

39116342

पावती

Original/Duplicate

Tuesday, July 23, 2024

नोंदणी क्र. :39म

4:44 PM

Regn.:39M

पावती क्र.: 17503 दिनांक: 23/07/2024

गावाचे नाव: कांजुर

दस्तऐवजाचा अनुक्रमांक: करल4-16342-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अक्षया सुरेश चंदुरकर

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 2000.00

पृष्ठांची संख्या: 100

मुळ दस्त परत मिळाला

एकूण: रु. 32000.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

5:03 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.2535373.5 /-

मोबदला रु.3643462/-

भरलेले मुद्रांक शुल्क : रु. 182200/-

पु सह.दु.निबंधक कुर्ला - 4
सह.दु.निबंधक वर्ग-२
कुर्ला-४, मंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0724206001627 दिनांक: 23/07/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002071821202425E दिनांक: 23/07/2024

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

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

मुळ दस्त परत मिळाला



23/07/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 16342/2024

नोंदणी :

Regn:63m

गावाचे नाव : कांजुर

| | |
|--|--|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | 3643462 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 2535373.5 |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 103, माळा नं: 1 ला मजला, इमारतीचे नाव: मरियोन निओस्काईस, बी-बिंग, ब्लॉक नं: यशवंतचंदजी सावंत विद्यामंदिरच्या समोर, रोड : उत्कर्ष नगर रोड, भांडुप-पश्चिम, मुंबई-400078, इतर माहिती: सदनिका क्षेत्र 18.30 चौ.मी. कारपेट(रेरा प्रमाणे), शासन आदेश क्र मुद्रांक -2021/अनौ. सं. क्र. 12/प्र.क्र. 107/ म-1 (धोरण) दि. 31/03/2021 अन्वये खरेदी घेणार महिला असल्यामुळे सदर दस्तास मुद्रांक शुल्कामध्ये 1% सबलत देण्यात आलेली आहे व सदर सबलतीत सुधारित आदेशानुसार महसूल व वन विभागाने जारी केलेल्या दि. 26 मे 2023 च्या नवीन परिपत्रकात सदर नवीन सुधारणानुसार सबलत देण्यात आलेली आहे. PUI: SX0905950110000 ((C.T.S. Number : 31 pt,31/B,32,32/1To,3,33-pt,34 ;)) |
| (5) क्षेत्रफळ | 1) 18.30 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:-सुयोग डेव्हलपर्स यांच्यावतीने सिनियर मॅनेजर आणि अधिकृत व्यक्ती श्री द्वारकानाय के. राव यांच्यावतीने कुलमूखत्यार म्हणून दिपक पट्टनायक वय:-38; पत्ता:-प्लॉट नं: 4, माळा नं: तळमजला, इमारतीचे नाव: सी-बिंग, रवि अपार्टमेंट, ब्लॉक नं: मुलुंड-पश्चिम, रोड नं: एस.एल.रोड, मुलुंड-पश्चिम, मुंबई-400080 - AAMFS8354H, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AAMFS8354H |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:-अक्षया सुरेश चंदुरकर वय:-28; पत्ता:-प्लॉट नं: रुम नं.8, माळा नं: -, इमारतीचे नाव: चाळ नं.-सी, रावजी सोजपाल चाळ, ब्लॉक नं: दृष्टी डायग्नोस्टिक, रोड नं: सखाराम लांजेकर मार्ग, शिवडी, मुंबई-400015, महाराष्ट्र, मुंबई. पिन कोड:-400015 पॅन नं:-BJSPC0420J 2): नाव:-ऐश्वर्या सुरेश चंदुरकर वय:-24; पत्ता:-प्लॉट नं: रुम नं.8, माळा नं: -, इमारतीचे नाव: चाळ नं.-सी, रावजी सोजपाल चाळ, ब्लॉक नं: दृष्टी डायग्नोस्टिक, रोड नं: सखाराम लांजेकर मार्ग, शिवडी, मुंबई-400015, महाराष्ट्र, मुंबई. पिन कोड:-400015 पॅन नं:-CPFPC3651H |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 15/07/2024 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 23/07/2024 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 16342/2024 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 182200 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेरा | |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



Payment Details

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|-------------------------------------|----------|------------------------|--------------------|-----------|---------|------------------|-------------|
| 1 | AKSHAYA SURESH CHANDURKAR AND OTHER | eChallan | 69103332024051514727 | MH002071821202425E | 182200.00 | SD | 0003058141202425 | 23/07/2024 |
| 2 | | DHC | | 0724206001627 | 2000 | RF | 0724206001627D | 23/07/2024 |
| 3 | AKSHAYA SURESH CHANDURKAR AND OTHER | eChallan | | MH002071821202425E | 30000 | RF | 0003058141202425 | 23/07/2024 |

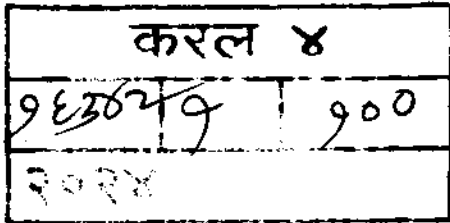
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]




Salmy
 पुसह दुय्यम निबधक वर्ग-२
 कुर्ला-४, मुंबई उपनगर जिल्हा

Pre-Registration summary(नोंदणी पूर्व गोषवारा)

| मूल्यांकन पत्रक (ग्रामी क्षेत्र - बांधीय) | | | | | |
|---|--|--|------------------------|----------------------|----------------|
| Valuation ID | 202407228809 | | | | |
| 22 July 2024, 07:49:01 PM | | | | | |
| मूल्यांकन वर्ष | 2024 | | | | |
| जिल्हा | मुंबई (उपनगर) | | | | |
| मूल्य विभाग | 120-कांठूर - कुला | | | | |
| उप मूल्य विभाग | अध्याय: एल.बी.एस. मार्गाच्या पश्चिमकडील सर्व मिल्करी | | | | |
| मल्ले नंबर व प्लॉट क्रमांक : | सि.जे.एस. नंबर#31 | | | | |
| वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर र. | | | | | |
| मूल्य अंश | निवासी सरनिका | कार्यालय | दुकान | औद्योगिक | मोबाइल/वाय वाय |
| 60030 | 125950 | 144840 | 163200 | 125950 | वागम धोरण |
| ग्रामी क्षेत्राची माहिती | | | | | |
| वापर्यत अंश (Built Up)- | 20.13 चौ.मी. क्षेत्र | मिल्करी/वाय वाय- | मिळवणे/मल्लिक | मिल्करी/वाय प्रकल्प- | ग्रामी |
| वापर्यत/वाय वाय- | 1-आय सी सी | मिल्करी/वाय वाय- | 0 TO 2m | बांधकाम/वाय वाय - | Rs.30250/- |
| अवधान सुविधा- | असे | मजला - | 1st floor To 4th floor | | |
| व्याय संशय - | | | | | |
| Sale Type - First Sale | | | | | |
| Sale Resale of built up Property constructed after circular dt.02.01.2018 | | | | | |
| मजला मिल्करी पर वाय | | - 100% apply to rate= Rs 125950/- | | | |
| वसा-वाय वाय मिल्करी/वाय वाय प्रति चौ. मी. मूल्यदर | | = ((वार्षिक मूल्यदर - मूल्यदर अंश/वाय वाय) * घसा-वाय वाय टक्केवाय) * मूल्यदर अंश/वाय वाय | | | |
| | | = ((125950-60030) * (100 - 100)) / 60030 | | | |
| | | = Rs.125950/- | | | |
| A) मूल्य मिल्करी/वाय वाय | = वाय वाय मूल्यदर * मिल्करी/वाय क्षेत्र | | | | |
| | = 125950 * 20.13 | | | | |
| | = Rs.2535373.5- | | | | |
| Applicable Rules | = 10.4 | | | | |
| एकत्रित अंतिम मूल्य | = A - B - C + D + E + F - G - H + I + J | | | | |
| | = 2535373.5 + 0 - 0 + 0 + 0 - 0 + 0 + 0 + 0 + 0 | | | | |
| | = Rs.2535373.5- | | | | |




 सह दुय्यम निबंधक वर्ग-२
 कुला-४, मुंबई उपनगर जिल्हा



| Department of Stamp & Registration, Maharashtra | |
|--|----------------------|
| Receipt of Document Handling Charges | |
| PRN 0724206001627 | Date 20/07/2024 |
| Received from Suyog Developers, Mobile number 9819577422, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District. | |
| Payment Details | |
| Bank Name SBIN | Date 20/07/2024 |
| Bank CIN 10004152024072001548 | REF No. 420287340590 |
| This is computer generated receipt, hence no signature is required. | |

| | | |
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| करल ४ | | |
| १६३० | २ | १०० |
| २०२४ | | |

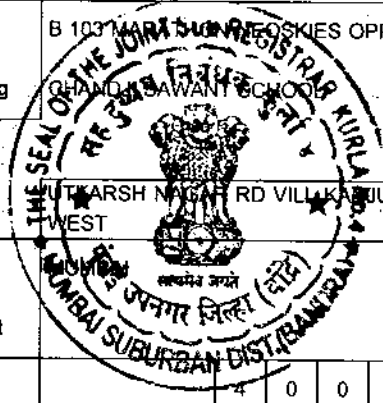




CHALLAN
MTR Form Number-6



| | | | | |
|-----------------------------|-----------------------------------|---------------------------|--|---|
| GRN | MH002071821202425E | BARCODE | Date 15/05/2024 06:55:40 Form ID 25.2 | |
| Department | Inspector General Of Registration | | Payer Details | 900 |
| Type of Payment | Stamp Duty Registration Fee | TAX ID / TAN (If Any) | 2038 | |
| | | PAN No.(If Applicable) | BJSFC0420J | |
| Office Name | KRL4_JT SUB REGISTRAR KURLA NO 4 | Full Name | AKSHAYA SURESH CHANDURKAR AND OTHER | |
| Location | MUMBAI | | | |
| Year | 2024-2025 One Time | Flat/Block No. | B 1037 JAY SUB REGISTRAR KURLA | |
| | | Premises/Building | GHANDASA WANI SCHOOL | |
| Account Head Details | Amount In Rs. | Road/Street | PUTKARSH NAGAR RD VILL KAJUR BHANDUP WEST | |
| 0030045501 Stamp Duty | 182200.00 | Area/Locality | MUMBAI SUBURBAN DIST. (WEST) | |
| 0030063301 Registration Fee | 30000.00 | Town/City/District | MUMBAI SUBURBAN DIST. (WEST) | |
| | | PIN | 4 0 0 0 7 8 | |
| | | Remarks (If Any) | PAN2=AAMFS8354H~SecondPartyName=SUYOG DEVELOPERS-CA=3643462 | |
| | | Amount In | Two Lakh Twelve Thousand Two Hundred Rupees Only | |
| Total | 2,12,200.00 | Words | | |
| Payment Details | IDBI BANK | FOR USE IN RECEIVING BANK | | |
| Cheque-DD Details | | Bank CIN | Ref. No. | 69103332024051514727 741983593 |
| Cheque/DD No. | | Bank Date | RBI Date | 15/05/2024-18:39:19 Not Verified with RBI |
| Name of Bank | | Bank-Branch | IDBI BANK | |
| Name of Branch | | Scroll No. , Date | Not Verified with Scroll | |



Department ID : Mobile No. : 9702373650
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

[Handwritten signatures]

| | | |
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| करल ४ | | |
| १६३०२ | ७ | १०० |
| २०२४ | | |



३१ मार्च २०२१ चे शासन आदेश क्र. मुद्रांक-२०२१ अनी.सं.क्र १२/ प्र.क्र.१०७/४-१ धोरण या नुसार दस्तऐवजास महिता खांदीद्वारास १% मुद्रांक शुल्काची सवलत देयात आली आहे.

Rajy
सह.दुय्यम निबंधक, वर्ग-२
कुर्ला-४, मुंबई उपनगर जिल्हा

AGREEMENT FOR SALE

THIS AGREEMENT ("this Agreement") is made at Mumbai this 15th day of July 2024

BETWEEN

M/S. SUYOG DEVELOPERS, a Partnership Firm, registered under the Partnership Act, 1932, having its Principal Place of business at 4, Ground Floor, C-Wing, Ravi Apartment, S.L. Road Mulund (West), Mumbai-400 080, and holding Permanent Account No.AAMFS8354H, hereinafter called "**the Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners for the time being of the said firm, the last survivor of them, the heirs executors administrators of the last survivor of them and his/her/their/its assigns) of the **One Part**;

AND

Ms. Akshaya Suresh Chandurkar, Ms. Aishwarya Suresh Chandurkar, residing/having addresses at **Room No. 8, Chawl No-C, Ravji Shojpal Chawl, Dhrushti Diagnostic, Sakharam Lanjekar Marg, Sewree, Mumbai-400015, Maharashtra**, hereinafter called "**the ALLOTTEE**" (which expression shall in the case of individuals mean and include the female gender and its plural, and unless it be repugnant to the context or meaning thereof his/her/their respective heirs executors administrators and permitted assigns, and in the case of a partnership firm the partners for the time being thereof, the survivors or last survivor of them and the heirs, executors and administrators of the last survivor of them and his/her/their/its permitted assigns, and in the case of a Company/Society/ Limited Liability Partnership its successors and permitted assigns, and in all cases all persons claiming by under or through such Allottee, including his/her/their/its successors-in-interest) of the **Other Part**;

The Promoters and the Allottees are hereinafter collectively referred to as "**the Parties**" and individually referred to as "**Party**".

L

Randurkar *Ashaya*

WHEREAS:

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| करल ४ | | |
| ३०३० | १ | ३०३१ |
| ३०३४ | | |
- A. Prior to 25th February 2012, one Rajiv Banwarilal Gupta, Krishan Harbanlal Gupta, Punit Pyarelal Gupta and Munish Pyarelal Gupta were jointly the owners of lands bearing Survey No.125(part), CTS No.31/B admeasuring 4488.2 sq.mtrs. of Village Kanjur, Taluka Kurla, District Mumbai Suburban.
- B. By a Deed of Conveyance dated 25th February, 2012 registered with the office of Sub-Registrar of Assurance at the Bandra-13 under Serial No.2521 of 2012 the said Rajiv Banwarilal Gupta & 3 Ors. sold transferred and conveyed to the Promoters a portion out of the larger land belonging to them bearing Survey No.125 Part, CTS No.31/B being a portion admeasuring 652.5 sq.mtrs. together with the street known as Shiv Sai Society standing thereon situated at Utkarsha Nagar for the construction and in the manner therein set forth and recorded.
- C. Pursuant to such Conveyance, the 7/12 Extract in respect of Survey No.125 has been carved into portions, the portion bearing Survey No.123 comprising the lands forming the subject matter of the above Conveyance has thereupon been entered in the 7/12 extracts in the name of the Promoters Messrs. Suyog Developers as evidenced by Mutation Entry No. 1059.
- D. Prior to 1st August 2011, one Pratapsinh Shoorji Vallabhdas & 15 Ors. were owners of large lands, including lands bearing Survey No.125(part), CTS Nos.32, 32/1 to 32/3, 33 and 34, all of Village Kanjur, Taluka Kurla, District Mumbai Suburban.
- E. By a Deed of Conveyance dated 1st August 2011 registered in the office of Sub-Registrar of Assurances at the Kurla-3 under Serial No.BDR-13/8052 of 2011, read with Deed of Rectification dated 31st December 2011 registered in the office of Sub-Registrar of Assurances at the Bandra under Serial No.BDR-31 of 2012, the said Pratapsinh Shoorji Vallabhdas & 15 Ors. as Vendors of the First Part sold, and one Matrix Waste Management Pvt. Ltd. as Purchasing Party of the Second Part confirmed unto the Promoters lands bearing Survey No.125(part), corresponding to CTS Nos.32, 32/1 to 3, admeasuring 669.01 sq.mtrs. CTS No.33(part) admeasuring 3349.84 sq.mtrs. and CTS No.34 admeasuring 38.90 sq.mtrs. for the consideration and in the manner therein set forth and recorded.
- F. Pursuant to the above Conveyance, the 7/12 Extract in respect of the said Land bearing Survey No.125 has been carved into portions, the portion assigned Survey No.123, Hissa No.2 forming the subject matter of the above Conveyance has thereupon been entered in the names of the Promoters, viz. Messrs. Suyog Developers as evidenced by Mutation Entry No.1052.
- G. Out of the lands described First Schedule hereunder written, the Promoter is implementing Slum Rehabilitation Scheme on the portion of the land (i)admeasuring 572.50 sq.mtrs. bearing CTS No.31/B, corresponding to Survey No.125/1/3, (ii) admeasuring 669.20 sq.mt. bearing CTS No.32, 32/1 to 3 corresponding to Survey No.123/2, (iii) admeasuring 2013.40 sq.mtrs. bearing CTS No.33(Pt) corresponding to Survey No.125 and (iv) admeasuring 38.90 sq.mt. bearing CTS No.34 corresponding to Survey No.123/2 of Village Kanjur, Taluka Kurla, District Mumbai Suburban (hereinafter referred to as the "said Larger Land") and more particularly mentioned in First Schedule hereunder written.
- By a Slum Notification bearing no. SLM/1076/5280/G dated 16th September, 1976 the Survey No.125 was declared as Slum Area under the provisions of section 4-A of the Maharashtra Slum Area (Improvement, Clearance and Redevelopment) Act, 1971 ("Slum Act").

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| करल ४ |
| 1. By a Slum Notification bearing no. SLM/1076/5280/G dated 21 st October, 1976 the Survey No. 123 was declared as Slum Area under the provisions of section 4-A of the Slum Act. |
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J. By a Slum Notification dated 1st June, 1984 bearing reference no. SLM/IMP/CA/I/KJR the Deputy Collector (Enc) Kurla-I and Competent Authority directed that no persons shall erect any building on Survey No.123, CTS No. 34 and Survey No.125, CTS No. 31 except without the previous permission in writing from the Competent Authority.

K. By a Slum Notification bearing reference no. SRA /Uji /E.S /3C /Notification /Shiv Sai 2016/367 dated 22nd December, 2016 issued by the Chief Executive Officer, Slum Rehabilitation Authority, the CTS. No.33(Pt.), Survey No.123 (pts. No.2 area measuring 543.49 sq.mtrs. is declared as Slum Rehabilitation Area under the provisions of Section 3C (1) of Slum Act.

The Promoters have after obtaining the consent of the eligible occupants of the slum colonies situated on the Larger Land got sanctioned from the Slum Rehabilitation Authority a scheme of redevelopment of the Larger Land under the Slum Rehabilitation Scheme thereon vide Letter of Intent issued by the Slum Rehabilitation Authority bearing No.SRA/ENG/2823/S/PL/LOI dated 6th November 2017 in terms whereof they would lay out a portion of the rear portions of the Larger Land a Rehab Building to accommodate the eligible occupants under the Scheme and on the portion of the front portions of the Larger Land abutting the municipal road another building of two Wings comprising of Premises/Apartments intended for sale to third parties to be called **MARATHON NEOSKIES** ("Sale Building"); as presently envisaged construction to the extent of approx. 1892.67 sq.mtrs. availing account of the Scheme but not capable of being used on the Larger Land is permitted to be transferred in the nature of Development Rights Certificate (DRC). The copy of the LOI dated 6th November 2017 is annexed hereto and marked as **Annexure "3A"**.

M. The SRA issued IOA for the Sale Building dated 26th July, 2018. The copy of the IOA dated 26th July, 2018 is annexed hereto and marked as **Annexure "3B"**. The copy of the Amended IOA is annexed hereto as **Annexure "3C"**.

N. The details of Commencement Certificate and further revised/amended approvals in respect of the Sale Building is mentioned in the **Annexure "4"**. The copy of the Commencement Certificate is annexed hereto as **Annexure "4A"**.

O. The details of mortgage or lien or charge on the Larger Land/said Project Land are mentioned in **Annexure "7"** annexed hereto.

P. The Promoters have in the course of and for the purpose of the Scheme submitted and got approved from the Slum Rehabilitation Authority vide No.SRA/IMP/22/2016/526/LAY dated 31st August 2018 a Layout / sub-division of the said Larger Land into plots on the terms and conditions registered under No.KRL3-99162018 dated 21st August 2018; in terms of the Layout/Sub-division, the rear portion of the said Larger Land is carved as Sub-Plot "B", the front portion of the Larger Land abutting the Municipal Road and is carved as Sub-Plot "A" ("**said Project Land**"), further a portion serving as a internal road serving Sub-Plot A and Sub-Plot B is carved as Sub-Plot "C" and a portion forming part of Road Set-back (and liable to be handed over to the Municipal Corporation of Greater Mumbai) is carved as Sub-Plot "D".

The portion of the said Larger Land comprised in Sub-Plot D is liable to be handed over to the Municipal Corporation, and the benefit accruing in lieu thereof is to be utilized on Sub-Plot A.

R. The Rehab Building to be constructed under the Scheme by the Promoter on Sub-Plot "B" is proposed to be of ground and upto 23 upper floors and the Promoters has got

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building plans sanctioned upto 20th (Part) upper floors, from the Slum Rehabilitation Authority, and the Promoters are constructing the Rehab Building on Sub-Plot B pursuant to such sanctioned plans.

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- S. The Promoter has proposed the Sale Building known as 'Marathon Neoskies' ("said Building") to be constructed by them on land admeasuring 547.02 square meters being the portion of the Project Land ("said Land") and is more particularly specified in the **Secondly** in the **Second Schedule** hereunder written and is comprising of two stories is proposed as a "Real Estate Project" by the Promoter and has been registered as a 'Real Estate Project' to be known as "Marathon Neoskies" ("the Real Estate Project") with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 read with the provisions of the Maharashtra Real Estate (Regulation and Development) Act, 2016 and the Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 ("RERA Rules"). The description of the said Building/Real Estate Project is mentioned in the **Annexure "8"** annexed hereto. The Authority has duly issued the Certificate of Registration No. ER/09018/16 ("RERA Certificate") for the Real Estate Project. The details of the RERA Certificate are particularly mentioned in **Annexure "8"** hereto. A copy of the RERA Certificate are annexed and collectively marked as **Annexure "11"** hereto.
- T. The Promoter has presently got building plans sanctioned for construction of the said Building/Real Estate Project as more particularly mentioned in **Annexure "8"** annexed hereto. The Promoter is proposing to construct upper floors above the Sanctioned Floor of the said Building, resulting in a height of 70 mts. or above of the said Building and/or as per the full available potential.
- U. The Promoter would sell the various Premises/Apartments comprised in the Sale Building/Real Estate Project to be constructed/nw under construction on the said Project Land to interested persons on a sale basis.
- V. The Allottee has expressed a desire to acquire Premises/Apartment more particularly mentioned **Third Schedule** and **Annexure "10"** (hereinafter referred to as the "said Premises"), being constructed by the Promoter on the said Land, and the Promoter has explained to the Allottee that the acquirers of Premises/Apartments in the said Building shall have no claim to any part of Sub-Plot B; such acquirers of Premises/Apartments in the said Building shall limit their claims only to the Premises/Apartments agreed to be acquired by them and the land underneath the building in which the Premises/Apartment is comprised to the extent referred to herein and shown on the plan, **Annexure "10"** hereto.
- W. The Allottee/s has/have, prior to the date hereof, examined a copy of the RERA Certificate and has/have caused the RERA Certificate to be examined in detail by his/hers/hers Advocates and Planning and Architectural consultants. The Allottee/s has/have examined and consented to the development of the said Land/said Project and/said Larger Land. The Allottee/s has/have also examined all documents and information uploaded by the Promoter on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects.
- The Promoter is developing the said Larger Land in a phase-wise manner by utilisation of the full development potential of the said Larger Land and the full FSI thereof (including fungible FSI, free FSI, premium FSI) and TDR or any other form of FSI as may be sanctioned from time to time by the competent authorities in accordance with all applicable laws, rules and regulations as may be in force at present and/or at any time hereafter.

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Y. The Promoter proposes to develop the said Larger Land in phases and may amalgamate and/or sub-divide various layouts with the layout as furnished for the development of the said Larger Land. The Allottee/s has/have examined the layout and has confirmed that any amendment to the layout of the said Larger Land or any part thereof at any time in future, whether by way of amalgamation or sub division and in any manner whatsoever, shall be permissible and the nature of the scheme and the development to be undertaken by the Promoter would be required and shall not be objected to by the Allottee/s individually or jointly with others.

Z. The rights retained by the Promoter under this Agreement in terms of exploitation of the present and future development rights with respect to the said Larger Land shall continue even after the execution of this Agreement or after the vesting of the said Land/said Project Land/ Building or Wing or any part thereof in favour of the Society. The vesting of the said Land/ said Project Land/said Larger Land, building or wing or any part thereof in favour of the Society shall be in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the 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 ("MAHA RERA Rules"). It is specifically clarified that the rights over unsold units/Premises and unallotted car parks shall be exclusively with the developer/promoter even after any land / building/ wing or any part thereof has been vested in favor of the society and the same shall be governed by provisions of RERA and MAHA RERA Rules.

AA. Copy of the Title Certificate dated 14th February, 2019 and Addendum to Title Certificate dated 18th July, 2019 issued by Adv. Prasanna are certifying the right/ entitlement of the Promoter is annexed hereto and marked as Annexure "6" and Annexure "6A" ("Title Certificate").

BB. The Allottee/s enters into this agreement after seeking legal advice on the various clauses and the rights retained by the Promoter under this Agreement.

CC. Pursuant to the sanctioned plans as amended from time to time, the Promoter has commenced construction on the said Land of the said Building, as may be sanctioned by the concerned authorities from time to time in accordance with the building rules and regulations and such other laws, rules and regulations as may be in force at present and/or at any time hereafter and also subject to such terms and conditions as may be imposed by the Competent Authority. The Sanctioned Layout is delineated in red colour boundary in the Baseline Plan annexed hereto as Annexure "2".

DD. The Promoter has also informed the Allottee/s and the Allottee/s is/are aware that:

i. Presently plan for the said Building has been approved as more particularly mentioned in Annexure "8" annexed hereto.

ii. The promoter is proposing to construct upper floors above the Sanctioned Floor of the said Building, resulting in an overall height of 70 meters or above of the said Building and/or as per the full potential available.

iii. The Basement/Lower ground (proposed) and Upper ground (proposed) shall comprise of commercial premises.

E. The Allottee/s is/are informed and is/are aware that there will be common Entry and Exit for the said Larger Land. The Allottee/s of Rehab Building and Sale Building in the said Larger Land together with the contiguous development shall share these common Entry and Exit gates/space.

FF. The Allottee/s is/are informed and is/are aware that there shall be a common recreation space for the said Larger Land and that the recreational space shall be shared by the

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allottee/s of Rehab Building and the said Building to be constructed on the said Larger Land.

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GG. The Allottee/s is/are aware and informed that the Promoter is proposing to develop the said Larger Land in a phase-wise manner and the Allottee/s is/are also aware and informed that the Promoter may propose some amendments in the sanctioned plans, layout plans and the building plans in respect of the said Project Land and/or the Land and/or the Larger Land. The Allottee/s has/have perused and/or been provided with copies of sanctioned plans for the development of the said Project Land and the Larger Land. The Promoter, at his option, may decide to subsequently or simultaneously develop the adjoining lands and may amalgamate with the larger Land and/or to amalgamate/further sub-divide inter-alia the said Larger Land or any portion of the Land which may result in the amendments and/or revisions and/or modification of the sanctioned plans and the Building Plans and/or the re-location of the recreations and amenities without affecting the location, area or dimension of the said Premises/Apartment. However, the aggregate recreation area measuring for the Larger Land shall remain unchanged.

HH. The Promoter may amalgamate and/or sub-divide various plots with the layout as furnished for the development of the said Larger Land. The Allottee/s has/have examined the layout and has/have confirmed that any amendment to the layout of the said Larger Land or any part thereof at any time in future, whether by way of amalgamation or sub division and/or in any manner whatsoever, shall be permissible and the nature of the scheme and the development to be undertaken by the Promoter would be required and shall not be objected to by the Allottee/s individually or jointly with others.

II. The Promoter shall hand over the Public amenities which is more particularly shown in Blue colour in the Layout Plan annexed hereto as Annexure "2" to the concerned authority. The portion of the Project Land left over after handing over the stipulated percentage if any, to the concerned authority only would be available for transferring to the Society.

JJ. The nature of development on the said Larger Land will be phase wise and would constitute a mixture of users as may be permissible under applicable law from time to time.

KK. The Promoter would be entitled to aggregate any contiguous land parcel with the development of the Larger Land, as provided under the Proviso to Rule 4(4) of the RERA Rules. Accordingly, the Promoter is under the process of acquiring the contiguous land to the Larger Land which shall then form the part of the said Larger Land.

LL. The Promoter is entitled to amend, modify and/or substitute the Proposed Future and Further development of the Larger Land (defined below), in full or in part, as may be required by the applicable law from time to time.

MM. The Promoter has given to the Allottee inspection of the documents relating to the Larger Land and the plans designs and specifications prepared by the Promoters' Architects and such other documents as are specified under the RERA Act and the Rules and Regulations made thereunder including inter-alia the following:-

- (i) Sanctioned plans, layout plans, building plans, floor plans, LOI, IOA, C.C., and all the documents recited hereinabove by which the Promoter has acquired the right and entitlement to develop the said Larger Land.
- (ii) The authenticated copies of the Property Register Card with respect to the said Larger Land, which are annexed and marked as Annexure "5" hereto;
- (iv) The authenticated copy of the Sanctioned Floor Plan of the said Premises/Apartment, is annexed and marked as Annexure "9" hereto,

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NN. The Promoter has entered into a standard agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.

OO. The Promoters have appointed Structural Engineer for the preparation of the structural design and drawings of the building and the Real Estate Project shall be under the professional supervision of the Architect and the structural Engineer (or any suitable replacements/substitutes thereof) till the completion of the Real Estate Project.

PP. The Promoter is the owners of the Larger Land and by virtue of the Slum Rehabilitation Scheme sanctioned by the Slum Rehabilitation Authority have the sole and exclusive right to sell Premises/Apartments in the said Real Estate Project under construction by the Promoters on the said Land, and to enter into Agreements with Allottee(s) of the Premises/Apartments and to receive the sale consideration in respect thereof.

QQ. The carpet area of the said Premises/Apartment as defined under the provisions of RERA, as more particularly specified in Annexure "10" ("Premises and Transaction Details"). For the sake of clarity the Carpet Area as per RERA and the Carpet Area is as defined below:-

The Carpet Area (as per RERA) means the net usable floor area of an Premises/Apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the Premises/Apartment.

Explanation — For the purpose of this clause, the expression "exclusive balcony or verandah area" means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of an Premises/Apartment, meant for the exclusive use of the allottee; and "exclusive open terrace area" means the area of open terrace which is appurtenant to the net usable floor area of an Premises/Apartment, meant for the exclusive use of the allottee.

RR. The Promoters have obtained approval from the Slum Rehabilitation Authority to the plans of the said Real Estate Project and shall obtain further approvals from the concerned authorities from time to time.

SS. The Promoters have already commenced construction of the Real Estate Project in accordance with the sanctioned plans and amended proposed plans, approvals and permissions as referred to above.

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

UU. The Promoter has agreed to sell to the Allottee/s and the Allottee/s has/have agreed to purchase and acquire from the Promoter, the said Premises/Apartment, at or for the consideration as more particularly specified in the Annexure "10" ("Premises and Transaction Details") and upon the terms and conditions mentioned in this Agreement ("Sale Consideration"). Prior to the execution of these presents, the Allottee/s has/have paid to the Promoter part payment of the Sale Consideration of the Premises/Apartment agreed to be sold by the Promoter to the Allottee/s as advance payment (the payment amount of which the Promoter doth hereby admit and acknowledge) as has been more particularly specified in Annexure "1".

VV. Under Section 13 of the said Act the Promoters are required to execute a written Agreement for Sale of the said Premises/Apartment with the Allottee, being in fact these presents, and to also register the same under the Registration Act, 1908.

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WW. In accordance with and subject to the terms and conditions set out in this Agreement, the Promoter hereby agrees to sell and the Allottee/s hereby agrees to purchase and acquire, the Premises/Apartment.

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NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS

1. The Recitals, Annexures and Schedules in and to the Agreement shall form an integral part of the Agreement.
2. The Promoters shall construct and complete said Building/Real Estate Project comprising of two Wings, "A" and "B" on the said Land being portion of the Project and more particularly described **Secondly** in the **Second Schedule** hereunder written and shown marked in the layout plan annexed hereto and marked **Annexure "2"** in accordance with the Scheme disclosed in the recitals herein and in accordance with the building plans sanctioned by the Slum Rehabilitation Authority (being the designated Planning Authority). The description of the said Building/Real Estate Project mentioned in the **Annexure "8"** annexed hereto.
3. The Promoters record and declare that save and except the parties (if such rights have been acquired by the Allottee from the Promoters) the Promoters have not claimed or charged any amount towards or on account of the common areas and facilities, and the right to use, occupation and enjoyment of the common areas and facilities shall accrue to the Allottee jointly with other allottees of Premises/Apartments in the said Building, by reason of and on completing the purchase of the said Premises/Apartment from the Promoters in the manner provided in this Agreement.

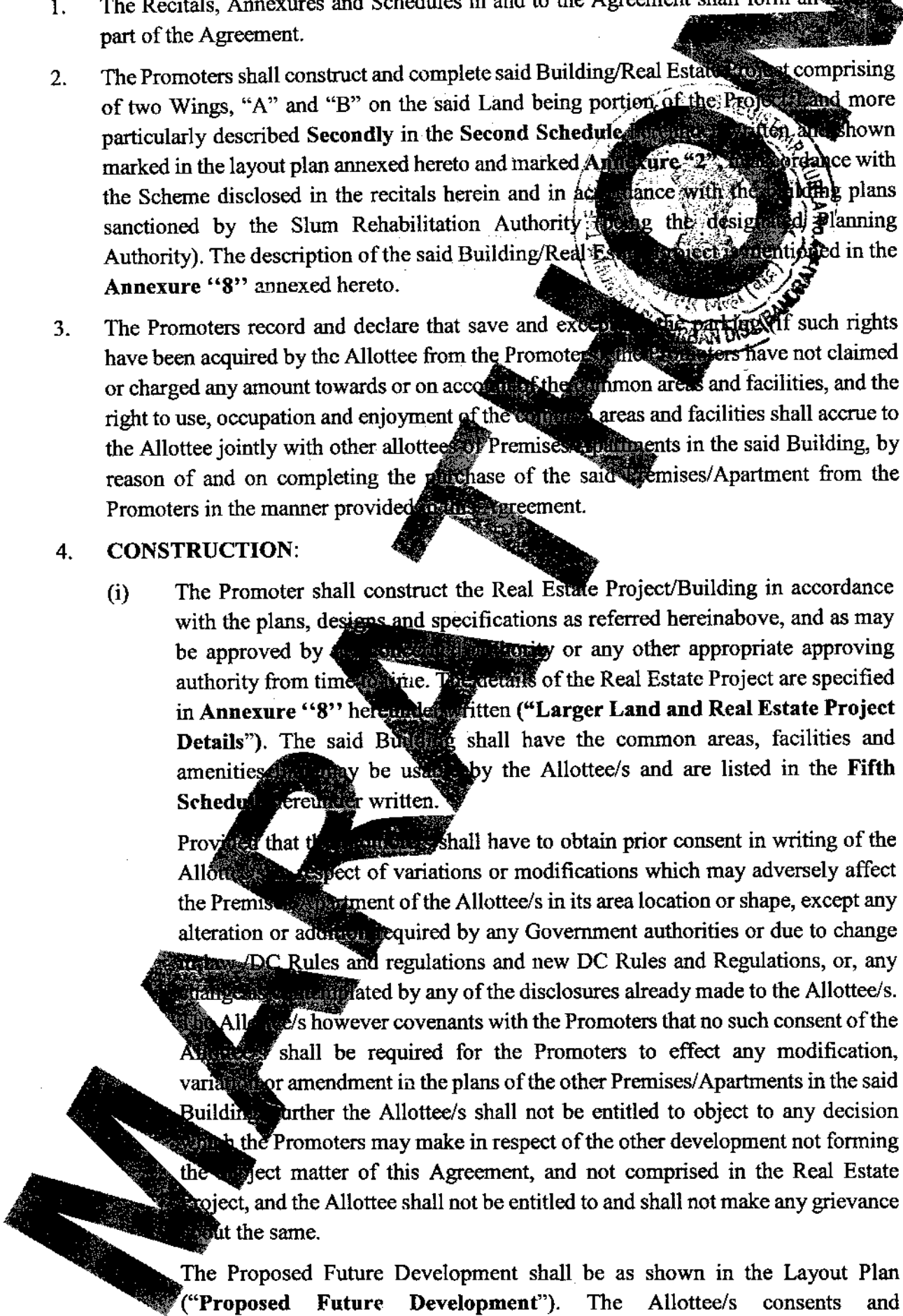
4. **CONSTRUCTION:**

- (i) The Promoter shall construct the Real Estate Project/Building in accordance with the plans, designs and specifications as referred hereinabove, and as may be approved by the Slum Rehabilitation Authority or any other appropriate approving authority from time to time. The details of the Real Estate Project are specified in **Annexure "8"** hereunder written ("**Larger Land and Real Estate Project Details**"). The said Building shall have the common areas, facilities and amenities which may be used by the Allottee/s and are listed in the **Fifth Schedule** hereunder written.

Provided that the Allottee/s shall have to obtain prior consent in writing of the Allottee/s in respect of variations or modifications which may adversely affect the Premises/Apartment of the Allottee/s in its area location or shape, except any alteration or addition required by any Government authorities or due to change in law/DC Rules and regulations and new DC Rules and Regulations, or, any change mandated by any of the disclosures already made to the Allottee/s.

The Allottee/s however covenants with the Promoters that no such consent of the Allottee/s shall be required for the Promoters to effect any modification, variation or amendment in the plans of the other Premises/Apartments in the said Building. Further the Allottee/s shall not be entitled to object to any decision which the Promoters may make in respect of the other development not forming the subject matter of this Agreement, and not comprised in the Real Estate Project, and the Allottee shall not be entitled to and shall not make any grievance about the same.

