

N/PVT/110/20221104/AP/S

- 6 MAR 2024

This 91inth C.C is re-endorsed as per approved amended plans dated 06/03/2024.

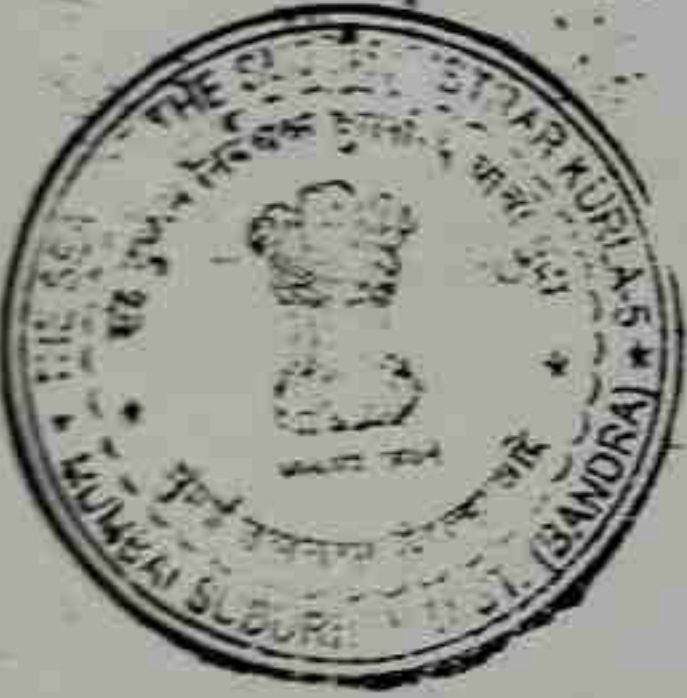
करल - ५

दस्ता क्र. २४५०५ / २०२४

५४.१०५



Executive Engineer
Slum Rehabilitation Authority



CITE 11/D



DEVELOPER COPY

Sr. No. 663

करल - ५
दस्तावेज क्र. २०७०५/२०२४
मुंबई - ४०००५१
१०३/१०५
- 7 DEC 2023

SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051.
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM

NO N/PVT/110/20221104/AP/S

COMMENCEMENT CERTIFICATE

SALE BUILDING

Shree Sai Realtors
1, Sai Plaza, Jawahar Road,
Ghatkopar Railway Station,
Ghatkopar (E) Mumbai - 400 077.



With reference to your application No. 000273 dated 03/10/2022 for the 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 the Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. S.No. F.P.No 19 (CTS No. 5957 & F.P.No 20 (CTS No 5958) TPS of village Ghatkopar -Kiroi

Plot No. Ghatkopar -Kiroi TPS No. -
Situating at Ghatkopar (E) Mumbai

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI No. N/PVT/110/20221104/LOT dt. 02/03/2023
SUIR No. N/PVT/110/20221104/AP/S dt. 27/03/2023
on following conditions.

The land vacated in consequence of endorsement of the setback line / road widening line shall from part of the Public Street.

That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.

The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of issue.

This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management Plan.

If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.

This Certificate is liable to be revoked by the C.E.O. (SRA) if:-

- (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
- (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
- (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act 1966.

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

Shri. M.A.wani

The C.E.O. (SRA) has appointed Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the Maharashtra Regional and Town Planning Act, 1966.

This C.C is granted for work up to Fifth level.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

Executive Engineer (SRA)



09/09/2024

सूची क्र.2

दुय्यम निबंधक : सह दु. नि. कुर्ला 5

दस्त क्रमांक : 24705/2024

नोंदणी :

