

520/6943

पावती

Original/Duplicate

Thursday, October 01, 2020

नोंदणी क्र. :39म

4:26 PM

Regn.:39M

पावती क्र.: 7349 दिनांक: 01/10/2020

घवाचे नाव: भांडुप

दस्तऐवजाचा अनुक्रमांक: करल5-6943-2020

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: इरफान रमज़ान अली अन्सारी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1800.00

पृष्ठांची संख्या: 90

एकूण:

रु. 31800.00

**DELIVERED**

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:44 PM ह्या वेळेस मिळेल.

Join N.S.R. Kurla-5

वाजार मुल्य: रु.15956028.9/-

मोबदला रु.35000000/-

भरलेले मुद्रांक शुल्क : रु. 700000/-

सह. दुय्यम निबंधक  
कुर्ला-५ (वर्ग-२)

**DELIVERED**

1) देयकाचा प्रकार: DHC रकम: रु.1800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0110202000726 दिनांक: 01/10/2020

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005042739202021E दिनांक: 01/10/2020

बँकेचे नाव व पत्ता:

*(Handwritten signature)*

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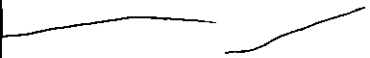
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UTILITY FORUMS PVT. LTD./Mumbai/CTS-2010 07-10-2020



# AXIS BANK LTD

BHIWANDI [MH], BHIWANDI, 421302  
IFS CODE - UTIB0000591

New Account

Valid for three months from the date of issue

1	0	1	1	2	0	2	0
D	D	M	M	Y	Y	Y	Y

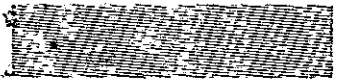
Pay S.B.I Home Loan A/c No. 39735500158

को या उनके आदेश पर Or Order

रुपये Rupees One Lac Ninety One Thousand four Hundred Thirty one  
only अदा करें ₹ 1,91,431/-

A/c. No.	920020055507881
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CANOR 591460



Payable at par at all branches of Axis Bank Ltd in India.

عرفان  
 IRFAN RAMZAN ALI ANSARI  
 Please sign above

⑈ 571416⑈ 400211050⑈ 591460⑈ 29





**AXIS BANK LTD**

BHIWANDI [MH], BHIWANDI, 421302  
IFS CODE - UTIB0000591

New Account

Valid for three months from the date of issue

10/11/2020  
D D M M Y Y Y Y

Pay S.B.I. DIN Raksha A/c NO

AXIS BANK

को या उनके आदेश पर Or Order

रुपये Rupees Two Thousand Five Hundred Ninety Seven only

AXIS BANK

AXIS BANK

AXIS BANK

AXIS BANK

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AXIS BANK

AXIS BANK

AXIS BANK

Payable at par at all branches of Axis Bank Ltd in India.

अदा करें ₹ 2597/-

A/c. No. 920020055507881

CANOR 591460



06

IRFAN RAMZAN ALI ANSARI

Please sign above

571417 400211050 591460 29

UTILITY FORMS PVT. LTD./Mumbai ACTS-2010 07-10-2020

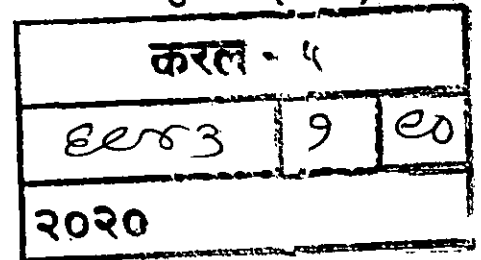




मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	20201001668	01 October 2020,01:20:27 PM			
मूल्यांकनाचे वर्ष	2020				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	121-भांडुप - कुर्ला				
उप मूल्य विभाग	121/554भुभाग: एल.बी.एस मार्गाच्या पश्चिमेकडील सर्व मिळकती.				
सर्व्हे नंबर /न. भू. क्रमांक	सि.टी.एस. नंबर#245				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
55780	128130	140920	155070	128130	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	117.56चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.128130/-
उद्दवाहन सुविधा-	आहे	मजला -	1st floor To 4th floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 100% apply to rate= Rs.128130/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर ) = (( (128130-55780) * (100 / 100 ) )+55780) = Rs.128130/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 128130 * 117.56 = Rs.15062962.8/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	27.88चौरस मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 27.88 * ( 128130 * 25/100) = Rs.893066.1/-				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी = A + B + C + D + E + F + G + H + I = 15062962.8 + 0 + 0 + 0 + 893066.1 + 0 + 0 + 0 + 0 =Rs.15956028.9/-				

Home Print

सह. दुय्यम निबंधक  
कुर्ला-५ (वर्ग-२)



करल. - 4		
2003	2	20
2020		





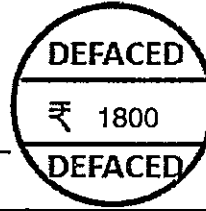


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	0110202000726	Receipt Date	01/10/2020
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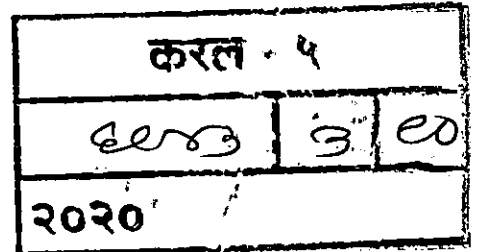
Received from MR IRFAN RAMZAN ALI ANSARI, Mobile number 9022434444, an amount of Rs.1800/-, towards Document Handling Charges for the Document to be registered on Document No. 6943 dated 01/10/2020 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.



**Payment Details**

Bank Name	ICICIC	Payment Date	01/10/2020
Bank CIN	10004152020100100668	REF No.	2086980535
Deface No	0110202000726D	Deface Date	01/10/2020

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



करल - ५		
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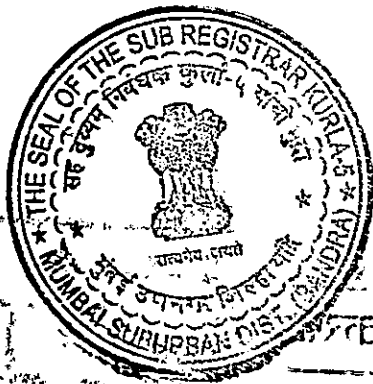
<b>Department of Stamp &amp; Registration, Maharashtra</b>	
<b>Receipt of Document Handling Charges</b>	
PRN            0110202000726	Date            01/10/2020
Received from MR IRFAN RAMZAN ALI ANSARI, Mobile number 9022434444, an amount of Rs.1800/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
<b>Payment Details</b>	
Bank Name    ICICIC	Date            01/10/2020
Bank CIN     10004152020100100668	REF No.      2086980535
This is computer generated receipt, hence no signature is required.	

*IRFAN*

*Ansari*

करल - ५	
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करल - ५		
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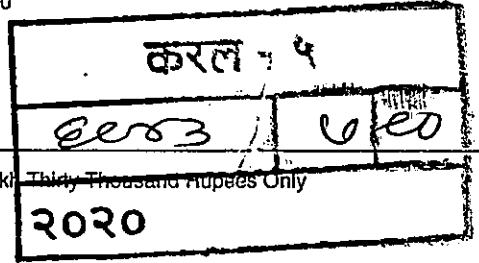
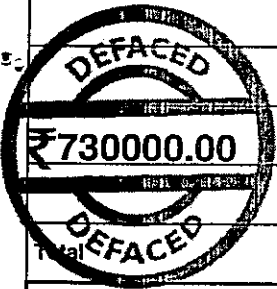




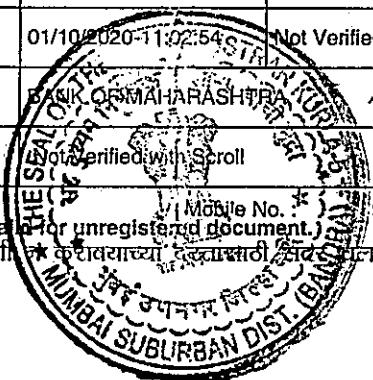
CHALLAN  
MTR Form Number-6



GRN	MH005042739202021E	BARCODE	Date		01/10/2020-11:00:31	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Registration Fee			
Office Name				KRL1_JT SUB REGISTRAR KURLA NO 1			
Location				MUMBAI			
Year				2020-2021 One Time			
Account Head Details				Amount In Rs.			
0030045501 Stamp Duty				700000.00			
0030063301 Registration Fee				30000.00			
Total				7,30,000.00			
Payment Details				BANK OF MAHARASHTRA			
Cheque/DD No.				Not Verified with RBI			
Name of Bank				BANK OF MAHARASHTRA			
Name of Branch				MUMBAI SUBURBAN DIST. (BANK)			
Bank CIN				02300042020100178813			
Ref. No.				202750239087			
Bank Date				01/10/2020-11:02:54			
RBI Date				Not Verified with RBI			
Bank-Branch				MUMBAI SUBURBAN DIST. (BANK)			
Scroll No. , Date				Not Verified with Scroll			



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी के करावयाच्या दस्तासाठी सदर चलन लागू नाही.



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-520-6943	0002265404202021	01/10/2020-13:25:53	IGR561	30000.00
2	(IS)-520-6943	0002265404202021	01/10/2020-13:25:53	IGR561	700000.00
Total Defacement Amount					7,30,000.00

करल - ५		
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CHALLAN  
MTR Form Number-6



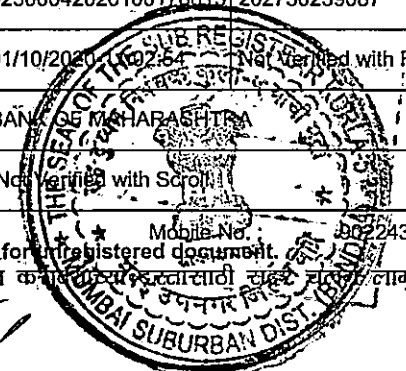
GRN	MH005042739202021E	BARCODE	[Barcode]		Date	01/10/2020-11:00:31	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			PAN No.(If Applicable)	AYCPA5296Q			
Location	MUMBAI			Full Name	MR IRFAN RAMZAN ALI ANSARI			
Year	2020-2021 One Time			Flat/Block No.	FLAT NO 301 3RD FLOOR SHREENATH			
Account Head Details			Amount In Rs.	Premises/Building	DARSHAN OPP BHANDUP POLICE STATION			
0030045501	Stamp Duty		700000.00	Road/Street	LAKE ROAD BHANDUP WEST			
0030063301	Registration Fee		30000.00	Area/Locality	MUMBAI			
				Town/City/District				
				PIN	4 0 0 0 7 8			
				Remarks (If Any)	PAN2=AAOCS0208H-SecondPartyName=SHREENATH BUILD GRAND PVT LTD-CA=35000000			
				Amount In	Seven Lakh Thirty Thousand Rupees Only			
Total			7,30,000.00	Words	2020			
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	02300042020100178813 202750239087		
Cheque/DD No.				Bank Date	RBI Date	01/10/2020 01/10/2020 Not Verified with RBI		
Name of Bank				Bank-Branch	BANK OF MAHARASHTRA			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for registered document.  
सदर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करता या दस्तासाठी सब रजिस्ट्रार कार्यालयात लागू नाही.

*[Signature]*

*[Signature]*





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करल - ५		
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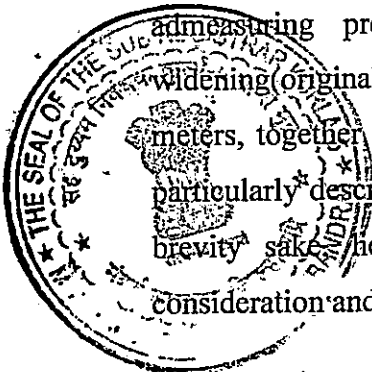
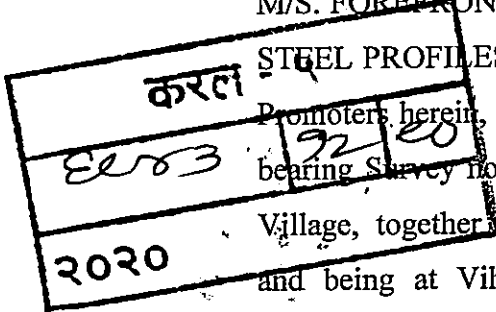




MR. IRFAN RAMZAN ALI ANSARI of Mumbai, adult, Indian Inhabitant, residing at House No. 127, Shanti Nagar Road, Sanjay Nagar, Bhiwandi Thane, Maharashtra - 421302 Village- Bhiwandi Taluka- Bhiwandi, District- Thane and assessed to Income Tax under PAN No. AYCPA5296Q hereinafter referred to as the "PURCHASER" (which expression shall mean and include the female gender and the plural and unless it be repugnant to the context or meaning thereof mean and include his/her/their respective heirs executors administrators and permitted assigns, and in the case of a partnership firm the partners for the time being thereof, the survivors or last survivor of them and the heirs, executors and administrators of the last survivor of them and his/her/their/its permitted assigns, and in the case of a Company/ Society its successors and permitted assigns, and in all cases all persons claiming by under or through such Purchaser including his/her/ their/its successors-in-interest) of the OTHER PART

**WHEREAS:-**

- a) By registered Deed of Conveyance dated 22.12.2010, registered with the office of Sub-registrar of Assurances under No. 11274 of 2010, one M/s. FOREFRONT PACKAGING INDUSTRIES (therein referred to as the First Vendors) and M/S. WELLKNOWN STEEL PROFILES, (therein referred to as the Second Vendors), and SHREENATH BUILD GRAND PRIVATE LIMITED and 2 others (therein referred to as the PURCHASERS and the Promoters herein), and one M/s OM SHREE GURU CHARANA ENTERPRISES (therein referred to as the Confirming Party), the aforesaid M/S. FOREFRONT PACKAGING INDUSTRIES and M/S. WELLKNOWN STEEL PROFILES sold, transferred, assigned and conveyed in favour of the Promoters herein, all that pieces any parcel of plot of Khot land or ground , bearing Survey No. 113, Hissa No. 2, CTS No. 245, 245/1 to 4 of Bhandup Village, together with messuages, tenants, standing thereon and situated lying and being at Vihar Lake Road, Bhandup (West), Mumbai - 400 078, admeasuring presently admeasuring 1664 square yards after road widening (originally admeasuring 2100 square yards) i.e. 1376.9 square meters, together with several structures, sheds standing thereon and is more particularly described in the FIRST SCHEDULE hereunder written, and for brevity sake hereinafter referred to as "the said property", for such consideration and terms stipulated therein.

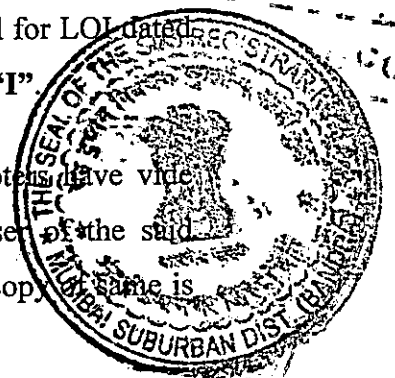


*Amjathar*

*(Signature)*

- b) The said property was occupied by protected monthly tenant and the Promoters have purchased the said property, subject to the tenancy rights of the Tenants/occupants in the said property and was use to carry out industrial activities, which were completely abandoned since many years, pursuant to dilapidated condition of the property.
- c) The Promoter/s have thereafter by separate Deed of Surrender obtained from the Tenants in the said Property, surrender of their tenancy rights and possession of the premises in their occupation and obtained vacant possession thereof from them.
- d) The Promoter/s have thereupon got their names entered in the Property Register in respect of the said Property as 'owner' thereof, and in the circumstances stated hereinabove, the Promoters are absolute owners of the said Property.
- e) The Promoter to construct new building after demolition of existing structure on the said property have got prepared the building plans from licensed architect and accordingly got approved the Plans for redevelopment from the Municipal Corporation of Greater Mumbai under I.O.D. bearing No. CE/1276/BPES/AS dated 02.08.2010 and Commencement Certificates bearing No. CE/1276/BPES/AS dated 17.06.2011 issued up to the Plinth level, the copies of I. O. D. and C.C. issued by M.C.G.M is annexed hereto and marked as ANNEXURE "E" and ANNEXURE "F" respectively for the construction of multi-storied building on the said property.
- f) The Promoters thereafter approached S.R.A. Authority under D.C.R. 33(14) D and succeed to get approval for LOI by Slum Rehabilitation authorities under No.SRA/DDTP/194/S/PL/LOI dated 13.09.2012 for implementation of proposed Slum Rehabilitation scheme under Development Control Regulations 33(14)(D) of the DCR 1991. The copy of approval for LOI dated 13/09/2012 is enclosed herewith and marked as ANNEXURE "I".
- g) The said property was under Industrial zone, and the promoters have vide order dated 26/03/2014 obtain permission for change of Use of the said property from Industrial to Residential and Commercial. The copy same is enclosed herewith and marked as ANNEXURE "H".
- h) As per the said approved plans by the concerned authorities, the Promoters have proposed to construct residential and commercial building to be known

करल - ५		
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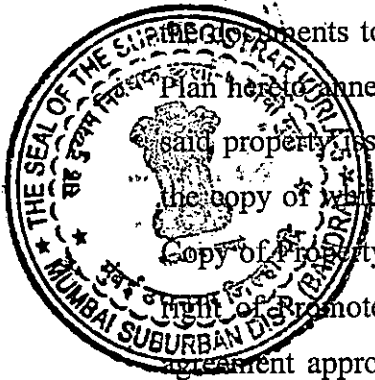
ESD

Agarwal

as "SHREENATH DARSHAN" building comprises of 6 Shops on ground floor, 1st floor to 16<sup>th</sup> Floor residential flats & Tower parking for car parking for brevity sake the said Shreenath Darshan building is hereinafter referred to as the "**Said Building**", on the said property. The Plans for redevelopment of said property are approved from the Slum Rehabilitation authorities under I.O.A. bearing No. SRA/DDTP/717/S/PL/AP dated 26.08.2015 and Commencement Certificates bearing No. CE/1276/BPES/AS dated 17/06/2011 which is issued up to 16/06/2012. The copies of I.O.A. and C.C. issued by Slum Rehabilitation authorities are annexed hereto and marked as **ANNEXURE "E"** and **ANNEXURE "F"** respectively for the construction of multi-storied residential and commercial building on the said property.

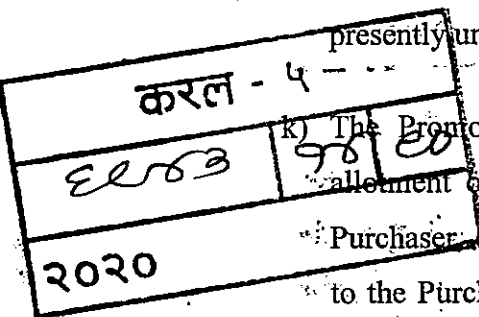
- i) The Promoters pursuant to sanctions granted by the concerned authorities, are accordingly in process of constructing a multistoried building to be known as "**SHREENATH DARSHAN**" on the said property as describe in the First Schedule hereunder written; The Promoters are well sufficiently entitled to the right to premises to be constructed in the said building to be known as "**SHREENATH DARSHAN**" and enter into Sale Agreement with various and diverse purchasers on such terms price as they think just and proper and to receive sale price in respect thereof. The Promoter are offering for sale premises in the proposed new building being constructed by them as -aforesaid, —
- j) The Purchaser herein approached to the Promoters and has expressed a desire to acquire purchase a commercial/residential premise in the said building presently under construction on the said property;

k) The Promoters herein have prior to commenting or agreeing upon any allotment or creation of reservation of Shop/Flat premises in favor of the Purchaser explained their scheme of development, and also given inspection to the Purchaser and The Purchaser has referred by way of inspection of all documents to title relating to the said property including copy of C.T.S. Plan hereto annexed and marked as "**ANNEXURE B**", Certificate on title to said property issued by Mr. Arunkumar Yadav, Advocate dated 07/08/2014, the copy of which is annexed hereto and marked as "**ANNEXURE "G"**", and Copy of Property Card hereto annexed and marked as "**ANNEXURE C**", the consent of Promoter to develop the said property granted under development agreement approved plans, designs and specifications including I.O.A. and C.C. issued by the S.R.A. Authority and annexed hereto and marked as



*Arunkumar Yadav*

*[Signature]*



ANNEXURE "E" and "F" respectively, copy of permission granted for Change of User from Industrial to Residential and Commercial, hereto annexed and Marked as ANNEXURE "H" and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion and Construction, Sale, management and Transfer) Act, 1963 (hereinafter referred to as "the said Act") specifically and the rules made there under,

- l) The Promoters further clarified that the said sanctioned building plans although approved by M.C.G.M. /S.R.A. are liable to be amended or revised and/or changed by M.C.G.M./S.R.A. and other concerned public bodies and authorities. The Promoters reserves to amend revise and/or change the plans as may be required and this right of the Promoters are acknowledged and accepted by the Purchaser.
- m) The Promoter have informed the Purchaser that in the event of their availing any benefit of the policy of the Corporation and the Government to construct more or utilize TDR or FSI and Incentive FSI and/or any other FSI in any other form, then they will be entitled to utilize the same and the building will be constructed by utilizing the potential of the property to its fullest extent without any obstruction, resistance or impediment on the part of the said Society in any manner whatsoever.
- n) The Purchaser has after satisfying themselves with regard to the title of the Promoter to the said property and after perusal of all orders, permissions, sanctions and approvals obtained by the Promoter, and of the correctness of the representations mentioned hereinabove, the Purchaser has agreed to acquire from the Promoter residential/commercial premises being **FLAT No. 301** on the 3<sup>rd</sup> floor thereof admeasuring **1150** sq. feet usable carpet area together with **02** Parking spaces area admeasuring **27.88** Sq. Mtr. of the said building "SHREENATH DARSHAN" now under development on the said property for the consideration and on the terms and conditions hereinbefore and hereinafter mentioned.
- o) Prior to / at the time of execution of these presents, the Purchaser has paid to the Promoters a sum of **Rs. 16,00,000/- (Rs. Sixteen Lacs Only)** being the earnest Payment of the sale price of the Said Premises, agreed to be sold by the Promoters to the Purchaser, has agreed to pay Promoters the balance of the sale price of the said premises in the manner hereinafter appearing.

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FLAT No.	



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- p) The parties hereto are now desirous of recording the terms and conditions arrived between them for sale of Flat premise in favor of the Purchaser, under Section 4 of the Maharashtra Ownership of Flats Act.

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

1. The recitals hereinabove shall form an integral and operative part of this Agreement as if the same were incorporated herein verbatim and to be interpreted and construed and read accordingly.
2. The Promoters are constructing in one or more Phases of the Project as hereinbefore and hereinafter mentioned, a residential and commercial building known as "SHREENATH DARSHAN" consisting of 6 Shops on Ground floor, 1<sup>st</sup> floor to 16<sup>th</sup> upper floors residential flats & Tower Parking for car parking, on land bearing Survey no. 113, Hissa No. 2, CTS no. 245, 245/1 to 4 of Village- Bhandup, presently admeasuring 1664 square yards after road widening (originally admeasuring 2100 square yards) i.e. 1376.9 square meters, situate lying and being at Vihar Lake Road, Bhandup (West), Mumbai - 400 078, and is more particularly described in the FIRST SCHEDULE, (hereinafter the said land and structure standing thereon are collectively referred to as "the said Property" and the proposed multistoried building "SHREENATH DARSHAN" is to referred to as "the said Building"), in accordance with building plans sanctioned and/or amended by S.R.A. Authority.

