

मूल्यांकन पत्रक ( शहरी क्षेत्र - नांधीव )					
Valuation ID	20240805272			05 August 2024:09:53:55 AM	
मूल्यांकन वर्ष	2024				
मूल्य	मूल्य 200000				
मूल्य प्रति मीटर	156398 ( मीटरवरील )				
अनुसंधान	अनुसंधान, अंतिम मूल्यांकन करणारे, अंतिम मूल्यांकन करणारे, अंतिम मूल्यांकन करणारे, अंतिम मूल्यांकन करणारे, अंतिम मूल्यांकन करणारे				
मूल्यांकन दिनांक	दिनांक 05/08/2024				
प्रतिबंधित मूल्य पर मर्यादासुद्धा मूल्यदर त.	मूल्य	मर्यादा	अंतिम मूल्य	अंतिम मूल्य	मर्यादा
	156398	179850	213800	156398	मर्यादा
बांधीव बांधणीची बांधणी	बांधणीची बांधणी	बांधणीची बांधणी	बांधणीची बांधणी	बांधणीची बांधणी	बांधणीची बांधणी
बांधणीची बांधणी (Built Up)	46 (2000 मीटर)	बांधणीची बांधणी	बांधणीची बांधणी	बांधणीची बांधणी	बांधणीची बांधणी
बांधणीची बांधणी	1-300 मी.मी	बांधणीची बांधणी	बांधणीची बांधणी	बांधणीची बांधणी	बांधणीची बांधणी
बांधणीची बांधणी	मीटर	बांधणीची बांधणी	बांधणीची बांधणी	बांधणीची बांधणी	बांधणीची बांधणी
मूल्य	Sale Type - First Sale				
Sale Resale of built up Property constructed after circular dt.02/01/2018					
मर्यादा	105% apply to rate Rs 164210				
मूल्य	$((105\% \text{ मर्यादा} - 100\% \text{ मर्यादा}) \times (156398 \times 46)) + (156398 \times 46)$ $= (105\% - 100\%) \times (156398 \times 46) + (156398 \times 46)$ $= 5\% \times (156398 \times 46) + (156398 \times 46)$ $= 0.05 \times 7196408 + 7196408$ $= 3598204 + 7196408$ $= 10794612$				
मूल्य	= 10794612				
मूल्य	= Rs 7556944.2				
Applicable Rules	10.4				
मूल्य	$= A - B + C - D + E + F + G + H + I + J$ $= 7556944.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0$ $= 7556944.2$				

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**AGREEMENT FOR SALE**

*Sanjeev*

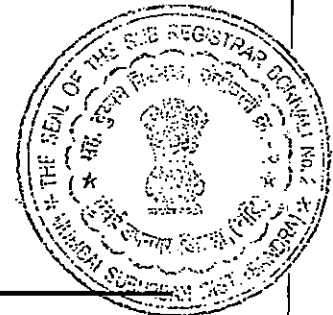
The **ARTICLE OF AGREEMENT** made and entered into at  
Mumbai this 05<sup>th</sup> day of Aug-2024

*Sanjeev*

**BETWEEN**

M/S Dhariwal Developers (I) Pvt. Ltd. (Through its Director Mr.Sanjeev M. Malhotra) having its registered office at 216/1724, 6<sup>th</sup> Road Motilal Nagar No.1, Goregaon(w), Mumbai-400 104 and sale office address at Office no. 401, Chaitanya CHSL Siddharth Nagar, Opp. Ram Mandir Road, S.V. Road, Goregaon (W), Mumbai -400 062, hereinafter called the "DEVELOPER" (Which expression shall be unless it be repugnant to the context or meaning be deemed to mean and include administrators & assigns etc.) of the ONE PART.

**AND**



Diptesh Sanjay Amtekar.

adult, Indian Inhabitant, presently having address at

1/201, Jatan Gaurav, Ravi Group  
phase-4, Mira-Bhayander Road, Thane -401107

hereinafter called the **PURCHASER/S** (Which expression shall unless be repugnant to the context or meaning

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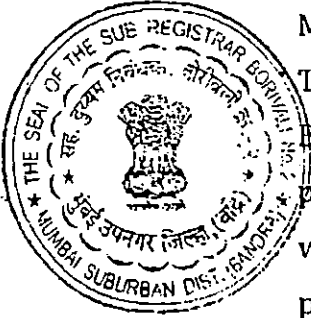
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thereof be deemed to mean and include his/her/their respective heirs and in case of partnership firm its presents and future partners and directors of the time being their successor, executors & assigns etc)of the **OTHER PART.**

**WHEREAS:-**

i) One **MAGATHANE PRESS ENCLAVE CHSL (RUDRAKSHA ENCLAVE CHSL)** a society registered under Maharashtra Co-op Societies Act 1961 vide registration No. MUM/MHADB/W-R/HSG (T.C.)10302/99-2000 DATED 20/05/1999 are the lease Holder of the plot of land bearing CTS No.207A & 207B (pt), Magathane, Building no.63, Gen. Arun Kumar Vaidya Marg, Near Tata Power, Borivali (E), Mumbai - 400066, situated at village Magathane, Taluka Borivali, in Registration Sub District of Borivali and District Mumbai suburban and more particularly described in the schedule hereunder written (hereinafter referred to as "the said property);



ii) That by the Deed of Sale dated 15.11.2017, made, executed and entered into by and between the Maharashtra Housing and Area Development Authority (MHADA) a statutory corporation constituted under the Maharashtra Housing and Area Act, 1976 (Mah XXVIII) having its registered office located at GrihaNirmanBhuvan, Kala Nagar, Bandra (East), Mumbai - 400 051, (therein referred to as "the Authority") of the One Part and the Society herein (therein referred to as "the Society") of the other part, duly registered No. BRL-6-12762-2017 dated 15-11-2017 before the office of the Sub-Register, the said authority alienated, demised sold, transferred and conveyed all its right, title and

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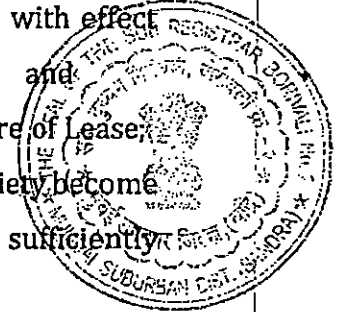
interest in respect of 20 tenements in building No. 63, structurally standing on the said leasehold plot more particularly described in the Schedule written here under on the consideration and upon certain terms and conditions incorporated There under;

iii) By lease deed dated 01.11.2017 duly registered No. BRL-6-12761-2017 dated 14.11.2017 between Maharashtra Housing & area Development Board (hereinafter called as MHADA) the lessor therein had granted perpetual lease to the said Magathane Press Enclave co-op hsg. soc. Ltd (Rudraksha Enclave CHSL) as lease therein on the terms and condition contain therein (hereinafter referred to as said Society).

iv) That under the Indenture of Lease dated 14/11/2017 the land underneath and around the building and the building itself, has been leased to the Society for a period of Thirty years with effect from \_\_\_\_, on the Terms and conditions mentioned in the said Indenture of Lease;

v) That in these circumstances, the said society become the owner and/or otherwise well and sufficiently entitled to the said property.

vi) That by Agreement for Redevelopment dated 15/10/2018 duly registered on 03/11/2018 with Sub Registrar Borivali under document No.BRL- 02- 11101- 2018 and Dhariwal Developers (I)Pvt.ltd. of the other part( hereinafter referred to as "the said Agreement") the said society had granted rights to



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Redevelop the said property for the consideration and on the terms and conditions therein contained.

vii) That pursuant to the said Agreement for Redevelopment the said society had executed the Irrevocable Power of Attorney in favour of Shri. Sanjeev M. Malhotra director of Dhariwal Developers (I) Pvt.Ltd. duly registered No. BRL- 2/11102/2018 dated 03/11/2018

viii) That the DEVELOPER herein declares and confirms that the aforesaid agreement for Redevelopment is valid, subsisting and binding to the parties thereto. The developers herein declares and confirms that they have not committed breach of any of the terms, conditions, covenants, obligations and/or undertaking of the aforesaid agreements and/or Power of Attorneys whereby the same or any of them is liable to be terminated or cancelled.



ix) That in pursuant to the aforesaid approval and permissions DEVELOPER herein have to develop the said property by constructing the building in the name and style of **MAGATHANE PRESS ENCLAVE CO-OP HSG.SOC.LTD (RUDRAKSHA ENCLAVE CHSL)** on the said property more particularly described in the schedule written hereunder.

x) That pursuant to the aforesaid Development Agreement and the said Power of Attorney, the DEVELOPER herein is entitled to develop the said

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property and construct building thereon. That pursuant to the said Agreement the Developer is entitled to utilize the net plot FSI including, VP quota FSI, Tit Bit FSI, Prorata FSI, Fungible FSI,

*Sanjeev* *Sanjeev*

setback FSI and staircase and lift , well FSI and all other benefits as per the policy of the Municipal Corporation of Greater Mumbai / MHADA.

xi) That the necessary plans for constructions of the proposed buildings known as **MAGATHANE PRESS ENCLAVE CO-OP HSG.SOC.LTD (RUDRAKSHA ENCLAVE CHSL)** is sanctioned by the MHADA and have granted IOD bearing ReferenceNo.MH/EE/B.P./GM/MHADA 83/982/2021 dated 27/12/2021 and Commencement Certificate dated 19/12/2022 and have also granted further Commencement Certificate dated 08/03/2022 for the construction of the said building on the said property.

xii) That the Developers have appointed Ar. Ashok Damani of PRITHVI ARCH, registered with the council of Architects as Architect. The developers have also appointed Mr. Rajesh Shah of CSE CONSULTANT as RCC Consultant for the preparation of structural design and drawings and the Developers have accepted and approved the supervision of the said Architect and Structural Engineer till the completion of the said building unless otherwise agreed upon by the said Architect and/or the Structural Engineer,

xiii) AND WHEREAS the Developers has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY.NoP51800034383

xiv) That the plans are disclosed to the purchaser is of the proposed new building to be constructed on the said property and the said plans do not refer



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presently to further construction of the building on the said property, however the rights of the Developers shall always remain intact to construct further buildings and obtain sanction plan from the Municipal Corporation of Greater Mumbai / MHADA;

xv) That the purchaser have demanded from the Developers and the Developers have given to the Purchaser inspection of all the documents relating to the said building including sanctioned plan, designs, specifications prepared by the Architect and/or such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 and the Rules and Regulations made thereunder; and also as are prescribed under the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) act 1963, (hereinafter referred to as the said Act) and the Rule made thereunder;



xvi) The authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Developers, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Developers to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.

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xvii) The authenticated copies of the plans of the Layout as approved by the concerned Local

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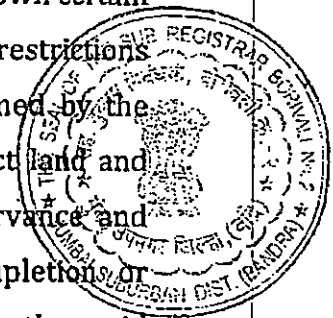
Authority have been annexed hereto and marked as Annexure C-1.

xviii) The authenticated copies of the plans of the Layout as proposed by the Developers and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure C-2,

xix) The authenticated copies of the plans and specifications of the Flat agreed to be purchased by the PURCHASER/S, as sanctioned and approved by the local authority have been annexed and marked as Annexure D;

xx) The Developers has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building;

xxi) While sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developers while developing the project and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority;



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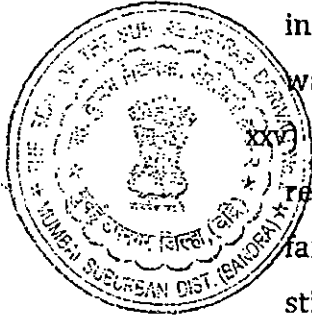
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xxii) The Developers has accordingly commenced construction of the said building/s in accordance with the said proposed plans;

xxiii) That the developers have agreed to sell to the Purchaser herein Flat No. 604 in Wing A on 6<sup>th</sup> floor admeasuring- 450.19 sq. feet carpet area of the building known as "MAGATHANE PRESS ENCLAVE CO-OP HSG.SOC.LTD" (RUDRAKSHA ENCLAVE CHSL) to be constructed on the said property.

xxiv) the carpet area of the said Flat is \_\_\_ square meters and "carpet area" means the net usable floor area of an Flat, excluding the area covered by the external walls, areas under services shafts, but includes the area covered by the internal partition walls of the Flat;



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

xxvi) under section 13 of the said Act the Developers is required to execute written Agreement for sale of said Flat with the PURCHASER/S, being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the

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terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Developers hereby agrees to sell and the PURCHASER/S here by agrees to purchase the Flat.

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NOW THEREFOR, THIS AGREEMENT WITNESSETH AND IT IS  
HEREBY AGREEDBY AND BETWEEN THE PARTIES HERETO AS  
FOLLOWS:-

1. The Developer shall commence construction of building  
consisting of A wings & B wing with Ground + stilt + 23 upper floors  
or more of said building on the same property more particularly  
described in the schedule hereunder written in accordance with  
the plan, design and specifications to be approved by the concerned  
local authority viz. Municipal Corporation of Greater Mumbai /  
MHADA with such variations modifications and amendments as the  
Developers may consider necessary or as may be required by the  
concerned local authority.

2. The purchaser hereby agrees to purchase from the  
developers and the developers hereby agree to sell and allot to the  
Purchaser Flat No. 604 in Wing A admeasuring Sq.ft. 450.19  
carpet area on The 6<sup>th</sup> floor of the building known as  
"MAGATHANE PRESS ENCLAVE CO-OP HSG. SOC. LTD"  
(RUDRAKSHA ENCLAVE CHSL) shown on the floor plan thereof  
annexed hereto (for the sake of brevity hereinafter referred to as  
"the said premises) for the consideration of Rs 86,43,648 /-  
(Rupees Eighty six lakh fourty Three Thousand six  
Hundred forty eight Only). The purchaser hereby agrees to pay the  
aforesaid consideration price to the Developers in the manner as  
under.

**Booking earnest amount - Rs 2,00,000/-**



Developer      Sponsor

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- a) 50 Percent Within 45 days of Booking Date.
- b) Remaining 50 Percent on Completion of RCC WORK, BRICK WORK, PLUMBING WORK, ELECTRICAL WORK, KITCHEN PLATFORM WORK & TILING WORK.

**Earnest money is Non Refundable**

3. In addition to the above purchase consideration the purchaser/s shall has/have to pay any other levies, taxes, charges, GST charged by the Central Government, state government or any Government body as an when applicable & as an when demanded by the Developer.

4. The certificate from the Developer's Architect should be conclusive proof that the plinth or the respective slab or the work up to any particular stage is completed and the purchaser shall not challenge or dispute the said certificate of the Architect as aforesaid.