Regn 83m

गावाचे नाव : घाटकोपर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	39785000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	20987836.46
(4) भू-मापन, पोटहिस्सा व परक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 1203, माळा नं: 12 वा मजला, बी विंग, इमारतीचे नाव: साई शंकर, ब्लॉक नं: एम जी रोड, घाटकोपर पूर्व, रोड : मुंबई 400077, इतर माहिती: मीजे घाटकोपर-किरोळ, सदनिकेचे क्षेत्रफळ 1178 चौ. फूट कारपेट रेंज कारपेट व मोबत एक लोअर ब्रेममेंट कार पार्किंग स्पेस नं. 27 बी सहित ((C.T.S. Number : 5957 and 5958 Final Plot No. 19 and 20 TPS 3 ;))
(5) क्षेत्रफळ	1) 120.43 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:-मेसर्स श्री साई रिजल्टर्स तर्फे भागीदार लीडीन श्रीधरन मुयाध्यन वय:-38; पत्ता:-प्लॉट नं: ऑफिस नं. 201, माळा नं: .. इमारतीचे नाव: साई प्लाझा, ब्लॉक नं: आर. बी. मेहता रोड, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ABRFS0440G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-ब्योमा मेहुल दमाणी तर्फे मुखत्यार दर्शन दिलीप दमाणी वय:-51; पत्ता:-प्लॉट नं: 304, माळा नं: .. इमारतीचे नाव: राजश्री विहार, ब्लॉक नं: डी-२ चित्तरंजन नगर कॉलनी, राजावाडी, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AFLPD2242P 2): नाव:-मेहुल दिलीप दमाणी तर्फे मुखत्यार दर्शन दिलीप दमाणी वय:-51; पत्ता:-प्लॉट नं: 304, माळा नं: .. इमारतीचे नाव: राजश्री विहार, ब्लॉक नं: डी-२ चित्तरंजन नगर कॉलनी, राजावाडी, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ADZPD9723B
(9) दस्तऐवज करून दिल्याचा दिनांक	09/09/2024
(10) दस्त नोंदणी केल्याचा दिनांक	09/09/2024
(11) अनुक्रमांक खंड व पृष्ठ	24705/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2387100
(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.