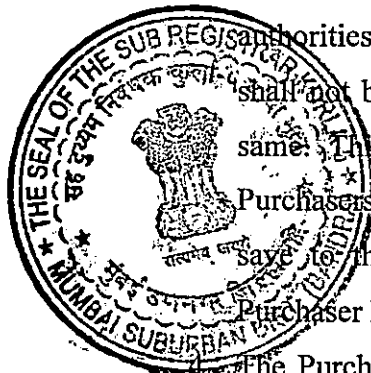
3. The Purchasers have prior the execution hereof seen the building plans and also the particulars of the specifications, in accordance with which the Proposed New Building is being constructed. The Promoter shall be entitled, at its discretion, to make such changes in the building plans as the Promoter may from time to time as may be required by the concerned authorities and the Purchasers hereby agrees to the same. The Promoter shall not be required to take further permission of the Purchasers for the same. This shall operate as an irrevocable consent in writing of the Purchasers to the Promoter carrying out such changes in the building plans save to the extent such changes affecting area agreed to sold to the Purchaser herein.

The Purchaser has prior to the execution thereof taken inspection of the following documents and satisfied themselves about the title of Promoters to the said property and their rights to develop the said Property and sell

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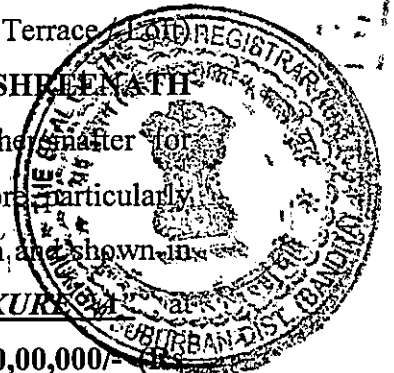


the shops/flats in the Proposed New Building and accordingly have agreed to purchase the said premises from the Promoter with notice of the contents thereof viz.

- a. Deed of Conveyance dated 22/12.2010 executed in favour of the Promoter, duly registered at the Sub Registrar of Assurance under Serial No. 11274 of 2010,
- b. Copies of Deed of Surrender executed by the Promoter with the tenants/ occupants of premises in the old structures standing on the said property,
- c. Original building plans sanctioned by S.R.A. Authority for construction of new building on the said property together with relevant IOA bearing No. SRA/DDTP/717/S/PL/AP dated 24.08.2015 and Commencement Certificate dated 16.06.2011, hereto annexed and marked as "ANNEXURE "E" and "F" respectively.
- d. Original Certificate on Title dated 07.08.2014 issued by Advocate Arunkumar Yadav setting out the state of title to the said property, hereto annexed and marked as ANNEXURE "G".
- e. Certified copy C. T. S. Plan of the said property and copy of Property Card hereto annexed and marked as ANNEXURE "B" and "C" respectively.
- f. Certified Copy of Order for grant of change of user from Industrial to Residential and commercial dated 26/03/2014 issued by D.P.Department, hereto annexed and marked as ANNEXURE "H"

5. The Purchaser hereby agreed to purchase from the Promoters and the Promoters hereby agreed to sell to the Purchaser Flat No. 301 on 3<sup>rd</sup> floor admeasuring 1150 sq.ft. i.e. 106.88 sq.mtrs. Carpet Area (Which is inclusive of carpet area of balconies and internal passages / Terrace by utilizing fungible FSI, in the said building known as "SHEENATH DARSHAN" under construction on the said property herinafter for brevity sake referred to as "*the said premises*" and more particularly described in the **SECOND SCHEDULE** hereunder written, and shown in A typical floor plan annexed hereto and marked as ANNEXURE or for an aggregate lump sum consideration of Rs. 3,50,00,000/- (**Three Crore Fifty Lacs Only**) payable as mentioned in clause 6 below on and subject to the terms and conditions hereinafter mentioned **AND**

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**TOGETHER WITH** the amenities listed in annexure annexed hereto and marked as **ANNEXURE "D"**. The percentage of undivided interest of the Purchasers in the common areas and facilities and amenities fixtures fittings and services – limited or otherwise, pertaining to the said premises shall be in the proportion of the carpet area of the said premises to the total carpet area of constructed premises in the whole of the said building.

6. The Purchasers shall pay and discharge the price of the said premises to the Promoter as follows, viz.

(a) Rs.17,50,000/- (Rs. Seventeen Lacs Fifty Only) i.e. @5% paid at or before the execution hereof (the Promoter admit and acknowledge receipt of the said).

(b) Rs.17,50,000/- (Rs. Seventeen Lacs Fifty Only) i.e. @5% paid within 7 days from receipt of intimation of Completion of Plinth of the said building,

(c) Rs.17,50,000/- (Rs. Seventeen Lacs Fifty Only) @5% paid within 7 days from receipt of intimation of Completion of 1<sup>st</sup> Slab,

(d) Rs.17,50,000/- (Rs. Seventeen Lacs Fifty Only) @5% paid within 7 days from intimation of Completion of 2<sup>nd</sup> Slab,

(e) Rs.17,50,000/- (Rs. Seventeen Lacs Fifty Only) @5% paid within 7 days from intimation of Completion of 3<sup>rd</sup> Slab,

(f) Rs.17,50,000/- (Rs. Seventeen Lacs Fifty Only) @5% paid within 7 days from intimation of Completion of 4<sup>th</sup> Slab,

(g) Rs.17,50,000/- (Rs. Seventeen Lacs Fifty Only) @5% paid within 7 days from intimation of Completion of 5<sup>th</sup> Slab,

(h) Rs.17,50,000/- (Rs. Seventeen Lacs Fifty Only) @5% paid within 7 days from intimation of Completion of 6<sup>th</sup> Slab,

(i) Rs.17,50,000/- (Rs. Seventeen Lacs Fifty Only) @5% paid within 7 days from intimation of Completion of 7<sup>th</sup> Slab,

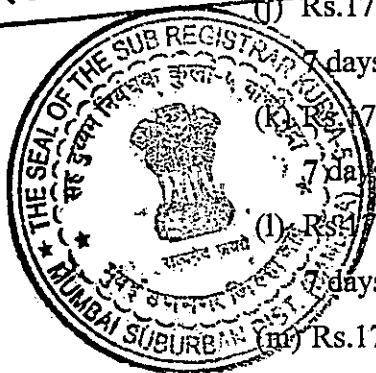
(j) Rs.17,50,000/- (Rs. Seventeen Lacs Fifty Only) @5% paid within 7 days from intimation of Completion of 8<sup>th</sup> Slab,

(k) Rs.17,50,000/- (Rs. Seventeen Lacs Fifty Only) @5% paid within 7 days from intimation of Completion of 9<sup>th</sup> Slab,

(l) Rs.17,50,000/- (Rs. Seventeen Lacs Fifty Only) @5% paid within 7 days from intimation of Completion of 10<sup>th</sup> Slab,

(m) Rs.17,50,000/- (Rs. Seventeen Lacs Fifty Only) @5% paid within 7 days from intimation of Completion of 11<sup>th</sup> Slab,

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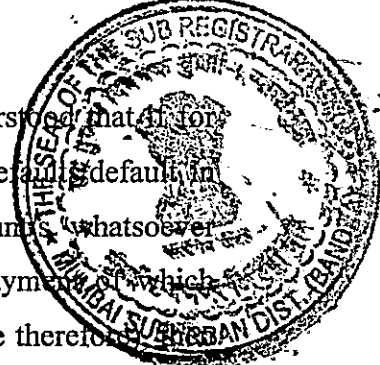
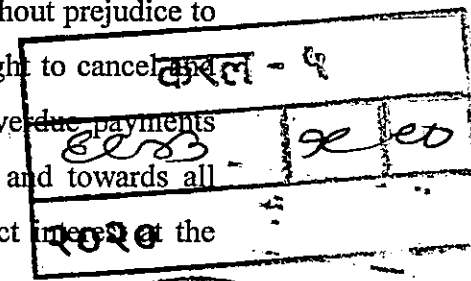


- (n) Rs.17,50,000/- (Rs. Seventeen Lacs Fifty Only) @5% paid within 7 days from intimation of Completion of 12<sup>th</sup> Slab,
- (o) Rs.17,50,000/- (Rs. Seventeen Lacs Fifty Only) @5% paid within 7 days from intimation of Completion of 13<sup>th</sup> Slab,
- (p) Rs.17,50,000/- (Rs. Seventeen Lacs Fifty Only) @5% paid within 7 days from intimation of Completion of 14<sup>th</sup> Slab,
- (q) Rs.17,50,000/- (Rs. Seventeen Lacs Fifty Only) @5% paid within 7 days from intimation of Completion of 15<sup>th</sup> Slab,
- (r) Rs.17,50,000/- (Rs. Seventeen Lacs Fifty Only) @5% paid within 7 days from intimation of Completion of 16<sup>th</sup> Slab,
- (s) Rs.17,50,000/- (Rs. Seventeen Lacs Fifty Only) @5% paid within 7 days from intimation of Completion of Final Slab,
- (t) Rs.8,75,000/- (Rs. Eight Lacs Seventy Five Thousand Only) @2.5% paid within 7 days from intimation about the Commencing Brick & Internal Work.
- (u) Rs.8,75,000/- (Rs. Eight Lacs Seventy Five Thousand Only) @2.5% paid being the balance shall be paid at the time of said premises being got ready for occupation and the Promoter offering possession thereof to the Purchaser for occupation

It is expressly clarified, agreed and understood that time shall be of the essence in respect of the payment of each of the installments of the consideration and other amounts, deposits and outgoings payable by the Purchaser. The Purchaser shall without any delay, default or demur pay the aforesaid installments on its respective due dates. Without prejudice to the Promoter's other right and remedies, including its right to cancel and terminate this Agreement as specified hereinafter, all over due payments (including payments towards the consideration amount and towards all deposits, outgoing and monthly contribution) shall attract interest at the rate of 18% per annum

7. It is hereby further expressly clarified, agreed and understood that in the event of any reason whatsoever, the Purchaser delays/delay or default in paying the interest in respect of any principal amounts whatsoever payable under this Agreement (when executed) (the payment of which principal amount/s has/have been made after the due date thereof) the Purchaser shall be liable to pay further interest (calculated at the rate

*18%*



*Amjad Khan*

and in the manner aforesaid) on the interest in respect of which the Purchaser delayed or defaulted in payment.

In addition to the Purchaser liability to pay interest as mentioned hereinabove, the Purchaser shall also be liable to pay and reimburse to the Promoters, all the costs, charges and expenses whatsoever, which are borne, paid and/or incurred by the Promoters for the purpose of enforcing payment of an recovering from the appointer/s any amount/s due/s whatsoever payable by the Promoters under this Agreement

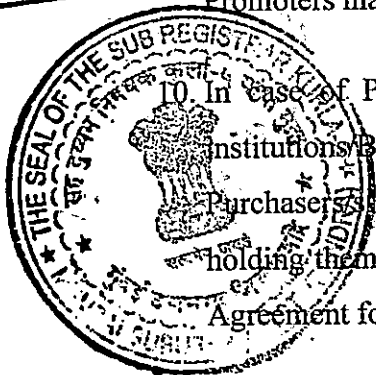
8. The Purchaser agrees to pay to the Promoters the all aforesaid installments within 7 days from the date of demand by the Promoters and beyond 7 days, the Purchaser shall pay to the Promoters interest @ 18% per annum on the amounts due and falling in arrears. However, the Purchaser agrees that the demanded installment shall not be delayed for more than 30 days from its due date and if thereafter, still the installment is not paid, in that event the Promoters shall have the absolute right to rescind this agreement.

9. On the Purchaser committing default in payment on the due date of any installment due and payable by the Purchaser to the Promoters under this Agreement, and the Purchaser committing breach of any of the terms herein contained, this agreement shall be terminated itself. On termination of this agreement, the Promoters shall refund to the purchaser the installments paid towards the consideration within six months from the date of termination after deducting the 10% of the booking amount.

However, the Promoters shall not be liable to pay any interest on the amount so refunded. Further, the Promoters shall not be liable to

reimburse to the Purchaser any Government Charges such as vat tax, service tax, stamp duty, registration charges etc. Upon the termination of this agreement, under this clause, the Promoters shall be at liberty to sell the said flat to any other person of their choice and at such price as the Promoters may deem fit and the purchaser shall not object to the same.

10. In case of Purchaser/s want/s to take loan from any of the financial institutions/Bank to pay the agreed consideration amount, in that case Purchaser/s shall provide copy of Bank approval for loan/Bank letter holding them/him eligible to sanction bank loan at the time of registering Agreement for Sale.



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11. In case of cancellation of the sale agreement for any reason, in case of purchaser taking loan from any of the financial institutions / Banks, Promoters shall refund the amount received from the flat purchaser or from the financial institutions / Banks for the A/c of the purchaser directly to the financial institutions / Banks, and in that case the financial Institutions / Banks and purchaser cannot demand interest on the entire amount which is received from the financial Institutions / Bank for the respective purchaser by the Promoters.

12. The Promoters hereby agree to observe, perform and comply with all the terms, conditions, stipulations, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Flat to the Purchaser, obtain from the concerned local authority occupation and/or completion certificates in respect of the same.

13. The fixtures, fittings and amenities to be provided by the Promoters in the said building and the premises are those that are enclosed as Annexure "C". The Promoters is not a manufacturer of the fixtures and fittings and hence not giving any warranty and guaranty of the same and not liable to replace which is already fixed.

14. The Purchaser and persons to whom the said premises are transferred shall from time to time, sign all applications, papers, and documents and do all acts, deeds and things as may require for safeguarding the interest of the Promoters, about the said property mentioned in the FIRST SCHEDULE hereunder written.

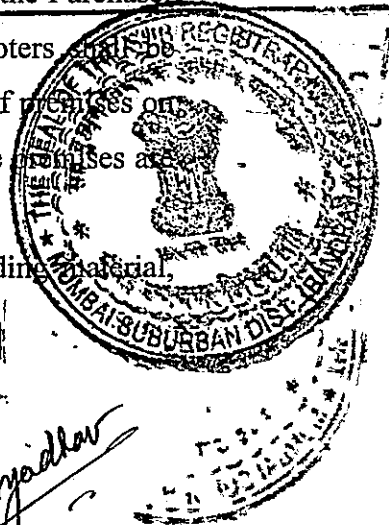
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15. The Promoters shall give possession of the said premises to the Purchaser on or before **December 2020** PROVIDED that the Promoters shall be entitled to reasonable extension of time for giving delivery of premises on the aforesaid date, if the completion of building in which the premises are to be situated is delayed on account of--

- (a) Non-availability of steel, cement, other building material, water or electric supply;
- (b) War, civil Commotion or act of God;

*[Handwritten signature]*

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- (c) Any notice, order, rule, notification of the Government and/other public or competent authority;
- (d) Any other reasons, beyond control of the Promoters as provided under Section 8 of the Maharashtra Ownership Flats Act, by the aforesaid date/s;
- (e) Changes in any rules, regulation, bye-laws of various statutory bodies and authorities affecting the development and the project;
- (f) Delay in grant of any NOC / permission/license/connection for installation of any services, such as lifts, electricity and water connections and meters to the project/flat/road or completion certificate from appropriate authority;
- (g) other force majeure conditions,
- (h) Delay or default in payment of dues by the purchaser under these presents (without prejudice to the right of the Promoters to terminate this agreement under clause 9 mentioned hereinabove).



16. If the Promoters fail or neglect to give possession of the said premises to the Purchaser, by the prescribed date as aforesaid on account of reasons beyond his control and of his agents as per the provisions of section 8 of Maharashtra Ownership Flats Act, then the Promoters shall be liable on demand to refund to the Purchaser the amounts already received by him in respect of the Flat with simple interest at nine percent per annum from the date the Promoters received the sum till the date the amounts and interest thereon is repaid. Till the entire amount and interest thereon is refunded by the Promoters to the Purchaser, he shall, subject to prior encumbrances, if any, have charge on the said plot as well as the construction or building thereon.

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17. The Purchaser shall take possession of the premises upon the said premises being ready for use and occupation against payment of the balance consideration amount and other amounts payable under this agreement within 8 days of the Promoters giving written notice to the Purchaser intimating that the said premises is ready for use and occupation.

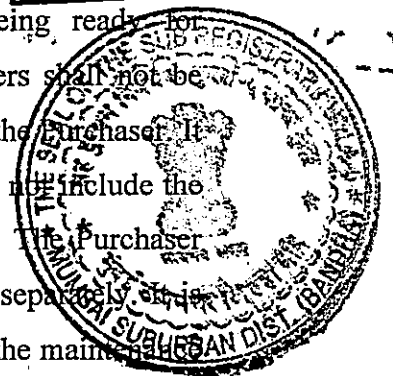
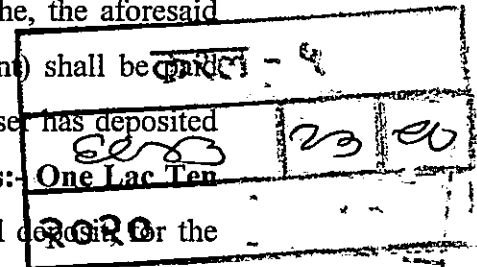
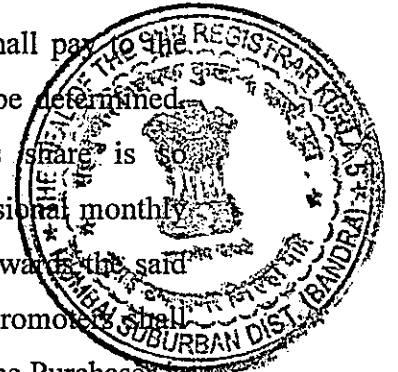


18. The Purchaser shall at the time of delivery of the possession of the said premises pay to the Promoters the following amounts : १०००.

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- a) Legal charges : Rs. 7,500/-  
 b) Share Money : Rs. 350/-  
 c) B.M.C. development charge : Rs. 37,800/-  
 d) Maintenance for 12months@ Rs. 8 - approx: Rs. 1,10,400/-  
 e) Electric cable & Meter charges : Rs. 20,000/-  
 f) Water connection charges : Rs. 20,000/-

19. Commencing a week after notice in writing is given by the Promoters to the Purchaser that the premises is ready for use and occupation, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the Flat) of outgoings in respect of the said land and Building namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, Insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and building/s. Until the Society or Limited Company or Association of persons is formed and the said land and building/s transferred to it, the Purchaser shall pay to the Promoters such proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Purchaser's share is so determined the Purchaser shall pay to the Promoters provisional monthly contributions of minimum Rs. 8/- per sq. ft. per month towards the said outgoings. The amounts so paid by the Purchaser to the Promoters shall not carry any interest and remain with the Promoters until the Purchaser is joined as members of the Society. Subject to the provisions of section 6 of the said Act, on such Purchaser joined as member of the, the aforesaid deposits (less deductions provided for in this Agreement) shall be handed over by the Promoters to the Society. Unless the Purchaser has deposited with the Promoters an amount of Rs. 1,10,400/- (Rupees: **One Lac Ten Thousand Four Hundred Only**) by way of provisional deposit for the initial period from the date of the said premises being ready for possession, towards the aforesaid outgoings, the Promoters shall not be bound to hand over the possession of the said premises to the Purchaser. It is clearly understood that the aforesaid initial deposit does not include the dues for the electricity bills for the purchaser's premises. The Purchaser shall be liable to pay electricity bill of individual meters separately. It is understood that the Promoters shall themselves look after the maintenance of the said plot and building/s thereof initially for six months from the date



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of completion of the building/s and apply the said deposit towards expenses on this account. If it is found by the Promoters that the said deposit is not adequate or it is likely to be finished very soon, the Promoters shall have the right to demand the payment of additional deposit from the Purchaser, and the Purchaser hereby agrees to meet such requisition immediately without protest. However, as soon as possible the Promoters shall form an ad hoc Committee of the Purchasers to which the account of expenses so incurred in this deed shall be handed over, together with surplus, if any. The said ad hoc committee thereafter shall be responsible for looking after the said property and operate the bank account till the Purchaser are joined as members of the Society. Thereafter, it is for the selected body of managing committee of the society to decide about the quantum of monthly contributions towards maintenance charges etc.

20. Upon the Purchaser taking possession of the said Premises, he/ she / they shall have no claim against the Promoters as regard the quality of the building material used for construction of the premises or the nature of the construction of the said premises or otherwise howsoever. Provided that if within a period of two years from the date of handing over possession of the said premises to the Purchaser, the Purchaser brings to the notice of the Promoters, any defects to the building, in which the said premises are situated, or the material used therein. Then, wherever possible such defects, shall be rectified by Promoters at their own cost and in case it is not possible to rectify such defects then the Purchaser shall be entitled to receive from the Promoters reasonable compensation for such defect.

It is expressly agreed that right of the Purchaser under this Agreement is only restricted to the premises agreed to be sold by Promoters and agreed to be acquired by the Purchaser and all the other premises and portion or portions of the said Building the said property including the Lay out road, recreation ground etc. shall be the sole property of the Promoters.

21. It is expressly agreed between the Promoters and the Purchaser that the said premises shall be utilized for residential / commercial and Podium Car parking space are (said parking space) shall be used only for parking vehicles pertaining to the Purchaser and for no other purpose or purposes whatsoever.

*[Signature]*

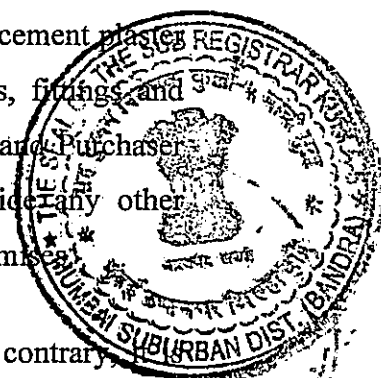
*[Signature]*



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22. The Promoters will sell all premises, intended to be constructed on the said property, with a view ultimately that the Purchaser of their respective premises in the said building shall be admitted to said organization, of all such prospective Purchaser respective premises. Upon the respective Purchaser of their respective premises in such building paying, in full, their respective dues, payable by them to the Promoters respective agreements with the Promoters, the Promoters shall cause the owner to transfer the said property on which the said building known as "SHREENATH DARSHAN" is standing and the open space appurtenant thereto, in favour of the said organization of various Purchaser respective premises. The open spaces, garden and recreation area, the "Said Common Facilities" (hereinafter called "the Common Facilities"), if any may be conveyed/ leased to a federal or independent society.

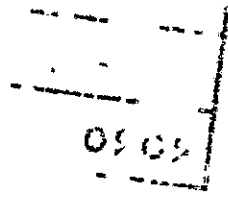
23. It is expressly agreed that the said premises (save and except said Podium parking space, which shall be a normal brick structure with cement plaster and cement flooring) shall contain specifications, fixtures, fittings and amenities as set out in the Annexure "D" annexed hereto and Purchaser confirms that the Promoters shall not be liable to provide any other specifications, fixtures, fittings and amenities in the said Premises.