Total Value for the area is inclusive of land value, TDR (Transferable Development Right) Purchase value, FSI (Floor Space Index) Charges of MCGM/MHADA and other all the cost related to the land and FSI to make the Building at the Plot for the proportion of the additional area getting sold in this agreement.

6. The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Developers

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undertakes and agrees that while raising a demand on the

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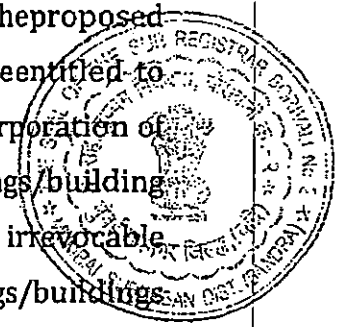
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PURCHASER/S for increase in development charges, cost, or levies imposed by the competent authorities etc., the Developers shall enclose the said notification/order/rule/regulation published/issued in that

behalf to that effect along with the demand letter being issued to the PURCHASER/S, which shall only be applicable on subsequent payments;

7. The developers hereby agree to observe, perform and comply with all the terms, conditions, stipulation and restrictions, if any, which may have been imposed by the Concerned local authorities including Municipal Corporation of Greater Mumbai / MHADA at the time of sanctioning the said plans and issue of IOD and CC or thereafter and shall before handing over possession of the premises to the purchaser, obtain from the Concerned local authorities including Municipal Corporation of Greater Mumbai / MHADA Occupation Certificate in respect of the said building.

8. The purchaser is aware that the plans of the proposed building disclosed to the purchaser refer to the construction of the proposed building only, however in future the Developers shall be entitled to submit amended plans or fresh plans to the Municipal Corporation of Grater Mumbai for construction of the further floors/wings/building on the said property. The purchaser do hereby grant his irrevocable consent to the Developers to construct further floors/wings/buildings on the said property by utilizing the balance FSI/TDR of the said property and FSI and all other benefits as may be permissible by the Municipal Corporation of Grater Mumbai / MHADA.



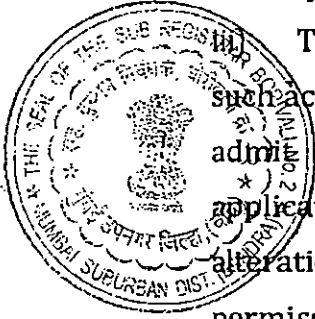
9. The Developers hereby represent and declare and the purchaser hereby confirm that:

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i) If due to any change in the FSI Rules and more FSI becomes available (including on account of staircase, walls, lifts, balcony, passage, etc) then in such event the developers alone shall be entitled to use, utilize, consume and exploit such FSI on the said property by constructing additional structure/building on the said property or additional floor in the said building.

ii) If due to any change in the Development Rules and Regulations or by introduction of any policy by the Government of Maharashtra or any other concerned authorities any further benefit of FSI is made available in respect of the said property, then in such event, the developers alone shall be entitled to avail such benefit.



The Developer shall be entitled to do and perform all such acts, deeds, things and matters and to sign, execute and admit execution of all such documents, deed, writings, applications, forms, including modifications, changes, alterations etc. in the said sanctioned plan and other permissions as they may in their absolute discretion so desire.

iv) The purchaser hereby agrees and undertake that he/she/they shall not obstruct or object or dispute to the right, title and interest of the Developers in respect of the said FSI or additional FSI and further benefits available to the developers as above and shall do and perform all such acts, deeds, things and matters and to sign and execute all such

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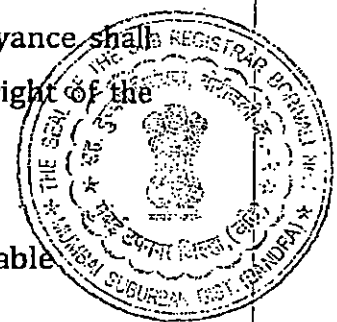
requisite confirmation, applications, consent, etc. if so required by the Developers.

The purchaser hereby irrevocably agrees and undertakes that he/she/they shall not claim or demand any consideration/amount or compensation or benefits from the Developers in respect of the said benefits of FSI or additional

FSI further benefits available to the Developers to use, utilize, consume and exploit the same by constructing buildings on the said property.

vi) The purchaser of the flats/premises etc. from the Developers in respect of the other buildings which the Developers are entitled to construct by use of such balance FSI extra or additional FSI further benefits shall be accepted and admitted as member and shareholder of the society and /or company or other organization as may be formed and registered by the Purchaser/s of the premises in the said building and such purchaser shall have all the privileges and be entitled to avail of the common amenities as may be available to the purchaser/s herein in the said property.

vii) It is expressly agreed and understood that through the right, title and interest of the Developers to avail the benefit of balance FSI Additional FSI and/or TDR benefits to use, utilize and consume the same on the said property shall be absolute and permanent even after vesting documents such as conveyance/lease is executed in favour of the society, company or organization of the purchaser of the premises in the building and the documents such as Conveyance shall contain such clause so as to confirm the said right of the Developers.



10. The purchaser/s hereby agree and grant irrevocable power and consent to the Developers and agrees:-

a. That the developers alone shall be entitled at all time to all FSI in respect of the said property whether available at present or in future including the balance FSI, the additional FSI available under and regulation of the concerned authorities from time to time and/or on any special concession, modification of present Rules and Regulation

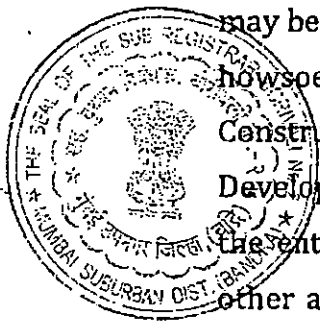
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granting FSI available in lieu of the road widening, set back reservation or by way of further benefits by whatever named called and in all or otherwise howsoever.

b. That under no circumstances the purchaser and/or society or other common organization will be entitled to any FSI in respect of the said property nor shall he/she/they have any right to consume the same in any manner whatsoever.

c. That the Developer shall be entitled to develop the said property fully by constructing further buildings on the said property so as to avail of the full FSI permissible at present or in future on the said property inclusive for staircase, lift, passage, by way of purchase of floating FSI, free FSI which may be available on the said property or acquired otherwise howsoever and including putting up any "additional Construction"/ buildings as mentioned above and on Developers selling the same and appropriating to themselves the entire sale proceeds thereof without the purchaser or other acquirers of other premises in such building and/or their common organization having any claim thereto or to any part thereof. The FSI of any nature whatsoever available at present or in future and further and/or additional construction shall always be the property of the developers who shall be at the liberty to use, deal with, dispose of sell, transfer etc. the same in manner the Developers may



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That the developers shall be entitled to sell any part or portion of the said building including the open terrace/s or		

part of the said portion, basement, parking space, covered or otherwise, open space including for use as bank, officers, shops, nursing home, display of advertisement and as the

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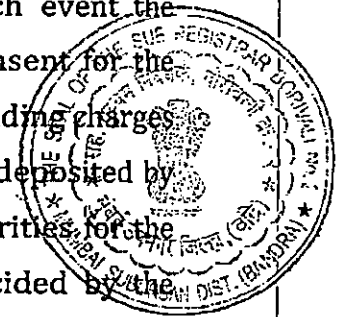
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Developers may deem fit and proper.

e. The Developers shall be entitled to put up Mobile , T.V. Cable Antenna, Tower, Satellite etc. as also a hoardings on the said property on the said buildings or any part thereof and the said hoardings may be illuminated by neon sign and for that purpose the developers will be fully authorized to allow temporary or permanent construction or erection or installation either on the terrace or terraces on the exterior of the said building as the case may be and the purchaser agrees not to object or dispute the same.

f. It is specifically and expressly agreed that in the event of the Developers require to install or erect any structure or rooms for the purpose of installation of transformer or any other instrument to obtain necessary supply of electricity for the building to be constructed on the said property from BEST/Reliance Energy Ltd., electricity Board or any other concerned authorities either with the said property or the building to be construct thereon than in such event the Purchaser do hereby grant his irrevocable consent for the same and agree to bear and pay the said outstanding charges deposits and expenses to be incurred, paid or deposited by with the said or to any other concerned authorities for the said purpose, proportionately as may be decided by the developers. The developers shall not be liable to bear and pay the said expenses, charges or deposits as may be required to obtain electricity supply from the said Electricity Board and authorities.



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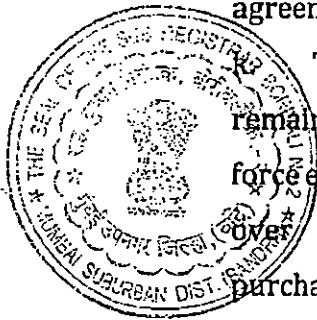
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g. To admit without any objection the persons who are allotted flats/premises/parking place etc. by the developers as members of the proposed society/organization and/or as members of the society/organization in the event the society/organization is registered before all including flats of buildings are sold by the developers.

h. Not to raise any objection or interfere with developers rights reserved hereunder.

i. To execute if any further or other writing, documents, consents etc. as required by the Developers for carrying out the terms hereof an intentions of the parties hereto.

j. To do all other acts, deeds, things and matters and sign and execute such papers in their absolute discretion deem fit for putting into complete effect the provision of this agreement.



The aforesaid consent, authority and covenants shall remain valid continues, irrevocable, subsisting and in full force even after the possession of the said premises is handed over to the society/Association/organization of the purchaser all the premises.

11. The Developers shall confirm the final carpet area that has been allotted to the PURCHASER/S after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Developers. If there is any reduction in the carpet area within the defined limit then Developers shall refund the excess money paid by

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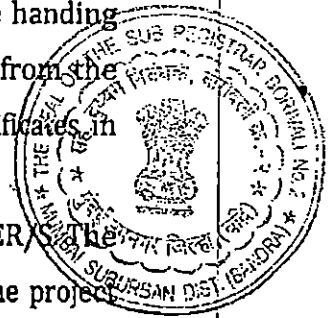
PURCHASER/S within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the PURCHASER/S. If there is any increase in the carpet area allotted to PURCHASER/S, the Developers shall demand additional amount from the PURCHASER/S as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement;

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

Note: Each of the instalments mentioned in the sub clause (ii) and (iii) shall be further subdivided into multiple instalments linked to number of basements/podiums/floors in case of multi-storied building /wing;

13. The Developers hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Flat to the PURCHASER/S, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Flat.

14. Time is essence for the Developers as well as the PURCHASER/S. The Developers shall abide by the time schedule for completing the project and handing over the [Flat/Plot] to the PURCHASER/S and the common areas to the association of the PURCHASER/S after receiving the occupancy certificate or the completion certificate or both, as the case may be.



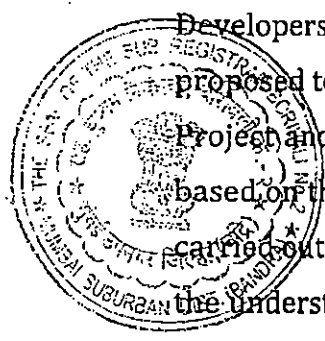
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15. Similarly, the PURCHASER/S shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Developers as provided in clause 1 (c).

16. The Developers hereby declares that the Floor Space Index available as on date in respect of the project land is ..... square meters only and Developers has planned to utilize Floor Space Index of 3 by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Developers has disclosed the Floor Space Index of \_\_\_\_\_ as proposed to be utilized by him on the project land in the said Project and PURCHASER/S has agreed to purchase the said Flat based on the proposed construction and sale of apartments to be carried out by the Developers by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Developers only.



17. The PURCHASER/S agrees to pay to the Developers, interest as specified in the Rule, on all the delayed payment which become due and payable by the PURCHASER/S to the Developers under the terms of this Agreement from the date the said amount is payable by the PURCHASER/S(s) to the Developers.

18. Without prejudice to the right of Developers to charge interest in terms of sub clause 4.1 above, on the PURCHASER/S committing default in payment on due date of any amount due and payable by the PURCHASER/S to the Developers under this Agreement (including

default in payment on due date of any amount due and payable by the PURCHASER/S to the Developers under this Agreement (including		
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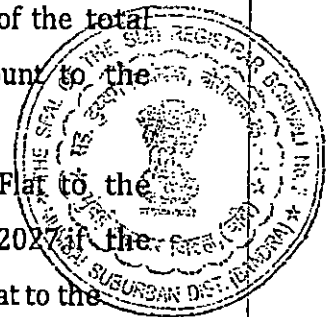
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his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the PURCHASER/S committing three defaults of payment of instalments, the Developers shall at his own option, may terminate this Agreement:

Provided that; Developers shall give notice of fifteen days in writing to the PURCHASER/S, by Registered Post AD at the address provided by the PURCHASER/S and mail at the e-mail address provided by the PURCHASER/S, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the PURCHASER/S fails to rectify the breach or breaches mentioned by the Developers within the period of notice then at the end of such notice period, Developers shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Developers shall refund to the PURCHASER/S (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Developers) within a period of thirty days of the termination, the installments of sale consideration of the Flat which may till then have been paid by the PURCHASER/S to the Developers. Provided further that upon such termination of this Agreement the Developers will forfeit an amount equivalent to 5% of the total consideration amount, and refund the balance amount to the Purchaser/s.

19. The Developers shall give possession of the Flat to the PURCHASER/S on or before 10<sup>th</sup> day of March 2027 if the Developers fails or neglects to give possession of the Flat to the PURCHASER/S on account of reasons beyond his control and of his agents by the aforesaid date then the Developers shall be liable on demand to refund to the



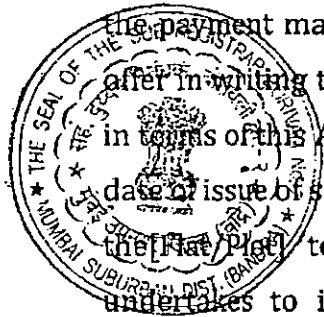
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PURCHASER/S the amounts already received by him in respect of the Flat Provided that the Developers shall be entitled to reasonable extension of time for giving delivery of Flat on the aforesaid date, if the completion of building in which the Flat is to be situated is delayed on account of -

- (i) war, civil commotion, delay in approval from MCGM, Mhada, fire department, or any other government or semi government department, non availability of material or act of God ;
- (ii) Any notice, order, rule, notification of the Government and/or other public or competent authority/court.

