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390/5026

पावती

Original/Duplicate

Saturday, October 20, 2018

नोंदणी क्र.: 39म

6:17 PM

Regn.: 39M

पावती क्र.: 4974 दिनांक: 20/10/2018

गावाचे नाव: Chenbur

फाईलिंगचा अनुक्रमांक: KRL3-5026-2018

दस्तऐवजाचा प्रकार : Notice of Intimation of Mortgage by way of Deposit of title Deed

सादर करणाऱ्याचे नाव: VIVEK JOSHI

Document Handling

रु. 300.00

Filing Fee

रु. 1000.00

एकूण:

रु. 1300.00

सादरकर्ता STATE BANK OF INDIA यांनी यांचेकडून दि. 28/09/2018 रोजी घेतलेल्या रु.14478000/- कर्जासंबंधीची नोटीस ऑफ इंटिमेशन फायलिंग साठी मिळाली.

GRN is MH007383173201819E Defaced vide 0004059698201819 Dated.20/10/2018.

GRN is MH006631560201819S Defaced vide 0004059695201819 Dated.20/10/2018.

PRN is 2010201803135 Defaced vide 2010201803135D Dated.20/10/2018.

Joint S.R. Kurla 3

सह दुय्यम निबंधक  
कुर्ला-३ (वर्ग-२)



## 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 :  
**P51800000519**

Project: **Godrej Prime, Plot Bearing / CTS / Survey / Final Plot No.: CTS Nos.53/pt and 52/pt at Kurla, Kurla, Mumbai Suburban, 400071;**

1. **Godrej Redevelopers (Mumbai) Pvt. Ltd.** having its registered office / principal place of business at *Tehsil: Kurla, District: Mumbai Suburban, Pin: 400079.*
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **18/07/2017** and ending with **31/05/2022** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 7/18/2017 2:37:57 PM

Dated: **18/07/2017**  
Place: **Mumbai**

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

**Notice of Intimation regarding Mortgage**

We the undersigned parties, are by this notice of Intimation, mortgagor herein had deposited the title deeds of the property given by mortgagee herein :



**1) Party Details :-**

a) Mortgage(S) :- STATE BANK OF INDIA, RACPC GHATKOPAR

Address :- STATE BANK OF INDIA, RACPC GHATKOPAR, LBS MARG, GHATKOPAR WEST, MUMBAI-400086

PAN/TAN :- AAACS8577K/MUMS73688G, TEL. NO. 022-25009021

E-mail Id :- racpc.ghatkopar@sbi.co.in

b) Mortgagor(S) Name :- Mrs BHANVAJI JOSHI & Dr. Vivek Joshi

Address :- Plot 97, flat 302, C.V. APTS, Kalyan Nagar, HYDERABAD, Telangana 500038

PAN/TAN :- AQXPJ7019P & AISPJ0379H

Mobile No.:- 9515205942 Email ID:- VIVEK 21J@gmail.com

2) Property Location(S) :- Dist : \_\_\_\_\_ Tal. \_\_\_\_\_ Village \_\_\_\_\_

3) Property Details (With Attribute No. Area, Unit) :- \_\_\_\_\_

4) List of Documents Deposited with Bank :- \_\_\_\_\_

5) Loan Amount :- \_\_\_\_\_

6) Rate of Interest :- \_\_\_\_\_

7) Date of Mortgage :- \_\_\_\_\_

Name of party	Party Photo (to be pasted)	Party Thumb Impression	Signature (in Case of Institution sign & seal of Institution.)
State Bank of India RACPC Ghatkopar, Mumbai			

<b>Payment Details</b>
Stamp Duty of Rs. .... has been paid vide ..... dated.....
If Stamp Duty is paid on another instrument, details of the Instruments & Stamp Duty
Filing Charge of Rs. 1000/- has been paid vide ..... dated.....
Document handing Charges of Rs. 300/- has been paid vide ..... dated.....

Godrej Redevelopers (Mumbai) Pvt. Ltd.

Regd. Office : Godrej One,  
5th Floor, Pirojshanagar,  
Eastern Express Highway,  
Vikhroli (E), Mumbai - 400 079. India  
Tel. : +91-22-6169 8500  
Fax: +91-22-6169 8888

CIN : U70102MH2013PTC240297

ORIGINAL FOR RECIPIENT

## TAX INVOICE

(NON-RCM)

Dr. Vivek Joshi  
Mrs. Bhargavi Joshi  
Flat No. 302, Plot No. 97,  
S.V. Apartments, Kalyan Nagar,  
Sanjeev Reddy Nagar  
Hyderabad - 500038  
Telangana India  
Contact No: +919676137697  
GSTIN: NA

**Unit Ref : Godrej Prime -S2 1304 on 13th floor (GPTS021304).**

This Tax Invoice is for the part payment towards sale of flat/unit in this project, on achieving the milestone : **Within 120 days or On Completion walls of the said flat whichever is later of the building or wing in which the said apartment is located.**

The Payment can be made through Multicity / CBS at par Cheque / DD payable at **Mumbai** favouring "**Godrej Redevelopers (Mumbai) Pvt Ltd**". For RTGS/ NEFT - Axis Bank, Account Type - Current, IFSC Code - UTIB0000108, Account No - 916020028244466

Description	SAC	Service Description	(A)	(B)	(C)		(D)		A+C+D (INR)
			Charge Amt	Taxable Value	CGST		SGST		Total
					Rate	Amt	Rate	Amt	
BASE VALUE	995411	CONS	10,570,581.12	7,047,054.08	9.00	634,234.87	9.00	634,234.87	11,839,050.86
Common Area Charges	995411	CONS	74,432.00	74,432.00	9.00	6,698.88	9.00	6,698.88	87,829.76
<b>Total</b>			10,645,013.12			640,933.75		640,933.75	11,926,880.62
<b>TOTAL CURRENT BILL</b>									<b>11,926,880.62</b>
Invoice No : CI0210000381			ADD: Previous Outstanding Excluding Interest(#)						0.10
Invoice Date : 27.08.2018			LESS: AMOUNT UN_ADJUSTED/ADV RECEIVED						0.00
Due Date : 14.09.2018			TOTAL DUE						11,926,880.72
Amount (in words) : One Crore Nineteen Lakh Twenty Six Thousand Eight Hundred Eighty and Seventy Two Paise Only									

TDS @ 1% of the Charge Amount is required to be deducted by the buyer and deposited with the government. Request you to deposit the signed Form16B to us.

We request you to make the necessary payments on or before the due date, failing which interest will be charged as per the interest clause mentioned in Application Form/ Allotment Letter/ Agreement, on the amount due.

Interest on delayed payment would attract GST @18%p.a.

Service Description CONS is for Construction Service. MOS is for Membership Organisation Service. OTH is for Construction Service - Other Charges. LR is for Lease Rent. OS is for Other Service. TA is for Toleration of an Act.

Thanking You,

Yours Faithfully,

For **GODREJ REDEVELOPERS (MUMBAI) PVT. LTD.**



AUTHORISED SIGNATORY

**IMPORTANT:** Please mention your Name / Flat No. / Reference No. behind the Cheque / DD You can call our Customer Resource Center, at 18002005605 OR 022-66235939, for any clarification.

PAN No: AAFCG0780R

LLP/CIN No: U70102MH2013PTC240297

GSTIN: 27AAF0780R1Z1

Place of Supply: Mumbai, Maharashtra, 27

Delivery Address: Mumbai, 400071, MAHARASHTRA, 27





ORIGINAL FOR RECIPIENT

# TAX INVOICE

(NON-RCM)

Godrej Redevelopers (Mumbai) Pvt. Ltd.

Regd. Office : Godrej One,  
5th Floor, Pirojshanagar,  
Eastern Express Highway,  
Vikhroli (E), Mumbai - 400 079, India  
Tel. : +91-22-6169 8500  
Fax: +91-22-6169 8888

CIN : U70102MH2013PTC240297

Dr. Vivek Joshi  
Mrs. Bhargavi Joshi  
Flat No. 302, Plot No. 97,  
S.V. Apartments, Kalyan Nagar,  
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					Rate	Amt	Rate	Amt	
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Amount (in words) : One Crore Nineteen Lakh Twenty Six Thousand Eight Hundred Eighty and Seventy Two Paise Only									

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Thanking You,

Yours Faithfully,

For **GODREJ REDEVELOPERS (MUMBAI) PVT. LTD.**

  
ANCHAL

AUTHORISED SIGNATORY

**IMPORTANT:** Please mention your Name / Flat No. / Reference No. behind the Cheque / DD You can call our Customer Resource Center, at 18002005605 OR 022-66235939, for any clarification.

PAN No: AAFCG0780R

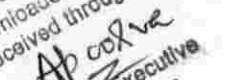
LLP/CIN No: U70102MH2013PTC240297

GSTIN: 27AAF0780R1Z1

Place of Supply: Mumbai, Maharashtra, 27

Delivery Address: Mumbai, 400071, MAHARASHTRA, 27

Verified with original  
downloaded in front of me  
Received through E-mail

  
Marketing Executive  
HLST Ghatkopar  
Apoorva Yadav  
P. F. No. 6832660





**TO WHOMSOEVER IT MAY CONCERN**

**Project Name:** Godrej Prime, Sale wing 'S2'

This is to certify that the Plastering work of Sale Wing "S2" has been completed.

Thanking you,

Yours faithfully,  
for **P. G. PATKI ARCHITECTS**

A handwritten signature in black ink, appearing to read 'S. Patki', written over a horizontal line.



Date: August 10, 2018  
Place: MUMBAI

P G PATKI ARCHITECTS

Calcot House, 1st Floor, 8, Tamarind Lane, Fort, Mumbai 400001, INDIA. Phone: +91 22 6140 8888/2204 7015.  
E-mail: mail@pgpatkiarchitects.com Website: www.pgpatkiarchitects.com

Godrej Redevelopers (Mumbai) Pvt. Ltd.  
Regd. Office : Godrej One,  
5th Floor, Pirojshanagar,  
Eastern Express Highway,  
Vikhroli (E), Mumbai - 400 079. India  
Tel. : +91-22-6169 8500  
Fax: +91-22-6169 8888  
CIN : U70102MH2013PTC240297

Date: 17th September 18

Dear Mr. Vivek Joshi/ Mrs. Bhargavi Joshi,

Sub: Flat No GPTS021304, Godrej Prime, Mumbai.

We are pleased to let you know that the process of registration of your Agreement for Sale was completed on **20<sup>th</sup> August 18**. We take this opportunity to thank you for making the time to visit the sub Registrar's office at Chembur to complete the formalities.

Accordingly we hereby enclose the following documents in our Godrej Properties folder.

1. Registered original Agreement for sale with original enclosures of the following;

- a. Details of Stamp duty and Registration payments.
- b. Index II documents.
- c. Other documentation completed at the time of Registration.

Please keep the backup copy of the same for your ready reference.

We request you to kindly acknowledge receipt of the above documents.

In case of any further queries or assistance please feel free to call any of us:

Mr. Kiran Naik - 022 66235941

Mr. Norbert Mendes - 022 66235946

Best Regards



Mr. Norbert Mendes



Godrej Redevelopers (Mumbai) Pvt. Ltd.  
Regd. Office : Godrej One,  
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Tel. : +91-22-6169 8500  
Fax: +91-22-6169 8888  
CIN : U70102MH2013PTC240297

To:  
The Branch Manager  
**State Bank of India**  
Branch Support Team  
RBO-I Ghatkopar, Ashok Mill Compound  
Opp Damodar Park  
Ghatkopar West 400086

Dear Madam/Sir,

We, Godrej Redevelopers (Mumbai) Private Limited hereby certify that:

1. We have transferable rights to the property described below, which has been allotted by us to **Mr. Vivek Joshi And Mrs. Bhargavi Joshi** hereinafter referred to as "the purchaser/s", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter/Sale Agreement dated **20 August 2018** (herein after referred to as the "Sale document")

Description of the property:

Flat No./ House No.	GPTS021304
Building No./Name	Godrej Prime
Plot No	Survey Nos. 14 (Part) and CTS Nos 52 (Part) and 53 (Part)
Street No./Name	Road No.1
Locality Name	Sahakar Nagar 2
Area Name	Chembur
City Name	Mumbai
Pin Code	400071

2. That the total consideration for this transaction is **Rs. 16632833/- (Rupees One Crore Sixty Six Lakh Thirty Two Thousand Eight Hundred Thirty Three Only)** towards sale document and **Rs. 682066/- (Rupees Six Lakh Eighty Two Thousand Sixty Six Only)** towards other estimated charges.

3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

4. We confirm that we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

*Godrej*

5. We have taken Non Fund Based limits(i.e. Bank Guarantee limits) from Axis Bank.

6. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, We note not to change the same without the written NOC of the Bank.

7. In the event of termination / cancellation of the Agreement executed between us and the Purchaser/s on account of default / non-payment by the Purchaser or for any reason whatsoever mentioned under the terms of the Agreement, we shall return the entire amount received from your Bank (without any liability or interest thereon) directly to your Bank only; and that out of the balance proceeds we shall forfeit earnest money deposit (being 20% of the total sale consideration), applicable interest on delayed payment (if any) and other applicable charges as per the Agreement and thereafter refund the balance (if any) to the Purchaser/s; and that the same shall be regarded as full, final and complete discharge of all our obligations to pay the Purchaser/s upon such cancellation/termination of the Agreement. Upon such refund your Bank shall have no right, right, title, interest whatsoever in the Flat and we shall be entitled to deal with and dispose of the Flat in the manner and on the terms we may deem fit and proper.

8. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser/s, we also undertake to inform and give proper notice to the co-operative housing society as and when formed about the said flat being so mortgaged.

9. Please note that the payment for this transaction should be made by crossed cheque/Transfer of funds favouring "Godrej Redevelopers (Mumbai) Pvt Ltd".

The logo for Godrej, featuring the word "Godrej" in a stylized, cursive script font.

Name	Godrej Redevelopers (Mumbai) Pvt Ltd
Short Name	GR(M)PL
Bank Name	AXIS Bank
Branch	Mulund (W)
Branch Address	Konark Darshan, New Survey 1000, CTS No. 1195, Zaver Road, Mulund (West), Mumbai – 400 086
Account #	916020028244466
IFSC Code	UTIB0000108
Swift Code	AXISINBB108

10. The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm vide 1<sup>st</sup> June 2017.

Yours faithfully,

GODREJ REDEVELOPERS (MUMBAI) PVT. LTD.



Authorized Signatory

Name – Ms. Urvashi Panchal

Designation – Deputy General Manager

Place – Mumbai

Date – 17 September, 2018.



Godrej Redevelopers (Mumbai) Pvt. Ltd.  
Regd. Office : Godrej One,  
5th Floor, Pirojshanagar,  
Eastern Express Highway,  
Vikhroli (E), Mumbai - 400 079, India  
Tel. : +91-22-6169 8500  
Fax: +91-22-6169 8888  
CIN : U70102MH2013PTC240297

## RECEIPT

To  
Dr. Vivek Joshi  
Mrs. Bhargavi Joshi  
Flat No. 302, Plot No. 97,  
S.V. Apartments, Kalyan Nagar,  
Sanjeev Reddy Nagar  
Hyderabad - 500038  
Telangana, India  
Tel: +919676137697  
GSTIN: NA


**Building Name : Godrej Prime -S2**

**Flat Code : GPTS021304**

Receipt No. : P/C # 18-03-222655			Receipt Date : 6.3.2018
Instrument No.	Instrument Date	Bank / Branch	Amount (Rs)
SBIN618064309004	5.3.2018	Other	362,575.00
<b>Narration :</b> NEFT_SBIN618064309004_5.3.2018_Installment_Application Money			

Amount ( in words ) : Three Lakh Sixty Two Thousand Five Hundred Seventy Five Only

For GODREJ REDEVELOPERS (MUMBAI) PVT. LTD.

  
Authorized Signatory

Note : Payment is subject to realization

CIN/ LLP IN No. : U70102MH2013PTC240297 PAN No. : AAFCG0780R GSTIN : 27AAF CG0780R1Z1

*Godrej*



Godrej Redevelopers (Mumbai) Pvt. Ltd.  
Regd. Office : Godrej One,  
5th Floor, Pirojshanagar,  
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GSTIN: NA

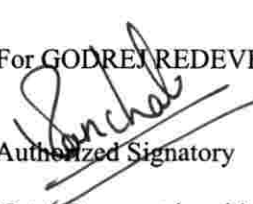
**Building Name : Godrej Prime -S2**

**Flat Code : GPTS021304**

Receipt No. : P/C # 18-02-219681			Receipt Date : 26.2.2018
Instrument No.	Instrument Date	Bank / Branch	Amount (Rs)
SBIN818057222491	26.2.2018	Other	100,000.00
<b>Narration :</b> NEFT_SBIN818057222491_26.2.2018_Installment_Allotment Money			

Amount ( in words ) : One Lakh Only

For GODREJ REDEVELOPERS (MUMBAI) PVT. LTD.

  
Authorized Signatory

Note : Payment is subject to realization

CIN/ LLP IN No. : U70102MH2013PTC240297 PAN No. : AAFCG0780R GSTIN : 27AAFCG0780R1Z1

*Godrej*

Godrej Redevelopers (Mumbai) Pvt. Ltd.  
Regd. Office : Godrej One,  
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S.V. Apartments, Kalyan Nagar,  
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Hyderabad - 500038  
Telangana, India  
Tel: +919676137697  
GSTIN: NA


**Building Name : Godrej Prime -S2**

**Flat Code : GPTS021304**

Receipt No. : P/C # 18-02-213157			Receipt Date : 8.2.2018
Instrument No.	Instrument Date	Bank / Branch	Amount (Rs)
N038180469582821	7.2.2018	Other	1,000,000.00
<b>Narration :</b> NEFT_N038180469582821_7.2.2018_Installment_Allotment Money			

Amount ( in words ) : Ten Lakh Only

For GODREJ REDEVELOPERS (MUMBAI) PVT. LTD.

  
Authorized Signatory

Note : Payment is subject to realization

CIN/ LLP IN No. : U70102MH2013PTC240297 PAN No. : AAFCG0780R GSTIN : 27AAFCG0780R1Z1

*Godrej*

Godrej Redevelopers (Mumbai) Pvt. Ltd.  
Regd. Office : Godrej One,  
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Hyderabad - 500038  
Telangana, India  
Tel: +919676137697  
GSTIN: NA


**Building Name : Godrej Prime -S2**

**Flat Code : GPTS021304**

Receipt No. : P/C # 18-02-212643			Receipt Date : 7.2.2018
Instrument No.	Instrument Date	Bank / Branch	Amount (Rs)
N036180467449608	5.2.2018	Other	200,000.00
<b>Narration :</b> NEFT_N036180467449608_5.2.2018_Installment_Allotment Money			

Amount ( in words ) : Two Lakh Only

For GODREJ REDEVELOPERS (MUMBAI) PVT. LTD.

  
Authorized Signatory

Note : Payment is subject to realization

CIN/ LLP IN No. : U70102MH2013PTC240297 PAN No. : AAFCG0780R GSTIN : 27AAFCG0780R1Z1

*Godrej*

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Tel: +919676137697  
GSTIN: NA


**Building Name : Godrej Prime -S2**

**Flat Code : GPTS021304**

Receipt No. : P/C # 18-02-211923			Receipt Date : 2.2.2018
Instrument No.	Instrument Date	Bank / Branch	Amount (Rs)
N032180465064552	1.2.2018	Other	1,000.00
<b>Narration :</b> NEFT_N032180465064552_1.2.2018_Installment_Allotment Money			

Amount ( in words ) :One Thousand Only

For GODREJ REDEVELOPERS (MUMBAI) PVT. LTD.

  
Authorized Signatory

Note : Payment is subject to realization

CIN/ LLP IN No. : U70102MH2013PTC240297 PAN No. : AAFCG0780R GSTIN : 27AAFCG0780R1Z1

*Godrej*

Godrej Redevelopers (Mumbai) Pvt. Ltd.  
Regd. Office : Godrej One,  
5th Floor, Pirojshanagar,  
Eastern Express Highway,  
Vikhroli (E), Mumbai - 400 079. India  
Tel. : +91-22-6169 8500  
Fax: +91-22-6169 8888  
GIN : U70102MH2013PTC240297

## RECEIPT

To  
Dr. Vivek Joshi  
Mrs. Bhargavi Joshi  
Flat No. 302, Plot No. 97,  
S.V. Apartments, Kalyan Nagar,  
Sanjeev Reddy Nagar  
Hyderabad - 500038  
Telangana, India  
Tel: +919676137697  
GSTIN: NA


**Building Name : Godrej Prime -S2**

**Flat Code : GPTS021304**

Receipt No. : P/C # 18-01-204819			Receipt Date : 9.1.2018
Instrument No.	Instrument Date	Bank / Branch	Amount (Rs)
2	27.12.2017	HDFC Bank	200,000.00
Narration : Cheque_2_27.12.2017_Installment_			

Amount ( in words ) : Two Lakh Only

For GODREJ REDEVELOPERS (MUMBAI) PVT. LTD.

  
Authorized Signatory

Note : Payment is subject to realization

CIN/ LLP IN No. : U70102MH2013PTC240297 PAN No. : AAFCG0780R GSTIN : 27AAFCG0780R1Z1

*Godrej*

19/01/2021

सूची क्र.2

दुय्यम निबंधक : Joint S.R. Kurla 3

Note:-Generated Through  
eSearch Module,For original  
report please contact concern  
SRO office.

फाईल क्रमांक : 5026/2018

नोदणी :

Regn:63m

गावाचे (Village Name) : **Chembur**

(1) विलेखाचा प्रकार (Title)	6-Notice of intimation regarding mortgage by way of deposit of Title Deed
(2) कर्जाची रक्कम (Loan amount)	Rs.14478000/-
(3) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास) (Property Description)	1) Corporation: मुंबई मनपा Other details: Building Name:GODREJ PRIME , Flat No:1304, Road:SAHAKAR NAGAR 2, RD NO. 1, CHEMBUR, Block Sector:S2 WING, Landmark: ( C.T.S. Number: 52 PART, 53 PART ; )
(4) क्षेत्रफळ (Area)	1) Carpet Area :67.29 Square Meter
(5) कर्ज घेणाऱ्याचे नाव व पत्ता (Mortgagor)	1) Name: VIVEK JOSHI Age: 37, Address: Building Name:S V APTS, Flat No:302, Block Sector:PLOT 97, Road:KALYAN NAGAR, CENTRAL BANK ROAD, City:HYDERABAD, State:ANDHRA PRADESH, District:HYDERABAD, Pin:500038 ,PAN: AISPJ0379H 2) Name: BHARGAVI JOSHI Age: 33, Address: Building Name:S V APTS, Flat No:302, Block Sector:PLOT 97, Road:KALYAN NAGAR, CENTRAL BANK ROAD, City:HYDERABAD, State:ANDHRA PRADESH, District:HYDERABAD, Pin:500038 ,PAN: AOXPJ7019P
(6) कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagee)	Bank Name: STATE BANK OF INDIA Address: RACPC,GHATKOPAR (RGH)
(7) गहाण / कर्जाचा दिनांक (Date of Mortgage )	28/09/2018
(8) नोटीस फाईल केल्याचा दिनांक (Date of filing)	20/10/2018
(9) फायलींग नंबर (Filing No.)	5026/2018
(10) मुद्रांक शुल्क (Stamp Duty)	Rs.29100/-
(11) फायलींग शुल्क (Filing Amount)	Rs.1300/-
(12) Date of submission	20/10/2018
(13) शेरा (Remark)	-

महाराष्ट्र शासन  
GOVERNMENT OF MAHARASHTRA  
ई-सुरक्षित बैंक व कोषागार पावती  
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

16135040559346

Bank/Branch: IBKL - 6910233/Ghatkopar  
Pmt Txn id : 184133100  
Pmt DtTime : 28-SEP-2018@14:28:27  
ChallanIdNo: 69103332018092850674  
District : 7101-MUMBAI

Stationery No: 16135040559346  
Print DtTime : 01-OCT-2018 17:20:29  
GRAS GRN : MH006631560201819S  
Office Name : IGR197-KRL1\_JT SUB REGI  
GRN Date : 28-Sep-2018@14:28:28

StDuty Schm: 0030045501-75/STAMP DUTY  
StDuty Amt : R 29,000/- (Rs Two Nine, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees  
RgnFee Amt : R 0/- (Rs Zero only)

Article : 6(1).2-Equitable Mortgage  
Prop Mvblty: Immovable Consideration: R 1,44,78,000/-  
Prop Descr : FLAT NO 1304,13TH FLOOR,S2 WING,GODREJ PRIME,SAHAKAR NAGAR 2,CHEMBU  
R WEST,MUMBAI,Maharashtra,400071  
Duty Payer: PAN-AISPJ0379H,DR VIVEK JOSHI

Other Party: PAN-AAACS8577K,STATE BANK OF INDIA

Bank official 1 Name & Signature



*Swarup Chakraborty*  
6/10/18

*Swarup Chakraborty*  
SWARUP CHAKRABORTY  
स्वरुप चक्रवर्ती  
Asst. Manager  
125644



Bank official 2 Name & Signature

--- Space for customer/office use --- Please write below this line ---



Not Payment Successful. Your Payment Confirmation Number is 152122209



This Proof-Of-Payment is for obtaining E-SBTR from the selected branch.	
<b>Receipt of Online receipt to get e-SBTR</b>	
GRN Number	MH006631560201819S
GRN Received Date	28-Sep-2018 14:28:28
Bank CIN	69103332018092850674
CIN Date	28-09-2018
Payment Reference Number	184133100
Stamp Duty Amount-0030045501-75	29000.00
Registration Fees Amount-0030063301-70	0.00
<b>Total</b>	<b>Rs.29000.00/-</b>
Amount in Words	Twenty Nine Thousand Only
District	7101-MUMBAI
Office Name	IGR197-KRL1_JT SUB REGISTRAR KURLA NO 1
Branch Name	Ghatkopar (033)
Financial Year	2018-2019
Duty Payer Party Name	DR VIVEK JOSHI
Duty Payer ID	PAN-AISPJ0379H
Article Code	6(1),2-Equitable Mortgage
Property Particulars	FLAT NO 1304   13TH FLOOR   S2 WING   GODREJ PRIME   SAHAKAR NAGAR 2   CHEMBUR WEST   MUMBAI   Maharashtra   400071
Consideration Amount	14478000
Movability	Immovable
Property Area	67.29 Sq.Meter
Other Payer Party Name	STATE BANK OF INDIA
Other Payer Party ID	PAN-AAACS8577K

  
 Chief Manager Sanctions  
**ARVIND CHURY**  
 AC - 904

**MEMORANDUM OF DEPOSIT (BORROWER'S PROPERTY AT RACPC / RCPC / RASMECC / HOME BRANCH)**

(Approved by Corporate Centre, Mumbai vide Memo Number No. CC / LAW / SKS/ 392 dated 2nd April, 2005)

**MEMORANDUM OF DEPOSIT**

Stamp to be paid if required under the stamp law applicable to the State

Dr. VIVEK JOSHI S/O D/O W/O Mr.RAVINDRA and Mrs. BHARGAVI JOSHI S/O D/O W/O Mr.VIVEK (MORTGAGOR(S)) attended State Bank of India, RACPC Ghatkoti on 28<sup>th</sup> day of Sep 2018 and met Shri/Smt. Ravind Chury (C.M) (Name & Designation) and deposited in the presence of Shri/Smt. Mangala Tandel (Dy Mgr) (Name & Designation) and Shri/Smt. Ketan Deep Prabhakar (Dy Mgr) (Name & Designation) the documents of title more particularly described in Schedule I hereunder written in respect of the property more particularly described in Schedule II hereunder written with an intent to create a first charge by the way of equitable mortgage in favour of the Bank as continuing security for the payment of all the moneys at any time due and payable by him / her to the Bank in respect of the term loan / advance of ₹ 1,44,78,000.00 (Rupees One Crores Forty Four Lakhs Seventy Eight Thousand Only) granted to him / her under the HL FOR NRI/PIO'S scheme together with interest, costs, charges and expenses.

Dr. VIVEK JOSHI S/O D/O W/O Mr.RAVINDRA and Mrs. BHARGAVI JOSHI S/O D/O W/O Mr.VIVEK also acknowledged that the maximum amount intended to be secured by the said mortgage created on 28<sup>th</sup> day of Sep 2018 for the purpose of section 79 of the Transfer of Property Act,1882 is ₹1,44,78,000.00 (Rupees One Crores Forty Four Lakhs Seventy Eight Thousand Only), without prejudice to his / her liability to the Bank for repayment of all the moneys dues payable by him/her in respect of the term loan of ₹1,44,78,000.00 (Rupees One Crores Forty Four Lakhs Seventy Eight Thousand Only) together with interest, costs, and expenses.

While making the delivery of the said title deeds detailed in Schedule I hereunder written he / she also stated that there are no outstanding claims, attachments , notices in respect of any dues against the said property. He/She also confirmed that there are no encumbrances against the said property except those specifically disclosed to the Bank and the title deeds detailed in Schedule I hereunder written are the only documents of title in his/her possession in respect of the immovable property more particularly described in Schedule II hereunder written.

**SCHEDULE I**

List of documents of Title Deeds  
Agreement for sale, reg receipt, Index ii, NOC from builder

**SCHEDULE II**

The property situated at Flat No. 1304 admeasuring 67.29 sq mtrs carpet area on the 13h floor in S2 Wing along with one car parking space of the project known as Godrej Prime constructed on land bearing CTS No.14(Part), 52 (Part) and 53 (Part) at Sahakar Nagar 2, Chembur M Ward (West), District Kurla, Mumbai-400071.

(Give full description of the property mortgaged)

<https://pbbulos.statebanktimes.in/FinnOneCAS/ReportDynaParam.los>

Chief Manager Sanctioned  
**AKHIND CHURY**  
AC - 904


**MANGALA TANDEL**  
T-2940

**R.K. PRABHUDESAI**  
P-752  
9/27/2018

**SIGNATURE**

1. Shri / Smt.

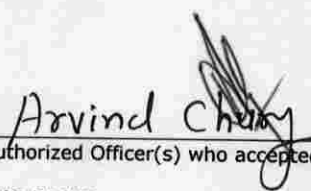
  
**MANGALA TANDEL**  
T - 2940

  
रत्नदीप प्रभुदेसाई  
**R. K. PRABHUDESAI**  
P - 7557

**SIGNATURE**

2. Shri / Smt.

(Signature of Authorized Officer(s) who accepted delivery)



Place:GHATKOPAR RACPC

Date:

28 SEP 2018

**RACPC Ghatkopar**

Chief Manager Sanctions  
**ARVIND CHURY**  
AC - 904

369/10089

पावती

Original/Duplicate

Monday, August 20, 2018

नोंदणी क्र. :39म

5:39 PM

Regn.:39M

पावती क्र.: 12265

दिनांक: 20/08/2018

गावाचे नाव: चेंबूर

दस्तऐवजाचा अनुक्रमांक: करल1-10089-2018

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: विवेक जोशी तर्फे कु. सु. म्हणुन कृष्णाचार्य जी. अकामंची . .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 4200.00

पृष्ठांची संख्या: 210

एकूण:

रु. 34200.00

**DELIVERED**

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे

5:24 PM ह्या वेळेस मिळेल.

दु. निबंधक कुर्ला १

बाजार मुल्य: रु.11408567.885 /-

मोबदला रु.16632833/-

भरलेले मुद्रांक शुल्क : रु. 831700/-

सह. दुय्यम निबंधक  
कुर्ला-१ (वर्ग-२)

1) देयकाचा प्रकार: DHC रक्कम: रु.200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2008201803496 दिनांक: 20/08/2018

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2008201803079 दिनांक: 20/08/2018

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002944996201819M दिनांक: 21/06/2018

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2008201803351 दिनांक: 20/08/2018

बँकेचे नाव व पत्ता:



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID करल 1	201808205132	20 August 2018,05:34:46 PM			
मूल्यांकनाचे वर्ष	2018				
निलया	मुंबई (उपनगर)				
मुल्य विभाग	98-वेंचूर - कुर्ला				
उप मुल्य विभाग	98/440 भुभाग: वीई हद्द, दुर्गाती मार्ग व महात्मा गांधी मार्ग व पाईप लाईन यांनी वेढलेला भाग.				
सर्व्हे नंबर / व. भू. क्रमांक :	सि.टी.एच. नंबर#52				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
62600	133900	147300	169800	133900	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	74.019चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	I-आर सी सी	मिळकतीचे बंध-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.133900/-
उद्बवाहन सुविधा-	आहे	मजला -	11th floor To 20th floor	कार्पेट क्षेत्र-	67.29चौरस मीटर
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 110% apply to rate= Rs.147290/-					
धसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * धसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर ) = ( ( (147290-62600) * (100 / 100) )+62600 ) = Rs.147290/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 147290 * 74.019 = Rs.10902258.51/-					
E) बदिल्ल वाहन तळाचे क्षेत्र बदिल्ल वाहन तळाचे मूल्य = 13.75 * ( 147290 * 25/100 ) = Rs.506309.375/-					
एकात्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + उडवणारे मूल्य + सेईलईन मजला क्षेत्र मूल्य + लगतच्या मजलीचे मूल्य + वरील तस्वीचे मूल्य + बदिल्ल वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इतराची योग्यता खुल्या जमिनीचे मूल्य + बदिल्ल बाळकती = A + B + C + D + E + F + G + H + I = 10902258.51 + 0 + 0 + 0 + 506309.375 + 0 + 0 + 0 + 0 =Rs.11408567.885/-					

करल - 9  
90000 9 290  
2096

Home Print

मह दुय्यम निबंधक  
कुर्ला-9 (वर्ग-2)





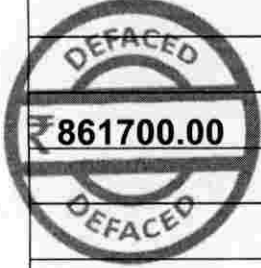
CHALLAN  
MTR Form Number-6

करल - 9		
90000	2	290
2096		



GRN	MH002944996201819M	BARCODE		Date	21/06/2018-11:15:32	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)		PAN No.(If Applicable)	AISPJ0379H		
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1	Full Name	Dr Vivek Joshi and Bhargavi Joshi				
Location	MUMBAI	Flat/Block No.	FLAT NO. 1304, 13TH FLR, S2 WING, GODREJ				
Year	2018-2019 One Time	Premises/Building	PRIME				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	831700.00	SAHAKAR NAGAR-2, SHELL COLONY	CHEMBUR MUMBAI SUBURBAN		4 0 0 0 7 1
0030063301 Registration Fee	30000.00				
		Remarks (If Any)			
		PAN2=AAF CG0780R~SecondPartyName=GODREJ REDEVELOPERS			
		MUMBAI PVT LTD-			
		Amount In	Eight Lakh Sixty One Thousand Seven Hundred Rupees		
		Words	Only		
Total	8,61,700.00				



Payment Details	PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	03006172049062100208240618MB29163		
Cheque/DD No.		Bank Date	RBI Date	21/06/2018-15:40:01 22/06/2018		
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK			
Name of Branch		Scroll No. , Date	1 , 22/06/2018			



Department ID :   
 NOTE:- This challan is valid only if it is registered in Sub Registrar office only. Not valid for unregistered document.   
 सदर चालन केवल दुर्योधन न्याय नोदणी करावयाच्या दस्तऐवजाठी लागू आहे. नोदणी न करावयाच्या दस्तऐवजाठी सदर चालन लागू नाही.   
 Digitally signed by DS VIRTUAL TREASURY MUMBAI 01   
 Date: 2018.08.20 17:19:16 IST   
 Reason: Secure Document   
 Location: India   
 Mobile No. 980317778

Challan Defaced Document   
 Digitally signed by DS VIRTUAL TREASURY MUMBAI 01   
 Date: 2018.08.20 17:19:16 IST   
 Reason: Secure Document   
 Location: India

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-369-10089	0002734240201819	20/08/2018-17:16:59	IGR197	30000.00



GRN : MH002944996201819M Amount : 8,61,700.00 Bank : PUNJAB NATIONAL BANK Date : 21/06/2018-11:15:32

2	(IS)-369-10089	0002734240201819	20/08/2018-17:16:59	IGR197	831700.00
<b>Total Defacement Amount</b>					<b>8,61,700.00</b>

करल - १

१००८६	३	१११
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२०१८




Validity unknown



Digitally signed by D. VIRTUAL TREASURY MUMBAI 01  
 Date: 2018.08.20 17:19:16 IST  
 Reason: Secure Document  
 Location: India





करल - १		
१५०८६	५	२१०
२०१८		

 <b>D</b> ocument <b>H</b> andling <b>C</b> harges Inspector General of Registration & Stamps				
Receipt of Document Handling Charges				
<b>PRN</b> 2008201803496	<b>Date</b> 20/08/2018			
Received from Dr Vivek Joshi, Mobile number 9321191145, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.				
<table border="1"> <tr> <td style="text-align: center;">DEFACED</td> </tr> <tr> <td style="text-align: center;">₹ 200</td> </tr> <tr> <td style="text-align: center;">DEFACED</td> </tr> </table>		DEFACED	₹ 200	DEFACED
DEFACED				
₹ 200				
DEFACED				
<b>Payment Details</b>				
<b>Bank Name</b> PUNB	<b>Date</b> 20/08/2018			
<b>Bank CIN</b> 10004152018082002877	<b>REF No.</b> 144036235			
This is computer generated receipt, hence no signature is required.				



करल - १  
१०००६  
₹ २१०  
२०१६



**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2008201803079

Date 20/08/2018

Received from Dr Vivek Joshi, Mobile number 9321191145, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.



Payment Details

Bank Name PUNB

Date 20/08/2018

Bank CIN 10004152018082002546

REF No. 144034324

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

*(Handwritten marks)*



करल - १		
१०००६	५	२९०
२०१६		



**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

<b>PRN</b> 2008201803351	<b>Date</b> 20/08/2018
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Received from Dr Vivek Joshi, Mobile number 9321191145, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.



Payment Details

<b>Bank Name</b> PUNB	<b>Date</b> 20/08/2018
<b>Bank CIN</b> 10004152018082002762	<b>REF No.</b> 144035530

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2008201803496	Date 20/08/2018
Received from Dr Vivek Joshi, Mobile number 9321191145, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name PUNB	Date 20/08/2018
Bank CIN 10004152018082002877	REF No. 144036235
This is computer generated receipt, hence no signature is required.	

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2008201803079	Date 20/08/2018
Received from Dr Vivek Joshi, Mobile number 9321191145, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name PUNB	Date 20/08/2018
Bank CIN 10004152018082002546	REF No. 144034324
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2008201803351	Date 20/08/2018
Received from Dr Vivek Joshi, Mobile number 9321191145, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name PUNB	Date 20/08/2018
Bank CIN 10004152018082002762	REF No. 144035530
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**AGREEMENT FOR SALE**

This Agreement made at Mumbai this 20<sup>th</sup> day of August in the year Two Thousand and Eighteen.

**Between**

**Sahakar Nagar Vibhag-2 Co-operative Housing Societies Limited**, a Society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 bearing Registration No.MUM/MHADB/HSG/(TC)/280/OC/ 12491/2006-2007 having its registered address at A3/492, Sahakar Nagar – 2, Road No.1, Chembur, Mumbai – 400 071, hereinafter referred to as the "**Society**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors, administrators and assigns) of the First Part;

**And**

**Godrej Redevelopers (Mumbai) Private Limited** (PAN No. AAFCG0780R), (a subsidiary of Godrej Projects Development Private Ltd.), a Company incorporated under the Companies Act, 1956 having its registered office at Godrej One, 5<sup>th</sup> floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai 400 079 hereinafter referred to as the "**Developer**" (which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors and assigns), through its authorized representative  
**SECOND PART;**

**And**

**Mr. Vivek Joshi (PAN: AISPJ0379H)**, aged 37 years, **Mrs. Bhargavi Joshi (PAN: AOXPJ7019P)**, aged 33 years, an adult Indian Inhabitant, residing at **Flat No. 302, Plot No. 97, S. V. Apartments, Kalvan Nagar, Sanjeev Reddy Nagar, Hyderabad - 500038, Telangana, INDIA.**

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OR

MESSERS \_\_\_\_\_ (PAN NO. \_\_\_\_\_) a partnership firm, registered under the Indian Partnership Act, 1932 having its registered office at \_\_\_\_\_, through its authorized representative Mr./Ms. \_\_\_\_\_ authorized vide Partner's Resolution dated \_\_\_\_\_;

OR

\_\_\_\_\_ (PAN NO. \_\_\_\_\_) a Company registered under the Companies Act, 2013/Companies Act, 1956 having its registered office at \_\_\_\_\_ and its administrative/branch/regional office at \_\_\_\_\_, through its authorized representative Mr./Ms. \_\_\_\_\_ authorized vide Board Resolution dated \_\_\_\_\_;

herein after referred to as the "**Purchaser/s**", (which expression shall unless repugnant to the subject, context or meaning thereof, shall always mean and include, in the case of individual or individuals, his/her/their/its respective heirs, executors & administrators, the survivors or survivor of them & the heirs, executors & administrator of the last such survivor & in the case of firm/company or any other organization, the said organization, their partners/ directors/ Owners, as the case may be, as well as its/their successor or successors & their respective permitted assigns) of the **THIRD PART**.