24. Notwithstanding anything what is contained herein to the contrary, expressly agreed between the Promoters and the Purchaser that the Promoters shall be entitled to utilize and enjoy, either personally or through any nominee, all area or areas forming part of the said entire property.

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25. So long as each Flat/Office/Shop/Premises/Podium car parking in the said Building/s shall not be separately assessed for Municipal taxes and water taxes, the Purchaser shall pay to the Promoters, or to the said Organization, when formed, a proportionate share of the Municipal Tax and Water Tax assessed in the said Building/s on the basis of the area of each Flat/Office/Shop/Premises/Podium car parking etc., which are not sold and disposed off by the Promoters. The Promoters will also be entitled to the refund of the Municipal Taxes and water taxes on account of the vacancy of the said flat premises / Podium car parking etc.



26. The Purchaser shall neither use the said premises for any purpose other than as set out in these presents nor use the same for any purpose which

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may or is likely to cause nuisance or annoyance to occupiers of the other premises in the said building or for any illegal or immoral purpose.

27. The Purchaser for himself/herself/themselves with intention to bring all persons into whatsoever hands the said premises may come doth/ do hereby covenant with Promoters as follows :

a) Not to demolish or cause to be demolished the said premises or any part thereof, nor at any time make or cause to be made any addition or any alteration in the elevation and outside colour scheme of the building in which the said premises is situated and shall keep the portion, sewers, drains pipes, in the said premises and appurtenances thereto, in good tenable repair and condition and in particular, so as to support shelter and protect the other parts of the said building, in which the said premises is situated and shall not chisel or in any other manner damage the columns, beams, walls, slabs, or R.C.C., pardis or other structural members in the said premises.

b) Not to store in the said premises 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 said premises are situated or storing of which goods is objected by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or are likely to damage the staircase, common passage or lift or any other structure of the buildings in which the said premises are situate including entrances of the building and in case of any damage caused to the building on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable to pay or make good the damage incurred or caused due to the default of the Purchaser whatsoever

c) Not to do or permit to be done any act thing which may render void and voidable any insurance of the said property and building/s in which the said premises are situated or any part thereof or whereby any increase premium shall become payable in respect of the insurance.

d) To pay to the Promoters within 7 days or on demand by the Promoters his/her/their share or security deposit demanded by the concerned local authority and/or other public authority, on account of change of user of the said premises by the Purchaser, viz user for any purpose other than stated herein. Such demand or payment shall not



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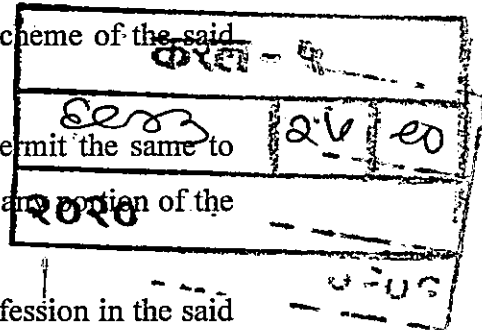
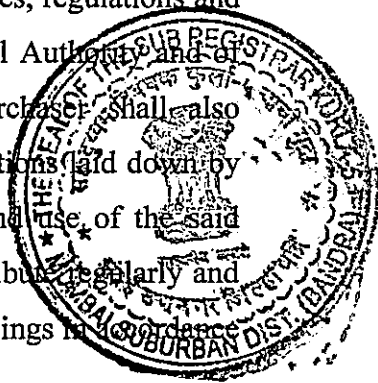
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be deemed to be permission by the Promoters for change of user unless specifically so granted in writing by the Promoters.

- e) The Purchaser shall be entitled to, let, sub-let transfer assign or part with the said premises interest or benefit factor of this Agreement or part with the possession of the said premises only to the extent of his/her/their dues whatsoever nature payable to the Promoters are fully paid up and only if the Purchaser had not been guilty of breach of non-observance of any of the terms and conditions of this agreement and the Promoters has formed the said organization and until the Purchaser has/ have intimated in writing to the Promoters in that behalf.
- f) The Purchaser and such other person to whom the said premises are permitted to be transferred by the Promoters, shall observe and perform all the rules and regulation and the addition, alternations or amendments thereof that may be made from time to time for protection and maintenance of the said building/s and the premises therein and for the observance of the building/s rules, regulations and bye-laws the time being from the concerned Local Authority and of Government and other Public Bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the said organization regarding the occupation and use of the said premises in the building/s and shall pay and contribute regularly and punctually towards the taxes, expenses or the outgoings in accordance with the terms of this Agreement.
- g) The Purchaser shall not, without the sanction and permission of the authorities concerned, make any alternation or changes in the said premises and in the elevation and outside colour scheme of the said premises.
- h) Not to throw dirt, rubbish, garbage or refuse or permit the same to be thrown from the said Premises in the compound or any portion of the said property.
- i) Not to carry on any illegal / antisocial business/profession in the said Premises agreed to be purchased herein by which may tarnish the reputation of the Promoters and cause nuisance to neighboring flat holders. It is understood that in the event of the Purchaser carrying on any such illegal business/s in the said flat whether directly or indirectly through his/her/their agent or tenant, the Promoters shall be



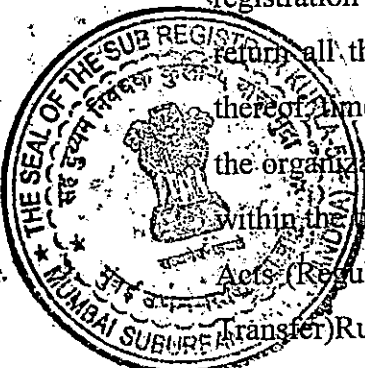
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entitled to cancel this agreement in the interest of public, peace and tranquility and have the Purchaser evicted from the flat.

- j) Till Conveyance of the said building, the Purchaser shall permit the Promoters and his/their surveyors and agents with or without workmen and others, at all reasonable times, to enter into and upon the said land and Building or any part of whole of the said Premises to view and examine the state and conditions thereof.
- k) After handing over the possession of the Flat to the Purchaser and if he wants to carry out any additions or alterations in the same Flat, the same shall be carried out by taking permission by the Government, Municipal Corporation or any statutory authorities and the Promoters shall not be in any manner liable or responsible for the same.

28. The Purchaser along with the other Purchaser of the premises in the said building, shall join in forming and registering the said organization and for that purpose also from time to time sign and execute application papers and any other connected documents necessary for formation and registration of such organization and to become member and sign and



return all the documents including bye-laws with seven days of receipt thereof being of the essence, so as to enable the Promoters to register the organization of the Purchaser under Section 10 of the said MOFA Act, within the time limit prescribed by Rule 8 of Maharashtra Ownership Flats Acts (Regulation of the Promotion, Construction, Sale, Management and Transfer) Rules 1964. No objection shall be taken by the Purchaser if any changes or modifications are made in the draft bye-laws or the Memorandum of Association and Articles of Association as may be

required by the Registrar of Co-operative Society's or Registrar of companies and in the condominium of Apartment as the case may be or by any other Competent Authority. The Promoters may decide to form one Society / Limited Company / Condominium of all the Purchaser of flats / shops/offices/units in building/s prepared or constructed by the Promoters or one or more such organization. The decision of the Promoters shall be binding in this respect and the Purchaser shall not raises any objection thereto. The rights of the Purchaser will be then recognized and regulated by the provisions of the said organization and the Rules and Bye-Laws framed by such organization.

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*tofor.*

*Amrathar*

29. Till the Purchaser are joined as members of the Society, the Purchaser shall permit the Promoters and their Surveyors and Agents with or without workmen and others at all reasonable times, to enter in to and upon the said land and building or any part thereof to view and examine the state and conditions thereof or to repair and remove any disrepair.

30. Nothing contained in this agreement is intended to be nor shall be construed as grant, demise, or assignment in law of the said premises and/or of the said property and or building or any part thereof, the Purchaser shall have no claim, save and except in respect of the said premises hereby agreed to be sold and all open spaces, staircases, lobbies un-allotted parking spaces, common terrace, garden recreation spaces etc., will remain the property of the Promoters until the said property and/or any part thereof and building is transferred to the said organization as mentioned herein but subject to the rights of the Promoters under this agreement including allotment of parking space and open spaces if any. Such allotment would be binding on the Purchaser and the said organization.

31. The Purchaser hereby agrees that the terrace of the said building shall be entitled to deal with and dispose of the same in such manner as they may deem fit including by allotting the same to the purchaser of the flat/s just below the terrace. In the event of the Promoters obtaining permission from the concerned authority for constructing one or more premises on the terrace then the Promoters shall be entitled to sell such premises that may be constructed by them on the terrace together with the terrace of such person/s at such rate and on such terms as the Promoters may deem fit. The Promoters shall be entitled in that event to allow use of such entire terrace to the Purchaser of such premises proposed or constructed on the terrace and the terrace shall be in exclusive possession of the Purchaser as owner of such premises proposed or constructed on the terrace. In the event of the Promoters shall be entitled to the concerned premises together with the portion/s of the terrace proportionate to and/or appurtenant thereto. The said organization to be formed by the Purchaser as stated herein shall admit as its member the Purchaser of such premises that may be proposed or constructed on the terrace with the exclusive right to them in the terrace aforesaid. In the event of any water storage tank on the terrace with the exclusive right of storage tank for the said building being constructed or any other common facilities being provided on the terrace



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then the society will be entitled to depute its representative to go to the terrace for regular check up and up keep for carrying out repairs to the tank/s and or during such times as may be mutually agreed upon by the Purchaser of the terrace premises and the society/ said organization.

32. Advocates and Solicitors of the Promoters shall prepare the Deed of Lease, Conveyance and all other documents to be executed in pursuance of these presents as also the Bye-laws and/or the Memorandum and Article of Association in connection with the Co-operative Society or the Limited Company or the Condominium of Apartment / Owners as the case may be and all costs, charges and expenses in connection with the preparation and execution of the Conveyance / Lease Deed and other documents and the formation or registration or incorporation of the said organization shall be borne and paid by all the Purchasers of the said premises in the said entire property in proportion to the respective area of the respective premises.

33. The Purchaser shall have no claim save and except in respect of the said premises and limited common areas appurtenant thereto and hereby agreed to the acquired, i.e. all other areas including terraces etc., will remain the property of the Promoters until the whole of the said property is transferred to the said organization as provided herein subject to the right of the Promoters as contained in this agreement.



34. It is agreed that the Promoters shall be entitled without affecting the rights of the Purchaser to the said premises, to revise the building/s Plan/s in respect of the said building/s and to utilize the total F.S.I. and the transferable rights of any nature that is available in respect of the said property as the Promoters may desire and the Purchaser hereby irrevocably consents to the right of the Promoters to revise and modify the building/s Plan/s in respect of the said property from time to time, provided however the design and specification of the said premises is not changed.

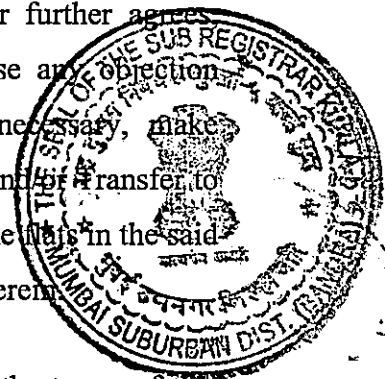
करल - ५  
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35. That the society shall always be known as SHREENATH DARSHAN (or any other name as to be decided by the Promoters) to be formed shall bear the said name and this name shall not be changed without the written permission of the Promoters.

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36. The Purchaser hereby agrees and confirms that in the event of the said organization being formed and registered earlier than the Promoters will have the right to deal with or dispose of the said building/s on the said property and in that event any allottee or Purchaser of premises from the Promoters shall be admitted to such organization on being called upon by the Promoters without payment of any premium or any additional charges and such allottee Purchaser or transferee thereof shall not be discriminated or treated prejudicially by such organization.

37. The Purchaser have been specifically informed and are aware that the said property more particularly described in the FIRST SCHEDULE hereunder written includes the common garden and/or recreation area as shown in the sanctioned layout which is common to all the building to be constructed on the said property more particularly described in the FIRST SCHEDULE hereunder written. The purchaser agrees, declare and confirm that the said common garden/ recreation area is for the common use of the entire Purchaser in various premises of the Building to be constructed on the said entire property. The Purchaser further agrees declare and confirm that the he/she/they shall not raise any objection thereto. The Promoters shall if they deem fit and necessary, make necessary provisions in the Deed of Conveyance, Lease and/or Transfer to be executed in favour of the society of the Purchaser of the flats in the said building "SHREENATH DARSHAN" as contemplated herein.



38. Any delay or indulgence by the Promoters in enforcing the terms of this agreement of any forbearance or giving of time to the Purchaser shall not be constructed as a waiver on the part of the Promoters of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser nor shall be same in any manner prejudice the rights of the Promoters.

करल - ५		
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39. The Purchaser shall, from the date of his/her taking possession, maintain the said premises at his/her/their cost in a good and tenantable repair and condition and shall not do or suffer to be done anything in or to the said Building or the said premises, staircase, lift, podium parking space and common passage which may be against the rules and bye laws of Mumbai Municipal Corporation or any other authority and the Purchaser shall not change alter or make additions to or to the said Building or any part

*[Handwritten signature]*

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thereof. The purchaser shall be solely responsible for any breach of the said provision.

40. All out of pocket costs, charges and expenses including the stamp duty, registration charges of and incidental to this agreement and service tax, VAT tax shall be borne and paid by the Purchaser. If due to any changes in Government Policy and by virtue of the same if any additional stamp duty, registration charges and/or any other taxes/rates are levied the same shall be also paid by the Purchaser.

41. Time for payment of the service tax and MVAT and interest and penalty if any, thereon is of the essence of the contract. The Promoters shall forward to the purchaser an intimation of the notice of demand received by them from the service tax and MVAT authorities calling upon the purchaser to forthwith the amounts demanded under the said notice without any demur to the Promoters and the purchasers shall be bound to pay the said amounts within eight days of Promoters dispatching such intimation under certificate of posting at the address of the purchaser as given in these presents. The Promoters will keep the original of such demand notice open for inspection by the purchaser at the office of the Promoters and such notice shall be conclusive and binding upon the purchaser and the purchaser agree not to dispute the same.

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



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*Amjad Khan*

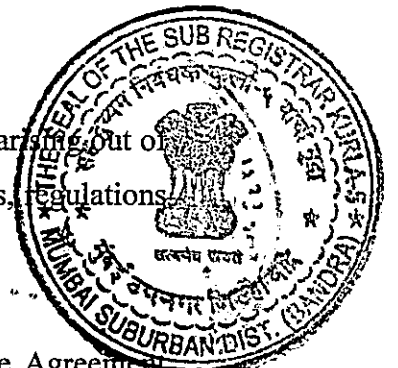
*Isfor*

43. All notices to be served on the Purchaser, as contemplated by the Agreement shall be deemed to have been duly served if sent to the Purchaser by courier at the address hereinafter stated :

**House No. 127, Shanti Nagar Road, Sanjay Nagar, Bhiwandi Thane, Maharashtra - 421302 Village- Bhiwandi Taluka- Bhiwandi, District- Thane.**

44. PROVIDED AND ALWAYS that if any dispute, difference or question at any time hereafter arises between the parties hereto or their respective representatives or between Purchaser of other premises in the said building and Promoters in respect of the construction of these presents or concerning anything hereto contained or arising out of the premises or as the rights liabilities or the duties of the said parties hereunder the same shall be referred to Arbitrators of two persons one to be appointed by the Purchaser or all other Purchaser together and one by the Promoters. The Arbitrators so appointed shall appoint before entering upon the reference, appoint Chairman. The provisions of the Arbitration and Conciliation Act, 1996 shall apply to such reference. The language of Arbitration shall be English and the place for Arbitration shall be Mumbai.

45. The Promoters shall not be responsible for the consequences arising out of changes in law of changes in Municipal and other laws, rules, regulations etc.



46. The Purchaser hereby declares that he has gone through the Agreement and all the documents related to the said property and the premises purchased by the Purchaser and has expressly understood the contents, terms and conditions of the same and the Purchaser after being fully satisfied has entered into this agreement.

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47. The stamp duty and registration charges incidental to this agreement shall be borne and paid by the Purchaser alone. The Purchaser shall immediately after the execution of this Agreement inform the Promoters the serial number under which and date on which this agreement is lodged for registration, to enable the Promoters to attend and admit execution of this Agreement before Sub-Registrar of Assurances.

*DBP*

*Amrathor*

48. This agreement shall, to the extent they are statutory, will always be subject to the provisions contained in the Maharashtra Ownership Flat (Regulation of Promotion, Construction, Sale, Management and Transfer Act 1963 – Maharashtra Act No. XV of 1997) and Rules made there under and any other provisions of Law Applicable thereto.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands hereto on the day and year first hereinabove written.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

*ALL THAT PIECE AND PARCELS* of Khot land, plot or ground, bearing Survey no. 113, Hissa No. 2, CTS no. 245, 245/1 to 4 of Bhandup Village, together with shed, structures, standing thereon, situate lying and being at Vihar Lake Road, Bhandup (West), Mumbai – 400 078, presently admeasuring 1664 square yards i.e. 1376.9 square meters after road widening (originally admeasuring 2100 square yards), and assessed for municipal rates and taxes under Ward no. N-2937 and street no. 62F and bounded as follows, that is to say:



On or towards the East : By the property belonging to Friends Properties Pvt. Ltd.  
 On or towards the West : By Public Road leading to Vihar Lake  
 On or towards the North : By open space and achawls no. 3 and 5 belonging to Friends Properties Pvt. Ltd.  
 On or towards the South : By Bombay Agra Road.

करल - ६	<b>THE SECOND SCHEDULE ABOVE REFERRED TO:</b>	
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(being a description of the premises forming the subject matter of the transaction herein)		
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**ALL THAT A RESIDENTIAL/COMMERCIAL PREMISE** being Flat no. 301 admeasuring 1150 sq. ft. i.e. 106.88 sq. mtrs., carpet area on the 3<sup>rd</sup> Floor together with 02 nos. of car parking spaces in the building known as "SHREENATH DARSHAN" to be constructed on the property more particularly described in the First Schedule hereinabove, and the said flat premises is shown on sketch annexed hereto and marked **Annexure "A"**.

*Amoghkar*

*Amoghkar*



SIGNED SEALED AND DELIVERED )  
by the within named "the Promoters" )  
M/S SHREENATH BUILDGRAND PVT. LTD. )  
through its Director, )



MR. ASHWJEET MANGALDAS JADHAV, )

For SHREENATH BUILDGRAND PVT. LTD.

In presence of ... )

1. )

*J. Man. Khan*

*A. Jadhav*  
Directors

2. )

*A. Shiel*

SIGNED SEALED AND DELIVERED )  
by the Within named "THE PUCHASER" )



MR. IRFAN RAMZAN ALI ANSARI )

In presence of... )

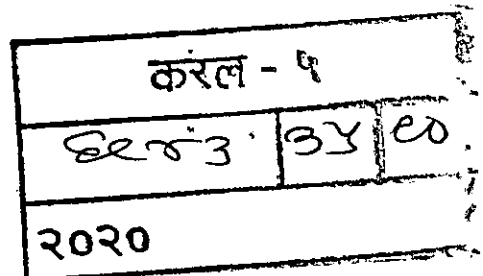
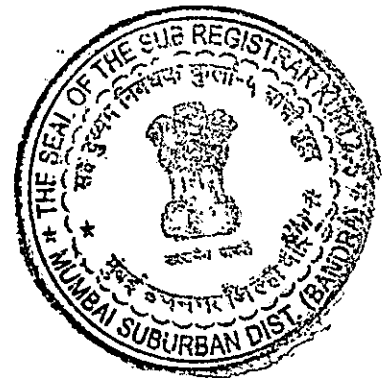
1) )

*A. Shiel*

*D. Khan*

2) )

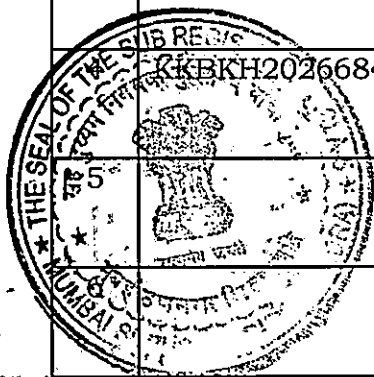
*J. Man. Khan*



**RECEIPT**

**RECEIVED FROM MR. IRFAN RAMZAN ALI ANSARI, the Purchaser** a sum of **Rs. 16,00,000/- (Rupees:-Sixteen Lacs Only)** by way of cheque/NEFT/RTGS as mentioned below, being part consideration towards sale of Flat Premises bearing 301 on 3<sup>rd</sup> floor admeasuring 1150 sq.ft.s usable carpet area, together with 02 nos. of car parking spaces in the building to be constructed and known as **SHREENATH DARSHAN**, situated at Opp. Bhandup Police Station, Lake Road, Bhandup (W), Mumbai – 400 078.

Sr. No.	Cheque No.	Date	Bank Details	Amount
1	KKBKR520200917007 54530	17.09.20	Kotak Mahindra Bank Ltd.	3,00,000/-
2	KKBKH20262635779	18.09.20	Kotak Mahindra Bank Ltd.	1,00,000/-
3	KKBKH20266753482	22.09.20	Kotak Mahindra Bank Ltd.	1,50,000/-
	KKBKH20266845972	22.09.20	Kotak Mahindra Bank Ltd.	50,000/-
		30.09.20	Kotak Mahindra Bank Ltd.	5,00,000/-
		30.09.20	Kotak Mahindra Bank Ltd.	5,00,000/-
<b>Total</b>				<b>16,00,000/-</b>



**I/WE SAY RECEIVED**

**FOR M/S. SHREENATH BUILD GRAND PVT. LTD.**

*Ashwjeet Mangaldas Jadhav*  
**MR. ASHWJEET MANGALDAS JADHAV**  
Director

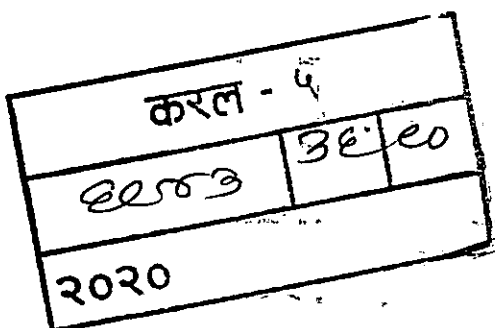
**WITNESSES:**

1)

*J. S. Chavan*

2)

*A. S. Kulkarni*



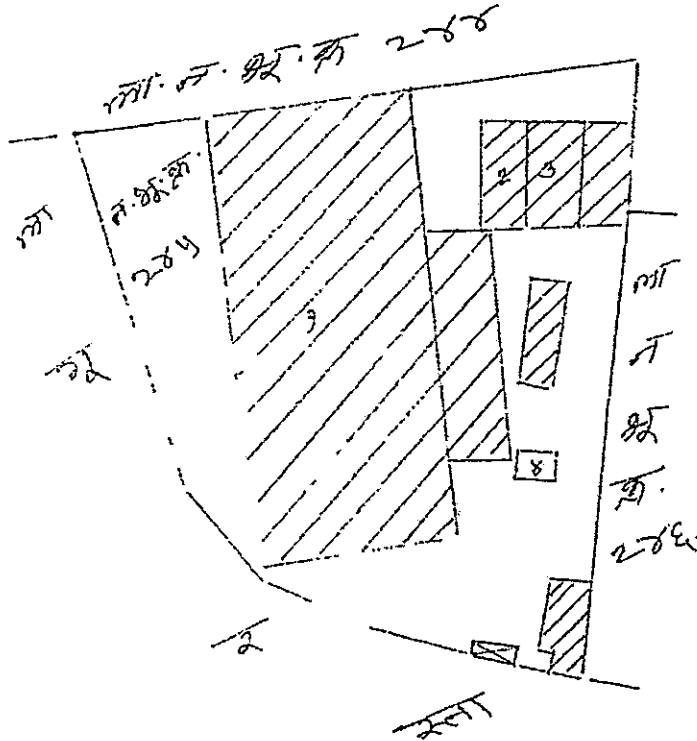




करल - ५		
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अर्जदार श्री. सतोरा को शिंदे यांचा दिनांक 21/10/2019 चे विनंती अर्जावरून नगर भूमापन... भांडूप ता. कुर्ला येथील न.भू.क्र. 288... चे पुनर्विलोकन आलेख / रेडिगा-व्हॉल्यूम-क्र. 288 वरून तयार केलेल्या नकाशाची कारणापूरती नक्कल.