20. Procedure for taking possession - The Developers, upon obtaining the occupancy certificate from the competent authority and the payment made by the PURCHASER/S as per the agreement shall offer in writing the possession of the [Flat/Plot], to the PURCHASER/S in terms of this Agreement to be taken within 1 (one months from the date of issue of such notice and the Developers shall give possession of the [Flat/Plot] to the PURCHASER/S. The Developers agrees and undertakes to indemnify the PURCHASER/S in case of failure of fulfillment of any of the provisions, formalities, documentation onpart of the Developers. The PURCHASER/S agree(s) to pay the maintenance charges as determined by the Developers or association of PURCHASER/S, as the case may be from the date of issuance of notice to take possession. The Developers on its behalf shall offer the possession to the PURCHASER/S in writing within 7 days of receiving the occupancy certificate of the Project



21. The PURCHASER/S shall take possession of the Flat within 15 days of the written notice from the Developer to the PURCHASER/S intimating that the said Apartments are ready for

use and occupancy:		
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22. Failure of PURCHASER/S to take Possession of [Flat/Plot]: Upon receiving a written intimation from the Developers as per clause 25, the

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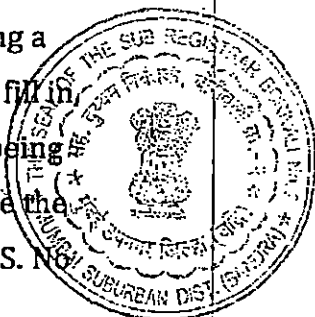
PURCHASER/S shall take possession of the [Flat/Plot] from the Developers by executing necessary indemnities, undertakings and such other documentation as prescribed, and the Developers shall give possession of the [Flat/Plot] to the PURCHASER/S. In case the PURCHASER/S fails to take possession within the time provided in clause 25 such PURCHASER/S shall continue to be liable to pay maintenance charges as applicable.

23. If within a period of 3 years from the date of handing over the Flat to the PURCHASER/S, the PURCHASER/S brings to the notice of the Developers any structural defect in the Flat or the building in which the Flat are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Developers at his own cost.

24. The PURCHASER/S shall use the Flat or any part thereof or permit the same to be used only for purpose of residence only He shall use the garage or parking space only for purpose of keeping or parking vehicle.

25. The PURCHASER/S along with other PURCHASER/S(s) of Apartments in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Developers may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Developers within seven days of the same being forwarded by the Developers to the PURCHASER/S, so as to enable the Developers to register the common organization of PURCHASER/S. No objection shall be taken

by the PURCHASER/S if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority



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26. The Developers shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Vendor/Lessor/Original Owner/ Developers and/or the owners in the said structure of the Building or wing in which the said Flat is situated.

27. The Developers shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Vendor/Lessor/Original Owner/ Developers and/or the owners in the project land on which the building with multiple wings or buildings are constructed.

28. Within 15 days after notice in writing is given by the Developers to the PURCHASER/S that the Flat is ready for use and occupancy, the PURCHASER/S shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Flat) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the PURCHASER/S shall pay to the Developer such proportionate share of outgoings as may be determined. The PURCHASER/S further agrees that till the

determined. The PURCHASER/S further agrees that till the		
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PURCHASER/S's share is so determined the PURCHASER/S shall pay		

to the Developers provisional monthly contribution of Rs. 12/- per square feet per month towards the outgoings.

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The amounts so paid by the PURCHASER/S to the Developers shall not carry any interest and remain with the Developers until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Developers to the Society or the Limited Company, as the case may be.

29. The purchaser/s hereby agree to and shall pay to the Developers the following amounts within a period of seven days from the date of notice and in any event before taking possession of the said premises. The said amounts are over and above the purchase price:-

A. Rs. 2,00,000/- being the Development charges/Infrastructure Charges+Water Connection +Legal Charges+Electrical Connection.

The purchaser shall pay his/her/their share towards the cost of maintenance to the developer in the said premises at the price fixed by the Developer.

The purchaser shall pay his/her/their share towards the cost of basement/podium parking that would be required & the same shall be provided by the Developer for the said premises at the price fixed by the developer.

30. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the PURCHASER/S shall pay to the Developers, the PURCHASER/S' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the PURCHASER/S shall pay to the Developers, the PURCHASER/S' share of



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of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

31. REPRESENTATIONS AND WARRANTIES OF THE DEVELOPER

The Developers hereby represents and warrants to the PURCHASER/S as follows:

i. The Developers has clear and marketable title with respect to the project land; as declared in the title report annexed hereto this agreement and has the requisite rights to carry out development upon the project land and also has actual physical and legal possession of the project land for the implementation of the Project;



ii. The Developers has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;

iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;

v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project

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land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further,

all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following

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due process of law and the Developers has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

vi. The Developers has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the PURCHASER/S created herein, may prejudicially be affected;

vii. The Developers 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 project land, including the Project and the said [Flat/Plot] which will, in any manner, affect the rights of PURCHASER/S under this Agreement;

viii. The Developers confirms that the Developers is not restricted in any manner whatsoever from selling the said [Flat/Plot] to the PURCHASER/S in the manner contemplated in this Agreement;

ix. At the time of execution of the conveyance deed of the structure to the association of PURCHASER/S the Developers shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the PURCHASER/S;

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

xi. No notice from the Government or any other local body or authority or any legislative enactment, government/



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ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Developers in respect of the project land and/or the Project except those disclosed in the title report.

32 - The PURCHASER/S/s or himself/themselves with intention to bring all persons into whosoever hands the Flat may come, hereby covenants with the Developers as follows :-

i. To maintain the Flat at the PURCHASER/S's own cost in good and tenant able repair and condition from the date that of possession of the Flat is taken and shall not do or suffer to be done anything in or to the building in which the Flat is situated which may be against the rules,



regulations or bye-laws or change/alter or make addition in or to the building in which the Flat is situated and the Flat itself or any part thereof without the consent of the local authorities, if required.

ii. Not to store in the Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or

any other structure of the building in which the Flat is		
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situated, including entrances of the building in which the Flat is situated and in case any damage is caused to the building in which the Flat is situated or the Flat on account of		

negligence or default of the PURCHASER/S in this behalf, the PURCHASER/S shall be liable for the consequences of the

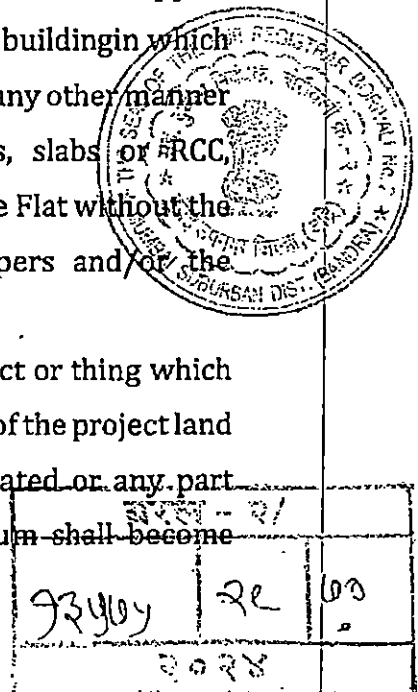
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iii. To carry out at his own cost all internal repairs to the said Flat and maintain the Flat in the same condition, state and order in which it was delivered by the Developers to the PURCHASER/S and shall not do or suffer to be done anything in or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

iv. Not to demolish or cause to be demolished the Flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat is situated and shall keep the portion, sewers, drains and pipes in the Flat and the appurtenances thereto in goodtenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Paradise or other structural members in the Flat without the prior written permission of the Developers and/or the Society or the Limited Company.

v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Flat is situated or any part thereof or whereby any increased premium shall become

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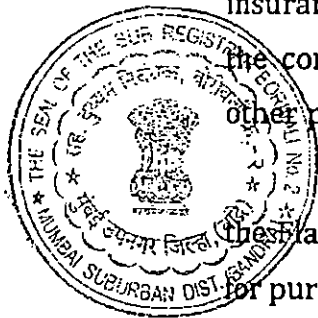


payable in respect of the insurance.

vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the project land and the building in which the Flat is situated.

vii. Pay to the Developers within fifteen days of demand by the Developers, 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 in which the Flat is situated.

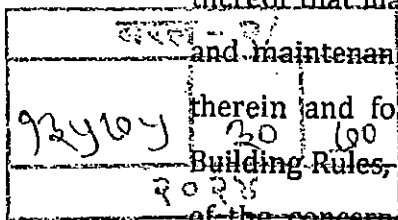
viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of



the Flat by the PURCHASER/S for any purposes other than for purpose for which its sold.

ix. The PURCHASER/S shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Flat until all the dues payable by the PURCHASER/S to the Developers under this Agreement are fully paid up.

x. The PURCHASER/S shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and



other public bodies. The PURCHASER/S shall also observe and perform all the stipulations and conditions laid down by

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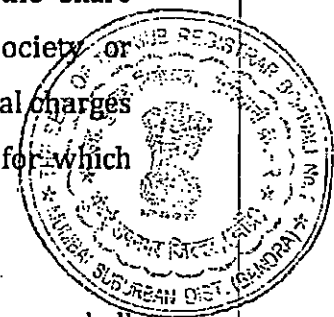
the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Flat in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xi. Till a conveyance of the structure of the building in which Flat is situated is executed in favour of Society/Limited Society, the PURCHASER/S shall permit the Developers and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

xii. Till a conveyance of the project land on which the building in which Flat is situated is executed in favour of Apex Body or Federation, the PURCHASER/S shall permit the Developers and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

33. The Developers shall maintain a separate account in respect of sums received by the Developers from the PURCHASER/S as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

34. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The PURCHASER/S shall have no claim save and except in respect of the Flat hereby agreed to be sold to him and all open



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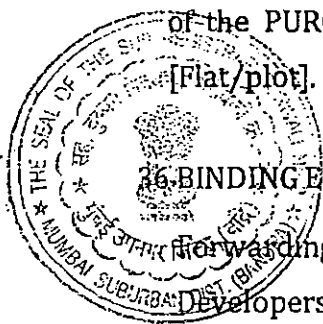
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spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Developers until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

**35. DEVELOPER SHALL NOT MORTGAGE OR CREATE A CHARGE**

After the Developers executes this Agreement he shall not mortgage or create a charge on the \*[Flat/] 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 PURCHASER/S who has taken or agreed to take such [Flat/plot].



**36. BINDING EFFECT**

Forwarding this Agreement to the PURCHASER/S by the Developers does not create a binding obligation on the part of the Developers or the PURCHASER/S until, firstly, the PURCHASER/S signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the PURCHASER/S and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Developers. If the PURCHASER/S(s) fails to execute and deliver to the Developers this Agreement within 30 (thirty) days from the date of its receipt by the PURCHASER/S

and/or appear before the Sub-Registrar for its registration as and when intimated by the Developers, then the Developers shall serve a notice to the PURCHASER/S for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the PURCHASER/S, application of the PURCHASER/S shall be treated as cancelled and all sums

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deposited by the PURCHASER/S in connection therewith including the booking amount shall be returned to the PURCHASER/S without any interest or compensation whatsoever.

**37. ENTIRE AGREEMENT**

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Flat/plot/building, as the case may be.

**38. RIGHT TO AMEND**

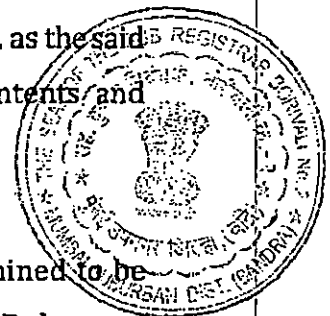
This Agreement may only be amended through written consent of the Parties.

**39. PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER/S /SUBSEQUENT PURCHASER/S**

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

**40. SEVERABILITY**

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act



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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.

**41-METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT**

Wherever in this Agreement it is stipulated that the PURCHASER/S has to make any payment, in common with other PURCHASER/S(s) in Project, the same shall be in proportion to the carpet area of the [Flat/Plot] to the total carpet area of all the [Apartments/Plots] in the Project.

**42-FURTHER ASSURANCES**



Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions 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.

**43-PLACE OF EXECUTION**

44.The execution of this Agreement shall be complete only upon its execution by the Developers through its authorized signatory at the Developers Office, or at some other place, which may be mutually agreed between the Developers and the

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	the Sub-Registrar.

in after the Agreement is duly executed by the PURCHASER/S and the Developers or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at\_\_.

45.The PURCHASER/S and/or Developers shall present this

*Shankar*      *Surya*

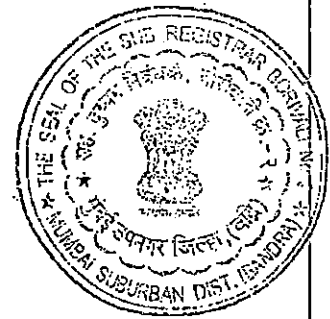
Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Developers will attend such office and admit execution thereof.

46. The Developers shall in respect of any amount remaining unpaid by the purchaser under this agreement have first lien and charge on the said flat agreed to be purchased/acquired by the purchaser.

47. The name of the building shall be "MAGATHANE PRESS ENCLAVE CO-OP HSG.SOC.LTD" (RUDRAKSHA ENCLAVE CHSL)

48. The developer will give the possession the said flat 10 March 2027 OR Before.

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



करल - २/		
१३५०५	३५	००
२०२४		

*[Handwritten Signature]*

*[Handwritten Signature]*

Name of PURCHASER/S

Diptesh Sanjay Anrekar.

(PURCHASER/S

Address)

1/201 Tatan Gaurav Rani Group Phase-4,

Mira-Bhayander Road Thane - 401107.

Notified Email ID: dipteshanrekar@gmail.com

**Dhariwal Developers (India) Private**

**Limited ( Developers Address)**

216/1724 6<sup>th</sup> Road Motilal Nagar No.1

Colaba (West) Mumbai 400104.

Notified Email ID: sanjeer.dhariwalconstruction@gmail.com



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

51. JOINT PURCHASER/S

That in case there are Joint PURCHASER/S all communications shall be sent by the Developers to the PURCHASER/S whose name appears first and at the address given by him/her

Which shall for all intents and purposes to consider as properly		
92464	28	60
served on all the PURCHASER/S.		
2028		

*[Signature]*

*[Signature]*

52. Stamp Duty and Registration:- The charges towards stamp duty and Registration of this Agreement shall be borne by the PURCHASER/S.

53. Dispute Resolution:- Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the \_\_\_ Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

54. GOVERNING LAW

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

IN WITNESS WHERE OF the Developers and the Purchaser have hereto set and subscribed their respective hands and seals the day and year first hereinabove written.



*[Handwritten signature]*

*[Handwritten signature]*

करणा - २/		
३५०५	३०	१००
२०२४		

THE FIRST SCHEDULE ABOVE REFERRED TO

[Description of the property]

All that pieces and parcel of plot of land bearing CTS No 207A & 207B, Magathane near Tata Power ,Borivali (E), Mumbai - 400066, bearing CTS No207A & 207B, of village Magathane Borivali,Taluka Borivali. Mumbai \_400066 .MSD, within the limit of Mumbai Municipal Corporation / MHADA and bounded as follows.