The Society, Developer and the Purchaser/s are hereinafter collectively referred to as "**Parties**" and individually as "**Party**".

**WHEREAS:**

A. The Maharashtra Housing and Area Development Authority ("**MHADA**") is the owner of all that piece and parcel of land bearing Survey No.14 (Part) and City Survey Nos.52 (Part) and 53 (Part) admeasuring 15577.52 square meters (as per MHADA NOC dated 20-05-2014) and Tit-Bit Lands admeasuring 325.94 square meters thereby aggregating to 15,903.46 square meters situated at Sahakar Nagar, Chembur, Mumbai - 400 071 ("**Sahakar Nagar - II Layout/Land**") more particularly described in the **First Schedule** hereunder written. The copy of the approved Layout Plan is annexed hereto and marked as **ANNEXURE "A"**. There are certain common amenities and facilities such as roads, playgrounds, recreation grounds, compulsory open spaces, reservations, for the use and enjoyment of the entire Sahakar Nagar II Layout;

B. In or about the year 1958, the Bombay Housing & Area Development Board (now known as MHADA) constructed tenements on the Sahakar Nagar -II Layout ("**Existing Structures**") comprising of 200 (two - hundred) tenements ("**Tenements**") for the lower income group segment;

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C. The allottees/residents of the Tenements formed and registered 6 (six) co-operative housing societies under the provisions of the Maharashtra Co-operative Societies Act 1960;

D. In or about the years 1998 to 2011, by and under 6 (six) registered deeds of sale ("**Sale Deeds**"), MHADA conveyed the Tenements to the respective Societies for the consideration and in the manner specified therein;

E. At or about the same time, MHADA executed and registered 6 (six) Lease Deeds ("**Lease Deeds**") with each of the Society. Each Lease Deed, leased portions of the Land to the respective Society on which its Tenements were constructed together with the land appurtenant and underneath thereto on the terms and conditions set out therein. The Lease Deeds comprised of an area cumulatively admeasuring 15,577.52 square meters ("**Leased Land**"). There are certain areas interspersed throughout the Sahakar Nagar II Layout admeasuring 325.94 square meters ("**Tit-Bit Lands**"), which have not yet been conveyed by MHADA to any of the Participating Societies;

F. Thus, the Societies became entitled to the Land including the common areas, amenities and facilities within the Sahakar Nagar II Layout (including recreation areas, roads, Tit Bit Lands etc.);

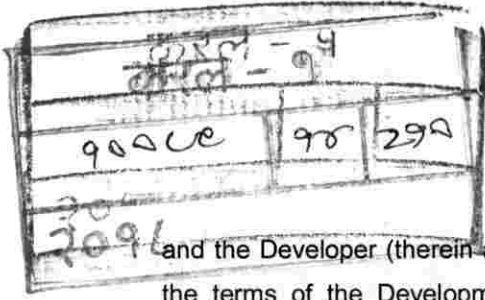


G. On 12<sup>th</sup> February, 2007, the Societies formed an association named Sahakar Nagar Vibhag-2 Cooperative Housing Societies Association Ltd., and got the same registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No. MUM/MHADB/HSG/(TC)/280/OC/12491/2006-2007 for the purposes of maintenance of common areas and facilities;

H. By and under a Development Agreement dated 28<sup>th</sup> March 2013 registered with the Sub - Registrar of Assurances at Kurla under Serial No. KRL1 - 4211 of 2013 executed between the 6 (six) Participating Societies (therein referred to as the 'Samata Society', 'Shantidoot Society', 'Shantinath Society', 'Priyadarshani Society', 'Shantivan Society' and the 'Panchsheel Society') therein referred to as First to Sixth Part, the Association (therein referred to as the 'Association') of the Seventh Part and the Developer (therein referred to as the 'Developer') of the Eighth Part, the Participating Societies in their capacity as lessees for their respective portions of the Land, granted the Developer, redevelopment rights to the Land;

I. By and under a Supplemental Development Agreement dated 10<sup>th</sup> April 2014 registered with the Sub - Registrar of Assurances at Kurla under Serial No. KRL-1/6774 of 2014 executed between the Participating Societies (therein referred to as the 'Samata Society', 'Shantidoot Society', 'Shantinath Society', 'Priyadarshani Society', 'Shantivan Society' and the 'Panchsheel Society') therein First to Sixth Part, the Association (therein referred to as the 'Association') of the Seventh Part

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and the Developer (therein also referred to as the 'Developer') of the Eighth Part, the terms of the Development Agreement were modified in the manner more particularly set out therein. The Development Agreement dated 28<sup>th</sup> March, 2013 and the Supplemental Development Agreement dated 10<sup>th</sup> April, 2014 are hereinafter collectively referred to as the "**Development Agreement**";

J. Pursuant thereto MHADA vide its NOC dated 20.05.2014, granted its no objection, to undertake the redevelopment of the Societies in respect of the Land;

K. By and under 6 separate orders all dated 22<sup>nd</sup> March, 2016 passed by the Deputy Registrar of Co-operative Societies, MHADA, the Participating Societies have been merged with the Association and has been named as Sahakar Nagar Vibhag 2 Co-operative Housing Society Association Limited being the New Society and the Party of the First Part herein;

L. In terms of the Development Agreement read with the Supplemental Development Agreement, the Developer has *inter-alia*



(i) The right and obligation to develop and construct Part "A" land admeasuring in aggregate approximately 8805.55 square metres comprising of :

(a) A portion of the Land which currently admeasures approximately 6530.54 square meters ("**Rehab Land**") and to construct thereon the rehab tenements having approximately 20,696 square meters carpet area ("**Rehab Component**") to rehabilitate the 200 (two hundred) Members of the Participating Societies by constructing new flats ("**Rehab Premises**"). The buildings to be constructed on the Rehab Land which shall contain the Rehab Premises shall be referred to as ("**Rehab Buildings**"). The said Rehab Buildings also includes Developers Free Sale Flats admeasuring an area of approximately 1981 square metres. In case the Developer is able to utilise further Free Sale FSI the same shall be used for constructing further Developers Free Sale Flats in the said Wing T1 to T8 in Rehab Component. The buildings to be constructed on the Rehab Land which shall contain the Rehab Premises along with the Developers Free Sale Flats shall be collectively referred to as "**Rehab Buildings**" and

(b) the balance portion of the land which currently admeasures approximately 2275.01 square meters ("**Wing S1 Sale Land**") and the building constructed on the said Sale Land shall contain the Sale Premises which shall be referred to as the ("**Sale Buildings**");

(ii) The right and obligation to develop and construct Part "B" land admeasuring in aggregate approximately 7097.91 square metres ("**Wing S2**

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–S9 Sale Land”) and to construct thereon the Sale Land, sale component currently having a total carpet area (FSI) of approximately **42100** square metres or such further carpet area as may be sanctioned from time to time which is permissible to be utilised in the sale component (“**Sale Component**”) for the construction of premises (“**Sale Premises**”). The buildings to be constructed on the Sale Land which shall contain the Sale Premises shall be referred to as (“**Sale Buildings**”).

Wing S1 Sale Land and Wing S2 –S9 Sale Land shall hereinafter collectively referred to as “Sale Land”.

The land admeasuring approximately 7097.91 square metres and the balance portion of land admeasuring approximately 2275.01 square metres, thereby aggregating to 9372.92 square metres shall be collectively referred to as “Sale Land”. The sale component to be constructed on the Sale Land by utilizing the built up area shall be referred to as “the Sale Component”. The buildings to be constructed on the Sale Land which shall contain the Sale Premises shall be referred to as “**Sale Buildings**”.

The Rehab Buildings and the Sale Buildings shall hereinafter collectively referred to as “the Buildings”.

M. The Developer shall carry out construction of the Buildings in the Project in accordance with the plans, designs and specifications approved by the concerned local authority and which have been seen and approved by the Purchaser with only such variations and modifications as the Developer may consider necessary or as may be required by the concerned local authority / the Government to be made in them or any of them. Provided that the Developer shall obtain prior consent in writing of the Purchaser/s in respect of any major alteration or addition or variations or modifications which may adversely affect the Flat of the Purchaser/s except any alteration or addition required by any Government authorities or due to change in law. Provided further that in case of any major alteration or variation or modification in the layout of the Project, the Developer shall obtain prior consent in writing of the Purchaser/s in respect of such alteration or addition or variation or modification except any alteration or addition required by any Government authorities or due to change in law.

- (i) the Rehab Building consists of 8 (eight) interconnected wings i.e. Wing T1, Wing T2, Wing T3, Wing T4, Wing T5, Wing T6, Wing T7 and Wing T8 comprising of one basement, stilt, podium and fourteen upper floors, consisting of the Rehab Component and the Developers Free Sale Flats;
- (ii) the Sale Building shall consist of one standalone Wing known as S1 comprising of two levels of basements, stilt and fourteen upper floors and 8 (eight) interconnected wings i.e. Wing S2, Wing S3, Wing S4, Wing S5, Wing S6, Wing S7, Wing S8 and Wing S9 with two levels of common basement,





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still and fifteen upper floors completely available for sale along with various common amenities and facilities. including but not limited to standalone car parking tower ("Car Parking Tower") in the said Project as defined below.

The buildings/wings referred in (i), and (ii) above shall hereinafter be referred to as the "said Project".

N. The development of the Land has been undertaken under a redevelopment scheme under the provisions of Regulation 33(5) of the Development Control Regulations of Greater Mumbai, 1991 ("DCR") and such other applicable provisions therein, including any incentive scheme as may be sanctioned from time to time;

O. Pursuant to the Development Agreement, the Developer is seized and possessed of and otherwise well and sufficiently entitled to the Project Land, which Land is more particularly described in the **First Schedule** hereunder written and shown delineated by Black colour on the Plan thereof hereto annexed as **Annexure A** including the right and authority to implement and exploit all of the development rights and other interests held in relation to the sale building/s comprised in the Sale Building/s on the Sale Land by utilizing the Sale Component of the Project ("**Sale Project**") on the terms and conditions as mentioned therein;

P. All the requisite approvals and sanctions for the development of the Land from MHADA, Municipal Corporation of Greater Mumbai ("**MCGM**") and all other relevant statutory authorities has been duly applied for and/or obtained by the Developer in accordance with the law and/or the planning requirements;

Q. Pursuant to the Development Agreement, the Developer has commenced construction of the project known as 'Godrej Prime'; The Developer, in the said Project, is developing the layout of the Sale Project *inter-alia* by constructing Sale Building/s (comprised in the Sale Component) on the Land by having a right to utilize the full potential thereof as sanctioned and/or may be sanctioned and/or to be amended from time to time by MHADA / MCGM and/or the concerned authorities in accordance with the DCR, applicable laws and such other laws, rules and regulations as may be in force at present and/or at any time hereafter;

R. In furtherance thereto, the Developer has proposed a layout plan ("**Layout**") for the development of the said Land. The Developer had made application to the [Municipal Corporation of Greater Mumbai] ("**MCGM**") for the sanction of the entire proposed Layout of the said Land, which proposed Layout has been sanctioned by [MCGM] on the terms and conditions more particularly set out therein.

S. The said Land is presently accessible from the Shell Colony Road.

T. Based on its right and entitlement in terms of the MHADA NOC, the Developer is going to develop the Land and carry out the development of the Project Land in consonance with the Relevant Laws in the manner the Developer may deem fit. For the purpose of this

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Agreement, "**Relevant Laws**" means and includes any applicable Central, State or local law(s), statute(s), ordinance(s), rule(s), regulation(s), notification(s), order(s), bye-laws, etc. including amendment(s)/modifications thereto, any government notifications, circulars, office order, directives, etc. or any government notifications, circulars, directives, order, direction, judgement, decree or order of a judicial or a quasi-judicial authority, etc. whether in effect on the date of this Agreement.

U. The Developer presently is developing the said Layout of the said Land ("**Project Land**") more particularly described in the **First Schedule** hereunder written and shown delineated by red colour boundary line on the Plan thereof hereto annexed as **Annexure A** in the name and style of "Godrej Prime" for predominantly residential use consisting of 3 nos. of Building(s) / 17 Wing(s) ("Project").

V. The Developer has appointed M/s. Aakaar Associates as their Liasoning Architects having its office at Ground floor, Satyanarayan Prasad Commercial Centre, Dayaldas Road, Vile Parle East, Mumbai - 400 057 and M/s. P.G. Patki Architects ("Architects") having its office at 1<sup>st</sup> Floor, Calcot House, 8, Tamarind Lane, Fort, Mumbai 400001. , as their Architects and entered into a standard Agreement with them registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

W. The Developer has appointed M/s. Raje Structural Consultants Pvt. Ltd. ("Structural Engineers") having its office at Sakaar, RSC-4, 391-217A, Sector - 1, Gorai, Borivali (West), Mumbai 400091, as structural Engineer for the preparation of the structural design and drawings of the buildings and the Developer accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building/buildings.

X. The Developer through its Architect submitted the building plans in respect of the Project for sanction thereof and MCGM has sanctioned the same. MCGM has issued Intimation of Disapproval (IOD) bearing Ref. No. CE/6744/BPES/AM dated 15<sup>th</sup> August 2014 for (Rehab Buildings and S1 Tower) and IOD No. CE/6743/BPES/AM dated 17-08-2014 (for S2 to S9) of the Project. The Developer has also obtained Commencement Certificate bearing Ref. No. CE/6744/BPES/AM dated 10-08-2015 (for Plot-1) and CE/6743/BPES/AM dated 10-08-2015 (for Plot-2) from MCGM permitting the construction/development of the Project which is annexed hereto and marked as **Annexure "A-1 (Colly)"**.

Y. The Developer has registered the Phase under the provisions of the Real Estate (Regulation and Development) Act 2016 ("Act") read with 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 ("Rules") with the Real Estate Regulatory Authority at **Mumbai** under no **P51800000519**; authenticated copy is attached in Annexure 'I'.



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Z. The Developer has sole and exclusive right to sell the Flat in the said Building/s to be constructed by the Developer in the said Project Land and to enter into Agreement/s with the Purchaser/s of the Flat and receive the sale consideration in respect thereof;

AA. On demand from the Purchaser/s, the Developer has given inspection to the Purchaser/s of all the documents of title relating to the Project Land and the plans, designs and specifications prepared by the Developer's Architects and of such other documents as are specified under the Act, the Rules and Regulations made thereunder;

BB.. The authenticated copy of Certificate of Title issued by M/s. Wadia Ghandy & Co., Advocates & Solicitors of the Developer, authenticated copies of Property card showing the nature of the title of the Developer/Society to the Project Land on which the Flat is /are constructed or are proposed to be constructed have been annexed hereto and marked as **Annexure 'B'** and **Annexure 'C'**, respectively.

CC.. The authenticated copy of the Layout plan of the Land as approved by the concerned local authority is been annexed hereto and marked as **Annexure 'D'**.

DD. The Developer 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, including but not limited to Occupancy Certificate of the said Building.

EE. While sanctioning the said Land concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developer while developing the Project Land and the said Building/s 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.

FF. The Developer has accordingly commenced construction of the said Building/s in accordance with the said proposed Plans.

GG. The Purchaser/s has applied to the Developer for allotment of a Flat No. **1304** on **13th** floor in Wing **S2** ("**Flat**") being constructed in the said Project and **01 (One)** car parking space(s) ("**Car park(s)**") in the Building(s)/Wing(s) located in the Sale Building in the Project;

HH. The Carpet Area of the said Flat is **67.29** square meters and Exclusive Areas of the said Flat is **0.00** square meters aggregating to **67.29** square meters ("**Total Area**"). For the purposes of this Agreement (i) "**Carpet Area**" means the net usable floor area of an Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Purchaser/s, but includes the area covered by the internal partition walls of the Flat.. (ii) "**Exclusive Areas**" means exclusive balcony appurtenant to the said Flat for exclusive use



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of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Purchaser/s.

II. The authenticated copies of the Plan of the Flat agreed to be purchased by the Purchaser/s, as sanctioned and approved by [MCGM] have been annexed and marked as **Annexure 'E'**. The specification to be provided in the Flat is hereto annexed and marked as **Annexure 'F'**. The Common Areas is hereto annexed and marked as **Annexure 'G'** and Facilities appurtenant to the said Flat is hereto annexed and marked as **Annexure 'H'**;

JJ. 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 the Relevant Laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

KK. Prior to the execution of these presents the Purchaser/s has /have paid to the Developer a sum of **Rs.1863575/- (Rupees Eighteen Lakh Sixty Three Thousand Five Hundred Seventy Five Only)**, being part payment of the sale consideration of the Flat agreed to be sold by the Developer to the Purchaser/s as advance payment or Application Fee (the payment and receipt whereof the Developer both hereby admit and acknowledge) and the Purchaser/s has agreed to pay to the Developer the balance of the sale consideration in the manner hereinafter appearing.

LL. Under section 13 of the said Act the Developer is required to execute a 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.

MM. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Developer hereby agrees to sell and the Purchaser/s hereby agrees to purchase the ( Flat) and the parking (if applicable).

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

1. The Recitals, Annexure and Schedule in and to this Agreement shall form an integral and operative part of this Agreement and in the interpretation of this Agreement and in all matters relating to the development of said Project Land, as if the same were set out and incorporated verbatim in the operative part and are to be interpreted, construed and read accordingly;

**2. Construction**

2.1 The Developer shall construct

- (i) the Rehab Building consists of 8 (eight) interconnected wings i.e. Wing T1, Wing T2, Wing T3, Wing T4, Wing T5, Wing T6, Wing T7 and Wing T8 comprising of one basement, stilt, podium and fourteen upper floors, consisting of the Rehab Component and the Developers Free Sale Flats.;



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- (ii) the Sale Building shall consist of one standalone Wing known as S1 comprising of two levels of basements, stilt and fourteen upper floors and 8 (eight) interconnected wings i.e. Wing S2, Wing S3, Wing S4, Wing S5, Wing S6, Wing S7, Wing S8 and Wing S9 with two levels of common basement, stilt and fifteen upper floors completely available for sale along with various common amenities and facilities including but not limited to one standalone car parking tower.

comprised in the said Project in accordance with the plans, designs and specifications as approved by MCGM from time to time. Provided that the Developer shall obtain prior consent in writing of the Purchaser/s in respect of any major alteration or addition or variations or modifications which may adversely affect the Apartment/Flat of the Purchaser/s except any alteration or addition required by any Government authorities or due to change in law. Provided further that in case of any major alteration or variation or modification in the layout of the phase, the Developer shall obtain prior consent in writing of the Purchaser/s in respect of such alteration or addition or variation or modification except any alteration or addition required by any Government authorities or due to change in law.

2.2 The Developer has informed the Purchaser/s and the Purchaser/s hereby confirms and acknowledges that the Land is being developed by the Developer. The Purchaser/s further acknowledge/s and confirms that the Developer may, at any time, vary/modify the Layout plan except for the current Project in such manner as the Developer may deem fit, subject however to the sanction of the concerned authorities, or may undertake any of the aforesaid Project if required by the concerned authorities. The Developer shall be entitled to carry out minor additions due to architectural and structural reason duly recommended and verified by Architect or Engineer and as required under Relevant Laws.

### 3. Description of Flat, Car Park(s) and Common Areas and Facilities & Total Consideration

3.1 At the request of the Purchaser/s, the Developer has agreed to sell to the Purchaser/s and the Purchaser/s has/have agreed to purchase from the Developer:-

- (a) A residential Flat bearing no. **1304** on the **13th** floor of the Wing "**S2**" ("**Flat**"), which is more particularly described in the **Second Schedule** hereunder written and shown in hash on the plan thereof thereto annexed as Annexure **E**;

**01 (ONE)** Parking space ("**Car Park(s)**") located in the Sale Building in the Project.

constructed or being constructed in the Project, along with the right to use the Common Areas more particularly described in the **Annexure 'G'** and Facilities more particularly described in the **Annexure 'H'**.

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3.2 The specifications, fixtures and fittings like the flooring, sanitary fittings and amenities with regard to the Flat to be provided by the Developer in the said Building(s)/Wing(s) and the Flat as are set out in **Annexure 'F'**, annexed hereto or its equivalent thereof. The Purchaser/s is/are satisfied about the specifications, fixtures and fittings agreed to be provided by the Developer and undertakes that the Purchaser/s shall not raise any objection in respect thereof hereafter.

3.3 The **Carpet Area** of the Flat is **67.29** square meters and the **Exclusive Areas** of the Flat **0.00** square meters aggregating to **Total Area** of **67.29** square meters. The Carpet Area & Exclusive Areas shall have the meaning ascribed to it in **Recital GG** above.

3.4 In consideration of the above, the Purchaser/s hereby agrees to pay to the Developer a total lumpsum sale consideration of **Rs.16632833/- (Rupees One Crore Sixty Six Lakh Thirty Two Thousand Eight Hundred Thirty Three Only)** ("Total Consideration"), comprising of the following:-

Sr.	Particulars of consideration	Rupees
(i)	Towards the Carpet Area of the Flat.	Rs.16516533/-
(ii)	Towards the Exclusive Areas of the Flat.	Rs.0/-
(iii)	Towards Car Park(s).	Rs.0/-
(iv)	Towards proportionate consideration for Common Areas charges including club house development charges calculated on the Carpet Area of the Flat.	Rs.116300/-
(v)	Towards Facilities as set out in Annexure H.	Rs. 0/-

20% of the Total Consideration shall be the Earnest Money.

Along with the aforementioned Total Consideration, the Purchaser/s agree(s) and undertake(s) to pay to the Developer, amounts as specified in **Clause 9** of this Agreement.



#### 4. VARIATION IN AREA

The Developer shall confirm the final Carpet Area that has been allotted to the Purchaser/s after the construction of the Building(s)/Wing(s) is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the Carpet Area. In the event of any variation in the Carpet Area of the Flat, Total Consideration payable for the Carpet Area shall be recalculated upon confirmation by the Developer and in such event only recourse shall be a pro-rata adjustment in the last installment payable by the Purchaser/s towards the Total Consideration under **Clause 5.1**. All these monetary adjustments shall be made at the same rate per square meter as agreed in **Clause 3.4** of this Agreement.

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5. **Payment Schedule & Manner of Payment**

5.1 The Purchaser/s hereby agrees to pay to the Developer the Total Consideration of **Rs.16632833/- (Rupees One Crore Sixty Six Lakh Thirty Two Thousand Eight Hundred Thirty Three Only)** in the following manner:-

Sr. No.	Milestone	%	Rupees
(i)	On Booking of the said Flat	10%	1663283
(ii)	Within 30 days from the date of registration of Agreement for sale	10%	1663283
(iii)	On Commencement of Excavation	10%	1663283
(iv)	On Completion of Basement 1 Slab	5%	831642
(v)	On Completion of Plinth of the Flats Building / Wing	5%	831642
(vi)	On Completion of slab of 3rd floor of the building or wing in which the said Flat is located	7.5%	1247462
(vii)	On Completion of slab of 6 <sup>th</sup> floor of the building or wing in which the said Flat is located	7.5%	1247462
(viii)	On Completion of 9 <sup>th</sup> floor of the building or wing in which the said Flat is located	7.5%	1247462
(ix)	On Completion of 12 <sup>th</sup> floor of the building or wing in which the said Flat is located	5%	831642
(x)	On Completion of terrace slab of the building or wing in which the said Flat is located	2.5%	415821
(xi)	On Completion of the Walls of said Flat	4%	665313
(xii)	On Completion of internal plaster, floorings, doors and windows of the said Flat and lift wells up to the floor level of said Flat	5%	831642
(xiii)	On Completion of sanitary fittings, staircases and lobbies upto floor level of said Flat and external plumbing and external plaster, terraces with waterproofing, of the building or wing in which the said Flat is located	5%	831642
(xiv)	On Completion of elevation of the building or wing in which the said Flat is located and completion of lifts	10%	1663283
(xv)	On Completion of water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the agreement of the said flat, and Offer of Possession of Flat	6%	997971

5.2 The Purchaser/s shall pay the respective payment as stipulated hereinabove along with applicable taxes strictly within 15 (fifteen) days of Developer sending notice of the

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completion of each milestone. Intimation forwarded by Developer to the Purchaser/s that a particular stage of construction is initiated and/or completed shall be sufficient proof that a particular stage is initiated and/or completed and such proof shall be valid and binding upon the Purchaser/s and the Purchaser/s agree/s not to dispute the same. The Purchaser/s hereby understand/s and agree/s that, save and except for the intimation from the Developer as provided under this Clause, it shall not be obligatory on the part of the Developer to send reminders regarding the payments to be made by the Purchaser/s as per the payment schedule mentioned in this Clause, and the Purchaser/s shall make all payment/s to the Developer on or before the due dates, time being the essence of this Agreement.

5.3 All payments to be made by the Purchaser/s under this Agreement shall be by cheque/demand draft/pay order/wire transfer/any other instrument drawn in favour of "Godrej Redevelopers (Mumbai) Private Limited".

5.4 For the purpose of remitting funds from abroad by the Purchaser/s, the following are the particulars of the beneficiary:

Beneficiary's Name : Godrej Redevelopers (Mumbai) Private Limited  
 Beneficiary's Account No. : 916020028244466  
 Bank Name : Axis Bank Ltd  
 Branch Name : Mulund (West)  
 Bank Address : Konark Darshan, New Survey 1000, CTS No. 1195,  
 Zaver Road, Mulund (West), Mumbai- 400 080  
 Swift Code : AXISINBB108  
 IFSC Code : UTIB0000108

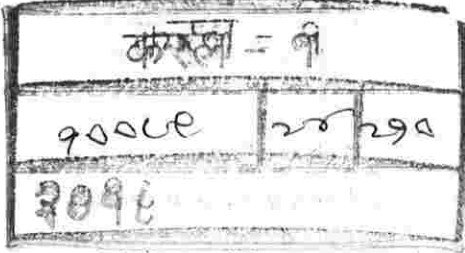


5.5 In case of any financing arrangement entered by the Purchaser/s with any financial institution with respect to the purchase of the Flat, the Purchaser/s undertake/s to direct such financial institution to and shall ensure that such financial institution does disburse/pay all such installment of Total Consideration amounts due and payable to Developer through an account payee cheque/demand draft drawn in favour of "Godrej Redevelopers (Mumbai) Private Limited".

5.6 Further, at the express request of the Purchaser/s, the Developer may at its sole discretion offer a rebate to the Purchaser/s in case the Purchaser desires to give early payments any time hereafter. It is hereby clarified that the foregoing rebate is subject to the Purchaser/s complying with all its obligations under this Agreement including timely payment of the installments. Save as foregoing, the quantum of rebate once offered by the Developer shall not be subject to any change/withdrawal. The Purchaser/s further understands and agrees that the Developer shall have the right to accept or reject such early payments on such terms and conditions as the Developer may deem fit and proper. The early payments received from the Purchaser/s under this Clause shall be adjusted against the future milestone payment due and payable by the Purchaser/s

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5.7 If any of the payment cheques/banker's cheque or any other payment instructions of/by the Purchaser/s is/are not honored for any reason whatsoever, then the same shall be treated as default under **Clause 21** below and the Developer may at its option be entitled to exercise the recourse available thereunder. Further, the Developer may, at its sole discretion, without prejudice to its other rights, charge a payment dishonor charge of Rs.5,000/- (Rupees Five Thousand only) for dishonor of a particular payment instruction for first instance and for second instance the same would be Rs.10,000/- (Rupees Ten Thousand only) in addition to the Interest for delayed payment. Thereafter no cheque will be accepted and payments shall be accepted through bank demand draft(s) only.

5.8 The Total Consideration is escalation-free, save and except escalations/increases/impositions levied by any statutory authority (ies), local bodies/ government, competent/planning authorities ("**Authorities**") from time to time or any statutory charges/payments including but not limited to development charges, external development charges, infrastructure development charges, premiums and/or all other charges, payments, surcharges, cesses, taxes, levies, duties, etc. payable to Authorities.

## 6. Taxes

6.1 The Total Consideration above excludes Taxes. Taxes includes Value Added Tax, Service Tax, Goods and Services Tax, Krishi Kalyan Cess, Land Under Construction tax, Property Tax, Swachh Bharat Cess, Local Body Tax or other taxes, duties, cesses, levies, charges which are leviable or become leviable under the provisions of the Relevant laws or any amendments thereto pertaining or relating to the sale of Flat. Taxes shall be the Purchaser/s on demand made by the Developer within 7 (seven) working days, and the Purchaser/s shall indemnify and keep indemnified the Developer from and against the same.

6.2 In addition to the aforementioned Taxes, cesses, charges, levies, etc., if any, payable by the Purchaser/s, the Purchaser/s is/are also required to pay Goods & Services Tax (GST) as prescribed under the Relevant Laws/ GST Law as and when called upon by the Developer.

For the purpose of this Agreement,

- "**GST**" means and includes any tax imposed on the supply of goods or services or both under GST Law.
- "**GST Law**" shall mean and include the Integrated Goods & Service Tax Act, GST (Compensation to the States for Loss of Revenue) Act, Central Goods & Services Tax Act and State Goods & Services Tax Act / UTGST, and all related ancillary legislations, rules, notifications, circulars, statutory orders etc.
- "**Cess**" shall mean and include any applicable cess, existing or future on the supply of goods or services or both under GST Law.

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6.3 Taxes shall be paid by the Purchaser/s on demand made by the Developer within 7 (seven) working days, and the Purchaser/s shall indemnify and keep indemnified the Developer from and against the same.

**7. Tax Deducted at Source**

The Purchaser/s is aware that the Purchaser/s has/have to deduct the applicable Tax Deduction at Source (TDS) at the time of making of actual payment or credit of such sum to the account of the Developer, whichever is earlier as per section 194IA in the Income Tax Act, 1961. Further, the Purchaser/s shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act, 1961.

**8. Payment of Other Charges**

8.1 The Purchaser/s shall on or before delivery of possession of the said Flat deposit and keep deposited with the Developer the following amounts, which shall be transferred to the society / limited company / federation / Apex Body:-

Sr. No.	Particulars	Rupees
(i)	Estimate amounts for deposit towards provisional monthly contribution towards outgoings of Society or limited company / federation / Apex Body for 24 months.	Rs.206861/-
(ii)	Estimate amounts towards ad-hoc corpus fund to be deposited with Developer / service provider, as may be directed by the Developer	Rs.20000/-
(iii)	Estimate amounts towards Common Area Charges & External Utility Charges	Rs.145375/-
(iv)	LUC	Rs.244230/-
	<b>Total:</b>	<b>Rs.616466/-</b>



8.2 The Purchaser/s shall on demand pay to the Developer the following amounts:-

Sr.No.	Particulars	Rupees
(i)	Estimate amount for share money, application entrance fee of the society or limited company / federation / Apex Body	Rs.600/-
(ii)	Estimate Legal Charge amount for formation and registration of the society or limited company / federation / Apex Body	Rs.15000/-
(iii)	Estimate amounts for deposit towards water connection charges	Rs.25000/-
(iv)	Estimate amounts for deposit towards electric connection charges	Rs.25000/-
	<b>Total:</b>	<b>Rs.65600/-</b>

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9. **Legal charges for formation of society / limited company / federation / Apex Body**

The Purchaser/s shall on demand pay to the Developer such sums as mentioned above for meeting all legal cost, charges and expenses, including professional costs of Advocates/Solicitors of the Developer in connection with formation of the society / limited company / federation / Apex Body and for preparing its rules, regulations, bye-laws, etc. and the cost of preparing and engrossing the conveyance.

10. **Developer to appropriate dues**

The Purchaser/s authorizes the Developer 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 Developer may in its sole discretion deem fit and the Purchaser/s undertakes not to object/demand/direct the Developer to adjust his payments in any manner.

11. **Time is of essence**

11.1 Time is essence for the Developer as well as the Purchaser/s. The Developer shall abide by the time schedule for completing the project and handing over the Flat to the Purchaser/s and the Common Areas to the Apex Association after receiving the occupancy certificate or the completion certificate or both, as the case may be.

11.2 Similarly, the Purchaser/s shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the completion of construction by the Developer as provided in **Clause Nos. 5 & 8** herein above.

12. **Interest**

12.1 All outstanding amounts payable by any Party under this Agreement to other Party shall carry applicable interest at the rate of (i) 2% (two percent) above the then existing SBI MCLR (State Bank of India – Marginal Cost of Lending Rate) per annum or (ii) such other rate of interest higher/lower than 2% as may be prescribed under the Act/ Rules ("**Interest**") from the date they fall due till the date of receipt/realization of payment by the other Party.

12.2 Any overdue payments so received will be first adjusted against Interest then towards statutory dues and subsequently towards outstanding principal amounts.

12.3 Without prejudice to the other rights of the Developer hereunder, the Developer shall in respect of any amounts remaining unpaid by the Purchaser/s under this Agreement, have a first charge / lien on the Flat and the Car Park(s) and the Purchaser/s shall not transfer his/her/their/its rights under this Agreement, in any manner whatsoever, without making full payment of all amounts payable by the Purchaser/s under this Agreement, to the Developer. It is hereby clarified that for

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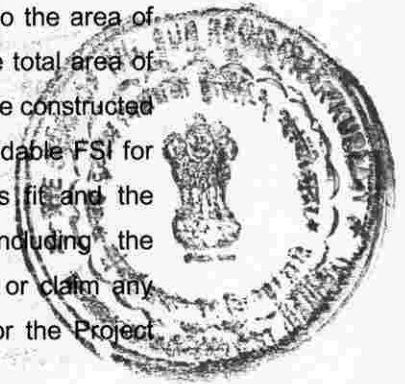
the purposes of this Agreement payment shall mean the date of credit of the amount in the account of the Developer.

**13. Floor Space Index**

13.1 The Purchaser/s has/have been informed and is/are aware that the buildable area has been sanctioned for the Layout as a single land on the basis of the available Floor Space Index ("FSI") on the entire Land and accordingly the Developer shall develop the Project.

13.2 The Developer declares that FSI potential available in respect of the Project Land is 75143.85 square meters approximately and the Developer has planned to utilize FSI of 75143.85 square meters approximately on the said Project by utilizing the FSI of the said Land or by availing of FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulations or based on the expectation of increased FSI which may become available in future.

13.3 Further, the Purchaser/s has/have been informed and acknowledge(s) that the FSI proposed to be consumed in the Project may not be proportionate to the area of the Project Land on which it is being constructed in proportion to the total area of the Land taking into account the FSI to be utilized for all buildings to be constructed thereon. The Developer in its sole discretion, may allocate such buildable FSI for each of the buildings being constructed on the Land as it thinks fit and the purchasers of the flat(s)/premises/units in such buildings (including the Purchaser/s) are agreeable to this and shall not dispute the same or claim any additional FSI or buildable area in respect of any of the building or the Project Land.



13.4 The Purchaser/s acknowledge(s) that the Developer alone is entitled to utilize and deal with all the development potential of the Land including the existing and future FSI and /or transferable development rights ("TDR") heretofore sanctioned or as may hereafter be sanctioned and shall be entitled to use any or all of such FSI and/or TDR for construction of buildings and development of facilities and/or amenities on any part of the Land or elsewhere as may be permitted and in such manner as the Developer deems fit.

13.5 The Purchaser/s further acknowledge(s) that, at its sole discretion (i) the Developer shall also be entitled to freely deal in the Project comprised in the said Land (along with the FSI/TDR or otherwise) including by way of sale/transfer to any entity as the Developer may deem fit (ii) the Developer may also sell/transfer its stake in the other Projects to any person as it deem fit, in accordance to the then existing laws. The Purchaser/s has/have entered into this Agreement knowing fully well the scheme of development to be carried out by the Developer on the Land.

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13.6 Neither the Purchaser/s nor any of the other purchasers of the flat(s)/premises/units in the buildings being constructed on the Land (including the Building) nor the association / apex body / apex bodies to be formed of purchasers of flat(s)/premises/units in such buildings (including the Building) shall be entitled to claim any FSI and/or TDR howsoever available on the Land. All FSI and/or TDR at any time available in respect of the Land in accordance with the Layout or any part thereof shall always belong absolutely to the Developer, till the time the development of the entire Layout as contemplated by the Developer is completed by the Developer and building(s) / Land is conveyed to the association / apex body / apex bodies in the manner set out herein below.

13.7 The unutilized / residual FSI (including future accretions / enhancement due to change in law or otherwise) in respect of the Project Land shall always be available to and shall always be for the benefit of the Developer and the Developer shall have the right to deal / use the FSI / TDR as it may deem fit, without any objection/interference from the Purchaser/s / association / apex body / apex bodies. In the event of any additional FSI in respect of the Project Land or any part thereof being increased as a result of the any favorable relaxation of the relevant building regulations or increase in incentive FSI or otherwise, at anytime, hereafter, the Developer alone shall be entitled to the ownership and benefit of the all such additional FSI for the purpose of the development and / or additions to the built up area on the Project Land as may be permissible.

13.8 The Purchaser/s or the association / apex body / apex bodies of the purchasers shall not alter/demolish/construct or redevelop the Building or the Project Land or any part thereof until and unless the Building is in a dilapidated condition or unsuitable for habitation or pursuant to any requirement of any law or use any unutilized or increased FSI available on the Project Land. It is also agreed by the Purchaser/s that even after the formation of the association / apex body / apex bodies, the Developer, if permitted by the MCGM and other authorities, shall be entitled to utilize further development potential (including fungible FSI), by putting up further construction on the Project Land and shall thereby continue to retain full right and authority to develop the Project Land and to utilize the entire FSI and / or any incremental development potential that may be available from time to time. Further, such potential or additional construction shall at all times be the sole property of the Developer who shall be at the liberty to use, dispose off, sell or transfer the same in such manner as the Developer may deem fit.

**14. Adherence to Sanctioned Plans**

The Developer 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 of the said plans or thereafter and shall before offering possession of the Flat to the Purchaser/s obtain from the concerned local authority occupancy certificate in respect of the Flat.

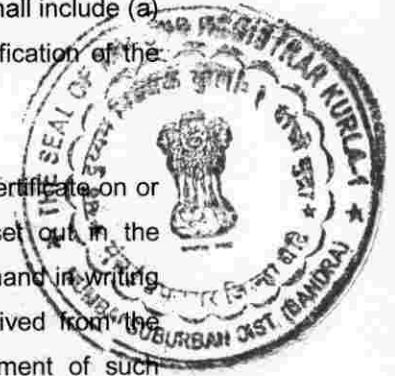
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15. **Possession**

15.1 The Developer shall offer possession of the Flat to the Purchaser/s, after obtaining the Occupation Certificate for the said Flat on or before **31st May 2021**, and shall also endeavor to deliver the Common Areas and Facilities on or before 31 day of May 2022 subject to the Purchaser/s being in compliance of all its obligations under this Agreement including timely payments of amounts. It is further clarified that Wing No. S1, S2, S3, S4, S5, S6 and S7 situated in the Project shall be completed by 31 day of May 2021 and remaining project including building No. S8 and S9 situated in the Project shall be completed on or before 31 day of May 2022. Provided however that the Possession Date and delivery date of the Common Areas and Facilities shall stand extended on account of (i) any force majeure events and/or (ii) reasons beyond the control of the Developer and/or its agents and/or (iii) due to non-compliance on the part of the Purchaser/s including on account of any default on the part of the Purchaser/s ("**Extension Event**"). For the purpose of this Agreement, "Force Majeure" event shall include (a) war, civil commotion or act of God; (b) any notice, order, rule, notification of the Government and / or other public competent authority / Court.

15.2 Further, in the event the Developer is unable to file for occupation certificate on or before the Possession Date for any reasons other than those set out in the foregoing and subject to reasonable extension of time, then on demand in writing by the Purchaser/s, the Developer shall refund the amounts received from the Purchaser/s along with applicable Interest from the date of payment of such amount till refund thereof.

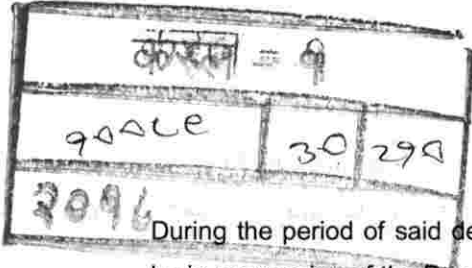


16. **Manner of Taking Possession**

16.1 The Purchaser/s shall take possession of the Flat within 15 (fifteen) days from the date Developer offering possession of the Flat, by executing necessary documents, indemnities, declarations and such other documentation as prescribed in this Agreement, and the Developer shall give possession of the Flat to the Purchaser/s. Upon receiving possession of the Flat or expiry of the said 15 days from offering of the possession ("**Possession Date**"), the Purchaser/s shall be deemed to have accepted the Flat, in consonance with this Agreement, and shall thereafter, not have or make any claim/s, against the Developer, with respect to any item of work alleged not to have been carried out or completed. The Purchaser/s expressly understands that from such date, the risk and ownership to the Flat shall pass and be deemed to have passed to the Purchaser/s.