नगर भूमापन : भांडूप  
 तालुका : कुर्ला  
 जिल्हा : मुंबई उपनगर



- सदरची नक्कल मूळ नगर भूमापन आलेख / जापोल पत्राख / पुनर्विलोकन आलेखावरून देणेत आले आहे.
- सदरची नक्कल मूळ नगर भूमापनाचे वेळेची जागेची मर्यादा दर्शविते / पुनर्विलोकनाचे वेळी जागेवर आढळून आलेली परिस्थिती दर्शविते. (जेथे शक्य आहे त्या ठिकाणी मूळ नगर भूमापनाचे वर्ष अथवा पुनर्विलोकन कोणत्या कालावधीसाठी करणेत असा याबाबत तपशील नमूद करावा.)
- सदरची नक्कल जागेवरील अद्यतन स्थिती नाही. जागेवरील अद्यतनस्थिती दर्शविणाऱ्या नकाशासाठी तांत्रिकी करून देणे आवश्यक आहे. (जेथे नक्कल अद्यतनामध्ये ताल्ल शाईचे 0... जागेकामे व आख्या शाईचे L... जागेकामे आहेत.)

करल - ५	
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अर्ज क्रमांक १०८५ एकूण नोंदी / नकाशे .....  
 अर्ज दाखल दिनांक ६/११/२०१५ नक्कलेचे शुल्क २५०/-  
 नक्कल तयार दिनांक ११/११/२०१५ कागद फी २०/-  
 नक्कल दिल्याचा दिनांक ११/११/२०१५ एकूण फी २७०/-

श्री. यु. डी. कर्वे  
 तयार करणारा

श्री. यु. डी. कर्वे  
 तपासणी करणारा.

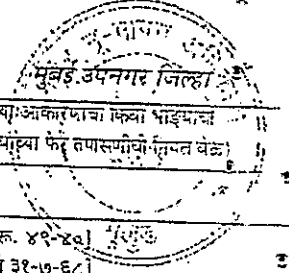
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 तयार करणारा

मालमत्ता पत्रक

विभागात् - भांडूप

तालुका/न.भु.मा.का. -- न.भू.अ. मुलुंड

जिल्हा --



क्र. क्रमांक	जि.ट. नंबर	ज्वा.ट. नंबर	क्षेत्र	धारणाधिकार	शासनाला दिलेल्या आकरणाचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीचा नियत वेळ
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[चौ.शे.सा.द.सा.रू. ४९-४०]  
[मुदत १-३-५२ ते ३१-७-६८]  
[चौ.शे.सा.द.सा.रू. ३९६-४०]  
ता. १-८-७१ पासून.

नुविधार्थिकदार

हक्काचा मुळ धारक  
वर्ष १९६६

[श्री.नटवरलाल आर्.त्रिवेदी.]  
[श्री.भावभाई एम्.देसाई.]

पट्टेदार

इतर भाग

इतर अंश

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भाग (भा)	साक्षिकांक
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०३/०७/१९७२

ना. अ. डे. क. अंधेरी यांचेकडील क्र. ADC/L.N.D./C/  
७०२० ता. १०.१.६८ नुसार १६४६.८ चौ. वार क्षेत्र चौ.शे.  
कडे वग सवय सत्ता प्रकार C केला. चौ. शे. सा. व मुदत  
नांदला यांत सा. लि. स. नं. २४५/१ ते ४

सौ -  
२४/०७/१९७२  
न.भू.अ.मुलुंड

०३/०७/१९७२

ना. अ. डे. क. अंधेरी यांचेकडील क्र. ADC/L.N.D./C/  
७०२० ता. ३०.१२.७२ नुसार रि. चौ. शे. सारा नांदला  
यांत सा. लि. स. नं. २४५/१ ते ४

सौ -  
२४/०७/१९७२  
न.भू.अ.मुलुंड

२६/११/२००२

श्री. नटवरलाल आर त्रिवेदी हे  
दिनांक ६/११/९३ रोजी मयत  
असून त्यांचे चारस असले  
बाबत अर्ज व प्रतिज्ञापत्र श्री.  
चंतेन नटवरलाल त्रिवेदी यांनी  
सादर केल्या असून वारसांचा  
वेळ केली.

S.I.

वारसाने धारक

- [१] श्रीमती ललिताबेन नटवरलाल त्रिवेदी.]
- [२] श्री. दिपक नटवरलाल त्रिवेदी.]
- [३] श्री. चंतेन नटवरलाल त्रिवेदी.]

सौ -  
२६/११/२००२  
न.भू.अ.मुलुंड



याच नात्यापत्र, चुकदुरुस्ती पत्र अन्वये व  
मुलुंड न.भू.अ. मु. ड. जि. व सह. निबंधक  
कुर्ला-४ मु. ड. जि. व सह. निबंधक  
कुर्ला-४ मु. ड. जि. व सह. निबंधक  
कुर्ला-४ मु. ड. जि. व सह. निबंधक  
कुर्ला-४ मु. ड. जि. व सह. निबंधक

र. व. क्र.  
वदर-१४/५५६/  
२००४  
दि. ७/१२/०४  
वदर-३/१४११/०९  
दि. १३/२/२००९  
र. व. क्र. वदर-७/  
१०१९८/०६ दि.  
३१/१०/०३

- धा.  
ने. वेलनाॅन स्टिल प्रोफाईल चे भागीदार  
१) श्री. नरेंद्र मोहनलाल शाह  
२) श्री. अनिल हकीमचंद शेट  
३) श्री. चित्तग नरेंद्र शाह  
४) श्री. सगीर अनिल शेट

के. ए. ए. क्र. ५६२ प्रमाण  
सौ -  
०५/१२/२००९  
न.भू.अ.मुलुंड

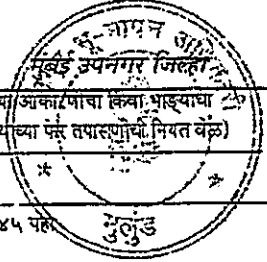
- धा.  
ने. फोरक्रॅन्ट पॅकेजिंग इंडस्ट्रीज चे भागीदार  
१) श्रीमती लक्ष्मी सांखर शेट्टी  
२) श्रीमती जया हिताकर शेट्टी  
३) सांखर शोभा शेट्टी

के. ए. ए. क्र. ५६३ प्रमाण  
सौ -  
०५/१२/२००९  
न.भू.अ.मुलुंड

करल - ५  
६२७३ ७७ ६०  
२०२०

# मालमत्ता पत्रक

विभागाचे -- भांडूप	तालुका/न.भु.मा.का. -- न.भू.अ. मुलुंड	जिल्हा -- मुंबई उपनगर जिल्हा
सात नंबर	फ्लॉट नंबर	शासनाला दिलेल्या आकाराचा किंवा प्राड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ
२४५१	२४५१	
	४७१.२	[क-१] का
		सि.स.नं. २४५ पहा



हस्ताक्षर मूळ धारक  
 वर्ष १९६६ [श्री नटवरलाल आर त्रिवेदी]  
 [श्री भावभाई एस देसाई]

नटवर

इतर भाग

रकर अरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
०३/०७/१९७२	वी.से. आदेश सि.स.नं. २४५ पहा			सही - १९७२-०७-२४ न.भू.अ. मुलुंड
०३/०७/१९७२	वि.वी.से. आदेश सि.स.नं. २४५ पहा			सही - १९७२-०७-२४ न.भू.अ. मुलुंड
२६/११/२००२	श्री. नटवरलाल आर त्रिवेदी हे दिनांक ६/११/९३ रोजी मयत अनून त्यांचे वारस अत्तले यावत अर्ज व प्रतिज्ञापत्र श्री. चेतन नटवरलाल त्रिवेदी यांनी सादर केले म्हणून वारसांची नोंद केली.	S.I.	वारसाने धारक [१] श्रीमती लालिताबेन नटवरलाल [त्रिवेदी.] [२] श्री. दिपक नटवरलाल त्रिवेदी. [३] श्री. चेतन नटवरलाल त्रिवेदी.	
०८/१२/२००२	अर्ज, जबाब मान्यतापत्र, चुकदुरुत्ती पत्र अन्वये व सह.दु. निबंधक कुलां-४ मुं.उ.जि. व सह.निबंधक कुलां-२ मुं.उ.जि. अन्वये श्री. भावभाई साकरलाल देसाई यांचे मॉड कमी करून खरेदी घेणार मे. वेलनॉन स्टिल प्रोफाईल चे भागीदार यांची नावे दाखल केली. क्षेत्र ३२५.९१ चौ.मी.	र.द.क्र. वदर-१४/५५६/२००४ दि. ७/१२/०४ वदर-३/१४११/०९ दि. २३/२/२००९	धा. मे. वेलनॉन स्टिल प्रोफाईल चे भागीदार १) श्री. नरेंद्र मोहनलाल शाह २) श्री. अनिल हकीमचंद शेट ३) श्री. चिराग नरेंद्र शाह ४) श्री. समीर अनिल शेट	
०८/१२/२००२	अर्ज, जबाब, सह.दुप्यम निबंधक कुलां-२ विक्रोळी मुं.उ.जि. कडोले खरेदी खतान्वये खरेदी घेणार श्रीमती लालिताबेन नटवरलाल त्रिवेदी, श्री. दिपक नटवरलाल त्रिवेदी, श्री. चेतन नटवरलाल त्रिवेदी यांची नावे कमी करून खरेदी घेणार मे. फोरफ्रंट पॅकेजिंग इंडस्ट्रीजचे भागीदार यांची नावे दाखल केली.	र.द.क्र. वदर-७/१०१८/०३ दि. ३२/१०/०३	धा. मे. फोरफ्रंट पॅकेजिंग इंडस्ट्रीज चे भागीदार १) श्रीमती लक्ष्मी शेखर शेठ्ठी २) श्रीमती जया हिताकर शेठ्ठी ३) शेखर सौना शेठ्ठी	सही - ०८/१२/२००२ न.भू.अ. मुलुंड



तपासणी करणारा

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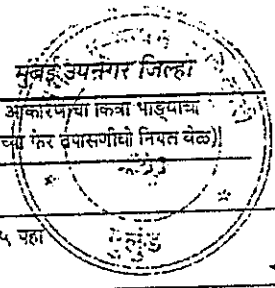
मालमत्ता पत्रक

विभाग/भांड्ये -- भांड्ये

तालुका/न.भु.मा.का. -- न.भू.अ. मुलुंड

जिल्हा -- मुंबई उपनगर जिल्हा

कार क्रमांक	सिस्ट नंबर	ज्याट नंबर	क्षेत्र	धारणाधिकार	सालनाला दिलेला आकारपुढी किंवा भाड्याचा तपशील आणि त्याचा फेर वपासणीची नियत वेळ
२४५/२	२४५/२		२५.६	[क-१] क	सि.स.नं.२४५ पहा



मूळधारक

मूळधारकाचा मुळ धारक  
क्र. १५६६ [श्री नटवरलाल आर त्रिवेदी]  
[श्री भावभाई एसी देसाई]

पट्टेदार

उत्तर भार

दुसरे जेरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षिकांक
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०३/०७/१९७२	बो.शं. आदेश सि.स.नं.२४५ पहा			सं. १९७२-०७-२४ न.भू.अ. मुलुंड
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०३/०७/१९७२	रि.बो.शं.आदेश सि.स.नं.२४५ पहा			सं. १९७२-०७-२४ न.भू.अ. मुलुंड
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०३/१२/२००२	श्री.नटवरलाल आर त्रिवेदी हे दिनांक ६/११/९३ रोजी मयत असून त्याचे वारस असलेला वायव्य क्षेत्र व प्रतिज्ञापत्र श्री. चेतन नटवरलाल त्रिवेदी यांना सादर केले म्हणून वारसाची नोंद केली.	S.I.	वारसाने धारक [१]श्रीमती ललिताबेन नटवरलाल [त्रिवेदी] [२]श्री.दिपक नटवरलाल त्रिवेदी [३]श्री.चेतन नटवरलाल त्रिवेदी	सं. २६/११/२००२ न.भू.अ.मुलुंड
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०५/१२/२००४	अर्ज, जबाब नोंद घ्यापत्र, चुकवुनस्ती पत्र अन्वये व निबंधक फुलां-२ मु.उ.नि. व रू. निबंधक फुलां-२ मु.उ.नि. अन्वये श्री. भावभाई साकरलाल देसाई यांचे शिबे कमी करून खरेदी देणार मे. वेलनाॅन स्टिल ऑफिसचे भागादर याची नोंद घेव पाखल केली. क्षेत्र १५५/१२ चौ.मी.	र.द.क्र. वदर-१४/५५६/२००४ दि.७/१२/०४ वदर-३/१४११/०९ दि. १३/२/२००९	धा. मे.वेलनाॅन स्टिल ऑफिसचे भागादर १) श्री.नरेंद्र मोहनलाल शाह २) श्री.अनिल हकीमचंद शेट ३) श्री.चिराग नरेंद्र शाह ४) श्री.समीर अनिल शेट	मे.रफायल क.पट्टेदार प्रजापती सं. ०५/१२/२००४ न.भू.अ.मुलुंड
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१०/१०/०३	अर्ज, जबाब, सहा.दुयाने निबंधक फुलां-२ विफाळी व मु.उ.नि. फेडल खरेदी अन्वये खरेदी देणार श्रीमती ललिताबेन नटवरलाल त्रिवेदी, श्री.दिपक नटवरलाल त्रिवेदी, श्री.चेतन नटवरलाल त्रिवेदी यांची नावे कमी करून खरेदी देणार मे.फोरफ्रंट पॅकेजिंग इन्स्ट्रुमेंट्सची भागादर याची नोंद घेव पाखल केली.	र.द.क्र. वदर-७/१ दि. १०/१०/०३	धा. मे.फोरफ्रंट इंडस्ट्रीजचे भागादर १) श्रीमती लक्ष्मी राखर शेई २) श्रीमती जया हिताकर शेई ३) राखर शोना शेई	मे.रफायल क.पट्टेदार प्रजापती सं. ०५/१२/२००३ न.भू.अ.मुलुंड
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नगरपालिका कार्यालय - मुंबई उपनगर जिल्हा  
 न.भू.अ. मुलुंड  
 मुंबई उपनगर जिल्हा

श्री. एम. ए. पाटील  
 करल - प. नगर मुलुंड  
 २०२०

(पान नं.- 1)

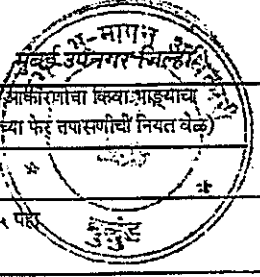


मालमत्ता पत्रक

विभाग मांजे -- भांडूप

तालुका/न.भू.मा.का. -- न.भू.अ. मुलुंड

जिल्हा --



प्लॉट नंबर	प्लॉट नंबर	क्षेत्र चौ.मा.	धारणाधिकार	शासनाला दिलेल्या आकाराचा किंवा भाड्याच्या तपशील आणि त्याच्या फई तपासणीची नियत वेळ
२४५/३	२४५/३	२७.५	[क-१]	सि.स.नं. २४५ पहा

संपन्नता मूल्य धारक अर्ज १९६६	[श्री नटवरलाल आर त्रिवेदी] [श्री भावुभाई एत देसाई]
संपन्न	
इतर भार	
इतर शिरे	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पडुदार (प) किंवा भार (भा)	साक्षात्कृत
०३/०९/१९७२	वी.शे. आदेश सि.स.नं. २४५ पहा			लहो - १९७२-०९-२४ न.भू.अ. मुलुंड
०३/०९/१९७२	वि.वी.जे. आदेश सि.स.नं. २४५ पहा			लहो - १९७२-०९-२४ न.भू.अ. मुलुंड
०६/१२/२००२	श्री.नटवरलाल आर त्रिवेदी हे दिनांक ६/११/९३ रोजी मयत असून त्यांचे वारस असलेबाबत अर्ज व प्रतिज्ञा पत्र श्री.चेतन नटवरलाल त्रिवेदी यांनी सादर केले म्हणून वारसाची नांव केली.	S.I.	वारसाने धारक [१]श्रीमती लालतावेन नटवरलाल [त्रिवेदी.] [२]श्री.दिपक नटवरलाल त्रिवेदी [३]श्री.चेतन नटवरलाल त्रिवेदी	लहो - २६/१२/२००२
०६/१२/२००२	अर्ज, जबाब मान्यतापत्र, चुकदुरुस्ती पत्र अन्ये व मह.दु. निबंधक कुला-४ मु.उ.जि. व सह. निबंधक कुला-२ मु.उ.जि. अन्वये श्री.भावुभाई साकरलाल देसाई यांचे नांव कमी करून खरेदी घेणार मे. वेलनॉन स्टिल प्रोन्दाईल चे भागीदार यांचे नांव दाखल केली. क्षेत्र ६९५.९१ चौ.मी.	र.द.क्र. वदर-१४/५५६/२००४ दि. ७/१२/०४ वदर-३/१४११/०९ दि. १३/२/२००९	धा. मे.वेलनॉन स्टिल प्रोन्दाईल चे १) श्री.नरेंद्र मोहनलाल राह २) श्री.अनिल हकीमचंद शेट ३) श्री.चिराम नरेंद्र शाह ४) श्री.समीर अनिल शेट	लहो - ०६/१२/२००९ न.भू.अ.मुलुंड
०६/१२/२००९	अर्ज,जबाब, सह.दुष्यम निबंधक कुला-२ विक्रोळी मु.उ.जि. कडील खरेदी खतान्वये खरेदी देणार श्रीमती लालतावेन नटवरलाल त्रिवेदी, श्री.दिपक नटवरलाल त्रिवेदी, श्री.चेतन नटवरलाल त्रिवेदी यांची नांवे कमी करून खरेदी घेणार मे.फोरफ्रंट पॅकेजिंग इंडस्ट्रीजचे भागीदार यांची नांवे दाखल केली.	र.द.क्र. वदर-७/१०१९८/०३ दि. ३२/१०/०३	धा. मे.फोरफ्रंट पॅकेजिंग इंडस्ट्रीज चे भागीदार १) श्रीमती लक्ष्मी शंखर शेट्टी २) श्रीमती जया हिताकर शेट्टी ३) शंखर शोभा शेट्टी	लहो - ०५/१२/२००९ न.भू.अ.मुलुंड



करल - ५

२०२०

अर्ज क्रमांक	५०७६
संपन्न मूल्य	१२७
न.भू.अ. मुलुंड	१२२

नगर भूमीपत्र अधिकारी

मुंबई उपनगर जिल्हा

(पान नं.- I )



**MUNICIPAL CORPORATION OF GREATER MUMBAI**

**NO. CHE/ 039241 /DPES dtd. 29 MAR 2014**

Office of the  
Chief Engineer (Development Plan),  
Municipal Head Office, 5<sup>th</sup> Floor,  
Annex Building, Mahapalika Marg,  
Fort, Mumbai-400 001.

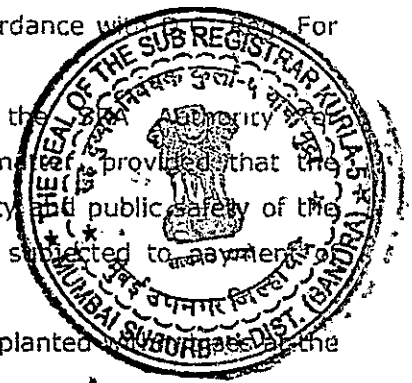
To,  
M/s Ken Assist,  
601, Shri Sai Apartment,  
Yeshwant Bhuvan,  
Ram Mandir Road,  
Vile Parle (East).  
Mumbai 400 057.

Sub: Request to allow residential development on the land  
bearing C.T.S No. 245,245/ 1to 4 of Village Bhandup in  
"S" Ward situated in Special Industrial Zone (I-3)  
Ref: Your letter dtd. 08.04.2013

Sir,

With reference to your above cited representation, I have by direction, to inform you that your request to allow change of user from Special Industrial Zone (I-3) to Residential user for land bearing C.T.S No.245, 245/ 1 to 4 of Village Bhandup, as shown on the accompanying plan, has been considered as per the provisions of Regulation No.57(4)(C) of the sanctioned D.C. Regulations for Greater Mumbai, 1991, subject to the compliance of the following terms and conditions:-

- 1 That the Undertaking in respect of U.L.C.& R. Act 1976 in a prescribed format shall be submitted in the office of E.E.(B.P.)E.S./E.E.(S.R.A.)
- 2 That the residential Development shall be strictly in accordance with For Greater Mumbai 1991 as amended up to
- 3 The concerned Architect/Developer shall approach the Authority provided that the condonation of segregating distance, to dealt in the matter, relaxation will not affect the health safety, structural safety and public safety of the inhabitants of the building and the neighbourhood and subjected to payment of premium.
- 4 That the open space within segregating distance shall be planted at the rate of 5 per 100 sq.mt.
- 5 That the recreational open space as per D.C. Reg. No. 23 shall be provided.
- 6 That the ownership shall be scrutinized in detail by E.E.(B.P.) E.S./E.E.(S.R.A.) before approval of plans.
- 7 That the ayout/sub-division shall be got approved from Building Proposal Dept./S.R.A. Authority
- 8 That this permission shall be valid for a period of two years. However, Ch.E. may revalidate the development permission for valid reasons.
- 9 That 5% Amenity Space admn. 68.84 Sq.Mtrs. shall be provided as per provision of D.C. Regulation, 1991.
- 10 That the permission is granted on the basis of documents submitted by you and the same shall stand revoked if they are found to be false / fake / fraudulent
- 11 That the building shall be constructed as per latest I.S. Codes including earthquake resistant designs.
- 12 That



From Building Proposal	
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conditions laid down hereunder in consultation with Legal Dept of MCGM./S.R.A.