- On or towards the east Bldg no 9  
On or towards the west Bldg no 10& 11  
On or towards the South BSES Compound  
On or towards the north 9.15 mt vide road



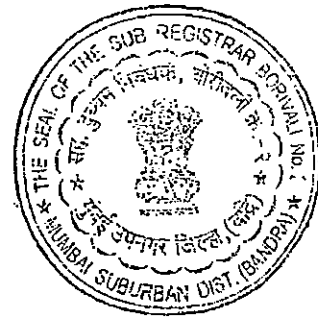
बरेल - २/		
१३५०५	३६	६०
२०२४		

*Shinde* / *Sanger*

**THE SECOND SCHEDULE**

**(Description of the Flat)**

Flat No. 604 in Wing A area admeasuring 450.19 sq. ft. carpet, situated on the 6<sup>th</sup> floor of "MAGATHANE PRESS ENCLAVE CO-OP. HSG.SOC.LTD" (RUDRAKSHA ENCLAVE CHSL) constructed on a plot of land bearing CTS No.207A&207B, of village Magathane, Taluka Borivali. Mumbai-400066, MSD, more particularly descried in the First Schedule referred to above.



*Shukla* / *Sanyal*

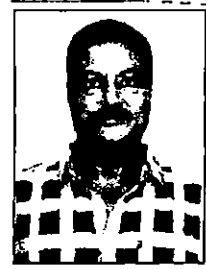
बदल - २/		
७५०५	३२	१००
२०२४		

**SIGNED, SEALED AND DELIVERED**

By the within named "DEVELOPERS"

**Mr. Sanjeev M. Malhotra**

*Sanjeev*



**Director of M/S Dhariwal Developers (I) Pvt. Ltd**

In the presence of .....



*Anvekar*  
\_\_\_\_\_  
*Anvekar*  
\_\_\_\_\_

**SIGNED, SEALED AND DELIVERED**  
by the within named "PURCHASER"



Diptesh S. Anvekar  
\_\_\_\_\_

*Anvekar*

In the presence of .....



*Anvekar*  
\_\_\_\_\_

*Anvekar*  
\_\_\_\_\_



बराह - २/		
१३५०५	४०	६०
२०२४		

*Anvekar*      *Sanjeev*



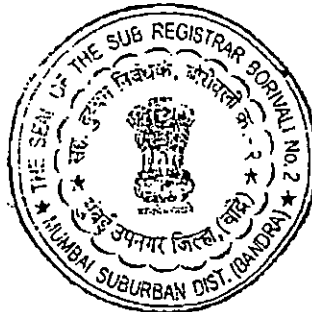
R E C E I P T

Receive the day and the year first hereinabove written form the within named purchaser/s a sum of Rs. 7,00,000/-(Rupees Seven Lakh only ) being the within mentioned part consideration amount, by

Sr. No.	Cheque No.	Amount (in Rs.)	Date	Bank & Branch
1	654691	50,000/-	29/06/2024	State Bank of India, Mira road (E) Thane
2	654608	50,000/-	29/06/2024	State Bank of India, Mira road (E) Thane
3	000854	5,00,000/-	13-07-2024	ICICI Bank, Mira road (E) Thane
4	654692	1,00,000/-	27/07/2024	State Bank of India, Mira road (E) Thane
Total		7,00,000/-		

WE SAY RECEIVED

For Dhariwal Developers (India) Pvt. Ltd



*Sangeer*

Director.

WITNESS 1.

*[Signature]*

*[Signature]*

बदल - २/		
१३५०५	४९	००
२०२४		

# महाराष्ट्र शासन

## मालमत्ता पत्रक

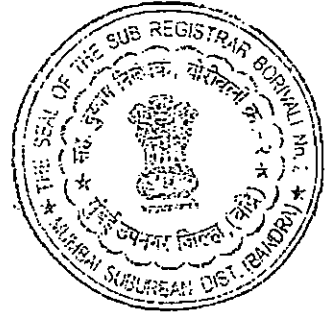
6137

गाव/पंच : मागाठणे	तालुका/न.मु.का. : नगर भुमाणन अधिकारी, बोरीवली		जिल्हा : मुंबई उपनगर
नगर भुमाणन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.
२०७७	-	-	५२.२५
			सारणाधिकार
			शेती
			शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या क्रूरतपासणीची नियत वेळ

सुविधाधिकार
हफकाचा मुळ धारक H
वर्ग:
पट्टेदार
इतर भार
इतर शेर

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(या) पट्टेदार(या) किंवा भार	साधारण क्र. प्रमाणे सही
११/०३/२०१६	सामिलीकरण / पोटविभाजन मा. मुख्य कार्यकारी अधिकारी झोपकपट्टी पुनर्वसन प्राधिकरण मुंबई यांचेकडील आवेश क्रमांक जा.क्र. झो.पु.मा. न.मु./कार्या-५/ टे-५/विहलनगर व इतर २/ सावि-१७/ २०१३/१०० दि.२७/११/२०१३ व इकडील अतितातडी न.मु.क्र.२७७/के.फा.क्र.२३६/२०१४ दि.१०/३/२०१४ अन्वये न.मु.क्र.२०७५ क्षेत्र ५२.२५ चौ.मी. अशी नविन मिळकत पत्रिका उघडली व सत्ता प्रकार शेती दाखल केला. विक्री घटक			क्र.२३६ प्रमाणे सही- ११/०३/२०१६ न. मु. अ. बोरीवली
०१/१०/२०१५	आदेशान्वये मा. जिल्हा अधीक्षक भूमी अभिलेख, मुंबई उपनगर जिल्हा यांचेकडील आवेश क्र. न.मु.स.३४/ न.मु. भागाठाणे/ पूर्णविलोकन/नॉदवही क्रमांक ४३५/२०१५/२०१५/१७५५ बांद्रा(पूर्व) दिनांक ०४/०७/२०१५ व इकडील आवेश क्र. न.मु.अ.बोरीवली/ भागाठाणे /पूर्णविलोकन /२०१५ दिनांक ०५/१०/२०१५ अन्वये नगर भुमाणन भागाठाणे ता.बोरीवली जिल्हा मुंबई उपनगर येथील इकडील आवेश क्र. दिनांक १०/०३/२०१४ चे आदेशातील पोटविभाजन मधील न.मु.क्र. २१५७ व नमूद असलेली १४.९३ चौ.मी. ऐवजी ११२.०० चौ.मी. असे वाचावे व न.मु.क्र.२१५ व, अ या मिळकतपत्रिकेस नजर चुकीनेदाखल झालेले क्षेत्र १४.९३ चौ.मी. ऐवजी ११२.०० चौ.मी. नमूद करून तशी दुरुस्ती करावी. तसेच सदर आदेशातील पोटविभाजन मधील तपशिलात नमूद असलेल्या उपयोगिताप्रमाणे असलेल्या न.मु.क्र. २०७५ विक्री घटक २०१५ पुनर्वसन घटक, २०१५ विक्री घटक २१०५ पुनर्वसन घटक २१०५ विक्री घटक, २११३ पुनर्वसन घटक, २११३ विक्री घटक, २११३ पुनर्वसन घटक, २११३ विक्री घटक, २१२३/२ मंदिराकरिता राखीव घटक २१२३/३ अंतर्गत रस्ता, ४१२३/४ पुनर्वसन घटक, २१२३/५ विक्री घटक, २१२३/२ मंदिराकरिता राखीव घटक २१२३/३ अंतर्गत रस्ता, २१२३/१ विक्री घटक, २१२३/२ पुनर्वसन घटक, २१३३- अंतर्गत रस्ता, २१३३- पुनर्वसन घटक, २१५७- खेळाचे मैदान २१५७- अंतर्गत रस्ता, २१५७- विक्री घटक अशा नोंदी दिनांक १०/०३/२०१४ चे आवेशानुसार मिळकत पत्रिकेस दिनांक ११/०३/२०१४ रोजी घेनेत आलेल्या नोंदी खाली दाखल करून तशी दुरुस्ती केली			क्र.२३७ प्रमाणे सही- ०१/१०/२०१५ न.मु.अ.बोरीवली
११/०५/२०१६	मा.जमाबंदी आयुक्त आणि संचालक भूमी अभिलेख (म. शा.प) पुणे यांचेकडील परिपत्रक क्र.जा.मु.५/मी.प/अवारी नोंद/२०१५ पुणे दिनांक १६/०२/२०१५ व.न.मु.अ. बोरीवली यांचे आदेशान्वये सदर मिळकत पत्रिकेवर अक्षरी वादत्र पूर्णांक पंचवीस दशांश मात्र चौ.मी.क्षेत्रची नोंद केली			क्र.२१७ प्रमाणे सही- ११/०५/२०१६ न.मु.अ.बोरीवली

दि मिळकत पत्रिका (दिनांक २/२०/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिण्याची आवश्यकता नाही. मिळकत पत्रिका डाउनलोड दिनांक ८/२५/२०२१ ३:५३:५२ PM वेळता पडताळणी साठी <http://eapleabhilekh.mahabhurni.gov.in/OSLR/propertycard> या संकेत स्थळावर जाऊन २२०१९०००९८१५३४६ हा क्रमांक वापरावा.



बोरिवली - २/

१२५७५ ४२ ७००

२०२४

महाराष्ट्र शासन

मालमती पत्रक

1991

गाव/पंच : मागावणे	तालुका/न.मु.का. : नगर मुगापन अधिकारी, बोरीवली			जिल्हा : मुंबई उपनगर
नगर मुगापन क्रमांक	डिस्ट्रिक्ट नंबर/नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा शाब्दिकाचा तपशिल आणि त्याच्या फेरतपासणीची नियत रकम
२०४/अ	-	२४०३०.५५	मोती	-


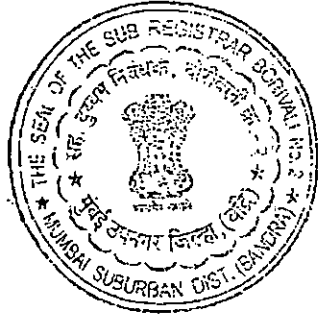
सुविधाधिकार	हफ्ताचा मुळ धारक म
	वर्ष: १९६८ मोती
पट्टेदार	
इतर मार	-
इतर शीर्ष	-

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(मा) पट्टेदार(प) किंवा मार	साक्षात्करण
१९/०३/२०१६	सामोलीकरण पोस्टविभाजन मा. मुख्य कार्यकारी अधिकारी झोपडपट्टी पुनर्वसन प्राधिकरण मुंबई यांच्याकडील आदेश क्रमांक जा.क्र. झो.पु.प्रा. न.मु./कार्या-५/ टि-५/बिड्डलनगर व इतर २/ सादि-१७/ २०१३/१०० दि.१८/१२/२०१३ चे आदेशान्वये न.मु.क्र.२०० घडून प.२.२५ चौ.मी. क्षेत्र पणा करून त्याची न.मु.क्र.२०४ब ही नविन मिल्कत पत्रिका उपधून मुळ न.मु.क्र.२०४ला; न.मु.क्र.२०४अ असा नोंद बदल केला.			फेरफार क्र.२३६ प्रमाणे सही- १९/०३/२०१४ न. मु. अ. बोरीवली
१९/०५/२०१६	मा.जमावंदी आयुक्त आणि संचालक भूमी अधिलेख (म. राज्य) पुणे यांच्याकडील परिपत्रक फ.ना. मु. १/मौ.ध/अक्षरी नोंद/२०१५ पुणे; दिनांक १६/०२/२०१५ न.मु.क्र. बोरीवली यांचे आदेशान्वये सदर मिल्कत पत्रिकेवर अक्षरी चौवीस हजार तीस पूर्णांक; पंचायतन दशांश मात्र चौ.मी क्षेत्राची नोंद केली			फेरफार क्र.२९७ प्रमाणे सही- १९/०५/२०१६ न. मु. अ. बोरीवली

हे मालमती पत्रक डिजिटल मॉडेल देवले आहे

हे मिल्कत पत्रिका (दिनांक २०/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही. मिल्कत पत्रिका डाऊनलोड दिनांक ८/२५/२०२१ ३:१४:४५ PM

वेधता पडल्याची सही <http://eapleabhihkh.mahachurni.gov.in/DSLRF/propertycard> या संकेत स्थळावर जाऊन २२०१९०००९८९५३४५ हा क्रमांक वापरावा.

बरल - २/

१३५०५	४३	६०
२०२४		

Ref. No. :

**FORMAT-A**

(Circular No.:- 28/2021)

To

**MAHARERA**

**MAHARERA HEADQUARTERS**

**MUMBAI**

**LEGAL TITLE REPORT**

Sub: Title clearance certificate with respect to PROPERTY BEARING S.No. 49 CTS/ No.183 (Pt) 207 A & 207 B building No. 63 situated at Village Magathane General Arun Valdyar Nagar Near Tata Power House, Borivli (East Taluka Borivli /MSD (hereinafter referred as "the said property")

I have investigated the title of the said plot on the request of **M/S.DHARIWAL DEVELOPERS INDIA PVT. LTD.**(developer) and following documents i.e. :-

1) Description of the property. Maharashtra Housing and Area Development was the owner of the property under indenture of lease dated 01<sup>st</sup>. November, 2017 registered under No. BRL-6/12761/2017 dated 14.11.2017 granted a lease of the property to **M/s. MAGATHANE PRESS ENCLAVE CO.OP HOUSING SOCIETY LTD.** For the period consideration and upon the terms and conditions recorded therein. By Registered Sale Deed dated 14/11/2017 registered under No. BDR-6-12762/2017 MAHADA Board sale the said property to the society. And accordingly the society becomes the owner of the said property with structure standing thereon.

2) The documents of allotment of plot. As per the understanding arrived between the said society and my client **M/S.DHARIWAL DEVELOPERS INDIA PVT. LTD.** the said society appointed my client as a Developer under Registered Development Agreement dated 3<sup>rd</sup> November 2018, Registered under No. BRL-2/11101/2018 DATED 3/11/2018.



ब्रल - २/		
१३५०५	४४	१००
२०२४		

**VIKAS R. HIRLEKAR**  
B. Com. LL.B.  
ADVOCATE, HIGH COURT, MUMBAI

106, Giridwar Apartment, 1st Floor,  
Near Punjab National Bank,  
Mathuradas Road, Kandivli (West),  
Mumbai - 400 087.  
Cell : 8820127443 OF. : 2862 6031  
E-mail : hirlekar\_vikas@hotmail.com

Ref. No. :

3)7/12 extract or property card issued by CTS Office

4) I have carried out search Report 30 years from the office of the Sub-Registrar Mumbai through my search clerk and I found the same is without any leasependance or claim. Copy enclosed Search report for 30 years from 1993 till 2022.

2/-On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/S.DHARIWAL DEVELOPERS INDIA PVT. LTD (developer) is clear, marketable and without any encumbrances.