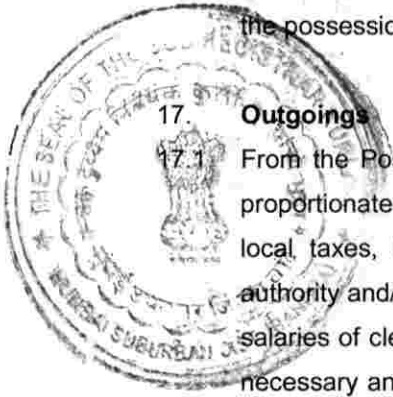
16.2 The Purchaser/s hereby agree/s that in case the Purchaser/s fail/s to respond and/or neglects to take possession of the Flat within the time stipulated by the Developer, then the Purchaser shall in addition to the above, pay to the Developer holding charges at the rate of Rs. 110/- (Rupees One Hundred & Ten only) per month per square meter of the Total Area of the Flat ("**Holding Charges**") and applicable maintenance charges towards upkeep and maintenance of the common areas and facilities and common facilities (if any) for the period of such delay.

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During the period of said delay the Flat shall remain locked and shall continue to be in possession of the Developer but at the sole risk, responsibility and cost of the Purchaser in relation to its deterioration in physical condition.

- 16.3 The Purchaser/s hereby agree/s that in case the Purchaser/s fail/s to respond and/or neglect/s to take possession of the Flat within the aforementioned time as stipulated by the Developer and/or cancel / terminate this Agreement, then the Developer shall also be entitled to reserve his right to forfeit the entire amount/s received by the Developer towards the Flat along with interest on default in payment of instalments (if any), applicable taxes and any other charges/amounts. The Purchaser/s further agree/s and acknowledge/s that the Developer's obligation of delivering possession of the Flat shall come to an end on the expiry of the time as stipulated by the Developer and that subsequent to the same, the Developer shall not be responsible and/or liable for any obligation towards the Purchaser/s for the possession of the Flat.



**17. Outgoings**

- 17.1 From the Possession Date, the Purchaser/s shall be liable to bear and pay the proportionate share of outgoings in respect of the Land and Buildings/Wing 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, security agency, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s.

- 17.2 Until the conveyance of the structure of the Building(s)/Wing(s) to the common organization, the Purchaser/s shall pay to the Developer such proportionate share of outgoings as may be determined by the common organization. The Purchaser/s further agrees that till the Purchaser/s's share is so determined, the Purchaser/s shall pay to the Developer provisional monthly contribution as determined by the Developer from time to time. The amounts so paid by the Purchaser/s to the Developer shall not carry any interest and remain with the Developer until a conveyance in favour of common association as aforesaid. On such conveyance being executed the balance amount of deposits shall be paid over by the Developer to the common organization.

- 17.3 The Developer shall maintain a separate account in respect of sums received by the Developer 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.

**18. Defect Liability Period**

- 18.1 If the Purchaser brings to the notice of the Developer any structural defect in the Flat/Building(s)/Wing(s) within a period stipulated under the Relevant Laws, it shall



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wherever possible be rectified by the Developer without further charge to the Purchaser/s. However, Parties agree and confirm that the decision of the Developer's architect shall be final in deciding whether there is any actual structural defect in the Flat / Building(s)/Wing(s) or defective material being used or regarding workmanship, quality or provision of service.

- 18.2 After the Possession Date, any damage due to wear and tear of whatsoever nature is caused to thereto (save and except the defects as mentioned in Clause 24.2), the Developer shall not be responsible for the cost of re-instating and/or repairing such damage caused by the Purchaser/s and the Purchaser/s alone shall be liable to rectify and reinstate the same at his/her/its/their own costs.

19. **Foreign Exchange Management Act**

The Purchaser clearly and unequivocally confirm/s that in case remittances related to the Total Consideration and/or all other amounts payable under this Agreement for the Flat are made by non-resident/s/foreign national/s of Indian origin, shall be the sole responsibility of the Purchaser/s to comply with the provisions of the Foreign Exchange Management Act, 1999 ("FEMA") or statutory enactments or amendments thereof and the rules and regulations thereunder and/or any other Relevant Laws including that of remittance of payments, acquisition/sale or transfer of immovable property/ies in India and provide to the Developer with such permission/approvals/no objections to enable the Developer to fulfill its obligations under this Agreement. Any implications arising out of any default by the Purchaser/s shall be the sole responsibility of the Purchaser/s. The Developer accepts no responsibility in this regard and the Purchaser/s shall keep the Developer fully indemnified for any harm or injury caused to it for any reason whatsoever in this regard. Whenever there is a change in the residential status of the Purchaser/s, subsequent to the signing of this Agreement, it shall be the sole responsibility of the Purchaser/s to intimate in writing to the Developer immediately and comply with all the necessary formalities, if any, under the Relevant Laws.



20. **Anti-Money Laundering**

- 20.1 The Purchaser/s hereby declare(s), agree(s) and confirm(s) that the monies paid/payable by the Purchaser/s under this Agreement towards the said Flat is not involved directly or indirectly to any proceeds of the scheduled offence and is/are not designed for the purpose of any contravention or evasion of the provisions of the Prevention of Money Laundering Act, 2002, rules, regulations, notifications, guidelines or directions of any other statutory authority passed from and/or amended from time to time (collectively "Anti Money Laundering").

- 20.2 The Purchaser/s further declare(s) and authorize(s) the Developer to give personal information of the Purchaser/s to any statutory authority as may be required from time to time. The Purchaser/s further affirms that the information/ details provided is/are true and correct in all respect and nothing has been withheld including any material facts within his/her/their/its knowledge.

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20.2.1 The Purchaser/s further agree(s) and confirm(s) that in case the Developer becomes aware and/or in case the Developer is notified by the statutory authorities of any instance of violation of Anti- Money Laundering, then the Developer shall at its sole discretion be entitled to cancel/terminate this Agreement for Sale. Upon such termination the Purchaser/s shall not have any right, title or interest in the said Flat neither have any claim/demand against the Developer, which the Purchaser/s hereby unequivocally agree(s) and confirm(s). In the event of such cancellation/termination, the monies paid by the Purchaser/s shall be refunded by the Developer to the Purchaser/s in accordance with the terms of this Agreement for Sale only after the Purchaser/s furnishing to the Developer a no-objection / consent letter from the statutory authorities permitting such refund of the amounts to the Purchaser/s.

21. **Default By Purchaser/s**

21.1 In the event if the Purchaser/s fails or neglects to (i) make the payment of the Total Consideration in installment in accordance with terms of this Agreement and all other amounts due including but not limited to estimated other charges due from the Purchaser/s as mentioned in this Agreement on due dates and/or (ii) comply with its obligations, terms conditions as set out in this Agreement, the Developer shall be entitled, without prejudice to other rights and remedies available to the Developer including charging of interest for delayed payment, after giving 15 (fifteen) days prior notice to the Purchaser/s, to cancel/terminate the transaction.

21.2 In case the Purchaser/s fails to rectify the default within the aforesaid period of 15 days then the Developer shall be entitled, at its sole option, to terminate this Agreement and forfeit (a) Earnest Money from the amounts paid till such date and (b) Interest on any overdue payments and (c) brokerage paid to channel partners/brokers, if any, and (d) administrative charges as per Developer's policy and (e) all taxes paid by the Developer to the Authorities and (f) amount of stamp duty and registration charges to be paid on deed of cancellation of this Agreement, if Agreement for Sale is registered and (g) any other taxes which are currently applicable or may be applicable in future and (h) subvention cost (if the Purchaser/s has opted for subvention plan) which the Developer may incur either by way of adjustment made by the bank in installments or paid directly by the Developer to the bank, (collectively referred to as the "**Non-Refundable Amount**"). Balance amounts, if any, without any liabilities towards costs/damages/interest etc. shall be refunded without interest whatsoever simultaneously upon the Purchaser/s executing and registering the deed of cancellation or such other document ("**Deed**") within 15 (fifteen) days of termination notice by the Developer, failing which the Developer shall be entitled to proceed to execute /register the Deed with the appropriate Sub-Registrar, including as an authorized constituted attorney of the Purchaser/s and the Purchaser/s hereby acknowledges and confirms. The Parties further confirm that any delay or default in such execution/ registration shall not prejudice the cancellation, the Developer's right to forfeit and refund the

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balance to the Purchaser/s and the Developer's right to sell/transfer the Flat including but not limited to Car Park(s) to any third party. For the sake of clarity, the interest and/or taxes paid on the Total Consideration shall not be refunded upon such cancellation / termination. Further, upon such cancellation, the Purchaser/s shall not have any right, title and/or interest in the Flat and/or Car Park(s) and/or the Project and/or the Project Land and the Purchaser/s waives his/her/their/its right to claim and/or dispute against the Developer in any manner whatsoever. The Purchaser/s acknowledges and confirms that the provisions of this clause shall survive termination of this Agreement.

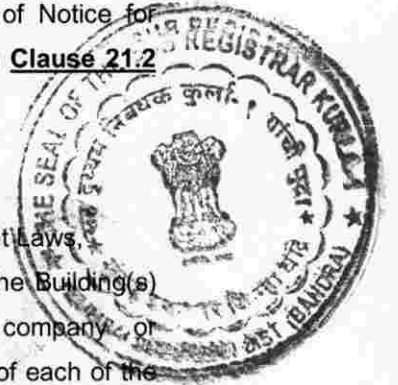
21.3 Termination by Purchaser/s before Possession Date

In the event, the Purchaser/s intends to terminate this Agreement, then the Purchaser/s shall give a prior written notice ("**Notice**") of 60 (sixty) working days to the Developer expressing his/her/its intention to terminate this Agreement. The Purchaser/s shall also return all documents (in original) with regards to this transaction to the Developer along with the Notice upon receipt of Notice for termination of this Agreement by the Developer, in accordance with **Clause 21.2** above.

22. **Association Structure**

22.1 The Developer shall at its discretion, as prescribed under the Relevant Laws,

- (i) form association of the purchasers of flat(s)/premises/units in the Building(s) (being either a co-operative society/condominium/limited company or combination of them), as it may deem fit and proper in respect of each of the building(s) comprised in Project known by such name as the Developer may decide, which shall be responsible for maintenance and management of the Building, within such period as may be prescribed under the Relevant Laws.
- (ii) form an apex organization (being either a co-operative society/condominium/limited company or combination of them) ("**Apex Body**") for the entire development or separate apex association / apex body / apex bodies (being either a co-operative society/condominium/limited company or combination of them) ("**Apex Bodies**") for each of residential and commercial zones, as the Developer may deem fit, for the purposes of effective maintenance and management of the entire Project including for common areas and amenities of the Project at such time and in such a manner as the Developer may deem fit to be known by such name as the Developer may decide, within such period as may be prescribed under the Relevant Laws.
- (iii) with a view to preserve the intrinsic value of the Project by ensuring high standard of maintenance and upkeep, at its discretion but not as an obligation, be involved / undertake / conduct either by itself or through Facility Management Company (in the manner set out in **clause 23 below**), the maintenance and management of the Project, without any reference to the Purchaser/s and other occupants of the Project, even after formation of the



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association/apex body/apex bodies on such terms and conditions as the Developer may deem fit and the Purchaser/s hereby gives their unequivocal consent for the same. For this purposes the Developer may, in its discretion provide suitable provisions in the constitutional documents of the association/apex body/apex bodies.

- (iv) Make provisions for payment of outgoings/CAM to the association & the apex body/apex bodies for the purposes of maintenance of Building in which the Flat is located and the entire Project.

22.2 The Purchaser/s hereby acknowledge(s) and agree(s) that the Project is a part of a layout development and as such the Developer would be conveying only the built-up area of the Building (except the basement and podium) to the society/association formed of the individual building(s)/wing(s), which shall not be later than 2 (two) years from the date of handover all the Flat in the Building(s)/Wing(s) to respective purchasers of the Building(s)/Wing(s) and the underlying Land would be conveyed to the Apex Body / Apex Bodies formed of the association in such parts as the Developer may deem fit. The Developer shall convey its title in respect of the Land to the association / Apex Body / Apex Bodies within such period as the Developer may deem fit, however such conveyance shall not be later than 5 (five) years from date of the completion of the entire development of the said Land by utilizing the entire FSI/TDR that may be permitted to be utilized therein in accordance with D.C. Regulations that may be in force from time to time and sale of all the flats/premises / commercial office / units in the said Building/s / Wing/s and receipt of the entire consideration in respect thereof. The Purchaser/s hereby agree(s) that he/she/it has understood the provisions of this clause and hereby gives his/her/its unequivocal consent for the same. The Purchaser/s hereby agree(s) and confirm(s) that till conveyance of the buildings and underlying Land to the association or apex body / apex bodies (as the case may be), the Purchaser/s shall continue to pay all the outgoings as imposed by MCGM and / or concerned authorities and proportionate charges to the Developer from time to time.

22.3 The Purchaser/s agree(s) and undertake(s), to sign and execute all applications and other papers and documents, including but not limited to the bye-laws/memorandum and articles of association / apex body / apex bodies drafted/adopted by the Developer for the association, necessary for the formation and registration of the association / apex body / apex bodies within 10 (ten) days from intimation by the Developer. The Purchaser/s agree(s) not to object to any changes/amendments made by the Developer in the draft/model bye-laws/memorandum and articles of association / apex body / apex bodies for the association. The Purchaser/s shall also be bound from time to time, to sign all papers, documents and deeds for safeguarding the interest of the Developer and the other purchasers of flat(s)/premises/units in the Building(s)/Wing(s). The Purchaser/s shall be bound by the rules, regulations and bye-laws/memorandum

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and articles of association / apex body / apex bodies and the terms and conditions contained in the indenture. No objection shall be raised by the Purchaser/s, if any changes or modifications are made in the draft bye-law of the association / apex body / apex bodies by the Developer as the case may be or as may be required by the Registrar of Cooperative Societies or any other competent authority. The Purchaser/s hereby authorize Developer to sign and execute all such forms applications, papers and documents on his/her/their/its behalf as may be required for this purpose.

- 22.4 The Developer may become a member of the association / apex body / apex bodies to the extent of all unsold and/or unallotted flat(s)/premises/units, areas and spaces in the Building(s)/Wing(s).
- 22.5 All costs, charges and expenses including stamp duty, registration charges and expenses in connection with the preparation, stamping and execution of such deed of assignment/transfer shall be borne and paid by the association/all purchasers of flats/premises/units in the building/s / wing/s in the same proportion as the total area of the flats/premises/units bears to the total area of all the flat(s)/premises/units in the said building/s / wing/s.



23. **Facility Management Company**

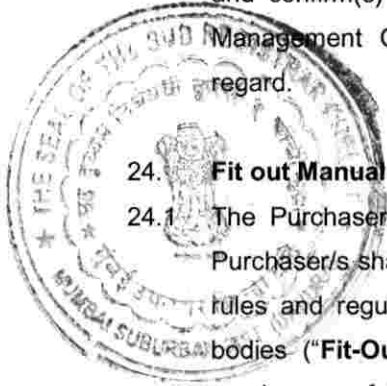
- 23.1 By executing this Agreement, the Purchaser/s agree/s and consent/s to the appointment by the Developer of any agency, firm, corporate body, organization or any other person ("**Facility Management Company**") to manage, upkeep and maintain the Building together with other buildings and the Land, sewerage treatment plant, garbage, disposal system and such other facilities, that the Developer may require to install, operate and maintain common areas, amenities, common facilities, car parking areas and open spaces. The Facility Management Company shall also be entitled, to collect the outgoings, provisional charges, taxes, levies and other amounts in respect of the Building (including the Purchaser's proportionate share of the outgoings as provided under **Clause 8** above). It is hereby clearly clarified, agreed and understood that the Facility Management Company shall also be entitled to exercise its rights for collecting the charges and expenses mentioned herein, even after formation of the association/ apex body / apex bodies. The Purchaser/s hereby grants his/her/their/its consent confirming such agreement /contract/arrangement that the Developer has or may have to enter into with the Facility Management Company. It is further expressly understood that the Developer shall not in any manner be accountable, liable or responsible to any person including the Purchaser/s and/or association / apex body / apex bodies for any act, deed, matter or thing committed or omitted to be done by the Facility Management Company in the due course of such maintenance, management and control of the Building and/or common areas, amenities and facilities thereto.

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23.2 The Purchaser/s agree(s) to pay the necessary fees as may be determined by the Developer/Facility Management Company.

23.3 The Purchaser/s further agree(s) and undertake(s) to be bound from time to time to sign and execute all papers, documents, deeds and/or other writings as required, at the sole discretion of the Developer/ Facility Management Company, for the purposes of framing rules for management of the Building(s)/Wing(s) and use of the Flat by the Purchaser/s for ensuring safety and safeguarding the interest of the Developer/Facility Management Company and other purchasers of flat(s)/premises/units in the Building(s)/Wing(s) and the Purchaser/s also agree(s) and confirm(s) not to raise any disputes/claims against the Developer/Facility Management Company and other purchasers of flat(s)/premises/units in this regard.



**24. Fit out Manual**

24.1 The Purchaser/s agree(s) and undertake(s) that on receipt of possession, the Purchaser/s shall carry out any fit-out/interior work strictly, in accordance, with the rules and regulations framed by the Developer/association / apex body / apex bodies ("**Fit-Out Manual**") and without causing any disturbance, to the other purchasers of flat(s)/premises/units in the Building. The Fit-Out Manual will be shared at the time of handing over possession of the Flat. Without prejudice to the aforesaid, if the Purchaser/s makes any unauthorized change or alteration or causes any unauthorized repairs in or to the Flat or the Building, the Developer shall be entitled to call upon the Purchaser/s to rectify the same and to restore the Flat and/or Building to its original condition within 30 (thirty) days from the date of intimation by the Developer in that behalf. If the Purchaser/s does not rectify the breach within the such period of 30 (thirty) days, the Developer may carry out necessary rectification/restoration to the Flat or the Building (on behalf of the Purchaser/s) and all such costs/charges and expenses incurred by the Developer shall be reimbursed by the Purchaser/s. If the Purchaser/s fail(s) to reimburse to the Developer any such costs/charges and expenses within 7 (seven) days of demand by the Developer, the same would be deemed to be a charge on the Flat. The Purchaser/s hereby indemnifies and agrees to always keep saved, harmless and indemnified, the Developer (i) from and against all actions, proceedings, claims, demands, costs, charges and expenses whatsoever, which may be made against the Developer or which the Developer may suffer or incur as a result of any unauthorized change or alteration in or causing any unauthorized repairs in or to the Flat or the Building(s)/Wing(s) and (ii) for all costs and expenses incurred by the Developer for instituting any legal proceedings for recovery of such costs/charges and expenses incurred by it for rectification/restoration to the Flat or the Building(s)/Wing(s).

24.2 Upon the possession of the Flat being delivered to the Purchaser/s, the Purchaser/s shall be deemed to have granted a license to the Developer, its engineers, workmen, labourers or architects to enter upon the Flat by reasonable

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notice in writing or in case of emergency without notice, for the purpose of rectifying any defect or damage to the Building or if necessary any part of the Flat provided the Flat is restored to the same condition, as far as possible, after the restoration work or rectification of the defect or damage caused due to any act of commission or omission of the Purchaser/s or his agents and the Purchaser/s shall reimburse and/or pay to the Developer or any other person the loss or damage suffered by them on account of the act of the Purchaser/s or his agents. The Developer shall not be liable for any theft or loss or inconvenience caused to the Purchaser/s on account of entry to the Flat as aforesaid. If the Flat is closed and in the opinion of the Developer any rectification or restoration is necessary in the interest of the Building and/or purchasers therein, the Purchaser/s consent(s) to the Developer to break open the lock on the main door/entrance of the Flat and the Developer shall not be liable for any loss, theft or inconvenience caused to the Purchaser/s on account of such entry into the Flat.



**25. Representations and Warranties of the Developer**

25.1 The Developer hereby represents and warrants to the Purchaser/s to the best of its knowledge as on date as follows:

- (i) The Developer has clear and marketable title with respect to the project land; as let out in the title report annexed to 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 Developer 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 Flat or Project Land or the Project except those disclosed in the title report, if any;
- (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 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 due process of law and the Developer has been and shall, at all times, remain to be in compliance with the Relevant Laws in relation to the Project, Project Land, Building/wing and common areas;

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- (vi) The Developer 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 Developer 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 Flat which will, in any manner, adversely affects the rights of Purchaser/s under this Agreement;
- (viii) The Developer confirms that the Developer is not restricted in any manner whatsoever from selling the Flat 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 Developer shall handover lawful, vacant, peaceful, physical possession of the common areas of the structure to the association of the Purchaser/s;



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

26. **It is clearly understood and agreed by the Parties that –**

- 26.1 The Developer reserves to itself the unfettered right to the full, free and complete right of way and means of access over, along and under all the internal access roads in the Project Land and any common rights of ways with the authority to grant such rights to the Purchaser/s and/or users of flat(s)/premises/units in the Building(s)/Wing(s) being constructed on the Project Land (present and future) at all times and the right of access to the Project Land for the purpose of installing, repairing, maintaining and inspecting the ancillary structures such as pump rooms, motor rooms, watchman rooms, sewage treatment plant, underground tanks, substation of power supply company etc. situated on the Project Land and also to lay and connect drains, pipes, cables and other service lines and amenities (including underground and overhead) other amenities necessary for the full and proper use and enjoyment of the Project Land and if necessary to connect the

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drains, pipes, cables etc. under, over or along the Project Land appurtenant to each and every building to be constructed on the Project Land (including the Building) without in any way obstructing or causing nuisance to the ingress and egress of the Purchaser/s /other occupants of flat(s)/premises/units in building constructed on the Project Land till such time the Land is handed over to the association/society/condominium/limited company/Apex Body/Apex Bodies.

26.2 Necessary provisions for the above shall be made in the transfer documents to be deeds of transfer/assignment/declaration/deeds of Flat to be executed in respect of the sale/transfer of flat(s)/premises/units in the buildings to be constructed on the Project Land. The Purchaser/s hereby expressly consents to the same.

27. **Brand Name & Project Name**

27.1 It is agreed by the Purchaser/s that the name of the Project "Godrej Prime" or of the individual towers may be changed at the sole discretion of the Developer and the Purchaser/s shall not be entitled to raise any objection to the same.

27.2 It is further agreed by the Purchaser/s that the association of the brand name "Godrej" (in its registered logo form) or a combination of words with prefix as "Godrej" ("**Brand Name**") shall at all times be subject to the sole control of Godrej Properties Limited ("**GPL**"). It is agreed and accepted by the Purchaser/s that the Brand Name shall always be used in the form in which it is registered with the concerned authorities and the color combination, the design; the appearance shall not be changed under any circumstances, unless GPL has itself informed in writing about any change in the logo/Brand Name. The Brand Name will be associated with the Project Land including Project Land, the Building, as well as the association / apex body / apex bodies (which would be formed gradually), unless a different understanding is captured between GPL and the association / apex body / apex bodies. It is further agreed that the association of the Brand Name shall not, under any circumstances, be construed as a license or any other interest granted to any person in the Brand Name and all intellectual property rights in and arising out of or connected with the Brand Name and ownership of the Brand Name shall at all times vest in and be held exclusively by the GPL. The Purchaser/s further agree/s to not use the Brand Name and / or any intellectual property in the Brand Name in any manner and for any purpose whatsoever except as otherwise permitted by GPL. The Purchaser/s and the association / apex body / apex bodies of the Flat purchasers shall not be entitled to change the name of the Project / Building/s without written consent of GPL.



28. **Representations by Third Parties**

The Purchaser/s acknowledge(s), agree(s) and undertake(s) that the Purchaser shall neither hold the Developer or any of its sister concerns/ affiliates liable/ responsible for any representation(s)/ commitment(s)/offer(s) made by any third party to the Purchaser/s nor make any claims/demands on the Developer or any of its sister concerns/ affiliates with respect thereto.

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२०१६ 29. Transfer		

Only after payment of (i) minimum 50 percent of the Total Consideration by the Purchaser/s and (ii) a term of 1½ (one and a half) years (i.e. eighteen months) has elapsed from the date of allotment letter dated 10-03-2018 whichever is later from (i) and (ii), the Purchaser/s may transfer his rights, title and interest in the Flat under this Agreement to any third person / entity after obtaining prior written consent of the Developer. Any such transfer by the Purchaser/s shall be subject to the terms and conditions of this Agreement, Relevant Laws, notifications/ governmental directions, the Purchaser/s submitting documentary proof as may be required by the Developer, payment of the monies due and payable by the Purchaser/s under this Agreement and payment of applicable transfer / administrative fee of Rs.4531/- (Rupees Four Thousand Five Hundred Thirty One only) per square meter plus taxes as applicable on the Total Area of the Flat to the Developer. Further, the Developer reserves the right to allow such transfer at its sole discretion.

**30. Creation of Mortgage by Purchaser/s**

The Developer shall not be responsible in any manner whatsoever in case of any attachment or other proceedings that may be made or taken in respect of the Flat and/or Car Park(s) by concerned authorities due to non-payment of the Purchaser/s or other flat purchasers of their respective proportion of the taxes / outgoings payable to the concerned authorities on account of default in making such payments.

**31. Obligations, Covenants, Representations of Purchaser/s**

31.1 The Purchaser/s or himself/themselves with intention to bring all persons into whosever hands the Flat may come, hereby covenants, represents with the Developer as follows :-

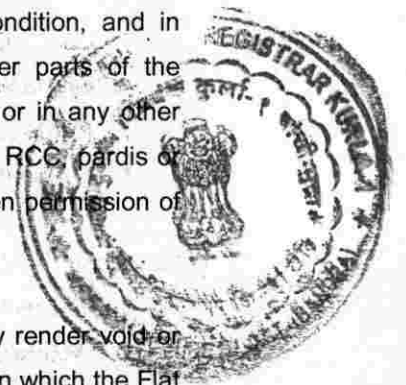
- (i) To maintain the Flat at the Purchaser/s's own cost in good and tenantable repair and condition from the date that of possession of the Flat is taken and shall not do or suffer to be done anything in or to the building in which the Flat is situated which may be against the rules, regulations or 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 situated, including entrances of the building in which the Flat is situated and in case any damage is caused to the building in which

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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 breach.

- (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 Developer 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 nor shall demand partition of the Purchaser's interest in the Flat and shall keep the portion, sewers, drains and pipes in the Flat and the appurtenances thereto in good tenantable 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, parris or other structural members in the Flat without the prior written permission of the Developer 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 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. That the dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the Project Land by the residents/occupants of the building in the jurisdiction of Municipal Corporation of Greater Mumbai ("MCGM").
- (vii) Pay to the Developer within fifteen days of demand by the Developer, 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.



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- (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 it is sold.
- (ix) Not cause any nuisance, hindrance, disturbance and annoyance to other purchasers of flat(s)/premises/units in the Building or other occupants or users of the Building, or visitors to the Building, and also occupiers of any adjacent, contiguous or adjoining properties;
- (x) Pay to the Developer, within 7 (seven) working days of demand, by the Developer his/her/their/its share of deposits, if any, demanded by the concerned local authorities or government for giving water, drainage, electricity, telephone, gas or any other service/utility connection to the Flat or Building(s)/Wing(s);
- (xi) Permit the Developer and their surveyors and agents with or without workmen and others at all reasonable times to enter into and upon the Flat or any part thereof, to view and examine the state and condition thereof or to repair the same, at the cost of the Purchaser/s;
- (xii) Not to cover or enclose in any manner whatsoever, the open terrace/s, the open balcony/ies, verandah, car parking space/s or other open spaces forming a part or appurtenant to the Flat/s in the Building, without the prior written permission of the Developer/association/concerned authorities;
- (xiii) Not do or permit to be done any act or thing which may render void or voidable any insurance of the Building or Land or any part thereof, or whereby, or by reasons whereof, increased premium shall become payable; and
- (xiv) Not to affix air conditioner/s at any other place other than those earmarked for fixing such units so as not to affect the structure, façade and/or elevation of the Building in any manner whatsoever.
- (xv) Not to shift or alter the position of the kitchen, the piped gas system or the toilets which would affect the drainage system of the said Flat / Building in any manner whatsoever.
- (xvi) The Flat Purchasers shall not display at any place in the said Flat / Building any bills, posters, hoardings, advertisement, name boards, neon signboards or illuminated signboards. The Flat Purchaser shall not stick or affix pamphlets, posters or any paper on the walls of the Building or common areas therein or in any other place or on the window, doors and corridors of the Building.

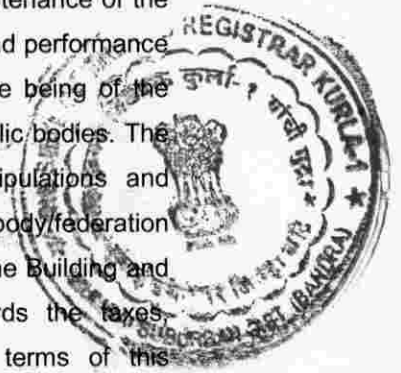


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- (xvii) After possession of the Flat is handed over the Purchaser/s, the Purchaser/s may insure the Flat from any loss, theft, damage caused due to human intervention or due to any act of god or other force majeure incident including fire, riot, strikes, earthquakes, natural calamity or any other cause beyond reasonable human control, and the Developer shall not be responsible for any loss/damage suffered thereafter.
- (xviii) The Purchaser/s and/or the Developer shall present this Agreement as well as the conveyance and / or any other document as may be required, in accordance to the provisions of the Registration Act, 1908.
- (xix) 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 Developer under this Agreement are fully paid up.
- (xx) 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 Flats therein and for the observance and performance of the Building rules, regulations and bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the society/limited company/apex body/federation regarding the occupancy and use of the Apartment/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.
- (xxi) 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 Developer 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.
- (xxii) Till a Lease of the Project Land and the conveyance of the Building on which the building in which Flat is situated is executed in favour of the society/ Apex Body or federation, the Purchaser/s shall permit the Developer 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.



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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.

### 32.2 Hoarding rights

The Purchaser/s hereby consents that the Developer may and shall always continue to have the right to place/erect hoarding/s on the Project Land, of such nature and in such form as the Developer may deem fit and the Developer shall deal with such hoarding spaces as its sole discretion until conveyance to the association / apex body / apex bodies and the Purchaser/s agree/s not to dispute or object to the same. The Developer shall not be liable to pay any fees / charges to the association / apex body / apex bodies for placing / putting up the hoarding/s; provided that if any municipal taxes become payable for such use, then the same shall be borne and paid by the Developer and/or by the transferee (if any).

### 32.3 Retention

Subject to, and to the extent permissible under the Relevant Laws, the Developer may, either by itself and/or its nominees/associates/affiliates also retain some portion / units/ Flats in the Project which may be subject to different terms of use, including as a guest house / corporate Flats.

### 32.4 Unsold flat

- (i) All unsold and/or unallotted flat(s)/premises/units, areas and spaces in the Building /Residential Complex, including without limitation, parking spaces and other spaces in the basement and anywhere else in the Building / Project and Project Land shall always belong to and remain the property of the Developer at all times and the Developer shall continue to remain in overall possession of such unsold and/or unallotted flat(s)/premises/units and shall be entitled to enter upon the Project Land and the Building / Project to enable it to complete any unfinished construction work and to provide amenities and facilities as the Developer may deem necessary.
- (ii) The Developer shall without any reference to the Purchaser/s, association / apex body / apex bodies, be at liberty to sell, let, sub-let, dispose of or otherwise deal with in any manner whatsoever all such unsold and/or unallotted flat(s)/premises/units and spaces therein, as it deems fit. The Developer shall be entitled to enter in separate agreements with the purchasers of different flat(s)/premises/units in the Building / Project on terms and conditions decided by the Developer in its sole discretion and shall without any delay or demur enroll the new purchaser/s as member/s of the society/ the association / apex body / apex bodies. The Purchaser/s and / or the association / apex body / apex bodies shall not claim any reduction in the Total Consideration and/or any damage on the ground of inconvenience and /or nuisance or on any other ground whatsoever. Further, the Developer shall not be liable to pay / contribute any amount on account of non-occupancy charges or for any other charges / fund provided



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for under the bye-laws, rules and regulations or resolutions of the association / apex body / apex bodies.

**32.5 Basement/Podiums**

The Purchaser/s hereby consents to the Developer dividing the basement into car parking spaces, store rooms, storage spaces and any other areas as may be decided by the Developer. The Developer shall be entitled to allot, grant a right to use of, sell, let, sub-let, dispose of or otherwise deal with in any manner whatsoever such spaces and areas in the Project.

**32.6 Assignment**

The Developer may at any time assign or transfer (by way of lease, mortgage, sale or otherwise), in whole or in part, its rights and obligations in respect of the Project in accordance with Relevant Laws. On such transfer, the assignee or transferee of the Developer shall be bound by the terms and conditions herein contained.

**32.7 Additional Construction**

The Purchaser hereby consents that the Developer shall be entitled to construct any additional area/structures in the Project as the Developer may deem fit and proper and the Developer shall, at its sole discretion, deal with and/or dispose of the same without any reference to the Purchaser/s and/or the society/ the association / apex body / apex bodies, upon its formation/registration, as the case may be, in accordance with the terms of the Relevant Laws and the Purchaser/s agrees not to dispute or object to the same. The right hereby reserved shall be available to the Developer until the complete optimization of the Project Layout.

**33. Mortgage & Security**

The Developer if it so desires shall be entitled to create security on the development rights on the Project Land together with the Developer's Free Sale Components' building/s being constructed thereon (including the Building) by availing loans/financial assistance/credit facilities from banks/financial institutions, against securities thereof, save and except the Flat allotted hereunder. The Developer shall be entitled to and be at liberty to sign mortgage deeds, loan agreements and other documentation whether legal or in English form or by way of deposit of title deeds, save and except the Flat, provided the Developer shall be the principal debtor and it shall be the sole responsibility of the Developer to repay such loan amount with interest, charges and expenses thereon, in any case on or before handing over the Developers Free Sale Component on of the Project Land (or any part thereof) and building/s constructed thereon in favour of the society/ association / apex body / apex bodies in accordance with **Clause 22** above. The Purchaser/s hereby gives express consent to the Developer to raise such financial facilities against security of the development rights on the Project Land together with the building(s) being constructed thereon (including the Building) and mortgage the same with banks/financial institutions as aforesaid, save and except the Flat agreed to be transferred hereunder.

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34. **Right of Purchaser/s to the Flat and Common Areas**

Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Flats or of the said Project Land 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 spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Developer 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. **Binding effect**

Executing this Agreement with the Purchaser/s by the Developer does not create a binding obligation on the part of the Developer until the Purchaser signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Schedule within 30 (thirty) days from the date of receipt by the Purchaser/s.

36. **Entire agreement**

This Agreement contains the whole agreement between the Parties in respect of the subject matter and shall not be modified (whether by alteration, addition or omission) otherwise than by writing duly signed by all the Parties. This Agreement constitutes the entire understanding / agreement between the Parties and there are no promises or assurances or representations, oral or written, express or implied, other than those contained in this Agreement. The Purchaser/s hereby expressly admits acknowledges and confirms that no terms, conditions, particulars or information, whether oral, written or otherwise, given or made or represented by the Developer and/or its agents to the Purchaser/s and/or his agents, including those contained/given in any advertisement or brochure or publicity materials, other than such terms, conditions and provisions contained herein shall be deemed to form part of this Agreement or to have induced the Purchaser/s in any manner to enter into this Agreement. This Agreement supersedes all previous arrangement, agreement, exchange of documents including marketing materials brochures etc.



37. **Provisions of this Agreement applicable to the 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, in case of a transfer, as the said obligations go along with the Flat for all intents and purposes.

38. **Severability**

Any provision of this Agreement which is prohibited, unenforceable or is declared or found to be illegal, unenforceable or void shall, be ineffective only to the extent of such prohibition or unenforceability without invalidating the remainder of such

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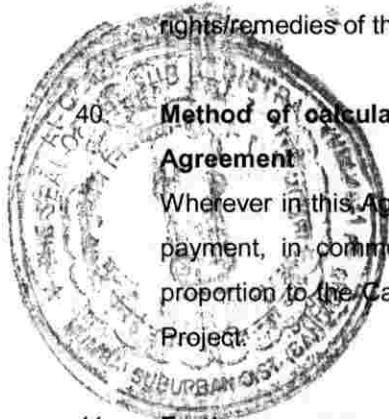


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provision or the remaining provisions of this Agreement or affecting the validity or enforceability of such provision in any other jurisdiction. If any such prohibition or unenforceability substantially affects or alters the residential terms and conditions of this Agreement, the Parties shall negotiate in good faith to amend and modify the provisions and terms of this Agreement as may be necessary or desirable in the circumstances to achieve, as closely as possible, the same terms, covenants and conditions as were there in this Agreement prior to such prohibition or unenforceability.

**39. Waiver**

Any delay tolerated or indulgence shown by the Developer, in enforcing the terms, conditions, covenants, stipulations and/or provisions of this Agreement, or any forbearance, or giving of time, to the Purchaser/s by the Developer, shall not be treated/constued /considered, as a waiver or acquiescence on the part of the Developer of any breach, violation, non-performance or non-compliance by the Purchaser/s of any of the terms, conditions, covenants, stipulations and/or provisions of this Agreement, nor shall the same in any manner prejudice, the rights/remedies of the Developer.



**40. 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 in Project, the same shall be in proportion to the Carpet Area of the Flat to the carpet area of all the flat(s) in the Project.

**41. 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.

**42. Place of execution**

The execution of this Agreement shall be complete only upon its execution by the Purchaser/s and the Developer through its authorized signatory of the Developer at the Developer's Office and simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar and this Agreement shall be deemed to have been executed at Mumbai.

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43. **Present for registration**

The Purchaser/s and/or Developer shall present this 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 Developer will attend such office and admit execution thereof.

44. **Notices**

44.1 Any notice, demand or other communication including but not limited to the Purchaser's default Notice to be served under this Agreement may be served upon any Party by registered post with acknowledgement due or through speed post or through courier service at the address mentioned below, or through e-mail or at such other address as it may from time to time be notified in writing to the other Party.

**To the Purchaser:**

Name: **Mr. Vivek Joshi**

Address: **Flat No. 302, Plot No. 97, S. V. Apartments, Kalyan Nagar, Sanjeev Reddy Nagar, Hyderabad - 500038, Telangana, INDIA**

Notified E-mail ID: vivek21j@gmail.com

**To the Developer:**

Name: Godrej Redevelopers (Mumbai) Private Ltd.

Address: Godrej One, 5<sup>th</sup> floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai - 400079.

Notified E-mail ID: [godrejprime@godrejproperties.com](mailto:godrejprime@godrejproperties.com)



44.2 In case of more than one Purchaser/s, default notice, letters, receipts, demand notices to be served under this Agreement may be served upon to the first mentioned Purchaser/s onto the above mentioned address or any address later notified by the first mentioned Purchaser/s and the same shall be a sufficient proof of receipt of Default notice, letters, receipts, demand notices and other communication by all the Purchaser/s and the same shall fully and effectively discharge the Developer of its obligation in this regard.

In case of change of address of the Purchaser/s, the same shall be informed to the Developer well in advance by the Purchaser/s.

45. **Satisfied with the Developer's title**

The Purchaser/s hereby declare/s that he/she/they/it has gone through this Agreement and all the documents relating to the Project Land /Building and has expressly understood the contents, terms and conditions of the same and the Developer has entered into this Agreement with the Purchaser/s relying solely on the Purchaser/s agreeing, undertaking and covenanting to strictly observe, perform, fulfill and comply with all the terms and conditions, covenants, stipulations, obligations and provisions contained in this Agreement and on part of

*(Handwritten signatures)*

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the Purchaser/s to be observed, performed and fulfilled and complied with and therefore, the Purchaser/s hereby jointly and severally (as the case may be) agrees, undertake/s and covenant/s to indemnify, save, defend and keep harmless at all times hereafter, the Developer and their successors and assigns from and against all costs, charges, expenses, losses, damages, claims, demands, suits, actions, proceedings, prosecutions, fines, penalties and duties which they or any of them may have to bear, incur or suffer and/or which may be levied or imposed on them or any of them, by reason or virtue of or arising out of any breach, violation, non-observance, non-performance or non-compliance of any of the terms, conditions, covenants, stipulations and/or provisions hereof by the Purchaser/s.

46. **Joint Purchaser/s**

That in case there are Joint Purchaser/s all communications shall be sent by the Developer 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 served on all the Purchaser/s.