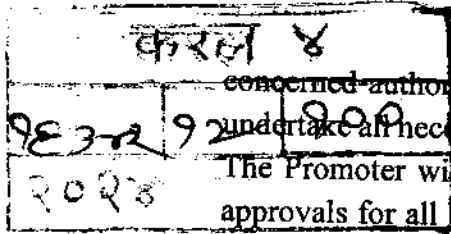
The Proposed Future Development shall be as shown in the Layout Plan ("**Proposed Future Development**"). The Allottee/s consents and acknowledges that the Promoter will be entitled to develop the said Larger Land as per the said Layout Plan and undertake the proposed future development as shown therein and make necessary applications to all



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concerned authorities and obtain all necessary approvals and permission and undertake all necessary acts, deeds, matters and things required for the purpose. The Promoter will accordingly be entitled to submit applications and obtain approvals for all building plans and other plans for carrying out the Proposed Future Development shown in the Layout Plan.

- (iii) The Proposed Future Development is tentative and the Promoter shall be entitled to make changes thereto from time to time as required by the Concerned Authorities/Law.

5. PURCHASE OF THE PREMISES AND SALE CONSIDERATION

The Allottee/s hereby agrees to purchase and accept from the Promoter, and the Promoter hereby agrees to sell to the Allottee/s the said Premises/Apartment for the Sale Consideration as more particularly specified in the Annexure "10" ("Premises and Transaction Details"). The entire details in respect of the said Premises/Apartment including the carpet area in square meters as per the provisions of RERA, floor of Building, consideration value of the Premises/Apartment is as more particularly specified in the Annexure "10" ("Premises and Transaction Details"). The said Premises/Apartment is shown in the Sanctioned Floor Plan annexed and marked as Annexure "9" hereto.

- (ii) The Allottee/s has/have paid before execution of this Agreement an amount more particularly specified in the Annexure "10" annexed hereto as part payment of the sale consideration and hereby agrees to pay to the Promoter the balance amount of Sale consideration as per the payment schedule is more particularly specified in the Annexure "10". The Receipt of the amounts paid by the Allottee/s to the Promoter has been annexed hereto as Annexure "1".
- (iii) In accordance with the progress of construction of the said Building/Real Estate Project by the Promoter and the assistance by the Promoter to the Allottee/s of notice intimating the Allottee/s about the stage-wise completion of the said Building/Real Estate Project as detailed in the payment schedule (the payment at each stage is individually referred to as "the installment" and collectively referred to as the installments). The payment of the Installments shall be made by the Allottee/s within 15 (fifteen) days of the Promoter making a demand for the payment of the respective installment, time being of the essence. Notwithstanding to whatever mentioned in this Agreement, the Allottee/s agrees and undertakes to make the payment of the entire balance Sale Consideration amount / all the balance payment slabs mentioned in the Payment Schedule on receiving Part Occupation Certificate/Occupation Certificate in respect of the said Premises without any objection or demurr.
- (iv) As per Section 194IA of Income Tax Act, 1961, the Allottee/s is/are required to deduct the TDS on the Sale Consideration amount and on Other Charges as per applicable laws/rules/regulations. The Allottee/s shall pay the applicable TDS to the concerned government account and submit Form 16B and/or such other proof of payment of TDS to the Promoter within 7 (seven) days.
- (v) It is clarified that Sale Consideration shall be payable by the Allottee/s by depositing in the Bank Account for the Real Estate Project, the details of the Bank Account are more particularly specified in the Annexure "10" ("Premises and Transaction Details") is annexed hereto and the same shall be used by the Promoter as per the provisions of RERA and MAHA RERA Rules.
- (vi) The Sale Consideration excludes taxes (consisting of tax paid or payable by way of Property Tax, CGST and SGST, TDS and all levies, duties and cesses

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or any other indirect taxes which may be levied, in connection with the construction of and carrying out the Project and/or with respect to the Premises/Apartment and/or this Agreement. It is clarified that all such taxes, levies, duties, cesses (whether applicable now or which may become applicable/payable in future) CGST and SGST, TDS and all other indirect and direct taxes, duties and impositions applicable levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Agreement and/or on any transaction contemplated herein and/or in relation to the said Premises/Apartment, shall be borne and paid by the Allottee/s and the Promoter shall not be liable to bear or pay the same. Further details about the total taxes to be paid by the Allottee/s for their Premises/Apartment is as specified in the "Annexure '10' ('Premises and Transaction Details') annexed hereto.

- (vii) If the Allottee/s enters into any loan/finance arrangement with any bank/financial institution, such bank/financial institution shall be required to disburse/pay all such amounts due and payable by the Allottee/s under this Agreement, in the same manner detailed in clause 5(ii) above and in accordance with the payment schedule more particularly specified in Annexure "10" and as mentioned in this Agreement (which will not absolve Allottee/s of its responsibilities under this Agreement).
- (viii) The Promoter shall be entitled to securitize the Sale Consideration and other amounts payable by the Allottee/s under this Agreement (or any part thereof), in the manner permissible under RBI, in favour of any persons including banks/financial institutions and shall also be entitled to transfer and assign to any persons the right to directly receive the Sale Consideration and other amounts payable by the Allottee/s under this Agreement or any part thereof. Upon receipt of such intimation from the Allottee/s the Allottee/s shall be required to make payment of the Sale Consideration and other amounts payable in accordance with this Agreement, in the manner as intimated.

6. ESCALATION:

The Sale consideration payable by the Allottee to the Promoters is escalation free, save and except escalation increase due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority, local bodies/government from time to time. The Promoters shall make and agree while raising a demand on the Allottee for increase in development charges costs or levies imposed by the competent authority, etc., the Promoters shall enclose the said Notification/Order/Rule/Regulation to be published/issued on that behalf to that effect along with demand letter issued to the Allottee, which shall only be applicable on subsequent payments.

7. VARIATION CLAUSE:

The Promoter shall confirm the final carpet area that has been allotted to the Allottee/s and the construction of the said Building/Real Estate Project is complete and the Occupation Certificate is granted by the concerned authority or any other appropriate authority from time to time, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three percent). The total Sale Consideration payable on the basis of the carpet area of the Premises/Apartment, shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area beyond the defined limit of 3% (three percent), then, the Promoter shall refund the excess money paid by the Allottee/s within 45 (forty-five) days with annual interest at

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the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee/s. If there is any increase in the carpet area allotted to the Allottee/s beyond the defined limit of 3% (three percent), the Promoter shall demand additional amount from the Allottee/s towards Sale Consideration, which shall be payable by the Allottee/s prior to taking possession of the Premises/Apartment. It is clarified that payments to be made by the Promoter/Allottee/s, as the case may be, under this Clause shall be made at the same rate per square meter as agreed in clause no.5(i) of this Agreement and as more particularly specified in Clause No.(4) in the Annexure.

8. **Outstanding Dues:**

The Allottee authorizes the Promoters to adjust/appropriate all payments made by him under any head(s) of dues against lawful outstanding, if any, including TDS, in his name as the Promoters may in their sole discretion deem fit, and the Allottee undertakes not to object/demand/direct the Promoters to adjust his payments in any manner. The rights of the Promoter under this clause are without prejudice to the rights and remedies of the Promoter under this Agreement and at law in case of the breach by the Allottee/s of any term of this Agreement.

9. **ASSURANCES:**

The Promoters hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which have been imposed by the Slum Rehabilitation Authority at the time of sanctioning of the said plans or thereafter, and shall, before handing over possession of the Premises/Apartment to the Allottee, obtain from the said Authority Occupation Certificate and/or Completion Certificate in respect of the said Real Estate Project in which the said Premises/Apartment is situate.

10. **TIME IS OF THE ESSENCE:**

Time is of the essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completion of the Real Estate Project and handing over the Premises/Apartment to the Allottee after receiving Occupation Certificate and/or Completion Certificate in respect thereof and the common areas, facilities and amenities in the said Building that may be usable by the Allottee/s and are listed in the **Fifth Schedule** hereunder written.

Similarly, the Allottee/s shall make timely payments of all installments of the Sale Consideration and other dues payable by him/her/it and meeting, complying with and fulfilling all its other obligations under this Agreement.

11. **CAR PARKING SLOTS:**

i. The Allottee/s has/have requested the Promoter to allot NIL number of car parking slots to the Allottee/s. On the request of the Allottee/s, the Promoter hereby agrees to allot to the Allottee/s NIL number of mechanical stackable/non-stackable covered parking slot/s ("Car Parking Slot/s") as per availability. The details about the nature of car parking slot/s number/s, location of the car park/s, car parking number/s shall be separately communicated to the Allottee/s at the time of handing over of possession of the said Premises/Apartment.

ii. The Allottee/s is/are further aware that, the Promoter has not allotted the car parking slot/s to those Allottee/s who have not requested for the allotment of car parking slot/s and hence those allottees are not entitled to use Car Parking Slot/s.

The entire development will take place in a phasewise manner. On handover of the premises to the Allottee/s it is possible that the Allottee/s may not get car parking which is allotted to him/her under this Agreement. In such case, the Allottee/s agrees that, at the time of handover of possession of the said Premises/Apartment temporary car parking may be allotted to the Allottee/s and

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permanent car parking will be allotted subsequently. At the time of allotment/handover of the permanent car parking the Allottee/s undertakes to simultaneously handover the temporary car parking to the Promoter without any delay or demurr.

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- iv. The Car Parking usage shall be governed as follows:
- a) The allotment of the car parking slot/s shall be at the sole discretion of the Promoter and the Allottee/s shall not dispute and/or object on any reason whatsoever.
 - b) The Allottee/s is/are aware that the Promoter has proposed car parking in Part Basement/lower ground and upper ground. The car parking may also be in Podium. Car Parking Slot/s will be either mechanical stackable or non-stackable.
 - c) The Allottee/s shall not raise any objection or refuse to take possession of Premises alongwith temporary car parking slot/s on any reason of non-availability of Permanent Car Parking at the time of handover of possession of the said Premises/Apartment.
 - d) The maintenance charges and legal taxes allocated to such temporary Car Parking Slot/s or Permanent Parking slot/s shall be paid by the Allottee/s.
 - e) The said Car Parking Slot/s shall be utilized for parking the Allottee's own light motor vehicle only and shall not be used for parking of any other vehicle or for any other purpose whatsoever.
 - f) The Allottee/s acknowledges that Promoter shall provide car parking slot/s for normal Light Motor Vehicle size and not for large / extra large size car or SUV. Thus, the Promoter shall not be responsible or liable to the Allottee/s, in case the Allottee/s' car cannot use/fit the said allotted car parking slot/s. The minimum size of the car parking slot/s will be 2.3 mt wide and 4.5 mt deep.
 - g) The Car parking slot/s attached with and connected/ appurtenant to the Premises/Apartment. The Allottee/s agrees and confirms that the allotted car parking slot/s shall automatically be cancelled in the event of cancellation, surrender, relinquishment, resumption, re-possession etc. of the Premises/Apartment under any of the provisions of this Agreement.
 - h) The Allottee/s undertakes not to separately sell/transfer/lease/sub-lease/provide on license basis or deal with the said allotted parking slot/s.
 - i) Unauthorized use of car parking slot/s shall be leviable with penalty as may be determined by the Promoter. After completion of the Real Estate Project, Society shall be entitled to charge such amount as may be decided by Society from time to time for any unauthorized usage thereof.
 - j) The Allottee/s further expressly agrees that, he/ she/ they shall pay on a quarterly basis towards the maintenance charges of the Car Parking Slot/s as more particularly mentioned in the Annexure "10" annexed hereto. The said maintenance charges are provisional in nature and are subject to increase from time to time as decided by the Promoter/Apex Body.
- The Allottee/s is/are aware that the Promoter shall in their sole discretion have exclusive rights to provide the additional Car Parking Slot/s, if available in the project/layout/or a particular phase of the project, for use as per the request of the Allottee/s.
- l) The Allottee/s do hereby expressly and irrevocably agrees and confirms that he/she/they has accepted car parking by way of mechanical stack parking. The

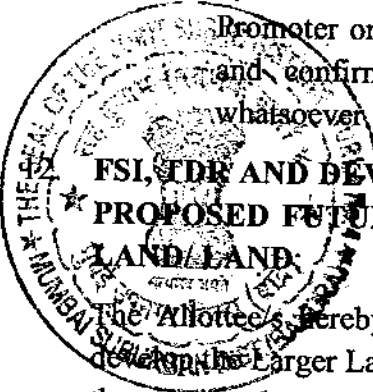
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Allottee/s do hereby expressly and irrevocably agrees and confirms that he/she/they will not hold the promoter liable for failure of mechanical stack parking at any time.

m) The Allottee/s do hereby irrevocably agree and confirm with the Promoter that he/she/they is/are fully aware that the Promoter will provide Car Parking Facility for the benefit of the Allottee/s and such Car Parking Slot(s) will be allotted by the Promoter to the Allottee/s at such location as may be available to the Promoter on the said Land/Larger Land and the Allottee/s do hereby agree and confirm that he/she/they will have No Objection in any manner whatsoever.



FSL, FDR AND DEVELOPMENT POTENTIALITY WITH RESPECT TO THE PROPOSED FUTURE AND FURTHER DEVELOPMENT OF THE LARGER LAND/LAND

The Allottee/s hereby agrees, accepts and confirms that the Promoter proposes to develop the Larger Land (by utilization of the full development potential) and develop the same in phase-wise manner and may undertake multiple real estate projects and the development therein in the manner more particularly shown in the Layout Plan in the Proposed Future Development, and Allottee/s has have agreed to purchase the said Premises/Apartment based on the unfettered and vested rights of the Promoter in this regard.

13. TIME SCHEDULE / DELAYS / POSSESSION / TERMINATION:

- (i) The Promoters shall give possession of the said Premises/Apartment to the Allottee on or before date as more particularly mentioned in the Annexure "8" ["Larger Land and Real Estate Project Details"] ("Possession Date"), provided, that all the amounts payable under this Agreement are fully paid by the Allottee/s and the Allottee/s is/are not in breach of any of the term/s and condition/s of this Agreement. And further provided however, that the Promoter shall be entitled to extension of time for giving delivery of the Premises/Apartment on the Possession Date, if the completion of the Real Estate Project is delayed on account of any or all of the following factors:-
- war, civil commotion, or any act of God, any force majeure events including pandemic and epidemic;
 - any notice, order, rule, notification of the Government and/or other public or competent authority/court;
 - any stay order / injunction order issued by any Court of Law, competent authority, concerned authority, statutory authority;
 - any other circumstances that may be deemed reasonable by the authority.
 - delay in providing basic amenities like water, electricity, drainage system etc by the local body;
 - delay in granting approvals, NOC, Occupation Certificate;
 - any other reason beyond the reasonable control of the Developer/Promoter.

In such event the date of handover of possession of the said Premises/Apartment shall be extended to the extent of loss of time.

- (ii) If the Promoter fails to abide by the time schedule for completing the said Real Estate Project and for handing over the said Premises/Apartment to the

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Allottee/s on the Possession Date (save and except for the reasons as stated in Clause No.13(i) mentioned above), then the Allottee/s shall be entitled to either of the following:-

- (a) call upon the Promoter by giving a written notice by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("Interest Notice"), to pay interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% per annum thereon ("the Interest Rate") for delay in possession, from the Possession Date, on the Sale Consideration paid by the Allottee/s. The interest shall be paid by the Promoter to the Allottee/s till the date of offering to hand over of the possession of the said Premises/Apartment by the Promoter to the Allottee/s.
- OR**
- (b) the Allottee/s shall be entitled to terminate this Agreement by giving written notice to the Promoter by Courier / Registered Post A.D. at the address provided by the Promoter ("Allottee/s Termination Notice"). On the receipt of the Allottee/s Termination Notice by the Promoter, this Agreement shall stand terminated and cancelled. Within a period of 30 days from the date of receipt of the Termination Notice by the Promoter, the Promoter shall refund to the Allottee/s the amounts already received by the Promoter under this Agreement with interest thereon at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% per annum thereon ("Interest Rate") to be computed from the date the Promoter received such amount/part thereof till the date such amounts with interest at the Interest Rate thereon are duly repaid. On such repayment of amounts by the Promoter (as stated in this clause), the Allottee/s shall have no claim of any nature whatsoever on the Promoter and the said Premises/Apartment and/or car park and the Promoter shall be entitled to deal with and/or dispose off the said Premises/Apartment and/or the car park in the manner it deems fit and proper.
- (iii) In case if the Allottee/s elects his/her/their remedy under sub-clause (ii)(a) above, then in such a case the Allottee/s shall not subsequently be entitled to the remedy under sub-clause (ii)(b) above.

(iv) **ALLOTTEE/S EVENTS OF DEFAULT:**

It is hereby agreed, undertaken and covenanted by the Allottee/s that all defaults, breaches and/or non compliance of any of the terms and conditions of this Agreement including but not limited to the defaults specified below shall be deemed to be events of default liable for consequences stipulated in this Agreement:-

Failure or incapacity on the part of Allottee/s to make payments within the time as stipulated in this Agreement for any reasons whatsoever or failure to pay the Sale Consideration, Taxes on sale, Taxes levied by Local Authority or Planning Authority TDS contribution, maintenance charges, deposits, other charges, outgoings appropriate stamp duty, legal charges, registration charges any incidental charges as demanded by the Promoter, any other charges, deposits or any amount payable under this Agreement as may be notified by the Promoter to the Allottee/s under the terms of this Agreement;

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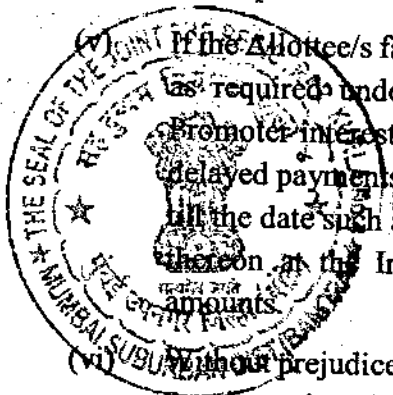
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b) Causing obstructions/hindrances to the construction or implementation of Real Estate Project/said Building or sale of Premises/Apartment in the said Building, either by physical means or by mass communications, including emails, mass emails, social networking sites etc.

c) Causing or making any defamatory statements against the Promoter which is lowering the esteem of the Promoter in eyes of other allottee/s or public at large.



If the Allottee/s fails to make any payments on the stipulated date/s and time/s as required under this Agreement, then, the Allottee/s shall pay to the Promoter interest at the Interest Rate as defined above on all and any such delayed payments computed from the date such amounts are due and payable till the date such amounts are fully and finally paid together with the interest thereon at the Interest Rate till actual realization of all the outstanding amounts.

Without prejudice to the right of the Promoter to charge interest at the Interest Rate mentioned at Sub-Clause (ii)(a) above, and any other rights and remedies available to the Promoter, either (a) for the Allottee/s committing breach of any of the terms and conditions/covenants of this Agreement and/or failure to perform any obligation under this Agreement and/or default in payment on due date of any amount due and payable by the Allottee/s to the Promoter under this Agreement (including his/her/its proportionate share of taxes levied by concerned authority and other outgoings) and/or (b) the Allottee/s committing default of payment of instalments of the Sale Consideration, and/or (c) on occurrence of any event of default as mentioned in Sub-clause (iv) above, the Promoter shall be entitled to at its own option and discretion, terminate this Agreement, without any reference or recourse to the Allottee/s provided that the Promoter shall give notice of 15 (fifteen) days in writing to the Allottee/s ("Default Notice"), by Courier / E-mail / Registered Post A.D. at the address provided by the Allottee/s, of its intention to terminate this Agreement with detail/s of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee/s fails to rectify the breach or breaches mentioned by the Promoter within the period of the Default Notice, including making final payment of any outstanding dues together with the Interest Rate thereon, then at the end of the Default Notice, the Promoter shall be entitled to terminate this Agreement by issuance of a written notice to the Allottee/s ("Promoter Termination Notice"), by Courier / E-mail / Registered Post A.D. at the address provided by the Allottee/s. On the receipt of the Promoter Termination Notice by the Allottee/s, this Agreement shall stand terminated and cancelled. On the termination and cancellation of this Agreement in the manner as stated in this sub-clause, the Promoter shall be entitled to forfeit upto 5% (five percentage) of the Sale Consideration ("**Forfeiture Amount**") as and by way of agreed genuine pre-estimate of liquidated damages. In addition thereto, any taxes, brokerage, stamp duty, registration charges on this Agreement (if borne by the Promoter on behalf of the Allottee/s) or other charges such as charges for sanction letter paid to a bank, charges/expenses paid to a Real Estate Agent or any other third party company / individual involved in the transaction, on behalf of or for the Allottee/s shall also be deducted from the total amount to be refunded to the Allottee/s. Refund shall be made by the Promoter only after the said Premises are rebooked/resold and after the receipt of payment towards consideration from the subsequent Allottee/s. The Promoter shall after deduction of the Forfeiture Amount,

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brokerage amount, taxes, and other charges mentioned above, refund the balance amount of the Sale Consideration to the Allottee/s. Upon the termination of this Agreement, the Allottee/s shall have no claim of any nature whatsoever on the Promoter and/or the said Premises/Apartment and/or car park and the Promoter shall be entitled to deal with and/or dispose off the said Premises/Apartment and/or car parks in the manner fit and proper without any further reference or recourse to the Allottee/s. In event of termination of the Agreement as mentioned above, the Allottee/s agrees and undertakes to forthwith execute and register a Deed of Cancellation to cancel this Agreement along with any other necessary documents in this behalf. In case of termination of this Agreement, however, even if Allottee/s does not come forward to execute and register the Deed of Cancellation in respect of the said Premises, then in such circumstances the Promoter shall be entitled to resort the remedy available under the applicable law/rules/regulations to cancel such Deed of Cancellation for Sale in respect of the said Premises and in such event, the Allottee/s irrevocably agrees, that the Promoter shall also be entitled to file declaration with respect to termination and cancellation of this Agreement before the Sub-Registrar of Assurances.

- (vii) The Allottee/s agrees that in the event of termination of this Agreement by the Promoter as provided in this Agreement, and in the event of the said Premises/Apartment being in the possession of the Allottee/s then the Promoter shall forthwith be entitled to re-enter upon the said Premises/Apartment and the Car Parking Slot(s) and resume possession of the same and the Allottee/s will quit, vacate and deliver quiet and peaceful possession of the said Premises/Apartment to the Promoter. If the Allottee/s fails to quit, vacate & deliver the said Premises/Apartment to the Promoter then the Allottee/s shall be liable to immediate ejection there from as trespasser. It is understood by the Allottee/s that the allotment of the Car Parking Slot(s) is co-terminus with this Agreement and the allotment of the Car Parking Slot(s) shall be terminated ipso facto with termination of this Agreement.

14. AMENITIES AND FIXTURES TO BE PROVIDED:

The Promoter shall provide in the said Premises/Apartment and Wing amenities fixtures and fittings as briefly described in the **Sixth Schedule** hereto. The Allottee recognises and acknowledges that while the Promoters would conform to the broad specifications disclosed in the **Sixth Schedule**, there may be variations in the quality, colour, shape or design of the materials used by them in the various Premises/Apartments of the said building, and the Allottee shall not be entitled to, and shall not make any grievance on such account, it being expressly understood that the Promoter shall not be liable to use identical fixtures or fittings or be liable to colour the various Premises/Apartments in the said building identically. The Allottee shall not make any grievance on account of any variation in the quality, colour, shape, size or design of the materials used by the Promoters in the said Premises/Apartment as against other Premises/Apartments in the said building. The Promoters have further informed the Allottee, and the Allottee acknowledges that in respect of certain items like natural marble, there are inherent variations and inconsistency in the patterns and formations, in respect of which also the Allottee shall not make any grievance.

15. PROCEDURE FOR OBTAINING POSSESSION/FAILURE TO TAKE POSSESSION:

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i. The Promoters shall after obtaining Occupation Certificate from the concerned authority or any other appropriate approving authority and upon payment by the Allottee/s of the requisite installments of the Sale Consideration and all other amounts due and payable in terms of this Agreement, the Promoter shall offer possession of the said Premises/Apartment to the Allottee/s in writing ("Possession Notice"). The Allottee/s agrees to pay the maintenance charges as determined by the Promoter or the Society, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee/s in writing after the Promoter has made payment of the requisite installments of the Sale Consideration and all other amounts due and payable in terms of this Agreement.

ii. The Allottee shall take possession of the said Premises/Apartment within fifteen days of being offered such possession, by making payment of all amounts due and payable hereunder this Agreement by executing necessary indemnities, undertaking and such other documentation as prescribed in this Agreement. On failure of the Allottee to take possession of the said Premises/Apartment on being offered possession by the Promoters in the manner provided herein, the Allottee shall, without prejudice to any other liabilities which he may incur under this Agreement and be liable to under law, become also liable to pay to the Promoters, and the Promoters shall become entitled to recover from the Allottee, the maintenance charges payable in respect of the said Premises/Apartment after expiry of 15 (fifteen) days of Possession Notice.

iii. After expiry of 15 (fifteen) days from receipt of the Possession Notice i.e. from 16th day onwards, the Allottee shall be liable to bear and pay his/her/its proportionate share i.e. in proportion to the carpet area of the said Premises/Apartment, of outgoings in respect of the said Building including *inter-alia*, property tax, local taxes, betterment charges, other indirect taxes of every nature, 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 common areas and amenities of the said Building. The Promoter shall be entitled to charge and recover from the Allottee and the Allottee shall be liable to pay proportionately towards outgoings and other charges, being inclusive of but not limited to the following:

- a) Maintenance, repairs to the building, the compound, the compound walls, water pumps and electrical fittings, drainage and plumbing installations and fittings, etc.;
- b) Charges towards maintenance of garden if any and common layout;
- c) Cost of keeping said Project Land/Larger Land clean and lighted;
- d) Decorating and/or painting the exterior of the building, passages and staircases after date of possession;
- e) Property taxes, cesses, levies any other applicable taxes and premia in respect of the insurance of the building, land revenue, assessments, any other applicable taxes etc.;
- f) Salaries and wages of persons employed for watching and/or cleaning the said Project Land, operating water-pumps, maintaining records, etc.;
- g) Water & Sewerage charges and taxes etc.;
- h) Sinking & Other funds as may be determined by the Promoter;
- i) Rent & cost of water meter or electric meters;

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j) Betterment Charges;

k) Cost of water supplied by water tankers;

l) Maintenance of common areas and amenities, of the said Building if provided. All other proportionate outgoings due in respect of the said Project Land/Larger Land including those incurred for the exclusive benefit of the Allottee of his Premises/Apartment.

m) Service Charges to the Promoter alongwith staff for providing services to maintain the building/s facilities.

- iv. Until the Society is formed and the Society Conveyance Deed is duly executed and registered, the Allottee/s shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter at its sole discretion. The Allottee/s further agrees that the Allottee's share is so determined by the Promoter at its sole discretion. The Allottee/s shall pay to the Promoter provisional quarterly contribution as mentioned and specified in the **Annexure "10"** ("Premises and Transaction Details") annexed hereto for every 3 months, in advance on or before 5th day of the beginning of every quarter towards the outgoings. The amounts so paid by the Allottee/s to the Promoter shall not carry any interest.
- v. The Allottee/s will not be entitled to ask for adjustment of the deposit amounts mentioned in **Annexure "10"** against the monthly contribution of maintenance, municipal taxes and outgoings. In the event the Allottee/s fails to pay such Maintenance Charges, the Promoter may at its discretion adjust the said amount from the on account deposit mentioned in **Annexure "10"** and the Allottee/s shall immediately after being called upon by the Promoter, replenish the deficit of such deposit.
- vi. The Allottee/s shall not be allowed to stop payment of Maintenance Charges for any reason whatsoever and shall pay to the Promoter till the establishment of the Society, without any default. Without prejudice to other remedies available under this Agreement, non-payment of Maintenance Charges shall authorize the Promoter to prevent the use of lift by the persons residing in or visiting the said Premises/Apartment, prevent the Allottee/s from using Common Area and facilities and shall also authorize Promoter to levy interest at the rate prescribed under Section 171A of defaulted and delayed payment. The Allottee/s is/are hereby granting irrevocable authority to the Promoter for the same.
- vii. The Allottee/s hereby agree, confirm and undertake that irrespective of any dispute which may arise between the Promoter and the Allottee/s, the Allottee/s shall pay to the Promoter all amounts, contributions, deposits as mentioned in this Agreement and shall not withhold the same for any reason whatsoever.
- viii. The Allottee/s has/have agreed that the amounts paid or becoming payable to the Promoter by the Allottee/s under this Agreement shall be refundable only in accordance with the terms of this Agreement and shall not in any event carry interest except as expressly provided under this Agreement.
- ix. The Promoter may agree to permit, (subject to the Allottee/s having fulfilled all his/her/its obligations under this Agreement, and having paid full Sale Consideration amount, alongwith tax on sales of the said Premises/Apartment and maintenance charges, outgoings, other charges and any other amount payable) entry to the Allottee/s to the said Premises/Apartment for carrying out interior works if such entry is desired by the Allottee/s prior to the Possession Date upon execution of a suitable Indemnity Bond as required by the Promoter. However, such

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permission shall not be construed as handover of possession of the said Premises/Apartment for occupation purpose or in no way entitle the Allottee/s to have any right, interest or title of any nature whatsoever in respect of the said Premises/Apartment. During this period the Allottee/s undertakes to ensure that its interior work would supplement efforts of the Promoter to obtain necessary approvals for the occupation and use of the said Premises/Apartment from the concerned authorities. The Allottee/s undertakes not to cause any damage to the said Building/Real Estate Project while carrying out the interior work in the said Premises/Apartment and in the event any such damage is caused, the Allottee/s agrees to reimburse the Promoter the costs of rectification thereof.

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DEFECT LIABILITY:

(i) If within a period of five years from the date of handing over possession of the said Premises/Apartment to the Allottee, the Allottee brings to the notice of the Promoters any structural defect in the said Premises/Apartment or in the said Building/Real Estate Project or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoters at their cost. In the event it is not possible to rectify such defects, the Allottee shall be entitled to receive from the Promoters compensation for such defect in the manner as provided under the RERA and MAHA RERA Rules. It is clarified that the Promoter shall not be liable for any such defects if the same have been caused by reason of the Allottee/s or its agents/contractors making any internal/external changes, floor premises/apartment finishing, fittings, interior works, renovations, additions/alterations of whatsoever nature in the said Premises/Apartment, in the elevation or in any other manner causes damage to columns beams walls slabs or RCC Partis or other structural members in the said Premises/Apartment, and/or the willful default and/or negligence of the Allottee/s or its agents/contractors and/or any other allottees or their agents/contractors in the Real Estate Project.

- (ii) The Allottee/s shall use the said Premises/Apartment or any part thereof or permit the same to be used only for residential purpose only. The Allottee/s shall use the car parking slots only for purpose of parking vehicle.

17. SOCIETY FORMATION:

- (i) The Allottee will actively assist and co-operate in the formation of a Co-operative Society of acquirers of Premises/Apartments in the said Building/Real Estate Project ("the society") with bye-laws similar to the prescribed Model Bye-laws, with necessary changes therein as may be deemed necessary, and become and be a member thereof. The Allottee shall for the said purpose from time to time and as and when called upon by the Promoter sign all letters writings and documents, including the application for membership in the Society and for its registration, the bye-laws and other relevant papers within seven days of demand; he will not object to any change which may have to be made in the same as may be thought necessary or suggested by the registering authority.

- (ii) The name of the Society shall be solely decided by the Promoter.

- (iii) The Society shall admit all allottees of various Premises/Apartment in the said Building/Real Estate Project as members, in accordance with its bye-laws.

The Promoter shall be entitled, but not obliged to, join as a member of the Society in respect of unsold Premises/Apartment in the said Building/Real Estate Project, if any. Post formation of the Society and/or execution of the Society Conveyance Deed in case if any, the Promoter shall continue to be entitled to such unsold Premises/Apartment and unallotted car parking slot/s and to undertake the

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marketing etc. in respect of such unsold Premises/Apartments. The Promoter shall not be liable or required to bear and/or pay any amount by way of contribution, maintenance charges, outgoings, deposits, transfer fees/charges and/or non-occupancy charges, donation, premium and/or any amount with respect to the unsold premises and unallotted car parkings. The Promoter shall not be liable to pay any compensation whatsoever to the Society for the sale/allotment or transfer of the unsold areas in the said Building/Real Estate Project or else, save and except the municipal taxes at actuals (on the unsold Premises/Apartment).

18. TRANSFER AND CONVEYANCE:

- (i) As disclosed herein, the said Building/Real Estate Project is part of a development under the Slum Rehabilitation Scheme. Therefore, while the said Building/Real Estate Project is laid out and constructed on the Project Land, the FSI relatable to the same and used and availed of on the Project Land, accrues on account of the full extent of the said Larger Land.
- (ii) The Promoters shall after the acquirers of Premises/Apartments in the said Building/Real Estate Project have registered a Cooperative Society, and after completion of construction of the said Building/Real Estate Project and obtaining of Occupation Certificate thereof, within the period permitted under the RERA Act/MAHA RERA Rules, execute in favour of the Society a Conveyance of the Project Land and the building and structures constructed thereon. The Promoters have disclosed, conveyed and explained to the Allottee that they shall be entitled to and shall avail of the unavailed portion of incentive FSI becoming available on the said Larger Land by way of Transferable Development Rights (TDR) in the manner permitted under the Scheme, and the Conveyance of the Project Land shall be subject to such portions, which they may have availed of (or entitled to avail of) as and by
- (iii) The Promoters have disclosed to the Allottee is aware that the Rehab Building is situate and is being constructed on Sub-Plot B, which is situate on the rear of the said Larger Land: accordingly in the event the Promoters convey Sub-Plot C of the said Larger Land and also to the Society, such Conveyance shall be subject to a permanent non-exclusive uninterrupted right of ingress and egress to the Rehab Building and Sub-Plot B on foot and by vehicles, as also for right to repair, maintenance and service any of the service and utility lines as may run along, under or over the portions.
- (iv) The Promoters have disclosed and the Allottee acknowledges that he has been made aware that certain common areas, amenities and services to the Sale Building and Rehab Building and/or rights relating thereto, prominently the right of access and the utilities and services running through them, are shared as between them. The Allottee agrees to submit to, and be bound by, any covenant which the Promoters may provide simultaneously with transfer and vesting of the Sale Building to and in the Society of the acquirers of Premises/Apartments in the Sale Building for a co-existential harmonious, co-operative and non-disruptive user of such shared rights, areas, amenities and services in such terms as the Promoters determine to be fair, reasonable and equitable.
- (v) The Promoters have further informed the Allottee that some portions of the said Larger Land may serve as and provide access also to other lands adjoining the said Larger Land. The Conveyance to be executed shall, in the instrument of Conveyance, or in contemporaneous collateral binding writings, provide for the same.

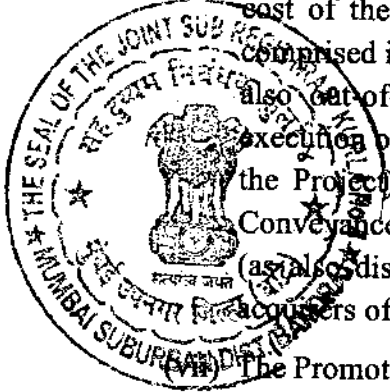
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The Promoters have conveyed to the Allottee that though having regard to the nature of development, the Promoters are of the opinion that it is in the best interests of the Society of said Building that they obtain a Conveyance of the Project Land alongwith the Building constructed thereon after the complete development is over, having regard to the provisions of RERA Act/MAHA RERA Rules, if the members of the Society so desire, the Promoters shall at the cost of the Society, convey to the Society the said Building to the



comprised in the Real Estate Project. All stamp duty and registration charges also out-of-pocket expenses and professional fees incurred prior about the execution of the Conveyance of such building (as and to the extent comprised in the Project) in favour of the Society, and thereafter (in due course), on the Conveyance of the Project Land after the full development of the Project Land (as also disclosed herein) is over, shall be borne and paid by the Society of acquirers of Premises/Apartments in the Sale Building.

The Promoters have informed, conveyed and explained to the Allottee that in the event of and upon transfer and Conveyance of the Project Land and the said Building/Real Estate Project and other structures to and in favour of the Society, if any Premises/Apartments, car parkings are lying unsold/unallotted with the Promoters, the Promoters shall, notwithstanding such conveyance of the Project land and said Building/Real Estate Project, be entitled, in the same manner as prior to such transfer, to an unfettered right to deal with and dispose of the unsold Premises/Apartments to and in favour of persons of their choice, and on like terms and conditions as other Premises/Apartments in the said Building/Real Estate Project. The Allottee as member of the Society covenants with the Promoters that he shall not do any act by which he obstructs, interferes with or disrupts such right of the Promoters, and further covenants with the Promoters that he shall as member of such Society ratify and affirm any such transaction, and facilitate and cooperate, being advised and recommended by the Promoters, the admission of such Allottee as a member of such Society, with the same right and subject to the same obligations as other members of the Society. The Allottee covenants with the Promoters to do all that is necessary to effectuate the aforesaid and further to not do anything which may prevent the doing or achieving of the aforesaid. The Allottee further covenants with the Promoters to facilitate the Society securing appropriate writings in favour of the Promoters to execute the aforesaid, simultaneously with transfer of the said Project Land and said Building/Real Estate Project to and in favour of the Society as aforesaid.

(viii) Until transfer and conveyance of the Project Land and the common areas in the said Building/Real Estate Project to and in favour of the Society, the authority of the acquirers of Premises/Apartments in the said Building/Real Estate Project shall be subject to the overall control and authority of the Promoters over all or any of the matters concerning the said Building/Real Estate Project and the amenities therein. The Promoters shall upon execution of the Conveyance in favour of the Society in the manner herein provided hand over vacant and peaceful possession of the common areas to the Society.

(ix) The Promoter and their surveyors and agents and assigns with or without workmen and others, shall be permitted at reasonable times to enter into the said Premises/Apartment or any part thereof for the purpose of making, laying down maintaining, repairing, rebuilding, cleaning, lighting and keeping in order and good condition (including repairing) all services, drains, pipes, cables, water covers, gutters, wires, walls, structure or other conveniences belonging to or serving or used for the said Building/Real Estate Project. The Allottee/s agrees that he/she/it/they shall not undertake any civil works/fit out works in such areas

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within the said Premises/Apartment, and/or permanently cover/conceal such areas within the said Premises/Apartment, nor shall they in any manner restrict the access to the water/drainage pipes and/or damage the water/drainage pipes in any manner howsoever.