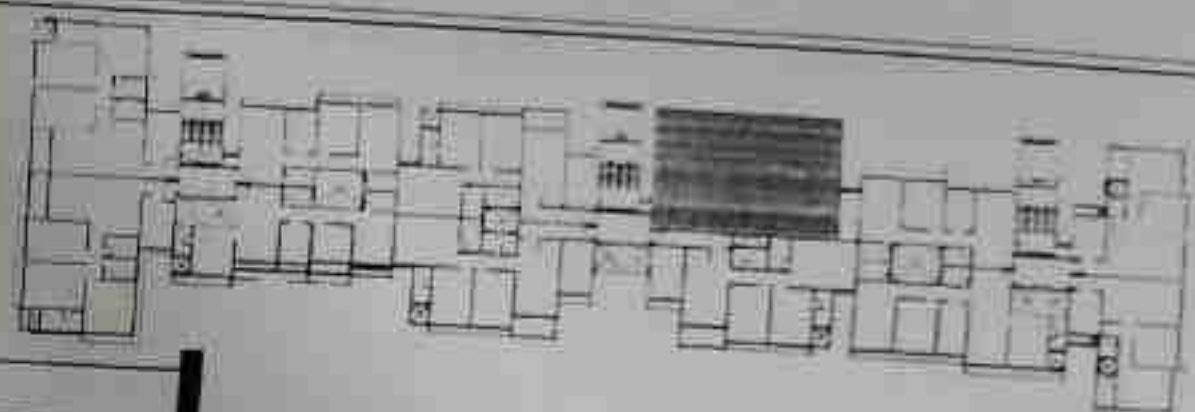
सह दुय्यम निबंधक

बुधवार १५ सप्टेंबर २०२४

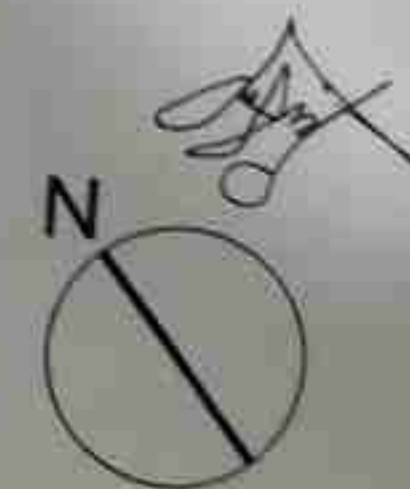
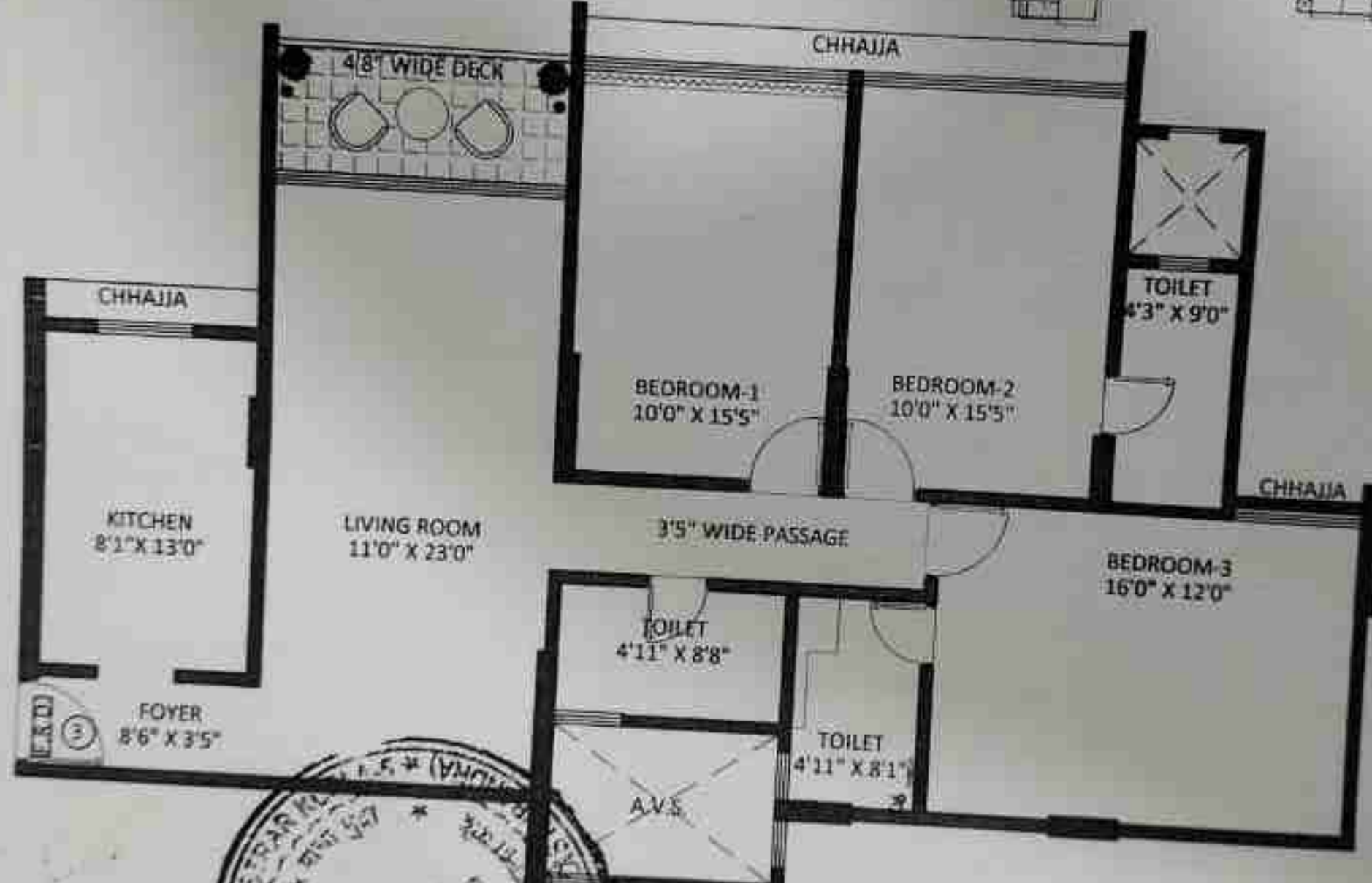
TWENTY RUPEES