47. **Stamp duty and Registration charges**

The charges towards Stamp duty and Registration of this Agreement shall be borne by the Purchaser/s only. The original Agreement stamped with the full stamp duty payable in accordance with the Bombay Stamp Act, 1958 shall be retained by the Purchaser and photocopy of the stamped and registered Agreement shall be retained by the Developer and the Society. Each page of this Agreement along with the Annexure is signed by the Parties hereto.

48. **Arbitration**

In case the Parties are unable to settle their disputes within 15 (fifteen) days of intimation of dispute by either Party, the Parties shall in the first instance, if permitted under Relevant Laws, have the option to settle through arbitration in accordance to the procedure laid down under the Relevant Laws. Costs of arbitration shall be shared equally by the parties. The award of the Arbitrator shall be final and binding on the parties to the reference. The arbitration proceedings shall be conducted in English only and be held at an appropriate location in Mumbai.

49. **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.

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**First Schedule**  
**(Description of the Project Land)**

ALL that piece or parcel of land bearing Survey No.14 (Part) and City Survey Nos.52 (Part) and 53 (Part) at Sahakar Nagar 2, Chembur "M" Ward (West), District Kurla, Mumbai 400 071, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, and bounded as follows:

On or towards the North :30 feet Wide Road and near Sahakar Nagar-1

On or towards the East : 30 feet Wide Road and near SamajMandir Hall/Part Sahakar Nagar 3

On or towards the West : 30 feet Wide Road and near Sahakar Nagar-5

On or towards the South : 30 feet Wide Road and near Sahakar Nagar

The aggregate area of the six respective leasehold plots of the Societies including the proportionate rights to common areas, amenities and facilities within the sanctioned layout (recreation areas, roads, etc.) is 15,903.46 square meters including the Tit Bit Lands.



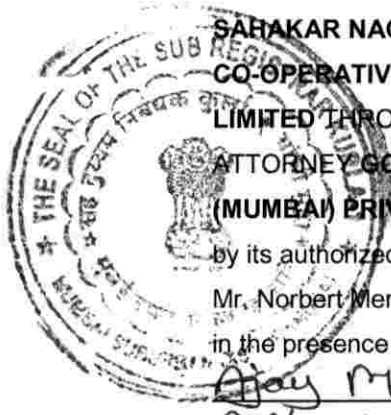
**Second Schedule**  
**(Description of the Flat)**

Flat bearing No.**1304** on the **13th** floor in Wing **S2** admeasuring **67.29** square meters carpet area and Exclusive Areas of the said Flat being **0.00** square meters aggregating to **67.29** square meters ("Total Area") along with **01** ("Car Park's) located in the Sale Building in the Project.

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

**SIGNED AND DELIVERED** for and on behalf of )




**SAHAKAR NAGAR VIBHAG-2**  
**CO-OPERATIVE HOUSING SOCIETY**  
**LIMITED THROUGH ITS CONSTITUTED**  
**ATTORNEY GODREJ REDEVELOPERS**  
**(MUMBAI) PRIVATE LIMITED**

by its authorized representative

Mr. Norbert Mendes 

in the presence of

Ajay Mali - 

Akshay Wagle - Akshay



) For Godrej Redevelopers Mumbai Pvt. Ltd.



Authorised Signatory

**SIGNED AND DELIVERED** for and on behalf )

of the above named Developer **GODREJ**

**REDEVELOPERS (MUMBAI) PRIVATE**

**LIMITED** by its authorized representative

Mr. Norbert Mendes

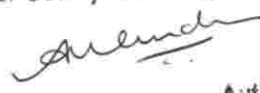
in the presence of

Ajay Mali - 

Akshay Wagle - Akshay



) For Godrej Redevelopers Mumbai Pvt. Ltd.



Authorised Signatory


**SIGNED AND DELIVERED** by the )

above named Purchaser

Mr. Vivek Joshi through its POA  
 Holder Mr. Krishnacharya  
 G. Akamanchi.

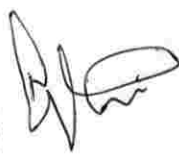
Mrs. Bhargavi Joshi through its POA  
 Holder Mr. Krishnacharya G.  
 Akamanchi.

in the presence of

Ajay Mali - 

Akshay Wagle - Akshay











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OR

**THE COMMON SEAL** of the withinnamed  
 Purchase \_\_\_\_\_ )  
 was hereunto affixed pursuant to a )  
 Resolution of the Board of Directors of )  
 the Company passed on the \_\_\_\_\_ day )  
 of \_\_\_\_\_ 20\_\_ in the presence of )  
 \_\_\_\_\_ Director )  
 of the Company and \_\_\_\_\_ )  
 \_\_\_\_\_ Secretary of the )  
 Company who have set and subscribed )  
 their respective hands in the presence of )  
 \_\_\_\_\_ )

OR

**SIGNED SEALED AND DELIVERED** for )  
 And on behalf of the Company by it's duly )  
 authorized representative. \_\_\_\_\_ )  
 \_\_\_\_\_ in the )  
 presence of \_\_\_\_\_ )

**SIGNED AND DELIVERED** by the )  
 withinnamed Purchaser Messrs \_\_\_\_\_ )  
 \_\_\_\_\_ )  
 by its Partner )  
 \_\_\_\_\_ )  
 in the presence of \_\_\_\_\_ )



*[Handwritten signature]*


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RECEIPT

Received from within named Purchaser/s, a sum of **Rs.1863575/- (Rupees Eighteen Lakh Sixty Three Thousand Five Hundred Seventy Five Only)** being part payment of the Total Consideration payable in terms of this Agreement plus taxes vide RTGS/Telegraphic Transfer directly into the bank account of the Developer being Account No. **916020028244466** with **AXIS** Bank, **Mulund West** Branch.

We say received

For GODREJ REDEVELOPERS (MUMBAI) PRIVATE LIMITED

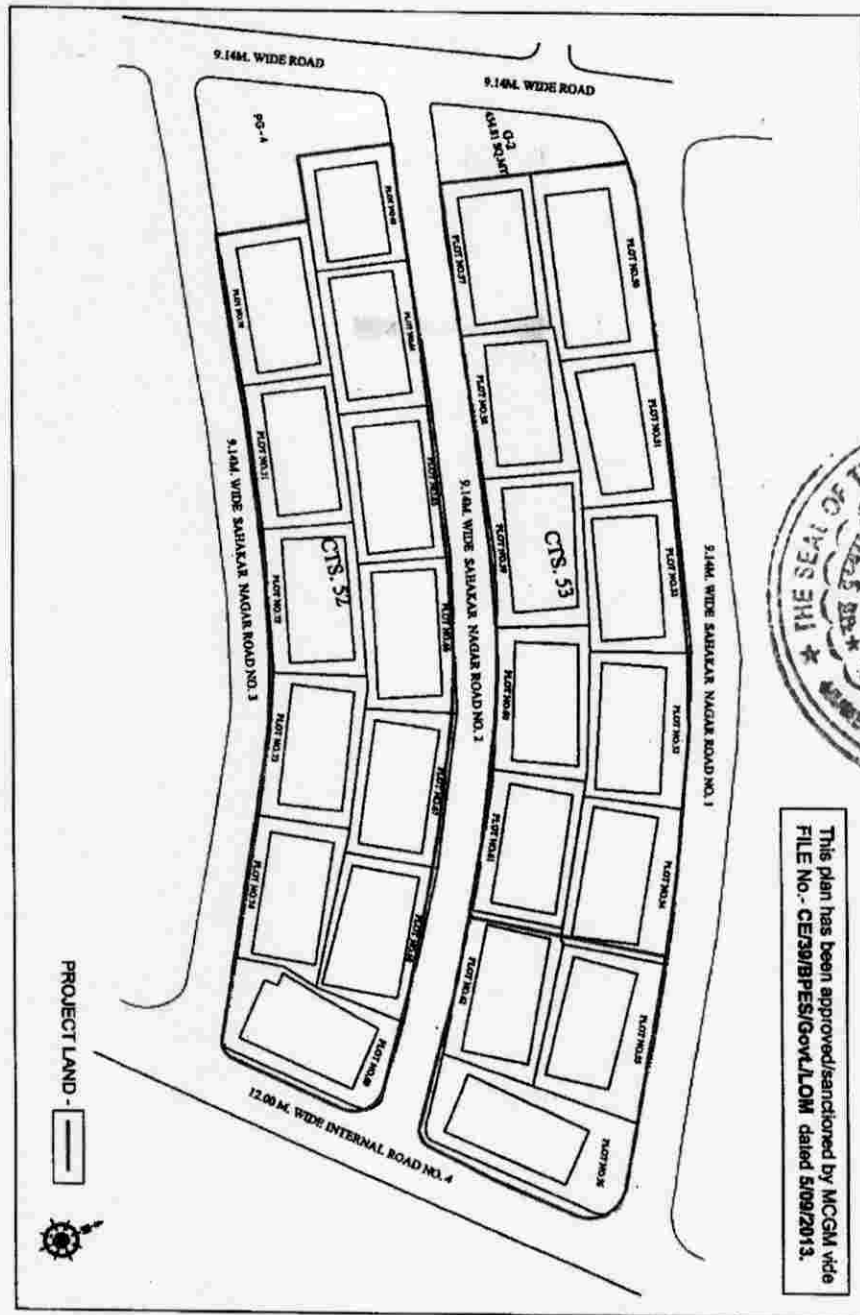
  
(Developer)





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ANNEXURE A



This plan has been approved/sanctioned by MCGM vide FILE No. - CE/39/BPE/S/Govt./LOM dated 5/09/2013.

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ANNEXURE A - 1

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BRIHANMUMBAI MAHANAGARPALIKA  
No. CE/6744/BPES/AM 12 2 MAY 2015

To,  
Shri Amit G Pawar, Architect,  
M/s Aakar Architects & Consultants,  
Gr.Floor, Salyanarayan Commercial Complex,  
Dayaldas Road, Vile-Parle (E),  
Mumbai 400 057

Sub: Proposed redevelopment of existing chawl of Sahakar Nagar-2  
situated on plot bearing CTS No.53 of village Chembur, MHADA  
Colony.

Ref: Your letter under No. NIL dated 10/04/2015.

Gentleman,


I have to inform you that the amended plans submitted by you for above mentioned work are hereby approved, subject to the compliance of the conditions mentioned in this office Intimation of Disapproval under even No.CE/6744/BPES/AM dated 05/08/2014 and following additional conditions :-

1. That the R.C.C. design and calculations as per the amended plans considering seismic forces as per the relevant I.S. Codes should be submitted through the registered Structural Engineer before starting the work.
2. That the revised NOC from E.E.(T&C) shall be submitted.
3. That all the requisite fees, deposits, premiums etc. shall be paid before issue of C.C.
4. That the C.C. shall be got endorsed as per approved amended plans.
5. That the quarterly progress report shall be submitted by the Architect.
6. That the registered undertaking shall be insisted from the owner/ developer to hand over the area affected by road widening free of cost to MCGM within six months from the date of sanction of draft D.P. 2034 or grant of occupation whichever is later
7. That the separate remarks as per draft D.P.2034 from Planning Officer TP/DP shall be obtained.
8. That the demarcation of road set back as per Draft DP 2034 shall be obtained before occupation or after sanctioning of the Draft D.P. 2034 whichever is earlier.


One set of amended plans duly signed and stamped is hereby returned in token of the Municipal approval.

Yours faithfully,

Acc: one set of plan.

  
Executive Engineer  
(Building Proposals) (E.S.)-I

Copy forwarded to the owner  
Godrej Redeveloper (Mumbai) Pvt. Ltd.

  
Executive Engineer  
(Building Proposals) (E.S.)-I







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( ) That proper gutters and down pipes are not intended to be put to prevent water dropping from leaves of the roof on the public street.

( ) That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the day of 10.4 AUG 2019, but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

*M. K. Lona*  
05.08.2019  
Executive Engineer, Building Proposals,  
Zone, ES-III Wards.



**SPECIAL INSTRUCTIONS**

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon, and vested in the Commissioner by Section 346 of the said Act.

(3) Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-

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

(a) Not less than, 2 feet (60 cms.) above the centre 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. (4 ) meters above Town Hall Datum."

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburban District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

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

*A*  
*M. K. Lona*

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**BRIHANMUMBAI MAHANAGARPALIKA**

No. CE / 6743 / BPES / AM 10 7 AUG 2014

21. That the copy of Intimation of Disapproval conditions & other layout or sub division conditions imposed by the Corporation in connection with the developmental site shall not be given to the would be purchaser and also displayed at site.
22. That a Janata Insurance Policy or policy to cover the compensation claims arising out of Workmen's Compensation Act 1923 will not be taken out before starting the work and will not be renewed during the construction.
23. That the development charges as per M.R.T.P.(amendment) Act 1992 will not be paid.
24. That the carriage entrance shall not be provided before starting the work.
25. That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
26. That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on before starting the work.
27. That the documentary evidence regarding ownership, area and boundaries of holding is not produced by way of abstracts form the District Inspector of Land Records, extracts from City Survey Record and conveyance deed etc.
28. That the debts will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work towards faithful compliance thereof.
29. That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with.
30. That the registered undertaking to form Co-op-Hsg. Society will not be submitted before starting of work.
31. That the proposal will contravene the section 251(A)(A) of the Mumbai Municipal Corporation Act.
32. That the remarks from Asst. Engineer, Water Works regarding location, size capacity of the suction tank, overhead storage tank for proposed and existing work will not be submitted before starting the work and his requirements will not be complied with.
33. That the capacity of overhead tank will not be provided as per 'P' form issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate.
34. That the registered undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.
35. That the requirements as per Circular No.CE/PD/12387 of 17/03/2005 shall not be complied with during the execution of work.
36. That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned ward office and provision shall not be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall not be complied with.



*M. H. J. J.*  
Executive Engineer Building Proposal  
(Eastern Suburbs.) - I

*A. H. J. J.*



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**BRIHANMUMBAI MAHANAGARPALIKA**  
**No. CE / 6743 / BPES / AM**

**10 7 AUG 2014**



21. That the copy of Intimation of Disapproval conditions & other layout or sub division conditions imposed by the Corporation in connection with the developmental site shall not be given to the would be purchaser and also displayed at site.
22. That a Janata Insurance Policy or policy to cover the compensation claims arising out of Workmen's Compensation Act 1923 will not be taken out before starting the work and will not be renewed during the construction.
23. That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.
24. That the carriage entrance shall not be provided before starting the work.
25. That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
26. That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on before starting the work.
27. That the documentary evidence regarding ownership, area and boundaries of holding is not produced by way of abstracts form the District Inspector of Land Records, extracts from City Survey Record and conveyance deed etc.
28. That the debris will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work towards faithful compliance thereof.
29. That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with.
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31. That the proposal will contravene the section 251(A)(A) of the Mumbai Municipal Corporation Act.
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33. That the capacity of overhead tank will not be provided as per 'P' form issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate.
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35. That the requirements as per Circular No.CE/PD/12387 of 17/03/2005 shall not be complied with during the execution of work.
36. That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned ward office and provision shall not be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall not be complied with.

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 Executive Engineer Building Proposal  
 (Eastern Suburbs) - I



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**BRIHANMUMBAI MAHANAGARPALIKA**

No. CE / 6743 / BPES / AM 07 AUG 2014

37. That the registered undertaking cum Indemnity Bond shall not be submitted indemnifying the M.C.G.M. and its others, servants, agents and the Municipal Commissioner against any / all actions, acts, costs, claims, damages, demands of any nature and kind whatsoever, which may be instituted, claimed or made and further indemnifying against any legal disputa of plot, ownership, accidents, damage, risks by any person or persons, any third party or legal entity or society or trust by reasons of the granting of approval under the provision of D.C.R.1991.
38. That the board mentioning the name of Architect/Owner shall not be displayed on site.
39. That the registered undertaking for incorporating a condition in sale agreement that there is deficiency in maneuvering space for car in the said plot shall not be submitted.
40. That the debris management plan shall not be submitted to S.W.M. Department & NOC shall not be obtained and submitted to this office.
41. That the necessary remarks for training of nalla /construction of S.W.D. will not be obtained from Dy.Ch.E. (S.W.D.) City & Central cell, before plinth C.C. and compliance of said remarks will not be insisted before granting full C.C. for the building.
42. That the authorized Private Pest Control agency to give anti-larval treatment on construction site shall not be appointed & conditions of circular u/no.AMC/WS/H/9346 dt.29.3.2012 shall not be complied with before asking for C.C.
43. That the permanent attendant for maneuvering of vehicles shall not be appointed.
44. That the work of construction shall not be carried out between 7.00 a.m. to 7.00 p.m.
45. That the soil investigation report from Geologist shall not be submitted.
46. That the registered undertaking shall not be submitted by Owner / Developer / Builder to sell the tenements / flats on carpet area basis only and abide by the provisions of Maharashtra Ownership flats ((Regulation of the promotion of construction, sale, Management & Transfer) Act; (MOFA) amended upto date Indemnity Bond indemnifying MCGM & its officers from any legal complications arising due to MOFA shall not be submitted.
47. That the NOC from MOEF authority shall not be obtained.
48. That the debris generated / building material will be dumped within a periphery of 50.00 Mtrs. from mangroves.
49. That the NOC from Dy.Ch.Eng.(S.P.) P & D shall not be submitted.
50. That as per Circular No.CHE/27921/DP/Gen dated 06/01/2014, the owner / developer and concerned architect / L.S. shall not comiple and preserve the following documents :-  
 a)Ownership document, b)Copies of IOD, CC subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans, c) copies of Soil Investigation Reports, d)RCC details and canvas mounted structural drawings, e) Structural Stability Certificate from Licensed Structural Engineer, f)Structural Audit Reports, g)All details of repairs carried out in the buildings, h) Supervision certificate issued by the Licensed Site Supervisor, i) Building Completion Certificate issued by L.S. / architect, j) NOC and completion certificate issued by the C.F.O., k)Fire Safety Audit carried out as per the requirement of C.F.O.



*M. S. ...*  
 Executive Engineer Building Proposal  
 (Municipal Commissioner)

*[Handwritten signatures]*

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**BRIHANMUNBAI MAHANAGARPALIKA**

No. CE / 6743 / BPES / AM 07 AUG 2014

The above documents / plans shall not be handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should not be handed over within a period of 90 days after granting Occupation Certificate.

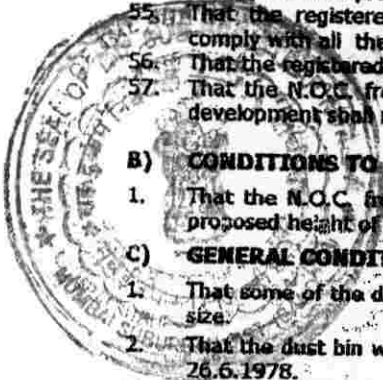
51. That all the structural members below the ground shall not be designed considering the effect of chlorinated water, sulphur water, seepage water etc. and any other possible chemical effects and due care while constructing the same will be taken and completion certificate to that effect shall not be insisted before granting further C.C. beyond plinth from the licensed Structural Engineer.
52. That the architect shall not submit the quarterly progress report of the proposed work.
53. That the registered undertaking from the owner stating that they will not object development of the neighbouring plot which may involved deficiency in open space shall not be submitted.
54. That the registered undertaking shall not be submitted by Owner stating that they will incorporate the necessary condition in the Sale Agreement stating that the proposed building is constructed with deficiency open spaces.
55. That the registered undertaking shall not be submitted by the owner to comply with all the conditions of E.E.(T&C) & CFO's NOC.
56. That the registered doctor on site shall not be appointed.
57. That the N.O.C. from Dy.Registrar of Co.Op.Housing Society for proposed development shall not be submitted

**B) CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.**

1. That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.

**C) GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.**

1. That some of the drains will not be laid internally with C.I. pipes of adequate size.
2. That the dust bin will not be provided as per C.E.'s circular No.CE/9296/11 of 26.6.1978.
3. That the surface drainage arrangement will not be made in consultation with Executive Engineer (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate.
4. That 10 ft. wide paved pathway upto staircase will not be provided.
5. That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon and will not be leveled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
6. That the name plate/board showing plot No. name of the building etc. will not be displayed at a prominent place before O.C.C./B.C.C.
7. That the parking spaces shall not be provided as per D.C. Regulation No.36.
8. That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.



*M. K. ...*  
 Executive Engineer Building Proposal.  
 (Eastern Suburbs) - I

*Handwritten signatures and initials.*

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**BRIHANMUMBAI MAHANAGARPALIKA**

**No. CE / 5743 / BPES / AM 07 AUG 2014**

9. That the provision will not be made for making available water for flushing and other non-potable purposes through a system of bore well and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the Corporation.
  10. That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, termites, fixtures, joints in drainage pipes etc. and that the workmanship is found very satisfactory shall not be submitted.
  11. That one set of plans mounted on canvas will not be submitted.
  12. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will not be submitted.
  13. That the federation of flat owners of the sub-division/layout for construction and maintenance of the infrastructure will not be formed
  14. That the adequate provision for post-mail boxes shall not be made at suitable location on ground floor /stilt.
  15. That the every part of the building construction and more particularly overhead tank will not be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
  16. That the final NOC from S.G. shall not be submitted.
  17. That the requisitions of clause No.45 & 46 of D.C.R.91 shall not be complied with.
  18. That the infrastructural works such as; construction of handholes/manholes ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall not be provided.
  19. That the final NOC from Insecticide officer shall not be submitted.
  20. That the provision for rain water harvesting as per design prepared by consultant in the field shall not be made to the satisfaction of Municipal Commissioner.
  21. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organizations / individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM, shall not be provided to the satisfaction of Municipal Commissioner
  22. That the NOC from C.F.O. shall not be submitted before asking occupation.
  23. That the NOC from MHADA for granting Occupation Certificate shall not be submitted.
- D) CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.**
1. That certificate under Section 270-A of the Bombay Municipal Corporation Act will not be obtained from H.E.'s department regarding adequacy of water supply.



*M. K. Sharma*  
07-08-2014  
Executive Engineer  
(Building Proposals) E.S.-1

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No. EB/CE/ 6743 /BSES

1A/M '07 AUG 2014

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 constructional purposes, 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 a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills prepared 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 scaffolding, bricks metal, sand peeps debris, etc. should not be deposited over footpaths or public street by the owner/ architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road on footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. of should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.



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- (20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13(b)(1) of the Rent Act and in the event of your proceeding with the work under Section 347(1)(aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificates granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.
- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
- Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the area in occupation of each.
  - Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
  - Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) The bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 meter.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the rahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with tight fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of a lock and the warning pipes of the ribbet pretessed with screw or dome shape pieces (like a garden main rose) with copper pipes with perforations each not exceeding 1.5 mm. in diameter. the cistern shall be made easily, safely and permanently a cessible 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 an its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- (32) (a) Louvres should be provided as required by Bye-law No. 5 (b).  
 (b) Lintels or Arches should be provided over Door and Window opening.  
 (c) The drains should be laid as require under Section 234-1 (a).  
 (d) The inspection chamber should be plastered inside and outside.
- (33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.



COPY TO OWNER  
 Golrey Redevelopers (Mumbai)  
 Pvt. Ltd. C.A. to Societies

*M. K. Jadhav*  
 Executive Engineer, Building Proposals  
 Zones EC-I, M/W/Wards.

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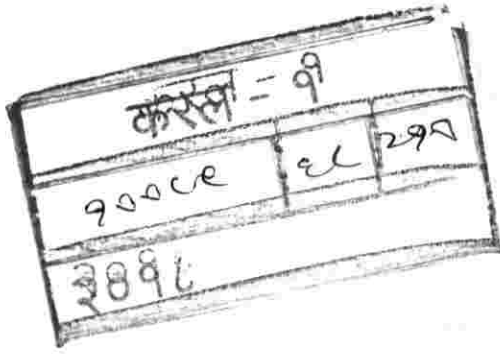
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**Co. CE / 6744 / BPES / AM 10 5 AUG 2014**

5. That the structural design and calculations for the proposed work considering seismic forces as per I.S. Code Nos.456-2000, 13920 -1993,4326 and 1893 - 2002 as per circular u/no. CE/PD/11945/1 dated 2.2.2006 for existing building showing adequacy thereof to take up additional load will not be submitted by him.
6. That the Licensed Structural Engineer will not be appointed, supervision memo as per appendix XI Regulation 5(3)(IX) will not be submitted by him.
7. That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents, etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
8. That the existing structure proposed to be demolished will not be demolished or necessary phase programme with agreement will not be submitted and got approved before C.C.
9. That the requirements of N.O.C. of Chief Fire Officer/Local Power Supply will not be obtained and the requisitions, if any, will not be complied with before occupation certificate/B.C.C.
10. That the qualified registered site supervisor through architect/structural engineer will not be appointed before applying for C.C.& his name and licence No. duly revalidated will not be submitted.
11. That the true copy of sanctioned lay-out sub-division / amalgamation approved under No. CE /39/BPES/GOVT/LOM dated 05/09/2013 along with the terms and conditions will not be submitted before C.C. and his name and compliance thereof will not be done before submission of B.C.C.
12. That the extra water and sewerage charges will not be paid to Asst.Engineer, Water Works, 'M' Ward before C.C.
13. That 'No dues pending' certificate from Assistant Engineer, Water Works 'MAN' Ward shall not be submitted before C.C.
14. That the registered development agreement and individual consent from each existing tenant for proposed development and acceptance of alternate accommodation shall not be submitted.
15. That adequate care in planning, designing and carrying out construction will not be taken in the proposed building to provide for the consequence of settlement of floors and plinth filling etc.
16. That adequate care will not be taken to safeguard the trees existing on the plot while carrying out construction work & remarks from S.G. shall not be submitted.
17. That the notice under Sec.347 (1)(a) of the Mumbai Municipal Corporation Act will not be sent for intimating the date of commencement of the work.
18. That this office will not be intimated in prescribed proforma for checking the opens spaces and building dimensions as soon as the work upto plinth is completed.
19. That the clearance certificate from assessment Department regarding upto date payment of Municipal taxes etc. will not be submitted.
20. That the requirement of bye law 4(C) will not be complied with before starting the drainage work and in case Municipal sewer is not laid, the drainage work will not be carried on as per the requirement of Executive Engineer (Sewerage Project), Planning & completion certificate from him will not be submitted.
21. That the copy of Intimation of Disapproval conditions & other layout or sub division conditions imposed by the Corporation in connection with the developmental site shall not be given to the would be purchaser and also displayed at site.



*M. K. Kulkarni*  
 Executive Engineer Building Proposal  
 (Eastern Suburbs.)

*[Handwritten Signature]*



**BRIHANMUMBAI MAHANAGARPALIKA**

**No. CE / 6744 / BPES / AM 10 5 AUG 2014**

22. That a Janata Insurance Policy or policy to cover the compensation claims arising out of Workmen's Compensation Act 1923 will not be taken out before starting the work and will not be renewed during the construction.
23. That the development charges as per M.R.T.P.(amendment) Act 1992 will not be paid.
24. That the carriage entrance shall not be provided before starting the work.
25. That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
26. That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on before starting the work.
27. That the documentary evidence regarding ownership, area and boundaries of holding is not produced by way of abstracts form the District Inspector of Land Records, extracts from City Survey Record and conveyance deed etc.
28. That the debris will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work towards faithful compliance thereof.
29. That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with.
30. That the registered undertaking to form Co-op-Hsg. Society will not be submitted before starting of work.
31. That the proposal will contravene the section 251(A)(A) of the Mumbai Municipal Corporation Act.
32. That the remarks from Asst. Engineer, Water Works regarding location, size capacity of the suction tank, overhead storage tank for proposed and existing work will not be submitted before starting the work and his requirements will not be complied with.
33. That the capacity of overhead tank will not be provided as per 'P' form issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate.
34. That the registered undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.
35. That the requirements as per Circular No.CE/PD/12387 of 17/03/2005 shall not be complied with during the execution of work.
36. That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned ward office and provision shall not be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall not be complied with.
37. That the registered undertaking cum Indemnity Bond shall not be submitted indemnifying the M.C.G.M. and its others, servants, agents and the Municipal Commissioner against any / all actions, acts, costs, claims, damages, demands of any nature and kind whatsoever, which may be instituted, claimed or made and further indemnifying against any legal dispute of plot, ownership, accidents, damage, risks by any person or persons, any third party or legal entity or society or trust by reasons of the granting of approval under the provision of D.C.R.1991.
38. That the board mentioning the name of Architect/Owner shall not be displayed on site.
39. That the registered undertaking for incorporating a condition in sale agreement that there is deficiency in maneuvering space for car in the said plot shall not be submitted.



*M. H. ...*  
Executive Engineer Building Proposal  
(Eastern Suburbs) - T

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**BRIHANMUMBAI MAHANAGARPALIKA**  
**No. CE / 6764 / BPES / AM 10 5 AUG 2014**

40. That the debris management plan shall not be submitted to S.W.M. Department & NOC shall not be obtained and submitted to this office.
41. That the necessary remarks for training of nalla /construction of S.W.D. will not be obtained from Dy.Ch.E. (S.W.D.) City & Central cell, before plinth C.C. and compliance of said remarks will not be insisted before granting full C.C. for the building.
42. That the authorized Private Pest Control agency to give anti-larval treatment on construction site shall not be appointed & conditions of circular u/no.AMC/WS/H/9346 dt:29.3.2012 shall not be complied with before asking for C.C.
43. That the permanent attendant for maneuvering of vehicles shall not be appointed.
44. That the work of construction shall not be carried out between 7.00 a.m. to 7.00 p.m.
45. That the soil investigation report from Geologist shall not be submitted
46. That the registered undertaking shall not be submitted by Owner / Developer / Builder to sell the tenements / flats on carpet area basis only and abide by the provisions of Maharashtra Ownership flats ((Regulation of the promotion of construction, sale, Management & Transfer) Act; (MOFA) amended upto date Indemnity Bond indemnifying MCGM & its officers from any legal complications arising due to MOFA shall not be submitted.
47. That the NOC from MOEF authority shall not be obtained.
48. That the debris generated / building material will not be dumped within a periphery of 50.00 Mtrs. from mangroves.
49. That the NOC from Dy.Ch.Eng.(S.P.) P & D shall not be submitted.
50. That as per Circular No.CHE/27921/DP/Gen dated 06/01/2014, the owner developer and concerned architect / L.S. shall not compile and preserve the following documents :-  
 a)Ownership document, b)Copies of IOD, CC subsequent amendments, C.C., B.C.C. and corresponding canvass mounted plans, c) copies of Soil Investigation Reports, d)RCC details and canvas mounted structural drawings, e) Structural Stability Certificate from Licensed Structural Engineer, f)Structural Audit Reports, g)All details of repairs carried out in the buildings, h) Supervision certificate issued by the Licensed Site Supervisor, i) Building Completion Certificate issued by L.S. architect, j) NOC and completion certificate issued by the C.F.O., k)Fire Safety certificate carried out as per the requirement of C.F.O.  
 The above documents / plans shall not be handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should not be handed over within a period of 90 days after granting Occupation Certificate.
51. That all the structural members below the ground shall not be designed considering the effect of chlorinated water, sulphur water, seepage water etc. and any other possible chemical effects and due care while constructing the same will be taken and completion certificate to that effect shall be insisted before granting further C.C. beyond plinth from the licensed Structural Engineer.
52. That the architect shall not submit the quarterly progress report of the proposed work.
53. That the registered undertaking from the owner stating that they will not object development of the neighbouring plot which may involved deficiency in open space shall not be submitted.
54. That the registered undertaking shall not be submitted by Owner stating that they will incorporated the necessary condition in the Sale Agreement stating that the proposed building is constructed with deficiency open spaces.
55. That the registered undertaking shall not be submitted by the owner to comply with all the conditions of E.E.(T&C) & CFO's NOC.



*M. Mahajan*  
 05/08/2014  
 Executive Engineer (Building En. Post)

*A. Mahajan*

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**BRIHANMUMBAI MAHANAGARPALIKA**

No. CE / 6744 / BPES / AM

5 AUG 2014

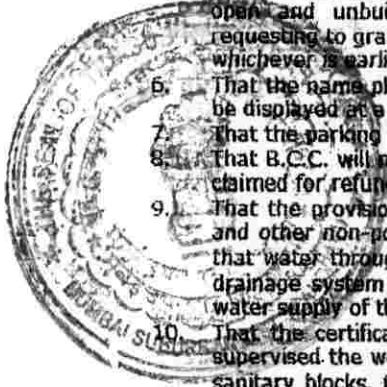
56. That the registered doctor on site shall not be appointed.
57. That the N.O.C. from Dy.Registrar of Co.Op.Housing Society for proposed development shall not be submitted

**B) CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.**

1. That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.

**C) GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.**

1. That some of the drains will not be laid internally with C.I. pipes of adequate size.
2. That the dust bin will not be provided as per C.E.'s circular No.CE/9296/11 of 26.6.1978.
3. That the surface drainage arrangement will not be made in consultation with Executive Engineer (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate.
4. That 10 ft. wide paved pathway upto staircase will not be provided.
5. That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon and will not be leveled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
6. That the name plate/board showing plot No. name of the building etc. will not be displayed at a prominent place before O.C.C./B.C.C.
7. That the parking spaces shall not be provided as per D.C. Regulation No.36.
8. That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.
9. That the provision will not be made for making available water for flushing and other non-potable purposes through a system of bore well and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the Corporation.
10. That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, termites, fixtures, joints in drainage pipes etc. and that the workmanship is found very satisfactory shall not be submitted.
11. That one set of plans mounted on carvas will not be submitted.
12. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will not be submitted.
13. That the federation of flat owners of the sub-division/layout for construction and maintenance of the infrastructure will not be formed
14. That the adequate provision for post-mail boxes shall not be made at suitable location on ground floor /stilt.
15. That the every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
16. That the final NOC from S.G. shall not be submitted.
17. That the requisitions of clause No.45 & 46 of D.C.R.91 shall not be complied with.



*M. K. ...*  
Executive Engineer Building Proposal

*A*  
*[Handwritten signature]*

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**BRIHANMUMBAI MAHANAGARPALIKA**

No. CE / 6744 / BPES / AM 10.5 AUG 2014

18. That the infrastructural works such as; construction of handholes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall not be provided.
  19. That the final NOC from Insecticide officer shall not be submitted.
  20. That the provision for rain water harvesting as per design prepared by consultant in the field shall not be made to the satisfaction of Municipal Commissioner.
  21. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organizations / individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM, shall not be provided to the satisfaction of Municipal Commissioner
  22. That the NOC from C.F.O. shall not be submitted before asking occupation.
  23. That the NOC from MHADA for granting Occupation Certificate shall not be submitted.
- D) CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.**
1. That certificate under Section 270-A of the Bombay Municipal Corporation Act will not be obtained from H.E.'s department regarding adequacy of water supply.



*M. K. D. K.*  
05.08.2014  
Executive Engineer  
(Building Proposals) E.S. - I

*M. K. D. K.*



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No. EB/CE/ 6744 /BDES

1/1/11 05 AUG 2014

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 deposits should be obtained any shed to house and store for constructional purposes, 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 a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilized for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though the materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand, props, debris, etc. should not be deposited over footpaths or public street by the owner/ architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above ground should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road as footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. of should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.

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- (20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13(B)(11) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(1)(aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.
- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
  - (i) Specific plans in respect of evicting or rehusing the existing tenants on hour stating their number and the area in occupation of each.
  - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail of the alternative accommodation in the proposed structure at standard rent.
  - (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will cause water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) The bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 meter.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the naharis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with tight fitting mosquito proof covers 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 hinge screwed on tightly serving the purpose of a lock and the warning pipes of the ribbet pressed with screw or dome shape pieces (like a garden mairi rose) with copper pipes with perforations 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 and its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- (32) (a) Louvres should be provided as required by Bye-law No. 5 (b).  
 (b) Lintels or Arches should be provided over Door and Window opening.  
 (c) The drains should be laid as require under Section 234-1 (a).  
 (d) The inspection chamber should be plastered inside and outside.
- (33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.



COPY TO OWNER  
 Godrej Redevelopers (Mumbai)  
 Pvt. Ltd. C.A. to SOCIETIES

M. K. Kulkarni  
 15-04-2016  
 Executive Engineer, Building Proposals  
 Zones E, S, T, M, W, Wards.

*(Handwritten signature)*

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**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**File no No. CE/ 6743/ BPES / AM**

Auto DCR File No. CHE/ES/1349/MW/337 (New)

To,  
 Shri. Amit Pawar,  
 M/s. Aakar Architects & consultants,  
 Ground floor, Satyanarayan Prasad,  
 Commercial Center, Dayaldas Road,  
 Vileparle (E.) Mumbai-

Sub : Proposed Re-development of Sahakar Nagar - II situated on plot bearing C.T.S. No. 52 of village Chembur, MHADA Colony, Mumbai.

Ref :- Your Online line application

Sir,

I have to inform you that the amended plans submitted by you for the above mentioned work are hereby approved, subject to the compliance of the conditions mentioned in this office Intimation of Disapproval under even no. CE/6743/BPES/AM dated.07/08/2014, amended plans approved u/no. 22/05/2015, 27/05/2016, 13/10/2016 & 19/08/2017 and following additional conditions :-

- 1) That the R.C.C. Design and calculations as per the amended plans for the proposed work considering seismic forces as per relevant I.S. Codes Nos should be submitted through the registered structural engineer before starting the work.
- 2) That the all requisite fees, premiums, deposits shall be paid before applying for C.C.
- 3) That the extra water & sewerage charges shall be paid to A.E. Water works "M"ward before C.C.
- 4) That the latest paid bill from A.A. & C (M/W) Ward shall be submitted.
- 5) That the C.C shall be got endorsed before starting further work.
- 6) That the Quarterly Progress report of project shall be submitted.
- 7) That the valid Janata Insurance Policy shall be submitted.
- 8) That the work shall be carried out only between 6.00 am to 10.00 pm as per circular u/no. Ch.E./DP/7749/Gen at 07.06.2016.
- 9) That the NOC from MOEF authority shall be submitted.
- 10) That the top most elevation of the building will be certified by Airport Authority of India mentioning that the Average mean Sea Level of the Building is within the permissible limits of Civil Aviation NOC . The same shall be submitted before O.C.C.
- 11) That the dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the residents/ occupants of the building in the jurisdiction of M.C.G.M. The necessary condition in Sale Agreement to that effect shall be incorporated by the Developer/ Owner.
- 12) That the registered undertaking from the owner/Developer shall be submitted to incorporate a clause in sale agreement with prospective buyer that the common parking space is provided.
- 13) That the NOC from Airport Authority of India shall be submitted.



One set of amended plans duly signed in the token of Municipal Approval.

**Acc. One set of plan**

Yours faithfully,

DEEPI  
 PARASHA  
 RAM  
 PATIL

Executive Engineer  
 (Building Proposal)E.S.-I

SUJIT  
 JAGANNATH  
 H  
 AMBITEKAR

Ramesh  
 Nagbhush  
 an  
 Kulkarni

**S.E.(B.P.)M-I.**

**A.E.(B.P.)M.**

Copy for information to :

- 1.Owner:M/s Godrej Redevelopers (Mumbai)P.Ltd.
- 2.Asst Commissioner 'M/W'ward
3. Dy. A & C E.S.
4. A.E.W.W. ' M/W ' ward

*(Handwritten signatures)*

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**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**File no No. CE/ 6744/ BPES / AM**

Auto DCR File No. CHE/ES/1350/MW/337 (New)

To,  
 Shri. Amit Pawar,  
 M/s. Aakar Architects & consultants,  
 Ground floor, Satyanarayan Prasad,  
 Commercial Center, Dayaldas Road,  
 Vileparle (E.) Mumbai-

Sub : Proposed Re-development of Sahakar Nagar - II situated on plot bearing  
 C.T.S. No. 53 of village Chembur, MHADA Colony, Mumbai.

Ref :- Your Online line application

Sir,

I have to inform you that the amended plans submitted by you for the above mentioned work are hereby approved, subject to the compliance of the conditions mentioned in this office Intimation of Disapproval under even no. CE/6744/BPES/AM dated.05/08/2014, amended plans approved u/no. 22/05/2015 & 19/08/2017 and following additional conditions :-

- 1) That the R.C.C. Design and calculations as per the amended plans for the proposed work considering seismic forces as per relevant I.S. Codes Nos should be submitted through the registered structural engineer before starting the work.
- 2) That the all requisite fees, premiums, deposits shall be paid before applying for C.C.
- 3) That the extra water & sewerage charges shall be paid to A.E. Water works "M"ward before C.C.
- 4) That the latest paid bill from A.A. & C (M/W) Ward shall be submitted
- 5) That the C.C shall be got endorsed before starting further work.
- 6) That the Quarterly Progress report of project shall be submitted
- 7) That the valid Janata Insurance Policy shall be submitted.
- 8) That the work shall be carried out only between 6.00 am to 10.00 pm as per circular u/no. Ch.E./DP/7749/Gen at 07.06.2016.
- 9) That the NOC from MOEF authority shall be submitted
- 10) That the top most elevation of the building will be certified by Airport Authority of India mentioning that the Average mean Sea Level of the Building is within the permissible limits of Civil Aviation NOC . The same shall be submitted before O.C.C.
- 11) That the dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the residents/ occupants of the building in the jurisdiction of M.C.G.M. The necessary condition in Sale Agreement to that effect shall be incorporated by the Developer/ Owner.
- 12) That the registered undertaking from the owner/Developer shall be submitted to incorporate a clause in sale agreement with prospective buyer that the common parking space is provided.