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19. DEPOSITS AND CHARGES:

The Allottee/s agrees and undertakes that, the Allottee/s shall, before taking possession of the said Premises/Apartment, deposit the following amounts ("Other Charges") with the Promoter by way of cheque/demand draft (R/S) in favour of the Promoter (EFT,- Advance Maintenance, cost for formation and registration of the Society, legal charges and expenses Gymnasium Membership Charges, for other utility services connection charges and for deposits of electrical receiving and sub-station as provided/to be provided in layout of the Larger Land, Corpus Fund of the Society as mentioned in Annexure "10" ["Premises and Transaction Details" annexed hereto. The Promoter has informed the Allottee/s and the Allottee/s agree that the charges/deposits towards water, electricity, or any other utility services mentioned under the head "Other Charges" in the Annexure "10" are provisional in nature and may increase, due to increase in charges/deposits imposed by the concerned local bodies/government authority. If there is any increase in charges/deposits by the concerned local bodies/government authority, the Promoter shall demand the additional amount from the Allottee/s towards the water, electricity, external drainage or any other service connection and the Allottee agrees and undertakes to pay the additional amount to the Promoter without any objection.

20. The above amounts are not refundable (except those specifically mentioned in this Agreement) and no accounts or statement will be required to be given by the Promoter to the Allottee/s in respect of the above amounts deposited by the Allottee/s with the Promoter. The Other Charges and deposits mentioned above shall not carry any interest. Above amounts are exclusive of taxes including but not limited to CGST and SGST, TDS or any other tax levy and the Allottee/s shall be liable to bear the same separately.

- (i) The Advance Maintenance exclusive of any taxes not limited to Property tax and the Allottee/s shall be required to make the payment of the taxes separately.
- (ii) The maintenance charges from the 16th day onwards for each month shall be appropriated against the Advance Maintenance.
- (iii) Advance Maintenance is Provisional in nature and may increase over a period of time. In the event the Advance Maintenance charges are increased the same may be appropriated against the Advance Maintenance charges.
- (iv) **Share of funds for Society Formation and Legal Charges:**

This amount is for formation of society and preparation of legal documents. The Promoter will not be liable to give any account of how these funds are appropriated.

Gymnasium Membership Charges:

The Gym membership charge is for membership to the Gym. It includes membership for up to 4(four) family members of the Allottee/s. There will be an annual usage fee over and above this membership charges.

Electric and Water Connection Charges:

This amount is used for electric and water connection infrastructure like meters, substations, receiving stations if any etc. The Promoter will not be liable to give any account of how these funds are appropriated. The Promoter has informed the

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Allottee and the Allottee is aware that the charges/deposits towards water, electricity, external drainage or any other service connection mentioned under the head "Other Charges" in the Annexure "10" are provisional in nature and may increase, due to increase in charges/deposits imposed by the concerned local bodies/government authority. If there is any increase in charges/deposits by the concerned local bodies/government authority, the Promoter shall demand the additional amount from the Allottee towards the water, electricity, external drainage or any other service connection and the Allottee shall be required to pay the additional amount to the Promoter without any objection.

Corpus Fund for Society:

The Corpus Fund shall be transferred to the Society on Completion of the said Project Land. The Corpus Fund is interest free.

It is clarified that the Allottee/s shall be required to pay the Maintenance Charges per month as specified in this Agreement irrespective of the above mentioned deposits.

- (ix) The Allottee/s hereby agrees to make payment of maintenance charges and outgoings on the date of taking possession of the said Premises/Apartment, on account of the said Premises/Apartment as provided in the table in Annexure "10" hereto. The Allottee/s do hereby further agree that maintenance charges of the said Premises/Apartment shall start after a period of 15 (fifteen) days from the date of intimation about the said Premises/Apartment is ready for use and occupation. The Allottee/s agrees and undertakes to pay the CGST and SGST or any other tax/es as may be applicable from time to time on the Maintenance Charges/ Other Charges separately without any objection or demur. The Allottee/s shall pay the Maintenance charges by 5th day of every quarter i.e. April-July-October quarterly in advance. The Allottee/s hereby further agrees that he/she/they shall take the possession of the said Premises/Apartment within 15 (fifteen) days from the date of intimation about the said Premises/Apartment is ready for use and occupation.
- (x) The Allottee/s hereby agree that he/they are aware and that the maintenance charges are provisional in nature and shall be subject to change and that the Allottee/s shall be bound to pay the maintenance charges of the said Premises/Apartment regularly as stated above along with 10% increase or actual increase whichever may be higher in every financial year or if it is increased for the reasons beyond the control during the same financial year. The Allottee/s agrees and undertakes to make the payment of the same without any objection or demur.
- (xi) The Promoters shall not, if they have collected any contribution from the Allottee/s tender to the Allottee any separate account of the collections made from him and/or of the expenses incurred in respect of the said Premises/Apartment; the rendition of the consolidated account to the Society and settlement of such account shall discharge the Promoters of their responsibility to refund excess, if any, out of such collections made from one or more of the acquirers of premises/apartments and/or of recovering the deficit, if any, from one or more of them; the acquirers of premises/apartments as members of the Society shall make up and adjust amongst themselves their respective accounts the Allottee shall not be entitled to make any grievance or take any objection to the consolidation of all receipts and expenses in respect of the various Premises/Apartments in the said building as aforesaid.
- (xii) The Promoter has informed the Allottee/s that there may be common access

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road, street lights, common recreation space, passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, if any and other common amenities and conveniences in the layout of the Larger Land/said Project Land. The Promoter has further informed the Allottee/s that all the expenses and charges of the aforesaid amenities and conveniences may be common and the Allottee/s alongwith other allottees of flats/units/premises in the said Building and/or on the Larger Land/said Project Land, as the Allottee/s shall share such expenses and charges in respect of the said amenities and maintenance charges proportionately among the members of the said Building. Such proportionate amounts shall be payable by each of the Allottee/s of flats/units/premises/apartments of the said Building, including the Allottee/s herein and the proportion to be paid by the Allottee/s shall be determined by the Promoter and the Allottee/s agrees to pay the same regularly without raising any dispute or objection with regard thereto. Neither the Allottee/s nor any of the allottees of flats/units/premises/apartments of the said Building shall object to the Promoter laying through or under the Larger Land/said Project Land or any part thereof pipelines, cables, conduits, electric and telephone cables, water lines, gas pipe lines, drainage lines, sewerage lines, etc., belonging to or meant for any of the other buildings or towers which are to be developed and constructed on any part of the Larger Land.

21. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

The Promoter hereby represent and warrant to the Allottee/s as follows, subject to what is stated in this Agreement and all its Schedules and Annexes, subject to what is stated in the Title Certificate, and subject to the REE Certificate:-

- (i) The Promoter has clear and marketable title subject to the encumbrances more particularly specified in this agreement and has the requisite rights to carry out development upon the said Land and also has actual, physical and legal possession of the said Larger Land for the implementation of the Larger Land.
- (ii) The Promoter has lawful rights and requisite approvals from the concerned Competent Authorities to develop the Real Estate Project, and shall obtain requisite approvals from time to time to complete the development of the Real Estate Project.
- (iii) There are no encumbrances upon the Real Estate Project except those as mentioned in the Annexure "7" of this Agreement.
- (iv) There are no litigations pending before any Court of law with respect to the said Land or the Real Estate Project, other than as disclosed in the Title Certificate.
- (v) All approvals, licenses and permits issued by the Competent Authorities with respect to the Real Estate Project, the Project Land, to be constructed thereon are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Real Estate Project, to be constructed/now under construction thereon shall be obtained by following due process of law and the Promoters have been and shall, at all times, remain in compliance with all applicable laws in relation to the Real Estate Project.

the Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the rights and interest agreed to be granted to the Allottee herein and hereunder, may be prejudicially affected.

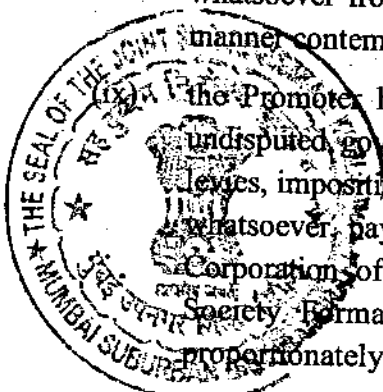
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| (vii) | the Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land or any part thereof, as also the said Premises/Apartment, which will in any manner affect the rights of the Allottee under this Agreement. |
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(vii) the Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land or any part thereof, as also the said Premises/Apartment, which will in any manner affect the rights of the Allottee under this Agreement.

(viii) the Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Premises/Apartment to the Allottee in the manner contemplated under this Agreement.



(ix) the Promoter has duly paid and shall continue to pay and discharge the undisputed governmental dues, rates, charges and taxes and other levies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Real Estate Project to the Municipal Corporation of Greater Mumbai and other concerned authorities till the Society Formation/Society Conveyance if any and thereupon shall be proportionately borne by the Society, and

(x) no notice from the Government or any other legal body or authority or any legislative enactment, government ordinance or notification (including any notice for acquisition or requisition of the said Land or any part thereof) has been received or served upon the Promoter in respect of the Land and/or the Real Estate Project except those disclosed to the Allottee/s.

22. ALLOTTEES COVENANTS:

The Allottee so as to bind all persons claiming by under or through him hereby covenants with the Promoters that—

- (i) To maintain the said Premises/Apartment at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the said Premises/Apartment is taken and shall not do or suffer to be done anything in or to the said Building/Real Estate Project which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the said Building/Real Estate Project in which the said Premises/Apartment is situated and the said Premises/Apartment itself or any part thereof without the consent of the local authorities and the Promoter;
- (ii) to abide by the terms of the Scheme of development of the said Land disclosed by the Promoters hereunder, and will not do any act, or set up any right or claim, which would in any manner interfere with, obstruct, jeopardise or disrupt the rights of the Promoters to develop the said Land in the manner herein disclosed and in terms of the Scheme sanctioned by the Slum Rehabilitation Authority, and to sell the various premises/apartments therein to persons of the choice of the Promoter in such manner as they are entitled, and to receive and appropriate to themselves the entire proceeds thereof, and/or to claim and avail of the rights and benefits accruing on account thereof;

(iii) At all times act in accordance with and abide by his agreements and covenants hereunder, and not do any act or be party to any deed which may in any manner be contrary thereto or in derogation thereof, and

(iv) shall not use and/or permit to be used the said Premises/Apartment only as residence or for such other purpose as may be permitted by the concerned local authority, and will not use or permit to be used the said Premises/Apartment for any other purpose, Allottee/s shall not to change the user of the said Premises/Apartment without the prior written permission of the Promoter and Society, in the event the Allottee changes the user of the said Premises/Apartment after obtaining due

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sanction and permission, Allottee/s shall himself/themselves be liable to bear and pay any increased taxes and levies as may be imposed on account thereof;

- (v) Not to store in the said Premises/Apartment any goods of a hazardous, combustible or dangerous nature, or are so heavy which is likely to damage the construction or structure of the said building/Real Estate Project, or the storage of which is objected to or not approved/licensed by the concerned local authority, or carry or cause to be carried heavy packages to the upper floors of the said building which may damage or likely to damage the balconies, staircase and common passages of the building in which the said Premises/Apartment is situated, including entrances of the said building/Real Estate Project, in which the said Premises/Apartment is situated and in case of any damage caused to the Real Estate Project in which the said Premises/Apartment is situated or the said Premises/Apartment on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences thereof;
- (vi) It shall be the responsibility of the Society that was formed to separate the dry and wet garbage and shall see to it that the wet garbage generated in building shall be treated separately;
- (vii) Not to throw any dirt, rubbish, rag, garbage or other refuse from the said Premises/Apartment into the compound or any portion of the said Project Land or Land or Larger Land and/or the said building/Real Estate Project;
- (viii) Bear and pay in a timely manner and forthwith all amounts, dues, taxes, installments of Sale Consideration as required to be paid under this Agreement;
- (ix) Not to hang clothes, garments or any other item or any other item or thing from the balconies windows or terraces appurtenant to the said Premises/Apartment or any other place, save and except in the areas designated for the purpose;
- (x) By reason of acquisition of the said Premises/Apartment in the said building, not to park any car or two wheeler in the compound of the building or claim any right to park motor vehicles on the roof and/or in the basement of the building; if the Allottee so desires, the Allottee will park his vehicle in the Car Parking Space / Slot under the roof or in the basement acquired from the Promoters on 'ownership' basis or on license and subject to payment of any charges on account thereof;
- (xi) If the Allottee acquires a Car Parking Space in the basement or in the still of the building, the Allottee will observe perform and comply with the terms and conditions, if any, stipulated by the local authority in the matter of its user; if any security deposit is payable to the local authority to ensure the specified use of the car parking space, he will pay the same in addition to the amount payable to the Promoters as price thereof; the Allottee shall also be liable to pay the taxes charged or levied in respect thereof;
- (xii) To pay to the Promoters within fifteen days of demand by the Promoters, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building;
- (xiii) The Allottee/s will not encroach upon or make use of any portion of the said building not agreed to be acquired by him;
- (xiv) The Allottee/s will restrict his claims only to the said Premises/Apartment agreed to be acquired by him hereunder, and not to claim any right to put up any construction on the said building or to make any variations or alterations in the said Premises/Apartment, and also not to claim any right to put up additional construction which may result in the reduction of further area of construction, if

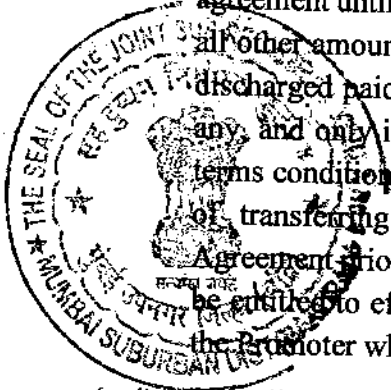
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२०२४ (xv) The Allottee/s shall not let out sub-let, transfer, assign, sell, lease, give on leave and license or part with possession of the said Premises/Apartment or transfer or assign his right title or interest in the said Premises/Apartment or dispose of or alienate otherwise howsoever, the said Premises/Apartment and its rights, entitlements and obligations under this Agreement or the benefit factors of this agreement until all amounts dues, taxes, deposits, cesses, Sale Consideration and all other amounts payable hereunder to the Promoters have been fully paid and discharged paid together with applicable interest thereon at the Interest Rate if any, and only if there is no subsisting breach or non-observance of any of the terms conditions or provisions hereof. In the event the Allottee/s are desirous of transferring the said Premises/Apartment and/or its rights under this Agreement prior to making such full and final payment, then, the Allottee/s shall be entitled to effectuate such transfer only with the prior written permission of the Promoter which may be provided by the Promoter at its sole discretion;



(xvi) The Allottee/s will not slaughter any animals in the precincts of the said building;

(xvii) To carry out at their own costs all internal repairs and maintain the said Premises/Apartment in good and tenantable repair and condition from the date of his taking possession of the same in the state and order in which it was delivered by the Promoter to the Allottee/s and not do or suffer to be done anything in or to the said building/Real Estate project or the said Premises/Apartment or in the staircase or passages thereof which may be against/contrary to the rules, regulations or bye-laws of the concerned local or any other public authority, or alter or make any addition in or to the said building/Real Estate or the said Premises/Apartment. In the event of the said Premises/Apartment committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority and the Allottee/s do hereby indemnify and keep indemnified the Promoter in this regard;

(xviii) Not to close or permit to be closed any flower-beds, verandahs or balconies that may be provided in the said Premises/Apartment or change the external elevation or colour scheme of the said building/ said Premises/Apartment, nor of the common areas including the lobby and the areas outside the main door of the Premises/Apartment;

(xix) The Promoters have with a view to achieve uniformity in the look of the outer facade of the sale building, even while addressing the need for safety of the acquirers of Premises/Apartments, tied up for provision of grills of standard design to be provided across Premises/Apartments in the sale building and the Allottee/s shall not decorate or alter the exterior of the said Premises/Apartment either by painting and/or otherwise. The Allottee/s shall not shift or alter the location of the windows or ventilators in the said Premises/Apartment; the Allottee acknowledges that this is stipulated in the interest of achieving uniformity in the elevation and look of the various Premises/Apartments in the said building, and the Allottee covenants to abide by the same, and not commit any breach thereof;

The Allottee/s will ensure that the fire safety measures and equipments provided in the building, including in the Premises/Apartment are not tampered, hindered, obstructed or otherwise interfered with, and further also that the passages and refuge areas provided in the building are always kept clear and unobstructed;

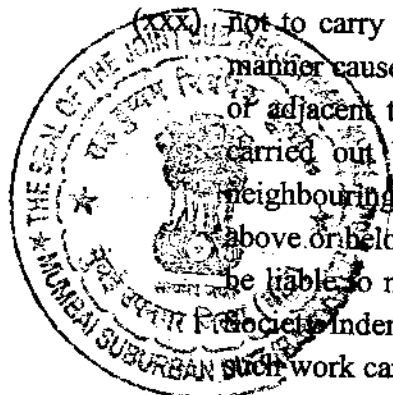
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- (xxi) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Land/Larger Land or the building/real estate project in which the said Premises/Apartment is situated or any part thereof or whereby any increased premium may become payable in respect of such insurance;
- (xxii) Not to demolish or cause to be demolished the said Premises/Apartment or any part thereof or make or cause to be made any addition or alteration of whatsoever nature to or in the said Premises/Apartment or any part thereof or any alteration in the elevation or outside colour scheme of the building/real estate project, and shall keep the portions, sewers, drains, pipes, etc. in the said building/premises/apartments in good and tenantable repair and condition, and in particular, so as to support shelter and protect the various parts of the building/real estate project, and not chisel or in any other manner damage the columns, beams, walls, slabs, RCC parties or other structural members in the building, without the prior written permission of the Promoters and/or of the Society;
- (xxiii) To bear and pay a proper proportion of the duties, taxes, cesses, outgoings and other burdens of any nature and kind whatsoever at any time hereafter imposed upon the Land/Larger Land and/or the building and/or upon the Promoters or Allottees of Premises/Apartments therein by any authority, including the Municipal Corporation, revenue authorities, etc.;
- (xxiv) The Allotee/s shall along with the acquirers of other Premises/Apartments in the said building pay to the local authority, State Government or any other authority any betterment charge, development charge, tax or any other tax or levy payable in respect of the said building, sharing the same amongst themselves in proportion to the carpet areas of the different Premises/Apartments in the said building;
- (xxv) The Allotee/s will within one month of demand by the Promoters rectify any defect or want of repair or damage done to him by the Promoters in the said Premises/Apartment;
- (xxvi) To carry out along with the acquirers of other Premises/Apartments in the said building at the joint costs without holding the Promoters liable or responsible for the same, all repairs, additions and alterations in or to the said building and the said Premises/Apartment as may be required to be carried out by the Government, local authority or any other authority after issue of Occupation/ Completion Certificate for the same;
- (xxvii) To allow the Promoters and their agents/servants to enter upon the said building (including the said Premises/Apartment) and carry out repairs therein for the purpose of rebuilding and keeping in good order and condition all sewers, drains, pipes, cables, water pipes, gutters, electric wires, etc. in the said building/premises/apartment and for other similar purposes, and also for cutting off water/electric supply to any Premises/Apartment in the said building, the occupant whereof may have committed breaches of the terms of the agreement executed by him with the Promoters, or the bye-laws and regulations of the Society formed by the acquirers of Premises/Apartments in the said Building;
- (xxviii) To submit letters to and abide by such conditions as may be stipulated concerning or regulating the fit-outs to be carried out in the said Premises/Apartment and not commit any breach of the terms thereof;
- (xxix) Not to carry out any additions alterations or renovation to the said Premises/Apartment at any time after taking possession, except after obtaining the prior written permission of the Promoters or the Society, as the case may be,

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and only after complying with such conditions as the Promoters / Society may stipulate in this behalf, including for the said purpose by keeping deposited such sum as may be stipulated to secure the due observance and performance of the terms thereof and to abide by and carry out such works only in the manner and without committing any breach of the terms on which such works have been permitted to be carried out;



not to carry out any work in the said Premises/Apartment which in any manner cause any damage to any of the other premises/apartments above/below or adjacent to the said Premises/Apartments; if on account of any works so carried out by the Allottee any loss or damage is caused to any of the neighbouring premises/apartments on the same floor or to the premises/apartment above or below the said Premises/Apartment, the Allottee shall at his own costs be liable to make good such loss or damage, and keep the Promoters and the Society indemnified of from and against any loss, damage or consequences of such work carried out by the Allottee;

- (xxxii) The Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times to enter into and upon the said Premises/Apartment and the said Building/Real Estate Project or any part thereof to view and examine the state and condition thereof;
- (xxxiii) The Allottee shall observe and perform all the rules and regulations which the Society may adopt at its inception and the additional alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Real Estate Project/said Building and the Premises/Apartments 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 the Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupancy and use of the said Premises/Apartment in the said Building/Real Estate Project and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings payable in respect of the said Premises/Apartment in accordance with the terms of this Agreement;
- (xxxiv) The allottees/group of allottees/society/societies is aware that there might be unsold premises/apartments and/or unallotted car parkings in the Real Estate Project/said Building, even after the execution of society formation/execution of conveyance of the Real Estate Project/other Real Estate Projects/the said Building in the favor of Society/Societies (whichever applicable). The Promoter shall deal with the unsold Premises/apartment/unallotted car parking as it deems fit and the allottees/group of allottees/society/ societies does not have any objection to the same.
- (xxxv) The Allottee/s agrees and confirms that notwithstanding that the Allottee/s has/have approached/may approach the Banks and/or the Financial institutions for availing loans in order to enable the Allottee/s to make the payment of the total consideration or part thereof in respect of the said Premises/Apartment, it shall be the sole and the entire responsibility of the Allottee/s to ensure that the timely payment of the total consideration in respect of the said Premises/Apartment. Notwithstanding any of the provisions hereof, the Allottee/s hereby agrees that the Promoter shall have first lien/charge until all the amounts including the total consideration, taxes and other charges and amounts payable in respect of the said Premises/Apartment as provided herein have remained unpaid and the Allottee/s has/have no objection in this regard;

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(xxxv) The Allottee/s hereby indemnifies and shall keep indemnified the Promoter from and against all claims, costs, charges, expenses, damages and losses which the Promoter may suffer due to any action that may be initiated by the Bank/Financial institution on account of such loan or for recovery of loan on account of any breach by the Allottee/s of the terms and conditions governing the said loan and the Allottee/s undertakes to reimburse the same to the Promoter without any delay or demur or default;

(xxxvi) It is agreed that the Allottee/s shall be entitled to a loan from a bank/financial institution and to mortgage the said Premises/Apartment by way of security for repayment of the said loan to such Bank only with the prior written consent of the Promoter. The Promoter shall give its no-objection, whereby the Promoter will express its no-objection to the Allottee/s availing of such loan and mortgaging the said Premises/Apartment with such bank/financial institution, provided however that the Promoter shall not incur any liability/obligation for repayment of the monies borrowed by the Allottee/s and/or any monies in respect of such borrowings and interest and cost and provided further that such mortgage created in favour of such bank/financial institution in respect of the said Premises/Apartment of the Allottee/s shall not in any manner jeopardise the Promoter's right to receive full consideration and other charges and to recover the balance of the said Larger Land and such mortgage in favour of such bank/financial institution shall be subject to the Promoter's first lien and charge on the said Premises/Apartment in respect of the unpaid amount payable by the Allottee/s to the Promoter under the terms and conditions of this Agreement. The Promoter will issue the said no-objection letter provided that the concerned bank/financial institution agrees to make payment of the balance purchase price of the said Premises/Apartment directly to the Promoter as per the schedule of payment of the purchase price of the said Premises/Apartment;

(xxxvii) The Promoter shall not be liable or responsible for any of the acts of omission or commission of the Allottee/s which are contrary to the terms and conditions governing the said loan. It shall be the responsibility of the Allottee/s to inform the Society of the Premises/Apartment Allottee/s i.e. the Society etc that may be formed about the lien/charge of such Banks/ Financial Institutions and the Promoter shall not be liable or responsible for the same in any manner whatsoever.

(xxxviii) Further, in the event that this Agreement is cancelled at any time, then the Allottee/s shall ensure that such lender returns to the Promoter, the original Agreement for Sale, Registration Receipt, Index II and any other document in respect of the said Premises/Apartment which may be in their possession;

(xxxix) The Allottee/s shall not shift or alter the position of either the kitchen or the toilets which would affect the drainage system of the said Premises/Apartment/Building in any manner whatsoever;

The Allottee/s agrees and acknowledges that the sample Premises/Apartment constructed by the Promoter and all furniture's, items, electronic goods, amenities etc. provided thereon are only for the purpose of show casing as sample Premises/Apartment if furnished by Allottee/s and the Promoter is not liable or required to provide any furniture, items, electronic goods and amenities etc. as displayed in the sample Premises/Apartment, other than as expressly agreed by the Promoter under this Agreement;

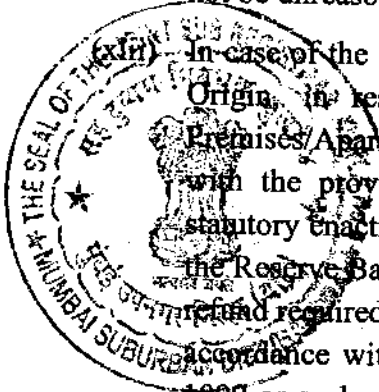
(xli) To keep the sewers, drains and pipes in the said Premises/Apartment and

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appliance thereto in good tenable repairs and condition and in particular, support shelter and protect the other parts of the said Building/Real Estate Project in which the said Premises/Apartment are situate and the Allottee/s shall not chisel or in any other manner damage columns, beams, walls, slabs or R.C.C. Partis or other structural members in the said Premises/Apartment without the prior written permission of the Promoter and which consent shall not be unreasonably withheld;



(xlii) In case of the Allottee/s who is/are a non-resident/ foreign national or Indian Origin, in respect of all remittances, acquisitions/transfers of the said Premises/Apartment, it shall be his/her/their/its sole responsibility to comply with the provisions of the Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof, and the rules and regulations of the Reserve Bank of India or any other applicable law from time to time. Any fund required to be made under the terms of this Agreement shall be made in accordance with the provisions of the Foreign Exchange Management Act, 1999 or such statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law from time to time. The Allottee/s understands and agrees that in the event of any failure on his/her/their/its part to comply with the prevailing exchange control laws and guidelines issued those issued by the Reserve Bank of India, the Allottee/s alone shall be liable for any action under the Foreign Exchange Management Act, 1999, or any other statutory modifications, re-enactments thereto and other applicable laws. The Promoter accepts no responsibility in this regard and the Allottee/s does hereby indemnify and keep the Promoter indemnified and saved harmless from any loss or damages caused to it for any reason whatsoever;

(xliii) The Allottee/s shall fully comply with and observe all the terms and conditions that are set out in this agreement;

(xliv) The Allottee/s is/are aware that the Promoter will be developing the said Larger Land in a phase-wise manner on such terms and conditions as the Promoter may deem fit and shall be entitled to all the benefit of Floor Space Index or any such entitlement for the more beneficial and optimum use and enjoyment of the same in such manner as the Promoter deems fit and the Promoter shall be entitled to grant or confer upon or in respect of any portion of the said Larger Land to any third party all such rights, benefits, privileges, easements etc. including right of way, right to draw from or connect to all drains, sewers, installations and services in the said Larger Land in such manner as may be desired by the Promoter and the Allottee/s expressly and irrevocably consents

(xlv) The Promoter shall bear and pay all outgoings and statutory dues including municipal taxes, work contract tax, taxes for land under construction and all the taxes relating to the said Larger Land, non-agricultural assessment and other assessments and/or dues and/or charges of any sort or in respect of and/or concerning the said Larger Land and the said Real Estate Project and the development of the said Larger Land and the said Real Estate Project. It is clarified that all taxes, dues, cess, outgoings with respect to the said Premises/Apartment for a period prior upto possession shall be borne and paid by the Promoter and on and after the date of possession shall be borne and payable by the Allottee/s;

(xlvii) The Promoter herein has specifically informed the Allottee/s and the Allottee/s hereby agree, confirm and undertake that irrespective of any disputes, which may arise between the Promoter and the Allottee/s, the Allottee/s shall punctually pay

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all amounts payable towards Sale Consideration along with all taxes payable on sale or transfer of the said Premises/Apartment and shall not withhold the same for any reason whatsoever;

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(xlvii) The Allottee/s shall not be entitled to or claim any easement or right of light or air, which would restrict or interfere with in any manner whatsoever the free and unobstructed use and enjoyment of any portion of the said Land or Larger Land and the adjacent, contiguous and adjoining Lands and properties of the Promoter for the purpose of development thereof and/or any other purpose;

(xlviii) The Allottee/s agrees and acknowledges that the Promoter has informed the Allottee/s that for the completion and development of the Larger Land, the Promoter is required to and the Promoter shall be entitled to carry out construction and/or any other allied work including completion work of the structures on the said Land and/or Larger Land. The Allottee/s not only as a Allottee/s of the said Premises/Apartment, but also as a member of Managing Committee member of Society shall not at any time raise any objection, obstruction on any ground whatsoever, nor shall or may be any perceived or actual nuisance, annoyance or inconvenience that could arise during the construction and/or any other allied work including completion work of the structures on the said Land and/or Larger Land. The Allottee/s and/or the Society shall not interfere with the powers and authorities of the Promoter in respect of implementing the scheme of development of the said Land and/or Larger Land in any manner whatsoever. The Allottee/s hereby undertakes to co-operate with and render assistance to the Promoter in respect of the development of the said Land and/or Larger Land;

(xlix) Notwithstanding anything herein contained the Promoter shall not be liable for any defect or damage caused to the said Premises/Apartment or the Real Estate Project/said Building or any such defect caused as a result of negligence, improper maintenance, improper operation, any change, repair or alteration carried out by the Allottee/s. The liability of the Promoter under this Agreement shall forthwith cease in the event that the Allottee/s makes any such change or carry out any repairs or alterations to the said Premises/Apartment or the Real Estate Project/said Building without the written consent of the Promoter.

(i) The Promoter may complete part, portion or floor of the said Building and obtain part occupancy certificate and give possession of Premises/Apartment therein to the Allottee/s of the Premises/Apartment and the Allottee/s herein shall not be entitled to raise any objection thereto. If the Allottee/s takes possession of the Premises/Apartment in such partly completed wing, part or portion or floor of the Building the Promoter or its agents or contractors shall carry on the remaining work while the Allottee/s occupying his/her/their Premises/Apartment, the Allottee/s shall not object to, protest or obstruct or create hindrance in the execution of such work, though the same may cause any nuisance or disturbance to him/her/them;

(ii) The Allottee/s shall fully co-operate with the Promoter in the matter of implementation of the scheme for development of Larger Land and the infrastructure and common facilities on the Larger Land without creating any obstruction or interference.

23. This agreement to the extent it lays down covenants on the part of the Allottee to be observed for the common benefit of all acquirers of Premises/Apartment in the said building is for the benefit of all acquirers of Premises/Apartments in the said building,

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and the benefit thereof shall endure to all of them, and the terms and conditions thereof shall be available for enforcement not only by the Promoters herein but also by the acquirers of other Premises/Apartments in the said building, and this Agreement shall bind to the extent applicable the permitted transferees of Premises/Apartments from the Allottee also.

24. Nothing contained in this agreement is intended to be nor shall be construed to be a sale, demise or assignment in law of the said Premises/Apartment or the Real Estate or the said Building, or the said Land or the said Larger Land or any portion or thereof of the said building now under construction thereon, such conferment to be place only on the transfer of the said lands together with the building(s) constructed thereon to the Co-operative Society got registered by the acquirers and allottees of Premises/Apartments in the said building in the manner disclosed herein. The Allottee shall have no claim save and except to the said Premises/Apartment hereby agreed to be acquired by him, and all open spaces, parking spaces, lobbies, staircases, terraces, etc. shall remain the property of the Promoters until the said Land and building are transferred by the Promoters to the Society as hereinbefore mentioned.

25. PROMOTERS SHALL NOT MORTGAGE OR CREATE A CHARGE:

- (i) The Promoter shall be at liberty to raise funds and avails loans and finance for developing the said Project Land and the Larger Land and for the said purpose shall be at liberty to create mortgage, charge, encumbrance in respect of its right, title and interest in the said Project Land and/or the said Larger Land or any part thereof and its development potential therein and the Allottee/s shall not raise any objection(s) whatsoever in this regard. However, the Promoter shall ensure that such a charge/mortgage created shall not in any way jeopardize the rights of the Allottee/s in respect of the said Premises/Apartment. Provided however, that nothing shall affect the already subsisting mortgage/charge created over the said Premises/Apartment.
- (ii) After the Promoter execute this Agreement they shall not mortgage or create a charge on the said Premises/Apartment, and if any such mortgage or charge is made or created, then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take the said Premises/Apartment.

26. FACILITY MANAGEMENT:

- (i) The Promoter has informed the Allottee that till the registration of the Society in respect of the said building by the acquirers of Premises/Apartments therein take full and complete charge of the administration of the said building, and with a view to secure that on account of dissensions amongst the purchasers of Premises/Apartments, the maintenance servicing and working of the various amenities and facilities provided in the building do not suffer, the Promoters reserve the right to tie up with a professional Facility Management Agency for cleaning of the common portions of the building, lift and staircase, collection and disposal of garbage from individual Premises/Apartments, the working of water supply and pumping arrangements, the working of the lift, provision of proper security arrangements, the working of equipments which may be provided for securing safety of the occupants of the building provided in the said building, the operation and maintenance of common facilities as also common portions in the said building and attending to the general maintenance of the said building. As a term of the Agreement herein, with a view to achieve the aforesaid, the Promoters have stipulated that they would be entrusting the aforesaid facilities, in the first

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instance, to a Facility Management Agency ~~करके~~ acquirers of Premises/Apartments would be liable, as part of their obligations, to contribute the proportionate share of the amounts payable by them, including the fees and charges payable by them to the Facility Management Agency. The Allottee has acquainted himself with the said stipulation and the consequences thereof, including the resulting financial implications there from. The Allottee confirms that he shall abide by and give effect to the said stipulation and not raise any grievance about the same.

- (ii) Notwithstanding the other provisions of this Agreement, the Promoter shall be entitled to nominate any person ("Project Management Agency") to manage the operation and maintenance of the Buildings constructed on the said Project Land/Larger Land, common amenities, common areas, facilities and the infrastructure on the said Project Land/Larger Land, or part thereof after the completion of the development for a period of ~~12 months~~ and handover of the Larger Land or part thereof in favour of the Society. The Allottee shall have the authority and discretion to negotiate with the Project Management Agency and to enter into and execute formal agreements for the maintenance and management of infrastructure with it/them. The cost incurred in appointing and operating the Project Management Agency shall be borne and paid by the Allottee/s and/or occupants of the Real Estate Project in the part of the said Project Land/Larger Land on a pro rata basis, as part of the development and common infrastructure charges referred to herein. Such charges may vary and the Allottee/s agrees that it shall not raise any dispute regarding the appointment of the Project Management Agency by the Promoter for the Real Estate Project or towards the maintenance charges determined by such agency. It is agreed and understood by the Allottee/s that the cost of maintenance of the Real Estate Project and the part of the said Project Land/Larger Land and other common areas, facilities and infrastructure in the part of the said Larger Land shall be borne and paid by only the Allottee/s and other Allottees/occupants on a pro-rata basis. The Allottee/s agrees to abide by any and all terms, conditions, rules and/or regulations that may be imposed by the Promoter and/or the Project Management Agency, including without limitation, payment of the Allottee's share of the service charges that may become payable with respect to the operation and maintenance of the common areas and facilities of the said Project Land/Larger Land and buildings constructed thereon from time to time. The Allottee/s is/are aware that the Promoter is not in a business of providing services proposed to be provided by the Project Management Agency. The Parties hereby agree that the Promoter is not and shall not be responsible or liable in connection with any defect or the performance or non performance or omission of the services provided by the Project Management Agency.

27. The Promoter shall have the right to designate any space on the said Project Land/said Larger Land to third party service providers for the purpose of facilitating the provision and proper maintenance of utility services to be availed by the Allottees of the Premises/Apartment in the buildings that may be developed on the said Project Land/said Larger Land, free or on payment of charges to such utility providers. The Promoter shall also be entitled to designate any space in the said Project Land/said Larger Land to such utility provider either on leave and license or sub-lease or leasehold basis for the purpose of installing power sub-stations/equipments with a view to service the requirement in the said Project Land/ said Project Land/Larger Land and the buildings constructed thereon.

28. **RIGHT TO INSTALL HOARDING/BOARDS/LOGO ON THE BUILDING/LARGER LAND:**

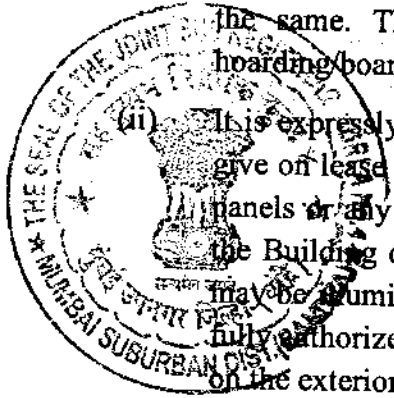
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The Promoters shall be entitled and shall have right to install or have installed hoardings/boards/ their logo of their brand name in/upon one or more places in the said building in a form of Neon Signs, MS Letters, Vinyl & Sun Boards on the Real Estate Project /Building/Larger Land and on the façade, terrace, compound wall or other part of the Real Estate Project/Building/Larger Land as may be developed from time to time without being liable to pay any fees/charges cost in this respect to the Society and the Allottee/s agree not to object or dispute the same. The Promoter shall also be entitled to use the hoarding/board sites.



(ii) It is expressly agreed that the Promoter shall be entitled to put a hoarding or give on lease site for pager station, cell base station and telecom towers, solar panels or any other utility on said Land/ said Project Land/Larger Land or on the Building or any part thereof including the terrace and the hoardings may be illuminated or comprising neon sign and for that purpose Promoter is fully authorized to allow temporary or permanent erection or installation either on the exterior of the Building/ said Project Land/Land/Larger Land as the case may be and the Allottee/s agrees not to object or dispute the same without being liable to pay any fees/charges cost in this respect to the Society or the final organization that may be formed. The Promoter shall be entitled to install its logo in one or more places in or upon the Building/ said Project Land/Land/Larger Land and the promoter reserves to itself full and free right of way and means and access to such place or places for the purpose of repair, painting or changing the logo.