**LESSEE OF THE LAND**

MAGATHANE PRESS ENCLAVE CO-OP SOCIETY LIMITED FOR PROPERTY BEARING S.No. 49 CTS/ No. 183 (pt) 207 A & 207 B building No. 63 situated at Village Magathane General Arun Vaidya Nagar Near Tata Power House, Borivali (East) Taluka Borivali

3/-The Report reflecting the flow of the Title of

M/S.DHARIWAL DEVELOPERS INDIA PVT. LTD as a developer of the said property is enclosed herewith as Annexure.

3/-The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure

Encl/Annexure.

Date: 23 March 2022



(VIKAS R. HIRLEKAR)

ADVOCATE

**VIKAS R. HIRLEKAR**  
ADVOCATE HIGH COURT  
106, 1st Floor, Giridwar Apartment,  
Near Punjab National Bank,  
Mathuradas Road, Kandivli (West),  
MUMBAI-400 087

बरल - २/		
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**VIKAS R. HIRLEKAR**  
B. Com. LL.B.  
ADVOCATE, HIGH COURT, MUMBAI

106, Giridwar Apartment, 1st Floor,  
Near Punjab National Bank,  
Mathuradas Road, Kandivli (West),  
Mumbai - 400 087.  
Cell : 9820127443 Off. : 2862 6031  
E-mail : hirlekar\_vikas@hotmail.com

Ref. No. :

FORMAT-A

(Circular No.-28/2021)

**FLOW OF THE TITLE OF THE SAID LAND**

SR. NO.

- 1) 7/12 EXTRACT/P.R.CARD AS ON DATE OF application for Registration.
- 2) Mutation Entry No. N.A.
- 3) Search report for 30 years from 1993 to 2022 taken from Sub-Registrar Office at Mumbai.
- 4) Any other Relevant Title.: N.A.
- 5) Litigation if any. N.A.

Date: 24.03.2022

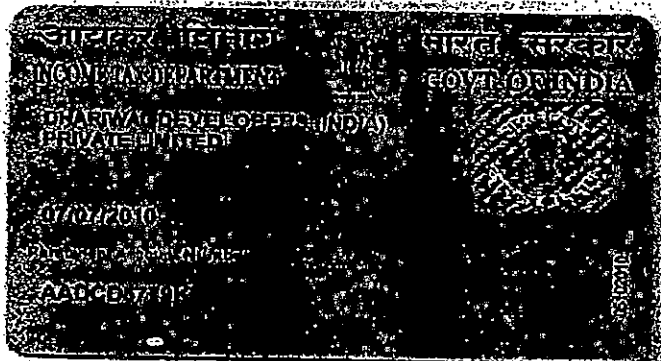


(VIKAS R. HIRLEKAR)

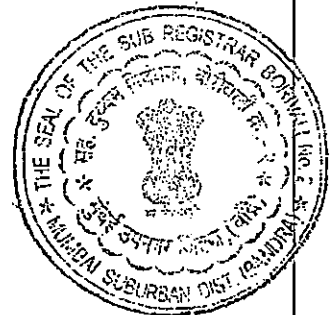
ADVOCATE  
**VIKAS R. HIRLEKAR**  
ADVOCATE HIGH COURT  
106, 1st Floor, Giridwar Apartment  
Near Punjab National Bank,  
Mathuradas Road, Kandivli (West)  
MUMBAI-400 087



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*Sanjeev*



खरल - २/		
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03/11/2018

सूची क्र.2

दुयम निबंधक : सह द.नि. बोरीवली

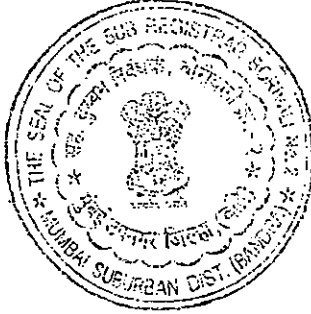
दस्त क्रमांक : 11101/2018

नोदणी :

Regn:63m

## गायचे नाव : मागाठाणे

(1) विलेखाचा प्रकार	विकासकरारनामा
(2) मोवदला	110214000
(3) वाज्यभाव (भाडेपट्ट्याच्या वाढवितपट्टाकार आकारणी देतो की पट्टदार तें नमुद करावे)	41025000
(4) भू-मापन, पोटोहिस्ता व परकामेकर (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: मोजे मागाठाणे, सिटीएस नं 183 पार्ट, 207 सर्वे नं 49, क्षेत्र 973.13 चौ मी, विल्डींग नं 63, मागाठाणे प्रेस एनक्लेव्ह, जनरल अरुण वेद्य नगर, टाटा पावर हाऊस जवळ, बोरीवली पूर्व मुंबई 400066 ---- भरवलेले मुद्रांक शुल्क रु 55,61,000/- --- ADJ NO-ADJ/1100902/595/2018 दिनांक 15/10/2018 ( C.T.S. Number : 183 part, 207 ; )
(5) क्षेत्रफळ	1) 973.13 चौ.मीटर
(6) आकारणी किय़ा जुडी देण्यात असत वेव्हा.	
(7) दस्तावेज करून देणा-या/सिंहन देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किय़ा आदेश असल्यास, प्रतियदिचे नाव व पत्ता.	1): नाव:-इंदिरा - खन्ना वय:-59; पत्ता:-सदनिका क्र 1, तळमजला, मागाठाणे प्रेस एनक्लेव्ह, बोरीवली पूर्व, जनरल अरुण कुमार वेद्य मार्ग, टाटा नगर ( ऊंबाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400066 पॅन नं:-AYQPK2570D 2): नाव:-स्वाती धोंडीराम जाधव वय:-54; पत्ता:-प्लॉट नं: सदनिका क्र 2, माळा नं: तळमजला, इमारतीचे नाव: मागाठाणे प्रेस एनक्लेव्ह, ब्लॉक नं: बोरीवली पूर्व, रोड नं: जनरल अरुण कुमार वेद्य मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400066 पॅन नं:- 3): नाव:-संदेश नंदाशिव सावंत वय:-46; पत्ता:-प्लॉट नं: सदनिका क्र 3, माळा नं: तळमजला, इमारतीचे नाव: मागाठाणे प्रेस एनक्लेव्ह, ब्लॉक नं: बोरीवली पूर्व, रोड नं: जनरल अरुण कुमार वेद्य मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400066 पॅन नं:-AEGPS7562F 4): नाव:-संजना सुदेश सावंत वय:-42; पत्ता:-प्लॉट नं: सदनिका क्र 3, माळा नं: तळमजला, इमारतीचे नाव: मागाठाणे प्रेस एनक्लेव्ह, ब्लॉक नं: बोरीवली पूर्व, रोड नं: जनरल अरुण कुमार वेद्य मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400066 पॅन नं:-ANVPS6352F 5): नाव:-शे.आर भास्कर राज वय:-61; पत्ता:-प्लॉट नं: सदनिका क्र 4, माळा नं: तळमजला, इमारतीचे नाव: मागाठाणे प्रेस एनक्लेव्ह, ब्लॉक नं: बोरीवली पूर्व, रोड नं: जनरल अरुण कुमार वेद्य मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400066 पॅन नं:-ABYPR5995G 6): नाव:-सुगत नारायण गवंडे वय:-67; पत्ता:-प्लॉट नं: सदनिका क्र 11, माळा नं: पहिला मजला, इमारतीचे नाव: मागाठाणे प्रेस एनक्लेव्ह, ब्लॉक नं: बोरीवली पूर्व, रोड नं: जनरल अरुण कुमार वेद्य मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400066 पॅन नं:-ABAPG6124G 7): नाव:-जॅन - डिरोझा वय:-52; पत्ता:-प्लॉट नं: सदनिका क्र 12, माळा नं: पहिला मजला, इमारतीचे नाव: मागाठाणे प्रेस एनक्लेव्ह, ब्लॉक नं: बोरीवली पूर्व, रोड नं: जनरल अरुण कुमार वेद्य मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400066 पॅन नं:-ABVPD4295J 8): नाव:-गंधल शिंधिया डिरोझा वय:-42; पत्ता:-प्लॉट नं: सदनिका क्र 12, माळा नं: पहिला मजला, इमारतीचे नाव: मागाठाणे प्रेस एनक्लेव्ह, ब्लॉक नं: बोरीवली पूर्व, रोड नं: जनरल अरुण कुमार वेद्य मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400066 पॅन नं:-AEMPD8407Q 9): नाव:-प्रविण धनुदेव वेंडें तर्फे मुखत्यार वृथाली वेंडें वय:-58; पत्ता:-सदनिका क्र 13 पहिला मजला, मागाठाणे प्रेस एनक्लेव्ह, बोरीवली पूर्व, जनरल अरुण कुमार वेद्य मार्ग, टाटा नगर ( ऊंबाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400066 पॅन नं:-AFPPB4706C 10): नाव:-संजना संदेश सावंत वय:-42; पत्ता:-प्लॉट नं: सदनिका क्र 14, माळा नं: पहिला मजला, इमारतीचे नाव: मागाठाणे प्रेस एनक्लेव्ह, ब्लॉक नं: बोरीवली पूर्व, रोड नं: जनरल अरुण कुमार वेद्य, महाराष्ट्र, मुंबई. पिन कोड:-400066 पॅन नं:-ANVPS6352F 11): नाव:-देवेंद्र तुकाराम पवार वय:-49; पत्ता:-प्लॉट नं: सदनिका क्र 21, माळा नं: दुसरा मजला, इमारतीचे नाव: मागाठाणे प्रेस एनक्लेव्ह, ब्लॉक नं: बोरीवली पूर्व, रोड नं: जनरल अरुण कुमार वेद्य मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400066 पॅन नं:-AAFP7426C 12): नाव:-धुव कासाराम कोंडेंकर वय:-53; पत्ता:-प्लॉट नं: सदनिका क्र 22, माळा नं: दुसरा मजला, इमारतीचे नाव: मागाठाणे प्रेस एनक्लेव्ह, ब्लॉक नं: बोरीवली पूर्व, रोड नं: जनरल अरुण कुमार वेद्य मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400066 पॅन नं:-ADYPK0530E



Serial 1.7.0

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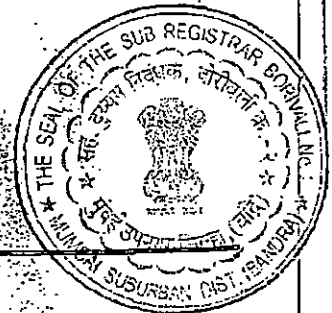


- 13): नाव:-गुप्पा शिवाजी डेळेकर वय:-43; पत्ता:-प्लॉट नं: सदनिका क्र 23, माळा नं: दुसरा मजला, इमारतीचे नाव: मागाठाणे प्रेस एनक्लेव्ह, ब्लॉक नं: बोरीवली पूर्व, रोड नं: जनरल अरुण कुमार वैद्य मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-AGTPD41268
- 14): नाव:-देवेष तुकाराम पवार वय:-51; पत्ता:-सदनिका क्र 24, दुसरा मजला, मागाठाणे प्रेस एनक्लेव्ह, बोरीवली पूर्व, जनरल अरुण कुमार वैद्य मार्ग, दौलत नगर (ःऊंबाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400066 पॅन नं:-AAIPP7841G
- 15): नाव:-आलोक राजेंद्र गुप्ता वय:-53; पत्ता:-सदनिका क्र 31, तिसरा मजला, मागाठाणे प्रेस एनक्लेव्ह, बोरीवली पूर्व, जनरल अरुण कुमार वैद्य मार्ग, दौलत नगर (ःऊंबाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400066 पॅन नं:-ADKPG5794Q
- 16): नाव:-जितेंद्र वसंतलाल सोमपूरा वय:-62; पत्ता:-प्लॉट नं: सदनिका क्र 32, माळा नं: तिसरा मजला, इमारतीचे नाव: मागाठाणे प्रेस एनक्लेव्ह, ब्लॉक नं: बोरीवली पूर्व, रोड नं: जनरल अरुण कुमार वैद्य मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-ASBPS1026K
- 17): नाव:-राधाकृष्ण बापू रेडकर वय:-70; पत्ता:-प्लॉट नं: सदनिका क्र 33, माळा नं: तिसरा मजला, इमारतीचे नाव: मागाठाणे प्रेस एनक्लेव्ह, ब्लॉक नं: बोरीवली पूर्व, रोड नं: जनरल अरुण कुमार वैद्य मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-ADQPR2755L
- 18): नाव:-जयश्री संजय जाधव वय:-54; पत्ता:-प्लॉट नं: सदनिका क्र 34, माळा नं: तिसरा मजला, इमारतीचे नाव: मागाठाणे प्रेस एनक्लेव्ह, ब्लॉक नं: बोरीवली पूर्व, रोड नं: जनरल अरुण कुमार वैद्य मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-ADGPJ9973J
- 19): नाव:-संजय जे जाधव वय:-57; पत्ता:-प्लॉट नं: सदनिका क्र 34, माळा नं: तिसरा मजला, इमारतीचे नाव: मागाठाणे प्रेस एनक्लेव्ह, ब्लॉक नं: बोरीवली पूर्व, रोड नं: जनरल अरुण कुमार वैद्य मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-ADGPJ7662Q
- 20): नाव:-दीपक सी पंड्या वय:-67; पत्ता:-सदनिका क्र 41, चौथा मजला, मागाठाणे प्रेस एनक्लेव्ह, बोरीवली पूर्व, जनरल अरुण कुमार वैद्य मार्ग, दौलत नगर (ःऊंबाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400066 पॅन नं:-ABTPP1902A
- 21): नाव:-स्वाती रविंद्र रावले वय:-65; पत्ता:-प्लॉट नं: सदनिका क्र 42, माळा नं: चौथा मजला, इमारतीचे नाव: मागाठाणे प्रेस एनक्लेव्ह, ब्लॉक नं: बोरीवली पूर्व, रोड नं: जनरल अरुण कुमार वैद्य मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-ACBPR1252L
- 22): नाव:-विश्राम बापू नाईक वय:-66; पत्ता:-प्लॉट नं: सदनिका क्र 43, माळा नं: चौथा मजला, इमारतीचे नाव: मागाठाणे प्रेस एनक्लेव्ह, ब्लॉक नं: बोरीवली पूर्व, रोड नं: जनरल अरुण कुमार वैद्य मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-ADEPN9934H
- 23): नाव:-दिलीप पुरुषोत्तम मालवणकर वय:-70; पत्ता:-सदनिका क्र 44, चौथा मजला, मागाठाणे प्रेस एनक्लेव्ह, बोरीवली पूर्व, जनरल अरुण कुमार वैद्य मार्ग, दौलत नगर (ःऊंबाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400066 पॅन नं:-
- 24): नाव:-मागाठाणे प्रेस एनक्लेव्ह कॉ ऑप सो सी तर्फेचे अरमन देवेंद्र - पवार मान्यता देणार वय:-49; पत्ता:-प्लॉट नं: सदनिका क्र 21, माळा नं: दुसरा मजला, इमारतीचे नाव: मागाठाणे प्रेस एनक्लेव्ह, ब्लॉक नं: बोरीवली पूर्व, रोड नं: जनरल अरुण कुमार वैद्य, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-AAFPP7426C
- 25): नाव:-मागाठाणे प्रेस एनक्लेव्ह कॉ ऑप सो सी तर्फेचे सॅक्रेटरी आलोक - गुप्ता मान्यता देणार वय:-53; पत्ता:-प्लॉट नं: सदनिका क्र 31, माळा नं: तिसरा मजला, इमारतीचे नाव: मागाठाणे प्रेस एनक्लेव्ह, ब्लॉक नं: बोरीवली पूर्व, रोड नं: जनरल अरुण कुमार वैद्य, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-ADKPG5794Q
- 26): नाव:-मागाठाणे प्रेस एनक्लेव्ह कॉ ऑप सो सी तर्फेचे देवेंद्र धुव - कोडेंकर मान्यता देणार वय:-53; पत्ता:-प्लॉट नं: सदनिका क्र 22, माळा नं: दुसरा मजला, इमारतीचे नाव: मागाठाणे प्रेस एनक्लेव्ह, ब्लॉक नं: बोरीवली पूर्व, रोड नं: जनरल अरुण कुमार वैद्य मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-ADYPK0530E