One set of amended plans duly signed in the token of Municipal Approval.

**Acc. One set of plan**

Yours faithfully,

SUIT  
 JAGANNATH  
 AMRITKAR

Ramesh  
 Nagbhush  
 an Kulkarni

**S.E.(B.P.)M-I.**

**A.E.(B.P.)M.**

Copy for information to :

- 1.Owner:M/s Godrej Redevelopers (Mumbai) P.Ltd.
- 2.Asst Commissioner 'M/W'ward
3. Dy. A & C E.S.
4. A.E.W.W. ' M/W ' ward

DEEPA  
 PARASHA  
 SANK  
 PATE  
**Executive Engineer**  
 (Building Proposal)E.S.-I

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C - 3



**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**FORM 'A'**  
**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**  
 No CHE/ES/1349/M/W/337(NEW)  
**COMMENCEMENT CERTIFICATE**

To.  
 M/s Godrej Redevelopers (Mumbai) Pvt Ltd.  
 Godrej one, 5th floor, Pirojshanagar, Eastern Express  
 Highway, Vikhroli (E) 400 071

Sir,

With reference to your application No. **CHE/ES/1349/M/W/337(NEW)** Dated. **22/1/2018** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **22/1/2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. **52** Division / Village / Town Planning Scheme-No. **CHEMBUR-W** situated at **Sahakar Nagar-II Road / Street in M/W Ward** Ward.

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

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
  - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. **Assistant Engineer (M)** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 9/8/2016



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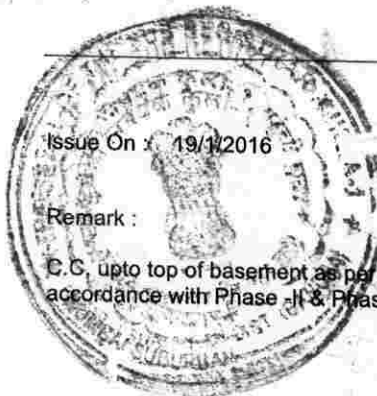
Issue On : 10/8/2015

Valid Upto : 9/8/2016

Remark :

C.C. upto top of basement as per approved amended plans dated 22/05/2015 for wing S-6 & S-7 as per the approved phase programme.

Approved By  
Shri. K.G. Shahdadpuri  
Executive Engineer



Issue On : 19/1/2016

Valid Upto : 9/8/2016

Remark :

C.C. upto top of basement as per approved amended plans dated 22/05/2015 for wing S-2 to S-5, S-8 & S-9 in accordance with Phase-II & Phase-III of the approved Phase Programme.

Approved By  
Shri.R.N. Kulkarni  
Assistant Engineer (BP)

Issue On : 3/9/2016

Valid Upto : 9/8/2017

Remark :

Full C.C. for wing S-6 & S-7 as per approved amended plans dated 27/05/2016

Approved By  
Shri. R.N. Kulkarni  
Assistant Engineer (BP)

\* [Handwritten signature]



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Issue On : 24/10/2016 Valid Upto : 9/8/2017

Remark :

Full C.C. for wings S-6 & S-7 as per the approved plans dated 13/10/2016

Approved By  
Shri. R. N. Kulkarni  
Assistant Engineer (BP)

Issue On : 23/11/2016 Valid Upto : 9/8/2017

Remark :

Full C.C. for wing S-5 as per approved amended plans dated 13/10/2016

Approved By  
Shri. R.N. Kulkarni  
Assistant Engineer (BP)

Issue On : 16/12/2016 Valid Upto : 9/8/2017

Remark :

Full C.C. for wing S-4 as per approved amended plans dated 13/10/2016

Approved By  
Shri. R. N. Kulkarni  
Assistant Engineer (BP)



Issue On : 30/3/2017 Valid Upto : 9/8/2017

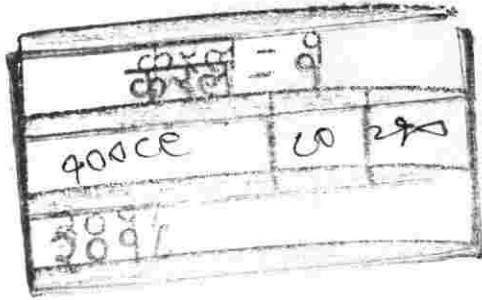
Remark :

Full C.C. for wing S-3 as per approved amended plan dated 13.10.2016

Approved By

CHE/ES/1349/M/W/337(NEW)

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Shri. R.N. Kulkarni  
Assistant Engineer (BP)



Issue On : 5/5/2017

Valid Upto : 9/8/2017

Remark :

Full C.C. for wing S-2 as per approved amended plan dated 13.10.2016

Approved By  
Shri. R.N. Kulkarni  
Assistant Engineer (BP)

Issue On : 13/10/2017

Valid Upto : 9/8/2018

Remark :

Full CC as per approved amended plans dated 19/08/2017

Approved By  
Shri. R. N. Kulkarni  
Assistant Engineer (BP)

Issue On : 26/2/2018

Valid Upto : 9/8/2018

Remark :

full C.C. as per last amended plans dated 16.02.2018.

✓  
Name : Ramesh Nagbhushan  
Kulkarni  
Designation : Assistant  
Engineer  
Organization : Personal  
Date : 26-Feb-2018 20:38:33

CHE/ES/1349/M/W/337(NEW)

करल - १		
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For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai

Assistant Engineer . Building Proposal

Eastern Suburb M/W Ward Ward

Cc to :

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



*[Handwritten signature]*

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C - 3



**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**FORM 'A'**  
**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**  
 No CHE/ES/1350/M/W/337(NEW)

**COMMENCEMENT CERTIFICATE**

To,  
 M/s Godrej Redevelopers (Mumbai) Pvt Ltd.  
 Godrej One, 5th floor, Pirojshanagar, Eastern  
 Express Highway, Vikhroli (E) 400079

Sir,

With reference to your application No. **CHE/ES/1350/M/W/337(NEW)** Dated. **22/1/2018** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **22/1/2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **0** C.T.S. No. **52(pt), 53(pt)** Division / Village / Town Planning Scheme No. **CHEMBUR-W** situated at **Sahakar Nagar 2 Road / Street in M/W Ward Ward**.

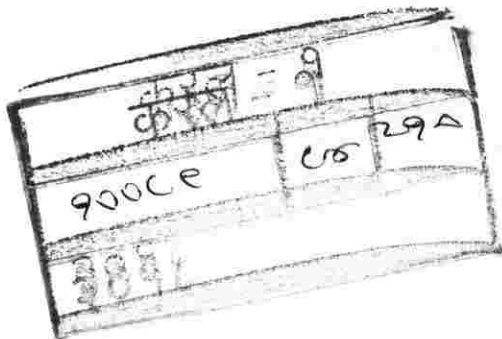
The Commencement Certificate / Building Permit is granted on the following conditions:-

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
  - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.



The Municipal Commissioner has appointed Shri. **Assistant Engineer (M)** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 9/8/2016



Issue On : 10/8/2015

Valid Upto : 9/8/2016

Remark :

C.C. upto top of basement as per approved amended plan dated 22.05.2015 for wing T5, T6 & T7 and as per the approved Phase Programme.

Approved By  
Shri. K.G. Shahdadpuri  
Executive Engineer

Issue On : 27/10/2015

Valid Upto : 9/8/2016

Remark :

C.C. upto top of basement as per approved amended plan dated 22.05.2015 for wing T3, T4 & T8 and as per the approved revised Phase Programme.

Approved By  
Shri. K.G. Shahdadpuri  
Executive Engineer

Issue On : 24/2/2016

Valid Upto : 9/8/2016

Remark :

C.C. upto top of basement as per approved amended plan dated 22.05.2015 for wing T1, T2 & S1 and as per the approved revised Phase Programme.

Approved By  
Shri. K.G. Shahdadpuri  
Executive Engineer

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Issue On : 22/7/2016 Valid Upto : 9/8/2016

Remark :

Full C.C. for wing T7 & T8 as per approved amended plans dated 22.05.2015

Approved By  
Shri. R. N. Kulkarni  
Assistant Engineer (BP)

Issue On : 3/9/2016 Valid Upto : 9/8/2017

Remark :

Full C.C. for wing T3,T4,T5 & T6 as per approved amended plan dated 22.05.2015

Approved By  
Shri. R. N. Kulkarni  
Assistant Engineer (BP)

Issue On : 23/11/2016 Valid Upto : 9/8/2017

Remark :

Full C.C. for Wing T1 & T2 as per approved amended plans dated 22/05/2015

Approved By  
Shri. R.N. Kulkarni  
Assistant Engineer (BP)



Issue On : 5/4/2017 Valid Upto : 9/8/2017

Remark :

Full C.C. for wing S-1 as per approved amended plan dated 22.05.2015

Approved By

CHE/ES/1350/M/W/337(NEW)

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Shri. R. N. Kulkarni  
Assistant Engineer (BP)

Issue On : 13/10/2017

Valid Upto : 9/8/2018

Remark :

Full CC as per amended plans dated 19.08.2017

Approved By  
Shri. R. N. Kulkarni  
Assistant Engineer (BP)

Issue On : 26/2/2018

Valid Upto : 9/8/2018

Remark :

Full C.C. as per last amended plans dated 16.02.2018



✓  
Name : Ramesh Nagbhushan  
Kulkarni  
Designation : Assistant  
Engineer  
Organization : Personal  
Date : 26-Feb-2018 20:31:41

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

Assistant Engineer . Building Proposal  
Eastern Suburb M/W Ward Ward

Cc to :

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

CHE/ES/1350/M/W/337(NEW)

Page 4 of 4 On 26-Feb-2018

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**Annexure "B"  
Title Certificate**



**WADIA GHANDY & Co.**

ADVOCATES, SOLICITORS & NOTARY

N. M. Wadia Buildings, 123, Mahatma Gandhi Road, Mumbai - 400 001, India.

Tel: +91 22 2267 0669, +91 22 2271 5600 | Fax: +91 22 2267 6784, +91 22 2267 0226

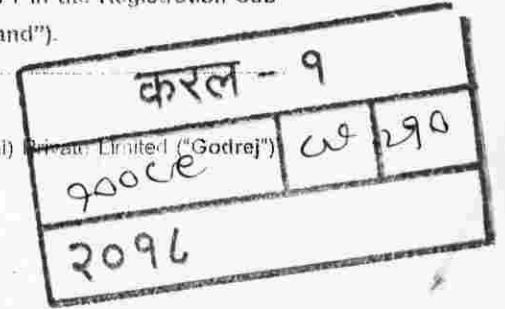
General e-mail: [contact@wadiaghandy.com](mailto:contact@wadiaghandy.com) | Personal e-mail: [firstname.lastname@wadiaghandy.com](mailto:firstname.lastname@wadiaghandy.com)

NL/DJM/10723 / 2749/2016

**TITLE REPORT**

**Re:** All that piece or parcel of land admeasuring 15,577.52 square meters or thereabouts bearing CTS Nos. 52 (part) and 53 (part) of Village Chembur Taluka Kurda, lying being and situate at Sahakar Nagar - II Chembur, Mumbai 400071 in the Registration Sub District of Bandra and District of Bombay City ("the said Land").

We have been requested by our client, Godrej Redevelopers (Mumbai) Private Limited ("Godrej") to investigate the title of Godrej with respect to the said Land.



**A. STEPS:**

With respect to the investigation of title, we have undertaken the following steps

1. Perused the original title deeds with respect of the said Land in the year 2013 and list thereof is annexed hereto and marked as **Annexure - "A"**
2. For the purpose of this Report we have conducted a search (through Search Clerk Ashish Jhaveri) at the Sub-Registrar of Assurances at Mumbai for the last fifty three years i.e from 1963 to 2015. The search reports for the search conducted through Search Clerk Ashish Jhaveri at the Sub-Registrar of Assurances at Mumbai is dated 28<sup>th</sup> December 2012 and 28<sup>th</sup> February 2015 and these search reports are subject to the records being torn at the concerned Sub-Registrar's office. A list of documents reflected in the search reports are annexed hereto as **Annexure "B"**.
3. Examined the property register card for CTS No. 52, CTS Nos 52/2 to 52/94, CTS No.53 and CTS Nos. 53/1 to 99.
4. We have not administered any independent requisitions on title.
5. We had issued public notices dated 15<sup>th</sup> March 2013 in the following newspapers (i) Economic Times and (ii) Navshakti, to invite any objections and/or claims with respect to the rights of the Participating Societies (as defined below) to their respective portions of the said Land. We have not received any claims in respect of the same. Subsequently, we have also issued public notices (i) dated 11<sup>th</sup> May, 2015 in the Free Press Journal, Mumbai Edition and (ii) dated 12<sup>th</sup> May, 2015 in



Ahmedabad | Chennai | Mumbai | New Delhi | Pune

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newspaper Navshakti to invite any objections and/or claims with respect to the rights of Godrej to develop the said Land. We have not received any claims in respect of the same.

- 6 We have taken a Declaration from Godrej dated February, 2016 with respect to the facts which cannot be otherwise ascertained from the public records.

**B. CHAIN OF TITLE:**

- 1 Maharashtra Housing and Development Authority ("MHADA") is the owner of the said Land. MHADA has constructed 25 (twenty - five) buildings (collectively referred to as "Buildings") thereon comprising a total of 200 tenements therein. A list of the Buildings on the said Land and the tenements contained in each of them is annexed hereto and marked as Annexure "C"

- 2 MHADA has executed the following lease deeds and sale deeds in favour of the following co-operative societies registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, the details whereof are stated herein below:-



2.1 Sahakar Nagar II Shantivan Cooperative Housing Society Limited  
("Shantivan Society").

2.1.1. The Shantivan Society bears registration no. BOM(W-M)/HSG(OH)/7565/93-94 vide its certificate of incorporation dated 21<sup>st</sup> September, 1993.

2.1.2. MHADA has constructed buildings bearing nos. A-1, A-2, A-12 and A-13 ("Shantivan Buildings") comprising 34 (thirty-four) tenements on the Shantivan Land (as defined hereinafter).

2.1.3. By and under an Indenture of Lease dated 28<sup>th</sup> July 1998 ("Shantivan Lease") registered with the Sub-Registrar, Bandra bearing Serial No. PBDR-3/1151/98 and Serial No. PBDR-3/1152/98 executed between MHADA (therein referred to as the Lessor/Authority of the one part) and the Shantivan Society (therein referred to as the Society, of the other part), MHADA has demised unto the Shantivan Society all that piece or parcel of land admeasuring 2639.57 square meters and bearing Survey No.14 (part) corresponding to CTS No: 53 (part 1 to 18) and CTS No. 53 (part 59 to 74) situated at Sahakar Nagar-2 Chembur in the Registration Sub District of Bandra and District of Bombay City,

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and more particularly described in the Shantivan Lease ("Shantivan Land"). The Shantivan Land is leased to the Shantivan Society for the consideration and on such terms and conditions as stated therein for a term of ninety, ninety - nine years with effect from 1<sup>st</sup> July 1990.

2.1.4. By and under a Deed of Sale dated 28<sup>th</sup> July 1998 ("Shantivan Sale Deed") registered with the Sub - Registrar, Bandra at Serial No. PBDR-3/1149/98 and PBDR-3/1150/98 executed between MHADA (therein referred to as the Vendor/Authority of the one part) and Shantivan Society (therein referred to as the Purchaser/Society of the other part), MHADA has conveyed the Shantivan Buildings situated on the Shantivan Land to the Shantivan Society in the manner as stated therein.

2.2. Sahakar Nagar Vibhag II Shantinath Cooperative Housing Society Limited ("Shantinath Society").

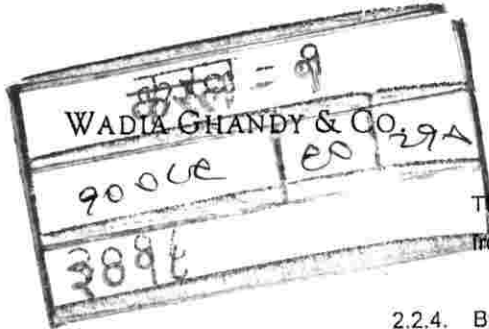
2.2.1. The Shantinath Society bears registration no. BOM (W M)/HSG(OH)/6327/92-93 vide its certificate of incorporation dated 23<sup>rd</sup> October, 1992.

2.2.2. MHADA has constructed buildings bearing no. A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10 and A-11 ("Shantinath Buildings") comprising 32 (thirty-two) tenements on the Shantinath Land (as defined hereinafter).

2.2.3. By and under an Indenture of Lease dated 9<sup>th</sup> December 1999 ("Shantinath Lease") registered with the Sub - Registrar, Bandra bearing Serial No. PBDR-3/2919/99 and Sub-Registrar Bandra bearing Serial No. PBDR-3/2920/99 executed between MHADA (therein referred to as the Lessor/Authority of the one part) and the Shantinath Society (therein referred to as the Society, of the other part), MHADA has demised unto the Shantinath Society, all that piece and parcel of land admeasuring 2678.49 square meters and bearing Survey No.14 (part) corresponding to CTS No.53 (part) at Sahakar Nagar, Chembur in the Registration Sub District of Bandra and District of Bombay City, and more particularly described in the Shantinath Lease ("Shantinath Land"). The Shantinath Land is leased to the Shantinath Society for the consideration and on such terms and conditions as stated therein.



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The lease is for a period of 99 (ninety-nine) years commencing from 1<sup>st</sup> September 1959

2.2.4. By and under a Deed of Sale dated 9<sup>th</sup> December 1999 ("Shantinath Sale Deed") registered with the Sub - Registrar, Kurla bearing Serial No. PBDR-3/2921/99 and Serial No. PBDR-3/2922/99 executed between MHADA (therein referred to as the Vendor/Authority of the one part) and the Shantinath Society (therein referred to as the Purchaser/Society of the other part), MHADA has conveyed the Shantinath Buildings situated on the Shantinath Land to the Shantinath Society in the manner as stated therein.



2.3.1. Sahakar Nagar II Panchsheel Co-operative Housing Society Limited ("Panchsheel Society").

2.3.1. The Panchsheel Society bears Registration No. BOM(W-M)/HSG(O.H)/6328/92-93 vide its certificate of incorporation dated 23<sup>rd</sup> October, 1992.

2.3.2. MHADA has constructed buildings bearing nos. A-5, A-6, A-7, A-8 and A-9 ("Panchsheel Buildings") comprising of 40 (forty) tenements on the Panchsheel Land (as defined hereinafter).

2.3.3. By and under an Indenture of Lease dated 8<sup>th</sup> August 1997 ("Panchsheel Lease") registered at Serial No. PBDR-3/1185/97 and PBDR-3/1186/97 executed between MHADA (therein referred to as the Lessor/Authority of the one part) and the Panchsheel Society (therein referred to as the Society, of the other part), MHADA has demised unto the Panchsheel Society all that piece or parcel of land admeasuring 3232.27 square meters and bearing Survey No.14(part) corresponding to CTS No.53(part) at Sahakar Nagar - 2 Chembur in the Registration Sub District of Bandra and District of Bombay City and more particularly described in the Panchsheel Lease ("Panchsheel Land"). The Panchsheel Land is leased to the Panchsheel Society for the consideration and on such terms and conditions stated therein for a term of the ninety / ninety - nine years with effect from 1<sup>st</sup> July 1990.

2.3.4. By and under a Deed of Sale dated 8<sup>th</sup> August 1997 ("Panchsheel Sale Deed") registered at Serial No. PBDR-3/1187/97 and PBDR-

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3/1188/97 executed between MHADA (therein referred to as the Vendor/Authority of the one part) and the Panchsheel Society (therein referred to as the Purchaser/Society of the other part), MHADA has conveyed the Panchsheel Buildings situated on the Panchsheel Land to the Panchsheel Society in the manner as stated therein.

2.4. Sahakar Nagar II Priyadarshini Co-operative Housing Society Limited ("Priyadarshini Society")

2.4.1 The Priyadarshini Society bears registration no. BOM(W-M)/HSG(O.H)/7582/93-94 vide its certificate of incorporation dated 6<sup>th</sup> November, 1993.

2.4.2. MHADA has constructed buildings bearing nos. A-14, A-15, A-16, A-24 and A-25 ("Priyadarshini Buildings") comprising of 38 (thirty-eight) tenements on the Priyadarshini Land (as defined hereinafter).

2.4.3. By and under a registered Indenture of Lease dated 7<sup>th</sup> December 1998 ("Priyadarshini Lease") registered with the Sub-Registrar Kurla bearing Serial No. PBDR-3/1756/98 and at Sub-Registrar Bandra bearing Serial No. PBDR-3/1757/98 executed between MHADA (therein referred to as the Lessor/Authority of the one part) and the Priyadarshini Society (therein referred to as the Society, of the other part), MHADA has demised unto the Priyadarshini Society all that piece and parcel of land admeasuring 2645.21 square meters and bearing Survey No.14(part) corresponding to CTS No.52(part) at Sahakar Nagar - 2, Village Chembur in the Registration Sub District of Kurla/Bandra and District of Bombay City and more particularly described in the Priyadarshini Lease ("Priyadarshini Land"). The Priyadarshini Land is leased to the Priyadarshini Society for the consideration and on such terms and conditions as stated therein for a term of ninety / ninety - nine years with effect from 1<sup>st</sup> July 1990.

2.4.4. By and under a Deed of Sale dated 7<sup>th</sup> December, 1998 ("Priyadarshini Sale Deed") registered with the Sub - Registrar Kurla bearing Serial No. PBDR-3/1757/98 and at Sub - Registrar, Bandra bearing Serial No. PBDR-3/1758/98 executed between MHADA (therein referred to as the Vendor/Authority of the one

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part) and Priyadarshini Society (therein referred to as the Purchaser/Society of the other part), MHADA has conveyed the Priyadarshini Buildings situated on the Priyadarshini Land to the Priyadarshini Society in the manner as stated therein. We have been informed by our search clerk that the Priyadarshini Sale Deed has been inadvertently stamped with Serial No. PBDR-3/1757/98. However the day book records the Priyadarshini Sale Deed to be registered at Serial Nos. PBDR-3/1758/98 and PBDR-3/1759/98.



2.5

Sahakar Nagar II Shantidoot Cooperative Housing Society Limited  
("Shantidoot Society")

2.5.1. The Shantidoot Society bears registration no. BOM(W.M.)/HSG(O.H.)/6616/92-93 vide its certificate of incorporation dated 19<sup>th</sup> March, 1993.

2.5.2. MHADA has constructed buildings bearing nos. A-17, A-18, A-22 and A-23 ("**Shantidoot Buildings**") comprising 32 (thirty-two) tenements on the Shantidoot Land (as defined hereinafter).

2.5.3. By and under an Indenture of Lease dated 16<sup>th</sup> June 2011 ("**Shantidoot Lease**") registered with the Sub - Registrar, Kurla bearing Serial No. BDR - 3/6766/2011 executed between MHADA (therein referred to as the Lessor/Authority of the one part) and the Shantidoot Society (therein referred to as the Society, of the other part), MHADA has demised unto the Shantidoot Society all that piece or parcel of land or ground of plot admeasuring 2583.78 square meters and bearing Survey No.14(part) corresponding to CTS No.52(part) at Sahakar Nagar, Chembur in the Registration Sub District of Kurla and District of Mumbai City and more particularly described in the Shantidoot Lease ("**Shantidoot Land**"). The Shantidoot Land is leased to the Shantidoot Society for the consideration and on such terms and conditions as stated therein. The lease is for a period of 30 (thirty) years with effect from 1<sup>st</sup> July, 1990.

2.5.4. By and under a Deed of Sale dated 16<sup>th</sup> June 2011 ("**Shantidoot Buildings**") registered with the Sub - Registrar, Kurla bearing Serial No. BDR - 3/6767/2011 executed between MHADA (therein referred to as the Vendor/Authority of the one part) and the

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Shantidoot Society (therein referred to as the Purchaser/Society of the other part), MHADA has conveyed the Shantidoot Buildings situated on the Shantidoot Land to the Shantidoot Society in the manner as stated therein.

2.6. Sahakar Nagar II Samata Co-operative Housing Society Limited  
("Samata Society")

2.6.1. The Samata Society bears registration no. BOM(W-M)/HSG(O.H)/6237/91-92 vide its certificate of incorporation dated 12<sup>th</sup> May, 1992.

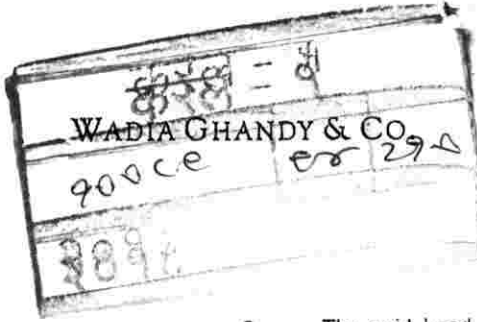
2.6.2. MHADA has constructed buildings bearing nos. A-19, A-20 and A-21 ("Samata Buildings") and comprising 24 (twenty-four) tenements on the Samata Land (as defined hereinafter).

2.6.3. By and under an Indenture of Lease dated 17<sup>th</sup> July, 1998 ("Samata Lease") registered with the Sub-Registrar, Bandra bearing Serial No. PBDR-3/1043/98 and PBDR-3/1044/98 executed between MHADA (therein referred to as the Lessor/Authority of the one part) and the Samata Society (therein referred to as the Society, of the other part), MHADA has demised unto the Samata Society all that piece and parcel of land admeasuring 1798.20 square meters and bearing Survey No.14 (part) corresponding to CTS No.52 (part) at Sahakar Nagar, Chembur in the Registration Sub District of Bandra and District of Bombay City, ("Samata Land") and more particularly described in the plan annexed to the Samata Lease. The Samata Land is leased to the Samata Society for the consideration and on such terms and conditions as stated therein for a period of 99 (ninety - nine) years with effect from 1<sup>st</sup> July 1990.

2.6.4. By and under a Deed of Sale dated 17<sup>th</sup> July 1998 registered with the Sub - Registrar, Bandra bearing Serial No. PBDR-3/1041/98 and PBDR-3/1042/98 ("Samata Sale Deed") executed between MHADA (therein referred to as the Vendor/Authority of the one part) and Samata Society (therein referred to as the Purchaser/Society of the other part), MHADA has conveyed Samata Buildings to the Samata Society in the manner as stated therein. Building bearing no. A-20 is reflected only in the operative

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part of the Samata Sale Deed and not reflected in the Schedule of the Samata Sale Deed.

- 3 The said Land is the aggregate area of the (i) Shantivan Land, (ii) Shantinath Land, (iii) Panchsheel Land, (iv) Priyadarshini Land, (v) Shantidoot Land and the (vi) Samata Land.
- 4 Sahakar Nagar II Samata Co-operative Housing Society Limited, Sahakar Nagar II Priyadarshini Co-operative Housing Society Limited, Sahakar Nagar II Shantinath Co-operative Housing Society Limited, Sahakar Nagar II Shantivan Co-operative Housing Society Limited, Sahakar Nagar II Panchsheel Co-operative Housing Society Limited, and Sahakar Nagar II Shantidoot Co-operative Housing Society Limited are hereinafter collectively referred to as the "Participating Societies".

**C. PROPERTY REGISTER CARDS:**



We have reviewed the Property Register Cards of CTS Nos. 52, 52/2 to 94, 53, 53/1 to 99 which collectively admeasures 16,846.6 square meters. The Property Register Cards of CTS Nos. 52, 52/2 to 94, 53, 53/1 to 99 show MHADA as the owner thereof. The name of the Samata Society is shown as a lessee in the Property Register Card of CTS No. 52 (to the extent of 776.7 square meters), CTS Nos. 52 (39 to 54) admeasuring 680.4 square meters and CTS No. 52 (87 to 94) admeasuring 341.1 square meters, thereby collectively admeasuring 1798.2 square meters.

- 2 Further, the names of the Shantivan Society, the Priyadarshini Society, the Shantinath Society, the Panchsheel Society and the Shantidoot Society are required to be mutated as lessees in their respective property register cards with respect to the Priyadarshini Land, Shantinath Land, Panchsheel Land and Shantidoot Land respectively.

**D. APPROVAL AND RESOLUTIONS:**

- 1 All the Participating Societies have formed a federal society by the name of Sahakar Nagar Vibhag - 2 Co-operative Housing Societies Association Limited registered under the provisions of the Maharashtra Co-operative Societies Act 1960 under Registration No. MUM/MHADB/HSG/(TC)/12491/06-07 ("Association"). The Association is constituted *inter alia* for the maintenance of the Sahakar Nagar II Layout which includes the redevelopment of its member societies.

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- 2 By and under a Memorandum of Understanding dated 16<sup>th</sup> November, 2012 ("Society MOU") executed between the Participating Societies, the Association and the holding company of Godrej i.e. Godrej Projects Development Private Limited ("GPDPL"), the Participating Societies and the Association agreed to appoint GPDPL as a common developer for the redevelopment of the said Land for the consideration and on the terms and conditions set out therein.
- 3 By and under a Memorandum of Understanding dated 16<sup>th</sup> November 2012 ("Gagangiri MOU") executed between GPDPL and Gagangiri Buildcon Private Limited ("Gagangiri"), it was agreed between GPDPL and Gagangiri that Gagangiri shall assist GPDPL (and/or its affiliate/ nominee) in the redevelopment of the said Land by GPDPL (and/or its affiliate/ nominee) by utilization of its full development potential, by performing and fulfilling the roles and responsibilities for the consideration in the manner and subject to the terms and conditions stated in the Gagangiri MOU.
- 4 Each of the Participating Societies and the Association have passed resolutions in their respective special general body meetings for the redevelopment of their respective portions of land comprised in the said Land by Godrej (at which time the concerned officer from the Deputy Registrar, Co-operative Societies was also present) and also for amalgamation of their respective societies into one society and/or the Association
- 5 By and under MHADA Offer Letter dated 19<sup>th</sup> March 2013 bearing reference no. CO/MB/RDC/NOC/F-525/503/2013 ("MHADA Offer Letter") addressed to the Association, to undertake redevelopment of the said Land in the manner and on the terms and conditions as stated therein. Under the MHADA Offer Letter it is inter-alia stated inter-alia, that MHADA shall allot a total built up area of 44,656.65 square meters as per 2.5 FSI on total demarcated plot area of 15,903.46 square meters (being the aggregate of the said Land being the lease lands and the tit-bit lands) on payment of premium by the Association to MHADA for an amount of Rs. 63,97,90,000/- (Rupees Sixty - Three Crore, Ninety - Seven Lakh and Ninety Thousand only) and MHADA shall allot an additional built up area of 4483.46 square meters for the land area admeasuring 3863.90 square meters kept in hold by MCGM.
- 6 By and under an order dated 12<sup>th</sup> April, 2013 bearing reference no. MB/BR/B-1/Draft Order/1522/2013 passed by the Deputy Registrar, Co-operative Society, MHADA; the Participating Societies are permitted to merge with the Association which is after the merger to be named as Sahakar Nagar Vibhag-2 Co-operative



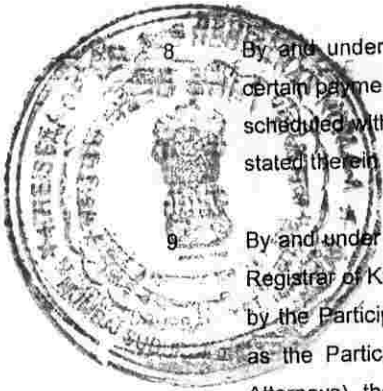
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Housing Society Limited (proposed) in the manner and on the terms as stated therein

7. By and under a Development Agreement dated 28<sup>th</sup> March 2013 ("**Godrej Development Agreement**") registered with the Sub Registrar of Kurla under Serial No. KRL1 - 4211 of 2013 executed between the Participating Societies (therein also collectively referred to as the 'Participating Societies' of the First to the Sixth Part), the Association (therein also referred to as the 'Association' of the Seventh Part) and Godrej (therein referred to as the 'Developer' of the Eighth Part), the Participating Societies and the Association have granted development rights to Godrej in respect of the said Land inter-alia by utilization of 2.5 FSI, for the consideration and subject to the terms and conditions contained therein.



8. By and under a Letter addressed by the Participating Societies to Godrej, the certain payment obligations of Godrej under the Godrej Development Agreement is scheduled with the performance of the obligations of the Participating Societies as stated therein ("**Addendum Letter**").

9. By and under a Power of Attorney dated 28<sup>th</sup> March 2013 registered with the Sub Registrar of Kurla under Serial No. KRL 1 - 4219 of 2013 ("**Godrej POA**") executed by the Participating Societies and the Association (therein collectively referred to as the Participating Societies), in favour of Godrej (therein referred to as the Attorneys), the Participating Societies and the Association have conferred powers unto Godrej for the purpose of carrying out development of the said Land as more particularly stated therein.

10. By and under a supplementary agreement to the Godrej Development Agreement dated 10<sup>th</sup> April, 2014, registered with the Office of the Sub registrar of Assurances under Serial No. KRL-1/6774/2014 ("**Supplementary Godrej Development Agreement**") executed between the Participating Societies (therein also collectively referred to as the 'Participating Societies' of the First to the Sixth Part), the Association (therein also referred to as the 'Association' of the Seventh Part) and Godrej (therein referred to as the 'Developer' of the Eighth Part), the Participating Societies, the Association and Godrej agreed to modify certain terms of the Godrej Development Agreement more specifically recorded therein.

11. Pursuant to the MHADA Offer Letter, the MHADA granted it's no objection dated 20<sup>th</sup> May, 2014 bearing No. CO/MB/REE/NOC/F-525/510/2014 ("**MHADA NOC**") for utilization of 2.5 FSI on the said Land for proposed redevelopment of the Association. The MHADA NOC further provides that the construction on the said Land should be of only residential and commercial nature. We have been informed

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by Godrej that all the payments required to be made by under the MHADA NOC have been made by Godrej to the concerned authorities.

12. By and under a letter dated 5<sup>th</sup> August, 2014 bearing No. CE/6744/BPES/AM the Municipal Corporation of Greater Mumbai issued an Intimation of Disapproval to Godrej with respect to proposed redevelopment of existing buildings comprising in the Association situated in Sahakar Nagar - II layout bearing CTS No. 53 on the terms set out therein..
13. By and under a letter dated 7<sup>th</sup> August, 2014 bearing No. CE/6743/BPES/AM the Municipal Corporation of Greater Mumbai ("MCGM") issued an Intimation of Disapproval to Godrej with respect to proposed redevelopment of existing buildings comprising in the Association situated in Sahakar Nagar - II layout bearing CTS No. 52.
14. By and under a letter dated 23<sup>rd</sup> June, 2015 bearing No. 21-22/2015-IX.III addressed by the Ministry of Environment, Forest and Climate Change to Godrej, the Ministry of Environment, Forest and Climate Change granted its clearance to the redevelopment of the said Land subject to the outcome of the order of the Hon'ble Supreme Court to be passed in the matter Goa Foundation vs. Union of India bearing Writ Petition (Civil) No. 460 of 2004.
15. By and under a letter dated 10<sup>th</sup> August, 2015 bearing No. CE/6743/BPES/AM the MCGM issued a Commencement Certificate in favor of Godrej with respect to CTS No. 52 out of the said Land. The Commencement Certificate has an endorsement granting Commencement Certificate up to top of basement as per amended plan dated 22<sup>nd</sup> May, 2015 for wings S6 and S7. On 19<sup>th</sup> January, 2016 the Commencement Certificate had an endorsement granting Commencement Certificate up to top of basement as per approved amended plan dated 22<sup>nd</sup> May, 2015 for wings S2 to S5, S8 and S9.
16. By and under a letter dated 10<sup>th</sup> August, 2015 bearing No. CE/6744/BPES/AM/W the MCGM issued a Commencement Certificate in favor of Godrej with respect to CTS No. 53 out of the said Land. The Commencement Certificate is valid for a period of two years, i.e. till 9<sup>th</sup> August, 2016. The Commencement Certificate has an endorsement granting Commencement Certificate up to top of basement as per amended plan dated 22<sup>nd</sup> May, 2015 for wings T5, T6 and T7. On 27<sup>th</sup> October, 2015 the Commencement Certificate had an endorsement granting Commencement Certificate up to top of basement as per approved amended plan dated 22<sup>nd</sup> May, 2015 for wings T3, T4 and T8.



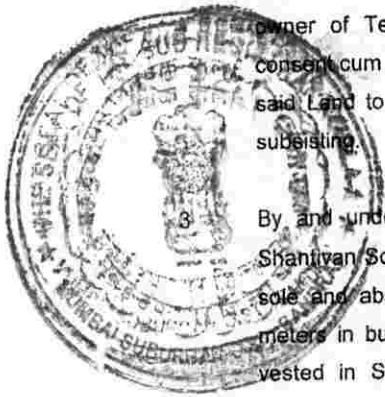
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**E. TENANT CONSENTS:**

- 1 We have been informed that on 2<sup>nd</sup> December, 2013 Mrs. Vijayalaxmi Sitharam, Mr. Ramesh Krishnan and Mrs. Uma Mayank Mistry residing in Tenement No. A/18/610 of Shantidoot Society executed individual consent cum declaration in favour of Godrej in respect of the redevelopment of the said Land to be undertaken by Godrej, and that the same is valid, binding and subsisting.
- 2 We have been informed that on 2<sup>nd</sup> March, 2015 Mr. Rajagopal Narayanan Nair, owner of Tenement No. A-9/536 in Panchsheel Society executed individual consent cum declaration in favour of Godrej in respect of the redevelopment of the said Land to be undertaken by Godrej, and that the same is valid, binding and subsisting.
- 3 By and under a Declaration Cum Indemnity dated 24<sup>th</sup> June, 2015 given by Shantivan Society, it was declared that one Mr. Ghanshyam Gangadhar, was the sole and absolute owner of Tenement No. A1/474 admeasuring 26.43 square meters in building No. A1 and further it was stated that Tenement No. A1/474 vested in Shantivan Society as Mr. Ghanshyam Gangadhar expired without leaving behind any legal heirs. We have been informed that Shantivan Society by way of this declaration has handed over Tenement No. A1/474 to Godrej on behalf of Mr. Ghanshyam Gangadhar for redevelopment of the same.
- 4 By and under an Order dated 11<sup>th</sup> September, 2015 bearing No. EE/Kurla/MB/4268/2015 passed by the MHADA directing Ms. Lalita Agarwal, Occupant of Tenement No. A-1/471 of Shantivan Society to accept rent and displacement hardship compensation as provided by Godrej and vacate Tenement No. A-1/471 and handover the same to Godrej. We have been informed that Godrej has taken possession of Tenement No. A-1/471 and that Godrej has been paying rent in lieu of the tenement to Ms. Lalita Agarwal..
- 5 We have been informed that a total of 198 (one hundred and ninety-eight) out of 200 (two hundred) Members individual consents in favour of Godrej for the redevelopment of the said Land have been obtained. The provision of Regulation 33(5) of the DCR contemplates of 70% of the individual consents of the members. In the present case, there are more than 70% of the individual consents accorded to Godrej for the redevelopment of the said Land under the provisions of Regulation 33(5) of the DCR.



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F. LITIGATION:

The brief details of the litigation filed with regard to the following Tenements of the Shantidoot Society are set out herein-

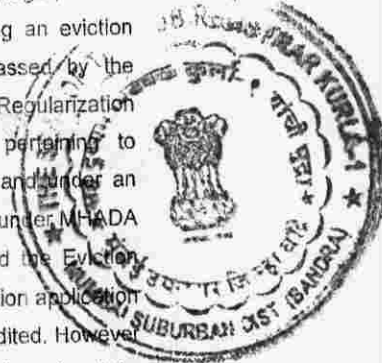
(a) Tenement no. A/17-5981 Appeal No. 118/93 before the Appellate Officer - II under the Maharashtra Housing and Area Development Authority Act, 1976 ("MHADA Act")

One Ramshankar Chaudhri (who appears to have been residing then at Tenement no. A/17-598 of the Shantidoot Society) has filed an Appeal No. 118/93 before the Appellate Officer-II against the Estate Manager, B.H. & A.D. Board (now known as MHADA), Bombay, challenging an eviction order dated 22<sup>nd</sup> November 1989 ("Eviction Order") passed by the Competent Authority 1 inter alia on the ground that one Regularization Application made by the said Ramshankar Chaudhri pertaining to Tenement no. A/17-598 was pending before MHADA. By and under an order dated 5<sup>th</sup> July 1993 passed by the Appellate Officer-II under MHADA Act, the said Appeal No. 118/93 has been dismissed and the Eviction Order has been confirmed and the hearing of the regularization application filed by Shri Ramshankar Chaudhri was directed to be expedited. However the said order records that "in case the regularization was allowed and the said tenement was to be regularized no question of eviction of the Appellant could arise."