GROUND FLOOR PLAN & AREA DIAGRAM & CALCULATION STATEMENT
 PLOT FLOOR PLAN, R/G AREA DIAGRAM, PLOT AREA DIAGRAM
 B.U. AREA STATEMENT, PARKING STATEMENT, LOCATION PLAN
 BLOCK PLAN
 DATE OF APPROVAL: _____
 SCALE OF DRAWING: _____
 DRAWN BY: _____



KEY PLAN



'WING B'
 FLAT NO. 1203
 RERA C.A. = 1178 SQ.FT.

5-1224B
 RERA/1203
 06/30



MRS. VYOMA MEHUL DAMANI &
 MR. MEHUL O'LIP DAMANI

DISCLAIMER:
 THIS DRAWING IS FOR INFORMATION PURPOSE ONLY
 AND IS SUBJECT TO CHANGES THAT CANNOT BE USED FOR ANY
 CONSTRUCTION OR ANY ARCHITECTURAL PURPOSE. THE CARPET AREA
 MENTIONED MAY VARY SLIGHTLY IN ACCORDANCE WITH THE LAWS OF THE
 GOVERNMENT OF MAHARASHTRA.

PROJECT BY: SHRI. CHHOKAR CHHAYA &
 KAILASH KIRAN, DHATKOPAR.

DEVELOPER:
 M/S SHREE SAI REALTORS



R + S
 Architects + Interior Designer + Project consultants
 Address: Flat No. 3, Shreehari Building, Ghatkopar West,
 Mumbai - 400082
 Contact: 9820000000

MRS. SOMA MEHUL
 दस्त
 Colony
 Constituted Attorney

DAMANI AND MR. MEHUL DILIP DAMANI Indian
 address at 304, Rajashree Vihar, D-2 Chittaranjan Nagar, D
 Rajawadi, Mumbai-400077 by the hand of his/her duly

“ALLOTTEE/S” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include **in the case of individual/s** his/her/their (respective) heirs, executors, administrators and assigns, **in the case of a partnership firm** the partner or partners for the time being constituting the said firm, the survivor or survivors of them and the heirs, executors and administrators of the last surviving partner and their assigns and **in the case of a company** its successors and assigns) **in case of an HUF**, its Karta, beneficiaries, members and coparceners and their survivors and the heirs, executors, administrators and permitted assigns of the last survivor) of the **Other Part**.

WHEREAS:



Shankar Chhaya Co-operative Housing Society Ltd, a co-operative housing society registered under the provisions of The Maharashtra Co-operative Societies Act, 1960 bearing registration no. BOM/H.S.G. 969 of 11th May, 1965 (hereinafter referred to as 'the Shankar Chhaya Society') is the absolute owner and/or otherwise well and sufficiently entitled to the immovable property being all that piece or parcel of land or ground bearing Final Plot No. 19 admeasuring as per present Property Card as 1985.00 sq. mtrs. or thereabouts (without the entry of set-back area of 240 sq. meters already surrendered by the Society to MCGM as per the property card available with the Society to the Developers) leaving the balance Plot area as 1745 sq. meters, of Town Planning Scheme III of Ghatkopar, and Municipal Assessment Tax Bill No. N-84, Plot No. 19, N-84(2) 19A of Village-Ghatkopar Kirol, Taluka, Kurla, situate, lying and being at M. G. Road, Ghatkopar (E), Mumbai- 400 077 in the registration district and sub-district of Mumbai City and Mumbai Suburban (hereinafter referred to as 'the said land') together with two erstwhile buildings then standing thereon viz: Building No. 1 known as 'Shankar Chhaya' comprising of ground and three upper and Building No. 2 comprising of Ground plus 2 Upper Floors ('the Shankar Chhaya buildings') situate, lying and being at M. G. Road, Ghatkopar (E), Mumbai- 400 077 of Village Ghatkopar Kirol, Taluka Ghatkopar. The said land and the said erstwhile buildings shall collectively be referred to as 'the property of Shankar Chhaya CHSL'. The property of Shankar Chhaya CHSL is more particularly described in the **First Schedule** hereunder written.