- 13 That the permission shall not be used as an instrument to evict the existing occupiers
- 14 That the structures proposed to be regularized shall be got regularized from competent Authority.
- 15 That out of total BUA proposed to be utilized for residential development 20% of the same shall be built for residential tenements having built up area upto 50 sq.mt.
- 16 That the conditions mentioned in notification under section 37 (2) of M.R & T.P. Act u/No.TPB-4304/2770/CR-312/04/UD-11 dtd.14/5/2007 shall be complied with.
- 17 That 5% Amenity Space shall be handed over to MCGM in lieu of TDR before requesting C.C. beyond 50% of the plot potential.
- 18 That the 5% Amenity Open Space shall be got demarcated from M.C.G.M.
- 19 The factory permit under Section 390 of MMC Act & storage license under Section 394 of MMC Act shall be surrendered to the concerned Ward Office. Motive Power connection shall be disconnected from Concerned Electric Company.
- 20 That the owner/developer shall submit an indemnity bond indemnifying MCGM/SRA Authority in above respect in respect of any claims, rights in respect of 5% amenity area adm. 68.84 Sq.Mt
- 21 That a clause shall be incorporated in the agreement with the prospective buyer stating that there is a deficiency in segregating distance. A sample copy of the agreement shall be submitted in E.E.D.P.(E.S.)/E.E.(S.R.A.)'s Office.
- 22 That the registered undertaking cum indemnifying bond shall be submitted by the owner that they have not created any third party rights with respect to the earlier plans approved for industrial user and also shall indemnify MCGM against any claims if arises in future due to the change of user from Industrial to residential on land under reference.

23 The remarks for proposed building or plot under reference from CFO, SWD, S.P. shall be submitted to E.E.(B.P.)E.S/E.E.(S.R.A.)

E.E.(B.P.)E.S/E.E.(S.R.A.) shall take the cognizance of the recent order passed by Hon. Supreme Court dt. 17.12.2013 in Civil Appeal No. 11150 of 2013 and ensure that the proposal is in conformation with the same before approving the plans.

25 After compliance of Designated Officer i.e Asst.Engineer (Building and Factory)'S' Ward orders with respect to regularization of construction beyond 50% C.C. E.E.(B.P.) shall on request from the owner and obtaining competent authorities sanction cancel/close the file and inform S.R.A. accordingly.

26 The necessary stamp duty if applicable shall be paid on the power of attorney /development agreement.

27 That the land affected by R.L.Road if any, shall be transferred in the name of MCGM and a separate P.R.Card shall be submitted as per the prevailing policy.

If your client is agreeable to above conditions, you may approach the office of the Executive Engineer (Building Proposal) with detail proposal, who is being intimated separately by this office in this matter.

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S.E.(D.P.)S

A.E.(D.P.)S&T

Yours faithfully,  
  
 Executive Engineer  
 (Development Plan)E.S.



SLUM REHABILITATION AUTHORITY

No.: SRA/ DDTP/ 194 /S / PL/LOI

Date: 29 MAY 2015

1. Architect : Shri. Sachin Jadhav of M/s. Ken Assist  
601, Shri Sai Apartment,  
Yeshwant Bhuvan, Ram Mandir Road,  
Vile Parle (E), Mumbai - 400 057.

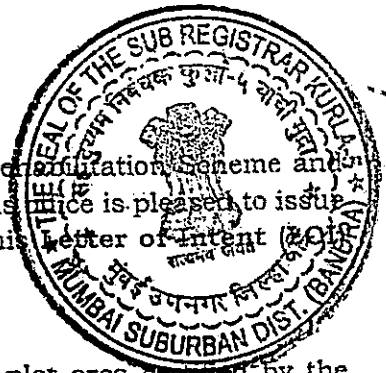
2. Developer : M/s. Shreenath Build Grand Pvt. Ltd.  
310, 3<sup>rd</sup> floor, Sanghavi Square, M.G. Road,  
Ghatkopar (W), Mumbai -400 086.

Sub: Issue of LOI- Proposed S. R. Scheme under DCR 33(14)D on plot bearing C.T.S No. 245, 245/1 to 245/4, of village :Bhandup at Lake road, at Bhandup (W), Mumbai -400 078.

Ref: SRA/ DDTP/194/ S / PL /LOI.

Gentleman,

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



1. This Letter of Intent is issued on the basis of plot area certified by the Architect and other relevant documents.
2. This LOI is valid for the period of 3 (three) months from the date of issue. However, if IOA/CC are obtained for any one bldg. of the project then this LOI will remain valid till validity of IOA/CC.

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

**SRA/DDTP/194/S/PL/LOI**

3. The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot etc. the parameters shall be got revised from time to time.

**The salient features of the scheme are as under:**

Sr. No.	Description	Non-slum plot under Regulation 33(14)(D) of DCR 1991.			
		PTC	Free Sale	Zonal	Total
1.	Gross area of scheme plot				1376.90
2.	Deduction for 5% Amenity				68.05
3.	Balance Area of plot adopted for the scheme				1308.05
4.	Deduction for 15% RG (if applicable)				Nil
5.	Net area of plot (3-4)				1308.05
6.	Addition for FSI purpose 100% of (4) above				Nil
7.	Total plot area for FSI purpose				1308.05
8.	Max permissible FSI on plot	PTC	Free Sale	Zonal	Total
		0.75	0.75	1.00	2.50
9.	Max BUA permissible on plot	981.04	981.04	1308.05	3270.13
10.	Max BUA proposed on plot	972.84	972.84	1308.05	3253.73
	FSI Consumed	0.75	0.75	1.00	2.49
	No. of PTC Tenements	40 nos			



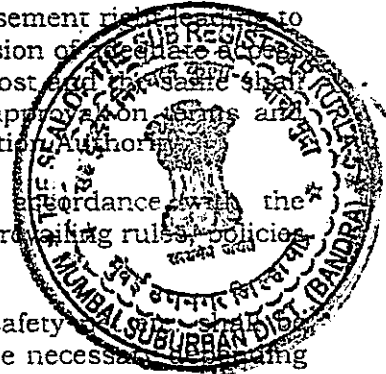
This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer / Society or Owner are proved fraudulent/misappropriated before the Competent Court/HPC and if directed by Competent Court /HPC to cancel the LOI, then the LOI is liable to be canceled and concerned person/Society /Developer/Architect are liable for action under version provision of IPC 1860 and Indian Evidence Act.1872.

5. Details of land ownership :- Private land

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SRA/DDTP/194/S/PL/LOI

6. Details to Access: As per the road status remarks u/no. ACS/14295/AEMS dtd. 07.08.2014 of A.E. (maint.) 'S' ward, the scheme plot under reference is accessible by the 18.30 mt. wide existing road.  
As per D. P. remarks vide no. CHE/292/DPES/S dated 22.07.2014; the scheme u/ref. is affected by the widening of 18.30 mt. wide existing road.
7. Details of D.P. Remarks: As per D. P. remarks vide no. CHE/292/DPES/S dated 22.07.2014 plot fall under Special Industrial Zone.
8. The Developer shall pay Rs. 20,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges (@ Rs. 560/- (Suburb)/ Rs. 840/- (City) per sq.mt.) to the Slum Rehabilitation Authority as per Circular no.7 dated 25/11/1997 as decided by the Authority.
9. The Developer shall submit various NOC's including that from MOEF as applicable from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the S.R.Scheme.
10. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.220/- non- judicial stamp papers indemnifying the Slum Rehabilitation Authority and its officers against any kind of dispute, accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or any others before IOA in a prescribed format.
11. The Developer shall not block existing access/easement right of way to adjoining structures/users and shall make provision of access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.
12. The IOA/Building plans will be approved in accordance with the modified Development Control Regulations and prevailing rules, policies and conditions at the time of approval.
13. That proper safety measures like barricading, safety taken on site during construction work as maybe necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.
14. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
15. That you shall submit receipt of handing over of amenity plot and P.R.Card in the name of MCGM before requesting OCC of the composite building.



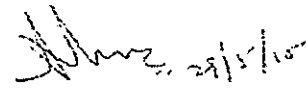
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SRA/DDTP/194/S/PL/LOI

16. That you shall comply the condition mentioned in approval granted by D.P.Dept of M.C.G.M for I to R U/no. CHE/039241/DPES dtd. 29/03/2014.
17. That you shall submit Peer review from Registered Structural Engineer along with R.C.C design & calculations of the composite building comprising of Gr + 1<sup>st</sup> to 3<sup>rd</sup> level podium + 4<sup>th</sup> to 16<sup>th</sup> upper floors.
18. That you shall submit Registered undertaking for handing over Fitness centre & Society office to the society of occupants and against the misuse of the same in future.
19. That you shall incorporate a condition in the sale Agreement of prospective buyers that in this building some unauthorized constructed part is demolished at the time of Regularization / Approval.
20. That the demolition of the part structure as shown on plans as at pg C/271 to C/291 shall be carried out under the supervision of recognized institute like IIT Powai / VJTI be pre coming forward for C.C.
21. That you shall submit registered undertaking stating therein that SRA & their officers will not be held responsible if any untoward incident occurs during the demolition work to be carried out on site

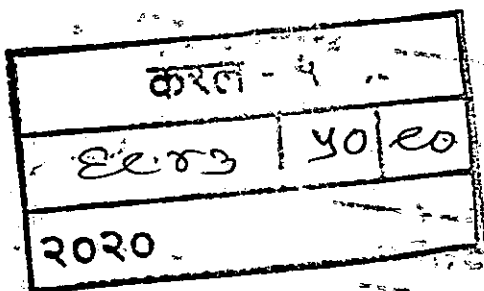
If applicant Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the modified D.C. Regulations of 1991 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

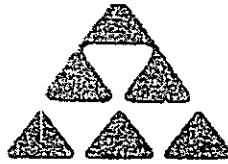
  
Chief Executive Officer  
Slum Rehabilitation Authority



(Approved by Hon'ble:CEO-(SRA) on 01/01/2015)







## SLUM REHABILITATION AUTHORITY

Administrative Building, Pr. Ananat Kanekar Marg, Bandra (East), Mumbai - 400 051.

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

No. SRA/ENG/.....DDTP/717/S/PL/AP 26 AUG 2015

To,

M/s. Shreenath Build Grand Pvt.Ltd.

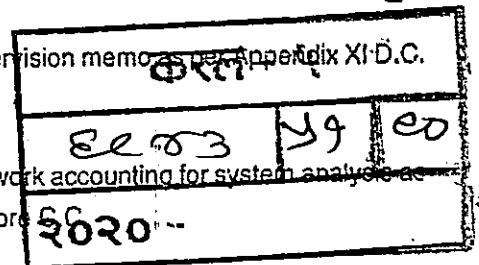
310, 3rd Floor, Sanghavi Swaure,  
Opp. Bank of Baroda, M.G. Road,  
Ghatkopar (W), Mumbai-400 086.

With reference to your Notice, letter No. 6695 dated 9.7.1520 and delivered on 09/07/2015 20 and the plans, Sections, Specifications and Description and further particulars and details of your building at GTS No.245, 245/1 to 4 of village Bhandup, Opp. Krishna Cinema, Lake Road, Bhandup (W), Mumbai-400 078.

furnished to me under your letter, dated 09/07/2015 20 I have to inform you that the proposal of construction of the building or work proposed to be erected or executed is hereby approved under section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up to the following conditions :

A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL

- A.1) That the Commencement Certificate us/. 44/69 (1) of the MR & TP Act starting the proposed work.
- A.2) That the compound shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the work as per D.C. Regulation No. 38 (27)
- A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Appendix XI-D.C. Regulation 5(3) (ix) shall be submitted by him.
- A.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant I.S. code along with plan shall be submitted before



Subject to your so modifying your intention as to comply the aforesaid mentioned conditions and meet by requirements. You will be at liberty to proceed with the said building or work at anytime before the \_\_\_\_\_ day of \_\_\_\_\_ 20 but not so as to contravene any of the provisions 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 Notes accompanying this Intimation of Approval.

*[Signature]*  
Executive Engineer, (S.R.A.)

### SPECIAL INSTRUCTIONS

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

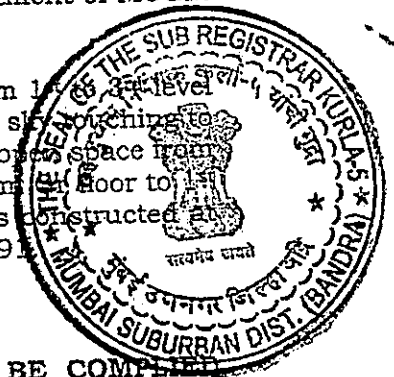
Attention is drawn to the notes Accompanying this Intimation of Approval.



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11.	E.E. (M&E) of MCGM	Before granting C.C. to Composite Bldg.
12.	E.E. (T&C) of MCGM for Parking Layout	Before granting C.C. to Composite Bldg.
13.	CFO	Before granting C.C. to Composite Bldg.

- 14) That the design and construction of the proposed building will be done under supervision of Registered Structural Engineer as per all relevant I.S. Codes including seismic loads as well as under the supervision of Architect and Licensed Site Supervisor.
- 15) That you shall submit fresh P.R. Card in the name of Developer.
- 16) That you shall submit Demarcation of Road from MCGM Authority.
- 17) That you shall submit structural stability certificate from structural Engineer stating that there will not be any impact on existing structure after demolition.
- 18) That you shall submit NOC from concerned dept as plot falls in aerodrome zone.
- 19) That you shall submit Registered Undertaking stating therein that we will not misuse the part terrace created at 16<sup>th</sup> (pt) upper floor.
- 20) That you shall submit the remarks from B.P Department of MCGM to surrender IOA and closure of file.
- 21) That you shall demolish part portion of podium from 1<sup>st</sup> to 3<sup>rd</sup> level & part 4<sup>th</sup> floor to provide 15% physical R.G open to sky touching to building line & further a podium projecting in front open space from 1<sup>st</sup> to 3<sup>rd</sup> level, demolition of additional staircase from 4<sup>th</sup> floor to level podium & 2<sup>nd</sup> to 3<sup>rd</sup> level podium and chajja's constructed at dead wall as shown on plans as at pg C/271 to C/291.



**B. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE: -**

- 1) That a plan showing the dimensions of the plinth and the available open spaces certified by the Architect shall be submitted and the same shall be got checked & certified by the concerned Sub Engineer (SRA).

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- 2) That the stability certificate for work carried out upto plinth level/stilt level shall be submitted from the Lic. Structural Engineer.
- 3) That the quality of construction work of bldg. shall be strictly monitored by concerned Architect, Site supervisor, Structural Engineer, Third Party Quality Auditor and Project Management Consultant. The periodical report as regards to the quality of work shall be submitted by Architect along with test result.

**C. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE GRANTING O.C. TO ANY PART OF THE PROPOSED BUILDING.**

- 1) All the conditions of Letter of Intent shall be complied with before asking for occupation certificate of sale/composite building.
- 2) The Building Completion Certificate in prescribed Performa certifying work carried out as per specification shall be submitted.
- 3) That some of the drains shall be laid internally with C.I. pipes.
- 4) That you shall developed the layout access/D.P. Road/setback land including providing streetlights as per the remarks/specifications MCGM. And submit the completion certificate from E.E. (Road Construction) as per the remarks.
- 5) That the dustbin shall be provided as per requirement.
- 6) That carriage entrance over existing SWD shall be provided and charges if any for the same shall be paid to MCGM before requesting occupation.

That the Architect shall submit the debris removal certificate before requesting for occupation permission.

That 10'-0" wide paved pathway up to staircase shall be provided.

That the surrounding open spaces, parking spaces and terrace shall be kept open and unbuilt upon and shall be levelled and developed before requesting to grant permission to occupy the building or submitted the B.C.C. whichever is earlier.

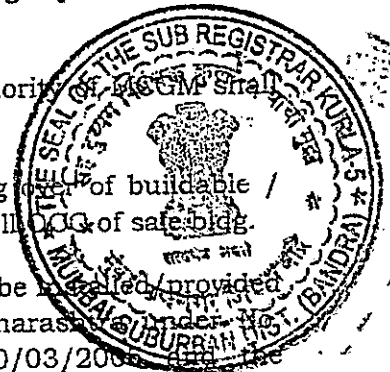
- 10) That the name plate/board showing Plot No., Name of the Bldg. etc. shall be displayed at a prominent place.



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SRA/DDTP/717/S/PL/AP

- 11) That the N.O.C. from Inspector of Lifts, P.W.D. Maharashtra, shall be obtained and submitted to this office.
- 12) That the drainage completion Certificate from E.E. (S.P.) (P & D) for provision of septic tank/soak pit/STP shall be submitted.
- 13) That stability Certificate from Structural Engineer in prescribed Performa 'D' along with the final plan mounted on canvas shall be submitted.
- 14) That the single P.R. cards for the amalgamated/subdivided plot shall be submitted.
- 15) That layout R.G. shall be developed as approved by SRA.
- 16) That the N.O.C. from the A.A. & C. 'S' Ward shall be obtained and the requisitions, if any shall be complied with before O.C.C.
- 17) That completion certificate from C.F.O. shall be submitted.
- 18) That you shall submit P.R. Card and CTS plan thereby clearly earmarking the rehab plot and sale plot and built up area as per the approved layout.
- 19) That the completion certificate from E.E. (T&C) of MCGM for parking shall be submitted.
- 20) That the completion certificate from E.E. (M&E) of MCGM for Ventilation/Stack parking/Mechanical Parking System shall be submitted.
- 21) That the completion certificate from Tree Authority of MCGM shall be submitted.
- 22) That you shall submit the receipt for handing over of buildable / non-buildable reservations before requesting full O.C.C. of safe bldg.
- 23) That the Rain Water Harvesting system should be installed/provided as per the direction of U.D.D., Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11 dtd.10/03/2000. The same shall be maintained in good working conditions all the time, failing which penalty of Rs.1000/- per annum for every 100 sq.mt. of built-up area shall be levied.



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D. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE B.C.C.

- 1) That certificate under Section 270A of B.M.C. Act. shall be obtained from H.E.'s department regarding adequacy of water supply.
- 2) That you shall have to maintain the PTC tenements for a period of 3 years from the date of granting occupation to the Composite Building.

NOTES:

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

*[Signature]* 26/11/15  
Executive Engineer (E.S.)  
Slum Rehabilitation Authority

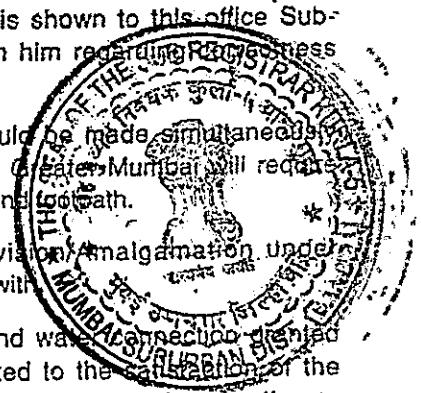


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## NOTES

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



<b>करल - ५</b>
2020

- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of the 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 or proposed to be demolished are demolished.
- (20) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the Chief Engineer [SRA] is satisfied with the following :
- (i) Specific plans in respect of evicting or rehusing the existing tenants on your plot stating their number and the area in occupation of each.
  - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail for the alternative accomodation in the proposed structure.
  - (iii) Plans showing the phase 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.
- (21) In case of additional floor no work should be started during monsoon which will give rise to water leakage and consequent nuisance to the tenants staying on the floor below.
- (22) The bottom of the over head storage work above the finished level of the terrace shall not be more than 1 metre.
- (23) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary, is obtained.
- (24) It is to be understood that the foundations must be excavated down to hard soil.
- (25) The positions of the windows and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (26) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing from the Chief Executive Officer of Slum Rehabilitation Authority.
- (27) All gully traps and open channel shall be provided with right fitting mosquito proof covers as per relevant I. S. specifications.
- (28) No broken bottle should be fixed over boundary walls. The prohibition refers only to broken bottles & not to the use of plain glass for coping over compound wall.

If the proposed addition is intended to be carried out on old foundations and structures, you do so at your own risk.

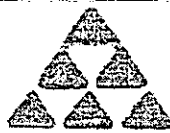


*[Handwritten Signature]*  
25/5/14  
Executive Engineers. (S.R.A.)

करल - 4	
25/5	4.7.14
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- Copy Forwarded to
- 1) Architect / Lic. Service
  - 2) Owner
  - 3) Asstt. Man. & Contr. (S -) *[Handwritten]*
  - 4) A.D.O. C.E.S.D./S.E. (Regional Officer)
  - 5) Tahsil Dar Office, D. Dy. Coll (SRA)
  - 6) Dy. Ch. (D.T.)
  - 7) A.E.W. S. Ward
  - 8) A.A. & C. S. Ward





# SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051  
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966 (FORM "A")

No. SRA/DDTP/717/S/PL/AP

COMMENCEMENT CERTIFICATE - 4 AUG 2016

M/s. S. S. Sani Build Grand Pvt. Ltd. :  
C/O. Barghavi Square, M.G. Road,  
Bhatnagar (W), Mumbai-400 086.

SI No. \_\_\_\_\_  
Reference to your application No. 6695 dated 09/07/2015 for Development  
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 45 of Maharashtra  
Regional and Town Planning Act, 1966 to erect a building on plot No. \_\_\_\_\_  
TPS No. 245, 245/1 to 245/4

Image Bhandup \_\_\_\_\_ TPS No. \_\_\_\_\_  
Situating at Opp. Krishna Cinema, Lake Road, Bhandup (W)  
Mumbai-400 078.

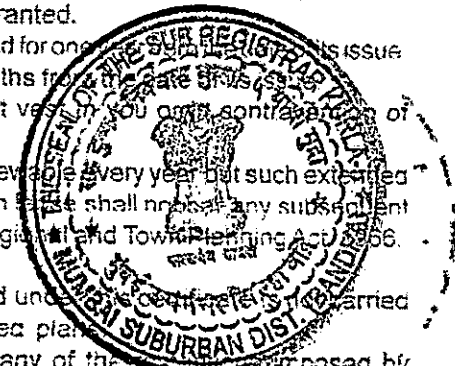
The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI  
UR No. S.A/DDTP/194/S/PL/LOT dt. 29/05/2015  
D UR No. S.A/DDTP/717/S/PL/AP dt. 26/08/2015  
and on following conditions

1. The area vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. The 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 from the date of its issue. However the construction work should be commenced within three months from the date of issue of this permission does not entitle you to develop land which does not vest in you or your contractor in accordance with the provision of co-ops. Zone Management plan.
4. If construction is not commenced this Commencement Certificate is renewable every year but such extension shall be in no case exceed three years provided further that such extension shall not be a substitute application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
5. This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
  - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plan.
  - (b) Any of the condition subject to which the same is granted or any of the conditions imposed by the C.E.O. (SRA), is contravened or not complied with.
  - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such manner shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.

The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed SHRI S.Y. THAKRE Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the Act.

This CC is granted for work to be regularised upto 11th upper floors as per plan cover I & II dtd. 26/08/2015.



2020
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For and on behalf of Local Authority  
The Slum Rehabilitation Authority  
Executive Engineer (SRA) III  
FOR  
CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)

# ARUNKUMAR YADAV

B.Com.LL.B

Advocate High Court / Solicitor

Office: 101 & 102 Bhaweshwar Market Premises CHS, M. G. Road,  
Ghatkopar (East). Mumbai - 400 077.

Mob: 9167433112

email:sgcolegal@gmail.com.