2 Writ Petition No. 1238 of 1990 in the Bombay High Court

One Smt. Rama Chetan has filed a Writ Petition No. 1238 of 1990 before the Bombay High Court against MHADA and others. We have been provided with only an order dated 18<sup>th</sup> June 1990 passed by His Lordship the Hon'ble Justice Mr. Pendse in the said Writ Petition, which order states that the order of the competent authority is correct. On perusal of the Bombay High Court Website in the said Writ Petition, it appears that the said Writ Petition No. 1238 of 1990 has been now disposed off.

Subsequently, MHADA by and under its letter dated 4<sup>th</sup> September 2009 addressed to Smt. Kalavati Ramshankar Chaudhri has sanctioned the regularization of the Tenement no. A/17-598 (earlier allotted to Smt. Rama Chetan) in favour of Smt. Kalavati Ramshankar Chaudhri subject to (i) any



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claim from the original allottee i.e. Smt. Rama Chetan or (ii) if there has been any misrepresentation by on the basis of which the said Tenement has been regularized.

**G. CONCLUSION:**

Based on the aforesaid steps that we have undertaken and subject to all that is stated hereinabove, we are of the view that the title of Godrej to develop the said Land is clear and marketable subject to:

(i) The obtainment of all the statutory approvals and permissions for the development of the said Land from the statutory authorities (including MHADA and MCGM) and the compliance thereof including all the terms and conditions of the MHADA NOC; and



(ii) The compliance of the terms and conditions of the, Godrej Development Agreement, Supplementary Godrej Development Agreement, Addendum Letter, and Gagangiri MOU.

Dated this 21<sup>st</sup> day of March, 2016

For Wadia Ghandy & Co.

*Wadia*  
Partner

*A. B. B.*

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ANNEXURE - "A"

## (List of original title deeds inspected)

1. Lease Deed dated 28<sup>th</sup> July, 1998 executed between the Shantivan Society and MHADA and registered at Serial Nos. PBDR-3/1151/98 and PBDR-3/1152/98.
2. Sale Deed dated 28<sup>th</sup> July, 1998 executed between the Shantivan Society and MHADA and registered at Serial Nos. PBDR-3/1149/98 and PBDR-3/1150/98.
3. Lease Deed dated 9<sup>th</sup> December, 1999 executed between the Shantinath Society and MHADA and registered at Serial Nos. PBDR-3/2919/99 and PBDR-3/2920/99
4. Sale Deed dated 9<sup>th</sup> December, 1999 executed between the Shantinath Society and MHADA and registered at Serial Nos. PBDR-3/2921/99 and PBDR-3/2922/99
5. Lease Deed dated 8<sup>th</sup> August, 1997 executed between the Panchsheel Society and MHADA and registered at Serial Nos PBDR-3/1185/97 and PBDR-3/1186/97
6. Sale Deed dated 8<sup>th</sup> August, 1997 executed between the Panchsheel Society and MHADA and registered at Serial Nos. PBDR-3/1187/97 and PBDR-3/1188/97
7. Lease Deed dated 7<sup>th</sup> December, 1998 executed between the Priyadarshani Society and MHADA and registered at Serial Nos. PBDR-3/1757/98 and PBDR-3/1757/98
8. Sale Deed dated 7<sup>th</sup> December, 1998 executed between the Priyadarshani Society and MHADA and registered at Serial Nos. PBDR-3/1758/98 and PBDR-3/1757/98
9. Lease Deed dated 16<sup>th</sup> June, 2011 executed between the Shantidoot Society and MHADA and registered at Serial No. BDR-3/6766/2011.
10. Sale Deed dated 16<sup>th</sup> June, 2011 executed between the Shantidoot Society and MHADA and registered at Serial No. BDR-3/6767/2011.
11. Lease Deed dated 17<sup>th</sup> July, 1998 executed between the Samata Society and MHADA and registered at Serial Nos. PBDR-3/1043/98 and PBDR-3/1044/98
12. Sale Deed dated 17<sup>th</sup> July, 1998 executed between the Samata Society and MHADA and registered at Serial Nos. PBDR-3/1041/98 and PBDR-3/1042/98



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**Annexure "B"**

**(List of Documents reflected in the Search Report)**

- 1 Lease Deed dated 7<sup>th</sup> December, 1998 executed between the Priyadarshani Society and MHADA and registered at Serial Nos. PBDR-3/1756/98 and PBDR-3/1757/98
- 2 Lease Deed dated 17<sup>th</sup> July, 1998 executed between the Samata Society and MHADA and registered at Serial Nos. PBDR-3/1043/98 and PBDR-3/1044/98
- 3 Lease Deed dated 9<sup>th</sup> December, 1999 executed between the Shantinath Society and MHADA and registered at Serial Nos. PBDR-3/2919/99 and PBDR-3/2920/99
- 4 Lease Deed dated 28<sup>th</sup> July, 1998 executed between the Shantivan Society and MHADA and registered at Serial Nos. PBDR-3/1151/98 and PBDR-3/1152/98.
- 5 Development Agreement dated 28<sup>th</sup> March, 2013 registered with the office of the Sub Registrar of Assurances under serial no. BDR-3/4211/2013 and executed between (i) Sahakar Nagar 2 Samata CHSL, (ii) Sahakar Nagar 2 Shantidut CHSL, (iii) Sahakar Nagar 2 Shantinath CHSL, (iv) Sahakar Nagar 2 Priyadarshani CHSL, (v) Sahakar Nagar 2 Shantivan CHSL, (vi) Sahakar Nagar 2 Priyadarshani CHSL, (vii) Sahakar Nagar 2 Co-operative Societies Association Ltd. and Godrej Redevelopers (Mumbai) Pvt. Ltd.
- 6 Power of Attorney dated 28<sup>th</sup> March, 2013 registered with the office of the Sub Registrar of Assurances under serial no. BDR-3/4219/2013 executed by (i) Sahakar Nagar 2 Samata CHSL, (ii) Sahakar Nagar 2 Shantidut CHSL, (iii) Sahakar Nagar 2 Shantinath CHSL, (iv) Sahakar Nagar 2 Priyadarshani CHSL, (v) Sahakar Nagar 2 Shantivan CHSL, (vi) Sahakar Nagar 2 Priyadarshani CHSL, (vii) Sahakar Nagar 2 Co-operative Societies Association Ltd. in favour of Godrej Redevelopers (Mumbai) Pvt. Ltd.
- 7 Affidavit dated 27<sup>th</sup> May 2014 executed by Godrej Land Mark Redevelopers Pvt. Ltd. and registered with the office of the Sub Registrar of Assurances under serial no. BDR-3/2262/2014.
8. Notice of Lis-pendence dated 4<sup>th</sup> April, 2014 executed by Heritage Lifestyle & Developers Pvt. Ltd. and registered with the office of the Sub Registrar of Assurances under serial no. BDR-3/2940/2014. The list of societies mentioned in the Notice of Lis-pendence does not include the Participating Societies.
- 9 Supplementary Development Agreement dated 10<sup>th</sup> April, 2014 registered with the office of the Sub Registrar of Assurances under serial no. BDR-3/6774/2014, executed between (i) Sahakar Nagar 2 Samata CHSL, (ii) Sahakar Nagar 2



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Shantidut CHSL, (iii) Sahakar Nagar 2 Shantinath CHSL, (iv) Sahakar Nagar 2 Priyadarshani CHSL, (v) Sahakar Nagar 2 Shantivan CHSL, (vi) Sahakar Nagar 2 Panchsheel CHSL, (vii) Sahakar Nagar Vibhag-2 Co-operative Societies Association Ltd. and Godrej Redevelopers (Mumbai) Pvt. Ltd.

- 10 Affidavit of Captain Vanjarl Suresh Keshav dated 29<sup>th</sup> May 2014 registered with the office of the Sub Registrar of Assurances under serial no. BDR-13/4312/2014.
- 11 Affidavit dated 27<sup>th</sup> May 2014 executed by Godrej Land Mark Redevelopers Pvt. Ltd. and registered with the office of the Sub Registrar of Assurances under serial no. BDR-3/4430 /2014.
12. Affidavit dated 27<sup>th</sup> May 2014 executed by Godrej Land Mark Redevelopers Pvt. Ltd. and registered with the office of the Sub Registrar of Assurances under serial no. BDR-3/4431 /2014.
- 13 Affidavit dated 27<sup>th</sup> May 2014 executed by Godrej Land Mark Redevelopers Pvt. Ltd. and registered with the office of the Sub Registrar of Assurances under serial no. BDR-3/5206/2014.
- 14 Affidavit dated 27<sup>th</sup> May 2014 executed by Godrej Land Mark Redevelopers Pvt. Ltd. and registered with the office of the Sub Registrar of Assurances under serial no. BDR-3/5207/2014.



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Annexure "C"  
 (List of Buildings and tenements)

Sr.No	Building Nos.	Tenements
1	A-1, A-2, A-12, A-13	34
2	A-3, A-4, A-10, A-11	32
3	A-5, A-6, A-7, A-8, A-9	40
4	A-14, A-15, A-16, A-24, A-25	38
5.	A-17, A-18, A-22, A-23	32
6.	A-19, A-20, A-21	24
Total	25	200



A. G. G.





मालमत्ता पत्रक
विचारणीय - घोर
आयुष्य-पु.स.का. - न.पु.स. घोर
विचार - मूल्य अंशकाली

म.पु.स. घोर
मूल्य अंशकाली
श्री. सु. वि. मोसले
श्री. ए. जी. चिप्ली



मालमत्ता पत्रक

मालमत्ता पत्रक
विचारणीय - घोर
आयुष्य-पु.स.का. - न.पु.स. घोर
विचार - मूल्य अंशकाली

म.पु.स. घोर
मूल्य अंशकाली
श्री. सु. वि. मोसले
श्री. ए. जी. चिप्ली

मालमत्ता पत्रक
विचारणीय - घोर
आयुष्य-पु.स.का. - न.पु.स. घोर
विचार - मूल्य अंशकाली

म.पु.स. घोर
मूल्य अंशकाली
श्री. सु. वि. मोसले
श्री. ए. जी. चिप्ली

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आयुष्य-पु.स.का. - न.पु.स. घोर
विचार - मूल्य अंशकाली

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श्री. सु. वि. मोसले
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वि. सं. १५५६  
वि. सं. १५५६

क्र.सं.	विवरण	प्रकार	मूल्य	विवरण
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आवकें मालमा - श्री. म. वि. कोसले  
मुंबई नगरपालिका  
मुख्य कार्यालय, मुंबई

प्रमाणपत्र  
श्री. म. वि. कोसले  
मुख्य कार्यालय, मुंबई

मालमत्ता पत्रक  
करल - १  
विभाग सं. १ - सौदा  
वि. सं. १५५६  
वि. सं. १५५६  
वि. सं. १५५६

क्र.सं.	विवरण	प्रकार	मूल्य	विवरण
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मुंबई नगरपालिका  
मुख्य कार्यालय, मुंबई

प्रमाणपत्र  
श्री. म. वि. कोसले  
मुख्य कार्यालय, मुंबई



मालमत्ता पत्रक  
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वि. सं. १५५६  
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क्र.सं.	विवरण	प्रकार	मूल्य	विवरण
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मुख्य कार्यालय, मुंबई

प्रमाणपत्र  
श्री. म. वि. कोसले  
मुख्य कार्यालय, मुंबई

मालमत्ता पत्रक  
विभाग सं. १ - सौदा  
वि. सं. १५५६  
वि. सं. १५५६  
वि. सं. १५५६

क्र.सं.	विवरण	प्रकार	मूल्य	विवरण
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मुंबई नगरपालिका  
मुख्य कार्यालय, मुंबई

प्रमाणपत्र  
श्री. म. वि. कोसले  
मुख्य कार्यालय, मुंबई

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विभाग/पत्रिका - पंजीयन  
 भा.पु.स. सं. - १०५५५५५५  
 दिनांक - १०/१०/१९९९



पुनर्निर्देश -  
 दिनांक पुनः प्रकाश - १९९९  
 पृष्ठ - ११५

दिनांक	व्यवस्था	अन्य व्यवस्था	पुनः प्रकाश (पुनः प्रकाश सं.)	समाप्ति
१०/१०/१९९९	विशेषीकरण			
१०/१०/१९९९	पुनर्निर्देश			
१०/१०/१९९९	अन्य व्यवस्था			

समाप्त - श्री. यु. वि. गोखले  
 पत्र प्रकाश विभाग, मुंबई

पत्र प्रकाश विभाग, मुंबई

पत्र प्रकाश विभाग, मुंबई

भारतमत्ता पत्रक

विभाग/पत्रिका - पंजीयन  
 भा.पु.स. सं. - १०५५५५५५  
 दिनांक - १०/१०/१९९९



करल - १  
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पुनर्निर्देश -  
 दिनांक पुनः प्रकाश - १९९९  
 पृष्ठ - ११५

दिनांक	व्यवस्था	अन्य व्यवस्था	पुनः प्रकाश (पुनः प्रकाश सं.)	समाप्ति
१०/१०/१९९९	विशेषीकरण			
१०/१०/१९९९	पुनर्निर्देश			
१०/१०/१९९९	अन्य व्यवस्था			

समाप्त - श्री. यु. वि. गोखले  
 पत्र प्रकाश विभाग, मुंबई

पत्र प्रकाश विभाग, मुंबई

पत्र प्रकाश विभाग, मुंबई



भारतमत्ता पत्रक

विभाग/पत्रिका - पंजीयन  
 भा.पु.स. सं. - १०५५५५५५  
 दिनांक - १०/१०/१९९९



पुनर्निर्देश -  
 दिनांक पुनः प्रकाश - १९९९  
 पृष्ठ - ११५

दिनांक	व्यवस्था	अन्य व्यवस्था	पुनः प्रकाश (पुनः प्रकाश सं.)	समाप्ति
१०/१०/१९९९	विशेषीकरण			
१०/१०/१९९९	पुनर्निर्देश			
१०/१०/१९९९	अन्य व्यवस्था			

समाप्त - श्री. यु. वि. गोखले  
 पत्र प्रकाश विभाग, मुंबई

पत्र प्रकाश विभाग, मुंबई

पत्र प्रकाश विभाग, मुंबई

भारतमत्ता पत्रक

विभाग/पत्रिका - पंजीयन  
 भा.पु.स. सं. - १०५५५५५५  
 दिनांक - १०/१०/१९९९



पुनर्निर्देश -  
 दिनांक पुनः प्रकाश - १९९९  
 पृष्ठ - ११५

दिनांक	व्यवस्था	अन्य व्यवस्था	पुनः प्रकाश (पुनः प्रकाश सं.)	समाप्ति
१०/१०/१९९९	विशेषीकरण			
१०/१०/१९९९	पुनर्निर्देश			
१०/१०/१९९९	अन्य व्यवस्था			

समाप्त - श्री. यु. वि. गोखले  
 पत्र प्रकाश विभाग, मुंबई

पत्र प्रकाश विभाग, मुंबई

पत्र प्रकाश विभाग, मुंबई

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मालमत्ता पत्रक

विषय/विशेष -	पंजी	आयुक्त/पंजी	पंजी
आयुक्त/पंजी	पंजी	पंजी	पंजी

विवरण	विवरण	विवरण	विवरण
...	...	...	...

आयुक्त/पंजी  
 श्री. ए. ए. मोसले  
 श्री. ए. ए. मोसले  
 श्री. ए. ए. मोसले

पंजी  
 श्री. ए. ए. मोसले  
 श्री. ए. ए. मोसले  
 श्री. ए. ए. मोसले

मालमत्ता पत्रक

विषय/विशेष -	पंजी	आयुक्त/पंजी	पंजी
आयुक्त/पंजी	पंजी	पंजी	पंजी

विवरण	विवरण	विवरण	विवरण
...	...	...	...

आयुक्त/पंजी  
 श्री. ए. ए. मोसले  
 श्री. ए. ए. मोसले  
 श्री. ए. ए. मोसले

पंजी  
 श्री. ए. ए. मोसले  
 श्री. ए. ए. मोसले  
 श्री. ए. ए. मोसले

करल - 9  
 90000 990 299  
 2096



मालमत्ता पत्रक

विषय/विशेष -	पंजी	आयुक्त/पंजी	पंजी
आयुक्त/पंजी	पंजी	पंजी	पंजी

विवरण	विवरण	विवरण	विवरण
...	...	...	...

आयुक्त/पंजी  
 श्री. ए. ए. मोसले  
 श्री. ए. ए. मोसले  
 श्री. ए. ए. मोसले

पंजी  
 श्री. ए. ए. मोसले  
 श्री. ए. ए. मोसले  
 श्री. ए. ए. मोसले

मालमत्ता पत्रक

विषय/विशेष -	पंजी	आयुक्त/पंजी	पंजी
आयुक्त/पंजी	पंजी	पंजी	पंजी

विवरण	विवरण	विवरण	विवरण
...	...	...	...

आयुक्त/पंजी  
 श्री. ए. ए. मोसले  
 श्री. ए. ए. मोसले  
 श्री. ए. ए. मोसले

पंजी  
 श्री. ए. ए. मोसले  
 श्री. ए. ए. मोसले  
 श्री. ए. ए. मोसले

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मालमत्ता पत्रक

विभागकोड - ०१११  
 वि. क्र. ११११  
 वि. क्र. ११११  
 वि. क्र. ११११



क्र.सं.	विवरण	प्र.सं.	विवरण (१)	विवरण (२)	विवरण (३)
१	विद्यार्थी नाम	१	विद्यार्थी नाम	विद्यार्थी नाम	विद्यार्थी नाम

आचार्य महोदय - श्री. ए. ए. शर्मा  
 उप निदेशक  
 शिक्षण विभाग  
 नया दिल्ली

उप निदेशक - श्री. ए. ए. शर्मा  
 उप निदेशक  
 शिक्षण विभाग  
 नया दिल्ली



मालमत्ता पत्रक

विभागकोड - ०१११  
 वि. क्र. ११११  
 वि. क्र. ११११  
 वि. क्र. ११११



क्र.सं.	विवरण	प्र.सं.	विवरण (१)	विवरण (२)	विवरण (३)
१	विद्यार्थी नाम	१	विद्यार्थी नाम	विद्यार्थी नाम	विद्यार्थी नाम

आचार्य महोदय - श्री. ए. ए. शर्मा  
 उप निदेशक  
 शिक्षण विभाग  
 नया दिल्ली

उप निदेशक - श्री. ए. ए. शर्मा  
 उप निदेशक  
 शिक्षण विभाग  
 नया दिल्ली

मालमत्ता पत्रक

विभागकोड - ०१११  
 वि. क्र. ११११  
 वि. क्र. ११११  
 वि. क्र. ११११



क्र.सं.	विवरण	प्र.सं.	विवरण (१)	विवरण (२)	विवरण (३)
१	विद्यार्थी नाम	१	विद्यार्थी नाम	विद्यार्थी नाम	विद्यार्थी नाम

आचार्य महोदय - श्री. ए. ए. शर्मा  
 उप निदेशक  
 शिक्षण विभाग  
 नया दिल्ली

उप निदेशक - श्री. ए. ए. शर्मा  
 उप निदेशक  
 शिक्षण विभाग  
 नया दिल्ली

मालमत्ता पत्रक

विभागकोड - ०१११  
 वि. क्र. ११११  
 वि. क्र. ११११  
 वि. क्र. ११११



क्र.सं.	विवरण	प्र.सं.	विवरण (१)	विवरण (२)	विवरण (३)
१	विद्यार्थी नाम	१	विद्यार्थी नाम	विद्यार्थी नाम	विद्यार्थी नाम

आचार्य महोदय - श्री. ए. ए. शर्मा  
 उप निदेशक  
 शिक्षण विभाग  
 नया दिल्ली

उप निदेशक - श्री. ए. ए. शर्मा  
 उप निदेशक  
 शिक्षण विभाग  
 नया दिल्ली

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**भारतमत्ता पत्रक**

विद्यार्थी - **शैल**      आयुष्मन् प्र. नं. - **न.पू.अ. शैल**      निवास - **...**

क्र. सं.	विषय	वर्ग	संगणक सं.	संगणक सं.
1	...	...	...	...

पुस्तक संख्या - ...

विद्यार्थी का नाम - **शैल**      पता - **...**

पिता का नाम - **...**

पता - **...**

क्र. सं.	विषय	वर्ग	संगणक सं.	संगणक सं.
1	...	...	...	...

पुस्तक संख्या - ...

विद्यार्थी का नाम - **शैल**      पता - **...**

पिता का नाम - **...**

पता - **...**

**भारतमत्ता पत्रक**

विद्यार्थी - **शैल**      आयुष्मन् प्र. नं. - **न.पू.अ. शैल**      निवास - **...**

क्र. सं.	विषय	वर्ग	संगणक सं.	संगणक सं.
1	...	...	...	...

पुस्तक संख्या - ...

विद्यार्थी का नाम - **शैल**      पता - **...**

पिता का नाम - **...**

पता - **...**

क्र. सं.	विषय	वर्ग	संगणक सं.	संगणक सं.
1	...	...	...	...

पुस्तक संख्या - ...

विद्यार्थी का नाम - **शैल**      पता - **...**

पिता का नाम - **...**

पता - **...**

**करल - 9**

9000E      99E 290

2096



**भारतमत्ता पत्रक**

विद्यार्थी - **शैल**      आयुष्मन् प्र. नं. - **न.पू.अ. शैल**      निवास - **...**

क्र. सं.	विषय	वर्ग	संगणक सं.	संगणक सं.
1	...	...	...	...

पुस्तक संख्या - ...

विद्यार्थी का नाम - **शैल**      पता - **...**

पिता का नाम - **...**

पता - **...**

क्र. सं.	विषय	वर्ग	संगणक सं.	संगणक सं.
1	...	...	...	...

पुस्तक संख्या - ...

विद्यार्थी का नाम - **शैल**      पता - **...**

पिता का नाम - **...**

पता - **...**

**भारतमत्ता पत्रक**

विद्यार्थी - **शैल**      आयुष्मन् प्र. नं. - **न.पू.अ. शैल**      निवास - **...**

क्र. सं.	विषय	वर्ग	संगणक सं.	संगणक सं.
1	...	...	...	...

पुस्तक संख्या - ...

विद्यार्थी का नाम - **शैल**      पता - **...**

पिता का नाम - **...**

पता - **...**

क्र. सं.	विषय	वर्ग	संगणक सं.	संगणक सं.
1	...	...	...	...

पुस्तक संख्या - ...

विद्यार्थी का नाम - **शैल**      पता - **...**

पिता का नाम - **...**

पता - **...**

A D D









मालमत्ता पत्रक

विभाग/पैर - चेंबर  
 न.पु.अ. पैर - ११५६  
 दिनांक - ११/०६/१९७३



क्र.सं.	विवरण	प्रमाणित	मूल्य (₹)	टिप्पणी
१	...	...	...	...
२	...	...	...	...

आचार्य सहायक - श्री. मु. वि. मोसले  
 सहायक सहायक - श्री. अ. वि. मोसले  
 सहायक सहायक - श्री. अ. वि. मोसले

मालमत्ता पत्रक

विभाग/पैर - चेंबर  
 न.पु.अ. पैर - ११५६  
 दिनांक - ११/०६/१९७३



क्र.सं.	विवरण	प्रमाणित	मूल्य (₹)	टिप्पणी
१	...	...	...	...
२	...	...	...	...

आचार्य सहायक - श्री. मु. वि. मोसले  
 सहायक सहायक - श्री. अ. वि. मोसले  
 सहायक सहायक - श्री. अ. वि. मोसले



मालमत्ता पत्रक

विभाग/पैर - चेंबर  
 न.पु.अ. पैर - ११५६  
 दिनांक - ११/०६/१९७३



क्र.सं.	विवरण	प्रमाणित	मूल्य (₹)	टिप्पणी
१	...	...	...	...
२	...	...	...	...

आचार्य सहायक - श्री. मु. वि. मोसले  
 सहायक सहायक - श्री. अ. वि. मोसले  
 सहायक सहायक - श्री. अ. वि. मोसले

मालमत्ता पत्रक

विभाग/पैर - चेंबर  
 न.पु.अ. पैर - ११५६  
 दिनांक - ११/०६/१९७३



क्र.सं.	विवरण	प्रमाणित	मूल्य (₹)	टिप्पणी
१	...	...	...	...
२	...	...	...	...

आचार्य सहायक - श्री. मु. वि. मोसले  
 सहायक सहायक - श्री. अ. वि. मोसले  
 सहायक सहायक - श्री. अ. वि. मोसले

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मालमत्ता पत्रक

Form with fields for registration details, including 'मालमत्ता पत्रक' and 'मालमत्ता पत्रक'.

Handwritten signatures and stamps, including 'श्री. ए. वि. मोसले' and 'मालमत्ता पत्रक'.



मालमत्ता पत्रक

Form with fields for registration details, including 'मालमत्ता पत्रक' and 'मालमत्ता पत्रक'.

Handwritten signatures and stamps, including 'श्री. ए. वि. मोसले' and 'मालमत्ता पत्रक'.

Handwritten text 'करल - 9' and '2096' with a box around it.



मालमत्ता पत्रक

Form with fields for registration details, including 'मालमत्ता पत्रक' and 'मालमत्ता पत्रक'.

Handwritten signatures and stamps, including 'श्री. ए. वि. मोसले' and 'मालमत्ता पत्रक'.



मालमत्ता पत्रक

Form with fields for registration details, including 'मालमत्ता पत्रक' and 'मालमत्ता पत्रक'.

Handwritten signatures and stamps, including 'श्री. ए. वि. मोसले' and 'मालमत्ता पत्रक'.



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मालमत्ता पत्रक

विभाग/सेवा - पैंगु सायबुध्द-पु.स.स. - न.पु.स. पैंगु जिल्हा - सायबुध्द

पदा/पदावरील नाव - डी.डी. सायबुध्द

पदावरील नाव - डी.डी. सायबुध्द

पदावरील नाव - डी.डी. सायबुध्द



क्र.सं.	विवरण	वर्ग	मूल्य (₹)	विवरण
1	...	...	...	...
2	...	...	...	...

आचार्य/अधीक्षक - ...

डी.डी. सायबुध्द

मूल्य/मूल्य (₹) - ...

...

मालमत्ता पत्रक

विभाग/सेवा - पैंगु सायबुध्द-पु.स.स. - न.पु.स. पैंगु जिल्हा - सायबुध्द

पदा/पदावरील नाव - डी.डी. सायबुध्द

पदावरील नाव - डी.डी. सायबुध्द

पदावरील नाव - डी.डी. सायबुध्द



क्र.सं.	विवरण	वर्ग	मूल्य (₹)	विवरण
1	...	...	...	...
2	...	...	...	...

आचार्य/अधीक्षक - ...

डी.डी. सायबुध्द

मूल्य/मूल्य (₹) - ...

...



मालमत्ता पत्रक

विभाग/सेवा - पैंगु सायबुध्द-पु.स.स. - न.पु.स. पैंगु जिल्हा - सायबुध्द

पदा/पदावरील नाव - डी.डी. सायबुध्द

पदावरील नाव - डी.डी. सायबुध्द

पदावरील नाव - डी.डी. सायबुध्द



क्र.सं.	विवरण	वर्ग	मूल्य (₹)	विवरण
1	...	...	...	...
2	...	...	...	...

आचार्य/अधीक्षक - ...

डी.डी. सायबुध्द

मूल्य/मूल्य (₹) - ...

...

मालमत्ता पत्रक

विभाग/सेवा - पैंगु सायबुध्द-पु.स.स. - न.पु.स. पैंगु जिल्हा - सायबुध्द

पदा/पदावरील नाव - डी.डी. सायबुध्द

पदावरील नाव - डी.डी. सायबुध्द

पदावरील नाव - डी.डी. सायबुध्द



क्र.सं.	विवरण	वर्ग	मूल्य (₹)	विवरण
1	...	...	...	...
2	...	...	...	...

आचार्य/अधीक्षक - ...

डी.डी. सायबुध्द

मूल्य/मूल्य (₹) - ...

...

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मालमत्ता पत्रक

विद्यार्थी -- पेश्वर  
पत्र क्रमांक २०१६  
पेश्वर/२०१६

Table with columns for Name, Roll Number, and other details. Includes handwritten numbers like 90000 and 950290.

पेश्वर  
श्री. ए. ए. गोखले  
पेश्वर  
पेश्वर



मालमत्ता पत्रक

विद्यार्थी -- पेश्वर  
पत्र क्रमांक २०१६  
पेश्वर/२०१६

Table with columns for Name, Roll Number, and other details. Includes handwritten numbers like 90000 and 950290.

पेश्वर  
श्री. ए. ए. गोखले  
पेश्वर  
पेश्वर

मालमत्ता पत्रक

विद्यार्थी -- पेश्वर  
पत्र क्रमांक २०१६  
पेश्वर/२०१६

Table with columns for Name, Roll Number, and other details. Includes handwritten numbers like 90000 and 950290.

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श्री. ए. ए. गोखले  
पेश्वर  
पेश्वर

मालमत्ता पत्रक

विद्यार्थी -- पेश्वर  
पत्र क्रमांक २०१६  
पेश्वर/२०१६

Table with columns for Name, Roll Number, and other details. Includes handwritten numbers like 90000 and 950290.

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श्री. ए. ए. गोखले  
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पेश्वर

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करल - १

१००८९ १०४२१०

2096 मालमत्ता पत्रक

विभाग - मुंबई नगरपालिका - न.प.स. मुंबई

विवरण - मालमत्ता पत्रक

दिनांक - १९७४

पुनर्विभाग -

संख्या - १९७४

पत्रक - १९७४

क्र.सं.	विवरण	प्रमाण	मूल्य (₹)	विवरण (₹)
१००८९	विभागीय अधिकारी कार्यालय मुंबई नगरपालिका			
१०४२१०	विभागीय अधिकारी कार्यालय मुंबई नगरपालिका			

आचार्य - श्री. ए. वि. मोरारी

मुख्य अधिकारी, मुंबई

मुख्य उपस्थिति

१९७४

१९७४

१९७४

१९७४

मालमत्ता पत्रक

विभाग - मुंबई नगरपालिका - न.प.स. मुंबई

विवरण - मालमत्ता पत्रक

दिनांक - १९७४

पुनर्विभाग -

संख्या - १९७४

पत्रक - १९७४

क्र.सं.	विवरण	प्रमाण	मूल्य (₹)	विवरण (₹)
१००८९	विभागीय अधिकारी कार्यालय मुंबई नगरपालिका			
१०४२१०	विभागीय अधिकारी कार्यालय मुंबई नगरपालिका			

आचार्य - श्री. ए. वि. मोरारी

मुख्य अधिकारी, मुंबई

मुख्य उपस्थिति

१९७४

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मालमत्ता पत्रक

विभाग - मुंबई नगरपालिका - न.प.स. मुंबई

विवरण - मालमत्ता पत्रक

दिनांक - १९७४

पुनर्विभाग -

संख्या - १९७४

पत्रक - १९७४

क्र.सं.	विवरण	प्रमाण	मूल्य (₹)	विवरण (₹)
१००८९	विभागीय अधिकारी कार्यालय मुंबई नगरपालिका			
१०४२१०	विभागीय अधिकारी कार्यालय मुंबई नगरपालिका			

आचार्य - श्री. ए. वि. मोरारी

मुख्य अधिकारी, मुंबई

मुख्य उपस्थिति

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१९७४

मालमत्ता पत्रक

विभाग - मुंबई नगरपालिका - न.प.स. मुंबई

विवरण - मालमत्ता पत्रक

दिनांक - १९७४

पुनर्विभाग -

संख्या - १९७४

पत्रक - १९७४

क्र.सं.	विवरण	प्रमाण	मूल्य (₹)	विवरण (₹)
१००८९	विभागीय अधिकारी कार्यालय मुंबई नगरपालिका			
१०४२१०	विभागीय अधिकारी कार्यालय मुंबई नगरपालिका			

आचार्य - श्री. ए. वि. मोरारी

मुख्य अधिकारी, मुंबई

मुख्य उपस्थिति

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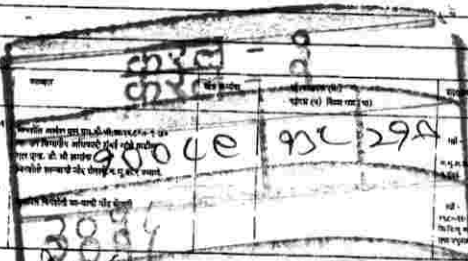


मालमत्ता पत्रक

विचारणीय - पेश  
 नं. पुस्तक 1000/1000  
 विभाग - 1000/1000  
 मालमत्ता पत्रक - न.पु.अ. पेश



पुस्तकिका -  
 नं. 1000/1000



न.पु.अ. पेश  
 मूल्य उपकरण विभाग

श्री. ए. वि. मोसले  
 श्री. ए. वि. मोसले  
 श्री. ए. वि. मोसले

मालमत्ता पत्रक

विचारणीय - पेश  
 नं. पुस्तक 1000/1000  
 विभाग - 1000/1000  
 मालमत्ता पत्रक - न.पु.अ. पेश



पुस्तकिका -  
 नं. 1000/1000

क्र.सं.	विवरण	पेश क्रमांक	पेश क्रमांक (द्वि)	विवरण
1000/1000	विचारणीय पत्रक नं. 1000/1000			श्री. ए. वि. मोसले
1000/1000	पुस्तकिका नं. 1000/1000			श्री. ए. वि. मोसले

न.पु.अ. पेश  
 मूल्य उपकरण विभाग

श्री. ए. वि. मोसले  
 श्री. ए. वि. मोसले  
 श्री. ए. वि. मोसले



मालमत्ता पत्रक

विचारणीय - पेश  
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 विभाग - 1000/1000  
 मालमत्ता पत्रक - न.पु.अ. पेश



पुस्तकिका -  
 नं. 1000/1000

क्र.सं.	विवरण	पेश क्रमांक	पेश क्रमांक (द्वि)	विवरण
1000/1000	विचारणीय पत्रक नं. 1000/1000			श्री. ए. वि. मोसले
1000/1000	पुस्तकिका नं. 1000/1000			श्री. ए. वि. मोसले

न.पु.अ. पेश  
 मूल्य उपकरण विभाग

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 विभाग - 1000/1000  
 मालमत्ता पत्रक - न.पु.अ. पेश



पुस्तकिका -  
 नं. 1000/1000

क्र.सं.	विवरण	पेश क्रमांक	पेश क्रमांक (द्वि)	विवरण
1000/1000	विचारणीय पत्रक नं. 1000/1000			श्री. ए. वि. मोसले
1000/1000	पुस्तकिका नं. 1000/1000			श्री. ए. वि. मोसले

न.पु.अ. पेश  
 मूल्य उपकरण विभाग

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मालमत्ता पत्रक

विचारणीयते - चेंबर
वर्ग क्रमांक
वर्ग क्रमांक
वर्ग क्रमांक



पुढीलप्रमाणे
विचारणीयते
वर्ग क्रमांक

Table with columns: क्र. क्रमांक, विवरण, मूल्य (₹) किंवा मूल्य (₹), मालमत्ता. Contains handwritten entries and a large stamp.

आचार्य कार्यालय
श्री. ए. वि. मोसले
श्री. ए. वि. मोसले
श्री. ए. वि. मोसले

मालमत्ता पत्रक

विचारणीयते - चेंबर
वर्ग क्रमांक
वर्ग क्रमांक
वर्ग क्रमांक



पुढीलप्रमाणे
विचारणीयते
वर्ग क्रमांक

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श्री. ए. वि. मोसले



मालमत्ता पत्रक

विचारणीयते - चेंबर
वर्ग क्रमांक
वर्ग क्रमांक
वर्ग क्रमांक



पुढीलप्रमाणे
विचारणीयते
वर्ग क्रमांक

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आचार्य कार्यालय
श्री. ए. वि. मोसले
श्री. ए. वि. मोसले
श्री. ए. वि. मोसले

मालमत्ता पत्रक

विचारणीयते - चेंबर
वर्ग क्रमांक
वर्ग क्रमांक
वर्ग क्रमांक



पुढीलप्रमाणे
विचारणीयते
वर्ग क्रमांक

Table with columns: क्र. क्रमांक, विवरण, मूल्य (₹) किंवा मूल्य (₹), मालमत्ता. Contains handwritten entries.

आचार्य कार्यालय
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श्री. ए. वि. मोसले

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भारतमत्ता पत्रक

पत्रक नं. १०८७  
 दिनांक १०/१०/७९  
 पत्रक नं. १०८७  
 दिनांक १०/१०/७९



पत्रक नं.	१०८७
दिनांक	१०/१०/७९
पत्रक नं.	१०८७
दिनांक	१०/१०/७९

क्र.सं.	विवरण	पत्रक नं.	दिनांक	पत्रक नं.	दिनांक
१	...	...	...	...	...