- B. The Shankar Chhaya CHSL is not considered as a partnership firm for the purposes of the provisions of the Income Tax Act, 1961.
- C. The Shankar Chhaya CHSL is a co-operative housing society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960.
- D. The Shankar Chhaya CHSL is a co-operative housing society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960.
- E. There is no objection from the Special Officer, Mumbai City and Mumbai Suburban, in the registration of the property of the Shankar Chhaya CHSL.
- F. Pursuant to the provisions of the Maharashtra Co-operative Societies Act, 1960, the property of the Shankar Chhaya CHSL is confirmed to the said society.

AT P

कुरल - ५
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 १० १०५
 of Appointment dated 7th March 2022 ('LOA')

Pursuant to the aforesaid resolution, the Kailash Kiran Society has issued a Letter of Appointment dated 7th March 2022 ('LOA') in favour of the Promoters confirming their appointment of the Developers to carry out the redevelopment of the said Kailash Kiran property and thereby recorded the broad commercial understanding which was arrived at between the Kailash Kiran Society and Promoters in respect of the redevelopment of the said Kailash Kiran property.



P. By a registered Development Agreement dated 27th September 2022, duly registered with the sub-registrar of assurances at Kurla-5 under serial no. KRL-5/19073-2022 dated 27th September 2022, executed between the said Kailash Kiran Society (being the Society therein also referred to of the First Part), the 26 members of the said Kailash Kiran Society (being the Members therein also referred to of the Second Part) and the Developers herein (being the Developers therein referred to of the Third Part), (hereinafter referred to as '**Kailash Kiran Development Agreement**'), the said Kailash Kiran Society with the confirmation of its Members entrusted the development rights in respect of the Kailash Kiran property to the Promoters for the consideration and upon the terms and conditions more particularly recorded therein.

Q. Simultaneously with the aforesaid Development Agreement, the Kailash Kiran Society has also executed a Power of Attorney dated 27th September 2022, duly registered with the sub-registrar of assurances at Kurla-5 under serial No. KRL-5/19076/2022 dated 27th September 2022, in favour of the Partners of the Promoters (hereinafter referred to as '**Kailash Kiran POA**') inter alia authorizing and permitting them to do all and/or the various acts, deeds, matters and things as provided there under in respect of the of the Kailash Kiran property.

R. After the execution and registration of the Kailash Kiran Development Agreement and Kailash Kiran POA, vide a registered Supplemental Agreement dated 1st July, 2023, duly registered with the sub-registrar of assurances at Kurla-1 under serial No. KRL-1-13130-2023 dated 1st July, 2023, parties thereto by mutual consent modified certain terms and conditions of the Kailash Kiran Development Agreement (hereinafter referred to as '**Kailash Kiran Supplemental Agreement**').

S. Under the circumstances the Promoters became entitled to redevelop the said Shankar Chhaya Property and the said Kailash Kiran Property.

T. The Shankar Chhaya Property and the said Kailash Kiran Property are adjoining and common to the Shankar Chhaya Property and the said Kailash Kiran Property.

U. Accordingly, the Kailash Kiran Property is under redevelopment more particularly recorded in the Promoters' Agreement with the Promoters in respect of the Property.

V. Based on the facts and circumstances stated above, it is proposed to record the proposed sale of the said Property for the purpose of the said Property.

W. The proposed sale of the said Property is proposed to be recorded in the proposed sale deed No. 33(1) of 2024 dated 10/07/2024.

X. The proposed sale deed No. 33(1) of 2024 dated 10/07/2024 is proposed to be recorded in the proposed sale deed No. 33(1) of 2024 dated 10/07/2024.