## CERTIFICATE OF TITLE

My clients, M/s. SHREENATH BUILDGRAND PRIVATE LIMITED, (hereinafter referred to as company) having its registered office at 310, Third floor, Sanghavi Square, M. G. Road, Ghatkopar (West), Mumbai - 400 086, had handed over to me the following documents for the purpose of investigation of their title in respect of the property referred in the Schedule hereunder



with:-  
(a) Deed of conveyance dated 22.12.2010, registered with the office of Sub-registrar under No. 11274 of 2010, executed by M/s. Forefront Packaging Industries (therein referred to as the First Vendor), M/s. Wellknown Steel Profiles (therein referred to as the Second Vendors) and M/s. Om Shree Guru Charana Enterprises, the confirming party and the company Purchasers.

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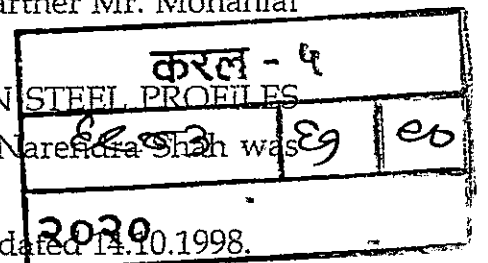
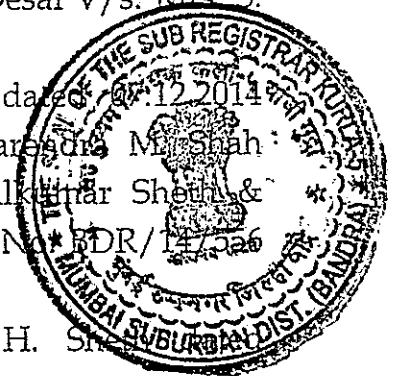
(b) Registered Power of attorney executed by M/s. Forefront Packaging Industries, M/s. Wellknown Steel Profiles, M/s. Om Shree Guru Charana Enterprises, registered with the office of Sub-registrar of Assurances under No. 11275 of 2010.

(c) Search report of Search clerk, Mr. Rakesh Kubal, dated 19.4.2011, for the period 2008 to 2011.

(d) Property Card of CTS No. 245, 245/ 1 to 4, stating the name of the partners of M/s. Forefront Packaging Industries Smt. Laxmi Shekhar Shetty, Smt. Jaya Hitakar Shetty & Shekhar Seena Shetty.

(e) City Survey Plan issued on 30.10.2013.

- (i) Consent Terms dated 27<sup>th</sup> January, 1981 filed in High Court in OOCJ, Suit No. 428 of 1974 Mr. B. S. Desai V/s. N. R. Trivedi.
- (j) Notice of M/s. SHUKLA & SHUKLA dated 26.2.1988 address to B. S. Desai, Smt. Shantaben M. Shah, Shri Mohanlal M. Shah both partners of Well Steel Profile and M/s. Wellknown Steel Profile, to comply with the consent decree in accordance with consent terms filed in Suit No. 428 of 1974.
- (k) Minutes of the order dated 11.10.1990 along with Consent Terms dated 11.10.1990 filed in High Court, OOCJ, Appeal No. 991 of 1990 in notice of motion no. 1145 of 1988 in Suit No. 852 of 1988.
- (l) Registered Deed of conveyance dated 31.10.2003, executed between Lalitaben N. Trivedi and others in favour of M/S. FOREFRONT PACKAGING INDUSTRIES.
- (m) Consent Terms dated 19.01.1987 filed in High Court, OOCJ, Suit No. 1028 of 1976 Shri Babubhai S. Desai V/s. Mrs. S. H. Sheth & Others.
- (n) Registration of Deed of confirmation, dated 12.12.2014 between Babubhai S. Desai and (1) Narendra Mr. Shah (2) Anilkumar H. Sheth (3) Samir Anilkumar Sheth & Chirag Narendra Shah registered under No. BDR/147/206 of 2004.
- (o) Death certificate of Mrs. Shantaben H. Shah dated 14.11.1990.
- (p) Deed of retirement of partner of WELLKNOWN STEEL PROFILES dated 30.9.1992 where by partner Mr. Mohanlal Motichand Shah Retired.
- (q) Deed of partnership of WELLKNOWN STEEL PROFILES dated 1.10.1992 where by Mr. Chirag Narendra Shah was as a partner.
- (r) Death certificate of Mr. Mohanlal Shah dated 14.10.1998.
- (s) Deed of retirement and reconstitution of Partnership dated 5.4.2005, for WELLKNOWN STEEL PROFILES where by partners Shri Anilkumar H. Sheth & Shri Samir Anilkumar Sheth Retired.
- (t) Three no dues certificates issued by Model Co-operative



of proposed service industrial building at CTS No. 245, 245/ 1 to 4, of Village Bhandup (West), by utilizing 0.7405 FSI,

- (w) Commencement Certificate dated 17.6.2011 issued by Executive Engineer (Building Proposal) Eastern Suburbs upto plinth level.
  - (x) Certificate of Title dated 25.4.2011, issued by Advocate Swati B. Deo in respect of the aforesaid property of the said company M/s. Shreenath Build Grand Pvt. Ltd.
  - (y) Public Notice issued in Free Press Journal (English) and Nav Shakti dated 24.8.2009, inter alia inviting objections if any from members of the public for company's title to the property.
  - (z) Approval for LOI issued by Slum Rehabilitation authorities under No. SRA/DDTP/194/S/PL/LOI dated 13.09.2012 for implementation of proposed Slum Rehabilitation scheme at the property bearing CTS No. 245, 245/ 1 to 4 of Bhandup, Lake Road, Bhandup (W), Mumbai under Development Control Regulations 33(14)(D) of the DCR 1991.
- (aa) Copy of submission report by Executive Engineer, DP, ES duly approved by Municipal Commissioner dated 26.3.2014, inter alia, granting principal approval of allow residential development on plot bearing CTS No. 245, 245/ 1 to 4, Bhandup village, in accordance with the provisions of Development Control Regulations 57(4)( C ) of DCR



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एवम्	(bb) Documents of Zeçony Products.
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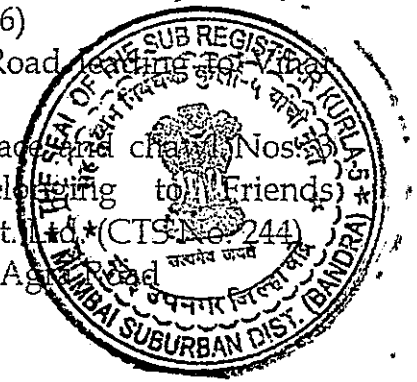
As evidenced from the aforesaid documents, Plans were approved initially for service industrial estate and subsequently the company has obtained requisite permission from Municipal Corporation for change of Industrial user to residential user.

On the basis of the aforesaid documents, I hereby certify that title of M/S. SHREENATH BUILDGRAND PRIVATE

## SCHEDULE OF THE PROPERTY

ALL THAT PIECES AND PARCEL OF part of Khoti land or ground, admeasuring 1376.9 square metres together with the industrial structures then standing thereon, (admeasuring 2400 square feet built up area), presently, under construction for residential purpose, forming part of the larger property bearing Survey No. 113, Hissa No.2, City Survey No. 245, and City Survey No. 245/ 1 to 4, bearing Assessment No. S/ 2936(A), 62F, Village Bhandup, Mumbai - 400 078, within the Registration District and Sub-District of Mumbai and Mumbai Suburban and bounded as follows:

- On or towards East : By the property belonging to Friends Property Pvt. Ltd. (CIS No. 246)
- On or towards the West : By Public Road leading to Lake
- On or towards the North : By open space and channels Nos. 1 and 5 belonging to Friends Property Pvt. Ltd. (CIS No. 244)
- On or towards the South : By Bombay Agricultural Road



Bombay, dated 7<sup>th</sup> day of August, 2014

~~A.M.~~  
Advocate/Solicitor

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## Maharashtra Real Estate Regulatory Authority

### CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT FORM 'F' [See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: Shreenath Darshan, Plot Bearing / CTS / Survey / Final Plot No.: 245,245/1 to 245/4 at Kurla, Kurla, Mumbai Suburban, 400078* registered with the regulatory authority vide project registration certificate bearing No P51800008231 of

1. **Shreenath Buildgrand Private Limited** having its registered office / principal place of business at *Tehsil: Mumbai City, District: Mumbai City, Pin: 400075*.

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

- 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 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

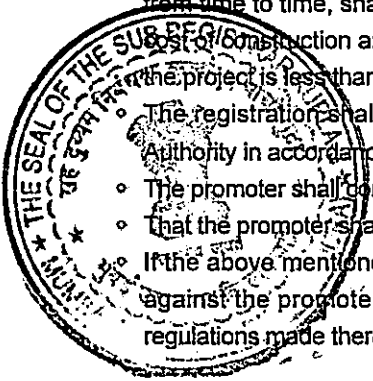
OR

That entire of the amounts to be realised hereinafter by me/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 up to **30/10/2020** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.

- 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.



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Dated: 18/05/2020

Place: Mumbai

Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
Signature (Secretary, Maharashtra Real Estate Regulatory Authority)  
Date: 17/06/2020 18:49:20  
Maharashtra Real Estate Regulatory Authority

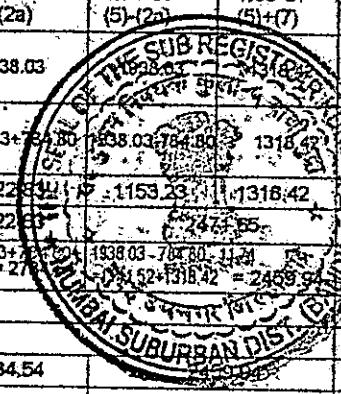
CONTENT OF SHEET.

SHEET NO = 01/07

BLOCK PLAN & LOCATION PLAN,  
GROUND FLOOR PLAN, 1ST TO 3RD FLOOR PLAN  
COMPOUND WALL & UNDER GROUND WATER STORAGE TANK SECTION.

PROFORMA - A

A AREA STATEMENT					SQ.MT.
1	AREA OF PLOT (AS PER P.R.CARD)				1376.90
2	DEDUCTION FOR				
	a) ROAD SET - BACK AREA				9.90
	b) D.P. ROAD AREA				
	c) ANY RESERVATION ( 5% AMENITY )				68.38
	TOTAL (a+b+c)				68.38
3	BALANCE AREA OF PLOT (1 minus 2)				1298.62
4	DEDUCTION FOR 15% RECREATION GROUND (If deductible)				
5	NET AREA OF PLOT (3 minus 4)				1298.62
6	ADDITION FOR FLOOR SPACE INDEX				4.00
7	TWO TIMES OF ROAD SET - BACK AREA				19.80
8	PLOT AREA FOR FSI PURPOSE				5194.48
9	MAXIMUM FSI PERMISSIBLE ON PLOT	PTC FOR SRA	FREE SALE	ZONAL	TOTAL
		as per reg. 33(1) DCPR-2034			
		1.50 OF (5)-(2a)	1.50 OF (5)-(2a)	1.50 OF (5)+(7)	4.00
10	MAXIMUM BUA PERMISSIBLE ON PLOT	1938.03			5194.48
11	MAXIMUM BUA PERMISSIBLE ON PLOT AS PER REVISED CLUBBING LO DATED 9-11-2016.	1938.03 + 19.80	1938.03 + 19.80	1318.42	5194.48
12	AFTER CLUBBING	2722.83	1153.23	1318.42	5194.48
B	BUILT UP AREA PERMISSIBLE	2722.83			5194.48
1	BUILT UP AREA PROPOSED AFTER CLUBBING	1938.03 + 11.71 = 2055.74	1938.03 - 704.80 = 1233.23	1318.42	5194.48
2	F.S.I CONSUMED (11/3)				4.00
C DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS					
1	PURELY RESIDENTIAL BUILT UP AREA	2734.54			5194.48
2	REMAINING NON- RESIDENTIAL BUILT UP AREA		169.30		169.30
DETAILS OF FSI AVAILED AS NEW REG 31 (1) OF AMENDED DCPR 2034				PERMISSIBLE	PROPOSED
3	FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE / PROPOSED VIDE NEW REG. 31 (1) OF AMENDED DCPR 2034 FOR PURELY RESIDENTIAL = 2290.84 X 0.35 = 801.72			797.32	186.71
4	FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE / PROPOSED VIDE NEW REG DCR 31 (1) FOR NON- RESIDENTIAL = 0.7 (489.00 X 0.35)			39.26	59.26
1	TOTAL FUNGIBLE BUILT UP AREA VIDE DCPR 2034 31(1) = (C1+C2)			856.58	245.97
2	TOTAL GROSS BUILT UP AREA PROPOSED (B1+C3)				
E BALCONY AREA STATEMENT.					
1	PERMISSIBLE BALCONY AREA				
2	PROPOSED BALCONY AREA PER FLOOR				
3	EXCESS BALCONY AREA PER FLOOR				
4	TOTAL EXCESS BALCONY AREA FOR ALL FLOORS				
F TENEMENT STATEMENT					
1	PROPOSED AREA (Item A, 12 above)				
2	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOPS, etc)				
3	AREA AVAILABLE FOR TENEMENTS ((1) minus (2))				
4	TENEMENTS PERMISSIBLE (450 PER HECTARE)				
5	TENEMENTS PROPOSED				
6	TENEMENTS EXISTING				
7	TOTAL TENEMENTS ON THE PLOT				



1 PARKING REQUIRED BY REGULATION FOR 50 NOS.  
 2 CAR PARKING PROPOSED

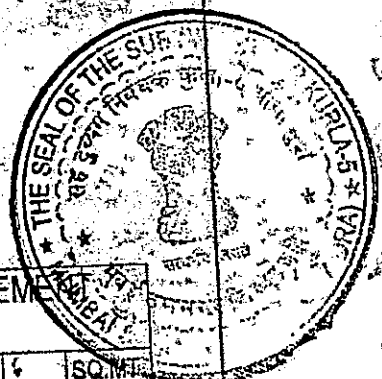
# PROFORMA - B

STAMP OF DATE OF RECEIPT OF PLAN.

STAMP OF APPROVAL OF PLAN.

Approved Subject to the condition  
 Mentioned in this office permission  
 Letter no. SRA/ENGDDP/117/15/PLAP  
 Dt. 19/11/2016  
 Executive Engineer  
 Slum Rehabilitation Authority

This cancels Approval  
 to the Previous Plans  
 Sanctioned under no.  
 SRA/DDP/117/15/PLAP  
 Dated 07/12/2016



DESCRIPTION OF PROPERTY.

PROPOSED SLUM REHABILITATION SCHEME (P.T.C) UNDER REG.33(14)D ON PLOT BEARING CTS NO.245,245/1-4 OF VILLAGE BHANDUP, LAKE ROAD, BHANDUP(W) MUMBAI.

NAME OF OWNER

SIGN OF OWNER

M/S. SHREENATH BUILD GRAND PVT. LTD

*[Signature]*

NORTH

DATE

SCALE

CHKD BY

DRN BY

1:100

NAME & SIGN. OF ARCHITECT.

KEN ASSIST

*[Signature]*

Bldg. No.48, Gala No.2313, Gandhi Nagar, Opp. M/G Club, Bandra (E) Mumbai-51.  
 Tel: 022 26518520; 9321798580 EMAIL: creativeconsultancy1@gmail.com

STATEMENT

S	Q	sq.m
X	1	= 19.20
X	1	= 7.26
X	1	= 4.19
X	1	= 11.24
X	1	= 12.43
X	1	= 3.94
X	1	= 5.71
X	1	= 0.15
X	1	= 04.14

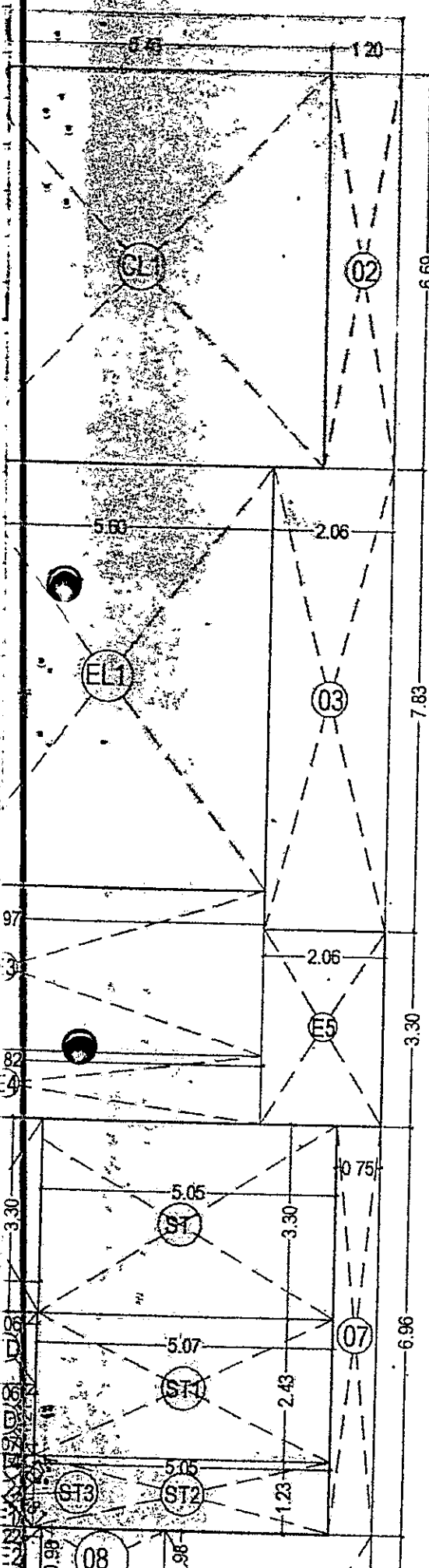
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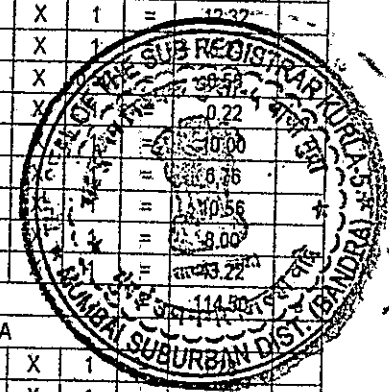
**CONTENT OF SHEET.**

SHEET NO. = 02/07

GROUND FLOOR PLAN & AREA DIAGRAM & CALCULATION.  
AMENITY PLOT AREA DIAGRAM & CALCULATION & R.G. AREA CALCULATION.



GROUND FLOOR AREA CALCULATION									
SR.NO.									SQ.MT
A		24.40	X	37.32	X	1	=		910.61
TOTAL									910.61 a
DEDUCTION									
01		16.75	X	6.46	X	1	=		108.21
02		1.20	X	6.69	X	1	=		8.03
03		2.06	X	7.83	X	1	=		16.13
04		12.69	X	10.23	X	1	=		129.82
05		0.69	X	6.80	X	1	=		4.69
06	0.50	X	3.49	X	0.68	X	1	=	1.19
07		0.75	X	6.96	X	1	=		5.22
08		2.12	X	0.98	X	1	=		2.08
08a		3.53	X	5.50	X	1	=		19.42
09		3.40	X	7.04	X	1	=		23.94
10	0.50	X	22.84	X	10.69	X	1	=	122.08
11		2.23	X	13.01	X	1	=		29.01
12	0.50	X	11.28	X	2.19	X	1	=	12.35
13		3.37	X	4.46	X	1	=		15.03
TOTAL									497.18 b
ADDITIONS AREA									
a	0.66	X	22.84	X	1.74	X	1	=	26.23
TOTAL									26.23 c
CROSS AREA TOTAL (a-b)+c									439.66 d
STAIRCASE / LIFT									
ST		5.05	X	3.30	X	1	=		16.66
ST1		5.07	X	2.43	X	1	=		12.32
ST2		5.05	X	1.23	X	1	=		6.21
ST3		1.48	X	0.74	X	1	=		1.10
ST4		1.07	X	0.21	X	1	=		0.22
L1		3.03	X	3.30	X	1	=		10.00
L2		2.05	X	3.30	X	1	=		6.76
L3		4.00	X	2.64	X	1	=		10.56
L4		4.00	X	2.00	X	1	=		8.00
CL1		6.46	X	6.69	X	1	=		43.22
TOTAL									114.50 e
E.D & F.D AREA									
ED		1.06	X	1.21	X	1	=		1.28
FD		1.06	X	1.21	X	1	=		1.28
TOTAL									2.56 f
ENT. LOBBY									
E1		1.48	X	0.74	X	0.50	=		0.55
E2		1.22	X	0.98	X	1	=		1.20
E3		8.97	X	2.81	X	1	=		25.21
E4		8.82	X	1.14	X	1	=		10.05
E5		2.06	X	3.30	X	1	=		6.80
TOTAL									43.80 g
METER ROOM									
MT1		3.37	X	2.96	X	1	=		9.98
TOTAL									9.98 h
ELECTRIC SUB STATION									
EL1		5.60	X	7.19	X	1	=		40.26
TOTAL									40.26 i
TOTAL NET SALE BUA = d - (e+f+g+h+i)									228.56



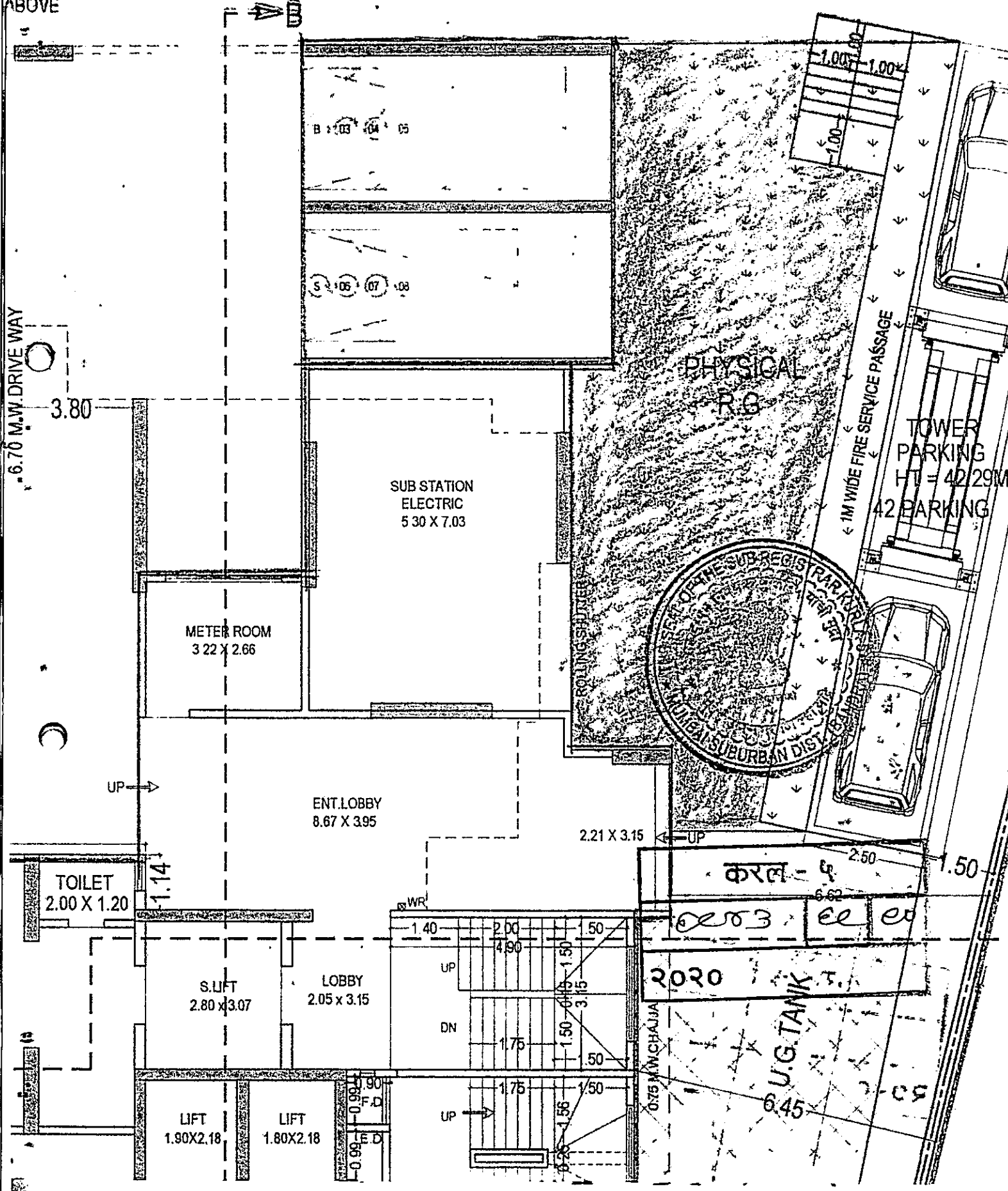
Handwritten notes and signatures in the right margin, including the number '2020' and some illegible scribbles.