श्री. ए. वि. गोस्वामी  
 शिक्षण निदेशक, वेप

श्री. ए. वि. गोस्वामी  
 शिक्षण निदेशक, वेप

श्री. ए. वि. गोस्वामी  
 शिक्षण निदेशक, वेप

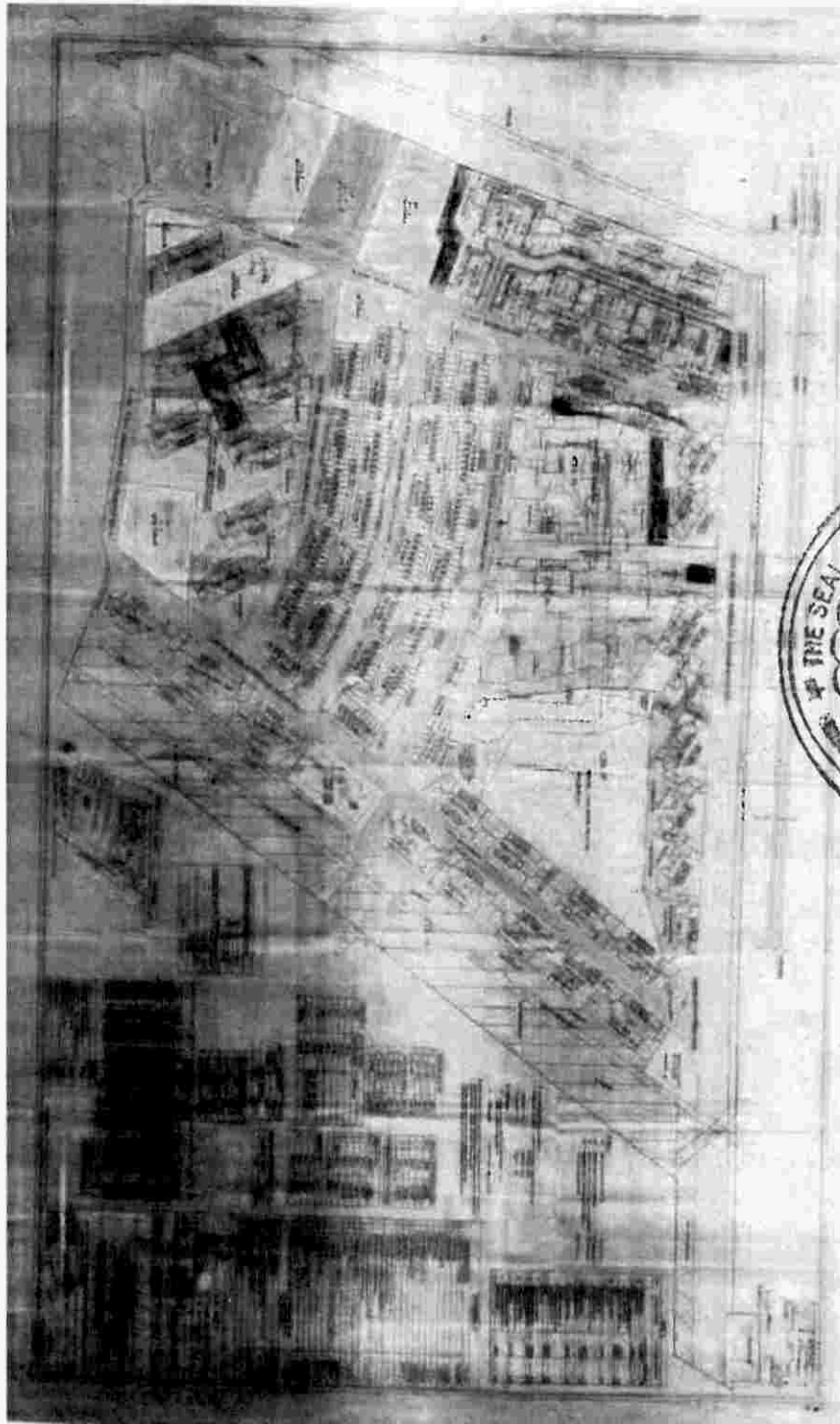
श्री. ए. वि. गोस्वामी  
 शिक्षण निदेशक, वेप



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ANNEXURE D

करल - १		
१००८	१५५	२१०
२०१८		



A [Signature]

करल = १	
१००८८	१५६ २१०
२०१८	



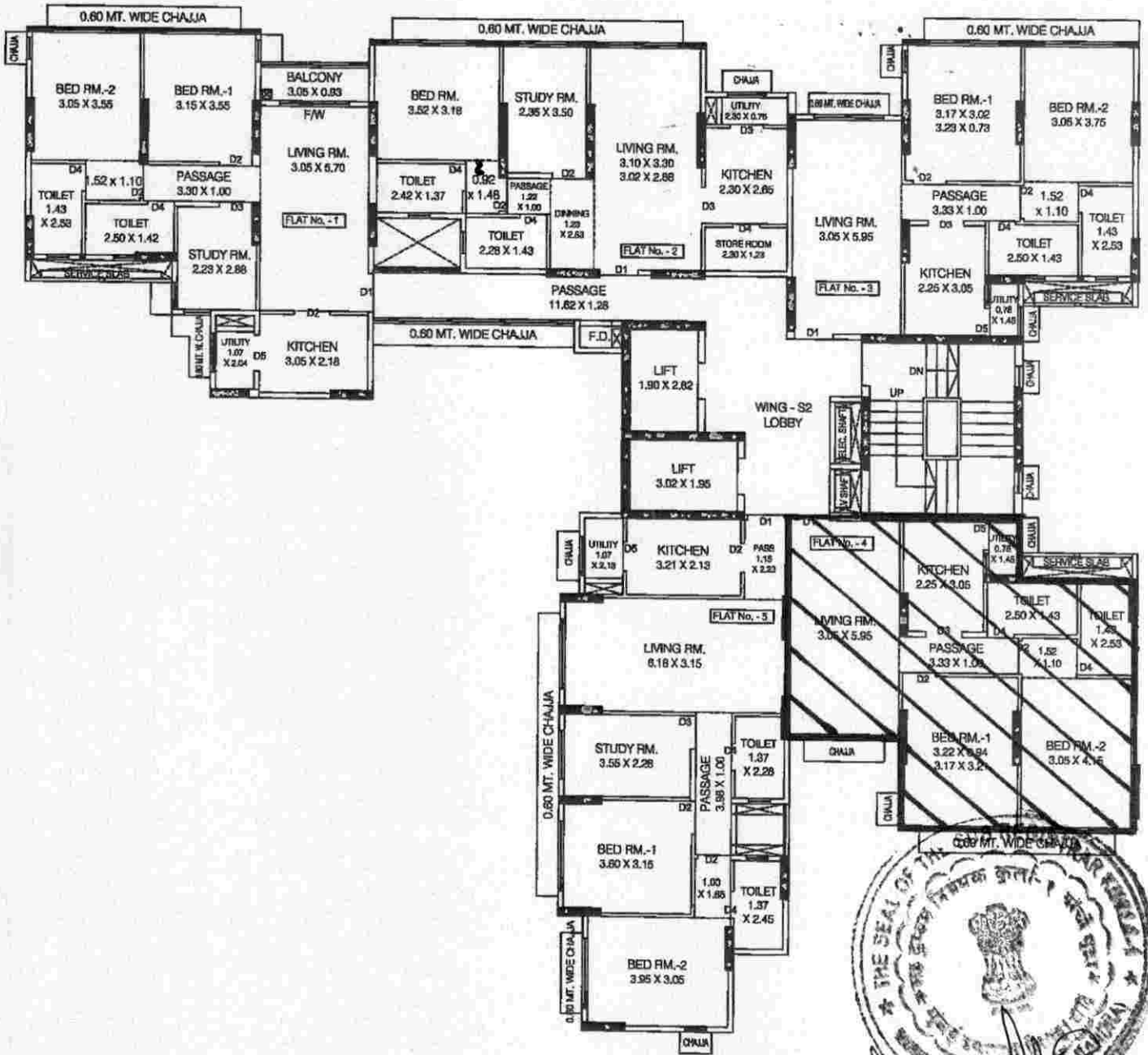


# Annexure-E FLOOR PLAN

करल - १

18th 9000E	१५७ २९०
२०१८	

FLAT NO. 1304 FLOOR NO. 18th 9000E



**TYPICAL FLOOR PLAN  
WING - S2**



*Archi*



This plan has been approved/sanctioned by MCGM vide  
Auto DCR FILE No.- CHE/ES/1349/M/W/337(New) dated:- 16/02/2018.

करल = १		
१००८९	१५८	२१०
३०१६		



**ANNEXURE F**

**Specifications of the Flat**

करल - 9		
9000	990	290
2096		

RCC framed structure with masonry including plaster

- External paint – 100% acrylic waterproof paint.
- Main Entrance Lobby –Flooring and lift jambs of Italian Marble
- Typical floor lobbies- Vitrified tile flooring and Lift jambs of granite.
- All parking areas including basement painted with cement paint.
- All parking areas - Concrete flooring.

**LIVING DINING BEDROOMS**

- Flooring - Vitrified tiles.
- Internal paint on wall & ceiling - Plastic emulsion/Acrylic emulsion.
- Deck balconies - Antiskid tiles.
- Balcony railings - M.S railings.

**KITCHEN**

- Flooring - Vitrified tiles.
- Internal paint on wall & ceiling - Plastic emulsion/Acrylic emulsion.
- Ceramic tiles for dado. Dado height will be from platform top level to window top level.
- Granite top kitchen platform with SS sink.
- Exhaust fan.

**KITCHEN UTILITY**

- Flooring - Anti skid ceramic tiles.
- Walls and ceiling - Plastic emulsion/Acrylic emulsion.

**BATHROOMS**

- Flooring - Anti skid ceramic tiles.
- Dado - Ceramic tile up to door height.
- Internal paint on wall & ceiling - Plastic emulsion/Acrylic emulsion.
- Washbasin with mirror.
- CP fittings and sanitary fittings (white colour) of Jaguar/Roca & Parryware/Soncera or equivalent brand.
- Instant geyser, Exhaust fan.

**DOORS**

- Main door – Door frame with laminated door shutter and good quality hardware.
- Bedroom doors - Door frame with laminated door shutter and good quality hardware

**TOILET DOORS**

- Door frame - Marble frame with laminated door shutter and good quality hardware
- Utility doors- Same as above



*[Handwritten signature]*

करले = १		
१००८६	१६०	२१०
३०१६		

**WINDOWS**

- Window frame - Marble sub frame.
- Shutters - Aluminium powder coated with clear glass for living room and bedroom & frosted glass for bathroom windows.

**ELECTRIC POINTS**

- Adequate number of electrical points will be provided.
- Single phase power supply for 1 & 1.5 BHK, Three phase power supply for 2, 2.5 & 3 BHK.
- Switches - Modular type
- Living/ Bedrooms will have points for Telephone, TV and AC point.
- Video door phone.

**Note: All material mentioned/ specified above are subject to availability of material in market based on production. Company reserves the right to provide an equivalent material.**



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**ANNEXURE G  
Common Areas**

Common area shall include

- a. staircases;
- b. lobbies,
- c. passages,
- d. landings refuge areas
- e. common terraces etc.
- f. Lift;
- g. Electrical Common board wiring/switches.
- h. Common area lighting and meters;
- i. Underground water tank, water pipes and meters.
- j. Internal driveway Compound wall & Gates;
- k. Landscape spaces
- l. Terrace
- m. Open areas on ground
- n. Storm water drains and rain water harvesting system
- o. Common water main lines, water pumps and water tanks.
- p. Utility rooms used for various utilities/services
- q. Club House and other amenities like gymnasium, games room, etc.

करल - १		
१००८	१६१	२१०
२०१८		



**ANNEXURE H  
Facilities**

- A) Club House Membership.

*[Handwritten signature]*

करल = १		
१००८८	१६२	२१०
२०१६		





ANNEXURE I

करल - १		
१००८८	१६३	२१९
२०१८		



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'  
(See rule 8(a))

This registration is granted under section 6 of the Act to the following project under project registration number: **PS1000000018**

Project: **Godrej Prime, Plot Bearing / CTS / Survey / Final Plot No.: CTS No. 50/2 and 52/2nd Parts, 10/2, 11 and 12, Suburban, 400071.**

- Godrej Redevelopers (Mumbai) Pvt. Ltd. having its registered office / principal place of business at Tarel: (Tarel, District: Mumbai Suburban, Pin: 400071).
- This registration is granted subject to the following conditions, namely:
  - The promoter shall enter into an agreement for sale with the allottee.
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Right of Interest and Disclosure on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realized 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 the project as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5; OR  
That entire of the amounts to be realized hereinafter by promoter for the real estate project 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 cost of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from 14/07/2017 and ending with 31/03/2022 and shall be renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act and rule 5.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities.
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Dr. Vignesh Prasad Prabhakar  
(Secretary, MahaRERA)  
Date: 7/10/2017 2:57:57 PM

Date: 10/07/2017  
Place: Mumbai

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

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करल - १		
१००८६	१६०	२१०
२०१८		



करल - १		
१००८६	१९५	२१०
२०१८		

## उपनिबंधक, सहकारी संस्था, म्हाडा

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, मुंबई यांचे कार्यालय, गृहनिर्माण भवन १ ला मजला,  
रुम नं. २११, वांद्रे (पूर्व), मुंबई - ४०० ०५१.

दूरध्वनी क्रमांक : ०२२-६६४०५१०५

जा.क्र.-मुंमं/उपनि/बी-२/एकत्रिकरण आदेश, १९७८/२०१६,  
दिनांक :- २२.०३.२०१६.

महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम १७ व त्याखालील नियम १६ अन्वये सहकार नगर विभाग -२ को-ऑप. हौसिंग सोसायटी असोसिएशन लि व संबंधित सहा संस्थांचा एकत्रिकरणाबाबतचा अंतिम आदेश.

वाचावे

१. महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम-१७ व त्याखालील नियम १६ मधील तरतूद.
२. या कार्यालयाकडील जा. क्र. - मुंमं / उपनि / बी - १ / नमुद संस्था १५२२ / २०१३, दिनांक १२.०४.२०१३ रोजीचा मसुदा आदेश.
३. १) सहकार नगर २ शांतिनाथ को - ऑप. हौ. सोसा लि., २) सहकार नगर २ पंचशील को - ऑप. हौ. सोसा. लि., ३) सहकार नगर २ शांतिवन को - ऑप. हौ सोसा. लि. ४) सहकार नगर २ शांतिदूत को - ऑप. हौ सोसा. लि., ५) सहकार नगर २ समता को - ऑप. हौ सोसा लि, ६) सहकार नगर २ प्रियदर्शनी को - ऑप. हौ. सोसा. लि. व सहकार नगर विभाग २ को-ऑप हा सोसा असोसिएशन लि यांनी या कार्यालयात दिनांक १७.०३.२०१६ रोजी सादर केलेला अंतिम अहवाल.
४. मुख्य अधिकारी, मुंबई मंडळ अंतर्गत कार्यकारी अभियंता, चेंबूर विभाग, यांचे द्वारा संस्था एकत्रिकरण / एकत्रिकरण पुर्नविकास संबंधित दिनांक २०.०५.२०१४ रोजी प्राप्त झालेले ना-हरकत



ज्याअर्थी, सहकार नगर विभाग २ को-ऑप हौ सोसा असोसिएशन लि, अ-३/ ४९२, सहकार नगर रोड नं. २, रोड नं. १, चेंबूर मुंबई- ४०० ०७१. ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ९ (१) मधील तरतूदीनुसार नोंदणी क्र. एमयुएम / एमएचएडोबी / एचएसजी (टीसी) / १२४९१ / २००६-२००७, नुसार नोंदणीकृत असोसिएशन आहे. सदर सहकारी गृहनिर्माण संस्थाचे असोसिएशन मुंबई गृहनिर्माण व क्षेत्रविकास मंडळाचे अधिकार क्षेत्रातील असल्याने तिचे निबंधक, उपनिबंधक सहकारी संस्था म्हाडा हे आहेत. त्यामूळे सदर संस्थाचे दैनंदिन कामकाज महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम (यापुढे अधिनियम असे वाचण्यात यावे.) १९६१ चे नियम (यापुढे नियम असे वाचण्यात यावे.) आणि संस्थेच्या उपविधीनुसार (यापुढे संस्था असे वाचण्यात यावे.) चालविणे व्यवस्थापक समितीवर बंधनकारक आहे. आणि,

ज्याअर्थी, खालील नमुद संस्था उपरोक्त सहकार नगर विभाग २ को-ऑप हौ सोसा असोसिएशन लि, अ-३/ ४९२, सहकार नगर रोड नं. २, रोड नं. १, चेंबूर मुंबई- ४०० ०७१ या असोसिएशनच्या सभासद संस्था आहेत. सदर संस्थांनी वैयक्तिक रित्या आणि सयुक्तिकरित्या संस्थेच्या एकत्रिकरणाचा ठराव संमत करताना, १) सहकार नगर २ शांतिनाथ को - ऑप. हौ. सोसा लि, २) सहकार

करल = १		
१००८८	१६८	२१०
३०१६		

नमः देवः खालील को - ऑप. हौ. सोसा. लि., ३)सहकार नगर २ शांतिवन को ऑप. हौ सोसा. लि. ४)सहकार नगर २ शांतिदूत को - ऑप. हौ सोसा. लि, ५)सहकार नगर २ समता को - ऑप. हौ सोसा लि, ६)सहकार नगर २ प्रियदर्शनी को - ऑप. हौ.सोसा.लि,चे सहकार नगर विभाग २ को - ऑप. हौसिंग सोसायटी असोसिएशन लि.,मध्ये एकत्रितकरण करुन सदर संस्थांची नोंदणी रद्द करुन असोसिएशनची नोंदणी कायम करण्याचे सर्वानुमते ठरविले आहे. त्यानुसार १)सहकार नगर २ शांतिनाथ को - ऑप. हौ.सोसा लि, २)सहकार नगर २ पंचशील को - ऑप. हौ. सोसा. लि., ३)सहकार नगर २ शांतिवन को ऑप. हौ सोसा. लि. ४)सहकार नगर २ शांतिदूत को - ऑप. हौ सोसा. लि, ५)सहकार नगर २ समता को - ऑप. हौ सोसा लि, ६)सहकार नगर २ प्रियदर्शनी को - ऑप. हौ.सोसा.लि या संस्थांनी व असोसिएशनने तशाप्रकारे ठराव पारित करुन एकत्रिकरणाचा प्रस्ताव या कार्यालयात दिनांक १३.१२.२०१२ रोजी प्रस्ताव या कार्यालयास सादर केलेला आहे आणि,

ज्याअर्थी खालील सर्व गृहनिर्माण सहकारी संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ९ (१) नुसार नोंदणीकृत गृहनिर्माण संस्था असुन त्याचे नाव व नोंदणी क्र. खालील प्रमाणे आहेत.

संस्थेचे नाव व नोंदणी क्रमांक	सर्व साधारण सभेचा ठराव
१)सहकार नगर २ शांतिनाथ को-ऑप.हौसिंग सोसा लि, बीओएम (डब्ल्यू-एम) / एचएसजी (ओएच) / ६३२७ / १९९२-९३ दिनांक २७.१०.१९९२	दिनांक २६.०७.२००८
२)सहकार नगर २ पंचशील को-ऑप. हौसिंग सोसा लि., बीओएम (डब्ल्यू-एम) / एचएसजी (ओएच) / ६३२८ / १९९२-९३	दिनांक १७.०३.२००७
३)सहकार नगर २ शांतिवन को-ऑप. हौसिंग सोसा लि., बीओएम (डब्ल्यू-एम) / एचएसजी (ओएच) / ७५६५ / १९९३-९४	दिनांक २३.०७.२००७
४)सहकार नगर २ शांतिदूत को - ऑप. हौसिंग सोसा लि, बीओएम (डब्ल्यू-एम) / एचएसजी (ओएच) / ६६१६ / १९९२-९३, दिनांक १९.०३.१९९३	दिनांक १७.०३.२००७
५)सहकार नगर २ समता को - ऑप. हौसिंग सोसा लि, बीओएम (डब्ल्यू-एम) / एचएसजी (ओएच) / ६२३७ / १९९१-९२	दिनांक १७.०३.२००७
६)सहकार नगर २ प्रियदर्शनी को -ऑप.हौसिंग सोसा लि. बीओएम (डब्ल्यू-एम) / एचएसजी (ओएच) / ७५८२ / १९९३-९४, दिनांक ०६.११.१९९३	दिनांक १७.०३.२००७



ज्याअर्थी, या कार्यालयाने वाचावे क्र २ नुसार कायदा कलम १७ व त्याखालील नियम १६ अन्वये दिनांक १२.०४.२०१३ रोजी उपरोक्त सहा संस्थां सहकार नगर विभाग २ को-ऑप हौ सोसा असोसिएशन लि, या संस्थेमध्ये एकत्रित करणेकामीचा एकत्रिकरणाचा मसुदा आदेश निर्गमित करुन धनको / ऋणको किंवा ज्यांच्याशी संस्थेचे हितसंबंध आहे त्यांचेकडून एक महिन्याच्या आत सूचना /

A

करल - १		
१००६	१६७	२१०
२०१६		

हरकती मागविण्याचे कळविण्यात आलेले होते. तसेच आदेशाचा मसुदा वरील दोन्ही संस्थांच्या नोटीस बोर्डावर प्रसिध्द करण्याबाबत सूचना दिलेल्या आहेत आणि,

ज्याअर्थी, उपरोक्त प्रमाणे मसुदा आदेशाच्या अनुषंगाने कार्यवाही करुन १)सहकार नगर २ शांतिनाथ को - ऑप. हौ.सोसा लि, २)सहकार नगर २ पंचशील को - ऑप. हौ. सोसा. लि., ३)सहकार नगर २ शांतिवन को ऑप. हौ सोसा. लि. ४)सहकार नगर २ शांतिदूत को - ऑप. हौ सोसा. लि, ५)सहकार नगर २ समता को - ऑप. हौ सोसा लि, ६)सहकार नगर २ प्रियदर्शनी को - ऑप. हौ.सोसा.लि या संस्थांनी वाचावे क्र ३ नुसार या कार्यालयास दिनांक १७.०३.२०१६ रोजीच्या इतिवृत्तांतासह अंतिम अहवाल सादर केलेला आहे. सदर अहवालाचे अवलोकन करता त्यामध्ये सदरहु सहा संस्थांनी या कार्यालयाकडील कायदा कलम १७ व नियम १६ अन्वयेचे दिनांक १२.०४.२०१३ रोजीचे मसुदा आदेश सर्वसाधारण सभेमध्ये ठेवुन मंजुर केलेले आहे. त्याबाबत अनुक्रमे दिनांक २८.०२.२०१६, १३.०३.२०१६, १५.०३.२०१६, १२.०३.२०१६, १३.०३.२०१६ व दिनांक १२.०३.२०१६ रोजी सर्वसाधारण सभा घेण्यात आलेल्या आहेत. त्यानुसार या कार्यालयाकडील मसुदा आदेशाच्या अनुषंगाने कोणीही धनको / ऋणको, सभासद किंवा संस्थांशी हितसंबंध असलेले यापैकी कोणाच्याही काहीही हरकती / सूचना प्राप्त न झाल्याने १)सहकार नगर २ शांतिनाथ को - ऑप. हौ.सोसा लि, २)सहकार नगर २ पंचशील को - ऑप. हौ. सोसा. लि., ३)सहकार नगर २ शांतिवन को ऑप. हौ सोसा. लि. ४)सहकार नगर २ शांतिदूत को - ऑप. हौ सोसा. लि, ५)सहकार नगर २ समता को - ऑप. हौ सोसा लि, ६)सहकार नगर २ प्रियदर्शनी को ऑप. हौ.सोसा.लि या संस्थांची नोंदणी रद्द करुन त्यांचे सहकार नगर विभाग २ को-ऑप हौ सोसा असोसिएशन लि., या असोसिएशनमध्ये विलीनीकरण करणेबाबतचा मसुदा आदेश कायम करणेची विनंती करणे आहे. आणि



ज्याअर्थी, संबंधित संस्थांनी एकत्रिकरणाचा ठराव संमत केलेला असून, कोणीही हरकती सूचना / अश्लेष घेतलेले नाहीत. तसेच मसुदा आदेशात नमूद केलेल्या १)सहकार नगर २ शांतिनाथ को - ऑप. हौ.सोसा लि, २)सहकार नगर २ पंचशील को - ऑप. हौ. सोसा. लि., ३)सहकार नगर २ शांतिवन को ऑप. हौ सोसा. लि. ४)सहकार नगर २ शांतिदूत को - ऑप. हौ सोसा. लि, ५)सहकार नगर २ समता को - ऑप. हौ सोसा लि, ६)सहकार नगर २ प्रियदर्शनी को - ऑप. हौ.सोसा.लि या गृहनिर्माण संस्थांची नोंदणी रद्द करुन मसुदा आदेशात नमूद केलेल्या सहकार नगर विभाग २ को-ऑप हौ सोसा असोसिएशन लि. या असोसिएशनमध्ये तिचे मालमत्ता, येणी - देणी सभासद, ठेवी इत्यादी विलीनीकरण करण्यात यावे. तसेच १)सहकार नगर २ शांतिनाथ को - ऑप. हौ.सोसा लि, २)सहकार नगर २ पंचशील को - ऑप. हौ. सोसा. लि., ३)सहकार नगर २ शांतिवन को ऑप. हौ सोसा. लि. ४)सहकार नगर २ शांतिदूत को - ऑप. हौ सोसा. लि, ५)सहकार नगर २ समता को - ऑप. हौ सोसा लि, ६)सहकार नगर २ प्रियदर्शनी को - ऑप. हौ.सोसा.लि या वरील सहा संस्थांचे संघीय संस्थेत एकत्रिकरण / विलीनीकरण करताना सदर सर्व संस्थांचे महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम २१ अंतर्गत नोंदणी रद्द करुन सहकार नगर विभाग २ को-ऑप हौ सोसा असोसिएशन लि, अ-३/ ४९२, सहकार नगर रोड नं. २, रोड नं. १, चेंबूर मुंबई- ४०० ०७१. नोंदणी क्र. एमयुएम / एमएचएडीबी / एचएसजी (टीसी) / १२४९१ / २००६-२००७ मध्ये एकत्रिकरण करुन असोसिएशनची नोंदणी कायम करणे तसेच वर नमूद केलेल्या संस्थांचे सर्व साधारण सभेत तसेच संघीय संस्थेच्या सर्वसाधारण सभेत ठराव संमत करुन दिनांक १३.१२.२०१२ रोजीच्या प्रस्तावामध्ये या कार्यालयास अवगत केलेले आहे. एकत्रिकरणानंतर सहकार नगर विभाग २ को-ऑप हौ सोसा असोसिएशन लि या संस्थेचे महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम १३ (३) अन्वये



करस्त = 8		
90000	961	290

नाव व उद्देश बदलण्यात येऊन एमएवजी सहकार नगर विभाग २ को-ऑप हौ सोसा लि., अ/४९२, सहकार विभाग-२, रोड नं.१, चेंबूर, मुंबई -०७१, या नावाने गृहनिर्माण संस्था अस्तित्वात येईल व तीचे वर्गीकरण सर्वसाधारण संस्था ऐवजी गृहनिर्माण संस्था आणि उपवर्गीकरण इतर ऐवजी भाडेकरू सहभागी संस्था असे करून सदरची नव्याने निर्मित झालेली गृहनिर्माण संस्था सुधारीत उपविधी स्विकारून त्यानुसार सभासदांचे / संस्थांचे कामकाज पाहील, आणि

सहकार नगर विभाग २ को-ऑप हौ सोसा लि. ही गृहनिर्माण संस्था, गृहनिर्माण संस्थेचे उपविधी स्विकारणार असून त्या संस्थेचे कामकाज व उद्देश खालीलप्रमाणे राहील.

१. वरील संस्थांचा शासनाच्या प्रचलित धोरणानुसार पुनर्विकास योजनेतर्गत विकास करण्यासाठी एकाच संस्थेमार्फत पुनर्विकास करणे.
२. वरील संस्थांचा शासनाच्या प्रचलित धोरणानुसार पुनर्विकास योजनेतर्गत विकास करण्यासाठी शासकीय / निमशासकीय या कार्यालयाकडून एकाच संस्थेमार्फत पुनर्विकास करताना परवानगी घेणे.
३. १)सहकार नगर २ शांतिनाथ को - ऑप. हौ.सोसा लि, २)सहकार नगर २ पंचशील को - ऑप. हौ. सोसा. लि., ३)सहकार नगर २ शांतिवन को ऑप. हौ सोसा. लि. ४)सहकार नगर २ शांतिदूत को - ऑप. हौ सोसा. लि, ५)सहकार नगर २ समता को - ऑप. हौ सोसा लि, ६)सहकार नगर २ प्रियदर्शनी को - ऑप. हौ.सोसा.लि या गृहनिर्माण संस्थांची कायदा कलम २१ अन्वये नोंदणी रद्द करून, नोंदणी रद्द केलेल्या संस्थांचे सहकार नगर विभाग २ को-ऑप हौ सोसा लि. मध्ये विलीनीकरण करणे व नवीन स्थापन केलेली गृहनिर्माण संस्था सुधारीत उपविधी स्विकारून संबंधित १)सहकार नगर २ शांतिनाथ को - ऑप. हौ.सोसा लि, २)सहकार नगर २ पंचशील को - ऑप. हौ. सोसा. लि., ३)सहकार नगर २ शांतिवन को ऑप. हौ सोसा. लि. ४)सहकार नगर २ शांतिदूत को - ऑप. हौ सोसा. लि, ५)सहकार नगर २ समता को - ऑप. हौ सोसा लि, ६)सहकार नगर २ प्रियदर्शनी को - ऑप. हौ सोसा.लि या संस्थांचे दफ्तर / मालमत्ता, सभासद, शिल्लक निधी अस्तित्वात असलेल्या संस्थेच्या ताब्यात ठेवेल.
४. १)सहकार नगर २ शांतिनाथ को - ऑप. हौ.सोसा लि, २)सहकार नगर २ पंचशील को - ऑप. हौ. सोसा. लि., ३)सहकार नगर २ शांतिवन को ऑप. हौ सोसा. लि. ४)सहकार नगर २ शांतिदूत को - ऑप. हौ सोसा. लि, ५)सहकार नगर २ समता को - ऑप. हौ सोसा लि, ६)सहकार नगर २ प्रियदर्शनी को - ऑप. हौ.सोसा.लि या संस्थांचा शासनाच्या प्रचलित धोरणानुसार पुनर्विकास योजनेतर्गत विकास करण्यासाठी संबंधित संस्थांची मालमत्ता / दायित्व नोंदणीकृत सहकार नगर विभाग २ को-ऑप हौ सोसा लि.च्या नावे करणे व संबंधित संस्थेमार्फत पुनर्विकास करणे.
५. १)सहकार नगर २ शांतिनाथ को - ऑप. हौ.सोसा लि, २)सहकार नगर २ पंचशील को - ऑप. हौ. सोसा. लि., ३)सहकार नगर २ शांतिवन को ऑप. हौ सोसा. लि. ४)सहकार नगर २ शांतिदूत को - ऑप. हौ सोसा. लि, ५)सहकार नगर २ समता को - ऑप. हौ सोसा लि, ६)सहकार नगर २ प्रियदर्शनी को - ऑप. हौ.सोसा.लि या संस्थांचे भाग भांडवल, प्रवेश फी, सिंकींग फंड, राखीव निधी, सभासदांनी दिलेल्या ठेवी, इत्यादी बाबींचे एकत्रिकरण करून, त्याचा फायदा सभासदांना करून देणे.





करल - १		
१००८	१८८	२११
२०१६		

६. धनको - ऋणकोचे जे काही देणे - घेणे असतील, त्या सर्वांचे व्यवहार एकाच संस्थेच्या माध्यमातून करणे व त्यानुसार रोख व बँकेतील शिल्लक सहकार नगर विभाग २ को-ऑप हौ सोसा लि. या संस्थेकडे एकत्रितरित्या जमा करणे.
७. संस्थेच्या एकत्रिकरणापूर्वी किंवा नंतर न्यायप्रविष्ट होणारे दावे नविन नोंदणी होणाऱ्या संस्थेच्या नावाने चालविण्यात येतील.
८. खालील सहकारी गृहनिर्माण संस्थेस महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम १७ व त्याखालील नियम १६ मधील सर्व तरतुदी लागू रहातील.
९. सहकार नगर विभाग २ को-ऑप हौ सोसा लि. ही गृहनिर्माण संस्था उपविधीनुसार प्रत्येक सभासदास स्वतंत्रपणे भाग दाखला निर्गमित करेल.
१०. सहकार नगर विभाग २ को-ऑप हौ सोसा लि. यामध्ये सामील होणारी १)सहकार नगर २ शांतिनाथ को - ऑप. हौ.सोसा लि, २)सहकार नगर २ पंचशील को - ऑप. हौ. सोसा. लि., ३)सहकार नगर २ शांतिवन को ऑप. हौ सोसा. लि. ४)सहकार नगर २ शांतिदूत को - ऑप. हौ सोसा. लि, ५)सहकार नगर २ समता को - ऑप. हौ सोसा लि, ६)सहकार नगर २ प्रियदर्शनी को - ऑप. हौ.सोसा.लि या संस्थांचा भू - भाग, लीज, करारपट्टा हा विलिनीकरणानंतर नोंदणी कायम राहणाऱ्या संस्थेच्या नावे एकत्रित होणे आवश्यक आहे.



११. सहकार नगर विभाग २ को-ऑप हौ सोसा लि., ही नव्याने स्थापन करण्यात आलेली संस्था आदेशासोबत मंजूर केलेल्या सुधारीत उपविधीतील तरतूदीनुसार कामकाज चालविले जाय. त्यामध्ये सदरहु फेडरेशन / संस्थेची प्रचलित समिती तात्पुरत्या स्वरूपात एक वर्षापर्यंत कार्यरत राहिल. त्यानुसार ९७ व्या घटना दुरुस्तीनुसार मा. राज्य सहकार निवडणुके प्राधिकरणाच्या नियमावली नुसार निवडणुकीस पात्र असेल.



ज्याअर्थी सहकार नगर विभाग २ को-ऑप हौ सोसा लि. यामध्ये सामील होणारी १)सहकार नगर २ शांतिनाथ को - ऑप. हौ.सोसा लि, २)सहकार नगर २ पंचशील को - ऑप. हौ. सोसा. लि., ३)सहकार नगर २ शांतिवन को ऑप. हौ सोसा. लि. ४)सहकार नगर २ शांतिदूत को - ऑप. हौ सोसा. लि, ५) सहकार नगर २ समता को - ऑप. हौ सोसा लि, ६)सहकार नगर २ प्रियदर्शनी को - ऑप. हौ.सोसा.लि या संस्थांचा भू-भाग, लीज, करारपट्टा हा विलिनीकरणानंतर नोंदणी होणाऱ्या संस्थेच्या नावे एकत्रित होणे आवश्यक आहे. त्याचप्रमाणे मुख्य अधिकारी, मुंबई मंडळ यांचेकडून संस्थेच्या एकत्रिकरण/एकत्रिकरण पुर्नविकाससंबंधित दिनांक २०.०५.२०१४ रोजी ना-हरकत देण्यात आलेले आहे. जेणेकरून १)सहकार नगर २ शांतिनाथ को - ऑप. हौ.सोसा लि, २)सहकार नगर २ पंचशील को - ऑप. हौ. सोसा. लि., ३)सहकार नगर २ शांतिवन को ऑप. हौ सोसा. लि. ४)सहकार नगर २ शांतिदूत को - ऑप. हौ सोसा. लि, ५)सहकार नगर २ समता को - ऑप. हौ सोसा लि, ६)सहकार नगर २ प्रियदर्शनी को - ऑप. हौ.सोसा.लि या संस्थांच्या सभासदांना एकत्रितपणे पुनर्विकास योजनेचा लाभ घेणे शक्य होईल. याकरीता त्यांनी त्यांचे भाग भांडवल, निक्षेप निधी, प्रवेश फी, ठेवी, ताळेबंद संस्थेचे बँके खात्यावरील शिल्लक इ. सहकार नगर विभाग २ को-ऑप हौ सोसा लि., नोंदणी क्र. एमयुएम / एमएचएडीबी / एचएसजी (टीसी) / १२४९१ / २००६-२००७ च्या नावे हस्तांतरीत होईल आणि,

ज्याअर्थी, वरील परिस्थिती विचारात घेता १)सहकार नगर २ शांतिनाथ को - ऑप. हौ.सोसा लि, २)सहकार नगर २ पंचशील को - ऑप. हौ. सोसा. लि., ३)सहकार नगर २ शांतिवन को ऑप. हौ सोसा. लि. ४)सहकार नगर २ शांतिदूत को - ऑप. हौ सोसा. लि, ५)सहकार नगर २ समता को - ऑप. हौ सोसा लि, ६)सहकार नगर २ प्रियदर्शनी को - ऑप. हौ.सोसा.लि या संस्थांनी स्वतंत्ररित्या

कलम = १		
१००८९	१००	२१२

सर्व साधारण सभा घेऊन संस्थेच्या एकत्रिकरणाचा ठराव संमत करून प्रस्ताव या कार्यालयास सादर केलेला आहे. त्यानुसार या कार्यालयाने महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम १७ व त्याखालील नियम १६ नुसार आदेशाचा मसुदा निर्गमित केलेला आहे. त्यामध्ये धनको / ऋणको तसेच ज्यांच्याशी हितसंबंध आहे. त्यांच्याकडून तसेच सभासदाकडून आक्षेप / हरकती / सूचना प्राप्त झालेल्या नाहीत. प्रपत्र - अ व ब नुसार सदरहु संस्थांचे वर्गीकरण व उपवर्गीकरण असे सबब, मसुदा आदेशात नमूद केल्यानुसार १)सहकार नगर २ शांतिनाथ को - ऑप. हौ.सोसा लि, २)सहकार नगर २ पंचशील को - ऑप. हौ. सोसा. लि., ३)सहकार नगर २ शांतिवन को ऑप. हौ सोसा. लि. ४)सहकार नगर २ शांतिदूत को - ऑप. हौ सोसा. लि, ५)सहकार नगर २ समता को - ऑप. हौ सोसा लि, ६)सहकार नगर २ प्रियदर्शनी को - ऑप. हौ.सोसा.लि, या गृहनिर्माण संस्थांची महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम २१ अन्वये नोंदणी रद्द करून तिची मालमत्ता सहकार नगर विभाग २ को-ऑप हौ सोसा लि., मध्ये विलिनीकरण करण्याकरीता मी खालीलप्रमाणे आदेश देत आहे.

#### आदेश

महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम १७ व नियम १६ अन्वये मला प्राप्त झालेल्या अधिकारान्वये मी नितीन काळे, उपनिबंधक, सहकारी संस्था, मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, मुंबई याद्वारे १)सहकार नगर २ शांतिनाथ को - ऑप. हौ.सोसा लि, अ - ४/४९८, सहकार नगर रोड नं.२, रोड नं.१, चेंबूर मुंबई- ४०० ०७१, नोंदणी क्र. बीओएम (डब्ल्यू-एम) / एचएसजी (ओएच) / ६३२७ / १९९२-९३ दिनांक २३.१०.१९९२

२)सहकार नगर २ पंचशील को - ऑप. हौ. सोसा. लि. अ - ७/५२५, सहकार नगर रोड नं.२, रोड नं.१, चेंबूर मुंबई- ४०० ०७१, नोंदणी क्र. बीओएम (डब्ल्यू-एम) / एचएसजी (ओएच) / ६३२ / १९९२-९३.

३)सहकार नगर २ शांतिवन को ऑप. हौ सोसा. लि., अ - १/४७३, बि.नं. अ-१, अ-२ आणि अ-१३ सहकार नगर रोड नं.२, रोड नं.१, चेंबूर मुंबई- ४०० ०७१, नोंदणी क्र. बीओएम (डब्ल्यू-एम) / एचएसजी (ओएच) / ७५६५ / १९९३-९४.

४)सहकार नगर २ शांतिदूत को - ऑप. हौ सोसा. लि, सहकार नगर रोड, नं.२, रोड नं.१, चेंबूर मुंबई- ४०० ०७१. नोंदणी क्र. बीओएम (डब्ल्यू-एम) / एचएसजी (ओएच) / ६६१६ / १९९२-९३, दिनांक १९.०३.१९९३

५)सहकार नगर २ समता को - ऑप. हौ सोसा लि., सहकार नगर रोड, नं.२, रोड नं.१, चेंबूर मुंबई- ४०० ०७१. नोंदणी क्र. बीओएम (डब्ल्यू-एम) / एचएसजी (ओएच) / ६२३७ / १९९१-९२.

६)सहकार नगर २ प्रियदर्शनी को - ऑप. हौ.सोसा.लि, अ - १६/सहकार नगर रोड नं.२, रोड नं.१, चेंबूर मुंबई- ४०० ०७१. नोंदणी क्र. बीओएम (डब्ल्यू-एम) / एचएसजी (ओएच) / ७५८२ / १९९३-९४ दिनांक ०६.११.१९९३.

या संस्था उपरोक्त नमुद कारणास्तव सहकार नगर विभाग २ को-ऑप हौ सोसा असोसिएशन लि., नोंदणी क्र. एमयुएम / एमएचएडीबी / एचएसजी (टीसी) / १२४९१ / २००६-२००७ या असोसिएशनमध्ये विलिनीकरणाचा दिनांक १२.०४.२०१३ रोजीचा मसुदा आदेश कायम करित आहेत.

या संस्था सहकार नगर विभाग २ को-ऑप हौ सोसा असोसिएशन लि. या असोसिएशनमध्ये विलिनीकरणानंतर महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम २१ अन्वये उपरोक्त नमुद सहा संस्थांची नोंदणी रद्द करून, तसेच संस्थांच्या एकत्रिकरणानंतर सहकार नगर विभाग २ को-ऑप हौ



करल - १		
१००८८	१०१	२१०
२०१६		

सोसा असोसिएशन लि., या असोसिएशनचे महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम १३ (३) अन्वये नाव व उद्देश बदलण्यात येऊन त्याऐवजी सहकार नगर विभाग २ को-ऑप हौ सोसा लि., अ/४९२, सहकार विभाग-२, रोड नं. १, चेंबूर, मुंबई - ०७१, या नावाने गृहनिर्माण संस्था अस्तित्वात येईल व तीचे वर्गीकरण सर्वसाधारण संस्था ऐवजी गृहनिर्माण संस्था आणि उपवर्गीकरण इतर ऐवजी भाडेकरू सहभागी संस्था असे नोंदणी क्र. एमयुएम / एमएचएडीबी / एचएसजी (टीसी) / १२४९१ / २००६-२००७ नुसार घोषित करित आहेत. तसेच संस्थेची नोंदणी महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ९ मधील तरतुदीनुसार कायम करणे प्रस्तावित करित आहे.

सदरचे अंतीम आदेश आज दिनांक २२.०३.२०१६ रोजी माझ्या सहीने व कार्यालयाच्या मुद्रेसह दिले असे.

ठिकाण :- मुंबई

दिनांक :- २२.०३.२०१६

(नितीम काळे)

उपनिबंधक, सहकारी संस्था,

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, मुंबई

**प्रत :-** १. अध्यक्ष/ सचिव, सहकार नगर विभाग २ को-ऑप हौ सोसा लि, अ - ३/

४९२, सहकार नगर रोड नं. २, रोड नं. १, चेंबूर मुंबई- ४०० ०७१

२. अध्यक्ष/ सचिव, सहकार नगर विभाग २ शांतिनाथ को-ऑप. हौसिंग सोसा लि, अ - ४/

४९८, सहकार नगर रोड नं. २, रोड नं. १, चेंबूर मुंबई- ४०० ०७१

३. अध्यक्ष / सचिव सहकार नगर २ पंचशील को-ऑप. हौसिंग सोसा लि, अ - ७/

५२५, सहकार नगर रोड नं. २, रोड नं. १, चेंबूर मुंबई- ४०० ०७१

अध्यक्ष / सचिव सहकार नगर २ शांतिवन को-ऑप. हौसिंग सोसा लि, अ - १/

४७३, बि.नं. अ-१, अ-२, अ-१२ आणि अ-१३ सहकार नगर रोड नं. २, रोड नं. १, चेंबूर

मुंबई- ४०० ०७१

अध्यक्ष / सचिव सहकार नगर २ शांतिदूत को-ऑप. हौसिंग सोसा लि, सहकार नगर रोड

नं. २, रोड नं. १, चेंबूर मुंबई- ४०० ०७१.