29. BINDING EFFECT:

Forwarding this Agreement to the Allottee by the Promoters does not create a binding obligation on the part of the Promoters or the Allottee until, firstly, the Allottee signs and delivers this Agreement with the schedules along with the payments due as stipulated in the Payment Schedule specified in Annexure "10", ("Premises and Transaction Details") annexed hereto, within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoters. If the Allottee(s) fails to execute and deliver to the Promoters this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoters, then Promoter shall serve a notice to the Allottee rectifying the default, which if not rectified within 15(fifteen) days from the date of its receipt by the Allottee/s, the application of the Allottee shall be treated as cancelled without any further act of Parties, and all sums deposited by the Allottee in connection therewith, including the booking amount shall be forfeited to the Promoters, and the Allottee shall then cease to have any right or interest to or in the said Premises/Apartment or against the Promoters.

30. ENTIRE AGREEMENT:

The parties hereto record that the Agreement herein alongwith its schedules and annexures constitutes and records the entire Agreement between the Parties with respect to the subject matter hereof, and supersedes all understandings, agreements, allotment correspondence, arrangements, whether written or oral, if any between the Parties with regard to the said Premises/Apartment as the case may be.

31. WAIVER:

Any delay or indulgence shown by the Promoters in enforcing the terms hereof, or any forbearance or giving of time by the Promoters to the Allottee shall not be construed as waiver on the part of the Promoters of any breach or non-compliance with any of the

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terms or conditions hereof by the Allottee, nor shall the same in any manner prejudice the Promoters' rights in law or hereunder.

32. **NOTICE:**

All notices to be served on the Allottee/s and the Promoter in connection with this Agreement shall be deemed to have been duly served on the Allottee/s or the Promoter if sent to the Allottee/s or the Promoter by Registered Post A.D. or by Courier or by hand Delivery or by E-mail to the address at their respective addresses.

Allottee/s : Ms. Akshaya Suresh Chandurkar

: Ms. Aishwarya Suresh Chandurkar

Address : Room No. 8, Chawl No-C, Rajesh Chojpar

: Dhrushti Diagnostic, Sakharu Lanjekar Mar Jewree,

: Mumbai-400015, Maharashtra

Notified Email ID : akshayachandurkar86674@gmail.com

Promoter : M/s. Suyog Development

Address : C-4, Ground floor, Ravi Apartments,
Sevaram Jadhani Road, Mulund West,
Mumbai

Notified Email ID : customercare@marzaniorealty.com

A notice shall be deemed to have been served (a) if personally delivered at the time of delivery and (b) if sent by Registered Post A.D. or by E-mail, at the time of delivery thereof to the person receiving the same. It shall be the duty of the Allottee/s and the Promoter to inform each other in the event the Allottee/s or Promoter changes their address subsequent to the execution of this Agreement. Unless otherwise notified, communications and letters posted to the above address shall be deemed to be duly served and received by the Promoter or the Allottee/s, as the case may be.

33. **JOINT ALLOTTEES:**

In case there are joint allottees, all communications shall be sent by the Promoters to the Allottee whose name appears first and at the address given by him, which shall for all intents and purposes be deemed to have been properly served on all the Allottees.

34. **RIGHT TO AMEND:**

This Agreement may be amended only by the written consent of the parties.

35. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO THE ALLOTTEE/SUBSEQUENT ALLOTTEES:**

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

36. **SEVERABILITY:**

If any provision of this Agreement is determined to be void or unenforceable under the provisions of the Act or the Rules and Regulations made hereunder or under other

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applicable laws, the provisions of this Agreement shall be deemed to be deleted or amended insofar as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to the provisions of the RERA Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

37. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEN REFERRED TO IN THE AGREEMENT:

Wherever in this Agreement it is stipulated that the Allottee has to make any payment in common with other Allottee(s) in the Project, the same shall be in proportion of the carpet area of the said Premises/Apartment to the total carpet area of all other premises/apartments in the Project. It is expressly agreed and the Allottee is aware that as a result of changes in the building plans of the said Building/Real Estate Project and/or the layout of the said Larger Land, the share of the said Premises/Apartment and/or the Allottee/s in the common areas and facilities may increase or decrease. The Allottee/s hereby expressly consents to such changes in the said share and hereby expressly authorizes the Promoter to so increase or decrease the said share of the Premises/Apartment and/or the Allottee/s in the common areas and facilities of the said Building/Real Estate Project and the Allottee/s hereby irrevocably agrees to accept the said share.

38. FURTHER ASSURANCES:

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

39. PLACE OF EXECUTION:

The execution of this Agreement shall be completed only upon its execution by the Promoters through their respective Authorised Signatories at the Promoters' office at Mumbai. After the Agreement is duly executed by the Allottee and the Promoters or at some other place, which may be mutually agreed between the Promoter and the Allottee/s and the Agreement is duly executed by the Allottee/s and the Promoter or simultaneously, the execution of this Agreement, this Agreement shall be registered at the office of the concerned Sub-Registrar of Assurances.

The Allottee/s and/or the Promoter shall present this Agreement at the proper registration office/office of registration within the time limit prescribed by the Registration Act, 1908 and the Promoter will attend such office and admit execution thereof.

40. This Agreement shall always be subject to the provisions of the RERA Act, the said Rules and the said Regulations or any statutory requirement or modification thereof.

41. GOVERNING LAW:

This Agreement and the rights, entitlements and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with laws of India and the competent Courts of Mumbai will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.

42. STAMP DUTY AND REGISTRATION:

Any one of the clauses stated below will be applicable to the Allottee/s as per fact of the case:

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The stamp duty and registration charges and other incidental charges payable on these presents and on other documents to be executed pursuant hereto shall be borne and paid by the Allottee exclusively, and the Promoters shall not be liable to bear or pay any part of the same. In case there is any increase in the Stamp Duty, the Allottee confirms and undertakes to pay such increased stamp duty amount without any delay or demurr.

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The stamp duty upto an amount of NIL (Rupees NIL Only) and the Registration Charges of NIL (Rupees NIL Only) shall be borne and paid by the Promoter and the Allottee/s shall be liable for payment of any amount over and above the above mentioned amount in the event any liability towards the Stamp Duty arises in future. The Allottee/s shall lodge this Agreement before the concerned Sub-Registrar of Assurances within the time prescribed by the Registration Act, 1908 and after due notice in this regard the Promoter shall attend such office and assist in the execution thereof and bear all other incidental charges in respect of it if any.

43. DISPUTE RESOLUTION:

Any dispute or difference between the Parties in relation to this Agreement and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the Authority as per the provisions of the RERA and the Rules and Regulations, thereunder.

44. The Parties are assessed under the Income Tax Act and their respective Permanent Account Numbers are as under:

Promoter : AAMFS8354H

Allottee/s : BJSPC0420J, CPFPC3651H

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the said Larger Land)

All that pieces and parcel of land measuring 3288 sq. mtrs. consisting of an area 572.50 sq.mtrs. bearing CTS No.31/B corresponding to Old Survey No.125 and New Survey No.125/1/3, an area measuring 663.2 sq.mtrs., bearing CTS No.32, 32/1 to 32/3 corresponding to Old Survey No.123 and New Survey No.123/2, an area admeasuring 2013.40 sq.mtrs. bearing CTS No.33, corresponding to Old Survey No.123 and New Survey No.123/2, and an area admeasuring 38.90 sq.mtrs. bearing CTS No.34 corresponding to Old Survey No.123 and New Survey No.123/2 situated, lying and being at Village Kanjur, Taluka Kurla, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and in the District of Mumbai Suburban within the limits of "S" ward of Mumbai Municipal Corporation of Greater Mumbai Utkarsh Nagar, Bhandup (West), Mumbai - 400 078.

North: CTS.28 Slum

South: CTS.192 Slum

East: CTS.31/32 Jeevan Anand Building

West: CTS.31 Slum

THE SECOND SCHEDULE ABOVE REFERRED TO

FIRSTLY

[Description of the said Project Land]

All that Land admeasuring 1604.53 sq.mtrs (approximately) situate at Village Kanjur, Taluka Kurla, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban

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and in the District of Mumbai Suburban being the portion of the said Larger Land as mentioned in the First Schedule hereinabove.

SECONDLY

[Description of the said Land]

All that Land admeasuring 547.02 sq.mts. (approximately) situate at Village Kanjur, Kurja, in the Registration District and Sub-District of Mumbai City and Suburban in the District of Mumbai Suburban being the portion of the said Project as mentioned in firstly in Second Schedule hereinabove.

THE THIRD SCHEDULE ABOVE REFERRED TO

[Description of the said Premises/Apartment]

All the right, title and interest in the Flat/Premises/Apartment No. 103 admeasuring 18.30 Sq.mts. RERA Carpet Area on the 1 floor, ' B ' Wing in the Building/Real Estate Project known as "Marathon Neoskies" being constructed on the said Land described in the Secondly in Second Schedule hereinabove with/without exclusive right to use the NIL number of Car Parking Slot/s.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Description of Areas and Facilities of Larger Land)

1. Paved Access.
2. Well designed compound walls and security gates shall be provided.
3. Recreational Space.

The common areas and amenities as mentioned in this Schedule for the Larger Land shall be completed at the time of completion of the entire construction on the said Larger Land.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(Description of Common Areas, Facilities and Amenities of Said Building)

1. Grand Entrance Lobby
2. Staircase
3. Gymnasium
4. Society Office
5. Fire Fighting equipment as per local norms
6. Lifts

The common areas and amenities as mentioned in this Schedule for the said Building shall be completed on completion of the said Building.

THE SIXTH SCHEDULE ABOVE REFERRED TO

(Description of Internal Amenities alongwith branding and pricing of the said Premises)

| Sr. No. | Internal Amenities | Brand | Price |
|---------|--------------------|-------|-------|
| | | | |

DK [Signature]

| | | | |
|-----|--|--|--|
| | | | करल ४ |
| | | | १६३२/४३ १०० |
| 1. | The structure shall be of R.C.C with excellent exterior elevations on all four sides | | |
| 2. | Lifts with spacious and decorative entrance passage | ThyssenKrupp/Schindler/one/EROS/Johnson or equivalent. | |
| 3. | All rooms flooring-Vitrified tiles(600mm x 600mm) | Kajaria/Nitco/Johnson /Somany/Simpolo or equivalent | Rs.44/- per Sq.ft. |
| 4. | Walls and ceiling Painting-Acrylic based distemper paint | Godavari/Asian Paint/Berger/Nitco/Dulux or equivalent. | |
| 5. | Kitchen Platform- Granite Kitchen Sink -Stainless Steel SS304 Satin Finish | Carysil/Franke/Nirali or equivalent | Rs.2200/- per no. |
| 6. | Kitchen Wall above Platform upto 2' Height - Ceramic Tiles(300mm x 450mm) Kitchen Wall above Platform above 2' Height - Acrylic based distemper Paint | Kajaria /Nitco/ Johnson/ Somany/Simpolo or equivalent | Rs.34/- per Sq.ft. |
| 7. | All Toilets shall be designer Toilets: Dado-Ceramic tiles(300 x 450 mm) Flooring -Ceramic tiles(300 x 300mm) | Kajaria/Nitco/Johnson/ Somany/Simpolo or equivalent Kajaria/Nitco/Johnson/ Somany/Simpolo or equivalent | Rs.34/- per Sq.ft. Rs. 32/- per Sq. ft. |
| 8. | All the toilets shall have concealed plumbing with I.S.I quality fittings | | |
| 9. | Master Toilets-Boilers 15 litre Common Toilets-Instant Geyser 3 litre | Venus/ Racold/ Spherehot/ Rocket/ Jaquar or equivalent Venus/ Racold/ Spherehot/ Rocket/ Jaquar or equivalent | Rs.5000/- per no. Rs. 2100/-per no. |
| 10. | Chrome finish bathroom fittings and sanitary ware of ISI approved company | | |
| 11. | CP & Sanitary fittings | Jaquar /ROCA/ Parryware/ CERA or equivalent. | - |
| 12. | All the Windows - Powder Coated Aluminium | Jindal /Hindustan Aluminum/Global/ Bonco or Equivalent sections | - |
| 13. | All The Door Frames - Red Merandi Room Shutter - 35mm Thickness Flush Doors with Both Side laminated. | Shutters - Kalpataru/ Shreeji/ Sanghvi/ Sunrise Or equivalent make. | Main Door @Rs. 203/- Sq.ft. Bedroom door |

| | | | |
|---------------|--------|--|---|
| करल ४ | | | |
| 96372 2028 | २४ १०० | All Toilets Shutter shall be flush door with both side laminated. | @Rs.191/- Sq.ft. & Toilet door @Rs. 191/- Sq.ft. |
| 14. | | Intercom system at security gate for the communication in each flat shall be provided MTNL wiring shall be concealed | - |
| 15. | | Provision for T.V. cable connection in each flat with concealed Plug Points | - |
| 16. | | C.C.T.V. security system shall be provided to screen visitors at ground floor | HikVision/ CP Plus/ Dahua/ Panasonic or equivalent. |
| 17. | | All the Electrical Wiring shall be concealed having Copper wire | Polycab / KEI / Finolex or equivalent. |
| 18. | | Circuit Breakers shall be provided in place of Fuses | ABB /Schneider /L&T/ Anchor/ Siemens or equivalent. |
| 19. | | Fire Fighting Facility | - |

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale in the presence of attesting witness, signing as such on the day first above written.

SIGNED, SEALED AND DELIVERED

by the within named "PROMOTER"

M/s. Suyog Developers

through its _____

MR. DWARKANATH K. RAO

in the presence of.....

1. Sandeep Chavan *SChavan*
2. Prashant Kulkarni *Prashant*

For Suyog Developers

Dwarkanath
Authorized Signatory.



SIGNED AND DELIVERED

by the within named "Allottee/s"

Ms. Akshaya Suresh Chandurkar

Ms. Aishwarya Suresh Chandurkar

in the presence of.....

1. Sandeep Chavan *SChavan*
2. Prashant Kulkarni *Prashant*

Akshaya



Aishwarya



List of Annexures

| | | |
|-------|----|-----|
| करल ४ | | |
| १६३२ | २५ | १०० |
| २०२४ | | |

- Annexure "1"** - Receipt
- Annexure "2"** - Layout Plan
- Annexure "3A"** - Copy of LOI issued by SRA dated 16th November 2017
- Annexure "3B"** - Copy of IOA issued by SRA for the Sale Building dated 26th July, 2018
- Annexure "3C"** - Copy of Amended IOA issued by SRA for the Sale Building
- Annexure "4"** - Details of Commencement Certificate and further revised/amended approvals
- Annexure "4A"** - Copy of Commencement Certificate issued by SRA for the Sale Building bearing No.S/PVT/0122/2018/0526/AP/S dated 5th December, 2018 and revised/amended from time to time
- Annexure "5"** - Property Register Card
- Annexure "6" & "6A"** - Title Certificate dated 14th February, 2019 and Amendment to Title Certificate dated 18th July, 2019 issued by Advocate Prasanna Tare
- Annexure "7"** - Details of Mortgage
- Annexure "8"** - Larger Land and Real Estate Project Details
- Annexure "9"** - Sanctioned Floor Plan
- Annexure "10"** - Premises and Transaction Details
- Annexure "11"** - RERA Certificate

MAR 2024

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ANNEXURE "1"

RECEIPT

Rs. 2,16,055.00 (Rupees: Two Lakh Sixteen Thousand Fifty Five Only) being the part sale consideration in respect of sale of the Premises hereinabove mentioned as follows :

| | | |
|-------|----|-----|
| करल ४ | | |
| १६३७७ | ७६ | ७७७ |
| २०२४ | | |

| | |
|---|-------------|
| Received towards service tax/GST | 2,16,200.00 |
| Received towards consideration of said flat | 2,16,055.00 |
| Total | 2,18,217.00 |

| Sr. No. | Cheque/RTGS No. | Cheque Date | Bank | Amount (Rs.) |
|---------|-----------------|--------------|-----------------------|--------------|
| 1 | 512085 | Jan 29, 2024 | CENTRAL BANK OF INDIA | 2,00,000.00 |
| 2 | 7884 | May 05, 2024 | CREAL | 18,217.00 |
| Total | | | | 2,18,217.00 |

We say received

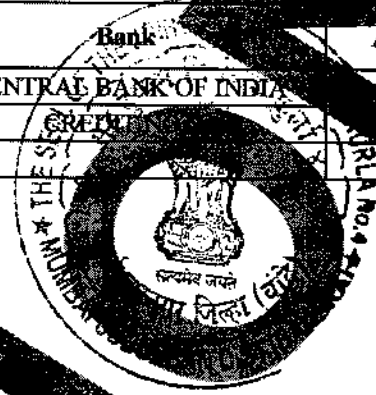
For M/S Suyog Developers

Mallanallu

Authorized Signatory

1. Sandeep Chavan Shavan
2. Prashant Kulaye Kulaye

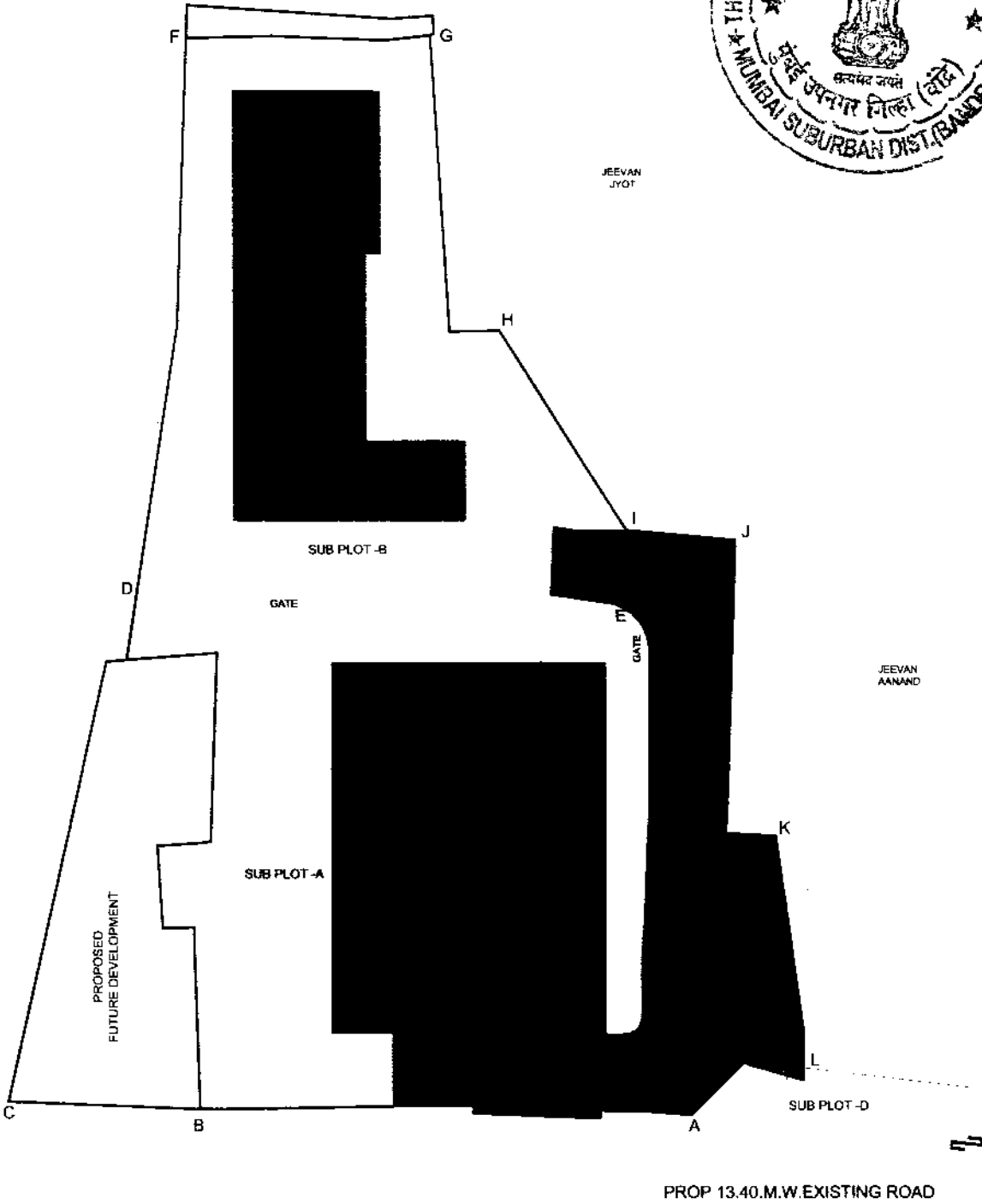
MARATHI



LEGEND

- SANCTION LAYOUT
- PROPOSED LAYOUT
- SALE BUILDING
- REHAB BUILDING
- COMMON AREA / ENTRY / EXIT
- AREA TO BE HANDED OVER

| | | |
|-------|----|-----|
| करा ४ | | |
| १९३२ | ७० | १०० |
| २०२४ | | |



[Handwritten signatures]

PROJECT TITLE :- MARATHON NEOSKIES
 FOR :- LAYOUT PLAN



MATRIX
 702, MARATHON MAX
 MULUND-GOREGAON LINK RD.
 MULUND (W)
 CORPORATE OFFICE:-

ANNEXURE "3A"



No.: SRA/ENG/2823/S/PL/LOI
Date: **6 NOV 2017**

1. **Architect** : Mr. Santoshkumar Dubey of M/s. Matrix
702, Marathon Max, Mulund Goregaon Link
Road, Mulund (west), Mumbai-400 080.
2. **Developer** : M/s. Suyog Developers
702, Marathon Max, Mulund Goregaon Link
Road, Mulund (west), Mumbai-400 080.
3. **Society** : Shiv Sai SRA CHS. (Prop.)
C.T.S No. 31/8(pt.), 32, 32/1to3, 33(pt.), 34 of
village Kanjur, Uttarkash Nagar, Bhandup (W),
Mumbai -400 078.
- Subject** : Issue of LOI- Proposed S. R. Scheme on plot bearing C.T.S No.
31/8(pt.), 32, 32/1to3, 33(pt.) & 34, of village : Kanjur,
Uttarkash Nagar, Bhandup (W), Mumbai -400 078.
- Ref** : SRA/ENG/2823/S/PL/LOI

Gentlemen,

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

- This Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure - II issued by Competent Authority and other relevant documents.
- This LOI is valid for the period of 3 (three) months from the date of issue. However, if IOA/CC are obtained for any one bldg. of the project then this LOI will remain valid till validity of IOA/CC.
- The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, nos. of eligible huts etc. the parameters shall be got revised from time to time.

| करल ४ SRA/ENG/2823/S/PL/LOI | | |
|--|--|------------|
| The salient features of the scheme are as under: | | |
| Sl. No. | Description | Share plot |
| 1 | Gross area of plot considered for S.R. Scheme | 3288.00 |
| 2 | Buildable / non-buildable | Nil |
| 3 | Road set back | 0.56 |
| 4 | Balqaar area of plot | 3287.44 |
| 5 | Less 15% deductible RG if applicable | Nil |
| 6 | Net area of plot | 3287.44 |
| 7 | Additional for FSI purpose (1)above 100% | 0.56 |
| 8 | Total plot area for FSI purpose | 3288.00 |
| 9 | Max. FSI permissible on the plot | 3.00 |
| 10 | Total Max. BUA. Permissible on the plot | 9864.00 |
| 11 | Rehab Built up area (including bridge under staircase & common passages) | 4886.86 |
| 12 | Built up area of Common passages, Welfare center, & Society office | 1982.96 |
| 13 | Rehabilitation Component | 6869.81 |
| 14 | Self reconstruction component | 6869.81 |
| 15 | Total built up area | 11756.67 |
| 16 | Total FSI admissible in the plot | 3.57 |
| 17 | Built BUA permissible in the plot | 4977.14 |
| 18 | Total BUA proposed to be constructed in-situ | 9864.00 |
| 19 | FSI proposed to be constructed in-situ | 3.00 |
| 20 | TPR generated in the plot | 1892.67 |
| 21 | No. of eligible dwellers to be accommodated | R = 141 |
| 22 | No. of PAP to be accommodated in the project | 23 |
| 23 | A) BUA of Rehabilitation Component | Nil |
| 24 | B) Area of self reconstruction | Nil |

- This LOI is issued on the basis of documents submitted by the applicant. If any of the documents submitted by Architect / Developer / Society or Owner are proved fraudulent/misappropriated before the Competent Court/HPC and if directed by Competent Court /HPC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society /Developer/Architect are liable for actions under various provisions of IPC 1860 and Indian Evidence Act.1872.
- Details of land Ownership :- Private Land.
- Details to Access :- As per road status remark vide no. ACS/28559/AEMS dated 25/03/2015, issued by Asstt. Engineer (Main) 'S' Ward, plot is accessible by 9.10 mtrs. (avg.) wide existing road.

Administrative Building, Prof Anant, Kanekar Marg, Bandra (East), Mumbai - 400 051
Tel : 2658 5800, 2659 0405 / 1878, Fax : 022-2659 0457, E-mail : info@sra.gov.in

SRA/ENG/2823/S/PL/LOI

- Details of D.P. Remarks :- As per the D.P. Remarks vide n/oo. CHE/738/DFES/S dated 01.12.2014, the S.R. scheme under reference is Residential Zone & is not reserved for any public purpose.
- The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ Rs. 560/- (Suburb)/ Rs. 840/- (City) per sq.mt. in the Slum Rehabilitation Authority as per Circular no. 7B dated 10/08/2016 as decided by the Authority.
- The Developer shall hand over PAP tenements if any within three months after grant of OCC. The said PAP tenements as mentioned in salient features condition no.3 above be handed over to the Slum Rehabilitation Authority/MHADA/MCGM or any designated Govt. Authority for Project Affected Persons, each of carpet area 25.00 sq.m. free of cost. The PAP tenements shall be marked as a PAP tenement on front doors prominently. After completion of the building, PAP tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.
- The Amenity Tenements of Anganwadi as mentioned in salient features condition no.3 above shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per Circular No. 129. Welfare Centre, Society Office as mentioned in salient features condition no.3 above shall be handed over to the slum dwellers society to use for specific purpose only, within 30 days from the date of issue of OCC of Rehab/Composite bldg. handing over / Taking over receipt shall be submitted to SRA by the developer.
- The conditions if any mentioned in certified Annexure-II issued by the Competent Authority, it shall be complied and compliances thereof shall be submitted to this office in time.
- The Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.
- The Developer shall submit various NOCs including that from MOEF as applicable from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.
- The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of OC to 1st rehab building as mentioned below :-
Plot area up to 4000 sq.mt. → 36 months.
Plot area between 4001 to 7500 sq.mt. → 60 months.
Plot area more than 7500 sq.mt. → 72 months.
In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.

SRA/ENG/2823/S/PL/LOI

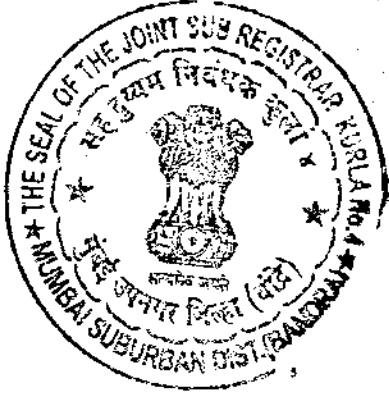
- The Developer shall register society of all Eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before issue of CC. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.
 - The Developer, Architect shall submit the duly notarized indemnity Bond of Rs.200/- non-judicial stamp papers indemnifying the Slum Rehabilitation Authority and its officers against any kind of dispute, accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or any others before IOA in a prescribed format.
 - The Developer shall not block existing access/easement right leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.
 - A) The Society/Developer/Architect shall display the copy of approved LOI and list of Annexure-II on the notice board of Society and/or in the urca at conspicuous place. The photo of such notices posted shall be submitted to concern Ex. Engineer (SRA) with in a period of two weeks from the date of this LOI.
B) That Developer/society shall give wide publicity by way of advertisement in a prescribed format for the approval of S. R. scheme at least in one local Marathi newspaper in Marathi script & English newspaper in English script and copy of such news papers shall be submitted to concern Ex. Engineer within two months from the date of LOI.
 - The IOA/Building plans will be approved in accordance with the modified Development Control Regulations and prevailing rules, policies and conditions at the time of approval.
 - The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
 - That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as maybe necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.
 - That you shall pay stamp charges to the MCOM authority as directed by Dy. Collector / Additional in Annexure -II.
- If applicant Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for

each building, in conformity with the modified D.C. Regulations of 1991 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

[Signature]
Chief Executive Officer
Municipal Corporation Authority

| | | |
|---|----|-----|
| CRQ (SRA) has signed the LOI on 23/2/2017 | | |
| 1672 | 88 | 900 |
| 2028 | | |





SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2823/S/PL/LOI
Date: 24 JAN 2020

1. **Architect** : Santosh Dubey of
M/s. Matrix,
702, Marathon Max,
Mulund Goregaon Link Road,
Mulund (west),
Mumbai.
2. **Developer** : M/s. Suyog Developers
702, Marathon Max,
Mulund Goregaon Link Road,
Mulund (west), Mumbai.
3. **Society** : Shiv Sai (SRA) Co. Op. Hsg. Soc. Ltd.
- Subject** : Issue of Revised LOI- Proposed Slum Rehabilitation Scheme on land bearing CTS No. 31/B(pt.), 32, 32/1 to 3, 33(pt.) & 34 of village Kanjur, Utarkarsh Nagar, Bhandup (w), S' Ward, Mumbai - 400 078.
- Ref** : SRA/ENG/2823/S/PL/LOI

Gentlemen,

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

This LOI issued in continuation with the earlier LOI issued under no. SRA/ENG/2823/S/PL/LOI dated 06/11/2017. It stands modified with respect to the conditions mentioned here in below:-

Administrative Building, Prof. Arant Kanekar Marg, Bandra (East), Mumbai - 400 051.
Tel.: 2656 5800, 2659 0405 / 1879, Fax: 022-2659 0457, Email: info@sra.gov.in

| Sr. No. | Amenity | Amenity handed over to |
|---------|------------------|---|
| 1 | Balwadi | Handed over to the women and child Welfare Department, Government of Maharashtra. |
| 2 | Society office | Handed over to the slum dwellers society. |
| 3 | Welfare Centre | Handed over to the slum dwellers society. |
| 4 | Women | Handed over to the slum dwellers society. |
| 5 | Entrepreneurship | Handed over to the slum dwellers society. |
| | Community Hall | Handed over to the slum dwellers society. |

4. That you shall get D. P. Road / set back land demarcated from A.E. (Survey)/ D.P. T & C department of M.C.G.M. and handed over to M.C.G.M. free of cost and free of encumbrances by transferring the ownership in the name of M.C.G.M. duly developed as per Municipal specification and certificate to that effect shall be obtained and submitted before obtaining C.C. for the last 25% of sale built up area approved in the scheme.
5. That you shall submit NOC/Remarks from office of Ch. Eng.(SWM)/DMC(SWM) for providing segregation centers/OWC's and transportation & deposition of C & D waste generated from site to designated land fill sites as per C & D waste management plan rule 2016.
6. That the developer shall ensure compliance of the provisions of building and other construction workers (Regulation and Employment and conditions of strikes, Act-1996 and submit documentation to that effect in order to comply the various orders of Hon'ble supreme court of India in 1A127961/2018 in SWM(e) No.(s)1/2015
7. That the work shall not carried out between 10.00 pm. to 6.00 am. only in accordance with rule 5A (3) of noise pollution (regulation & control) Rules 2000 & the provision of notification issued by Ministry of Environment & forest Department.
8. That the cognizance of Govt. Notification dtd. 28.08.2019 shall be taken & the conditions mentioned in the Notification to be followed scrupulously.

If applicant Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the Development Control and Promotion Regulations 2034 in the office of the undersigned.

Yours faithfully,

Sd/-
Chief Executive Officer
Slum Rehabilitation Authority

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

The salient features of the scheme are as under:

| Sr.No. | Description | Slum Plot |
|--------|---|------------------------------|
| 1 | Area of plot considered for the scheme | 2888.00 |
| 2 | Deductions for | |
| | road setback | 0.56 |
| | Total Deductions | 0.56 |
| 3 | Balance Area of Plot | 2887.44 |
| 4 | Total Area for FSI computation | 2887.44 |
| 5 | Minimum FSI to be attained as per clause 3.8 of 33(10) DCPR 2034 | Restricted to Sanctioned FSI |
| 6 | (a) Proposed built-up area of Rehab bldg. | 5392.11 |
| 7 | Rehab Component | 7029.54 |
| 8 | Sale Component 1:1 | 7029.54 |
| 9 | (b) Total Sale BUA permissible in situ | 7029.54 |
| 10 | Total Sale BUA proposed to be consumed in situ | 7029.54 |
| 11 | Total BUA sanctioned for the project (a+b) | 12421.65 |
| 12 | FSI permissible on plot (11/3) | 3.78 |
| 13 | Total BUA proposed to be consumed in situ | 12421.65 |
| 14 | Total FSI consumed in situ | 3.78 |
| 15 | TDR generated in scheme | Nil |
| 16 | No. of Tenements to be Rehabilitated Rehab unit - 149 Balwadi-01 Welfare Center -01 Society Office -01 Community Hall - 01 Women Entrepreneurship -01 | 153 Nos. |
| 17 | Provisional PAP (Resi. - 08 | 09 Nos. |
| 18 | Regular PAP (Resi. - 22) | 08 Nos. |

All other conditions mentioned in the earlier LOI dated 06/11/2017 are intact and the following additional condition shall be enforced:

- That you shall except the Composite component and sale component of Composite component while requesting BCC certificate respectively.
- The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit as per clause 9.1 Reg. 33(10) of DCPR 2034, and shall also pay Infrastructural Development charges 2% of Ready Reckoner prevailing on the date of issue of LOI per sq.mt. to the Slum Rehabilitation Authority as per Clause 9.2 Reg. 33(10) of DCPR 2034.
- The Amenity Tenements as mentioned in salient features condition no.3 shall be handed over within 30 days from the date of issue of OCC of Composite bldg. & handing over / Taking over receipt shall be submitted to SRA by the developer.

Copy to:

- Municipal Commissioner, MCGM.
- Collector Mumbai City/ Mumbai Suburban District.
- Assistant Commissioner, "S" Ward, M.C.G.M.
- Addl./Dy. Collector (Enc. & Rem.) Mumbai City/MSD etc. as applicable.
- Chief Engineer (Development Plan), M.C.G.M.
- H.E. of MCGM.
- I.T. Section (SRA), to publish this LOI on SRA website.

Yours faithfully,

Sd/-
for Chief Executive Officer
Slum Rehabilitation Authority

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

- 17) That the standby arrangement of generator/ alternative electric power supply requisite capacity shall be made in case of failure of electricity.
- 18) That all the cantilever projections shall be designed five times of load as per I.S. code 1990-2000. This shall be done in the column projecting beyond the existing O.H.V. etc.
- 19) That you shall be asked unless payment of advance for providing treatment at construction site to prevent epidemics like dengue, Malaria etc. is made by Insecticide officer of concerned ward office & provision shall be made as and when required by Insecticide officer for inspection of water tanks by spraying safe but stable ladder etc. & requirements as communicated by Insecticide office shall be complied.
- 20) That the structural members below the ground level shall be designed considering the effect of chlorinated water, sulphur water, seepage water etc. & any other possible chemical effect & due care while constructing the same will be taken. A completion certificate to that effect shall be insisted before granting further C.C. beyond plinth.
- 21) That you shall submit the Indemnity Bond indemnifying the Slum Rehabilitation Authority and its officers against any accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or any others before IOA.
- 22) That you shall incorporate necessary condition in sale agreement of sale flat owners that, they will not blame SRA for inadequate/sub standard sizes of rooms in future & the prospective buyers will be made aware of the same & no claims / damages / risks will be made against CEO(SRA) of the staff with regards to the same. A copy of sale agreement will have to be submitted before granting plinth C.C. to building u/ref.
- 23) That you shall incorporate necessary condition in agreement for sale of flat/represents that the sale building is constructed with deficient open space & the prospective buyers will be made aware of the same & no claims / damages / risks will be made against CEO(SRA) & its staff with regards to the same. A copy of sale agreement will have to be submitted before granting plinth C.C. to building u/ref.
- 24) That you shall project C.C.T.V. camera on site with its real time play/display on the basis at SRA office in co-ordination with I.T. officer (SRA).
- 25) That the C.C. shall be assessed as per relation Rehab BUA & P.R. policy as may be decided by SRA.
- 26) That the building and other space constructions in the scheme shall be discontinued after demolition of respective hutment and all the dues shall be paid & cleared by the developer in consultation of AE WW of concerned ward.
- 27) That you shall make payment in respect of the depreciated cost of any toilet block(s) existing in the slum plot to the Municipal Corporation of Greater Mumbai through Ch.E. (MSDP) / Ch.E.(SP) / Asst.

Commissioner of concerned Ward, as the case may be if the same is required to be demolished for development under SRA.

- 28) That the Rain Water Harvesting system should be installed/provided as per the direction of U.D.D., Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11 dtd.10/03/2005 and the same shall be maintained in good working conditions all the time, failing which penalty of Rs.1000/- per annum for every 100 sq.mt. of built-up area shall be levied.
- 29) That the slab of the U G Tank / fire fighting tank & top basement shall be design with "AA" class loading to bear the load of fire bridge vehicle.
- 30) That you shall not carry out work between 10.00 pm to 6.00 am as per Govt.notification.
- B. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE:**
- 1) That a plan showing the dimensions of the plinth and the available open spaces certified by the Architect shall be submitted and the same shall be got checked & certified by the concerned Sub Engineer (SRA).
 - 2) That the stability certificate for work carried out upto plinth level/split level shall be submitted from the Lic. Structural Engineer.
 - 3) That the quality of construction work of bldg. shall be strictly monitored by concerned Architect, Site supervisor, Structural Engineer, Third Party Quality Auditor and Project Management Consultant. The periodical report as regards to the quality of work shall be submitted by Architect along with test result.
 - 4) That you shall submit the P.R. Card with area mentioned in words duly certified by Superintendent of Land Records for amalgamated/sub-divided plots before requesting C.C. for last 25% of sale built up area.
- C. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE GRANTING O.C. TO ANY PART OF THE PROPOSED BUILDING.**
- 1) All the conditions of Letter of Intent shall be complied with before asking for occupation certificate of sale/composite building.
 - 2) The Building Completion Certificate in prescribed Performa certifying work carried out as per specification shall be submitted.
 - 3) That some of the drains shall be laid internally with C.I. pipes.
 - 4) That you shall developed the layout access/D.P. Road/setback land including providing streetlights as per the remarks/specifications MCGM. And submit the completion certificate from E.E. (Road Construction) as per the remarks.
 - 5) That the dustbin shall be provided as per requirement.