(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

(9) दस्तावेज करून दिल्याचा दिनांक	03/11/2018
(10)दस्त नोंदणी केल्याचा दिनांक	03/11/2018
(11)अनुक्रमांक,खंड व पृष्ठ	11101/2018
(12)बाजारभावाप्रमाणे सुद्धांक शुल्क	5561000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

1): नाव:-मे धारीवाल डेव्हलपर्स इंडिया प्रा ली चे संचालक आणि ऑथोराईज्ड सिग्नेटरी संजीव - मल्होत्रा वय:-52; पत्ता:-401, - , चैतन्य सिद्धार्थ नगर, गोरगांव पश्चिम, एस व्ही रोड, बोगड नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400104 पॅन नं:-AADCD5779K



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- 13): नाव:-कृष्णा शिवाजी डेकेकर वय:-43; पत्ता:-प्लॉट नं: सदनिका क्र 23, माळा नं: दुसरा मजला, इमारतीचे नाव: मागाठाणे प्रेस एनक्लेव्ह, ब्लॉक नं: बोरीवली पूर्व, रोड नं: जनरल अरुण कुमार वैद्य मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-AGTPD4126B
- 14): नाव:-देवेष तुकाराम पवार वय:-51; पत्ता:-सदनिका क्र 24, दुसरा मजला, मागाठाणे प्रेस एनक्लेव्ह, बोरीवली पूर्व, जनरल अरुण कुमार वैद्य मार्ग, दोस्त नगर (ःऊंबाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400066 पॅन नं:-AAIPP7841G
- 15): नाव:-आलोक राजेंद्र गुप्ता वय:-53; पत्ता:-सदनिका क्र 31, तिसरा मजला, मागाठाणे प्रेस एनक्लेव्ह, बोरीवली पूर्व, जनरल अरुण कुमार वैद्य मार्ग, दोस्त नगर (ःऊंबाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400066 पॅन नं:-ADKPG5794Q
- 16): नाव:-जितेंद्र वसंतलाल सोमपुरा वय:-62; पत्ता:-प्लॉट नं: सदनिका क्र 32, माळा नं: तिसरा मजला, इमारतीचे नाव: मागाठाणे प्रेस एनक्लेव्ह, ब्लॉक नं: बोरीवली पूर्व, रोड नं: जनरल अरुण कुमार वैद्य मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-ASBPS1026K
- 17): नाव:-राधाकृष्ण बापू रेंडकर वय:-70; पत्ता:-प्लॉट नं: सदनिका क्र 33, माळा नं: तिसरा मजला, इमारतीचे नाव: मागाठाणे प्रेस एनक्लेव्ह, ब्लॉक नं: बोरीवली पूर्व, रोड नं: जनरल अरुण कुमार वैद्य मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-ADQPR2755L
- 18): नाव:-जयश्री संजय जाधव वय:-54; पत्ता:-प्लॉट नं: सदनिका क्र 34, माळा नं: तिसरा मजला, इमारतीचे नाव: मागाठाणे प्रेस एनक्लेव्ह, ब्लॉक नं: बोरीवली पूर्व, रोड नं: जनरल अरुण कुमार वैद्य मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-ADGPJ9973J
- 19): नाव:-संजय जे जाधव वय:-57; पत्ता:-प्लॉट नं: सदनिका क्र 34, माळा नं: तिसरा मजला, इमारतीचे नाव: मागाठाणे प्रेस एनक्लेव्ह, ब्लॉक नं: बोरीवली पूर्व, रोड नं: जनरल अरुण कुमार वैद्य मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-ADGPJ7662Q
- 20): नाव:-दीपक सी पंढ्या वय:-67; पत्ता:-सदनिका क्र 41, चौथा मजला, मागाठाणे प्रेस एनक्लेव्ह, बोरीवली पूर्व, जनरल अरुण कुमार वैद्य मार्ग, दोस्त नगर (ःऊंबाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400066 पॅन नं:-ABTPP1902A
- 21): नाव:-स्वाती रविंद्र रावते वय:-65; पत्ता:-प्लॉट नं: सदनिका क्र 42, माळा नं: चौथा मजला, इमारतीचे नाव: मागाठाणे प्रेस एनक्लेव्ह, ब्लॉक नं: बोरीवली पूर्व, रोड नं: जनरल अरुण कुमार वैद्य मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-ACBPR1252L
- 22): नाव:-विश्राम बापू नाईक वय:-66; पत्ता:-प्लॉट नं: सदनिका क्र 43, माळा नं: चौथा मजला, इमारतीचे नाव: मागाठाणे प्रेस एनक्लेव्ह, ब्लॉक नं: बोरीवली पूर्व, रोड नं: जनरल अरुण कुमार वैद्य मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-ADEPN9934H
- 23): नाव:-दिलीप पुरुषोत्तम मालवणकर वय:-70; पत्ता:-सदनिका क्र 44, चौथा मजला, मागाठाणे प्रेस एनक्लेव्ह, बोरीवली पूर्व, जनरल अरुण कुमार वैद्य मार्ग, दोस्त नगर (ःऊंबाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400066 पॅन नं:-
- 24): नाव:-मागाठाणे प्रेस एनक्लेव्ह कॉॅं ऑफ सो ली तर्फेचे अरमन देवेंद्र - पवार मान्यता देणार वय:-49; पत्ता:-प्लॉट नं: सदनिका क्र 21, माळा नं: दुसरा मजला, इमारतीचे नाव: मागाठाणे प्रेस एनक्लेव्ह, ब्लॉक नं: बोरीवली पूर्व, रोड नं: जनरल अरुण कुमार वैद्य, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-AAFPP7426C
- 25): नाव:-मागाठाणे प्रेस एनक्लेव्ह कॉॅं ऑफ सो ली तर्फेचे सेक्रेटरी आलोक - गुप्ता मान्यता देणार वय:-53; पत्ता:-प्लॉट नं: सदनिका क्र 31, माळा नं: तिसरा मजला, इमारतीचे नाव: मागाठाणे प्रेस एनक्लेव्ह, ब्लॉक नं: बोरीवली पूर्व, रोड नं: जनरल अरुण कुमार वैद्य, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-ADKPG5794Q
- 26): नाव:-मागाठाणे प्रेस एनक्लेव्ह कॉॅं ऑफ सो ली तर्फेचे ट्रेझरर धुव - कोडेकर मान्यता देणार वय:-53; पत्ता:-प्लॉट नं: सदनिका क्र 22, माळा नं: दुसरा मजला, इमारतीचे नाव: मागाठाणे प्रेस एनक्लेव्ह, ब्लॉक नं: बोरीवली पूर्व, रोड नं: जनरल अरुण कुमार वैद्य मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-ADYPK0530E

1): नाव:-ने धारीयाल डेकेकरपर्व इंडिया प्रा ली चे संचालक आणि ऑधोचार्ज्ड सिनेटरी सॅजीव - मल्होत्रा वय:-52; पत्ता:-401, -, चैतन्य सिद्धार्थ नगर, गोरगांव पश्चिम, एत व्ही रोड, चांगड नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400104 पॅन नं:-AADCD5779K



(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

- (9) दस्तऐवज करून दिल्याचा दिनांक 03/11/2018
- (10) दस्त नोंदणी केल्याचा दिनांक 03/11/2018
- (11) अनुक्रमांक, खंड व पृष्ठ 11101/2018
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 5561000
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000
- (14) शेर

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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 : **P51800034383**

**Project: MAGATHANE PRESS ENCLAVE CHSL, Plot Bearing / GTS / Survey / Final Plot No.: 207A & 207B at Borivali, Borivali, Mumbai Suburban, 400066;**

1. **Dhariwal Developers (India) Private Limited** having its registered office / principal place of business at **Tehsil: Borivali, District: Mumbai Suburban, Pin: 400062.**

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

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 8 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

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

- The Registration shall be valid for a period commencing from **05/04/2022** and ending with **10/03/2027** 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

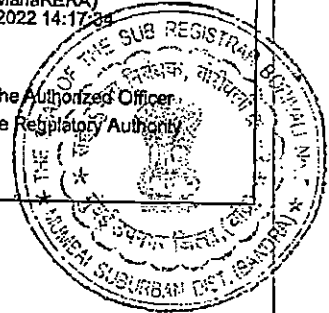
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasan Premnand Prabhu  
(Secretary, MahaRERA)  
Date: 05-04-2022 14:17:38

Dated: 05/04/2022

Place: Mumbai

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



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## Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

### FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-83/982/2022/FCC/1/New

Date : 19 December, 2022

To

Dharwal Developers (India) Pvt.  
Ltd.

401 Chaitanya CHS Ltd.  
Siddharth Nagar, S. V. Road  
Goregaon Mumbai 400062

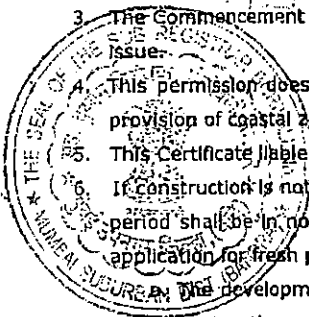
**Sub :** Proposed redevelopment of the existing building No. 63 known as "Magathane Press Enclave CHS LTD" on plot bearing C.T.S. No. 207A & 207B of Village Magathane at Borivall, MHADA Layout, Borivall (East), Mumbai- 400 066.

Dear Applicant,

With reference to your application dated 08 March, 2022 for development permission and grant of Further Commencement Certificate under section 44 & 69 of 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 Proposed redevelopment of the existing building No. 63 known as "Magathane Press Enclave CHS LTD" on plot bearing C.T.S. No. 207A & 207B of Village Magathane at Borivall, MHADA Layout, Borivall (East), Mumbai- 400 066..

The Commencement Certificate/Building permission is granted on following conditions.

1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.



4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.

5. This Certificate liable to be revoked by the VP & CEO, MHADA if:

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 laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.

6. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.

b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.

c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or

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misrepresentation and the appellant 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 Town Planning Act, 1966

7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
8. 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.

VP & CEO / MHADA has appointed Shri. Rupesh M. Totewar, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto dt. 08 March, 2023

Issue On : 09 March, 2022 Valid Upto : 08 March, 2023  
Application No. : MH/EE/(BP)/GM/MHADA-83/982/2022/CC/1/New  
Remark :  
This C.C. is granted for work upto top of Plinth Level as per approved IOA u/no. MH/EE/(B.P.)GM/MHADA-83/982/2021 dtd 27.12.2021.

Issue On : 19 December, 2022 Valid Upto : 08 March, 2023  
Application No. : MH/EE/(BP)/GM/MHADA-83/982/2022/FCC/1/New  
Remark :  
Now this C.C. is further extended upto top of 20th upper residential floors i.e. building comprising of two wings as Wing- A & B consist of Ground floor partly used for Entrance lobby, Society office and partly used for surface parking in Still area + 1st to 7th upper residential floor + part 8th & 15th floor for refuge area + Fitness area & Partly use for residential user + 9th to 20th upper for residential user with building height upto 61.25 mt. from AGL with mechanized car parking tower touching to the building with total height 42.41 mt. AGL as per last approved IOA plans issued vide u/no. MH/EE/(B.P.)Cell/GM/MHADA-83/982/2022 dated=27/12/2021

Name : Rupesh Muralidhar Totewar  
Designation : Executive Engineer  
Organization : Personal  
Date : 19-Dec-2022 13:

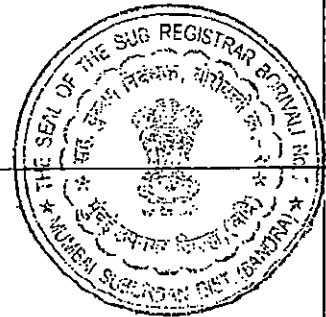
Executive Engineer/B.P.Cell  
Greater Mumbai/MHADA

Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner R Central Ward MCGM.

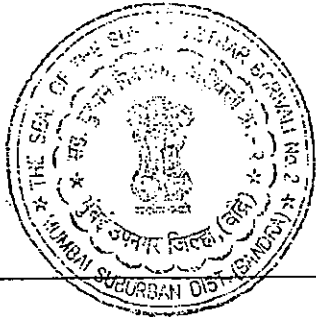
Copy to :-

4. EE Borivall Division / MB.



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5. A.E.W.W R Central Ward MCGM.
6. A.A. & C R Central Ward MCGM
7. Architect / LS - ASHOK TRIBHIVANDAS DAMANI.
8. Secretary Magathane Press Enclave CHS Ltd.



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महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण  
MAHARASHTRA HOUSING AND  
AREA DEVELOPMENT AUTHORITY

म्हाडा  
MHADA



**Building Permission Cell, Greater Mumbai / MHADA**

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

**INTIMATION OF APPROVAL (IOA)**

No. MH/EE/(B.P)/GM/MHADA-83/ 982 /2021

Date: ३१ DEC 2021



स्वातंत्र्याचा अमृत महोत्सव

To,  
M/s. Dhariwal Developers India Pvt. Ltd.  
C. A. to Society Magathane Press Enclave CHSL,  
216/1724, 6th Road,  
Motilal Nagar no. 01, Goregaon (West),  
Mumbai - 400 101.