६. अध्यक्ष / सचिव सहकार नगर २ समता को-ऑप. हौसिंग सोसा लि, सहकार नगर रोड

नं. २, रोड नं. १, चेंबूर मुंबई- ४०० ०७१.

७. अध्यक्ष / सचिव सहकार नगर २ प्रियदर्शनी को-ऑप. हौसिंग सोसा लि, अ - १६/

सहकार नगर रोड नं. २, रोड नं. १, चेंबूर मुंबई- ४०० ०७१.

८. अध्यक्ष/ सचिव, सहकार नगर विभाग २ को-ऑप हौ सोसा असोसिएशन लि, अ - ३/

४९२, सहकार नगर रोड नं. २, रोड नं. १, चेंबूर मुंबई- ४०० ०७१

९. मा. मुख्यधिकारी मुंबई मंडळ

१०. कार्यकारी अभियंता (मिळकत व्यवस्थापक-चेंबूर), मुंबई मंडळ.

**प्रत रवाना:-**

मा. व्यवस्थापक, शासकीय मुद्रणालय, चर्नीरोड, मुंबई ४०० ००४

२/- यांनी सदरचे आदेश शासकीय राजपत्रात प्रसिध्द करून त्याच्या ४ प्रती या कार्यालयास पाठविण्यांत याव्यात.

(नितीम काळे)

उपनिबंधक, सहकारी संस्था,

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, मुंबई



**प्रपत्र 'अ' व 'ब'**

अस्तित्वात असणारी संस्था	ज्यामध्ये विलिनीकरण करण्यात आलेले आहे त्या संस्थेचे नाव व नोंदणी क्रमांक	वर्गीकरण	उपवर्गीकरण
<p>१) सहकार नगर २ शांतिनाथ को-ऑप.हौसिंग सोसा लि, बीओएम (डब्ल्यू-एम) / एचएसजी (ओएच) / ६३२७ / १९९२-९३ दिनांक २३.१०.१९९२</p> <p>२) सहकार नगर २ पंचशील का-ऑप. हौसिंग सोसा लि, बीओएम (डब्ल्यू-एम) / एचएसजी (ओएच) / ६३२८ / १२-९३</p> <p>३) सहकार नगर २ शांतिवन को-ऑप. हौसिंग सोसा लि, बीओएम (डब्ल्यू-एम) / एचएसजी (ओएच) / ७५६५ / १९९३-९४</p> <p>४) सहकार नगर २ शांतिदूत को - ऑप. हौसिंग सोसा लि, बीओएम (डब्ल्यू-एम) / एचएसजी (ओएच) / ६६१६ / १९९२-९३, दिनांक १९.०३.१९९३</p> <p>५) सहकार नगर २ समता को - ऑप. हौसिंग सोसा लि, बीओएम (डब्ल्यू-एम) / एचएसजी (ओएच) / ६२३७ / १९९१-९२</p> <p>६) सहकार नगर २ प्रियदर्शिनी को -ऑप.हौसिंग सोसा लि, बीओएम (डब्ल्यू-एम) / एचएसजी (ओएच) / ७५८२ / १९९३-९४, दिनांक ०६.११.१९९३</p>	<p>सहकार नगर विभाग २ को-ऑप हौ सोसा असोसिएशन लि. संस्थेच्या एकत्रिकरणानंतर सहकार नगर विभाग २ को-ऑप हौ सोसा असोसिएशन लि., या असोसिएशनचे महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम १३ (३) अन्वये नाव व उद्देश बदलण्यात येऊन त्याएवजी सहकार नगर विभाग २ को-ऑप हौ सोसा लि., ओ/४९२, सहकार विभाग-२, रोड नं. १, चेंबूर, मुंबई -०७१, या नावाने गृहनिर्माण संस्था अस्तित्वात येईल. तसेच नोंदणी क्र. एमयुएम / एमएचएडीबी / एचएसजी (टीसी) / १२४९१ / २००६-२००७, असा संस्थेचा नोंदणी क्रमांक महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ९ मधील तरतुदीनुसार कायम करणे प्रस्तावित केलेला आहे.</p>	<p>वर्गीकरण</p> <p>१५</p> <p>उपवर्गीकरण इतर</p> <p>एवजी भाडेकर</p> <p>सहकारी संस्था</p>	<p>१००८०</p> <p>११</p>



*(मितीन काळे)*  
 उपनिबंधक, सहकारी संस्था,  
 मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, मुंबई



CHALLAN  
MTR Form Number-6

करल-२		
४८४	१	१५
२०१६		

GRN	MH008586513201516M	BARCODE	[Barcode]		Date	30/03/2016-09:28:48	करल-२	१
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID (If Any)	१००६			
	Registration Fee			PAN No. (If Applicable)	१०३२१०			
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			Full Name	२०१६			
Location	MUMBAI			Godrej Re-developers Mumbai Pr	ivate Limited			
Year	2015-2016 One Time			Flat/Block No.	GODREJ ONE 5TH FLOOR			
Account Head Details	Amount In Rs.			Premises/Building	PIROJSHANAGAR EASTERN EXPRESS HIGH			
0030045501	Stamp Duty		500.00	Road/Street	VIKHROLI EAST MUMBAI			
0030063301	Registration Fee		100.00	Area/Locality	PIN 4 0 0 0 7 9			
				Town/City/District	Remarks (If Any)			
					SecondPartyName=PRAKASH NAIR AND OT			
					HERS-			
				Amount In	Six Hundred Rupees Only			
Total	600.00			Words				
Payment Details	PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK				
	Cheque-DD Details			Bank CIN	REF No.	03006172016033000108	300316044524	
Cheque/DD No				Date	30/03/2016-10:55:14			
Name of Bank				Bank-Branch	PUNJAB NATIONAL BANK			
Name of Branch				Scroll No. , Date	1 , 31/03/2016			

Mobile No.: Not Available





करल नं०		
४८४४	२	१५
२०१६		

करल - १		
१००८६	१४४	२१०
२०१६		





करल-२		
४८४४	३	१५
२०१६		

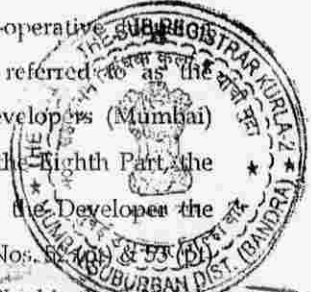
**SPECIAL POWER OF ATTORNEY**

TO ALL TO WHOM THESE PRESENTS SHALL COME that I, Mr. Rajendra Khetawat, an adult, Indian Inhabitant, Director of Godrej Redevelopers (Mumbai) Private Limited, a Company incorporated under the Companies Act 1956 and having its registered office at Godrej One, 5<sup>th</sup> Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai 400 079, SEND GREETINGS:

करल - १		
१००८६	१०७	२१०
२०१६		

**WHEREAS:**

1. By and under a Development Agreement dated 28<sup>th</sup> March, 2013 ("Development Agreement") and duly registered with the office of the Sub-Registrar of Assurances at Mumbai under registration serial no. KRL-1-4211-2013, executed between the (1) Samata Society (2) Shantidoot Society (3) Shantinath Society (4) Priyadarshani Society (5) Shantivan Society (6) Panchsheel Society (therein referred to as the 'Participating Societies' of the First to the Sixth Part), Sahakar Nagar Vibhag-2 Co-operative Societies Association Limited (therein and hereinafter referred to as the "Association" of the Seventh Part) and (8) Godrej Redevelopers (Mumbai) Private Ltd (therein referred to as "the Developer") of the Eighth Part, the Participating Societies and Association have granted to the Developer the development rights to develop the property bearing CTS Nos. 52 (A) & 53 (B) at Sahakar Nagar 2, Chembur and more particularly described in the schedule hereunder written (hereinafter referred to as "the Property")
2. The Participating Societies and Association have simultaneously with the execution of the said Development Agreement have executed the Power of Attorney dated 28<sup>th</sup> March, 2013 registered with the office of the Sub-Registrar of Assurances at Kurla I bearing Registration No. KRL1-4219-2013 dated 10<sup>th</sup> May, 2013 issued in favour of the Company viz., Godrej Redevelopers (Mumbai) Private Ltd. wherein it is authorized inter alia to execute all necessary documents including admit execution of Agreement for sale, Sale Deed, Deed of transfers and do all necessary acts, deeds, matters and things as may be necessary/ required on behalf of the Participating Societies for the redevelopment of the Property;
3. Further, by and under Supplemental Development Agreement dated 10<sup>th</sup> April, 2014 and duly registered with the office of the Sub-Registrar of Assurances at Mumbai under registration serial no. KRL1-6774 of 2014, executed between the (1) Samata Society (2) Shantidoot Society (3) Shantinath Society (4) Priyadarshani Society (5) Shantivan Society (6) Panchsheel Society (therein referred to as the 'Participating Societies' of the First to the Sixth Part), Sahakar Nagar Vibhag-2 Co-operative Housing Societies Association Limited



*Handwritten signatures and initials:* PICS, A, [unclear], Ban, [unclear]

(therein and hereinafter referred to as the "Association" of the Seventh Part)

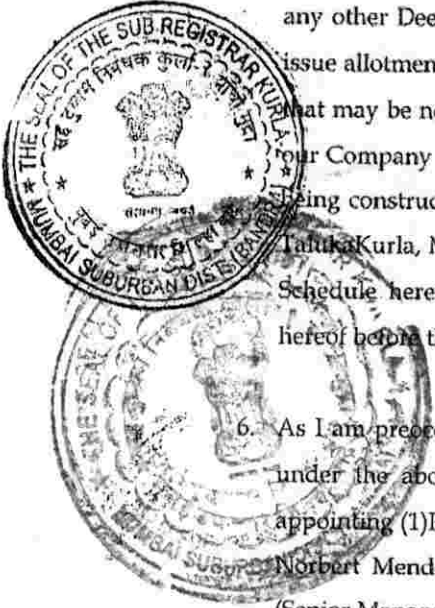
करल-३	४८४४	४	१५
	२०१६		

and 8. Godrej Redevelopers (Mumbai) Private Ltd (therein and hereinafter referred to as "the Developer") of the Eighth Part, recording certain changes in the terms and conditions of the Development Agreement dated 28<sup>th</sup> March, 2013;

करल-९	१००८८	१९६	२९.०
	३८९६		

4. Thereafter, the said Participating Societies have merged themselves into a single society namely "Sahakar Nagar Vibhag 2 Co-operative Housing Societies Ltd. Copy of the Amalgamation orders dated 22<sup>nd</sup> March 2016.

5. Pursuant to the Resolution passed by the Board of Directors of the Company, at its meeting held on 03/05/2016 Mr. Rajendra Khetawat, Director of the Company is hereby authorized on behalf of the Company to execute all necessary documents viz., the Agreement for Sale, Sale Deed, Deed of Transfer, confirmation deeds, Deed of Cancellation, Deed of Rectification and any other Deeds and documents setc, issue receipts of monies received as also issue allotment letters, and to all such acts, deeds, actions, writings and things that may be necessary to give effect to sale of flats constructed/ marketed by our Company as also for internal transfers of flats or project at Godrej Prime, being constructed on land bearing C.T.S. Nos.52 (pt) and 53 (pt) at Chembur, Taluka Kurla, Mumbai Suburban District and more particular described in the Schedule hereunder written ("the said Property"); and to admit execution hereof before the Sub Registrar of Assurances, Mumbai;



6. As I am preoccupied and unable to do all the acts and deeds as authorized under the above Resolution on behalf of the Company, I am desirous of appointing (1) Prakash Nair (Deputy General Manager-Sales & Marketing), (2) Norbert Mendes (Senior Manager- Sales & Marketing), (3) Urvashi Panchal (Senior Manager - Collections) and (4) Akash Khanwalkar (Manager - Sales & Marketing), all having office address at 5<sup>th</sup> floor, Godrej One, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai - 400 079, to be my true and lawful attorney (hereinafter referred to as "the Constituted Attorneys") to do, execute and perform all or any of the following acts, deeds, matters and things on behalf of the Company that is to say:-

- (i) To severally sign and execute the Agreement for Sale, Sale Deed, Deed of Transfer, confirmation deeds, Deed of Cancellation, Deed of Rectification and any other Deeds and papers incidental thereto including Deed of Conveyance for and on behalf of the Company with the intending Purchaser/s for sale of flats in the Project Godrej Prime and put them in possession of the same;

*Prakash Nair*    *Norbert Mendes*    *Urvashi Panchal*    *Akash Khanwalkar*

On or towards the South: 30 feet Wide Road and near Sahakar Nagar

The aggregate area of the six respective leasehold plots of the Participating Societies including the proportionate rights to common areas, amenities and facilities within the sanctioned layout (recreation areas, roads, etc.) is 10000 square meters including the Tit Bit Lands.

करले-२		
४८४४	५	१५
२०१६		
१०००० - ९		
१००००	१५	२९०
२०१६		

For Godrej Redevelopers (Mumbai) Private Limited

Signed, and Delivered )  
 By the within named )  
 Mr. Rajendra Khetawat )  
 Director of Godrej Redevelopers (Mumbai )  
 Private Ltd. )



*Rajendra Khetawat*

Director



Accepted:

1. Prakash Nair )
2. Norbert Mendes )
3. Urvashi Panchal )
4. Akash Khanwalkar )

*Prakash Nair*  
*Arunachal*  
*Sanchal*  
*Akash Khanwalkar*



Witness:

- In presence of
1. Ajay Mali *Ajay Mali*
  2. Sanjay Naik *Sanjay Naik*



(ii) To severally appear before the Joint Sub-Registrar of Assurance at Kurla and/or Mumbai and present for registration and admit execution of Agreements for Sale and/or any other deeds or documents duly executed by us in respect of flats/unit situate in the Project known as "Godrej Prime", being constructed on the said Property and do all such acts and things as may be necessary or proper for the purpose of registration under the Indian Registration Act, 1908.

करली		
४८४४	६	१५
२०१६		

करली		
२००६	२६	२९/५
२०१६		

(iii) To severally sign necessary forms, declarations, affidavits and other papers required for registration of the Agreements for Sale as aforesaid and to take delivery of the same so registered by giving appropriate receipts thereof.

(iv) The Constituted Attorneys are further authorized to sub-delegate the authority of admitting the execution of the Agreement for Sale, Deed of Transfer and/or other Deeds and papers incidental thereto including Deed of Conveyance to be registered by the Company.



(v) This Power of Attorney shall be valid until it is expressly revoked by the Company or till the above said Attorneys are in the employment of the Company.

AND GENERALLY to do all such lawful acts, deeds and things in connection with the above matters as our attorneys shall deem fit and proper as fully and effectually as we could do ourselves.

AND we doth hereby ratify, approve and confirm all and whatsoever the said attorneys shall lawfully do admit or perform or cause to be done, admitted or performed by virtue of these presents.

IN WITNESS WHEREOF we have set our hands to this Special Power of Attorney on this 11th day of May 2016.

**THE SCHEDULE ABOVE REFERRED TO:**

**(Description of the said Property)**

ALL that piece or parcel of land bearing Survey No.14 (Part) and City Survey Nos.52 (Part) and 53 (Part) at Sahakar Nagar 2, Chembur "M" Ward (West), District Kurla, Mumbai 400 071, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, and bounded as follows:

On or towards the North: 30 feet Wide Road and near Sahakar Nagar

On or towards the East: 30 feet Wide Road and near SamajMandir Hall/Part Sahakar Nagar 3

On or towards the West: 30 feet Wide Road and near Sahakar Nagar

*[Handwritten signatures]*

करल - १		
१००८	१५०	२१०

Godrej Redevelopers (Mumbai) Pvt. Ltd.  
 Regd. Office: Godrej One,  
 5th Floor, Plojshanagar,  
 Eastern Express Highway,  
 Vikhroli (East), Mumbai - 400 078, India  
 Tel.: +91-22-6169 8500  
 Fax : +91-22-6169 8888  
 Website: www.godrejproperties.com

CIN : U70102MH2013PTC240297

७	१५
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**CERTIFIED TRUE COPY OF THE RESOLUTION  
 PASSED BY THE BOARD OF DIRECTORS OF GODREJ  
 REDEVELOPERS (MUMBAI) PRIVATE LIMITED  
 MEETING HELD ON MAY 03, 2016**

**“RESOLVED THAT** Mr.Rajendra Khetawat ,Mr. Prakash Nair, Mr. Norberti Mendes, Ms. Urvashi Panchal & Mr. Akash Khanwalkar (collectively referred to as “Authorised Signatories”) of the Company be and are hereby severally authorized for and on behalf of the Company and are also authorized pursuant to the Power of Attorney all dated March 28th, 2013 issued by viz., Sahakar Nagar II Samata Co-operative Housing Society Limited, Sahakar Nagar II Shantidoot Co-operative Housing Society Limited, Sahakar Nagar II Shantinath Co-operative Housing Society Limited, Sahakar Nagar II Priyadarshani Co-operative Housing Society Limited, Sahakar Nagar II Shantivan Co-operative Housing Society Limited, Sahakar Nagar II Panchsheel Co-operative Housing Society Limited (“Participating Societies”), Sahakar Nagar Vibhag-2 Co-operative Housing Societies Association Limited (“Association”) and/or the Sahakar Nagar Vibhag-2 Co-operative Housing Society Limited (“New Society”), to sign and execute the Agreement for Sale, Sale Deed, Deed of Transfer, Confirmation Deeds, Cancellation and Rectification Deed with respect to the Sale/Transfer of Flats in the project known as Godrej Prime” and also to appear before the office of the Sub-Registrar of Assurance for the purpose of admitting execution thereof.

**RESOLVED FURTHER THAT** the said aforesaid Authorised Signatories are further authorized to delegate the above power by issuing Power of Attorney on such persons as they may deem fit for the purpose of admitting execution before the Sub Registrar of Assurance.

**RESOLVED FURTHER THAT** the authority conferred by this resolution will be valid and subsisting till the above authorised signatories are in the employment of Godrej Properties Limited or any of its affiliate companies and shall ipso facto cease to be operative or earlier the date on which it is revoked by a resolution passed by the Board of Directors or its Committee or the date on which any of the authorised signatories ceases to be in the employment of Godrej Properties Limited or any of its affiliate companies.

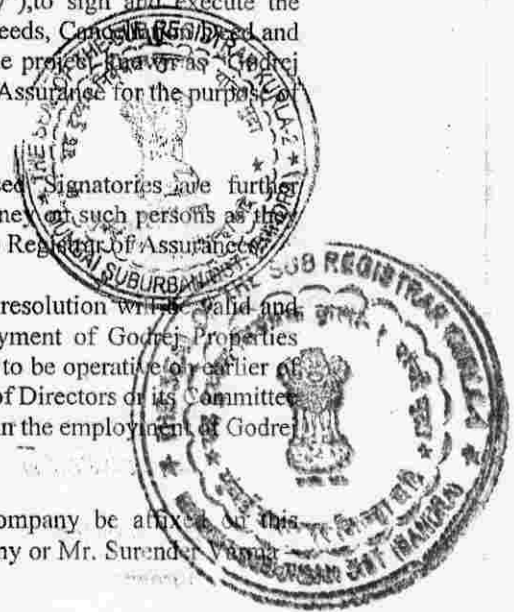
**RESOLVED FURTHER THAT** the Common Seal of the Company be affixed on this resolution in the presence of any one of the Director of the Company or Mr. Surender Varma Authorised Signatory, who shall sign the same in token thereof.”

**For Godrej Redevelopers (Mumbai) Private Limited**

*Surender Varma*  
 Surender Varma  
 Authorised Signatory

Date of Issue: May 11, 2016

*Godrej*



करल-२		
४८४४	८	१५
२०१६		

करल = १		
२००८	१८	२९०
२०१६		





**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT. OF INDIA**

**PRAKASH NAIR**  
**ANEDATH KESAVAN NAIR**

14/01/1974  
 Permanent Account Number  
**ADXPNC5334**

  
  
 Signature

करल-२		
४८४४	e	१५
२०१६		

*Prakash*

करल - १		
१००८८	१८७	२१०
२०१८		

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT. OF INDIA**

**MANUEL...**



  
  
 Signature

*Manuel*



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT. OF INDIA**

**...**

  
  
 Signature



*Sonchal*



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT. OF INDIA**

**PRAKASH KHANWALKAR**  
**MANMOHAN DATTATRAY KHANWALKAR**

22/11/1980  
 Permanent Account Number  
**ASSPK3949G**

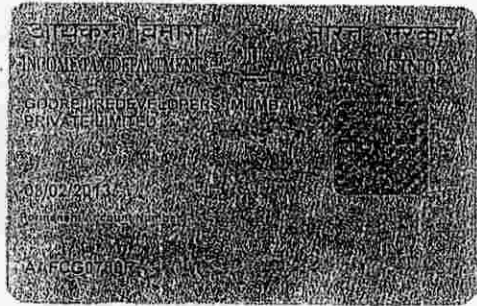
  
  
 Signature

*Prakash Khanwalkar*

करल-२		
४८४४	१०	१५
२०२६		

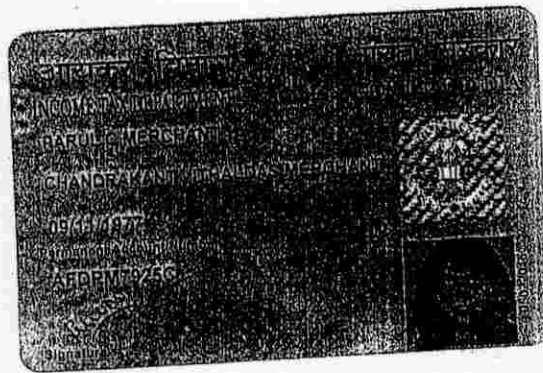
करल - १		
१००८	१५२	२१०
३८१८		





करल = १		
१००८८	१०३	२१०
२०१६		

करल-२		
४८४४	११	१५
२०१६		



आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
AJAY NIVRUTTI MALI NIVRUTTI KRISHNA MALI		
02/08/1976		
Permanent Account Number AOCPM5537L		
Signature		

स्थायी सेवा संख्या / PERMANENT ACCOUNT NUMBER	
AGMPK7259D	
नाम / NAME	RAJENDRA SAWARMAL KHETAWAT
पिता का नाम / FATHER'S NAME	SAWARMAL KISHANLAL KHETAWAT
जन्म तिथि / DATE OF BIRTH	17-01-1972
हस्ताक्षर / SIGNATURE	
	आयकर अधिकारी (कंप्यूटर फोन) Commissioner of Income-tax (Computer Operations)



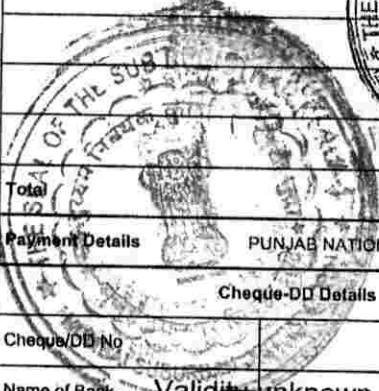
CHALLAN  
MTR Form Number-6

करस्त-२		
४८४४	१२	१५
२०१६		

**DEFACED FOR RS: 600.00**

USER

GRN	MH00858001215361	BARCODE	30/03/2016-09:06:34		30/03/2016-09:06:34	48(1)
Department	Inspector of Registration	AMOUNT	100.00	1/05/2016	1/05/2016	48(1)
Type of Payment	Stamp Duty	AMOUNT	300.00	1/05/2016	1/05/2016	48(1)
Sr.No	0000579583201617	Registration No	0000579583201617	Payer Details		
(Amount in words Six Hundred Rupees Only)			TAX ID (If Any)			
Office Name KRE1 JT SUB REGISTRAR KURLA NO 1			PAN No. (If Applicable)			
Location MUMBAI			Full Name	Godrej Redevelopers Mumbai Private Limited		
Year 2015-2016 One Time			Flat/Block No.	GODREJ ONE 5TH FLOOR		
Account Head Details			Premises/Building			
0030045501	Stamp Duty	Amount In Rs.	500.00	Road/Street	PIROJSHANAGAR EASTERN EXPRESS HIGHWAY	
0030063301	Registration Fee	Amount In Rs.	100.00	Area/Locality	VIKHROLI EAST MUMBAI	
			Town/City/District			
			PIN	4 0 0 0 7 9		
			Remarks (If Any)	SecondPartyName=PRAKASH NAIR AND OTHERS- HERS-		
Total			Amount In Words	Six Hundred Rupees Only		
Payment Details			FOR USE IN RECEIVING BANK			
PUNJAB NATIONAL BANK			Bank CIN	REF No.	03006172016033000108 300318M144224	
Cheque/DD Details			Date	30/03/2016-10:55:14		
Name of Bank			Bank-Branch	PUNJAB NATIONAL BANK		
Name of Branch			Scroll No. , Date	1 , 31/03/2016		



Mobile No. : Not Available  
Date: 2016-05-11  
13:51:29 IST  
Reason: Security Document  
Location: India

बुधवार, 11 मे 2016 1:51 म.नं.

दस्त गोषवारा भाग-1

करल2

दस्त क्रमांक: 4844/2016

दस्त क्रमांक: करल2 /4844/2016

बाजार मुल्य: रु. 01/-

मोवदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. करल2 यांचे कार्यालयात

पावती:5574

अ. क्र. 4844 वर दि.11-05-2016

सादरकरणाचा नाव: प्रकाश खानविकर

रोजी 1:48 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 300.00

पृष्ठांची संख्या: 15

एकूण: 400.00

दस्त हजर करणाऱ्याची सही:

*Prakash*  
सह दु.निबंधक कुर्ला 2  
सह दुय्यम निबंधक कुर्ला - २  
मुंबई उपनगर जिल्हा  
दस्ताचा प्रकार: कुलमुखत्यारपत्र

*Prakash*  
सह दु.निबंधक कुर्ला 2  
सह दुय्यम निबंधक कुर्ला - २  
मुंबई उपनगर जिल्हा

मुद्रांक शुल्क: (48-क) जेव्हा त्यामुळे खंड (अ) मध्ये उल्लेखिलेल्या बाबीहून अन्य असा एकाच संव्यवहारात एकाच किंवा अधिक व्यक्तींस काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 11 / 05 / 2016 01 : 48 : 24 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 11 / 05 / 2016 01 : 50 : 36 PM ची वेळ: (फी)

## प्रतिज्ञापत्र

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

लिहून देणारे

- १) *Prakash*
- २)
- ३)

लिहून घेणारे

- १) *Prakash*
- २) *Prakash*
- ३) *Prakash*

iSarita v1.4.0



*Prakash*

Summary-2( दस्त गोषवारा भाग - २ )



11/05/2016 1 53:40 PM

दस्त गोषवारा भाग-2

करल2

दस्त क्रमांक:4844/2016

98/94

दस्त क्रमांक :करल2/4844/2016

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाव:गोदरेज निडेव्हलपर्स मुंबई प्राइव्हेट लिमिटेड चे डायरेक्टर रिजर्वेड होतावेत . पत्ता:प्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई पॅन नंबर:AAFPG0780R</p>	<p>कुलमुखत्यार देणार वय :-44 स्वाक्षरी:- <i>Rajendra K</i></p>		
2	<p>नाव:प्रकाश नायर . . पत्ता:ऑफिस, पाचवा मजला, गोदरेज वन, पिरोजशानगर विक्रोळी पूर्व मुंबई, इस्टर्न एक्सप्रेस हायवे, प्लॉट नं: MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:ADXP2553M</p>	<p>पॉवर ऑफ अटॉर्नी होल्डर वय :-42 स्वाक्षरी:- <i>Prakash</i></p>		
3	<p>नाव:नॉरबर्ट मॅडेस . . पत्ता:प्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पॅन नंबर:AAHPM7066M</p>	<p>पॉवर ऑफ अटॉर्नी होल्डर वय :-45 स्वाक्षरी:- <i>Norbert</i></p>		
4	<p>नाव:उर्वशी शांजल पत्ता:प्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पॅन नंबर:AMMP6246K</p>	<p>पॉवर ऑफ अटॉर्नी होल्डर वय :-37 स्वाक्षरी:- <i>Sanchal</i></p>		
5	<p>नाव:आकाश खानवलकर पत्ता:प्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पॅन नंबर:ASSPK3949G</p>	<p>पॉवर ऑफ अटॉर्नी होल्डर वय :-35 स्वाक्षरी:- <i>Asankh</i></p>		



वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:11 / 05 / 2016 01 : 52 : 25 PM

ओळख:-

व्याधीन हसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाव:पारुल . मर्चंट वय:37 पत्ता:ऑफिस गोदरेज वन पाचवा मजला पिरोजशानगर विक्रोळी पूर्व मुंबई</p>		

iSarita v1.5.0





Summary-2(दस्त गोषवारा भाग - २ )

पिन कोड:400079

2 नाव:अजय . माळी  
वय:39  
पत्ता:65म्युनिसिपल मार्केट घाटकोपर पश्चिम मुंबई  
पिन कोड:400086

*Paul M*



करल - १		
१००८	१८८	२१०
२०१६		

शिकका क्र.4 ची वेळ:11 / 05 / 2016 01 : 53 : 01 PM

शिकका क्र.३ ची वेळ:11 / 05 / 2016 01 : 53 : 25 PM नोंदणी पुस्तक 4 मध्ये

*Shakoo*  
सह दु.निबंधक कुर्ला २

करल-२		
४८४	१५	१५
२०१६		

सह दु.निबंधक कुर्ला-२  
मुंबई उपनगर जिल्हा

sr. Epayment Number  
1 MH008586513201516M

Defacement Number  
0000579583201617

Know Your Rights as Registrants

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

For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)



प्रमाणित करव्याल येते की दस्तामध्ये  
एकूण पृष्ठा (१५) पाने आहेत  
करल-२/४८४/२०१६  
पुस्तक क्रमांक १ क्रमांकावर  
नोंदला ११/०५/२०१६  
दिनांक *Shakoo*  
सह दु.निबंधक कुर्ला-२  
मुंबई उपनगर जिल्हा

करल - १		
१००८९	१८८	१२०
२०१८		

## घोषणापत्र

मी, नॉरबर्ट मॅडस, सजान याद्वारे घोषित करतो कि, सह दुय्यम निबंधक कुर्ला-1 यांचे कार्यालयात करारनामा या शीर्षकाचा दस्त नोंदणीकरिता सादर करण्यात आला आहे. गोदरेज रिडेव्हलपर्स ( मुंबई ) प्राइव्हेट लिमिटेड व इत्यादी यांनी दिनांक 11 मे 2016 रोजी मला दिलेल्या मुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे./ निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेला नाही किंवा अन्वय कोणत्याही करणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.



दिनांक : २०/०८/२०१८

*(Signature)*  
( नॉरबर्ट मॅडस )

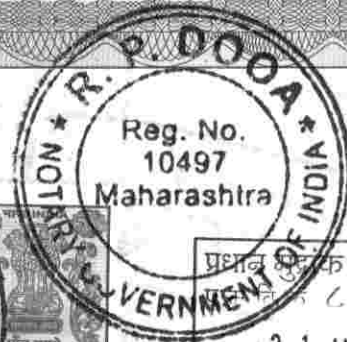
कुलमुखत्यारपत्रधारकाचे नांव व सही



महाराष्ट्र MAHARASHTRA

2018

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प्रधान न्यायिक कार्यालय, मुंबई  
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 531 JUL 2018  
 सक्षम अधिकारी

वकीलानी प्र. वि. मंगलूरकर  
 १००८८  
 २०१६

Power of Attorney



जोडपत्र-२/ANNEXURE - II 669

मुद्रांक विक्री नोट बही अनु. क्रमांक / दिनांक - 7 AUG 2018

दस्तावा प्रकार / अनुच्छेद क्रमांक  
(Nature of Document) **Power of Attorney**

दस्त नोंदणी करणार आहेत का?  
Whether it is to be Registered) Yes/No

मिळकतीचे शोडक्यात वर्णन  
(Property Description in brief)

मुद्रांक विकत घेणाऱ्याचे नाव व सही **Bhargavi**  
(Stamp Purchaser's Name & Signature)

दुसरे अधल्यास त्यांचे नांव व पत्ता व सही  
(If through other person then Name, Add  
Signature)

दुसऱ्या पक्षकाराचे नांव  
(Name of the other Party) **Krishnacharya G. Alkannan**

मुद्रांक शुल्क रक्कम  
(Stamp Duty Amount)

परवानाधारक मुद्रांक विक्रेत्याची सही  
**JYOTI P. DOOA**

LSV No. 8000009

3, Khandaji Bldg. No. 3, Nr. Tata  
Hospital, Parel, Mumbai - 400 01

या करणाऱ्याला ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच करणाऱ्या  
मुद्रांक खरेदी केल्यापासून ६ महिन्यांत पोषरण बंधनकारक.



N. Joshi -  
Christopher D.  
Newis  
Krishnacharya G. Alkannan

कर = ४		
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Reg. No. 10497  
P. INDIA

भारतीय गैर न्यायिक

भारत INDIA

500

₹. 500

FIVE HUNDRED  
RUPEES



सत्यमेव जयते

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

2018

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R. P. DOOA  
Reg. No. 10497  
Maharashtra  
GOVERNMENT OF INDIA

प्रधान मुद्रांक कार्यालय, मुंबई  
प.स.सि.सं. ८०००००९  
31 JUL 2018  
सक्षम अधिकारी

श्रीमती. एस. दि. मसुरकर

Power of Attorney

THE SEAL OF THE SUB REGISTRAR  
मुंबई  
REGISTRAR  
REGISTRATION DEPARTMENT  
MUMBAI

जोड़पत्र-२/ANNEXURE - II 668



मूद्रांक विक्री नोंद बरे अनु. क्रमांक / दिनांक Serial No. / Date	7 AUG 2018
दस्तावा प्रकार / अनुच्छेद क्रमांक (Nature of Document)	Power of Attorney
दस्त नोंदणी करणार आतेत का ? Whether it is to be Registered, Yes/No	
वस्तुवर्णने शोडक्यात वर्णन. (Property Description in brief)	
मूद्रांक विक्रीत घेणान्याचे नांव व सही (Stamp Purchaser's Name & Signatures)	Vivek Joshi - Christopher & Nevis
इतरे अपत्यास न्याचे नांव व पत्ता व सही If through other person then Name, Add. & Signature)	
दुसऱ्या पक्षकाराचे नांव (Name of the other Party)	Krishna Charya & G. Akamaneh
मूद्रांक शुल्क रक्कम (Stamp Dut. Amount)	
परवानाधारक मूद्रांक विक्रेत्याची सही JYOTI DOOA	
LSV No. 8000009 6, Anandaji Bldg. No. 3, Nr. Tata Hospital, Parel, Mumbai - 400 01	

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श्रीमती. सु.





TO ALL TO WHOM THESE PRESENTS SHALL COME, **WE, VIVEK JOSHI** and **BHARGAVI VIVEK JOSHI** both of Hyderabad, India but presently residing at Frigate Bay, in the Island of St. Christopher in the Federation of St. Christopher and Nevis, **DO SEND GREETINGS:**

**WHEREAS** we intend to purchase all the rights, title and interest of flat No 1304, situated at 13<sup>th</sup> Floor, Tower S2 at Godrej Prime, Sahakar Nagar II, Shell Colony, Chembur, Mumbai- 400071 (hereafter referred to as the "said flat") from Godrej Redevelopers (Mumbai) Pvt. Ltd a company incorporated under the Companies Act, 1956 and having its registered office at Godrej Properties Limited, Godrej One, 6th Floor, Pirojshanagar, Vikhoroli (East), Mumbai - 400 079 hereinafter referred to as "the Developer"

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**AND WHEREAS** due to preoccupations, we are personally unable to attend to the purchase transaction with the said Developer in respect of the said flat and therefore for reasons of convenience it is necessary that we should appoint an attorney i.e. **KRISHNACHARYA G. AKAMANCHI** of Flat 411 D, Orchid Apartments, Grovandi (E), Mumbai, India and confer upon him the powers hereinafter stated for the purchase of the said Flat.

**NOW KNOW YE BY THESE PRESENTS** that we, the said **VIVEK JOSHI** and **BHARGAVI VIVEK JOSHI**, do hereby nominate and constitute and appoint **KRISHNACHARYA G. AKAMANCHI** of Flat 411 D, Orchid Apartments, Grovandi (E), Mumbai, India, as our true and lawful Attorney for me in the name and on our behalf, to do exercise, execute and perform all or any of the following acts, deeds and things, for the purchase of the said Flat in our name and on our behalf particular as follows:-



1. To execute any sale document including MOU or the Agreement for Sale/Deed of Conveyance/Instrument of transfer and such other papers and documents as may be deemed necessary and expedient by the said Attorney for the purpose of completing the purchase transaction of the said flat from the said Developer and sign concerned documents on our behalf and to do all acts, deeds, and things necessary for that purpose.
2. To execute, sign necessary documents for transfer of the said flat from Developer's name to our name as per the relevant and applicable rules, local regulations and the laws that apply to the transfer of title to the said flat.
3. To represent me and make necessary application, if necessary to the appropriate / competent authority appointed under the provisions of any laws of India and sign all such papers, forms and declarations as may be necessary for that purpose contained therein.
4. To deal with and correspond with and represent us before any Government body or local authorities and other statutory bodies including Building Organisation in which the said Flat is situated, if necessary and to obtain any consents, approvals, permissions, if so required and for that purpose to sign all forms, applications, papers, declarations, undertakings as may from time to time be required to be done.

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5. To present the said Agreements for the purpose of payment of Stamp Duty before The Superintendent of Stamps or any other competent authority and to do all acts and things necessary for payment of the same, if required.

6. To appear and present and lodge all documents and writings executed or to be executed by or on behalf of myself by our said Attorney for registration before any Registrar or Sub-Registrar of Assurances or any other registering authority and after presenting and lodging the documents and writings for registration admit execution thereof and complete all registration formalities under the Registration Act or any other law.

7. To appoint any brokers and decide their brokerage and also to appoint advocates, vakils, pleader or any other legal practitioner, if necessary for completion or in connection with the purchase of the said Flat.

8. And for the better and more effectually completing the purchase of the said Flat, the Attorney shall have full powers and authorities from time to time to do, execute and perform all or any of such matters and things as aforesaid.

9. It is distinctly understood that powers herein granted in favour of the said Attorney is limited and restricted only to the purchase of the said Flat in our own name.

10. And generally to do all such acts, things, matters and deeds as may be necessary for the aforesaid purpose.

11. AND we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said attorney or his substitute or substitutes shall lawfully do or cause to be done by virtue of these presents.

12. This Power of Attorney is granted to the said Attorney without consideration.

IN WITNESS WHEREOF we have hereunto set our hand and seal this 19<sup>th</sup> day of July, 2018 at Basseterre, St. Kitts.



SIGNED SEALED and DELIVERED by ]

the within named VIVEK JOSHI ]

before and in the presence of :

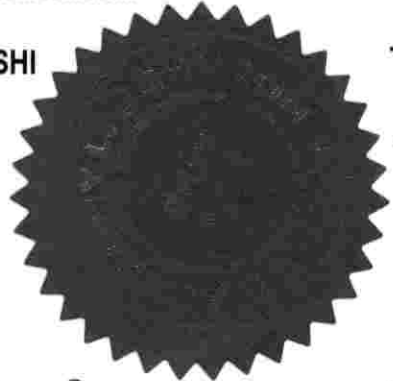


VIVEK JOSHI

*Vivek Joshi*



*[Signature]*  
 Anthony L. Johnson  
 Notary Public  
 St. Kitts/Nevis



SIGNED SEALED and DELIVERED by ]

the within named BHARGAVI VIVEK JOSHI ]

before and in the presence of :



BHARGAVI VIVEK JOSHI

*Bhargavi Joshi*



*[Signature]*  
 Anthony L. Johnson  
 Notary Public  
 St. Kitts/Nevis



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२०१८		



I ACCEPT

KRISHNACHARYA G. AKAMANCHI

*Signed*

**Before Me**

07/8/18

**RAKESH P. DOOA**

B. Com., LL.B.  
 Advocate High Court,  
 Notary Government of India  
 8, Kondaji Bldg. No. 3,  
 Behind Tata Hospital, Parel  
 MUMBAI-400 012.



NOTARY REGISTER ENTRY  
 Sr. No. 5425  
 DATE 07/8/2018



FEDERATION OF SAINT CHRISTOPHER AND NEVIS

SAINT CHRISTOPHER

A. D. 2018

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-from-

VIVEK JOSHI

and

BHARGAVI VIVEK JOSHI

-to-

KRISHNACHARYA G. AKAMANCHI



\*\*\*\*\*  
**POWER OF ATTORNEY**  
\*\*\*\*\*

*Veena Joshi*  
Veena Joshi  
Attache (Consular)  
High Commission of India  
Georgetown, Guyana

No. 3206 Dated: 26/7/18  
Signed before me

**JOHNSON & ASSOCIATES**  
Attorneys-at-Law