COMPOUND WALL

ABOVE

6.70 M.W. DRIVE WAY



करल - ६  
२०२०  
U.G. TANK  
6.45









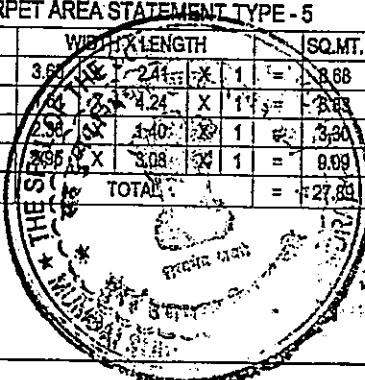
	1.33	X	0.60	X	1	=	0.80	
	1.15	X	0.57	X	1	=	0.66	
PASSAGE	0.90	X	2.18	X	1	=	1.96	
ALCOVE	1.54	X	1.20	X	1	=	1.85	
TOILET	1.54	X	1.45	X	1	=	2.23	
BED ROOM	2.54	X	2.92	X	1	=	7.42	
TOTAL							=	27.93

IX 0.65  
K 1.49

ROOMS	WIDTH X LENGTH					SQ.MT.		
LIVING	3.20	X	2.31	X	1	=	7.39	
	3.43	X	0.89	X	1	=	3.05	
	1.50	X	1.86	X	1	=	2.79	
ALCOVE	1.50	X	3.24	X	1	=	4.86	
TOILET	1.51	X	2.40	X	1	=	3.62	
BED ROOM	1.93	X	2.24	X	1	=	4.32	
PASSAGE	2.03	X	0.90	X	1	=	1.83	
TOTAL							=	27.88

ROOMS	WIDTH X LENGTH					SQ.MT.		
LIVING	4.65	X	1.77	X	1	=	8.23	
	1.55	X	3.67	X	1	=	5.69	
ALCOVE	2.95	X	1.20	X	1	=	3.54	
TOILET	2.35	X	1.49	X	1	=	3.50	
BED ROOM	3.00	X	2.32	X	1	=	6.96	
TOTAL							=	27.92

ROOMS	WIDTH X LENGTH					SQ.MT.		
LIVING	3.95	X	2.41	X	1	=	9.68	
ALCOVE	2.24	X	1.14	X	1	=	2.55	
TOILET	2.35	X	1.40	X	1	=	3.29	
BED ROOM	2.95	X	3.08	X	1	=	9.09	
TOTAL							=	27.89



WIDTH X LENGTH		SQ.MT.
5.37	X 3.20	= 17.48
1.47	X 1.16	= 1.71
0.76	X 0.49	= 0.37
1.50	X 1.50	= 2.25
2.30	X 2.27	= 5.22
1.00	X 1.16	= 1.16
TOTAL		= 27.89

Handwritten notes and signatures: 'FORM - 4', '2020', and a signature.

## PROFORMA - B

STAMP OF DATE OF RECEIPT OF PLAN.

STAMP OF APPROVAL OF PLAN.

Approved Subject to the condition  
Mentioned in this office permission  
Letter no. SRA/ENG/DP/11/13/14/15  
DL 11 SEP 2020  
Executive Engineer  
Slum Rehabilitation Authority

This cancels Approval to the Previous Plans Sanctioned under SRP for this plot.

Dated: 07/12/2016

DESCRIPTION OF PROPERTY.

PROPOSED SLUM REHABILITATION SCHEME (P.T.C) UNDER REG.33(14)D ON PLOT BEARING CTS NO.245,245/1-4 OF VILLAGE BHANDUP, LAKE ROAD, BHANDUP(W) MUMBAI.

NAME OF OWNER	SIGN OF OWNER
M/S. SHREENATH BUILD GRAND PVT.LTD	

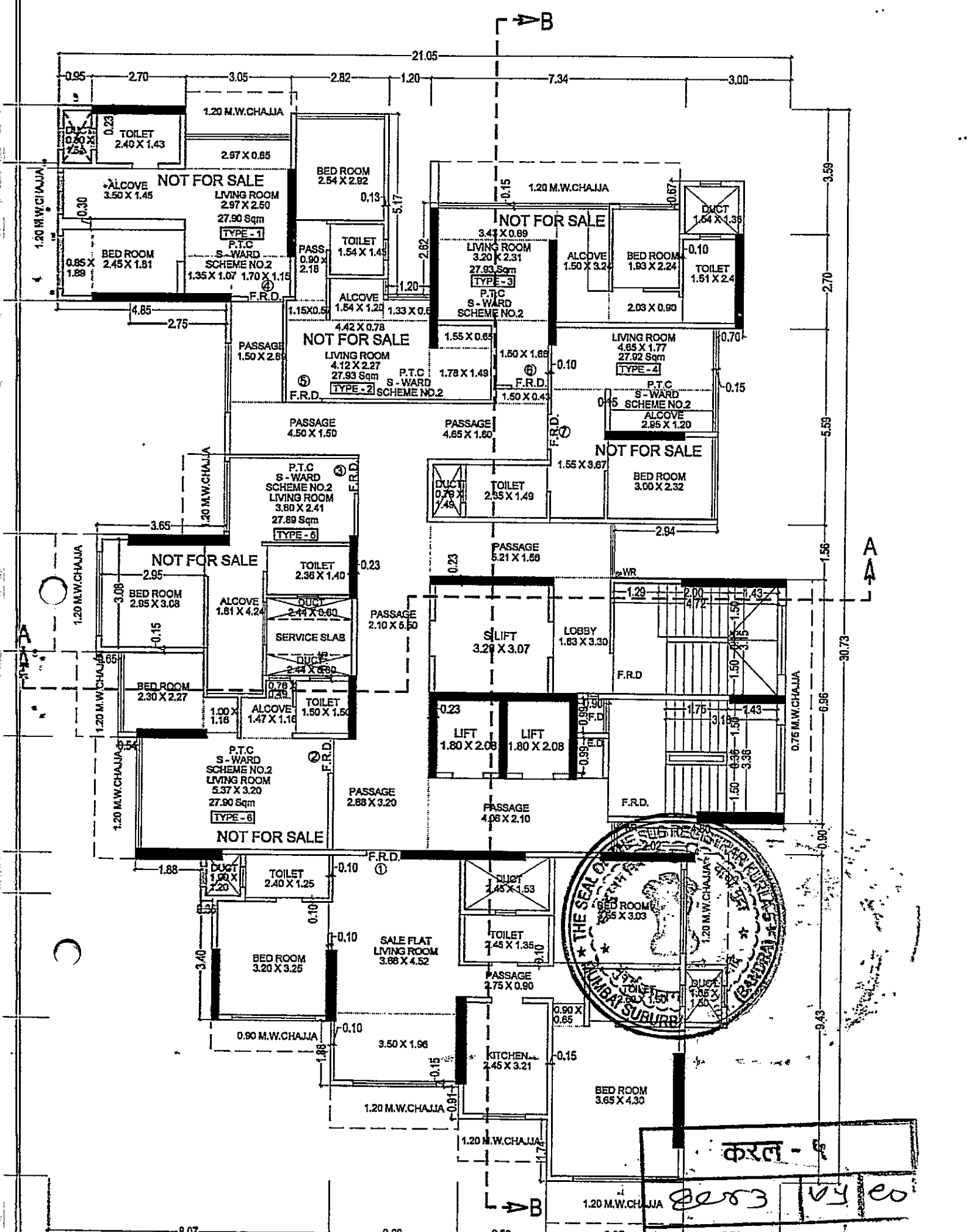
NORTH	DATE	SCALE	CHKD BY	DRN BY
		1:100		

NAME & SIGN. OF ARCHITECT.

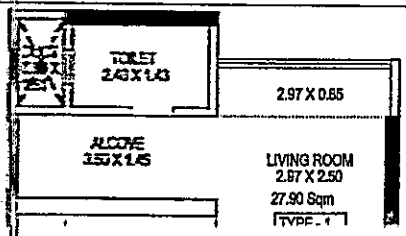
**KEN ASSIST**

Bldg.No.48, Gala No.2313, Gandhi Nagar, Opposite Club, Bandra (E) Mumbai-51.  
Tel : 022 26518520; 9321798580 EMAIL : creativeconsultancy1@gmail.com





**5TH, 7TH TO 12TH FLOOR PLAN**  
**SCALE :- 1:100**



P.T.C CARPET AREA STATEMENT TYPE - 1				
ROOMS	WIDTH X LENGTH			SQ.MT.
LIVING	2.97	X	2.50	X 1 = 7.43
	2.97	X	0.85	X 1 = 2.52
	1.35	X	1.07	X 1 = 1.44
	1.70	X	1.15	X 1 = 1.95

करल - ९  
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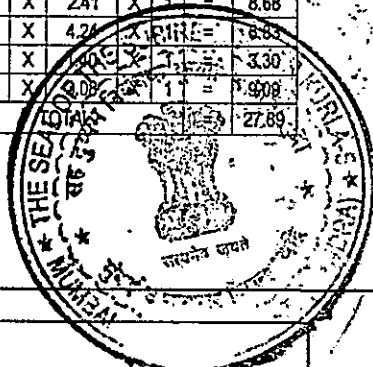
	1.33	X	0.60	X	1	=	0.80	
	1.15	X	0.57	X	1	=	0.66	
PASSAGE	0.90	X	2.18	X	1	=	1.96	
ALCOVE	1.54	X	1.20	X	1	=	1.85	
TOILET	1.54	X	1.45	X	1	=	2.23	
BED ROOM	2.64	X	2.82	X	1	=	7.42	
	TOTAL						=	27.93

0.65  
.49

P.T.C CARPET AREA STATEMENT TYPE - 3								
ROOMS	WIDTH X LENGTH						SQ.MT.	
LIVING	3.20	X	2.31	X	1	=	7.39	
	3.43	X	0.89	X	1	=	3.05	
	1.50	X	1.86	X	1	=	2.79	
ALCOVE	1.50	X	3.24	X	1	=	4.88	
TOILET	1.51	X	2.40	X	1	=	3.62	
BED ROOM	1.83	X	2.24	X	1	=	4.32	
PASSAGE	2.03	X	0.90	X	1	=	1.83	
	TOTAL						=	27.88

P.T.C CARPET AREA STATEMENT TYPE - 4								
ROOMS	WIDTH X LENGTH						SQ.MT.	
LIVING	4.65	X	1.77	X	1	=	8.23	
	1.55	X	3.67	X	1	=	5.69	
ALCOVE	2.95	X	1.20	X	1	=	3.54	
TOILET	2.35	X	1.49	X	1	=	3.50	
BED ROOM	3.00	X	2.32	X	1	=	6.96	
	TOTAL						=	27.92

P.T.C CARPET AREA STATEMENT TYPE - 5								
ROOMS	WIDTH X LENGTH						SQ.MT.	
LIVING	3.60	X	2.41	X	1	=	8.68	
ALCOVE	1.61	X	4.24	X	1	=	6.83	
TOILET	2.38	X	1.20	X	1	=	2.86	
BED ROOM	2.95	X	2.00	X	1	=	5.90	
	TOTAL						=	27.89



CARPET AREA STATEMENT TYPE - 6								
WIDTH X LENGTH								
	5.37	X	3.20	X	1	=	17.18	
	1.47	X	1.16	X	1	=	1.70	
	0.76	X	0.49	X	1	=	0.37	
	1.50	X	1.50	X	1	=	2.25	
	2.30	X	2.27	X	1	=	5.22	
	1.00	X	1.16	X	1	=	1.16	
	TOTAL						=	27.89

Handwritten notes and stamps: '4', '10/10/20', '2020', and a rectangular stamp with '2020' written inside.

## PROFORMA - B

**STAMP OF DATE OF RECEIPT OF PLAN.**

**STAMP OF APPROVAL OF PLAN.**

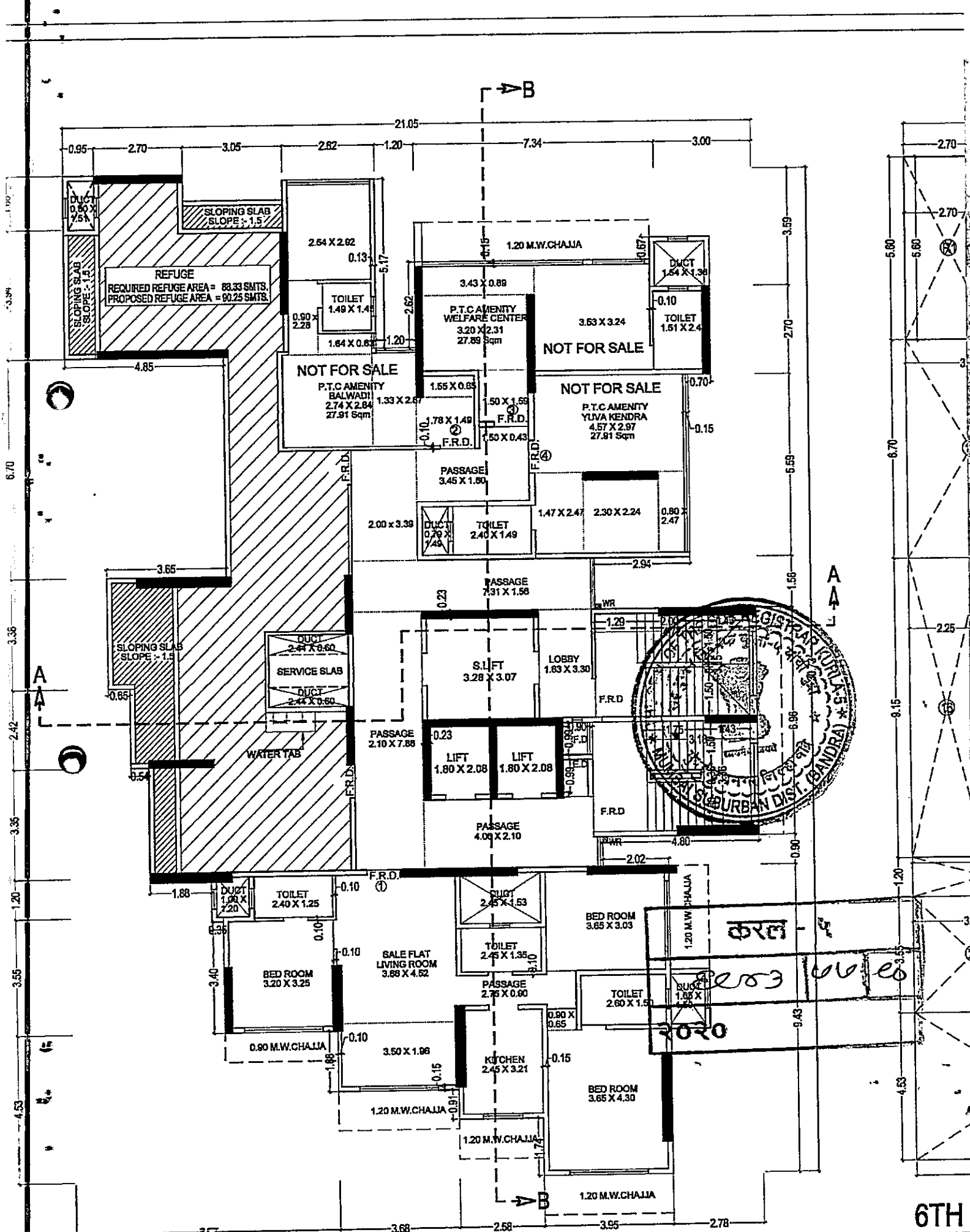
This cancels Approval to the Previous Plans sanctioned under the Slum Rehabilitation Act, 1975.  
Dated: 07/11/2016

Approved Subject to the conditions mentioned in this office permission Letter no. SRA/ENG/DT/11/1/14/1 dated 11 SEP 2020  
Executive Engineer,  
Slum Rehabilitation Authority

**DESCRIPTION OF PROPERTY.**

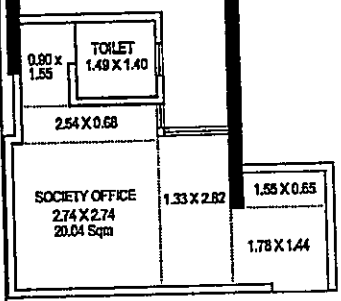
PROPOSED SLUM REHABILITATION SCHEME (P.T.C) UNDER REG.33(14)D ON PLOT BEARING CTS NO.245,245/ 1-4 OF VILLAGE BHANDUP, LAKE ROAD, BHANDUP(W) MUMBAI.

<b>NAME OF OWNER</b>		<b>SIGN OF OWNER</b>	
MS. SHREENATH BUILD GRAND PVT.LTD			
<b>NORTH</b>	<b>DATE</b>	<b>SCALE</b>	<b>CHKD BY</b>
		1:100	
<b>NAME &amp; SIGN. OF ARCHITECT.</b>			
<b>KEN ASSIST</b>			
Bldg.No.48,Gala No.2313,Gandhi Nagar,Oppamig Club,Bandra (E) Mumbai-51. Tel : 022 26518520; 9321798580 EMAIL : creativeconsultancy1@gmail.com			



**6TH FLOOR (REFUGE) PLAN**  
**SCALE :- 1:100**

6TH



SOCIETY OFFICE CARPET AREA STATEMENT						
ROOMS	WIDTH X LENGTH				SQ.MT.	
BALWADI	2.74	X	2.74	X	1	= 7.51
	1.33	X	2.82	X	1	= 3.75
	1.78	X	1.44	X	1	= 2.56
	1.55	X	0.85	X	1	= 1.01
	2.54	X	0.68	X	1	= 1.73
	0.90	X	1.55	X	1	= 1.40
TOILET	1.49	X	1.40	X	1	= 2.09
TOTAL						= 20.04

### PROFORMA - B

STAMP OF DATE OF RECEIPT OF PLAN.

STAMP OF APPROVAL OF PLAN.



This cancels Approval to the Previous Plans  
 Date: 07/10/16

Approved Subject to the conditions mentioned in this office permission Letter no. SRA/ENG/2017/1111/1111/1111 Dt. 11 SEP. 2017  
 Executive Engineer,  
 Slum Rehabilitation Authority

DESCRIPTION OF PROPERTY.

PROPOSED SLUM REHABILITATION SCHEME (P.T.C) UNDER REG.33(14)D ON PLOT BEARING CTS NO.245,245/1-4 OF VILLAGE BHANDUP LAKE ROAD, BHANDUP(W) MUMBAI.

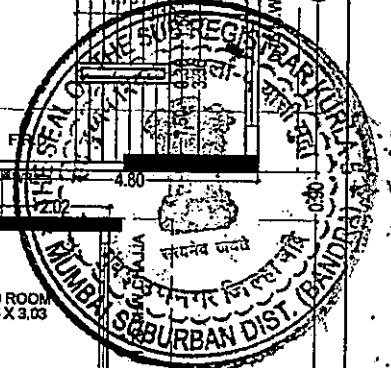
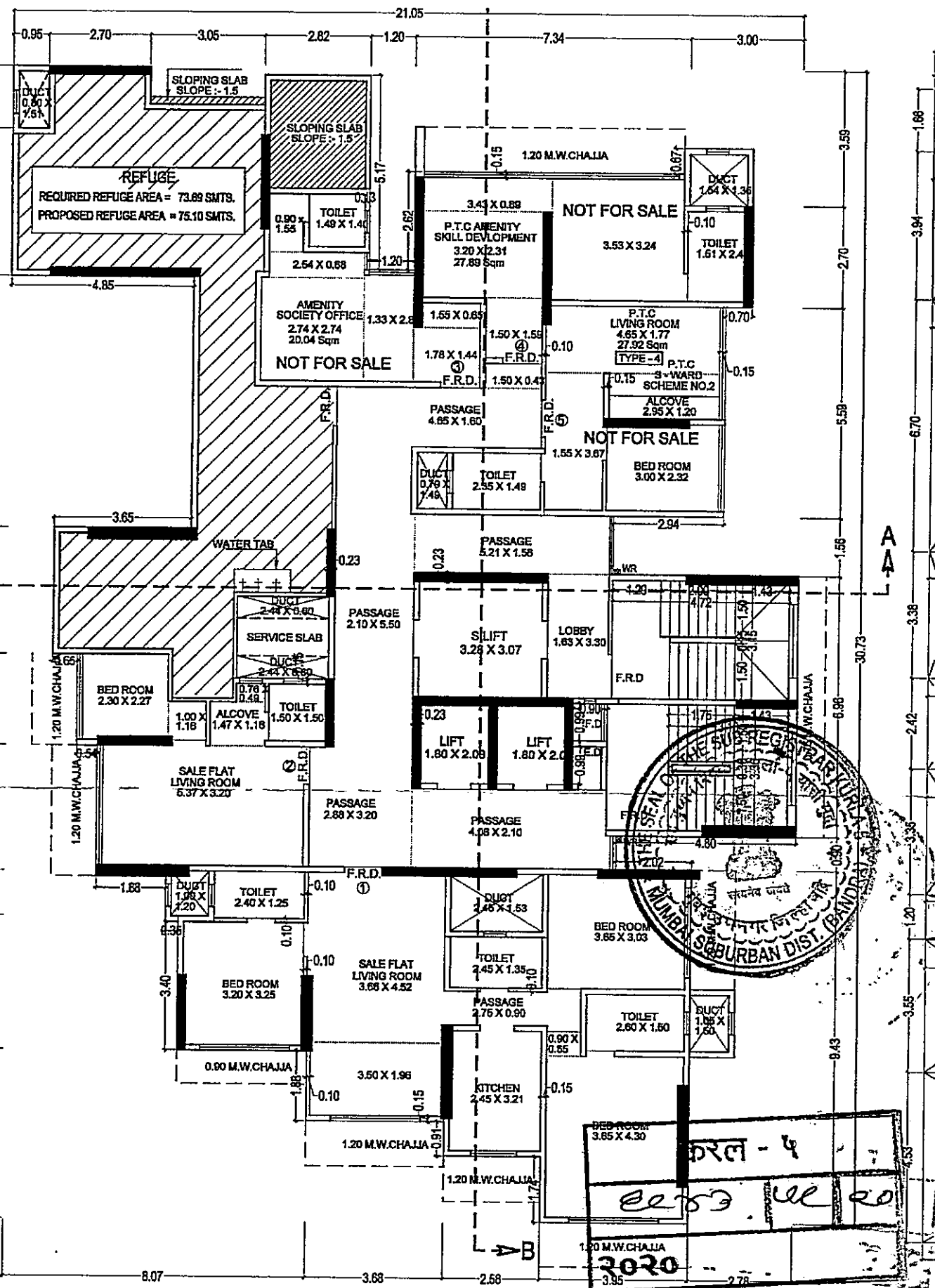
NAME OF OWNER			SIGN OF OWNER		
M/S. SHREENATH BUILD GRAND PVT.LTD					
NORTH	DATE	SCALE	CHKD BY	DRN BY	
		1:100			

NAME & SIGN. OF ARCHITECT.