- 6) That carriage entrance over existing SWD shall be provided and charges if any for the same shall be paid to MCGM before requesting occupation.
- 7) That the surface drainage arrangement shall be provided in consultation with E.E. (SWD) as per the remarks and a completion certificate shall be obtained and submitted before requesting for occupation certificate.
- 8) That the requirements from the M.T.N.L./ Reliance Energy / concerned electric Supply Co. shall be complied and complied with before asking occupation permission.
- 9) That the Architect shall submit the debris removal certificate before requesting for occupation permission.
- 10) That 10'-0" wide paved pathway up to staircase shall be provided.
- 11) That the surrounding open spaces, parking spaces and terrace shall be kept open and unbuilt upon and shall be levelled and developed before requesting to grant permission to occupy the building or submitted the B.C.C. whichever is earlier.
- 12) That the name plate/board showing Plot No., Name of the Bldg. etc. shall be displayed at a prominent place.
- 13) That the N.O.C. from Inspector of Lifts, P.W.D. Maharashtra, shall be obtained and submitted to this office.
- 14) That the drainage completion Certificate from E.E. (S.P.) (P & D) for provision of septic tank/soak pit/STP shall be submitted.
- 15) That stability Certificate from Structural Engineer in prescribed Performa 'D' along with the final plan mounted on canvas shall be submitted.
- 16) That the single P.R. cards for the amalgamated plot shall be submitted.
- 17) That layout R.G. shall be developed as approved by SRA.
- 18) That the N.O.C. from the A.A. & C. 'S' Ward shall be obtained and the requisitions, if any shall be complied with before O.C.C.
- 19) That completion certificate from C.P.O. shall be submitted.
- 20) That you shall submit P.R. Card and CTS plan thereby clearly earmarking the rehab plot and sale plot and built up area as per the approved layout.
- 21) That the completion certificate from E.E. (T&C) of MCGM for parking shall be submitted.
- 22) That the completion certificate from Tree Authority of MCGM shall be submitted.
- 23) That you shall submit the receipt for handing over of buildable / non-buildable reservations before requesting full OCC of sale bldg.

- 24) That Extra water sewerage & charges shall be paid to A.E. W.W. 'S' of MCGM before OCC
- D. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE B.C.C.**
- 1) That certificate under Section 270A of B.M.C. Act. shall be obtained from H.E.'s department regarding adequacy of water supply
 - 2) That you shall have to maintain the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the Rehabilitation / Composite building.

NOTES:

1. That C.C. for sale building shall be controlled in a phasewise manner as decided by CEO (SRA) in proportion with the actual work of rehabilitation component as per Circular No. 98 & 104.
2. That no occupation permission of any of the sale wing/sale building/sale area shall be considered until Occupation Certificate for equivalent Rehabilitation area is granted.
3. That CEO (SRA) reserves right to add or amend or delete some of the above or all the above mentioned conditions if required, during execution of Slum Rehabilitation Scheme.

(Signature)
26/07/18
Executive Engineer-3
Slum Rehabilitation Authority

NOTES

- (1) The work should not be started unless objections _____ are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained for any shed to house and store for constructional purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional materials shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted alongwith the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
- (5) Water connection for constructional purposes will not be given until the hoarding is constructed and application is made to the Ward Officer of M.C.G.M. with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer of M.C.G.M. or his representative in words of M.C.G.M. atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been conserved on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks, mats, sand, preps, debris etc. should not be deposited over footpaths or public street by the owner/architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the compliance of abovesaid conditions is approved by this department.
- (9) No work should be started unless the structural design is submitted from LSE.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer (SRA) concerned and acknowledgement obtained from him regarding correctness of the open spaces dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation of Greater Mumbai will require time to consider alternative site to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division/Amalgamation under No. _____ should be adhered to and complied with.
- (13) No building/Drainage Completion Certificate will be accepted and water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the concerned Ex. Engineer of M.C.G.M. and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of concerned. Ex-Engineer of M.C.G.M. including asphaltting, lighting and drainage before submission of the building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in concrete having broken glass pieces at the rate of 0.125 cubic metres per 10 Sq.Mtrs below pavement.

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- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from existing drains before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.
- (20) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the Chief Engineer (SRA) is satisfied with the following :
 - (i) Specific plans in respect of evicting or rehousing the existing tenants on your plot stating their number and the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to vacate for the alternative accommodation in the proposed structure.
 - (iii) Plans showing the phased programme of construction to be duly approved by this office before starting the work, so as not to compromise the stage of construction, the Development Control Officer regarding open spaces, light and ventilation of existing structure.
- (21) In case of additional floor plan should be started during construction which will give rise to water leakage and consequent nuisance to the adjoining property of the plot below.
- (22) The bottom of the roof water storage tank should be finished level of the terrace shall not be more than 1 meter.
- (23) The work should not be started above the ground level unless the No Objection Certificate from the Civil Aviation Authority, where applicable, is obtained.
- (24) It is to be understood that the foundation should be excavated down to hard soil.
- (25) The positions of the chimneys and other structures in the building should be so arranged as not to necessitate the use of drains along the highway.
- (26) No new well, tank, pond, etc. should be dug or constructed without the previous permission in writing from the Chief Executive Officer of Urban Sanitation Authority.
- (27) All gully traps and open drains should be provided with the fitting mosquito proof covers as per relevant I. S. specifications.
- (28) No broken bottle should be fixed over boundary wall. The prohibition refers only to broken bottles & not to the use of plain glass for capping over compound wall.
- (29) If the proposed addition is intended to be carried out on old foundations and structures, you will do so at your own risk.


 26074
 Executive Engineer, (S.R.A.)

Annexure "3C"



No.: S/PVT/0122/20150526/17

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To,
M/s. Suyog Developers
4, Ground Floor, C-Wing,
Ravi apartment, S.L. Road,
Mulund (w), Mumbai - 400080.

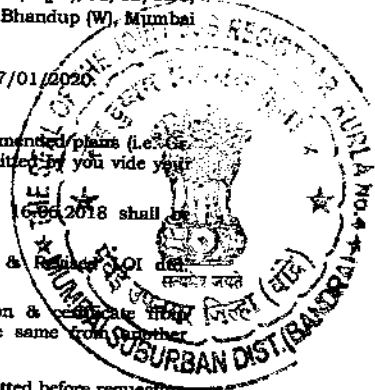
Sub: Amended IOA for the proposed Rehab building under Slum Rehabilitation Scheme on plot bearing CTS No.31/B(pt.), 32, 32/1to3, 33(pt.) & 34 of village Kanjur, Uttkarsh Nagar, Bhandup (W), Mumbai - 400 078 for Shivesai SRA C.H.S. Ltd.

Ref: Your application under no. 94/SOP/S, dated 27/01/2020.

Gentleman,

There is no objection to carry out the work as per amended plans (i.e. 33 (pt.) & Still (pt.) + 1st to 18th+ 20th (pt.) upper floors) submitted by you vide your letter under reference subject to the following conditions:

- 1) All the conditions of IOA dtd. 21/11/2017 & dtd. 06/06/2018 shall be complied with.
- 2) That all the conditions of LOI dtd. 06/11/2017 & Revised LOI dtd. 24/01/2020 shall be complied with.
- 3) That you shall submit the RCC design, calculation & peer review for the same from a licensed Structural Engineer & peer review for the same from another structural Engineer.
- 4) That the final plan mounted on canvas shall be submitted before requesting for O.C.C. permission.
- 5) That Puzzle/ Stack parking System shall be maintain by the Developer for the period of 10 yrs. for Rehab Building.
- 6) That you shall submit NOC from EE (T&C) MCGM for parking arrangement proposed.
- 7) That you shall submit NOC from CFO MCGM.
- 8) That you shall submit revised drainage layout.
- 9) That you shall submit undertaking to count required 03 numbers of parking spaces proposed in lieu of fungible compensatory FSI in Sale FSI if fungible FSI is not proposed/claimed in future.



Administrative Building, Prof. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.
Tel.: 2656 5800, 2659 0405 / 1879, Fax: 022-2658 0457, Email: info@sra.gov.in

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

Yours faithfully,

-s.d-

Executive Engineer- 3
Slum Rehabilitation Authority

Copy to:

- 1) Assistant Commissioner "S" Ward MCGM
- 2) A. A. & C. "S" Ward, 10/02/2020
- 3) H. E. of MCGM,
- 4) Architect :Shri. Santosh Dubey of M/s. Matrix.
702, Marathon Max, Mulund Goregaon Link Road,
Mulund (west), Mumbai - 400080.

seah
10-02-20
Executive Engineer- 3
Slum Rehabilitation Authority

Annexure "3c"



SLURM REHABILITATION AUTHORITY

No.: S/PVT/0122/20150526/AP/

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To,
M/s. Suyog Developers
4, Ground Floor, C-Wing,
Ravi apartment, S.L. Road,
Mulund (W), Mumbai - 400080.

Sub: Amended IOA for the proposed Sale building under Slum Rehabilitation Scheme on plot bearing CTS No.31/B(pt.), 32, 32/1to3, 33(pt.) & 34 of village Kanjur, Uttkarsh Nagar, Bhandup (W), Mumbai -400 078 for Shivasai SRA C.H.S. Ltd.

Ref: Your application under no. 1297/SOP/S dt. 01/09/2021

Gentleman,

There is no objection to carry out the work as per amended plans following "A" & "B" consisting of Lower Ground (part) + Upper Ground + 1st to 2nd (pt.) upper floors with height of 67.05 mtr.) submitted by you vide your letter under reference subject to the following conditions:

- 1) All the conditions of IOA dtd. 26/07/2018 & A.P. dtd. 18/07/2020 shall be complied with.
- 2) That all the conditions of LOI dtd. 06/11/2017 & Revised LOI 24/01/2020 shall be complied with.
- 3) That you shall submit the RCC design, calculation & certificate from a Structural Engineer.
- 4) That the final plan mounted on canvas shall be submitted hence request for O.C.C. permission.
- 5) That you shall comply all the condition mentioned in registered under before full OCC to building u/ref.
- 6) That you shall submit certificate from flat buyers who availed of benefits in stamp duty vide G.R. No.TPS-1820/AN-27/P.K.80/20/NV-13/ dt.14/01/2021 before OCC for building u/ref.

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

Yours faithfully,

Executive Engineer- 3
Slum Rehabilitation Authority



Administrative Building, Prof. Anant Kanekar Marg, Bandra (East), Mumbai - 400 061.
Tel.: 2656 5800, 2659 0405 / 1879, Fax : 022-2659 0457, Email: info@sra.gov.in

Copy to:

- 1) Assistant Commissioner "S" Ward MCGM
- 2) A. A. & C. "S" Ward,
- 3) H. E. of MCGM,
- 4) Architect: Shri. Santosh Dubey of M/s. Matrix.
702, Marathon Max, Mulund Goregaon Link Road,
Mulund (west), Mumbai - 400080.

Executive Engineer- 3
Slum Rehabilitation Authority

Annexure "3c"



SLUM REHABILITATION AUTHORITY

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| No.: S/PVT/122/20150526/A/S | १६९०० |
| Date: 07 Sep 2022 | २०२४ |

To,
M/s. Suyog Developers
4, Ground Floor, C-Wing,
Ravi apartment, S.L. Road,
Mulund (w), Mumbai - 400080.

Sub: Amended IOA for the proposed Sale building under Slum Rehabilitation Scheme on plot bearing CTS No.31/B(pt.), 32, 32/1to3, 33(pt.) & 34 of village Kanjur, Uttkarsh Nagar, Bhandup (W), Mumbai -400 078 for ShivaaiSRAC.H.S. Ltd.

Ref: Your application under no. 1056/SOP/S dt.26/06/2023.

Gentleman,

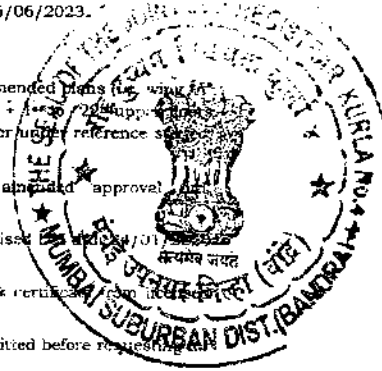
There is no objection to carry out the work as per amended plans (ie. plan for & "B" consisting of Lower Ground (part) - Upper Ground + 1st to 2nd floor with height of 67.05mtr.) submitted by you vide your letter under reference to the following conditions:

- 1) All the conditions of IOA dtd. 26/07/2018, amended approval 10/02/2020 & 12/10/2021 shall be complied with.
- 2) That all the conditions of L.O. dtd. 08/11/2017 & Revised L.O. dtd. 01/01/2022 shall be complied with.
- 3) That you shall submit the RCC design calculation & certificate by Structural Engineer.
- 4) That the final plan mounted on canvas shall be submitted before requesting O.C.C. permission.

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

Yours faithfully

-sd
Executive Engineer-3
Slum Rehabilitation Authority



Administrative Building, Prof. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.
Tel.: 2656 5800, 2269125800 / 1878, Fax : 022-2659 0457, Email: info@sra.gov.in

Copy to:

- 1) Assistant Commissioner "S" Ward MCGM
- 2) A. A. & C. "S" Ward,
- 3) H. E. of MCGM,
- ✓ 4) Architect: Shri. Santosh Dubey of M/s. Matrix,
702, Marathon Max, Mulund Goregaon Link Road,
Mulund (west), Mumbai - 400080.

[Signature]
Executive Engineer-3
Slum Rehabilitation Authority

ANNEXURE "4"

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(Details of Commencement Certificate and further revised/amended approvals)

1. Details of Commencement Certificate:

- i. The Slum Rehabilitation Authority ("SRA") has issued Commencement Certificate ("CC") bearing No. S/PVT/0122/20150526/AP/S dated 05th December, 2018 in respect of the Sale Building upto Plinth Level subject to terms and conditions stated therein and same is re-endorsed on 27th February, 2020.
- ii. The CC is further extended on 10th June, 2021 for upper ground plinth, 5th upper floors with brickwork & plaster and R.C.C. framework from 6th to 5th upper floors for Sale Building.
- iii. The CC is further extended on 20th October, 2021 for 6th to 8th upper floors with brickwork & plaster and R.C.C. framework from 16th to 17th upper floors for Sale Building and further extended on 3rd June, 2022 for Sale Building subject to the terms and conditions stated therein and revised/amended from time to time. A copy of revised/amended Commencement Certificate is annexed hereto as Annexure "4A".

2. Details of Amended IOA:

- i. The SRA has issued Amended IOA dated 10th February, 2020 bearing reference no. S/PVT/0122/20150526/AP/S and further amended IOA dated 5th August, 2021 for the Sale Building. The copy of the Amended IOA is annexed hereto and marked as Annexure "3C".

3. Details of Revised/Amended LOI:

- i. SRA has issued revised LOI bearing no. SRA/ENG/2823/S/PL/LOI dated 24th January, 2020 in favour of the Promoter. The copies of the LOI dated 6th November 2017 and revised LOI dated 24th January, 2020 are annexed hereto and collectively marked as Annexure "3A".

4. Covenants of Allottees:

- i. The Allottee/s shall not complain to SRA Administration for approving substandard size rooms in the building, building with deficient open spaces, mechanical light & ventilation, probable mechanized failure of mechanized parking provisions and the Allottee/s hereby indemnify the SRA & it's Officers against any probable dispute that may arise in future.
- ii. The Allottee/s shall not misuse the refuge area in future.
- iii. The Allottee/s have been informed and are aware of inadequate/sub-standard sizes of rooms. The Allottee/s agree that they shall not blame SRA for inadequate/sub-standard sizes of rooms in future and no claims/damages/risks will be made against CEO(SRA) & its staff with regards to the same.
- iv. The Allottee/s have been informed and are aware that, the building is constructed with deficient open space and no claims/damages/risks will be made against CEO(SRA) & its staff with regards to the same.
- v. The Allottee/s have been further informed that all common areas and passage shall be maintained as per approved plan and shall not be misused at any point.

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Details of Part Occupation Certificate/Occupation Certificate:

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1. SRA has issued a Part Occupation Certificate bearing no. S/PVT/0122/20150526/AP/S dated 29th April, 2024 for Sale Building on the terms and conditions stated therein. A copy of Part Occupancy Certificate (as amended from time to time) is annexed hereto and marked as Annexure "4B".



Dandurkar

Sharma

MARRATHI
THON



Sr. No. 033

SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400054

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM NO. 10)

05 DEC 2018

NO S/PVT/0122/20150526/AR/S

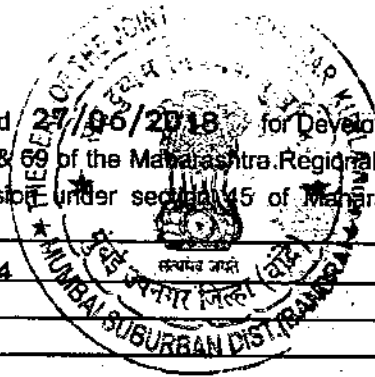
SALE BUILDING

COMMENCEMENT CERTIFICATE

To,
M/s. Suyog Developers
4, Ground Floor, C Wing,
Ravi Apartment, S.L.Road,
Mulund (W), Mumbai- 80.

Sir,

With reference to your application No. 3715 dated 27/05/2018 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. 31/B (pt), 32, 32/1 to 3, 33(pt), 34



of village Kanjur T.P.S No. _____
ward 'S' Situated at Utkarsh Nagar, Bhandup (W) Mumbai- 78

For SHIMSAI SRA CHS LTD.

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI

U/RNo. SRA/ENG/2823/S/PL/LOI

dt. 06/11/2017

IDA/U/RNo. S/PVT/0122/20150526/AP/S

dt. 26/07/2018

and on following conditions.

- The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management Plan.
- If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act. 1966.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if:-
 - 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.
 - 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.
 - 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.
- 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.D.Maha jan.

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 LevelFor and on behalf of Local Authority
The Slum Rehabilitation Authority

Seah
05.12.18
Executive Engineer (SRA)
FOR

CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

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S/PVT/0122/20150526/AP/S 27 FEB 2020



This C.C is re-endorsed as per approved amended plans dated


Executive Engineer
Slum Rehabilitation Authority

S/PVT/0122/20150526/AP/S 10 JUN 2021

This C.C is further extended from upper ground + 1st to 5th upper floors with brickwork & plaster and R.C.C framework only from 6th to 15th upper floors for sale building as per amended plans dated 10/02/2020.


Executive Engineer
Slum Rehabilitation Authority

S/PVT/0122/20150526/AP/S 20 OCT 2021

This C.C is further extended from 6th to 8th upper floors with brickwork & plaster and R.C.C framework from 15th to 17th upper floors for sale building as per approved amended plans dated 12/10/2021.


Executive Engineer
Slum Rehabilitation Authority

S/PVT/0122/20150526/AP/S 03 JUN 2022

This C.C. is further extended from 9th to 17th upper floors with Brick work & Plaster and R.C.C. frame work only from 18th to 21st(pt.) upper floors including L.M.R. & O.W.H.T. of sale building as per approved amended plans dtd. 12/10/2021.


Executive Engineer
Slum Rehabilitation Authority
28 OCT 2023

S/PVT/0122/20150526/AP/S

This C.C is further granted for brickwork from 18th to 21st (pt) upper floors & regular C.C (i.e including RCC framework & brickwork plaster etc for 21st (pt) & 22nd floor including LMR & OHT of sale bldg as per approved amended plans dated 04/09/2023.


Executive Engineer
Slum Rehabilitation Authority

**MUNICIPAL CORPORATION OF GREATER MUMBAI
MUMBAI FIRE BRIGADE**

Office of
The Fire Officer
Municipal Corporation of Greater Mumbai
Mumbai Fire Brigade
Municipal Corporation of Greater Mumbai
Mumbai Fire Brigade

No. : FSIHR/R/44
Date: 24.09.18

Sub: Requirement letter stipulating fire protection and fire fighting requirements for the high rise proposed sale residential building under S.R. Scheme on plot bearing C.T.S. No. 31/B(pt.), 32, 32/1 to 3, 33(pt.) & 34 of Village Kanjur, Ulkarsha Nager, Bhandrup (West), Mumbai.

Ref: i) Letter from M/s. Matrix, Architects dated 25.07.2018.
ii) MFPB No. HR/R-VI/44 dated 30.07.2018
iii) Corrected plans submitted on 24.09.2018

S.R.(S.R.A.)

This is a proposal of development under S.R. Scheme 33(10) of DCR 1991 for the proposed construction of high rise sale residential building comprising of a common Basement (Part) + common Ground floor for stilt thereafter building is divided into two wing, wing A & wing B having 1st floor to 22nd upper floors for residential with a total height of 69.15mtrs. from general ground level up to terrace level.

THE FLOOR-WISE USER OF EACH WING ARE AS UNDER:

| Floors | Users | |
|---|--|--|
| | Wing 'A' | Wing 'B' |
| Basement | Car parking by way of 06.00 wide ramp and pump room | |
| Ground floor | Meter room + part stilt for stack/horizontal car parking + Scooter parking + entrance lobby | |
| 1 st floor | 1 no Fitness center + 01 no. Society office + 5 nos. flat | 1 no Fitness center + 05 nos. flat |
| 2 nd floor to 7 th floor, 9 th floor to 14 th floor, 16 th to 22 nd floor | 7 nos. of flats on each floor | 7 nos. of flats on each floor |
| 8 th floor & 15 th floor | 5nos. of flats on each floor & refuge area | 5nos. of flats on each floor & refuge area |

THE DETAILS OF STAIRCASES

| Wing | Staircase description | Width of staircase | Nos of staircase | Open/ Enclosed |
|----------|---------------------------------|--------------------|------------------|----------------|
| Wing 'A' | Leading from ground to terrace. | 1.50 mtrs | 01 no | Enclosed |
| Wing 'B' | Leading from ground to | 1.50 mtrs | 01 no | Enclosed |

machine room & in electric shaft at every floor level with response indicator.
iv) During construction stage and prior to final occupation party agreed to comply with additional requirements stipulated by Mumbai Fire Brigade Officer if any in future.

In view of above, as far as this department is concerned, there is no objection from fire safety point of view for the proposed construction of high rise sale residential building having a common Basement (Part) + common Ground floor for stilt thereafter building is divided into two wing, wing A & wing B having 1st floor to 22nd upper floors for residential with a total height of 69.15mtrs. from general ground level up to terrace level, as per the details shown on the enclosed plans, signed in token of approval, subject to satisfactory compliance of the following requirements:

- ACCESS:**
 - There shall be no compound wall on both the road sides.
 - Joint open space between building shall be free from any encumbrances.
 - However removable bollards with link chain may be permitted.
 - All access & fire tender access should be free of encumbrances.
 - Courtyard shall be flushed with the road level.
- PROTECTION TO STRUCTURAL STEEL:**
 - All the structural steel members i.e. columns, beams etc., shall be protected with the 02 hours fire resisting materials and methods as stipulated under IS 1942-1960 as application for residential building.
 - A certificate to that effect that the fire resistance protection has been provided as above shall be furnished from the Structural Engineer as the time of application for occupying the building.
- COURTYARDS/OPEN SPACES:**
 - The available courtyards/ open space, on all the sides of the building shall be paved, suitably to bear the load of fire engines weighing upto 48 m. tones each with point load of 10 kgs./sq. cms.
 - The courtyards shall be kept free from obstruction at all times.
 - All the courtyards shall be in one plane and it shall be clear of any obstructions including tree.
- STAIRCASE:**
 - The flight width of staircases shall be maintained as shown in the enclosed plans.
 - The layout of staircases shall be enclosed type as shown in the plan throughout its height and shall be approached (gained) at each floor level at least two hours fire resistant self closing door (45 mm. thickness) placed in the enclosed wall of the staircase.
 - Externally located staircases adequately ventilated to outside air.
 - Openable sashes or R.C.C. grills with clear opening of not less than 0.5 sq.mtrs. per landing on the external wall of the staircase shall be provided.
 - No combustible material shall be kept or stored in staircase / passage.

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All the staircases of are enclosed type. The staircase is internally located & ventilated to outside air through open to sky duct & rest of the staircase is externally located & adequately ventilated to outside air.

THE DETAILS OF LIFTS

| Wing | Lifts Type | Profile | Nos. of lifts |
|----------|----------------|--|---------------|
| Wing 'A' | Passenger lift | One Leading from ground to top floor & another leading from basement to top floor. | 02 Nos. |
| Wing 'B' | Passenger lift | One leading from ground to top floor & another leading from basement to top floor. | 02 Nos. |

One of the lift shall be enclosed lift as per norms. Lift lobbies & common corridor at each floor level shall be open to outside air through open to sky duct at the top of the plan.

REFUGE AREA:

Refuge area common for all the wings under.

| Wing | Refuge floor | Area in sq. mtrs. | At the height of refuge floor in mtrs. |
|--|-----------------------|-------------------|--|
| Wing A & common | 8 th floor | 96.2 | 25.65 |
| In addition to the refuge area of the building shall be created as refuge area. Excess Refuge area amount 4% shall be provided in F.S.I. | | | |

OPEN SPACE:

The plot abuts on 13.40 mtrs. wide existing road on South side. The open spaces around the building are as under.

| Sides | From building to compound at ground level |
|-------|---|
| North | 13.81 mtrs joint open space between rehab building. |
| South | 06.00mtrs |
| West | 11.00 mtrs to 11.02 mtrs |
| East | 10.89 mtrs to 16.14 mtrs |

The proposal has been considered favorably in view of the facts that:

- This is a proposal sale building of development under S.R. Scheme 33(10) of DCR 1991.
- Automatic sprinkler system shall be provided in each habitable room on each floor level, in lift lobbies & common corridor at each floor level, in fitness centre, society office as well as in car parking area in basement as well as on ground floor.
- Automatic smoke detection system shall be provided in lift lobby & common corridor at each floor level, each electric meter room & lift

Terrace Staircase:

- The staircase door shall be provided in the following manner;
- The top half portion of the doors shall be provided with louvers.
 - The latch- lock shall be installed from the terrace side at the height of not more than 1mtr.
 - The glass front of 6 inch diameter with the breakable glass shall be provided just above the latch lock, so as to open the latch in case of an emergency by breaking the glass.
 - The door shall either be fitted with magnetic lock connected to console & detection system or shall be synchronised with fire detection and alarm system.

5. CORRIDOR / LIFT LOBBY:

- Corridor / lift lobby at each floor level shall be naturally ventilated.
- The common corridor / lift lobby at each floor level shall be kept free from obstructions at all times.
- Proper signages for way to staircase, escape routes, staircase, floor nos. etc. shall be provided at each floor of building.
- Portable lights / insla lights shall be provided at strategic locations in the staircase and lift lobby

6. STAIRCASE AND CORRIDOR LIGHTINGS:

- The staircase and corridor lighting shall be on separate circuits and shall be independently connected so that they could be operated by one switch installation on the ground floor easily accessible to fire fighting staff at any time irrespective of the position of the individual control of the light points, if any.
- Staircase and corridor lighting shall also be connected to alternate supply.
- Double throw switches should be installed to ensure that lighting in the staircase and the corridor do not get connected to two sources of supply simultaneously. A double throw switch shall be installed in the service room to terminate the stand-by supply.
- Emergency lights shall be provided in the staircases/corridors.

7. FLAT ENTRANCE, KITCHEN DOOR & EXIT / ENTRANCE STAIRCASE

- Flat entrance if any shall be of solid core having fire resistance of not less than one hour (solid wood of 45 mm thickness.)
- The fire resistance rating for staircase F.R.D., Lift lobby / protected lobby & the lift doors as per N.B.C. provisions.

8. ELECTRIC CABLE SHAFTS, SERVICES & METER ROOM:

- Electric cable shaft shall be exclusively used for electric cables and should not open in staircase enclosure.
- Inspection doors for shaft shall have two hours fire resistance.
- Electric shaft shall be sealed at each floor level with non combustible materials such as vermiculite concrete. No storage of any kind shall be done in electric shaft.
- Electric wiring/ cable shall be non-toxic, non-flammable, low smoke hazard having copper core / fire resistance for the entire building with provision of ELCB/MCB.

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Electric power supply shall be provided at location marked on the plan. It shall be adequately ventilated & easily accessible.

- v) Low and medium voltage wiring, including in conduit and in false ceiling should run in separate conduits;
- vi) Water lines, telephone lines, intercom lines, gas pipes or any other service line should not be laid in the shaft for electrical cables; use of bus bars for rising wires instead of cables is preferred.
- vii) Preferably bus bar system shall be installed from ground to all upper floors main supply.
- viii) Separate circuits for firefighting pumps, lifts, staircases and corridor lighting and blowers for pressurizing system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fuse in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil removed.
- ix) Master switches controlling essential service circuits shall be clearly labeled.
- x) Automatic Smoke detection system incorporate with response indicator shall be installed in electric duct in each floor.

9. FALSE CEILING IS PROVIDED
False ceiling if provided in the building shall be of non combustible material. Similarly, the suspensions of the false ceiling shall be of non combustible material.

10. MATERIALS FOR INTERIOR DECORATION / FURNISHING
The use of materials which are combustible in nature and may spread toxic fumes should not be used for interior decoration / furnishing, etc.

- 11. LIFTS (for each wing)**
- A. FIRE RESISTANT LIFT**
- i) Walls enclosing lift shaft shall have a fire resistance of not less than two hours.
 - ii) Shafts shall have permanent vent of not less than 0.2 sq. mtrs in clear area immediately under the machine room.
 - iii) Landing doors and lift car doors of fire lifts shall be of steel shuttered with fire resistance of not less than 1 hr. collapsible shutter shall be permitted.
 - iv) One of the lift shall be converted into fire lift and shall be as per specifications laid down under the regulations, a toggle switch shall be provided to this lift for the use of Firemen.
 - v) Threshold of non combustible material shall be provided at the entrance of each landing door.

- B. FIRE LIFT:**
- i) Walls enclosing lift shafts shall have two hours fire resistance.
 - ii) The shafts shall have permanent vent equal 0.2 sq.mtr. clear area under the Lift Machine room.
 - iii) Landing doors and lift car doors shall be of steel shuttered type with one hour fire resistance. No collapsible shutters shall be permitted.
 - iv) To enable fire services personnel to reach the upper floor with the minimum delay, one fire lift shall be provided and shall be available for the

- iii) The parking area shall not be used for dwelling purpose & repairing / maintenance purpose, at any time. Dwelling use of naked light/flame, repairing / maintenance of vehicles shall be strictly prohibited in the parking area.
- iv) Repairing / servicing of cars, use of naked light shall not be permitted in the car parking areas.
- v) The drive way shall be properly marked & maintained unobstructed.
- vi) The Automatic Sprinkler System provided to the entire car parking area connecting every car.

- A. STACK CAR PARKING:**
- i. Structural design: The SA-FAMCP shall be constructed of structural steel construction.
 - ii. Vertical deck separation For SA-FAMCP having multi-car parking level, vertical separation between the upper & lower decks by using the non-perforated and noncombustible materials. (Structural steel plate) shall be provided. This is to minimize direct impingement of flame to the car in the upper deck and also to prevent dripping of any possible leaking fuel to the lower deck.
 - iii. Elements of the stacked car parking structure shall have 1 hr. fire resistance.
 - iv. Each car parking deck shall have 1 hr. fire resistance.
 - v. Parking area shall be accessible by trained staff when carrying out the maintenance work.
 - vi. The parking system is to be ceased during the maintenance operation.
 - vii. Stack car parking shall be protected with Automatic sprinkler system connecting every car.

14. FIRE FIGHTING REQUIREMENTS:

A) UNDERGROUND WATER STORAGE TANK: (common for both wings)

An underground water storage tank of 2,00,000 liters capacity shall be provided as per design specified in the rules with baffle wall and fire brigade collecting breaching. The layout of which shall be got approved from H.E.'s department prior to erection. The tanks shall be connected to sprinkler system.

The tank shall be provided in such a manner that its manholes are accessible to fire appliances and depth of the tank from manhole level shall not be more than 7 mtrs. The tank shall be flushed with the courtyards and the roof slab of the tank shall be reinforced suitably to bear the load of fire engines weighing up to 48 m. tones each with a point load of 10 kgs./sq. cms.

B) OVERHEAD WATER STORAGE TANK:(each wing)

Another tank of 30,000 liters capacity shall be provided on each staircase shaft above terrace level. The design and layout shall be got approved from H.E.'s Department prior to erection. This tank shall be connected to the wet riser through a booster pump through a non-return valve and gate valve.

M. K. Singh
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- exclusive use of the firemen in an emergency and the directly accessible to every dwelling of each floor.
- v) The lift shall have a floor area of not less than 1.4 sq. mtrs. with a minimum dimension of 1.12 mtrs. It shall have loading capacity of not less than 545 k.g. (8 persons lift) with automatic closing doors.
- vi) There shall be an alternate electric supply of an adequate capacity apart from the normal electric supply the building and the cables run in a route safe from fire, i.e. within the lift shaft. In case of failure normal electric supply, it shall automatically trip over to alternate supply.
- vii) The operation of fire lift should be by a simple toggle or two button switch situated in glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will become inoperative and the lift will be on car control only or on priority control device. When the switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.
- viii) The words 'Fire lift' shall be conspicuously displayed in fluorescent paint on the lift landing door at each floor level & threshold of non combustible material shall be provided at the entrance of each landing door.

12. BASEMENT: (Common)

- 1) The basement slab forming part of the courtyard shall be designed suitably to bear the load of the fire engine weighting up to the 48 m. tones with point load of 10 kg / sq.cms.
- 2) The staircase has been proposed for ingress & egress to the basement from ground floor. The staircase shall be totally enclosed type complying with the provisions of N.B.C. & as per D. C. Regulations.
- 3) The basement shall be used for parking purposed only.
- 4) The staircases shall be provided with self-closing fire resisting doors of at least 02 hours resistance.
- 5) Entry from the basement areas through the staircases shall be granted through 02 hours fire resistance doors of self-closing type placed in the enclosed walls of the staircases.
- 6) Natural ventilation to the basement shall be provided through the duct or ventilation shafts etc., as shown on the plans.
- 7) The basement shall be properly lighted. The escape route shall be lighted to have a minimum luminance of 2.5 lux.
- 8) Suitable signage shall be provided in the basement showing 'Exit Direction', 'Way To Exits' etc.
- 9) Cut off lobby, Staircase, common passage & escape route of the entire building shall be painted with fire retardant paint.
- 10) A.B.C. Type B.I.S. marked Portable Fire Extinguishers having capacity of 09 kgs. each, as per BIS:2190 of 1992 & sand buckets filled with cleaned sand shall be kept at prominent place in basement premises.

13. CAR PARKING:

- i) Car parking shall be permitted in the designated area. Drainage of the car parking area of all the levels shall be laid independent from that of the buildings & it shall be provided with catch pit & fire trapped before connecting the building drainage or Municipal drainage.
- ii) Drainage of the car parking areas at all the levels shall be so laid as to prevent any overflow in the staircase, lift shaft etc.

C) WET RISER:(for each staircase)

A Wet Riser cum down corner of G.I. 'C' class of 15 cms. Dia. shall be provided in the duct adjoining the lobby with double hydrant outlet and hose reel on each floor in such a way as not to deduct the width of the corridor. Pressure reducing discs or orifices shall be provided at lower level so as not to exceed pressure of 5.5 kgs./sq.cms.

D) FIRE SERVICE INLET :-

- i) A fire service inlet on the external face of the building near the tank directly fronting the courtyards shall be provided to connect the mobile pump of the fire service independently to (a) The wet riser & (b) sprinkler system.
- ii) Breeching connection inlet shall be provided to refill U.G. tank.
- iii) Operating switches of fire pumps shall be also provided in glass fronted boxes at ground floor.

E) AUTOMATIC SPRINKLER SYSTEM :

- i) Automatic sprinkler system shall be provided in entire building including each habitable room of each flat, society office, in lift lobby, and common corridor and in car parking area in the basement as well as on ground floor.
- ii) The automatic sprinkler system shall be installed as per the standard laid down by N.B.C. and relevant I.S. Specification.

F) AUTOMATIC SMOKE DETECTION SYSTEM :

Automatic smoke detection system shall be provided in electric meter room, fitness centre, lift machine room & in electric shaft at every floor level with response indicator; same should be connected to main console panel on ground floor level, as per IS specification as per IS specification.

G) FIRE PUMP, BOOSTER PUMP, SPRINKLER PUMP AND JOCKEY PUMP:

- i) Wet-riser shall be connected to a fire pump at ground level of capacity of not less than 2400 liters/min. capable of giving a pressure of not less than 3.2 kgs/ sq. cms. at the top most hydrant.
- ii) Booster pump of 900 liters/min. capacity giving a pressure of not less than 3.2 kgs/ sq. cms. at the top most hydrant out let of the wet-riser shall be provided at the terrace level.
- iii) Sprinkler pump of suitable capacity along with jockey pump shall be provided for automatic sprinkler system.
- iv) Electric supply (normal) to these pumps shall be independent circuit.
- v) Operating switches for booster pumps shall be also provided in glass fronted boxes in lift lobbies at ground floor.
- vi) The pumps shall be surface mounted type or vertical turbine mounted type and not submersible type.

H) EXTERNAL HYDRANTS:

Courtyard hydrants shall be provided at distance of every 30.00 mtrs all around the building each within the confines of the site of the wet riser-cum-down corner. Hose box with two non percolating ISI marked hoses (length not less than 15 mtrs) & branch shall be equally distributed on ground floor near the hydrant outlet as well as on each floor.