Sub: Proposed redevelopment of the existing building No. 63 known as "Magathane Press Enclave CHS LTD" on plot bearing C.T.S. No. 207A & 207B of Village Magathane at Borivali, MHADA Layout, Borivali (East), Mumbai- 400 066.

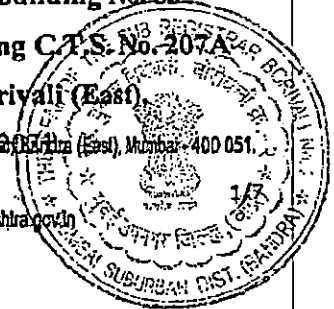
- Ref: 1) Application of Architect dated 12/10/2021.  
2) Offer letter of MB vide No. CO/MB/REE/NOC/ F-1111/1793/2021 dated 11/08/2021.  
3) NOC letter of MB vide No. CO/MB/REE/NOC/ F-1111/3096/2021 dated 17/12/2021.  
4) Concession approved by Hon'ble V.P. & CEO MHADA vide no. ET-1060 dated 06.10.2021.

Dear Applicant,

With reference to your Notice u/s 44/69 of MRTP Act submitted with letter on 12.10.2021 with plan, Sections Specifications and Description and further particulars and details of your building Proposed redevelopment of the existing building No. 63 known as "Magathane Press Enclave CHS LTD" on plot bearing C.T.S. No. 207A & 207B of village Magathane at Borivali, MHADA Layout, Borivali (East)

गृहनिर्माण विभागाकडे येथील बांधकामाबाबतच्या आपल्या अर्जाबाबतची माहिती आपण मला येथील अर्जासह  
दूरध्वनी : ६६४०५०००  
फॅक्स नं. : ०२२-२६५९२०५८

Suburb: Borivali (East), Mumbai - 400 051.  
Phone : 88405000  
Fax No.: 022-26592058  
Website : www.mhada.maharashtra.gov.in



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I have to inform you that I may approve the building work proposed to be erected or executed, and I therefore hereby formally intimate to you under section 346 of the Mumbai Municipal Corporation Act as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under:

**A. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK / BEFORE PLINTH C.C. :-**

1. That the commencement certificate under section 44/69 (1) (a) of the M.R.T.P. Act shall be obtained before starting the proposed work.
2. That the Janata Insurance Policy shall be submitted.
3. That the requisitions of clause 49 of DCPR 2034 shall be complied with and records of quality of work, verification report, etc. shall be maintained on site till completion of the entire work.
4. That structural Engineer shall be appointed and supervision memo shall be submitted by him.
5. That the structural Design and calculation for the proposed work accounting for system analysis as per relevant IS code along with plan shall be submitted before C.C.
6. That the site supervisor shall be appointed to supervise the quality of work on site.
7. That the development charges as per M.R.T.P. (amendment) Act 1992 shall be paid.
8. That the requisite premium as intimated shall be paid before applying for C.C.
9. That the work shall be carried out between sunrise and sunset. And the provision of notification issued by Ministry of Environment and Forest department dated 14.02.2000 and Rules framed for noise pollution (Regulation & Control) Rules 2000 shall be duly observed.
10. That the Board shall be displayed showing details of proposed work, name of Owner, Developer, Architect/L.S., R.C.C. Consultant etc.
11. That the requisite Bank guarantee as per policy circular approved by Hon'ble MC UNO-MGE/F/ 6550 dated: 11.06.2018 shall be submitted before C.C.
12. That the SWM NOC shall be submitted.
13. That the authorized Pvt. Pest Control Agency to give anti malaria treatment shall be appointed in consultation with P.C.O.[R/S]
14. That the Work start notice shall be submitted.
15. NOC from Tree Authority shall be submitted.

**B. BEFORE FURTHER C.C.:-**

1. That the plinth stability certificate from R.C.C. consultant shall be submitted.
2. That N.O.C. from Civil Aviation department shall be obtained for the proposed height of the building.

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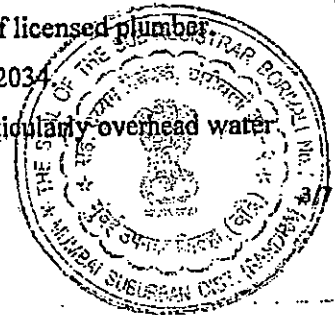
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3. That the plinth/stilt height shall be got checked by this office staff.
4. All the payments as intimated by various departments of MCGM/MHADA shall be paid.
5. That the Remarks of concerned authorities / empanelled consultants for the approved plan, if applicable shall be submitted for:
  - a) Water Works
    - b) Hydraulic Engineer
    - c) PCO
    - d) NOC from Electric Supply Company
  - e) A.A. & C.R/S (Ward)
  - f) SWM NOC.
  - g) Comprehensive undertaking indemnity and affidavit
  - h) Janta insurance policy.
  - i) NOC from Tree Authority
6. That the Material testing report shall be submitted.
7. That the yearly progress report of the work will be submitted by the Architect.
8. That the debris removal deposit shall be paid before further C.C.

**C. GENERAL CONDITIONS BEFORE O.C.:**

1. That canvas mounted plans shall be submitted along with Notice of Completion of work u/sec. 353A of M.M.C. Act for work completed on site.
2. That the separate vertical drain pipe, with a separate gully trap, water main, O.H. tank etc. for nursing home user shall be provided & that the drainage system or the residential part of the building will not be affected.
3. That some of drains shall be laid internally with C.I. pipes.
4. That the dust bin shall be provided as per C.E.'s circular No. CE/9297/II dated 26.6.1978.
5. That the open spaces as per approval and terrace will be kept open.
6. That the name plate/board showing Plot No., Name of the Bldg. etc. will be displayed at a prominent place.
7. That carriage entrance shall be provided.
8. That terraces, sanitary blocks, Nahani in kitchen will be made Water proof and same will be provided by method of pounding and all sanitary connections will be leak proof and smoke test will be done in presence of licensed plumber.
9. That the parking spaces shall be provided as per DPCR-2034.
10. That every part of the building constructed and more particularly overhead water



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tank shall be provided with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.

11. That the letter box of appropriate size shall be provided for all the tenements at the ground floor.
12. That the regulation No.45 and 46 of D.C. Reg. 1991 shall be complied with.
13. That the Drainage Completion Certificate shall be submitted.
14. That the Lift Inspector's completion certificate shall be submitted.
15. That the structural stability certificate shall be submitted.
16. That the Site Supervisor's completion certificate shall be submitted.
17. That the smoke test certificate shall be submitted.
18. That the water proofing certificate shall be submitted.
19. That the final N.O.C. from A.A. & C. [R/South Ward] shall be submitted.
20. That the Vermiculture bin shall be submitted.

Hon'ble VP & CEO / MHADA has appointed Shri. Dinesh Mahajan/ Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

  
(Dinesh Mahajan)

Executive Engineer (W.S.)  
B.P.Cell/Greater Mumbai/MHADA



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### SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
2. "Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be
  - a. Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be- laid in such street.
  - b. Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
  - c. Not less than 92 ft.( Town Hall) above Town Hall Datum.
3. Your attention is invited to the provision of Section 152 of the Act where by the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.
4. Your attention is further drawn to the provision about the necessity of submitting occupation certificate with a view to enable the V.P. & C.E.O./ MHADA to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance if necessary.
5. Proposed date of commencement of work should be communicated.
6. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

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

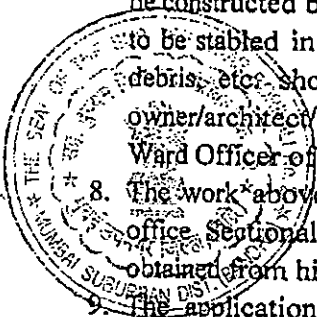


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## NOTES


1. The work should not be started unless objections are complied with.
2. A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
3. Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
4. Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
5. Water connection for constructional purpose from MHADA mains shall not be taken without approval from concerned Executive Engineer of Mumbai Board.
6. The owners shall intimate the Hydraulic Engineer or his representative in Wards at least 10 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilized for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works. and bills preferred against them accordingly.
7. The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or Public Street by the owner/architect/their contractors, etc without obtaining prior permission from the Ward Officer of the area.
8. The work above plinth should not be started before the same is shown to this office Sectional Engineer/Assistant Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimensions.
9. The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
10. All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
11. 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

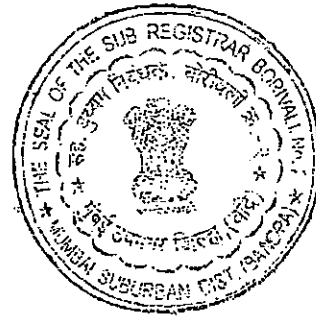


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flow of rain water from adjoining holding before starting the work to prove the owner's holding.

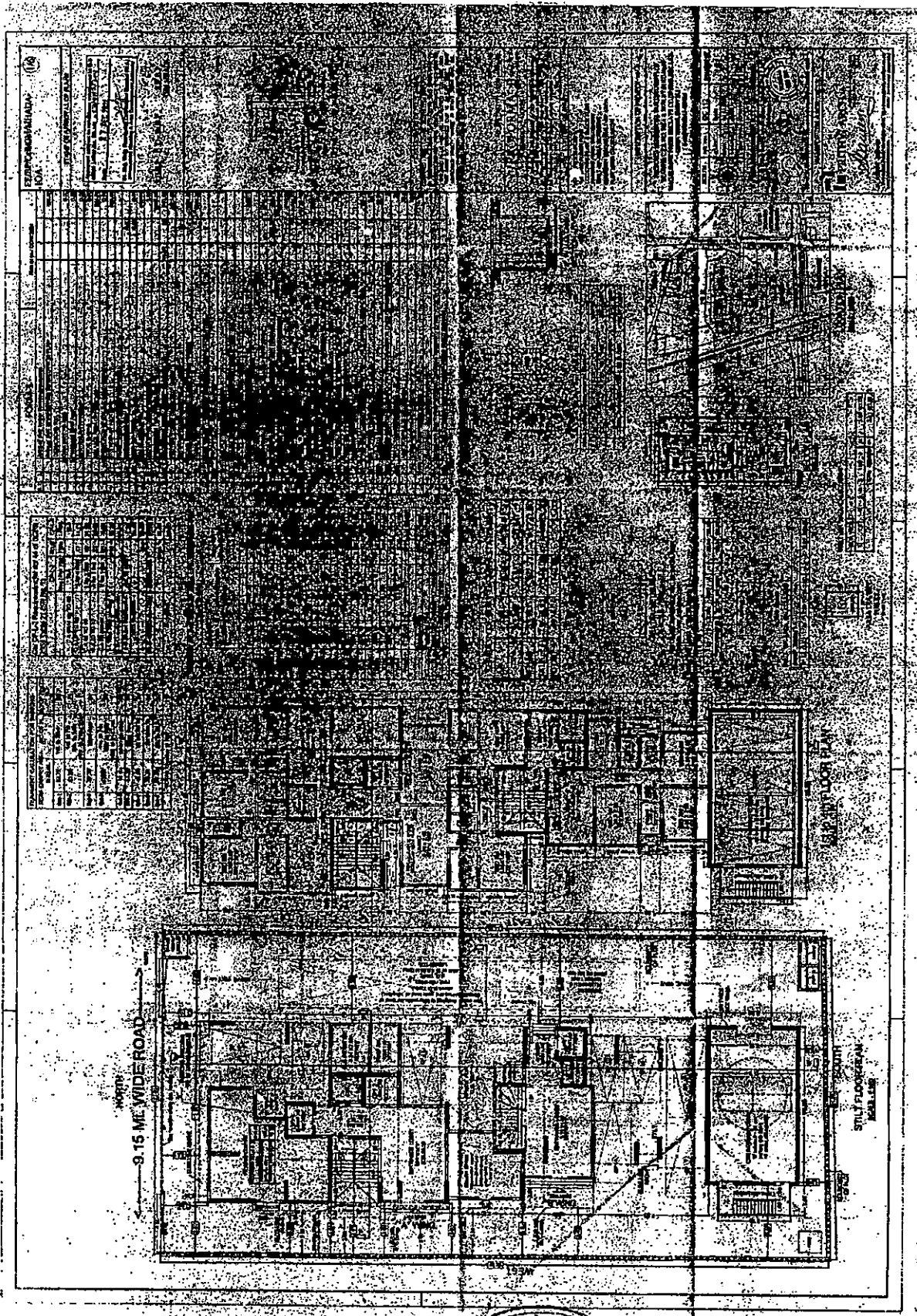
12. No work should be started unless the existing structures proposed to be demolished are demolished.
13. The Intimation of Approval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Competent Authorities and in the event of your proceeding with the work either without an intimation about commencing the work or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Approval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be withdrawn.
14. All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screw on highly serving the purpose of lock and the warning pipes of the rabbit pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
15. No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.