AGREEMENT FOR SALE

This Agreement made at Mumbai this 09th day of sept. in year Two
Thousand Twenty twenty four. (2024)

BETWEEN

M/S. SHREE SAI REALTORS, a partnership firm registered under the provisions of the Indian Partnership Act, 1932, having their registered address 201, Sai Plaza, R. B. Mehta Road, Ghatkopar (E), Mumbai 400 077, hereinafter referred to as the "**PROMOTERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being constituting the said firm, the survivor or survivors of them and the heirs, executors and administrators of the last surviving partner) of the **One Part;**

AND

[Handwritten signatures]

520/24705

Monday, September 09, 2024

12:36 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 26074 दिनांक: 09/09/2024

गावाचे नाव: घाटकोपर

दस्तावेजाचा अनुक्रमांक: करल5-24705-2024

दस्तावेजाचा प्रकार: करारनामा

मादर करणान्याचे नाव: व्योमा मेहुल दमाणी तर्फे मुखत्यार दर्शन दिलीप दमाणी

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 2100.00

पृष्ठांची संख्या: 105

DELIVERED

एकूण:

₹. 32100.00

आपणास मूळ दस्त, शंभनेल प्रिंट, सूची-२ अंदाजे

12:55 PM ह्या वेळेस मिळेल.


Joint S.R. Kurla-5

बाजार मूल्य: ₹. 20987836.46 /-

मावदला ₹. 39785000/-

भरलेले मुद्रांक शुल्क: ₹. 2387100/-

सह दुय्यम निबंधक वर्ग २
कुर्ला क्र. ५

1) देयकाचा प्रकार: DHC रकम: ₹. 2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0924092503914 दिनांक: 09/09/2024

बंकिचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹. 100/-

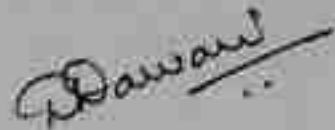
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0924093403973 दिनांक: 09/09/2024

बंकिचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH007970842202425E दिनांक: 09/09/2024

बंकिचे नाव व पत्ता:



at Tilak Road, Opp. Sindhu Wadi, Ghatkopar (E), Mumbai- 400
 district and sub-district of Mumbai City and Mumbai Suburban.

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वस्तु क्र. २४७०५/२०२४
३९/१०५

THE THIRD SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land or ground bearing Final Plot No. 19, CTS No. 5957
 admeasuring as per present Property Card as 1985.00 sq. mtrs. or thereabouts without the
 entry of set-back area of 240 sq. meters already surrendered by the Society to M as
 per the property card available with the Society to the Developers leaving the balance
 Plot area as 1745 sq. meters and Final Plot No. 20 CTS No. 5958
 Scheme III admeasuring as per Property Card 1405.50 sq. mtrs. or thereabouts
 Ghatkopar Kiroi, Taluka, Kurla, situate, lying and being at Ghatkopar (E), Mumbai- 400
 077 in the registration district and sub-district of Mumbai City and Mumbai Suburban.



THE FOURTH SCHEDULE ABOVE REFERRED TO

A bare-shell Residential Flat No. 1203 admeasuring 1178 sq. ft. (Rera Carpet area) on the 12th
 floor in Wing 'B' of the Project 'Sai Shankar' along with One number of car parking/s at Lower
 Basement to be constructed on the land described in the Third Schedule above.

THE FIFTH SCHEDULE ABOVE REFERRED TO

DESCRIPTION OF COMMON AREAS & COMMON FACILITIES

1. Common areas shall include staircases, lobbies, passages and landings, common terraces (excluding pocket/attached terraces abutting certain offices/shops and as such, exclusively allotted to the Allottee/s of the said Premises).
2. Common facilities in the said Building shall include:-
 - a) Overhead and underground water storage tanks and water pipes, water meter, pump room with pumps and accessories.
 - b) Drainage and sewerage.
 - c) Electrical common load wiring, starters/switches and all common wirings.
 - d) Common lights in staircase/s, landing/s, gates, terrace and compound/s.
 - e) Compound gate/s.