- I) **ALTERNATE SOURCE OF POWER SUPPLY:**
An alternate source of LV/RV supply from a separate substation or from a diesel generator with appropriate changeover over switch shall be provided for fire pumps, booster pump, sprinkler pump, jockey pump, staircase and corridor lighting circuits and fire alarm system, detection system, public address system, voice evacuation system etc. It shall be housed in separate cabin.
- J) **PORTABLE FIRE EXTINGUISHERS:**
i) One dry chemical powder type fire extinguisher of 9kgs capacity having I.S. certification mark and two bucket filled with dry clean sand shall be kept in electric meter room as well as in lift machine room.
ii) One dry chemical powder type fire extinguisher of 6kgs. capacity having I.S. certification mark shall be kept on each floor level & refuge area.
- K) **FIRE FIGHTING REQUIREMENTS AT THE CONSTRUCTION STAGE OF BUILDING:**
Following fire protection arrangement shall be provided with the following fire protection measures shall be provided & same shall be maintained in good working condition at all the times.
a) Dry riser of minimum 10 cm diameter pipe with hydrant outlets on the floor constructed with fire service inlet to boost the water in the dry riser & maintenance should be in accordance with good practice.
b) Drums of 2000 litre capacity filled with water & two fire buckets shall be kept on each floor for every 100 sq. mtrs area.
c) Water storage tank of minimum 20,000 litres capacity shall be kept at site ready to use in case of emergency, which may be used for other construction purpose also.
- L) **PUBLIC ADDRESS SYSTEM:**
The entire building shall be provided with the public address system in common areas with main control panel at ground floor reception area.
- M) **FIRE ALARM SYSTEM:**
The building shall be provided with manual fire alarm system with main control panel at ground floor level and pull-boxes and hooters at each upper floor level. The layout of fire alarm system shall be in accordance with I.S. specification.
- N) **PANEL BOARD OF FIRE FIGHTING SYSTEM:**
Fire alarm system, public address system, alternate supply, etc. panels shall be installed on ground floor & which shall be manned 24 hrs.
- O) **SIGNAGES:**
Self-glowing/fluorescent exit signs in green color shall be provided showing the means of escape for the entire building.
15. **FIRE DRILLS / EVACUATION DRILLS:**
Fire Drills and evacuation drills shall be conducted regularly in consultation with Mumbai Fire Brigade and log of the same shall be maintained.

M/s. Matrix Architects

20/08/2018

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16. **TRAINED OCCUPIER / STAFF:**
The trained security / Occupier having basic knowledge of firefighting & fire fighting installation shall be provided / posted in the building. They will be responsible for the following:
a) Maintenance of all the first aid firefighting equipments, fixed installations & other firefighting equipments / appliance in good working condition at all times.
b) Imparting training to the occupants of the building in the use of firefighting equipment provided on the premises & kept them informed about the fire & other emergency evacuation procedures.
17. **REFUGE AREA:**
Refuge area has been provided on 3rd, 15th of each wing as shown in plan shall be conforming to the following requirements:
i) Manner of refuge area:
a. The refuge area shall be so located that it shall preferably face the wider open space of the building.
b. The refuge area shall be provided with railing / parapet of 1.20 mt.
c. The refuge area shall have a door which shall be painted or fixed with a sign in luminous paint mentioning "REFUGE AREA".
d. The lift/s shall not be permitted to open into the refuge areas.
e. The refuge area provided within building line shall be accessible from common passage/ staircase.
ii) Use of refuge area:
a. The refuge area shall be reserved exclusively for the use of occupants as temporary shelter and for the use of Fire Brigade Department or any other organization dealing with fire & other emergencies when occur in the building and also for exercises/ drills conducted by the Fire Brigade Department.
b. The refuge area shall not be allowed to be used for any other purpose and it shall be the responsibility of owner/occupier to maintain the same clean and free from obstructions and encroachments at all times.
iii) Facilities to be provided at refuge area:
Adequate emergency lighting facility shall be provided.
iv) Terrace floor as a refuge floor:
The necessary facilities such as emergency lighting, drinking water etc shall be provided. b. The access door/s from the enclosed staircase/s to the terrace floor shall have louvers at top half portion of the door. The entrance doors to the terrace shall be painted or fixed with sign painted in luminous paint mentioning "REFUGE AREA".
v) Excess refuge area (above 4%) shall be counted in FSI.

The party has already paid the scrutiny fees of Rs.492500/- vide Receipt No. 1029868 SAP Doc. No 1003379167 Dated 30/08/2018 on the gross built-up area of 10260.00 Sq. Mtrs. as certified by the Architect.

However, E.E.(S.R.A.) is requested to verify and inform this office, if found to be more, for the purpose of levying additional capitation fees.

Notes for E.E.(S.R.A.) and Architect:

- i) The area calculation shown in the enclosed plan shall be checked by the E.E.(S.R.A.).
- ii) The fire fighting installation shall be carried out by approved licensed agency.
- iii) E.E.(S.R.A.) shall verify the proposal in context with Hon. M.C.'s circulars issued u/n. Ch.E./32543/DP-Gen dated 24/02/2015 & u/no. Ch.E./34194/DP-Gen dated 10/03/2015 and verify the compliance as per the above said circulars. If the same is not complied with, this proposal shall be referred back to this department for issuing fresh NOC.
- iv) If any matter of requirement letter violate DCR 1991 then this requirement letter shall be refer back to this department with remarks.
- v) There shall be no tree located in compulsory open spaces.
- vi) This requirement letter is issued without prejudice to legal matters pending in court of law, if any.
- vii) No any addition/alteration shall be done in the structure of the building without the previous consent of all the concerned/occupier as per the provision of Section 7 of MOPA.
- viii) This requirement letter is issued only from Fire Protection & Fire-Fighting requirements point of view & issued on the request letter from M/s. Matrix, Architects but not given approval to any unauthorized /illegal construction. Any unauthorized or legal matter shall be cleared by Owner/ Occupier/ Developer/ Architects etc.
- ix) The width of the abutting road/Access road, open spaces mentioned in this requirement letter is as per plans submitted by the Architect, attached herewith. These parameters shall be verified by E.E.(S.R.A.) before granting any permission (I.O.A./C.C./further C.C.). If found any contradictions, the proposal shall be referred back to this department.
- x) This requirement letter is issued for the proposed building from fire risk / fire safety point of view only. Approval of this plan does not mean in any way of allowing construction of the building. It is the Architect/Developers responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.
- xi) This requirement letter is issued from fire risk/fire safety point of view only. The schematic drawings/plans of Sprinkler system, smoke detection System, wet riser system, Public Address system etc. shall be got approved from CFO prior to installation.
- xii) Necessary permission for any licensable activity shall be obtained from concerned department & S.R.A. / C.F.O.'s department till then shall not be allowed to use.
- xiii) The area size to consult with MEP Consultant for the sprinkler system, detection system, fire alarm system, wet riser system, public address system, electrical duct, etc. to be verified & examine.
- xiv) Architect has directly submitted document and plans to this Department for obtaining requirement letter but all the documents & plans should be scrutinized by E.E. S.R.A and get it conformed, if anything wrong, refer back to this Department and Actual width of Access Road in layout shall be scrutinized.
- xv) As this dept. is issuing requirement letter as per request from M/s. Matrix, Architects & plans are directly submitted to this department but not

scrutinized by your department prior to submission. One copy of requirement letter forwarded to you as competent authority for further approval & one copy to M/s Matrix, Architects but after your approval this department shall be intimated that whatever action is taken in this regards i.e. approval/rejection/ pending shall be intimated to this department with remarks. If no intimation is received to this department then it will be considered as authority is not willing to intimate this department. No any deviation is allowed by this department.

Copy to: M/s. Matrix, Architects, Architect, Mumbai

SA
Dy. Chief Fire Officer
Mumbai Fire Brigade

Dy. Chief Fire Officer
Mumbai Fire Brigade

M/s. Matrix Architects

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SLUM REHABILITATION AUTHORITY

No. S/PVT/0182/20150526/AP/S

Date: 09 APR 2024

Part Occupation Certificate as per Reg. 11(7) of DCPR 2034 & Annex 20

To,
M/s. Suyog Developers.
4, Ground Floor, C-Wing,
Ravi apartment, S.L. Road,
Mulund (w), Mumbai - 400080.

Sub: Part O.C. of Sale building for proposed Slum Rehabilitation Scheme u/s 33(10) of DCPR 2034 on land bearing C.T.S. No. 31/B(pt.), 32, 32/1to3, 33(pt.), 34 of village Kanjur, Utakarsh Nagar, Bhandup (w), 'S' Ward, Mumbai - 400 078. For Shivsai SRA CHS Ltd.

Ref.: Your Architect's letter u/no. 1956/SOP/S dt. 12/12/2023.

Gentlemen,

With reference to the above, I have to inform you that, the permission to occupy the stilt (pt.) for Parking's + 1st to 22nd upper floor in Sale Building is partly completed under the supervision of Architect Shri. Santosh Dubey of M/s. Matrix (registration No. CA/2004/33133), Consulting Structural Engineer Shri. Achyut Watave (Reg. No. STR/W/10, Site Supervisor Shri. Kishor Raorane (License No. R/43/SS-1) and shown in red colour in the plans submitted by you on 12/12/2023 is hereby granted subject to the following conditions;

1. That the balance LOI & IOA conditions shall be complied with before asking full OCC to Sale building in S.R. Scheme.
2. That you shall develop the layout paved R.G. before asking Full OCC to Sale building.
3. That you shall submit full completion certificate for SWD before asking full occupation permission to Sale building.
4. That you shall take adequate precaution for safety while carrying out balance work in scheme.
5. That you shall pay all dues of BMC/SRA & other authorities.

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One set of plans of Sale building is returned herewith as token of approval.

Note: This permission is issued without prejudice to action under M.R. & T.P.

Yours Faithfully,

Executive Engineer-III
Slum Rehabilitation Authority

मालमत्ता पत्रक

विषयसंबंधी - कांठूर
 न.प.स. नं. ११११
 न.प.स. नं. ११११
 न.प.स. नं. ११११
 न.प.स. नं. ११११

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 न.प.स. नं. ११११



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विषयसंबंधी - कांठूर
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 न.प.स. नं. ११११
 न.प.स. नं. ११११

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 न.प.स. नं. ११११
 न.प.स. नं. ११११

| क्र.सं. | विवरण | वै.सं. | मूल्य (₹) किंवा मूल्य (₹) | विवरण |
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| १/११/११११ | ... | ... | ... | ... |
| २/११/११११ | ... | ... | ... | ... |
| ३/११/११११ | ... | ... | ... | ... |
| ४/११/११११ | ... | ... | ... | ... |
| ५/११/११११ | ... | ... | ... | ... |

मालमत्ता पत्रक

दिनांक - २०२४
 क्रमांक - १२३४
 पृष्ठ - १००

मालमत्ता पत्रक

मालमत्ता पत्रक

दिनांक - २०२४
 क्रमांक - १२३४
 पृष्ठ - १००

मालमत्ता पत्रक

विवरण - [विवरण यहाँ]

पंजीकृत

| दिनांक | विवरण | प्रति मासिक | वर्षावधि (५०) | विवरण |
|--------|----------------|-------------|---------------|-------|
| २०२४ | मालमत्ता पत्रक | | | |

| दिनांक | विवरण | प्रति मासिक | वर्षावधि (५०) | विवरण |
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| २०२४ | मालमत्ता पत्रक | | | |
| २०२४ | मालमत्ता पत्रक | | | |
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मालमत्ता पत्रक

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| करल ४ | | |
| १६३२ | ७० | १८८८ |
| PRASANNA S. TARE B. Com, LL.B. Chartered Accountant | | |

CHINA, Amer Court, West Kurla, Mumbai - 400 080
Call: 9869452399, 9869452398. Email: prasanna.j@prasantare.com

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B. Com, LL.B.
Advocate High Court, Mumbai

TITLE CERTIFICATE

To,
Suyog Developers,
4, Ground Floor, C-Wing,
Ravi Apartment, S. L. Road,
Mulund (West) Mumbai - 400 080.

Re: All that piece and parcel of land bearing Survey No.125/13(Part) corresponding to CTS No. 31/B admeasuring about 572.60 Square meters, Survey No. 123/2 corresponding CTS Nos. 32, 32/1 to 32/3 admeasuring about 663.20 Square meters, CTS No 33 (part) admeasuring about 2013.40 square meter and CTS No. 34 admeasuring about 38.90 square meter or thereabouts aggregating to 3288 square meter situate, lying and being in the revenue Village of Kanjur, Taluka Kuria, within District and Sub-District of Mumbai and Mumbai Suburban at Uttkarsh Nagar, Bhandup (West) and more particularly described in the Schedule hereunder. (hereinafter referred to as "Said Property").

I had prepared this opinion on Title in respect of the Said Property on the basis of (i) Search Report dated 14.11.2018 issued by Mr. Chandrakant Shinde for the search conducted in the relevant offices of the Sub-Registrar of Assurances in respect of the said property for the years from 1969 to 2018 and (ii) Papers/Documents and information provided in relation to the said Property by Messrs Suyog Developers ("Suyog") on perusal of the same, I note as under:

A. Title flow

1. From the recitals of the Conveyance Deed dated 25.02.2012 (referred hereinafter), it appears that:
 - a) One Smt. Amarkaur Jannadas Gupta, was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all those pieces or parcels of land bearing Survey No. 125(part) Corresponding in CTS No. 31/B, situated, lying and being at Village Kanjur, Taluka Kuria, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and in the District of Mumbai Suburban Within the limits of "S" ward of Mumbai Municipal Corporation of Greater Mumbai Uttkarsh Nagar, Bhandup (West), Mumbai - 400 078 and more particularly described in the schedule hereunder written.

Correspondence Address : 601, 6th Floor, Shree Samarth Victoria Co-Op. Hsg. Society, Shivdarsan Path, T.P. Road, Next to Shivdarsan SRA Building, Near Godhav Naka, Bhandup (West), Mumbai - 400 078.

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Agarwal Nee Ursula Pyarelal Gupta (C) Mrs. Priya Sumesh Khanna Nee Priya Pyarelal Gupta, Smt. Nirmala Barwarial Gupta being the Relassors therein referred to of the First Part and the 1. Mr. Rajiv Barwarial Gupta 2. Mr. Krishan Harbanslal Gupta 3. Mr. Punit Pyarelal Gupta and 4. Mr. Munish Pyarelal Gupta abovenamed being the Purchasers, therein referred to of the Other Part, the said Relassors released, relinquished, waived, transferred, assigned share, right, title and interest inherited by them in the said properties described in the Schedule hereunder written in the manner mentioned in the said Deed of Release. The said Deed of Release was duly registered with the office of sub-Registrar of Assurances at Chembur under Serial No. 744/2012 dated 24th January 2012.

- 1) By a conveyance Deed dated 25th February, 2012 made between 1. Mr. Rajiv Barwarial Gupta 2. Mr. Krishan Harbanslal Gupta 3a. Mr. Punit Pyarelal Gupta and 3b. Mr. Munish Pyarelal Gupta therein referred to as Vendors of one part and Suyog Developers therein referred to as Purchaser of Other Part and registered with the office of Sub-Registrar of Assurances Kuria-3 on 2.04.2012 under Serial No.BDR-13/261/2012, wherein the Vendors conveyed all their right, title and interest with respect to a portion of the said Property admeasuring 5140.7 square meters in favour of Suyog Developers at or for consideration and in the manner contained therein. Suyog Developers has confirmed that the consideration payable by aforesaid conveyance has been duly paid to all the vendors to their satisfaction and the vendors have acknowledged the receipt of the same.
2. From the recitals of the Conveyance Deed dated 1.10.2011 (referred hereinafter), it appears that:
 - a. One Shoorji Vallabhdas, Shivji Raghvaji and Sir Mathuradas Vissanji were well and sufficiently entitled to *inter alia* all that piece and parcel of land Survey No. 123 corresponding CTS Nos. 32, 32/1 to 32/3 admeasuring about 663.20 Square meters, CTS No 33 (part) admeasuring about 2013.40 square meter and CTS No. 34 admeasuring about 38.90 square meter or thereabouts situate, lying and being in the revenue Village of Kanjur, Taluka Kuria, within District and Sub-District of Mumbai and Mumbai Suburban at Uttkarsh Nagar, Bhandup (West) and more particularly described in the First Schedule hereunder. I have not been provided with documents of title by which Shoorji Vallabhdas, Shivji Raghvaji and Sir Mathuradas Vissanji became entitled to the aforesaid land parcels.

The said Shoorji Vallabhdas died on or about 14th November, 1951 leaving behind his estate equally among his 3 sons Vendors Nos. 1 and 3 are

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- b) The said Smt. Amarkaur Jannadas Gupta, died at Mumbai on or about 25th December, 1998

- c) Upon the death of the said Smt. Amarkaur Jannadas Gupta, (i) Barwarial Jannadas Gupta, (ii) Harbanslal Jannadas Gupta and (iii) Pyarelal Jannadas Gupta as her sons, become entitled to undivided share, right, title and interest in the properties described in the Schedule hereunder written.

- d) The said Barwarial Jannadas Gupta died at Mumbai on 13th June, 1988 without leaving behind any will and/or other testamentary disposition and that he was survived by Smt. Kirmala Barwarial Gupta, as his widow, the Mrs. Kanchan Ajay Agarwal nee Kanchan Barwarial Gupta, as his daughter and Mr. Rajiv Barwarial Gupta as his son, and accordingly they inherited the undivided share, right, title and interest belonging to the said deceased late Shri Barwarial Jannadas Gupta in the said property described in the schedule hereunder written.

- e) The said Harbanslal Jannadas Gupta died at Mumbai on 30th August, 2000, without leaving behind any will and/or other testamentary disposition and that he was survived by Smt. Radha Harbanslal Gupta, as his widow, and Mrs. Anita Kamal Gupta nee Anita Harbanslal Gupta, Mrs. Sunanda Hem Agarwal nee Sunanda Harbanslal Gupta and Mrs. Suman Vivek Gupta nee Suman Harbanslal Gupta as his daughters and Mr. Krishan Harbanslal Gupta as his son and accordingly they inherited the undivided share, right, title and interest belonging to the said deceased late Shri Harbanslal Jannadas Gupta in the said properties described in the schedule hereunder written.

- f) The said Pyarelal Jannadas Gupta died at Mumbai on 16th May, 1987 without leaving behind any will and/or other testamentary disposition and that he was survived by Smt. Ursula Pyarelal Gupta, as his widow, Mrs. Ursula Ravi Agarwal nee Ursula Pyarelal Gupta and Mrs. Priya Sumesh Khanna nee Priya Pyarelal Gupta, as his daughters and Mr. Punit Pyarelal Gupta and Mr. Munish Pyarelal Gupta as his sons and accordingly they inherited the undivided share, right, title and interest belonging to the said deceased late Shri Pyarelal Jannadas Gupta in the said properties described in the First Schedule hereunder written.

- g) By a Deed of Release dated 8th October 2011 made between 1(A) Smt. Nirmala Barwarial Gupta, (B) Mrs. Kanchan Ajay Agarwal Nee Kanchan Barwarial Gupta, 2(A) Smt. Radha Harbanslal Gupta, (B) Mrs. Anita Kamal Gupta Nee Anita Harbanslal Gupta (C) Mrs. Sunanda Hem Agarwal Nee Sunanda Harbanslal Gupta, (D) Mrs. Suman Vivek Gupta Nee Suman Harbanslal Gupta, 3(A) Smt. Shashi Pyarelal Gupta, (B) Mrs. Ursula Ravi

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heirs of Shri Shoorji Vallabhdas and the names of Pratapsinh Shoorji Vallabhdas (Vendor No1) and Dilipsinh Shoorji Vallabhdas (Vendors No 3) were recorded in the Revenue Records and name of Shoorji Vallabhdas was deleted and Smt. Jyotsna Vikramsinh (Vendors No2) widow late Shri Vikramsinh Shoorji Vallabhdas (Son of Shoorji Vallabhdas) also has an undivided share, right and interest in the said property by virtue of her being the sole beneficiary of her husband's estate after his death, (Her name is not appearing in the Revenue Records), in the premises aforesaid, vendors Nos. 1, 2 and 3 became the owners of undivided share, right, title and interest in the said property. Vendors Nos. 1-3 being successors in title of the estate of late Shri Shoorji Vallabhdas are collectively referred to as Shoorji Vallabhdas Group.

- c. After the death of the said Shivji Raghvaji his died undivided share, right, title and interest was represented by his legal heirs and successors in title, namely (i) Banji Surji (ii) Smt. Manibai Virji (iii) Shri. Gopal Virji (iv) Smt. Bachubai Purshottam and v) Smt. Rukhmīni Purshottam Dayaji (Babula) (vi) Smt. Damyanti Virji (Vendors No 4) (vii) Shri. Kalyanji alias Arunkumar Purshottam, (Vendors No 6) (viii) Shri. Vasanti Kumar Purshottam, (Vendors No 7) (ix) Smt. Sarawati Prashadrai Kheraj, (Vendors No 8) (x) Smt. Damyanti Ladhkar Kanji (Vendors No 9), name of aforesaid heirs successors in the title to the said Shivji Raghvaji have been mutated in the Records of Rights in the year 1960.

- I. The said Bhanji Surji died intestate and a bachelor leaving behind his brother Virji Surji as his only heir and successors in title.

- a. The said Virji Surji died intestate leaving behind his widow Smt Manibai Virji, his son Gopaji Virji and daughter Damyanti Virji (Vendors No. 4 herein) as his only heirs and successors in title.

- II. The said Manibai Virji died intestate on 21.12.1992 leaving behind her son, the aforesaid, Shri Gopaji Virji and daughter, aforesaid, Damyanti Virji (Vendors no 4) as her only heirs and successors in title

- III. The Gopaji Virji died intestate on 25th August, 1988 leaving behind his widow Smt. Jayalaxmi Gopaji Virji Ganatra (Vendor No. 5) as his only legal heir and successor in title

Therefore Vendors Nos 4 and 5 herein are the only legal heirs and representative of aforesaid Shri Bhanji Surji, Manibai Virji and Gopaji Virji.

- IV. The said Smt. Bachubai Purshottam died Intestate on 8.03.1979, leaving behind her children Kalyanji alias Arunkumar Purshottam

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(Vendors No. 7), Vasantkumar Purshottam (Vendors No. 7), Saraswati Pralhadrai Kheraj (Vendors No. 8), Damyanti Liladhar Kanji (Vendors No. 9) and Rudhrami Purshottam Dayaji (Babulal) as her only heirs and legal representatives.

v. Smt. Rudhrami Purshottam expired on or about 17.09.2010 leaving behind her children namely i) Mr. Raja Babulal Majethia (Vendors No. 10) ii) Mrs. Chandika Rameshkumar Kutchi (Vendors No. 11), iii) Mrs. Divya Rajendra Kutchi (Vendors No. 12), iv) Mrs. Heena Rashmikant Karia (Vendors No. 13) v) Mrs. Bhavna Vasant Daiya (Vendors No. 14) and vi) Mrs. Jyoti Damresh Gandhi (Vendors No. 15) as her only heirs and legal representative.

The Vendors No. 6 to 15 heirs are the only legal heirs and representatives of the said Smt. Bechubai Purshottam

vi. Vendors Nos. 4-5 being successors in Title of estate of late Shri Shriji Raghujia Collection inherited to as the Shriji Raghujia Group.

Sr. Mathuradas Vissani died on 22.12.1949 leaving behind his last will and Testament dated 2.08.1947 which was duly probated and granted by the Hon'ble High Court, Bombay on 25.06.1952. The executors of the will of Sr. Mathuradas Vissani, Ratansay were Pratapsinh Mathuradas Vissani, Ratansay Karsondas, Rajabai Vissani, Pushpabai Vissani and Jaisinh Vitthaladas. (nephew of Sr. Mathuradas Vissani) (Vendors No. 10) and various Mutation Entries, names of Ratansay Karsondas, Pratapsinh Mathuradas Vissani, Pushpabai Vissani and Jaisinh Vitthaladas were recorded in the Revenue Records as executors of the estate of Sr. Mathuradas Vissani and name of Sr. Mathuradas Vissani was deleted. Ratansay Vissani and Sr. Mathuradas Vissani, and one of the executors of the will of Sr. Mathuradas Vissani, Ratansay Karsondas died on 1 October 1992. Smt. Pushpabai Vissani died on 7 April 1998. Shri Pratapsinh Mathuradas Vissani died on 5 October 2007. Jaisinh Vitthaladas (Vendors No. 10) herein is therefore the sole surviving Executor and Trustee of the estate of Sr. Mathuradas Vissani.

i. Jaisinh Vitthaladas, in his capacity as the trustee and sole surviving executor of the Last will and estate of Sr. Mathuradas Vissani as represented through his name and the names of the other executors (Since deceased) of Sr. Mathuradas Vissani being a) Shri Ratansay Karsondas b) Smt. Pushpabai Pratapsinh and c) Pratapsinh Mathuradas, continued to be appear in the Revenue Records in respect of the said property, neither he nor any other executor and/or beneficiary under the will of Sr. Mathuradas Vissani have any right, title

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By a conveyance Deed dated 1.08.2011 registered with the office of Sub-Registrar of Assurances at Kuria-3 on 5.10.2011 under Serial No. BDR-13/8052/2011, read with Deed of Rectification dated 31.12.2011 registered in the office of Sub-Registrar of Assurances Kuria -3 under Serial No. BDR-13/3186/2012 on 23.04.2012, made between 1) Shri. Pratapsinh Shoorji Vallabhdas, 2) Smt. Jyotsna Vikramsinh, 3) Dipsinh Shoorji Vallabhdas, 4) Smt. Damyanti Virji alias Samita Shivaji Thakkar, 5) Smt. Jayalaxmi Gopaji Vijji, 6) Shri. Kalyani alias Arunkumar Purshottam, 7) Shri. Vasantkumar Purshottam, 8) Smt. Saraswati Pralhadrai Kheraj, 9) Shri. Damyanti Liladhar Kanji, 10) Shri. Raja Babulal Majethia, 11) Smt. Chandika Rameshkumar Kutchi, 12) Smt. Divya Rajendra Kutchi, 13) Smt. Heena Rashmikant Karia, 14) Smt. Bhavna Vasant Daiya, 15) Smt. Jyoti Damresh Gandhi, and 16) Shri. Jaisinh Vitthaladas there in referred to as Vendor, Matrix Waste Management Private Limited therein referred to as Confirming Party and Syug Developer referred to as Purchaser wherein the Vendors conveyed all their right, title and interest with respect to a portion of the said Property admeasuring 4057.65 square meters in favour of Syug Developers at or for consideration and in the manner contained therein. Syug Developers has confirmed that consideration has been duly paid to all the vendors to their satisfaction and the vendors have acknowledged the receipt of the same.

B. Declaration of the said property as slum and subsequent development

- It appears that the land inter-alia the said Property was encroached upon by various slum dwellers.
- By a Gazette Notification dated 5.07.1984 bearing reference no. SLM/1076/5280/G dated 16.09.1978 and SLM/1076/5280/6 dated 21.10.1978 wherein the Deputy Collector (ENC) and the Competent Authority of Kuria-3 Sub-Division declared CTS No. 125 as slum area under Section 4(1) of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971.
- By a Gazette Notification dated 23.12.2016 bearing reference no. SRA/UJE.S/3C/Notification/Shiv Sal/2016/367 wherein the Chief Executive Officer of Slum Rehabilitation Authority declared Survey No. 123 Hissa No. 2 corresponding to CTS No. 33(part) admeasuring 543.49 square meters as slum area under Section 3C of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971.
- Subsequently a meeting was held by the Slum dwellers on 27.10.2013 where it was inter alia resolved to form co-operative housing society which was to be known as Shiv Sal Co-operative Gruh Nirman Sahastha (hereinafter referred to as "Proposed Society") and appoint Syug Developers as a Developers to

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and/or interest of whatsoever nature in the said property more particularly described in the schedule written therein.

ii. By Consent Terms dated 25 October 2010 entered into inter-alia between the Vendors together with the Confirming Party herein and filed in suit no 2757 of 2008 before the Honorable Bombay High Court the Vendors have consented to convey all their respective undivided share, right title and interest in the said property along with several other properties to and in favor of the Confirming Party herein and have received the full consideration amount payable to them by the Confirming party prior to the filing of the consent terms. The said Consent Terms have been filed and taken of record.

iii. In the said Consent terms it was provided upon the request of the Confirming Party, the Vendors shall execute Conveyance(s) in favor of the Confirming party or its Nominee(s) without any further consideration or monies payable from the Confirming Party or its Nominee(s) to the Vendors.

iv. AND THUS, the Vendors 1 to 16 along with the Confirming Party are collectively seized and possessed of or otherwise well and sufficiently entitled to.

a. All that piece or parcel(s) of land or grounds admeasuring 688.01 square meter or thereabouts bearing Survey No. 123 Part Corresponding to C.T.S. No. 32, 32/1 to 3, Village Kanjur, Taluka, Kuria, Registration District and Sub-District of Mumbai, appearing in the revenue records as "Ratansay Karsondas & 16 Others" and more particularly described in the schedule hereunder written.

b. All that piece or parcel(s) of land or grounds admeasuring 2144.80 square meter or thereabouts bearing Survey No. 123 Part Corresponding to C.T.S.No.33 (part), Village Kanjur, Taluka, Kuria, Registration District and Sub-District of Mumbai, appearing in the revenue records as "Ratansay Karsondas & 16 Others" and more particularly described in the schedule hereunder written.

c. All that piece or parcel(s) of land or grounds admeasuring 1244.04 square meter or thereabouts bearing Survey No. 123 Part Corresponding to C.T.S.No.33 (part), Village Kanjur, Taluka, Kuria, Registration District and Sub-District of Mumbai, appearing in the revenue records as "Ratansay Karsondas & 16 Others" and more particularly described in the schedule hereunder written.

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carry out the development on the said property under the provisions of Regulation 33 (10) of the Development Control Regulations, 1991 ("D.C.Regulation")

- The Proposed Society was subsequently registered on 28.04.2018 under Section 8(1) of Maharashtra Co-Operative Societies Rules, 1960. I have been furnished with Certificate of Registration dated 28.04.2018 bearing registration no. M.U.M.S.R.A.A.S.G.(T.C.)/12890/2018 recording the aforesaid.
 - By a Development Agreement dated 07.10.2014 made between the Proposed Society therein referred to as Party of First Part, the Syug Developers therein referred to as Party of Second Part and all the residential and commercial unit holders as stated in Annexure I therein referred to as Confirming Party of Third Part, the Proposed Society granted rights to develop the said Property in favour of the Syug at or for consideration and on the terms and conditions contained therein. The Society has executed a Power of Attorney dated 09.08.2014 in favour of the Syug to do all acts, deeds, matter, things more particularly described therein.
 - The Competent Authority nominated by the State Government of Maharashtra has issued Annexure II from time to time being a certified list of total slum tenements standing on the said Property and certification of the Slum tenements/ slum dwellers eligible for rehabilitation as per the provisions of the Slum Act read with applicable D.C. Regulations. By a Notice issued by Deputy Collector and Competent Authority dated 08.06.2018 notifies that a slum scheme is being promoted by Syug together with the Proposed Society on land bearing CTS Nos. 31/B, 32, 32/1 to 32/3, 33 (part) and 34, being the said Property. The notice further records that as per the final Annexure II finalized by the Deputy Collector and Competent Authority there are 158 hutments on the said Property out of which 148 hutments and 1 place of worship are eligible as per the D.C. Regulation 33(10) and 9 hutments dwellers found to be non-eligible tenements and whereas slum dwellers from 6 hutments are required to prove their eligibility.
- C. Permission and approvals**
- Airports Authority of India issued No Objection Certificate for Height Clearance for CTS No. 31/B, 32, 32/1 to 32/3, 33 (part) and 34 of Village -Kanjur, Taluka Kuria, within District and Sub-District of Mumbai and Mumbai Suburban District in pursuance of responsibility conferred by and as per the provision of Government of India (Ministry of Civil Aviation Order GSR 751 (E) dated 30.09.2015 for Safe and Regular Aircraft Operation.

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11. I have been furnished with Letter of Intent dated 8.11.2017 bearing reference no. SRA/ENG/2823/s/PLA/LOI issued by Slum Rehabilitation Authority to Suyog for the proposed slum rehabilitation scheme on the said Property under the provision of Regulation 33(10) D.C. Regulations FSI of 3.60 (FSI sanctioned for the Project) while the permissible FSI of 3 has been approved for the Slum Plot and FSI of 1 has been approved for the Non-slum Plot in respect of the development of the said Property subject to the terms and conditions contained therein. I bring to your attention that I have not seen the interim documents at each stage leading up to the issuance of the LOI and I presume that LOI has been duly issued.
12. I have been furnished with a copy of intimation of Approval dated 21.11.2017 bearing reference no. SRA/ENG/S/PVT/0122/20150528/AP/R addressed by Slum Rehabilitation Authority to Suyog in respect of rehab building proposed to be constructed on the said Property.
13. I have been furnished with a copy of Amended intimation of Approval dated 15.08.2018 bearing reference no. S/PVT/0122/20150528/AP/R addressed by Slum Rehabilitation Authority to Suyog in respect of rehab building proposed to be constructed on the said Property.
14. I have been furnished with a copy of the Commencement Certificate dated 31.08.2018 bearing reference no. S/PVT/0122/20150528/AP/R addressed by Slum Rehabilitation Authority to Suyog in respect of rehab building and have been granted up to the plinth level on certain terms and conditions mentioned therein. I have been informed by Suyog vide its declaration that the aforesaid permission is valid and subsisting and not in breach of any conditions stipulated therein.
15. I have been furnished with a copy of Intimation of Approval dated 28.07.2018 bearing reference no. SRA/ENG/S/PVT/0122/20150528/AP/S (Sale Building) addressed by Slum Rehabilitation Authority to Suyog in respect of Sale building known as "Nooskies" proposed to be constructed on the said Property.
16. I have been furnished with a copy of the Commencement Certificate dated 05.12.2018 bearing reference no. S/PVT/0122/20150528/AP/S addressed by Slum Rehabilitation Authority to Suyog Developer in respect of Sale building and have been granted up to the plinth level on certain terms and conditions mentioned therein. I have been informed by Suyog vide its declaration that the aforesaid permission is valid and subsisting and not in breach of any conditions stipulated therein. I have been further informed by Suyog that it has obtained all the necessary approvals/ permissions for the development of the

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21. I have been furnished with a copy of 7/12 extract of dated 03.10.2018 for land bearing Survey No. 125/1/3 on perusal of the same I note as under :
22. The area of the 125/1/3 was to 652.00 square meters and the land appear in the name of M/s Suyog Developers.
23. On perusal of mutation entries reflected on the 7/12 extract I note as under :
 - a. On perusal of Mutation Entry No.1052 dated 01.01.2015. It appears that the land bearing Survey No. 123 was belongs to Pratapsinh Shoorji Vallabhadas and Ors, but previous Occupier namely Rasrao Singh Karsondas & Ors sold the said Land to Suyog Developers by virtue of Document Registered with office Sub - Registrar Assurances at kuria, under Serial No. 8052 dated 05.10.2011 and hence Accordingly name of Suyog Developers entered into the Record of right for Survey No. 123/2.
 - b. On perusal of Mutation Entry No.1059 dated 20.02.2015. It appears that the land bearing Survey No. 125/1/3 was belongs to Rajiv Barnwerlal Gupta and Ors, sold the said Land to Suyog Developers by virtue of Document Registered with office Sub - Registrar Assurances at kuria, under Serial No. 8052 dated 05.10.2011 and hence Accordingly name of Suyog Developers entered into the Record of right for Survey No.125/1.

E. Litigation

- a. I have perused the copy of the Plaint and other relevant proceeding of Suit No. 1504 of 2015 filed by Mrs Vaishali Vitral Rane in Bombay City Civil Court at Bombay. The Plaintiff therein has inter-alia prayed for the following reliefs :
 - i) That, dependants, their relatives, servants and agents be restrained by an order and permanent injunction of this Honorable Court from entering, encroaching, dispossessing, disturbing, obstructing, peaceful possession of plaintiffs in respect of suit properties premises i.e. seven rooms premises admeasuring at about 12 x 16 sq. ft. respectively made up of brick walls and A.C sheet roof situated at Room No. 9, 12, 10. M. S. Parab chawl, Sai Vihar Tembi pada road, Bhandup (W), Mumbai, bearing C.T.S No. 28 pt., without due process of law.
 - ii) That, till pending and final hearing of this suit defendants, their relatives, Servants and agents be restrained by an order and permanent injunction of this Honorable Court from entering, encroaching, dispossessing, disturbing, obstructing peaceful

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said Property including non-slum plot forming part of the said property from all the relevant authorities including State Government.

D. Revenue Records

I. PROPERTY REGISTER CARDS

17. I have been provided with Property Register Cards ("PRC") dated 16.11.2017 on perusal of the same I note the following :

| CTS No. | Area (in square meters) | Owner | Tenure |
|---------|-------------------------|----------------|--------|
| 31/B | 4488.2 | | G |
| 32 | 602 | Bhandup Estate | C-1 |
| 32/1 | 12.7 | Bhandup Estate | C-1 |
| 32/2 | 23.9 | Bhandup Estate | C-1 |
| 32/3 | 25 | Bhandup Estate | C-1 |
| 33 | 8163.6 | | |
| 34 | 38.92 | Bhandup Estate | C-1 |

I note that the PRCs for the parcels CTS Nos. 32/1 to 32/3, 33 and 34 have not been updated to reflect the name of Suyog as the owner. I have been given to understand by the representatives of Suyog that they have made the necessary application and same is in the process of updating the revenue records.

18. I note that save and except land bearing CTS Nos. 31/B and 33, all the land parcels have C-1 (unauthorized NA use) as its tenure. I further note that all the PRCs record that NA assessment taxes to the tune of 11,409/-. I have been informed by Suyog that NA taxes have been duly paid by it and as on date there are no outstanding dues in respect of the same.

ii. 7/12 Extracts

19. I have been furnished with a copy of 7/12 extract of dated 03.10.2018 for land bearing Survey No. 123/2 on perusal of the same I note as under :
20. The area of the 123/2 was to 4580 Square meters and the land appear in the name of M/s Suyog Developers.

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possession of the plaintiff on the suit premises i.e. seven rooms premises admeasuring at about 12 x 16 sq. ft. respectively made up of brick wall and A.C sheet roof situated at Room No. 9, 12,10, M.S. Parab Chawl, Sai Vihar Tembi pada road, Bhandup (W), Mumbai, bearing C.T.S. No. 28 pt., without due process of law.

The abovementioned suit is withdrawn by the plaintiff on 31.01.2018, the Hon'ble Court is granted the liberty to file the fresh Suit.