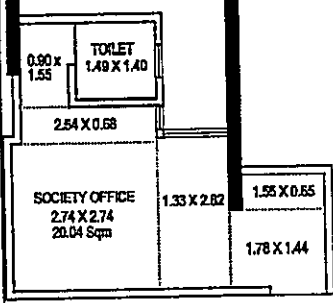
**KEN ASSIST**

Bldg.No.48, Gate No.2313, Gandhi Nagar, Opposite G Club, Bandra (E) Mumbai-51.  
 Tel : 022 26518520; 9321798580 EMAIL : creativeconsultancy1@gmail.com

करल - 4  
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**13TH FLOOR (REFUGE) PLAN**  
 SCALE :- 1:100



SOCIETY OFFICE CARPET AREA STATEMENT						
ROOMS	WIDTH X LENGTH					SQ.MT.
BALWADI	2.74	X	2.74	X	1	= 7.51
	1.33	X	2.82	X	1	= 3.75
	1.78	X	1.44	X	1	= 2.56
	1.55	X	0.65	X	1	= 1.01
	2.54	X	0.68	X	1	= 1.73
	0.90	X	1.55	X	1	= 1.40
TOILET	1.49	X	1.40	X	1	= 2.09
TOTAL						= 20.04

### PROFORMA - B

STAMP OF DATE OF RECEIPT OF PLAN.

STAMP OF APPROVAL OF PLAN.

This cancels Approval to the Previous Plans Sanctioned under SRA Mumbai's Plan No. 119  
 Dated 07/11/2016

Approved Subject to the condition Mentioned in this office permission Letter no. SRA/JEN/001/119/11/16 Dt. 11 SEP. 2020  
 Executive Engineer  
 Slum Rehabilitation Authority

#### DESCRIPTION OF PROPERTY.

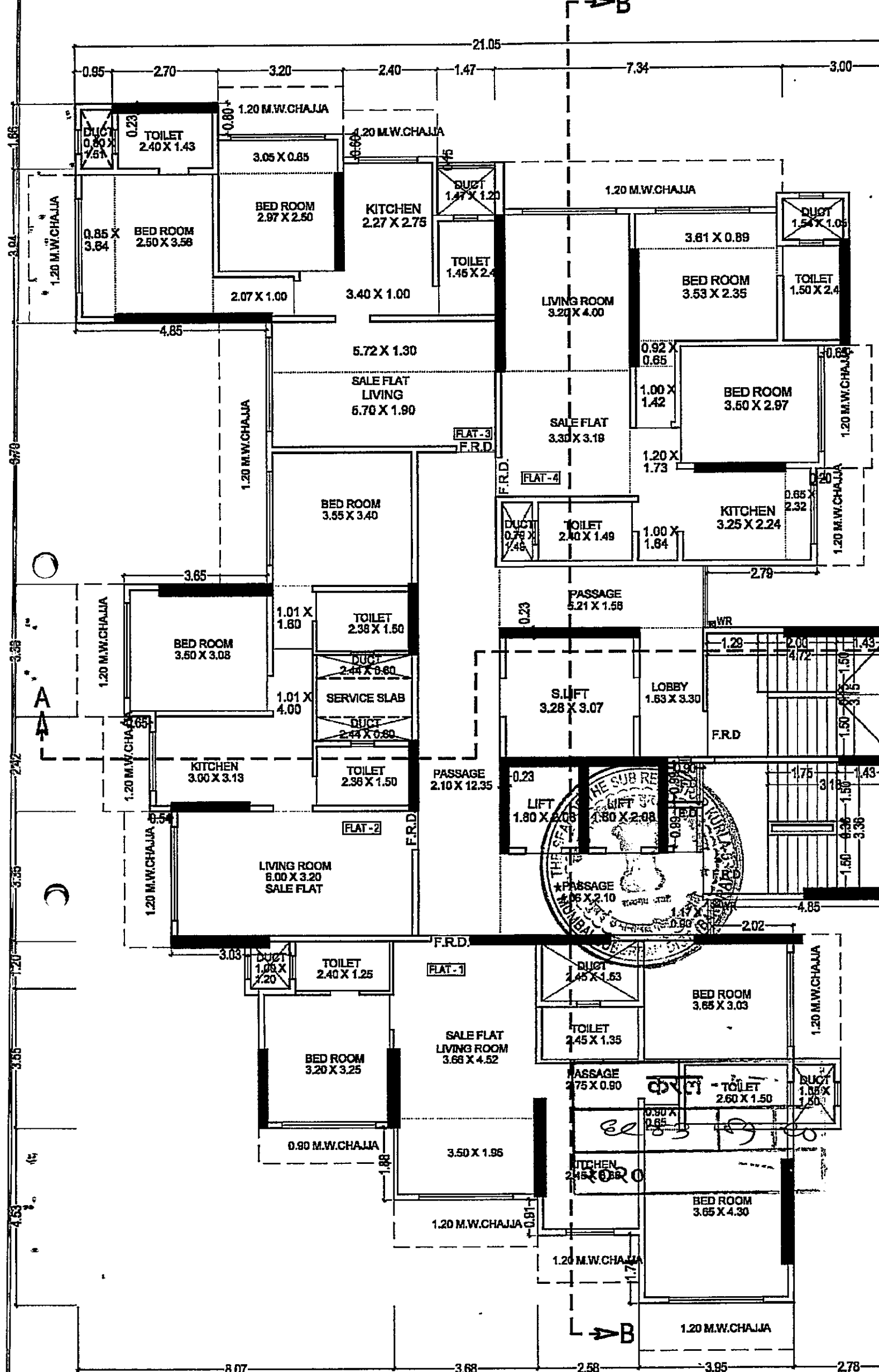
PROPOSED SLUM REHABILITATION SCHEME (P.T.C) UNDER REG.33(14D) ON PLOT BEARING CTS NO.245/245/1-4 OF VILLAGE BHANDUP, LAKE ROAD, BHANDUP(W) MUMBAI.

NAME OF OWNER			SIGN OF OWNER		
M/S. SHREENATH BUILD GRAND PVT.LTD					
NORTH	DATE	SCALE	CHKD BY	DRN BY	
		1:100			

NAME & SIGN. OF ARCHITECT.  
**KEN ASSIST**  
 Bldg.No.48, Gala No.2313, Gandhi Nagar, Opposite G Club, Bandra (E) Mumbai-51.  
 Tel : 022 26518520; 9321798580 EMAIL : creativeconsultancy1@gmail.com



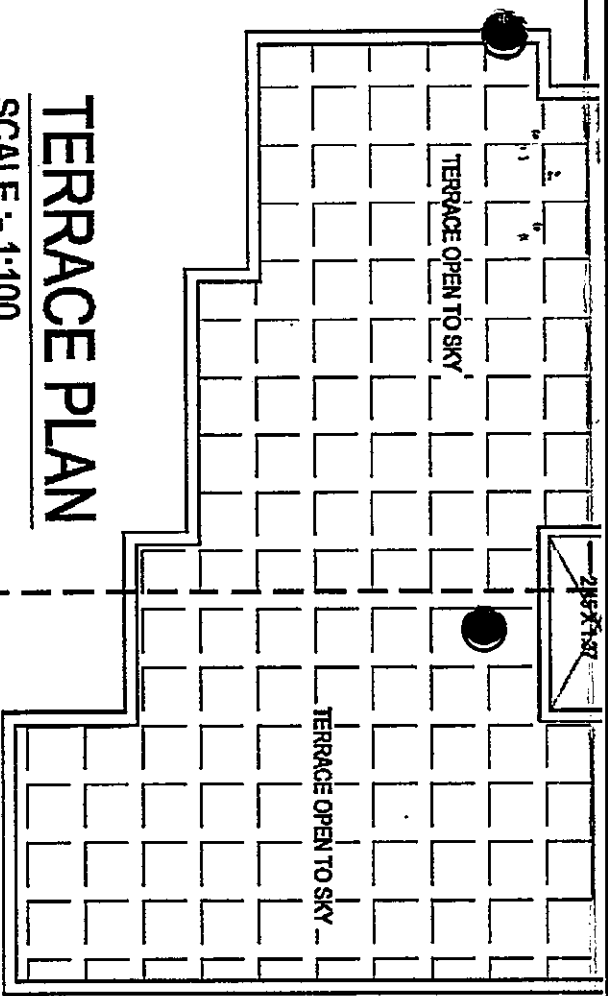
करण - 4  
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# 14TH TO 16TH FLOOR PLAN

SCALE :- 1-100

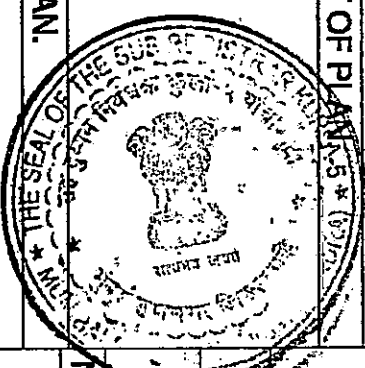
TOTAL				86.87	
ED & FD AREA					
5	X	122	X	128	
5	X	122	X	128	
TOTAL				258	9
AREA BUILT - UP AREA = 0-d-0					328.85



**TERRACE PLAN**  
SCALE :- 1:100

**PROFORMA - B**

STAMP OF DATE OF RECEIPT OF PLAN NO. 5 (37/21)		<b>DESCRIPTION OF PROPERTY</b> PROPOSED SLUM REMEDIATION SCHEME (P.T. (C) UNDER REG. 33(1) PD ON PLOT BEARING CTS NO. 246, 247, 14 OF VILLAGE BHANDUP, LANE ROAD, BHANDUP (W) MUMBAI.	
STAMP OF APPROVAL OF PLAN.		NAME OF OWNER M/S. SHREENATH BUILD GRAD PVT. LTD.	SIGN OF OWNER 
STAMP OF APPROVAL OF PLAN.		NORTH DATE 10/09/2021	CHECKD BY 
STAMP OF APPROVAL OF PLAN.		NAME & SIGN OF ARCHITECT <b>KEN ASSIST</b> 	DRN BY



This cannots Approval to the Previous Plans

Approved Subject to the condition Mentioned in this office permission Letter No. SRA/ENG/2021/14/10/10/2021  
 Dt. 10/09/2021  
 Architect  
 Registered Engineer





### बृहन्मुंबई महानगरपालिका

### करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये जारी करण्यात आलेले आहे.

मेबा क्रमांक <b>SX0710150200000</b>	मालमत्ता करवर्ष <b>2013-2014</b>	देयक क्रमांक <b>201311BIL05803022</b> <b>201321BIL05803023</b>	देयक दिनांक <b>16/07/2016</b>
पत्रकाराचे नाव व पत्ता : M/s. WELKNOWN STEEL PROFIES AND FOREFRONT PACKAGING INDUSTRIES 176 LAKE ROAD OPP KRISHNA TALKIES BHANDUP (W) Mumbai 400078 Maharashtra		प्रेषक - सहा. क. व सं./ विभाग: Office of the Assessor & Collector/S-Ward Mahanagarpalika Bldg, 2nd floor, 201/202, Near Mangatram Petrol Pump, L.B.S.Marg, Bhandup(W), Mumbai-400 078.	
मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव/प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मागाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे. 176 L B S MARG BHANDUP (W) OPP BHANDUP POLICE STN. NEAR KRISHNA TALKIES VILLAGE BHANDUP Mumbai 400078 Ms Forefront Packaging Industries, M/s. NATWARLAL TRIVEDI AND BABUBHAI S DESAI			
प्रथम करनिर्धारण दिनांक: <b>17/06/2011</b>	जसजोडणी क्रमांक: <b>-</b>	एकूण मांडवती मूल्य: <b>₹ 43200240</b>	
एकूण मांडवती मूल्य: <b>₹ Four Crore Thirty Two Lakh Two Hundred Forty Only</b> (अक्षरी)			
देयक तयार करतरेवेळी <b>31/03/2010</b> या तारखेपर्यंतची थकबाकी <b>₹ 0</b>	01/04/2010 या तारखेनंतरची थकबाकी <b>₹ 0</b>		
देयक काळावधी: <b>01/04/2013</b>	ते	<b>31/03/2014</b>	

(सर्व रक्कम रुपयांमध्ये)

कराचे नाव	01/04/2013 ते 30/09/2013	01/10/2013 ते 31/03/2014
सर्वसाधारण कर	54001	54001
जल कर	0	0
जललाभ कर	33912	33912
मलनिःसारण कर	79921	79921
मलनिःसारण लाभ कर	20951	20951
म.न.पा. शिक्षण उपकर	20088	20088
राज्य शिक्षण उपकर	15984	15984
रोजगार हमी उपकर	4968	4968
वृक्ष उपकर	1080	1080
पथ कर	25056	25056
एकूण देयक रक्कम	255961	255961
कलम 152 अ नुसार दंडाची रक्कम	0	0
परताब्यावरील व्याजाची वसुली	0	0
आगाऊ अधिदानाचे समायोजन	0	0
अर्ली बर्ड योजनेनुसार लाभाची रक्कम	0	0
भरावयाची निव्वळ रक्कम	255961	255961
प्रतिदानाची निव्वळ रक्कम	0	0
* 30.06.2013 पर्यंत भरावयाची निव्वळ रक्कम	0	0
* 31.07.2013 पर्यंत भरावयाची निव्वळ रक्कम	0	0
* 31.07.2013 नंतर भरावयाची निव्वळ रक्कम	0	0
अक्षरी रुपये	₹ Two Lakh Fifty Five Thousand Nine Hundred Sixty One Only	₹ Two Lakh Fifty Five Thousand Nine Hundred Sixty One Only
अंतिम देय दिनांक	14/10/2016	14/10/2016

To make payment through NEFT:  
IFSC - SBIN0COLLEC, Beneficiary A/C No:- BMCPOSX0710150200000, Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of "MCGM"

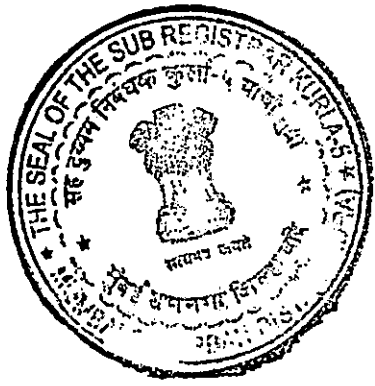
\* अर्ली बर्ड इन्स्टेन्टीव्ह स्कीम योजनेच्या माहितीसाठी मागे पाहावे.

मालमत्ता मेबा क्रमांकमधील पहिले ११ अंक इमारतीची यु.आय.सी. (युनिक आयडेंटिटी) असून, प्रत्येक इमारतीच्या दर्शनी भागावर यु.आय.सी. स्टिकर लावण्याचा प्रकल्प महापालिकेने हाती घेतला आहे. त्यामुळे महापालिकेच्या कोणत्याही कामासंबंधातील पत्रव्यवहारात सदर यु.आय.सी. क्रमांक नमूद करणे आवश्यक आहे याची कृपया नोंद घ्यावी.

करनिर्धारक व संकलक (प.)

14/10/2016





करल - ५	
२०२३	१४००
२०२०	

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 श्रीसनाथ बिल्डग्रान्ड  
 PRIVATE LIMITED  
 15/02/2010  
 Permanent Account Number  
 AAAGS0208H  
 Signatures

*Amjadhar*

Self Attested  
(साक्षात्कृत)

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 अश्वजी मंगलदास जाधव  
 MANGALDAS GANGARAM JADHAV  
 15/12/1988  
 Permanent Account Number  
 AEMPJ4208D  
 Signatures

*Amjadhar*

Self Attested  
(साक्षात्कृत)



आयकर विभाग  
 INCOME TAX DEPARTMENT  
 गिरेण अंसारी  
 RAMZAN ALI ANSARI  
 05/03/1986  
 Permanent Account Number  
 AYCPA5296Q  
 Signatures

*Amjadhar*

Self Attested  
(साक्षात्कृत)

करल - ५	
8203	५/१०
२०२०	







Sub-Registrar  
(Kharak)

Self Attested  
(Kharak)

करा	4
2020	0609









दस्त गोपवारा भाग-2

करल5

दस्त क्रमांक:6943/2020

01/10/2020 1 28:34 PM

दस्त क्रमांक :करल5/6943/2020

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:इरफान रमजान अली अन्सारी पत्ता:प्लॉट नं: हाऊस नं. 127, माळा नं: -, इमारतीचे नाव: शांति नगर रोड, ब्लॉक नं: संजय नगर, भिवंडी, रोड नं: ठाणे, महाराष्ट्र, THANE. पॅन नंबर:AYCPA5296Q	लिहून देणार वय :-34 स्वाक्षरी:- <i>[Signature]</i>		
2	नाव:श्रीनाथ विल्डग्रेड प्रायव्हेट ली चे डायरेक्टर अभिजीत मंगलदास जाधव पत्ता:प्लॉट नं: ऑफिस एन. 333, माळा नं: 3, इमारतीचे नाव: कैलास प्लाजा, ब्लॉक नं: वल्लभ बाग लेन,, रोड नं: घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AAOCS0208H	लिहून देणार वय :-32 स्वाक्षरी:- <i>[Signature]</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.  
शिक्का क्र.3 ची वेळ:01 / 10 / 2020 01 : 25 : 57 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:अरशद मोहम्मद. उमर शेख वय:25 पत्ता:2478, वकील कंपाउंड, नागाव रोड, शान हॉटेलच्या जवळ, थायरा नगर, ठाणे, भिवंडी, दांडेकर वाडी, ठाणे पिन कोड:421302		
2	नाव:अरमान बहुद्दीन अहमद खान वय:36 पत्ता:1019, 1 फ्लोर, आज़ाद नगर, शांति नगर, मक्का मस्जिदच्या समोर, भिवंडी, ठाणे पिन कोड:421302		

शिवका क्र.4 ची वेळ:01 / 10 / 2020 01 : 26 : 50 PM

शिक्का क्र.5 ची वेळ:01 / 10 / 2020 01 : 27 : 13 PM नोंदणी पुस्तक 1 मध्ये

सह. दुय्यम निबंधक  
कुर्ला-५ (वर्ग-२)

करल - ५  
६९४३ ६० ६०  
२०२०

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MR IRFAN RAMZAN ALI ANSARI	Stamp	0230004202010018813	MH005042739202021E	700000.00	SD	0002265404202J21	01/10/2020
2		DHC		0110202000726	1800	RF	0110202000726	01/10/2020
3	MR IRFAN RAMZAN ALI ANSARI	Stamp		MH005042739202021E	30000	RE	0002265404212021	01/10/2020

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

एकूण /...../पाने आहेत.

6943 /2020

करल - ५/ ६९४३ / २०२०  
1. Verify Scanned Document for correctness through thumbprint 4 pages on a side/printout after scanning.  
2. Get print immediately after registration.  
दस्ता क्रमांक-५ वर नोंदला  
दिनांक: ०१/१०/२०२०  
For feedback, please write to: feedback.isarita@gmail.com

सह. दुय्यम निबंधक, कुर्ला क्र. ५  
मुंबई उपनगर जिल्हा.

सह. दुय्यम निबंधक, कुर्ला क्र. ५  
मुंबई उपनगर जिल्हा.





01/10/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

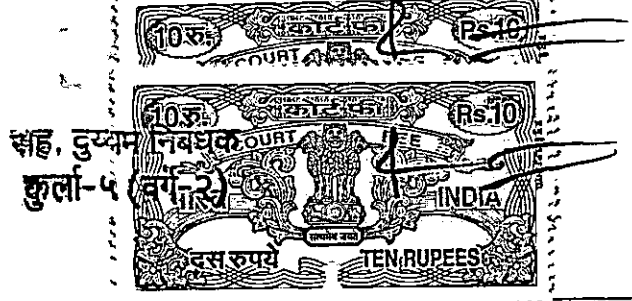
दस्त क्रमांक : 6943/2020

नोंदणी :

Regn:63m

गावाचे नाव : भांडुप

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	35000000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	15956028.9
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 301, माळा नं: 3, इमारतीचे नाव: श्रीनाथ दर्शन, ब्लॉक नं: विहार लेक रोड,, रोड : भांडुप वे, मुंबई - 400 078, इतर माहिती: सर्वे न. 113, हिस्ता न. 2, व्हिलेज भांडुप, सदनिकेचे क्षेत्रफळ 1150 चौरस फूट, सोबत 2 कार पार्किंग, इतर माहिती दस्तात नमुद केल्या प्रमाणे. ( C.T.S. Number : 245, 245/1 to 4 ; )
(5) क्षेत्रफळ	1) 117.56 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्रीनाथ विल्डरॉड प्रायव्हेट ली चे डायरेक्टर अश्वजीत मंगलदास जाधव वय:-32; पत्ता:-प्लॉट नं: ऑफिस एन. 333, माळा नं: 3, इमारतीचे नाव: कैलास प्लाज़ा, ब्लॉक नं: वल्लभ वाग लेन,, रोड नं: घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400075 पॅन नं:-AAOCS0208H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-इरफ़ान रमज़ान अली अन्सारी वय:-34; पत्ता:-प्लॉट नं: हाऊस नं. 127, भाळा नं: -, इमारतीचे नाव: शांति नगर रोड, , ब्लॉक नं: संजय नगर, भिवंडी , रोड नं: ठाणे , महाराष्ट्र, THANE. पिन कोड:-421302 पॅन नं:-AYCPA5296Q
(9) दस्तऐवज करून दिल्याचा दिनांक	01/10/2020
(10) दस्त नोंदणी केल्याचा दिनांक	01/10/2020
(11) अनुक्रमांक, खंड व पृष्ठ	6943/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	700000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(I) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

दस्तासोबत सूची क्र. II

सह. दुय्यम निबंधक  
कुर्ला-५ (वर्ग-२)

Index-2( सूची - २ )

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MR IRFAN RAMZAN ALI ANSARI	eChallan	02300042020100178813	MH005042739202021E	700000.00	SD	0002265404202021	01/10/2020
2		DHC		0110202000726	1800	RF	0110202000726D	01/10/2020
3	MR IRFAN RAMZAN ALI ANSARI	eChallan		MH005042739202021E	30000	RF	0002265404202021	01/10/2020

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



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