  
(Dinesh Mahajan)  
Executive Engineer (W.S.)  
B.P.Cell/Greater Mumbai/ MHADA

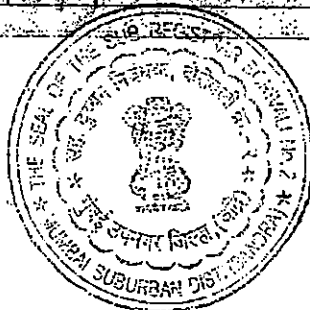


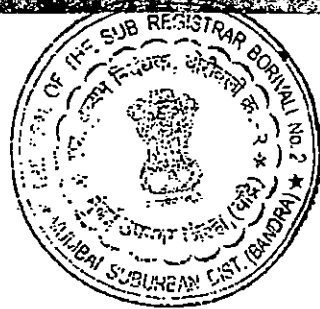
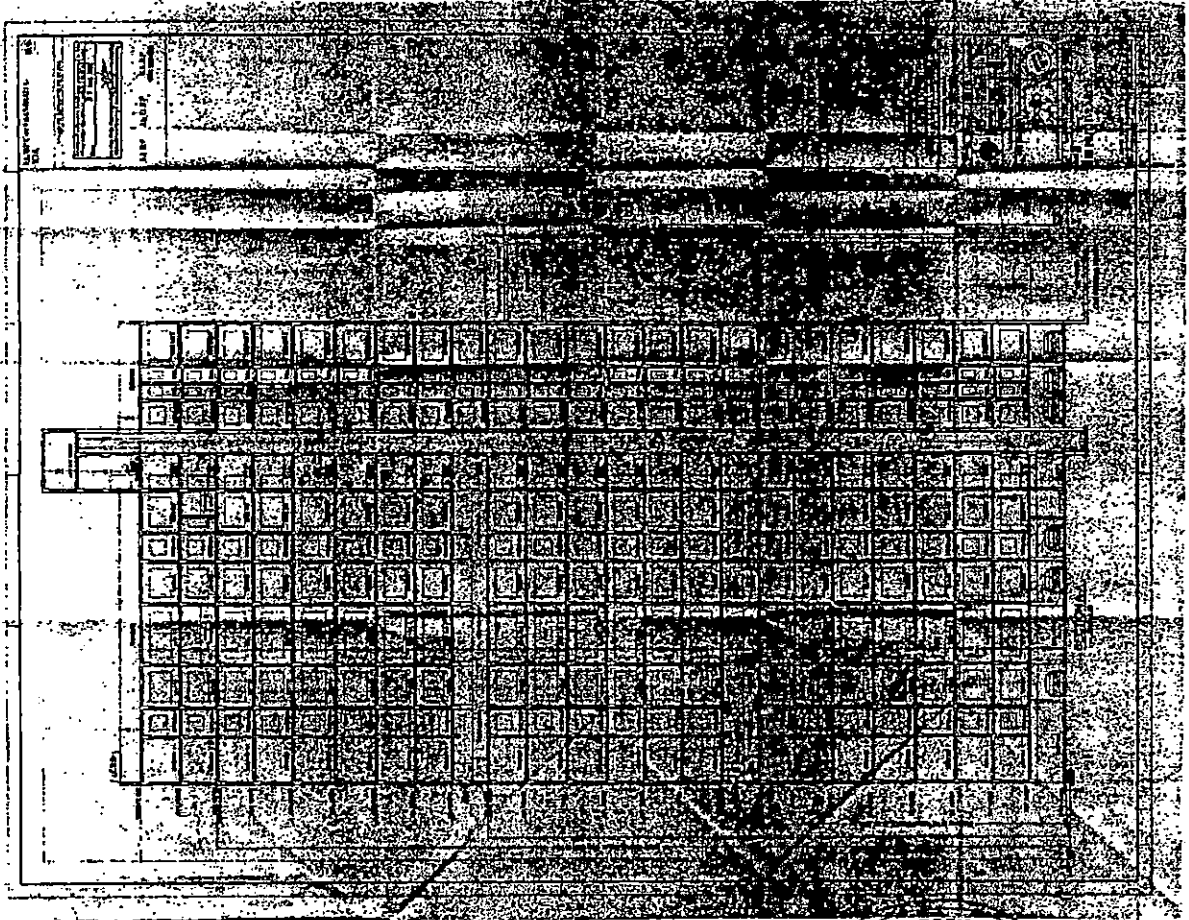
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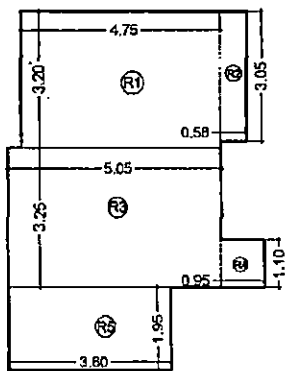
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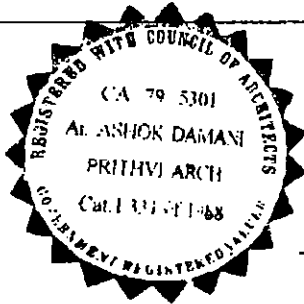
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*Sanjay*



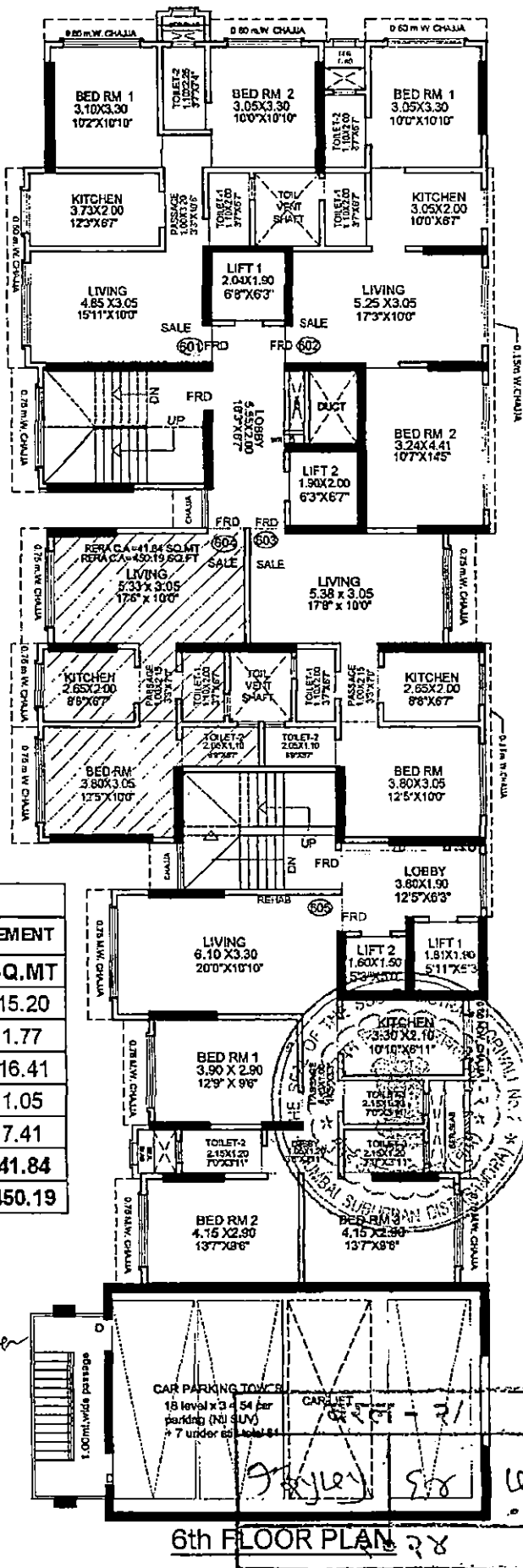
RERA AREA DIAGRAM  
FLAT No. 604

WING A			
FLAT No. 604 RERA CARPET AREA STATEMENT			
	L	W	SQ.MT
R1	4.75	3.20	15.20
R2	0.58	3.05	1.77
R3	5.05	3.25	16.41
R4	0.95	1.10	1.05
R5	3.80	1.95	7.41
TOTAL			41.84
			450.19



*Sanjay*

DIPTESH SANJAY ANVEKAR  
RERA C.A = 41.84 SQ.MT  
RERA C.A = 450.19 SQ.FT



DESCRIPTION OF PROJECT		NAME OF THE ARCHITECTS
<p>NORTH</p>	<p>PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO. 207A &amp; 207B, BLDG.No.63, MAGATHANE PRESS ENCLAVE (Rudrakash Enclave) CO.OP.HSG.SOC.LTD. MAGATHANE, BORIVALI (East) MUMBAI - 400066</p>	<p><b>PRITHVI ARCH</b> architects &amp; govt. reg. valuers COUNCIL REG. NO. : CA/79/501</p> <p><i>Sanjay</i></p> <p>Ar. ASHOK DAMANI 4, SARASWATI SADAN, DAYALDAS ROAD VILE PARLE (EAST), MUMBAI 400 057 E-mail: prithviarch@gmail.com Mobile : 7021416555, 9967080915</p>
	<p>DIARWAL DEVELOPERS (India) PRIVATE LIMITED</p>	





भारत सरकार  
 Unique Identification Authority of India  
 Government of India

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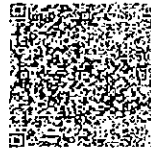
नोंदविय्याचा क्रमांक / Enrollment No 1034/90004/03546

To  
 नंजय शिवराम अन्वेंकर  
 Sanjay Shiram Anvekar  
 1/231, Jatan Gaurav  
 Ravi Group Phase-4  
 Opp Mra Bhayandar Road  
 Mira-Bhayandar  
 Mira Road Thane Thane  
 Maharashtra 401107  
 9870165355

सं. 17/05/2015/31649/33915/P



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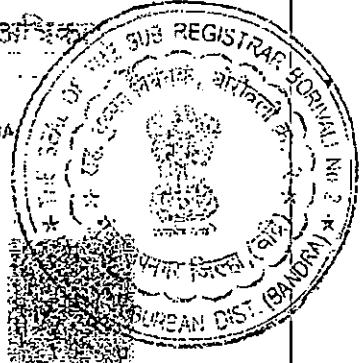


आपला अर्थी क्रमांक / Your Aadhaar No :

5576 1680 4767

— कर्नाट राज्याचा अधिकारी

भारत सरकार  
 GOVERNMENT OF INDIA

5576 1680 4767


— कर्नाट राज्याचा अधिकारी

PERMANENT ACCOUNT NUMBER  
**AAHPK5574A**

**DATTARAM JAGANNATH KANADE**

FATHER'S NAME  
**JAGANNATH SITARAM KANADE**

DATE OF BIRTH  
**15-02-1960**



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*Sanjay*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

DIPTESH S ANVEKAR



SANJAY SHIVRAM ANVEKAR

31/12/1992

Permanent Account Number

AXMPA1416B

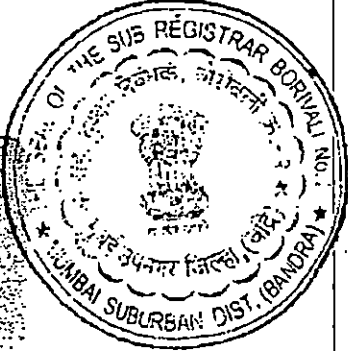
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Signature



आयकर विभाग / Income Tax Department  
मुख्यालय, पुणे  
आयकर विभाग  
आयकर विभाग  
आयकर विभाग

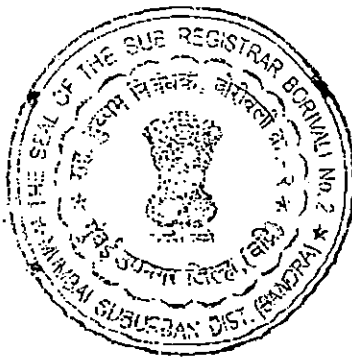
If this card and / or owner's name card is found  
without form / return etc.  
Report the PAN Service Unit, NSDI  
Tax House, Supreme Chambers,  
Near State Telephone Exchange,  
Bangalore - 560 045

Tel: 9121774808, 9121774809  
e-mail: [nsdi@nsdi.gov.in](mailto:nsdi@nsdi.gov.in)



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367/13575

नामचा 05 ऑगस्ट 2024 10:35 म.पू.

दस्त गोपवारा भाग-1

बरल-2

दस्त क्रमांक: 13575/2024

दस्त क्रमांक: बरल-2 /13575/2024

वाजरा मूल्य: रु. 75,56,944/-

मोवदना: रु. 86,43,648/-

भरलेले मुद्रांक शुल्क: रु.5,18,700/-

दु.नि. मह. दु. नि. बरल-2 चांचे कार्यालयान

पावती:14557

पावती दिनांक: 05/08/2024

अ. क्र. 13575 वा दि.05-08-2024

मादरकणागचे नाव: वितेश संजय अन्वैकर

गोष्टी 10:21 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हावाळणी फी

रु. 1400.00

पुष्टाची संख्या: 70

एकूण: 31400.00

दस्त हजर कणाच्याची नही:

(एस. टी. साळवे)

सह. दुय्यम निबंधक, बोरीवली - २,  
मुंबई उपनगर जिल्हा.

(एस. टी. साळवे)

सह. दुय्यम निबंधक, बोरीवली - २,  
मुंबई उपनगर जिल्हा.

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा न्यालयन अनलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-ग्रंथ (टाउन) मध्ये नमुद न केलेल्या कोणत्याही जामनी क्षेत्रात

शिफा क्र. 1 05/08/2024 10:21:11 AM ची वेळ: (सादरीकरण)

शिफा क्र. 2 05/08/2024 10:21:55 AM ची वेळ: (फी)

प्रतिज्ञापत्र

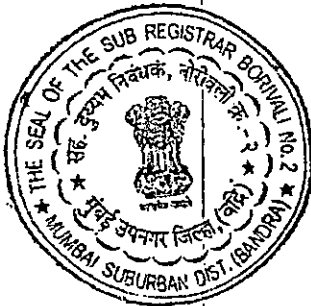
● सदर दस्तावेज हा नोंदणी १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस बघाल कलेस आहे. ● दस्तातील संपूर्ण गजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपारली आहे. ● दस्ताची सत्यता, वैधता कायदेशीर बाबोसाठी दस्त निष्पादक व कतुलोधारक हे संपूर्णपणे जबाबदार राहतील.

*[Signature]*

लिखून देणारे :

*[Signature]*

लिखून घेणारे :







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05/08/2024 10 38:11 AM

दस्तावेज क्रमांक :दस्तावेज-2/13575/2024





दस्तावेजाचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	दस्तावेज प्रमाणित
1	नाव:धारीवाल डेव्हलपर्स ( इंडिया ) प्रायव्हेट लिमिटेड मंचालक मंजीव एम मल्होत्रा पत्ता:प्लॉट नं: 216/1724, भाळ्या नं: -, इमारतीचे नाव: मोतीवाल नगर न 1, ब्लॉक नं: गोरगांव पश्चिम, गेट नं: 6 वा गेट, मझगाट, मुम्बई. पिन नंबर:AADCDS779K	लिहून देणारा वय :- व्याख्या:- <i>Sanjay</i>		
2	नाव:विमेश मंजय अन्वेकर पत्ता:प्लॉट नं: 1/201, भाळ्या नं: -, इमारतीचे नाव: जयन चौक, ब्लॉक नं: मीरा-भायंदर रोड, मीरा रोड, गेट नं: रवि घुप फेज -4, महाराष्ट्र. THANE. पिन नंबर:AXMPA1410B	लिहून देणारा वय :-31 व्याख्या:- <i>Sanjay</i>		

वरील दस्तावेज करून देणारा तथाकथित करारनामा चा दस्तऐवज करून दिल्याचे कबुल करतात.  
शिका क्र.3 ची वेळ:05 / 08 / 2024 10 : 37 : 46 AM

ओळख:-

खालील इमम असे निवेदीय करतात की ते दस्तावेज करून देणाऱ्यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	द्वयाचित्र	दस्तावेज प्रमाणित
1	नाव:दत्ता कानडे - वय:55 पत्ता:9/168 समता नगर कांदिवली पूर्व पिन फोड:400101	<i>Sanjay</i> व्याख्या 	
2	नाव:मंजय अन्वेकर - वय:64 पत्ता:मीरा गेट थाने पिन फोड:401107	<i>Sanjay</i> व्याख्या 	

शिका क्र.4 ची वेळ:05 / 08 / 2024 10 : 38 : 19 AM

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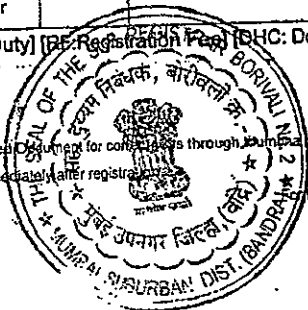
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