- b. I have perused the copy of the Plaint and other relevant proceeding of Suit stamp No. 6250 of 2018 filed by Mr. Vijay Mahadeo Parab in Bombay City Civil Court at Bombay. The Plaintiff therein has inter-alia prayed for the following reliefs :

- i) That Defendant Nos 1 and 2 their relatives/members, servant and agents and/or any one claiming through them, be restrained by an order and permanent injunction of this Hon'ble Court from entering, encroaching, dispossessing, disturbing, obstructing the peaceful occupation and possession of the plaintiff and their family members and others in the suit property being CTS No. 28 (Part) admeasuring about 811.3 square yards and structure standing thereon situated at M. S. Parab Chawl, Sai Vihar, Tembi pada Road, Bhandup (West), Mumbai - 400 078, as more particularly set out in the schedule at Exhibit - "A" hereto, or any part thereof, without due process of law.

- ii) This Hon'ble Court be pleased to direct the Defendant No. 3 and/or the concerned City survey Officer to conduct a survey and submit his Report to this Hon'ble Court, setting out therein, details including the boundary of CTS No. 31 (Part) and CTS No. 26 (Part) whether suit property, as more particularly set out in the schedule at Exhibit - "A" hereto, is separate/different from CTS No. 31 or that the Suit Structures are part of CTS no 31 (part).

In the abovementioned Suit, Plaintiff had taken out the Application for urgent relief and mentioned matter before His Honour Judge Shri. N. L. More in C.R No. 12 on 5.05.2018 after the hearing the parties Hon'ble Court refused the Ad-interim relief and said suit is pending for final hearing.

- c. I have perused the copy of the Writ Petition Lodging No. 1726 of 2018 filed by Mr Shalendra Mulchand Jaiswal in Original Side of Bombay High Court at Bombay. The Petitioner therein has inter-alia prayed for the following reliefs :

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The Hon'ble Court be pleased to issue a writ of Mandamus or any other appropriate writ, order or direction in the nature of Mandamus thereby directing the Respondents not to proceed with the proposed Redevelopment under D.C. Regulation 33 (10) of Shiv Sai CHS (Proposed) on the land admeasuring 3288.00 Sq. Mts and bearing CTS No.31/A (Part), 32, 33 (Part), 34 (Part) of Village Kanjur, Ulkarsh Nagar, Near Yeshwant Chandi School, Bhandup West, Mumbai-078 for ascertaining the veracity of the permissions accorded to the said Slum Redevelopment Project;

with an opportunity of hearing by the Respondent No.1 or by any other proper appropriate Authority;

We note that the aforementioned Writ Petition (L) No. 1726 of 2018 has been disposed of on 23.05.2018 in view of the Statement made by the Ld. AGP, that the Sulf property will not be demolished without following due process of Law.

ii) That this Hon'ble Court be pleased to issue a writ of Mandamus or any other appropriate writ, order or direction in the nature of Mandamus thereby directing the Respondents not to proceed with the proposed Redevelopment under D.C. Regulation 33 (10) of Shiv Sai CHS (Proposed) on the land admeasuring 3288.00 Sq. Mts and bearing CTS No.31/A (Part), 32, 33 (Part), 34 (Part) of Village Kanjur, Ulkarsh Nagar, Near Yeshwant Chandi School, Bhandup West, Mumbai-078 (title and title) the right, interest and title of the Petitioner in respect of land admeasuring 610 Sq. Yards bearing Survey No. 123, CTS No. 33 (Part) of Village Kanjur, Taluka Kuria B.S.D, Ulkarsh Nagar, Bhandup (w), Mumbai forming part of the said slum Rehabilitation Scheme is finally decided after affording the Petitioner with an opportunity or hearing by the Respondent No. 1 or by any other proper appropriate Authority.

F. Lien and charge

By indenture of Mortgage dated 24.11.2017 executed and entered between Suyog Developers (Mortgagor), and Refance Home Finance Limited, (Mortgagee) registered in the Office of Sub- Registrar suburban bearing Serial No. KRL-2-12390-2017 registered on 24.11.2017. Whereby the Suyog Developers had mortgaged with the Mortgagee the said Property which is described in the schedule therein and the same is more particularly described in the schedule herein. However, there are no restrictions on the Owners in transferring or selling units/ premises / flats in the said buildings named as "Neoskie" to be constructed on the said Property of Suyog.

G. Development Plan and Remark

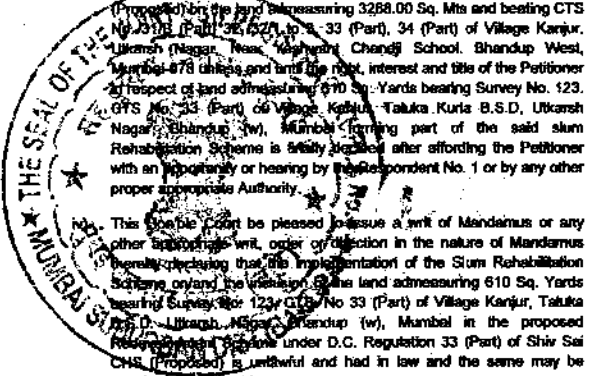
I have been furnished with Remarks under Draft Development Plan 2034 dated 21.04.2015 bearing reference no. Ch.a./158/D.P. Rev addressed by Municipal Corporation of Greater Mumbai to Suyog Developers for CTS No. 31/A, 31/B, 32, 33 and 34 for Village Kanjur and on perusal of the same I note that the said property falls under Residential Commercial Zone (R. C). The said property is affected by a 13.40 meter DP. Road which is proposed to be widened as per Development Plan.

H. Public Notice

In order to investigate the title of Messers Suyog Developer and also in order to ascertain that there are no third party claims in respect of the said property issued two public notices both dated 10.10.2018 in Navshakti a Marathi daily and Free Press Journal, an English Daily there by inviting the claims from public at large in respect of the said property published on 16.10.2018

I. Searches in the Office of the Sub-Registrar of Assurances

24. I have been provided with the search report dated 14.11.2018 with respect to the searches conducted by Mr. Chandrakant Shinde in relevant offices of the Sub-Registrar of Assurances in respect of the said property for the period extending from the year 1959 to 2018 (60 Years). On Perusal of the said search



This Hon'ble Court be pleased to issue a writ of Mandamus or any other appropriate writ, order or direction in the nature of Mandamus thereby directing the Respondents not to proceed with the proposed Redevelopment under D.C. Regulation 33 (Part) of Shiv Sai CHS (Proposed) on the land admeasuring 610 Sq. Yards bearing Survey No. 123, CTS No. 33 (Part) of Village Kanjur, Taluka Kuria B.S.D, Ulkarsh Nagar, Bhandup (w), Mumbai in the proposed Redevelopment Scheme under D.C. Regulation 33 (Part) of Shiv Sai CHS (Proposed) is unlawful and had in law and the same may be quashed and set aside.

v) That this Hon'ble Court be pleased to issue a writ of Mandamus thereby directing that further demolition of the premises of the Petitioner constructed upon the said land having 11 rooms, 5 rooms and 2 rooms (totaling 18 rooms) be stopped on the right, interest and title of the Petitioner in respect of land admeasuring 610 Sq. Yards bearing Survey No. 123, CTS. No 33 (Part) of Village Kanjur, Taluka B.S.D. Ulkarsh Nagar, Bhandup (w), Mumbai forming part of the said slum Rehabilitation Scheme is finally decided after affording the Petitioner

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report that, I note that Save and accept register document mentioned herein above, following documents are reflected in the search report.

- a) Conveyance Deed dated 07.06.1961 made between Government of Maharashtra and Others and Messers Mangaldas Chimanlal and registered with the Office of the Sub-Registrar of Assurances under Serial No. BOM/3813/1961 in respect of land bearing Survey No. 123, 140 total area admeasuring about 11374 sq.yards of Village Kanjur Taluka Kuria, Mumbai Suburban District.
- b) Conveyance Deed dated 13.07.1961 made between Nardas Namdev Mhatre Alias Nardas Maharaj and Ana Rita Dias registered with Office of the Sub-Registrar of Assurances under Serial No. BOM/4755/1961 in respect of land bearing area admeasuring 1001 sq.yards of Village Kanjur Taluka Kuria, Mumbai Suburban District.
- c) Lease Deed dated 10.02.1967 made between Kaku Soma Rathod and Harbhajansingh Ramji Yadav and Rajaram Ramlal Yadav and Others and registered with the Office of the Sub-Registrar of Assurances under Serial No. BOM/R/636/1967 in respect of land bearing Survey No. 123 and 124, Taluka No.10 total area admeasuring about 8000 sq.yards of Village Kanjur Taluka Kuria, Mumbai Suburban District.
- d) Conveyance Deed dated 03.04.1968 made between Adu Shaikh Faiz and Fatamabi Alias Benabai Faiz Khan and Mahmmed Afzal through Shaikh Farid Kalandar Khan and registered with the Office of the Sub-Registrar of Assurances under Serial No. BND/1439/1968 in respect of land bearing Survey No. 123, 136, Farid Nagar total area admeasuring about 308 sq.mtrs of Village Kanjur Taluka Kuria, Mumbai Suburban District.
- e) Lease Deed made between Soma Balu Gondekar and Pandurang Ramchandra Ghadashi and registered with the Office of the Sub-Registrar of Assurances under Serial No. BND/2867/1968 in respect of land bearing Tukda No. 472/1 Nardas Nagar total area admeasuring about 400 sq.yards of Village Kanjur Taluka Kuria, Mumbai Suburban District.
- f) Conveyance Deed made between Indumati Vishwanath Kamgutar and Tilokchand Pannabaji Jain and sha Poonamchandji Mekanji Jain and registered with the Office of the Sub-Registrar of Assurances under Serial No. BND/1031/1969 in respect of land bearing Survey No. 123, alongwith Chawal area 38X17 Sq.Ft. total area admeasuring about 70 sq.yards i.e. 58 Sq. Mtrs. of village Kanjur Taluka Kuria, Mumbai Suburban District.
- g) Confirmation Deed dated 11.02.2003 made between Shankar Baburao Galkwad and Shankar Baburao Galkwad and registered with the Office of

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the Sub-Registrar of Assurances under Serial No. Kuria-2/1188/2003 in respect of land bearing Survey No. 123, CTS No. 33 (Part) area admeasuring about 511 sq.yards of Village Kanjur Taluka Kuria, Mumbai Suburban District.

- h) Confirmation Deed dated 12.10.2004 made between Sugandha Chandrakant Upatkar and Sugandha Chandrakant Upatkar and registered with the Office of the Sub-Registrar of Assurances under Serial No. Kuria-2/10740/2004 in respect of land bearing Survey No. 123, CTS No. 33 (Part) area admeasuring about 511 sq.yards of Village Kanjur Taluka Kuria, Mumbai Suburban District.
- i) Development Agreement dated 15.10.2007 made between Jeevan Jyot CHS Ltd. Through Treasure Subhash Kashiram Parab and M/s Suyog Developers through Partner Deepak Uttamchand Gandhi and registered with the Office of the Sub-Registrar of Assurances under Serial No. Kuria-4/1479/2007 in respect of land and building bearing CTS No. 31/A, total area admeasuring about 1822 sq.Mtrs. of Village Kanjur Taluka Kuria, Mumbai Suburban District.
- j) Undertaking dated 12.12.2012 given by Suyog Developers through its Partner Deepak U.Gandhi to Chief Executive Officer and registered with the Office of the Sub-Registrar of Assurances under Serial No. Kuria-2/8624/2012 in respect of land bearing CTS No. 31A,31/B(Part), 33(Part) and 34 of Village Kanjur Taluka Kuria, Mumbai Suburban District.
- k) Release Deed dated 11.07.2017 made between Arunkumar Purshottam and Others and Vasanbhar Purshottam Thakkar and registered with the Office of the Sub-Registrar of Assurances under Serial No. Kuria-3/5958/2017 in respect of land bearing Survey No.38-84-84 (H-R-M) bearing Survey Nos. 104 (Part), 108, 109, 110, 115, 116, 123, 124, 142, 143, 145, 148, 148, 158, 170, 182, 194, 208, 209, 211, 106/2, 107/1, 118/1, 120/1/1(Part), 127(Part), 135(Part), 137/1/1, 138/1, 138/2(Part), 138/3, 139/B, 147(Part), 151(Part), 153(Part), 161/3, 164/1, 172(Part), 180/3 of Village Kanjur Taluka Kuria, Mumbai Suburban District.
- l) Undertaking/Indemnity bond dated 21.06.2018 given by Messers Suyog Developers through its partner Deepak U. Gandhi to Chief Executive Officer SRA regards to Rehab building and registered with the Office of the Sub-Registrar of Assurances under Serial No. Kuria-3/7597/2018 in respect of land bearing CTS No. 31/B(Part), 32, 32/1 to 32/3, 33(Part) and 34 Proposed Building ShivSai CHS Ltd. Village Kanjur Taluka Kuria, Mumbai Suburban District.

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- m) Affidavit dated 21.08.2018 declaring by Santoshkumar Dubey (Architect) and Messers Suyog Developers through its partners Deepak U. Gandhi to the Chief Executive Officer SRA regards to proposed Layout/Amalgamation/Sub-Division of S.R. Scheme and registered with the Office of the Sub-Registrar of Assurances under Serial No. Kurta-3/9916/2018 in respect of land bearing CTS No.31/B/Part, 32, 32/1 to 32/3, 33 (Part) and 34 of Village Kanjur Village Kanjur Taluka Kurta, Mumbai Suburban District.
- n) Affidavit dated 21.08.2018 made between Messers Suyog Developers through its partners Deepak U. Gandhi and Chief Executive Officer SRA regards to proposed Sale building and registered with the Office of the Sub-Registrar of Assurances under Serial No. Kurta-3/9917/2018 in respect of land bearing CTS No.31/B/Part, 32, 32/1 to 32/3, 33 (Part) and 34 of Village Kanjur Village Kanjur Taluka Kurta, Mumbai Suburban District.

J. Other Observations

25. I have inspected certain original documents of title in relation to the property.
26. I have been informed by representative of Suyog as under :
- Save and except what has been stated hereinabove, there are no any litigations affecting the said Property or any portion thereof.
 - There are no mortgages created on the built-up area of the sale buildings to be constructed on the said Property or on the said Property or any part thereof save and except mentioned above.
 - The said Property or any portion thereof is subject to any acquisition proceedings by the State Government or any other Government Authority.
 - There is a place of worship on a part of the said Property and the same will be dealt as provided in the SRA Norms and the same recognized as an existing structure in the Annexure II issued by the Competent Authority.
 - There are no electricity sub-stations, underground pipes etc. running through the said Property or any portion thereof.
 - The said Property did not belong to any Tribals or Adivasis.
 - The said Property is not subject to any easements or any restrictive covenants or otherwise.
 - The said Property or any part thereof is not affected by forest reservation.
 - The said Property is not abutting any defence area.

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i) There are no existing liabilities in the books of Suyog which may attach to the said Property.

k) The said Property is not affected by any schemes or orders issued and passed under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 and the urban land ceiling authorities have not acquired possession of the said Property, or any part thereof.

l) There is sufficient road access to the said Property.

27. I had issued Title Certificate dated 04.10.2018 on instruction of the Owner/Developer. I am issuing this Title Certificate with an intention that my earlier Title Certificate dated 04.10.2018 be superseded by this Title Certificate accordingly. My Title Certificate dated 04.10.2018 be treated as canceled.

28. For the purpose of this opinion on title, I have made certain assumptions which are set out in the Third Schedule hereto

K. Certification:

Pursuance of the Title Certificate dated 14.11.2018 issued by Mr. Chandrashekhar Shinde, the Senior Registrar, I am of the opinion that Suyog Developers has a clear and Marketable Title over the property and I am therefore, of the opinion that the said property is free from any encumbrances in the schedules hereunder to clear and marketable subject to lien of the Reliance Home Finance Limited in the amount of Rs. 10,00,00,000/- dated 24.11.2017 and I further certify that the said property is not affected by any other encumbrances described in the Schedules hereunder and concerning the Sale building to be known as "Necessaries and further Certify that the person is authorized to sell units / Flats / Premises / Warehouses / etc. on ownership basis as contemplated by the RERA.

THE FIRST SCHEDULE REFERRED TO HEREINABOVE TO

(Description of the said Property)

All that piece and parcel of land bearing Survey No. 125/1/3 (Part) corresponding to CTS No. 31/B admeasuring about 572.50 Square meters, Survey No. 123/2 corresponding CTS Nos. 32, 32/1 to 32/3 admeasuring about 663.20 Square meters, CTS No 33 (part) admeasuring about 2013.40 square meter and CTS No. 34 admeasuring about 38.80 square meter or thereabouts aggregating to 3288 square meter situate, lying and being in the revenue Village of Kanjur, Taluka Kurta, within District and Sub-District of Mumbai and Mumbai Suburban at Uttkansh Nagar, Bhandup (West).

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THE SECOND SCHEDULE REFERRED TO HEREINABOVE TO
(List of Original Documents inspected)

- Conveyance Deed dated 1.08.2011 made between i) Shri. Pratapsinh Shoorji Vallabhadas, ii) Jyotsna (wife of Vikramsinh Shoorji Vallabhadas), iii) Shri. Dilipsinh Shoorji Vallabhadas, iv) Smt. Danyanti Virji alias Samita Shivaji Thakkar, v) Smt. Jayalaxmi Gopalji Virji Ganatra, vi) Shri. Kalyanji alias Arunkumar Purshottam (Thakkar), vii) Shri. Vasantkumar Purshottam (Thakkar) viii) Smt. Saraswati Pralhadrai Kheraj (Thakkar) ix) Smt. Danyanti Ladhkar Kanji (Kotak), x) Mr. Raja Babulal Majethia xi) Mrs. Chandika Rameshkumar Kutchi xii) Mrs. Divya Rajendra Kutchi xiii) Mrs. Heena Rashmikant Karia , xiv) Mrs. Bhavana Vasant Daiya xv) Mrs. Jyoti Darmesh Gandha and xvi) Jaisinh Vitthaladas thereafter referred to as Vendors of First Part and Matrix Waste Management Private Limited therein referred to as Confirming Party and Suyog Developers therein referred as Purchaser of Other Part and registered with the office of Sub-Registrar of Assurances Kurta - 3 on 5.10.2011 under Serial No. BDR-13/08052/2011.
- A notarized Power of Attorney dated 9th June, 2011 executed by i) Shri. Pratapsinh Shoorji Vallabhadas, ii) Jyotsna Vikramsinh (wife of Vikramsinh Shoorji), iii) Shri. Dilipsinh Shoorji Vallabhadas, iv) Smt. Jayalaxmi Gopalji Virji Ganatra, v) Smt. Danyanti Virji alias Samita Shivaji Thakkar, vi) Shri. Kalyanji alias Arunkumar Purshottam (Thakkar), vii) Shri. Vasantkumar Purshottam (Thakkar) viii) Smt. Saraswati Pralhadrai Kheraj (Thakkar) ix) Smt. Danyanti Ladhkar Kanji (Kotak), x) Mr. Raja Babulal Majethia xi) Mrs. Chandika Rameshkumar Kutchi xii) Mrs. Divya Rajendra Kutchi xiii) Mrs. Heena Rashmikant Karia , xiv) Mrs. Bhavana Vasant Daiya xv) Mrs. Jyoti Darmesh Gandha and xvi) Jaisinh Vitthaladas appointed Matrix Fiscal Limited acting through its directors Chetan Shah and Mayur Shah as their constituted attorney.
- Deed of Rectification dated 31.12.2011 made between 1) Shri. Pratapsinh Shoorji Vallabhadas, 2) Jyotsna (wife of Vikramsinh Shoorji Vallabhadas), 3) Shri. Dilipsinh Shoorji Vallabhadas, 4) Smt. Danyanti Virji alias Samita Shivaji Thakkar, 5) Smt. Jayalaxmi Gopalji Virji Ganatra, 6) Shri. Kalyanji alias Arunkumar Purshottam (Thakkar), 7) Shri. Vasantkumar Purshottam (Thakkar) 8) Smt. Saraswati Pralhadrai Kheraj (Thakkar) 9) Smt. Danyanti Ladhkar Kanji (Kotak), 10) Mr. Raja Babulal Majethia 11) Mrs. Chandika Rameshkumar Kutchi 12) Mrs. Divya Rajendra Kutchi 13) Mrs. Heena Rashmikant Karia , 14) Mrs. Bhavana Vasant Daiya 15) Mrs. Jyoti Darmesh Gandha and 16) Jaisinh Vitthaladas thereafter referred to as Vendors of First Part and Matrix Waste Management Private Limited therein referred to as Confirming Party and Suyog Developers therein referred as Purchaser of

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Other Part and registered with the office of Sub-Registrar of Assurances Kurta - 3 on 23.04.2012 under Serial No. BDR-13/3186/2012.

- Conveyance Deed dated 25.02.2012 made between i) Mr. Rajiv Bhanwarlal Gupta, ii) Mr. Krishan Harbanslal Gupta, iii) Mr. Punil Pyarelal Gupta and iv) Mr. Manish Pyarelal Gupta thereafter referred to as Vendors of First Part and Suyog Developers therein referred as Purchaser of Other Part and registered with the office of Sub-Registrar of Assurances Kurta - 3 Under Serial No. BDR-13/2521/2012.
- A Development Agreement dated 07.10.2014 made between Shiv Sai Sahakari Gruh Nirman Sanstha (Proposed) therein referred to as Party of the First Part, Suyog Developers therein referred to as Party of a Second Part and all the residential and commercial unit holders as stated in Annexure I therein referred to as Confirming Party of Third Part.
- Power of Attorney dated 09.08.2014 executed Shiv Sai Sahakari Gruh Nirman Sanstha (Proposed) appointing Suyog Developers through their Partner Kaivalya Chetan Shah as their constituted attorney.
- Airports Authority of India issued No Objection Certificate for Height Clearance for CTS No. 31/B, 32, 32/1 to 32/3, (part) and 34 of Village - Kanjur, Taluka Kurta, within District and Sub-District of Mumbai and Mumbai Suburban District in pursuance of responsibility conferred by and as per the provision of Government of India (Ministry of Civil Aviation Order GSR 751 (E) dated 30.09.2015 for Safe and Regular Aircraft Operation
- Letter of Intent dated 6.11.2017 bearing reference no. SRA/ENG/2923/S/PL/LOI issued by Skm Rehabilitation Authority to Suyog Developers.
- Intimation of Approval dated 21.11.2017 bearing reference no. SRA/ENG/S/PVT/0122/20150516/AP/R addressed by Skm Rehabilitation Authority to Suyog in respect of Rehab building proposed to be constructed on said property.
- Amended Intimation of Approval dated 15.08.2018 bearing reference no. S/PVT/0122/20150516/AP/R addressed by Skm Rehabilitation Authority to Suyog in respect of amendment of Intimation of Approval Rehab building proposed to be constructed on said property.
- Commencement Certificate dated 31.08.2018 bearing reference no. S/PVT/0122/20150526/AP/R addressed by Skm Rehabilitation Authority to

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Construction Sheet No.

Suyog in respect of Rehab Building proposed to be constructed on said property. Approved dated 28.07.2018 bearing reference no. SR/ENG/S/PVT/0122/20150536/AP/S (Sale Building) addressed by Slum Rehabilitation Authority to Suyog in respect of Said Building Known as "Neokulias" proposed to be constructed on said property

13. Commencement Certificate dated 15.12.2018 bearing reference no. SR/PVT/0122/20150526/AP/S addressed by Slum Rehabilitation Authority to Suyog in respect of Sale Building proposed to be constructed on said property.

THE THIRD SCHEDULE HEREINABOVE REFERED TO

(Assumptions)

1. This opinion on the title is based on the information given to us pursuant to the documents and statements submitted. Furnished and produced before us from time to time during the course of our due diligence.
2. While conducting the due diligence exercise, I have assumed the genuineness of all signatures, the authenticity and completeness of all documents submitted to us and the conformity with the originals of all documents supplied as copies. In addition, I have assumed and have not guaranteed the accuracy as to factual matters of each document I have reviewed.
3. This opinion on Title is confined and limited to the state of affairs as on the date hereof. I am not aware of any information to the contrary, which would lead us to believe that the observations stated herein are no longer valid.
4. I am unable to verify whether the parties to any agreements reviewed had the authority to enter into such agreements or whether agents acting for such parties had the Power of attorney to so do, where the documents have been executed by attorneys.
5. This opinion on title is confined to the matters expressly set forth herein and no comment is implied or to be inferred beyond the matters expressly stated herein. This opinion on Title is based only on the documents made available for our examination and information provided to us as stated above. Matters expressed herein are limited to reflect the state of the law applicable to the particular facts therein contained only as on the date thereof.
6. I express no opinion as to the consequences of application of any law existing and applicable after such date, and expressly decline any continuing obligation to advise after date of this opinion on Title of any

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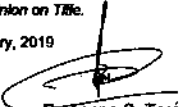
Address: 601, 6th Floor, Shree Samarth Viscaria Co-Op. Hsg. Society, Shivdardshan Path, T.P.Road, Next to Shivdardshan SRA Building, Near Godhav Naka, Bhandup (West), Mumbai-400 078

PRASANNA S. TARE
S. Tara, L.L.B.
Construction Sheet No.

changes in the foregoing or any changes of circumstances of which I may become aware that may affect our observations contained herein.

7. For the purpose of this opinion on Title, I have not independently verified the Power of attorney or the authority under which the individuals have signed the deeds of conveyance / document of title as Constituted Attorney.
8. I have relied solely on the registered documents of title furnished to us in cases where there is any inconsistency between the title reports and other unregistered documents furnished to us from time to time during the course of our due diligence exercise.
9. I assume that technical diligence in respect of the said Property as regards the development potential of the same has been independently carried out.
10. I have not opined on the structures and/or any buildings standing on the said Property and I recommend that a separate technical diligence be conducted for the same.
11. This opinion on Title for the limited purpose of expressing our opinion on the matters mentioned herein and should not be relied upon by any other person or persons or for any purpose other than the aforesaid.
12. I expressly disclaim any liability, which may arise due to any decision taken by any person or persons, on the basis of this opinion on Title.

Dated this 14th day of February, 2019


Prasanna S. Tare
Advocate

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Address: 601, 6th Floor, Shree Samarth Viscaria Co-Op. Hsg. Society, Shivdardshan Path, T.P.Road, Next to Shivdardshan SRA Building, Near Godhav Naka, Bhandup (West), Mumbai-400 078

Annexure "GA"

12/AAA, Ambar Chawt, West Kurla, Mumbai - 400 030
Cell: 9892932586, 7282624199, Email: prasanna.tare@rediffmail.com



PRASANNA S. TARE
B. Com, L.L.B.
Advocate, High Courts, Mumbai

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ADDENDUM TO TITLE CERTIFICATE

To,
Suyog Developers,
4, Ground Floor, C-Wing,
Ravi Apartment, S. L. Road,
Mulund (West) Mumbai - 400 080.

Re: All that piece and parcel of land bearing Survey No.125/1/3(Part) corresponding to CTS No. 31/B admeasuring about 572.50 Square meters, Survey No. 123/2 corresponding CTS Nos. 32, 32/1 to 32/3 admeasuring about 663.20 Square meters, CTS No 33 (part) admeasuring about 2013.40 square meter and CTS No 34 admeasuring about 38.90 square meter or thereabouts aggregating to 3288 square meter situate, lying and being in the revenue Village of Kanjur, Taluka Kurla, within District and Sub-District of Mumbai and Mumbai Suburban at Umkarsa Nagar, Bhandup (West) and more particularly described in the Schedule hereunder. ("hereinafter referred to as "Said Property").

1. I refer to my Title Certificate dated 14th February, 2019 (Title Certificate) a copy of which is annexed hereto and marked as Annexure - A (Title Certificate) issued by me on behalf of Suyog Developers, where I had investigated its title to the said property. The terms used but not defined herein will have the same meaning as ascribed to the terms in the Title Certificate.
2. I clarify that the Title Certificate may be relied upon by various Customers and Financial Institutions.
3. In Paragraph No F of the Title Certificate, I wish to add the following paragraph

F. LIEN AND CHARGES:

- ii. By Deed of Re-conveyance dated 10th June, 2019 registered with the office of the Sub-Registrar of Assurances at Kurla-5 under Serial No. KRLS-7840-2019, the mortgaged property mortgaged vide Indenture of Mortgage dated 24th November 2017 executed and entered between Suyog Developer (Mortgagor) and Reliance Home Finance Limited, registered in the Office of Sub- Registrar suburban bearing Serial No. KRL-2-12390-2017, as mentioned hereinabove has been re-conveyed by Reliance Home Finance Limited in favour of the Mortgagors i.e. the Suyog Developer.

Correspondence Address : 601, 6th Floor, Shree Samarth Viscaria Co-Op. Hsg. Society, Shivdarshan Path, T. P. Road, Next to Shivdarshan SRA Building, Near Gadhav Naka, Bhandup (West), Mumbai - 400 078.



PRASANNA S. TARE
B. Com, L.L.B.
Continuation Sheet No.

- iii. By Deed of indenture of Mortgage dated 12th June 2019, executed and entered between Suyog Developers and Universal Trusteeship Services Limited having their registered office at B-1002, 10th Floor, Marathon Futurex, M.N.Joshi Marg, Lower Parel, Mumbai 400013 as Security Trustee for the benefit of ICICI Bank Limited having their registered office at Landmark, Race Course Circle, Vadodara, 390 007 in the Office of Sub- Registrar of Kurla-4 bearing Serial No. KRLA-7276-2019. Whereby the Suyog Developer had mortgaged with the bank the said Property and Units which is described in the schedule therein. However, there are no restrictions on the Owners in transferring or selling Units/Premises/Flats in the said buildings named as NEOSKIES to be constructed on the said Property of Suyog Developer.
4. This addendum is to be read along with the Title Certificate dated 14th February 2019. All other terms of the Title Report will remain unchanged.

Dated this 18th day of July, 2019.

PRASANNA TARE
Advocate

ANNEXURE "7"

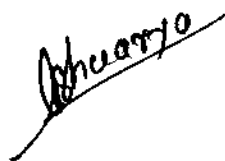
(Details of Mortgage)

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- i. By and under Indenture of Mortgage dated 24th November, 2017 registered in the office of Sub-Registrar of Assurances at Kurla-2 under serial no.KRL-2-12390-2017 on 24th November, 2017, the Promoter have mortgaged the property as more particularly set out in the above Indenture of Mortgage with Reliance Home Finance Limited having its registered office at Reliance Centre, 6th Floor, South Wing, Off. Western Express Highway, Santacruz (East), Mumbai 400 055 ("the said Mortgagee") on the terms and conditions as more particularly set out therein.
- ii. By and under Reconveyance Deed dated 10th June, 2019 registered with the office of the Sub-Registrar of Assurances at Kurla-5 under Serial No.KRL5-7840-2019 on 10th June, 2019, the property mortgaged vide Deed of Mortgage dated 24th November, 2017 registered in the office of Sub-Registrar of Assurances at Kurla-2 under serial no.KRL2-12390-2017 has been re-conveyed by the Mortgagee in favour of the Mortgager i.e. the Promoter.
- iii. By and under Indenture of Mortgage dated 12th June, 2019 registered in the office of Sub-Registrar of Assurances at Kurla-4 under serial no.KRL4-7276-2019 on 12th June, 2019, M/s. Suyog Developers and another ("the Borrowers") have mortgaged the property as more particularly set out in the above Indenture of Mortgage with Universal Trusteeship Services Limited having its registered office at B-1002, 10th Floor, Marathon Futurex, N.M. Joshi Marg, Lower Parel, Mumbai- 400 013 ("the said Mortgagee") acting as 'Security Trustee' for the benefit of ICICI Bank Limited, having its registered office at Landmark, Race Course Circle, Vadodara-390 007 and its Branch office at ICICI Bank Limited, BKC, Mumbai-400 051 on the terms and conditions as more particularly set out therein.
- iv. By and under Indenture of Mortgage for Additional Security dated 6th August 2019 registered with the office of the Sub-Registrar of Assurances at Kurla-3 under Serial No.KRL3-10448-2019 on 6th August 2019, M/s. Suyog Developers and another ("the Borrowers") have executed for additional security to secure property/ies as more particularly set out in this Indenture of Mortgage for Additional Security with Universal Trusteeship Services Limited having its registered office at B-1002, 10th Floor, Marathon Futurex, N.M. Joshi Marg, Lower Parel, Mumbai- 400 013 ("the Mortgagee") acting as 'Security Trustee' for the benefit of ICICI Bank Limited, having its registered office at Landmark, Race Course Circle, Vadodara-390 007 and its Branch office at ICICI Bank Limited, BKC, Mumbai-400 051 on the terms and conditions as more particularly set out therein.
- v. By and under Indenture of Mortgage dated 16th December, 2020 registered with the office of the Sub-Registrar of Assurances at Kurla-4 under Serial No.KRL4-13062-2020 on 16th December, 2020, M/s. Suyog Developers ("Mortgagor") has created exclusive further charge on the property alongwith structures and receivables as more particularly set out in this Indenture of Mortgage with ICICI Bank Limited having its registered office at ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara, Gujarat, Pin- 390 007, and its Branch office at ICICI Bank Tower, Bandra Kurla Complex, Mumbai-400 051 ("the said Mortgagee") on the terms and conditions as more particularly set out therein.
- vi. Vide No Due Certificate dated 24th November, 2021, ICICI Bank Limited has confirmed that the Facility disbursed to M/s. Suyog Developers has been fully repaid. There are no dues outstanding against the Facility granted to M/s. Suyog Developers.
- vii. By and under Indenture of Mortgage dated 22nd November, 2021 registered in the office of Sub-Registrar of Assurances at Kurla-3 under serial no.KRL3-17922-2021 on 22nd November, 2021, M/s. Suyog Developers ("the Mortgagors") have mortgaged the property as more particularly set out in the above Indenture of Mortgage with Catalyst Trusteeship Limited having its registered office at GDA House, Plot No. 85, Bhusari Colony (Right), Kothrud Road, Pune, Maharashtra- 411 038 and its office at Office No.604, 6th Floor, Windsor, C.S.T. Road, Kalina, Santacruz(East), Mumbai-400 098 acting as "Debenture Trustee" for the benefit of ASK Financial Holdings Private Limited, having registered office at Birla Aurora, Level 16, Office Floor 9, Dr. Annie Besant Road, Worli, Mumbai-400 030, on the terms and conditions as more particularly set out therein.







ANNEXURE "8"
(Larger Land and Real Estate Project Details)

A. LARGER LAND

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1. Details of Larger Land:

a) The Area of Larger Land in which the Promoter is constructing the said Building and the Rehab Building is as per First Schedule mentioned in the Agreement.

2. Development:

- a) The Area of the Larger Land shall be developed in a phase-wise manner over a period of time.
- b) The Promoter is constructing two buildings on the said Larger Land i.e. One Rehab Building and One Sale Building as independent buildings.
- c) All the driveways, entry and exit points in the proposed and Sanctioned Layout Plans shall be used by the Affiliates of the Rehab Building and the Sale Building together with the neighbouring buildings (Jeevan Anand, Jeevan Jyot) and contiguous developments.
- d) The Promoter proposes to undertake development on the contiguous land. The common areas and amenities of the Larger Land shall be shared by the building/real estate project constructed on the Larger Land together with the contiguous development.
- e) There is a old temple already existing on portion of Larger Land.

3. Sanctioned Plan:

- a) The development of the Larger Land is presently undertaken as per the Sanctioned Layout Plan and colour boundary in the Layout Plan which have been annexed as Annexure "2" to the Agreement.
- b) The Promoter proposes to develop the Larger Land and Real Estate Project as per the Proposed Future Development as shown in the Sanctioned Layout Plan. The Promoter reserves the right to get the Proposed Future Development sanctioned from the Concerned Authorities.

4. Details of Sanctioned Floor Space Index (FSI) and Proposed FSI for Rehab Building and the said Building:

| Sr. No. | Wing | Sanctioned FSI (in Sq.mt) | Proposed FSI (in Sq.mt.) |
|---------|---------------------------------|---------------------------|--------------------------|
| a) | Sale Building ("said Building") | 7029.54 | 6984.92 |
| b) | Rehab Building | 5391.96 | 5391.96 |
| | Total | 12421.50 | 12376.88 |

The proposed FSI of the Larger Land is proposed on account of additional FSI, over and above the sanctioned FSI, could be utilized by the Promoter on account of the increase in the Floor Space Index in the locality or Floor Space Index available by paying premium or price to authorities or additional Floor Space Index becoming available on account of acquisition of Transferable Development Rights; fungible FSI or TDR that may be available due to development of amenity space, amalgamation of land parcels, change in the DC Regulations or New DC

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Regulations or other provisions under which additional FSI shall be made available to the development.

5. Details of Aggregate area of the recreation open space in respect of said Larger Land: 195.52 Sq.mtrs.

6. **Common Areas & Amenities:**

The common areas, facilities and amenities on the said Larger Land that may be usable by the Allottee/s and are listed in the **Fourth Schedule (Larger Land Amenities)** in the Agreement. The common areas and amenities for the Larger Land shall be completed at the time of completion of the construction on the Larger Land.



B. BUILDING/REAL ESTATE PROJECT

1. **Details of RERA Certificate:**

The Real Estate Regulatory Authority has duly issued a Certificate of Registration bearing No.P51800018106 ("the RERA Certificate") for the Real Estate Project. A copy of the RERA Certificate are annexed and collectively marked as Annexure "11" to the Agreement.

2. **Details of Building/Real Estate Project:**

- a) The development of part of the building is known as "Marathon Neoskies" on the said Land consisting of basement (sanctioned)/lower ground (proposed), Upper Ground (proposed) and upto 18th Floor (sanctioned) and proposed upto 22 (twenty-two) upper floors is known as 'Marathon Neoskies' ('Real Estate Project').
- b) Approvals and sanctions and permissions are as mentioned in the Agreement.

3. **Details of Sanctioned Floors of the said Building/Real Estate Project:**

Number of floors sanctioned as on date for said Building/Real Estate Project: Upto 18th floor

4. **Details of Proposed Floors of the said Building/Real Estate Project:**

Proposed number of floors for said Building/Real Estate Project: Upto 22nd Floor or more floors and/or as per full potential available

5. **Type of Premises/Apartment:**

The Real Estate Project shall comprise of units/premises consisting of units/premises consisting of apartments, flat/s and shops, commercial units, offices.

6. **Sanctioned Floor Space Index (FSI):**

Total FSI of 7029.54 Sq.mtrs. has been sanctioned for consumption in the construction and development of the Building/Real Estate Project.

7. **Proposed Floor Space Index (FSI):**

The Promoter proposes to eventually consume a further FSI of 2460.34 Sq.mtrs. aggregating to total FSI of 9489.88 Sq.mtrs. in the construction and development of the Building/Real Estate Project on account of additional FSI, over and above the sanctioned FSI, could be utilized by the Promoter on account of the increase in the Floor Space Index in the locality or Floor Space Index available by paying premium or price to authorities or additional Floor

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Space Index becoming available on account of acquisition of Transferable Development Rights, fungible FSI or TDR that may be available due to development of amenity space, amalgamation of land parcels, change in the DC regulations or other provisions under which additional FSI shall be made available to the development. The total number of flats/premises/floors in the building will vary as per the available potential.

8. Common Areas, Facilities & Amenities:

The common areas, facilities and amenities in the said Building that may be usable by the Allottee/s are listed in the **Fifth Schedule** ("Common Areas, Facilities and Amenities of the said Building") to this agreement.

9. Formation of Society and Conveyance:

The formation of the Society and conveyance of the said Project shall be in the manner as mentioned in the Agreement.

10. Possession of the said Premises:

a. The date of handover of possession of the said Premises in the Real Estate Project is Ready Possession.

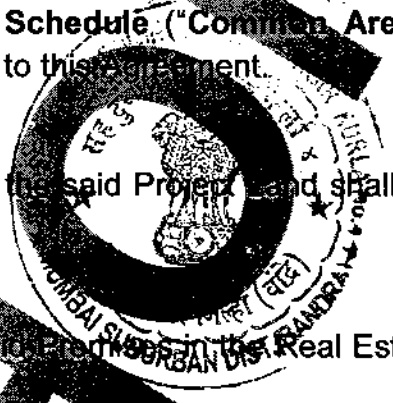
11. The name and address of the Architect:

Mr. Santoshkumar Dubey, 702, Marathon Max, Mulund-Goregoan Link Road, Mulund (West), Mumbai - 400 080.

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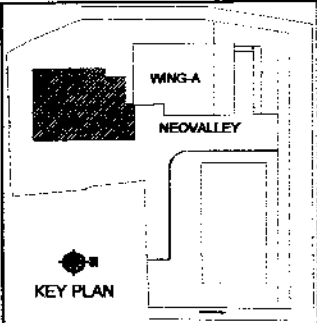


ANNEXURE "9"

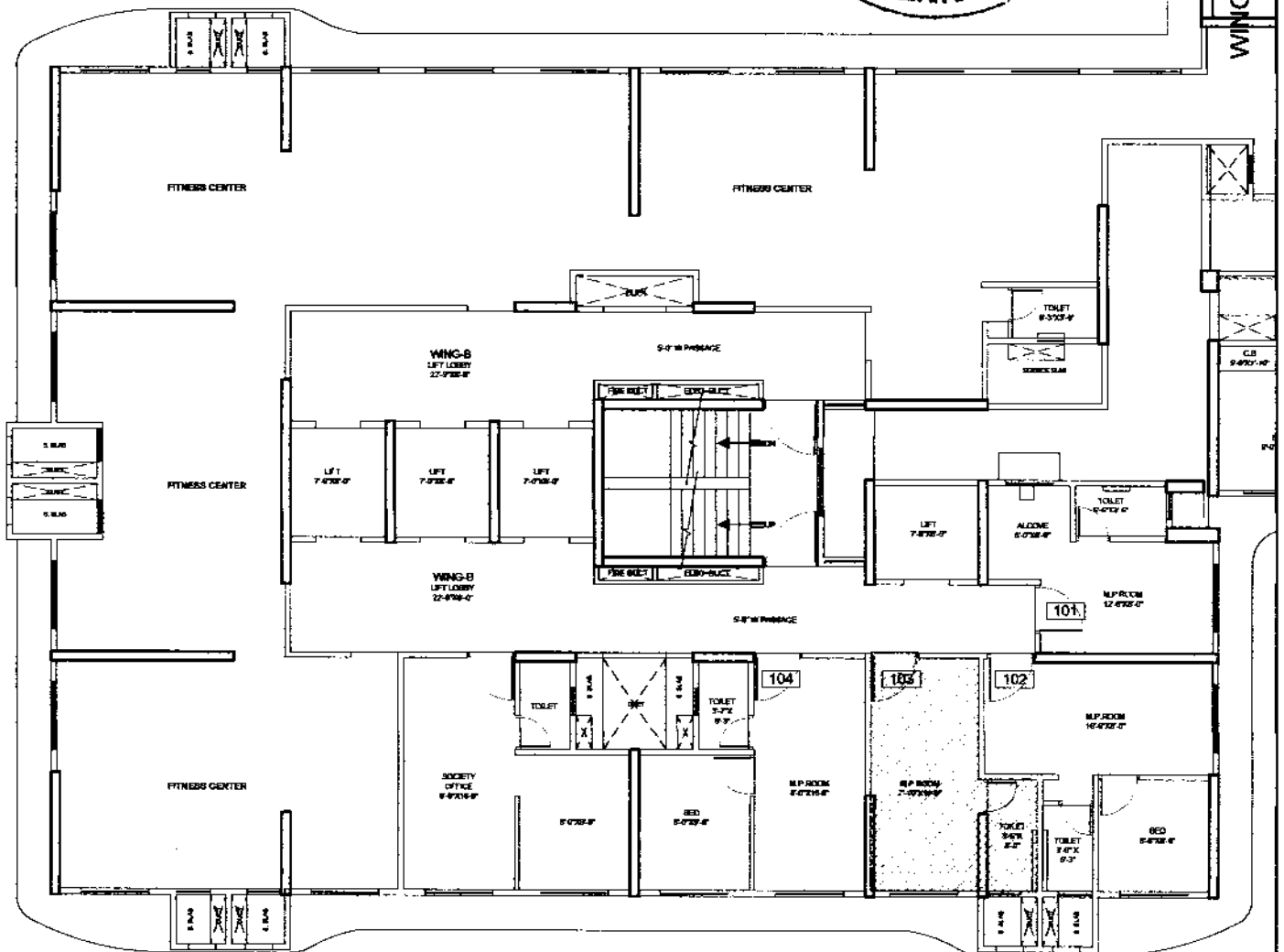
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WING - A



LEGEND:-

 RERA CARPET AREA

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PROJECT TITLE :- MARATHON NEOVALLEY
 KAVERI WING - B
 FOR :- 1ST FLR
 FLAT NO :- B-103



MARATHON

Redefining Real Estate. Redefining infrastructure.

MATRIX

702, MARATHON MAX
 MULUND-GOREGAON LINK RD,
 MULUND (W)

CORPORATE OFFICE:-

ANNEXURE "10"

(Premises and Transaction Details)

1. Building:

Building to known as 'Marathon Neoskies' situate at Marathon Neoskies, Opposite, Yashwant Chandji Sawant Vidyamandir, Utkarsh Nagar Road, Village Kanjur, Bhandup (W), Mumbai - 400078.

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2. Real Estate Project :

- a. Name : "Marathon Neoskies"
b. Building Name : "Marathon Neoskies"

3. Details of the Premises/Apartment :

- a. Type of Residential Flat/Premises/Apartment : Studio
b. Residential Flat/Premises/Apartment No. : 103
c. Floor : 1
d. Wing : B
e. Carpet Area As Per RERA : 18.30 Sq.mt.



4. Consideration Details :

- a. Sale Consideration for said Premises : 36,43,462.00
Rupees: Thirty Six Lakh Four Thousand Three Hundred Sixty Two Only

- b. Advance Payment made towards Consideration by the Allottee/s before execution of this Agreement of Rs. 2,16,055 (Rupees: Two Lakh Sixteen Thousand Fifty Five Only)

c. Payment Schedule :

| SR. NO. | MILESTONE NAME | % |
|---------|--|-------------|
| 1 | Token Money | 3.00 |
| 2 | Booking Amount | 6.00 |
| 3 | On/After Agreement Execution | 11.00 |
| 4 | On Completion of Plinth | 6.50 |
| 5 | On Completion of 3rd Slab | 7.50 |
| 6 | On Completion of 6th Slab | 7.50 |
| 7 | On Completion of 9th Slab | 7.50 |
| 8 | On Completion of 12th Slab | 7.50 |
| 9 | On Completion of 15th Slab | 7.50 |
| 10 | On completion of last Floor Slab | 6.00 |
| 11 | On completion of walls , internal plastering. | 2.50 |
| 12 | On completion of , flooring , doors and windows. | 2.50 |
| 13 | On completion of staircase, lift wells | 2.50 |
| 14 | On completion of sanitary fittings ,lobbies upto floor level | 2.50 |
| 15 | On completion of external plumbing , terrace waterproofing. | 2.50 |
| 16 | On completion of external plaster , elevation | 2.50 |
| 17 | On completion of lifts, water pumps | 2.50 |
| 18 | On completion of electrical fitting , mechanical and enviroment requirements | 2.50 |
| 19 | On completion of entrance lobby , plinth protection,paving of areas. | 5.00 |
| 20 | On Possession of the said premises for the Fit-outs being offered to purchaser | 5.00 |
| | TOTAL | 100% |

- d. Note : For buildings where construction has commenced and/or completed, all construction related dues need to be completed as demanded.
Notwithstanding to whatever mentioned in this Agreement, the Allottee/s agrees and undertakes to make the payment of the entire balance Sale Consideration amount / all the balance payment slabs mentioned in the Payment Schedule on receiving Part Occupation Certificate/Occupation Certificate in respect of the said Premises without any objection or demurr.
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| 5. Details of Bank Account for the Real Estate Project : | |
| a. Bank Account Number : | 57500000812560 |
| b. Bank Name : | HDFC Bank Ltd. |
| c. Bank Address : | Jalaram Ashish Bldg, Devidayal Road, Mulund (W), Mumbai-400 080 |
| d. Branch : | Mulund (West) |
| e. IFSC Code : | HDFC0000652 |
| f. Account Name : | Suyog Developers Marathon Neoskies Collection Account |

6. Details of Taxes to be paid by the Allottee/s for Premises/Apartment :

| GOVERNMENT TAXES AS APPLICABLE ON ACTUALS | |
|--|----------------|
| a. Tax Deducted at Source | As Applicable* |
| b. Stamp Duty | As Applicable* |
| c. Registration | As Applicable* |
| d. CGST and SGST | As Applicable* |
| e. Property Tax | As Applicable* |
| f. Any Applicable Tax/Cess/Duty as may be applicable from time to time | As Applicable* |

*as per on date of Agreement and booking date.

7. Maintenance Charges :

| QUARTERLY MAINTENANCE CHARGES | | Amount |
|--|----------|--------|
| a. Maintenance Charges/Outgoings for Premises ** | 5,910.00 | |
| b. Maintenance Charges for Car Parking ** | 0.00 | |

**per quarter in advance on or before 5th day of beginning of every quarter. Maintenance Charges are provisional in nature and shall be paid on actuals.

Note: Maintenance Charges mentioned in clause 7(a) and 7(b) are exclusive of GST and the Allottee/s shall be required to pay the applicable GST separately.

Other Charges :

8. Other Charges are exclusive of GST and the Allottee/s shall be required to pay the applicable GST on Other Charges separately.

| Sr.no. | MISCELLANEOUS CHARGES (PAYABLE BEFORE POSSESSION) | Per Sq. ft. | Amount |
|--|--|----------------|--------------------|
| 1 | Advance Maintenance (6-months) | 60.00/Sq. Ft. | 11,820.00 |
| 2 | Share of Expenses for the Formation of Apartment and Legal Charges | | 9,400.00 |
| 3 | Gymnasium Membership | | 10,000.00 |
| 4 | Electric Meter, Water Connection and Other Charges | | 75,000.00 |
| 5 | Corpus Fund for Society | 180.00/Sq. Ft. | 35,460.00 |
| 6 | Share Application Money and Entrance Fee | | 600.00 |
| TOTAL MISCELLANEOUS CHARGES | | | 1,42,280.00 |
| * Property Tax and Other Taxes as applicable | | | |

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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 : **P51800018106**

Project: **MARATHON NEOSKIES**, Plot Bearing / CTS / Survey / Final Plot No. 1/B PT, 332/PT TO 333/PT, 34 at **Kurla, Kurla, Mumbai Suburban, 400078;**

1. **M/S Suyog Developers** having its registered office / principal place of business at **144/1, Kurla, Mumbai Suburban, Pin: 400080.**

2. This registration is granted subject to the following conditions, namely:-

- ◊ The promoter shall enter into an agreement for sale with the allottee;
- ◊ The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- ◊ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 5 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 **10/10/2018** and ending with **30/12/2023** 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
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date:09-09-2021 21:29:19

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

Dated: 09/09/2021

Place: Mumbai

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FOR SIGNING DOCUMENTS
WITHOUT CONSIDERATION

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 2023

TO ALL TO WHOM THESE PRESENTS SHALL COME WE, K. S. RAGHAVAN, Group Company Secretary cum Authorised Signatory, DWARKANATH K. RAO, Senior Manager cum Authorised Signatory and BABULA MAHARANA, Authorised Signatory of Suyog Developers having office at 4, Ground Floor, C Wing, Ravi Apartment, S. Road, Mulund (W), Mumbai-400 080 and branch office at 702, Marathon Hall, Worli, Goregaon Link Road, Mulund (W), Mumbai - 400 080 SEND GREETINGS:

करल

We, K. S. RAGHAVAN, Group Company Secretary cum Authorised Signatory, DWARKANATH K. RAO, Senior Manager cum Authorised Signatory and BABULA MAHARANA, Authorised Signatory of Suyog Developers have been given power by the Firm to sign and execute any deed or document, Agreement, Mortgage Deed, Reconveyance, Conveyance, Lease Deed, Leave and License etc. at village Kanjur, Mumbai vide letter dated April 9, 2019 and December 22, 2020 in respect of the project known as "Marathon Neeskes".

(i) We are authorised for signatory of Suyog Developers for projects village Kanjur, Mumbai known as "Marathon Neeskes" We intend to execute any deed or document of premises being construction on the property.

(ii) We are desirous of appointing (1) Yogesh Panchal (2) Robin Mathew (3) Shweta Pandey (4) Reena Naik (5) Anannya Ghadigaonkar (6) Sakshi Kargutkar (7) Deepak Pattnayak who are present employees of present firm.

(iii) In future if any of the employees leave our organization then this Power of Attorney shall stand revoked automatically from the date of such terminate and they shall not be permitted to act on Power of Attorney beyond such date by signing hereunder.



Sign of Yogesh Panchal : _____
 Sign of Robin Mathew : _____
 Sign of Reena Naik : _____
 Sign of Anannya Ghadigaonkar : _____
 Sign of Sakshi Kargutkar : _____
 Sign of Deepak Pattnayak : _____

NOW KNOW YE ALL MEN AND THESE PRESENTS SHALL WITNESSETH THAT WE, K. S. RAGHAVAN, Group Company Secretary cum Authorised Signatory, DWARKANATH K. RAO, Senior Manager cum Authorised Signatory and BABULA MAHARANA, Authorised Signatory of Suyog Developers, do hereby nominate, constitute and appoint (1) Yogesh Panchal (2) Robin Mathew (3) Shweta Pandey (4) Reena Naik (5) Anannya Ghadigaonkar (6) Sakshi Kargutkar (7) Deepak Pattnayak as our true and lawful attorneys to jointly or severally do the following:

1. To Present and lodge in the office of the Sub-Registrar of Kanjur, Mumbai to execute all new deeds or documents and to do all the things necessary for registering the said deeds or documents, Agreement, Mortgage Deed, Reconveyance, Conveyance, Lease Deed, Leave and license etc. signed by or severally granted to the project known as "Marathon Neeskes" at village - Kanjur, Mumbai within the limits of the "S" ward within Mumbai Municipal Corporation.

2. This Power of Attorney shall stand revoked automatically on the date of termination of employment by the company, or termination of such 3 years from the date of execution of this power attorney. However, if any of the attorneys confirms the same not to act on the date of this termination, then this Power of Attorney shall stand revoked on such date of termination by signing hereunder.

3. AND We do hereby for ourselves agree to ratify and confirm all and will ratify our said Attorney shall do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF WE have hereunto set and subscribed our hands and signature to this writing on the 26th day of July 2023.

THE SCHEDULE HEREINABOVE REFERRED TO:

All that pieces and parcel of land total admeasuring 3283 sq.mtrs. consisting of an area 572.50 sq.mtrs bearing CTS No.31/B corresponding to Old Survey No.125 and New Survey No.125/1/3, an area admeasuring 663.20 bearing CTS No.32, 32/1 to 3 corresponding to Old Survey No.123 and New Survey No.123/2, an area admeasuring 2012.40 sq.mtrs. bearing CTS No.32(part) corresponding to Old Survey No.123 and New Survey No.123/2, and an area admeasuring 38.90 bearing CTS No.34 corresponding to Old Survey No.123 and New Survey No.123/2 situated, lying and being at Village Kanjur, Taluka Kanjur, Mumbai Suburban District and Sub-District of Mumbai City and Mumbai Suburban within the District of Mumbai Suburban within the limits of "S" ward of Mumbai Municipal Corporation, Greater Mumbai (Kanjur Nagar, Bhandup (West), Mumbai - 400 075).

North : CTS 28 Adj Slum
 South : CTS 192 Adj Slum
 East : CTS 31/32 Adj Jeevan Anand Building
 West : CTS 01 Adj Slum

Signed Sealed And Delivered by the undersigned Suyog Developers through its Group Company Secretary cum Authorised Signatory Mr. K. S. RAGHAVAN Senior Manager cum Authorised Signatory for DWARKANATH RAO Authorised Signatory Mr. BABULA MAHARANA vide letter dated April 9, 2019 and December 22, 2020 in the presence of:

For Suyog Developers
 Authorised Signatory
 For Suyog Developers
 Authorised Signatory
 For Suyog Developers
 Authorised Signatory

करल

08/07/23

22

2023

Yogesh Panchal

Robin Mathew

Shweta Pandey

Reena Naik

Sakshi Kargutkar

Deepak Pattnayak

करल

पुजेस 5 22

2023

करल ४


900

2028

PERMANENT ACCOUNT NUMBER
AEJH-P6373

RAC


REGISTRATION AUTHORITY
KAPISHANMUCHI SRINIVAS RAO



करल ४

9222


REGISTRATION AUTHORITY



THE JOINT REGISTRAR MUMBAI

MARATHON

REGISTRATION AUTHORITY




Diwanath

3361 1192 2627

आधार - सामान्य मापसाचा अधिकार

REGISTRATION AUTHORITY

33, Maharashtra Road, Sector 10, Vashi, Mumbai - 400 087




Dept: 11111
Emp: 11111
D.O.A: 11111

करल ४

9222

MARATHON




REGISTRATION AUTHORITY

9905 3940 0719

आधार - सामान्य मापसाचा अधिकार

REGISTRATION AUTHORITY

9905 3940 0719

Diwanath

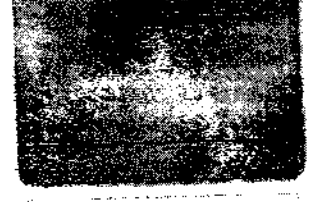
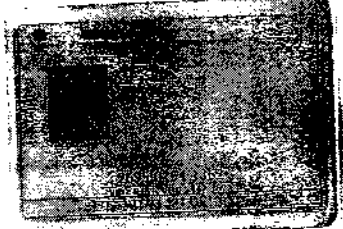
MARATHON

REGISTRATION AUTHORITY

करल ४

9222

REGISTRATION AUTHORITY



Diwanath

| | | |
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| करल ४ | | |
| १६३१२ | ०२ | १०० |
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ORDER

Revenue & Forest Department,
 Madam Kama Murg,
 Hutatma Rajguru Chowk,
 Mantralaya, Mumbai-32.
 Dated the 31st March, 2021.



No. Mudrank-2021/ OR.12/CR.107/M-1 (Policy).- Whereas, the Government of Maharashtra in the public interest has decided to reduce the stamp duty by One per cent on the otherwise chargeable under clause (b) of Article 25 of Schedule-I appended to the Maharashtra Stamp Act (No. 1 of 1958) (herein after referred to as "the said Act") on the instrument of Conveyance or Agreement to Sell of any residential unit created or being executed between "the Woman Women Purchaser and the Seller" of that executant of the said document or instrument".

Now, the Government in exercise of the powers conferred by clause (a) of section 2 of the Maharashtra Government of Maharashtra, being satisfied that it is necessary in the public interest to reduce the stamp duty from 1st of April, 2021 onwards on the otherwise chargeable under clause (b) of Article 25 of Schedule-I of the said Act on the instrument of Conveyance or Agreement to Sell of any residential unit therein after referred to as "the said instrument" created or being executed between "the Woman Women Purchaser and the Seller" of that executant of the said document or instrument", subject to the following conditions:-

Conditions.

1. The instrument shall be executed when the stamp duty has already been paid by the Seller of the said instrument, prior to the date of publication of this order in the Maharashtra Government Gazette.

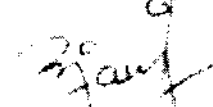
2. The said Woman Women Purchaser of the said instrument availing of the benefit of the stamp duty provided by this order shall not sell any such type of residential unit to any subsequent Male Purchaser's within the period of one year from the date of purchase of any such type of residential unit. On the date of purchase of such type of residential unit by the said Woman Women Seller of such type of residential unit, the stamp duty shall be admitted One per cent Stamp Duty on the value of such residential unit if there was no admission in the stamp duty on the said residential unit.

3. The said restriction shall also apply in case of the said stamp duty on the purchase of such Woman Women purchaser's.

Explanation.

The benefit of the stamp duty provided by this order shall be applicable only to the document or instruments of Conveyance or Agreement to Sell of any residential unit i.e. the flat or individual bungalow or row house or independent house or any type of tenement where Woman Women are the Only Purchaser of such type of residential unit.

By order and in the name of the Governor of Maharashtra.


 (Pratikumar V. Jawale)
 Desk Officer to Government

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायित्व संख्या कार्ड
Permanent Account Number Card
BUSPC0420J

नाम
AKSHAYA SURESH CHANDURKAR

पिता का नाम / Father's Name
SURESH VASUDEV CHANDURKAR

जन्म तिथि / Date of Birth
21/06/1996

हस्ताक्षर / Signature



आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

स्थायित्व संख्या कार्ड
Permanent Account Number Card
ORPE 889575

नाम
AISHWARYA SURESH CHANDURKAR

पिता का नाम / Father's Name
SURESH VASUDEV CHANDURKAR

जन्म तिथि / Date of Birth
23/12/1999



भारत सरकार
Government of India

अक्षया सुरेश चंदुरकर
Akshaya Suresh Chandurkar

जन्म तारीख / DOB 21/06/1996

स्त्री / Female




4884 1891 2380

भारत सरकार
Government of India

ऐश्वर्य सुरेश चंदुरकर
Aishwarya Suresh Chandurkar

जन्म वर्ष / Year of Birth 1999

स्त्री / Female




5080 9872 5156

आधार - सामान्य माणसाचा अधिकार

Bandurka

Ashwariya

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता D/O सुरेश चंदुरकर, कम नं
20 सिद्धिविनायक रहिवासी संघ
साखाराम लांजेकर मार्ग, शिवाडी, मुंबई,
महाराष्ट्र, 400015

Address: D/O Suresh Chandurkar Room
No 20 Siddhivinayak Rahivashi Sangh,
Sakharam Lanjekar Marg, Sewri, Mumbai,
Sewri Maharashtra, 400015

1800 300 1847

www.uidai.gov.in

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता D/O: सुरेश चंदुरकर,
सिद्धिविनायक कम नं 20, साखाराम
लांजेकर मार्ग, परळ, मुंबई, परेल,
महाराष्ट्र, 400012

Address: D/O: Suresh
Chandurkar, SIDDHIVINAYAK
ROOM NO 20, SAKHARAM
LANJEKAR MARG, PAREL,
Mumbai, Parel, Maharashtra,
400012

1800 300 1847

www.uidai.gov.in

4884 1891 2380

5080 9872 5156

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| करल ४ | | |
| ९३२ | २० | ७०० |
| २०२४ | | |

प्राई लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAMFS8354H

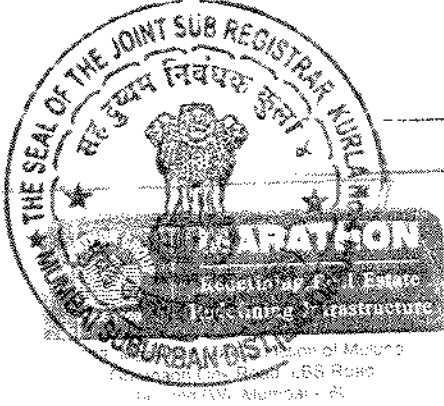


नाम / NAME
SUYOG DEVELOPERS

निगमन/बनने की तिथि / DATE OF INCORPORATION/FORMATION
02-06-1999

R. Ghag

आयकर निदेशक (सिस्टम)
DIRECTOR OF INCOME TAX (SYSTEMS)



702 Marathon Max Junction of Maruna Goregaon Link Road, LBS Road, Maruna (W), Mumbai - 40



JITENDRA PAWAR

Phone: ADMINISTRATION

Emp. No: 09004

D.O.J.: 04-02-1999



Deepak Ghag

Dept: Administration

Emp. No: D9004

D.O.J.: 08-05-2007

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JITENDRA PAWAR
आयकर निदेशक (सिस्टम)

09004

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DEEPAK SUBHASH GHAG
SUBHASH GAJANAN GHAG

25/06/1986

AX5PG3631R

Dr. Ghag

भारत सरकार
Government of India



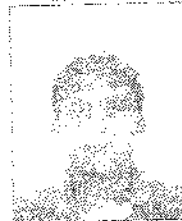
जितेंद्र भावराव पावार
Jitendra Raoharam Pawar
जन्म तिथि / DOB: 04-02-1999
पुरुष / MALE

9895 5574 5213

सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



दिपक सुभाष घाग
Deepak Subhash Ghag
जन्म तिथि / DOB: 25/06/1986
पुरुष / MALE

6182 4976 1129

आयकर - आम आदमी का अधिकार

CHALLAN
MTR Form Number-6



| | | | |
|---|----------------|---------------------------------|--------------------------------------|
| GRN MH002071821202425E | BARCODE | Date 15/05/2024-16:55:40 | Form ID 25.2 |
| Department Inspector General Of Registration | | Payer Details | |
| Type of Payment Stamp Duty Registration Fee | | TAX ID / TAN (If Any) | |
| Office Name KRL4 JT SUB REGISTRAR KURLA NO 4 | | PAN No.(If Applicable) | BJSPC0420J |
| Location MUMBAI | | Full Name | AKSHAYA SURESH CHANDURKAR AND OTHER |
| Year 2024-2025 One Time | | Flat/Block No. | B 103 MARATHON NEOSKIES OPP YASHWANT |
| | | Premises/Building | CHANDJI SAWANT SCHOOL |

| Account Head Details | Amount In Rs. | Road/Street | Area/Locality | Town/City/District | PIN | Remarks (If Any) |
|-----------------------------|--------------------|---|--|--------------------|-------------|------------------|
| 0030045501 Stamp Duty | 182200.00 | UTKARSH NAGAR RD VILL KANJUR BHANDUP WEST | MUMBAI | | 4 0 0 0 7 8 | |
| 0030063301 Registration Fee | 30000.00 | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Total | 2,12,200.00 | Amount In | Two Lakh Twelve Thousand Two Hundred Rupees Only | | | |
| | | Words | | | | |

| | | | |
|----------------------------------|--|------------------------------------|---|
| Payment Details IDBI BANK | | FOR USE OF RECEIVING OFFICE | |
| Cheque-DD Details | | Bank CIN | Ref. No. 003032024051514208 41283593 |
| Cheque/DD No. | | Bank Date | RBI Date 15/05/2024 16/05/2024 |
| Name of Bank | | Bank-Branch | IDBI BANK |
| Name of Branch | | Scroll No. . Date | 100-16/05/2024 |

Department ID : 9702373650

NOTE: This Challan is valid for document to be registered in Sub-Registrar office only. Not valid for unregistered document.

Validity unknown

Digitally signed by
DIRECTORATE OF ACCOUNTS
AND TREASURIES MUMBAI 02
Date: 2024.07.23 16:43:54 IST
Reason: GRAS Secure Document
Location: India

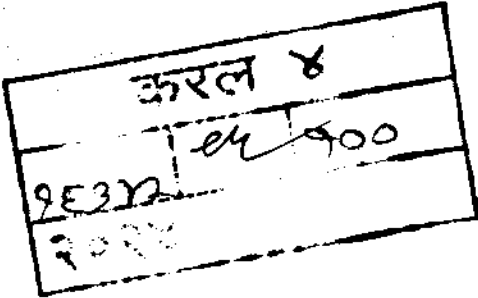
| Sr. No. | Remarks | Defacement No. | Defacement Date | UserId | Defacement Amount |
|---------|----------------|------------------|---------------------|--------|-------------------|
| 1 | (IS)-391-16342 | 0003058141202425 | 23/07/2024-16:43:25 | IGR200 | 30000.00 |

GRN : MH002071821202425E Amount : 2.12.200.00

Bank : IDBI BANK

Date : 15/05/2024-16:55:40

| | | | | | |
|-------------------------|----------------|------------------|---------------------|--------|-------------|
| 2 | (iS)-391-16342 | 0003058141202425 | 23/07/2024-16:43:25 | IGR200 | 182200.00 |
| Total Defacement Amount | | | | | 2.12.200.00 |



Validity unknown

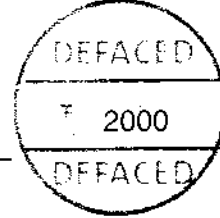
Digitally signed by
DIRECTORATE OF ACCOUNTS
AND TREASURIES MUMBAI 02
Date: 2024.07.23 16:43:54 IST
Reason: GRAS Secure Document
Location: India



Receipt of Document Handling Charges

| | | | |
|-----|---------------|--------------|------------|
| PRN | 0724206001627 | Receipt Date | 23/07/2024 |
|-----|---------------|--------------|------------|

Received from Suyog Developers, Mobile number 9819577422, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 16342 dated 23/07/2024 at the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.

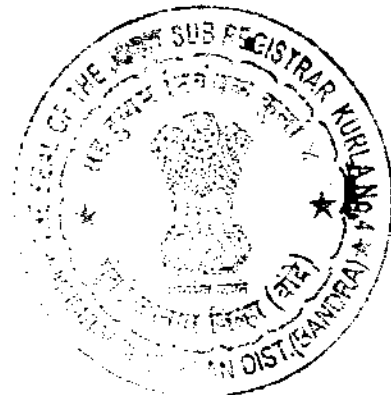


Payment Details

| | | | |
|-----------|----------------------|--------------|--------------|
| Bank Name | SBIN | Payment Date | 20/07/2024 |
| Bank CIN | 10004152024072001548 | REF No. | 420287340590 |
| Deface No | 0724206001627D | Deface Date | 23/07/2024 |

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

| | | |
|-------|---|-----|
| करल ४ | | |
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Pre-Registration summary(नोंदणी पूर्व गोषवाग)

391 16342

मंगळवार.23 जुलै 2024 4:44 म.नं.

दस्त गोपवाग भाग-1

करव4

दस्त क्रमांक: 16342/2024

2024/900

दस्त क्रमांक: करव4 /16342/2024

वाजार मूल्य: रु. 25,35,374/-

मोबदला: रु. 36,43,462/-

भरलेले मुद्रांक शुल्क: रु.1,82,200/-

मुद्रांक शुल्क साफी अमल्याम तपशिल :-

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

द. ति. सट्ट. द. ति. करव4 यांचे कार्यालयात

पावनी:17503

पावनी दिनांक: 23/07/2024

अ. क्र. 16342 वर दि.23-07-2024

मादरकरणागचे नाव: अश्रया सुरेश चंद्रकर

रोजी 4:42 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकुण: 32000.00

Pandurkcu

दस्त हजर करणाऱ्याची मही:

P. सह दय्यम निबंधक
मह. कुनिबंधक कुला-4
कुला-4, मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: करारनामा

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

थिक्का क्र. 1 23 / 07 / 2024 04 : 42 : 33 PM ची वेळ: (सादरीकरण)

थिक्का क्र. 2 23 / 07 / 2024 04 : 43 : 42 PM ची वेळ: (फी)


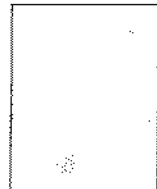

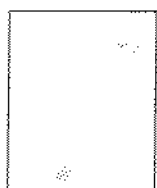

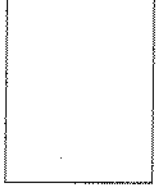
P. सह दय्यम निबंधक वर्ग-2
मह. कुनिबंधक कुला-4
कुला-4, मुंबई उपनगर जिल्हा



23/07/2024 5 12:27 PM

दम्न क्रमांक :करण4/16342/2024

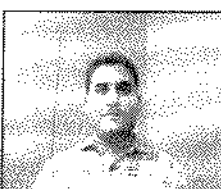

दम्नाचा प्रकार :-करारनामा

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | वयाचित्र | दुमा प्रमाणित |
|----------|--|--|--|--|
| 1 | नाव:सुरेश देवदास यांच्यावतीने गितियर मनेजर आणि अधिकृत व्यक्ती श्री द्वाजनाथ के. राव यांच्यावतीने कुलमुख्यालय म्हणून निवड पट्ट्यावक पत्ता:प्लॉट नं: 4, माळा नं: बळसजला, इमारतीचे नाव: सी-विंग, रवि अपार्टमेंट, प्लॉक नं: मुंबई-पश्चिम, रोड नं: एस.एल.रोड,मुंबई-पश्चिम,मुंबई-400080 - AAMFS8354H, मद्रागट्ट, MUMBAI. फोन नंबर:AAMFS8354H | निवृत्त देणार वय :-38 स्वाक्षरी:- <i>Deepam Patil</i> |  |  |
| 2 | नाव:अश्वया सुरेश चंद्रकर पत्ता:प्लॉट नं: रम नं.8, माळा नं:-, इमारतीचे नाव: चाळ नं.-सी. रावजी गोत्रपाल चाळ, प्लॉक नं: दृष्टी डायग्नोस्टिक, रोड नं: मन्नागम नाजकर मार्ग, शिवडी, मुंबई-400015, मद्रागट्ट, मुंबई. फोन नंबर:BJSPC0420J | निवृत्त देणार वय :-28 स्वाक्षरी:- <i>Ramurkar</i> |  |  |
| 3 | नाव:अश्वया सुरेश चंद्रकर पत्ता:प्लॉट नं: रम नं.8, माळा नं:-, इमारतीचे नाव: चाळ नं.-सी. रावजी गोत्रपाल चाळ, प्लॉक नं: दृष्टी डायग्नोस्टिक, रोड नं: मन्नागम नाजकर मार्ग, शिवडी, मुंबई-400015, मद्रागट्ट, मुंबई. फोन नंबर:CPFPC3651H | निवृत्त देणार वय :-24 स्वाक्षरी:- <i>Shirode</i> |  |  |

वरील दम्नपत्र करण देणार पक्षाकरीत करारनामा चा दम्न पत्र करण दिल्याचे वृत्त करणात, शिक्का क्र.3 ची वेळ:23 / 07 / 2024 05 : 05 : 27 PM

ओळख:-

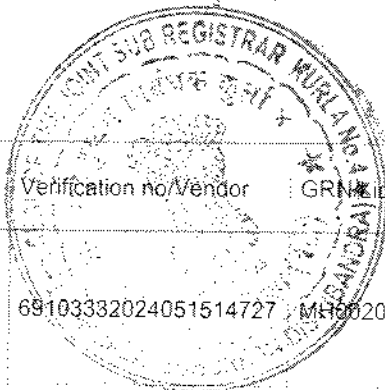
वार्तालाप इसम असे निघेदीत करणात की ते दम्नपत्र करण देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

| अनु क्र. | पक्षकाराचे नाव व पत्ता | वयाचित्र | दुमा प्रमाणित |
|----------|--|-------------------------------|---|
| 1 | नाव:दिपक सुभाष घास वय:38 पत्ता:702 7 वा मजला मॅरथॉन सॅकम मुंबई पॉलिग्राव निक रोड मुंबई-पश्चिम मुंबई-400080 पिन कोड:400080 | स्वाक्षरी <i>U.S. Ghog</i> |  |
| 2 | नाव:जिनेंद्र मन्नागम पवार वय:49 पत्ता:702 7 वा मजला मॅरथॉन सॅकम मुंबई पॉलिग्राव निक रोड मुंबई-पश्चिम मुंबई-400080 पिन कोड:400080 | स्वाक्षरी <i>Pawar</i> |  |

शिक्का क्र.4 ची वेळ:23 / 07 / 2024 05 : 06 : 21 PM

शिक्का क्र.5 ची वेळ:23 / 07 / 2024 05 : 06 : 55 PM नोंदणी पत्रक 1 मध्ये

सह दुसऱ्या किंवा वार्ता-२
पत्रा-४, मुंबई उपनगर जिल्हा
Payment Details.



| sr. | Purchaser | Type | Verification no/Vendor | GRN Reference | Amount | Used At | Deface Number | Deface Date |
|-----|-------------------------------------|----------|------------------------|--------------------|-----------|---------|------------------|-------------|
| 1 | AKSHAYA SURESH CHANDURKAR AND OTHER | eChallan | 69103332024051514727 | MH002071821202425E | 182200.00 | SD | 0003058141202425 | 23/07/2024 |
| 2 | | DHC | | 0724206001627 | 2000 | RF | 0724206001627D | 23/07/2024 |
| 3 | AKSHAYA SURESH CHANDURKAR AND OTHER | eChallan | | MH002071821202425E | 30000 | RF | 0003058141202425 | 23/07/2024 |

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| २०२४ | | |



घमाणित करिण्यात येते ही या दस्त्यामध्ये
 एकूण रक्कम (१००) पाने आहेत
 करल नं १६३०२/२०२४
 पुस्तक क्रमांक १०० कमांकावर नोंदला
 दिनांक २३/१०/२०२४

सह दुय्यम निबंधक कुरली-४
 मुंबई उपनगर जिल्हा