

Receipt (pavti)

451/17400

Wednesday, August 21, 2024

4:30 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 18628 दिनांक: 21/08/2024

गावाचे नाव: मागाठाणे

दस्तऐवजाचा अनुक्रमांक: बरल7-17400-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: संतोष संजय सिंह

नोंदणी फी

रु. 30000.00

दस्तऐवजाच्या फी

रु. 2400.00

मूल्याची संख्या: 120

एकूण:

रु. 32400.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
4:49 PM ह्या वेळेस मिळेल.

सह दु.नि.का.बोरीवली7

बाजार मूल्य: रु.7687243.064 /-

मोबदला रु.9428571/-

भरलेले मुद्रांक शुल्क : रु. 565720/-

सह. दुय्यम निबंधक बोरीवली-७,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु.400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824216411066 दिनांक: 21/08/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824212311012 दिनांक: 21/08/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007040702202425P दिनांक: 21/08/2024

बँकेचे नाव व पत्ता:

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	20240821235			21 August 2024,09:48:14 AM		
मूल्यांकनाचे वर्ष	2024					
जिल्हा	मुंबई(उपनगर)					
मूल्य विभाग	86-मागाठाणे (बोरीवली)					
उप मूल्य विभाग	भूभाग: उत्तरेस गावाची सीमा, पुर्वेस राष्ट्रीय उद्यान, दक्षिणेस 36.60 मी. रुंद वि. यो. रस्ता, दक्षिणेस गाव सीमा, पश्चिमेस द्रुतगती मार्ग.					
सर्व्हे नंबर /न. भू. क्रमांक :	शि.टी.एस. नंबर#180					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
69980	156390	179850	179850	213800	156390	चौरस मीटर
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र(Built Up)-	38.995चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण- उद्भवान सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	0 TO 2वर्षे 21st floor To 30th floor	बांधकामाचा दर - कार्पेट क्षेत्र-	Rs.30250/- 35.45चौरस मीटर	
रस्ता समुख - Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ	= 115% apply to rate= Rs.179848/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((179848-69980) * (100 / 100))+69980) = Rs.179848/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 179848 * 38.995 = Rs.7013172.76/-					
F) लागतच्या गच्चीचे क्षेत्र लागतच्या गच्चीचे मूल्य	9.37चौरस मीटर = 9.37 * (179848 * 40/100) = Rs.674070.304/-					
Applicable Rules	= ,10,4,15					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळपराचे मूल्य + भूजमिनी मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य + उनीत गच्चीचे मूल्य + बंदित वाहन तळचे मूल्य + खुल्या जमिनीवरील वाहन तळचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदित बात्कनी + भूकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 7013172.76 + 0 + 0 + 0 + 0 + 674070.304 + 0 + 0 + 0 + 0 + 0 =Rs.7687243.064/-					

Home Print



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CHALLAN
MTR Form Number-6

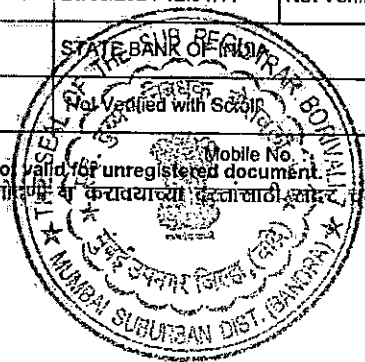


GRN	MH007040702202425P	BARCODE	[Barcode]		Date	21/08/2024-12:54:36	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	AARFV3592M			
Office Name	BRL7_JT SUB REGISTRAR BORIVALI 7			Full Name	VEDA INFRA PROJECTS			
Location	MUMBAI			Flat/Block No.	2103, 21ST FLOOR, RAGHAV PARADISE			
Year	2024-2025 One Time			Premises/Building				
Account Head Details		Amount in Rs.		Road/Street	JAI MAHARASHTRA NAGAR, VILLAGE MAGATHANE, BORIVALI EAST			
0030045501	Stamp Duty	565720.00		Area/Locality	MUMBAI			
0030063301	Registration Fee	30000.00		Town/City/District				
				PIN		4	0	0
						0	6	6
				Remarks (If Any)	PAN2=BQCPS9075E--SecondPartyName=SANTOSH SANJAY SINGH-			
				Amount In	Five Lakh Ninety Five Thousand Seven Hundred Twent			
Total	5,95,720.00		Words	y Rupees Only				
Payment Details				FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA				Bank CIN	Ref. No.	10000502024082102990	2567370047115	
Cheque/DD Details				Bank Date	RBI Date	21/08/2024-12:54:41	Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scribble		

Department ID:

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. 9773332342
 खदर चलान केवल दुय्यम निबधक कार्यालयात नोदणी करावयाच्या दस्तांसाठी लागू आहे. नोदणी व कार्यालयाच्या दस्तांसाठी खदर चलान लागू नाही.

Handwritten signature
S. Singh



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M. Singh

P Singh

AGREEMENT FOR SALE

THIS AGREEMENT is made and executed at Mumbai on this 21st day of August in the Christian Year Two Thousand Twenty-Four (2024) (“Agreement”)

BY AND BETWEEN

M/S VEDA INFRA PROJECTS, a partnership firm registered under the Indian Partnership Act 1932 and carrying on its business at 2774/ Building No. 63, Near Agarwal Hospital, Opp. MIG Ground, Gandhi Nagar, Bandra (East), Mumbai 400 051, through its Partner, Shri. Sudhanshu Agarwal, hereinafter referred to as the “**PROMOTER**” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being constituting the said firm and the survivors or survivor of each of them and the heirs, executors, nominees, permitted assigns and administrators of the last such survivor and his/her/their assigns) of the **ONE PART**;

AND

[Person(s) and his/her/its details mentioned in **SECOND SCHEDULE** hereto], hereinafter referred to as the “**ALLOTTEE/S**” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include, (i) in case of individual purchaser/s, his/her/their respective heirs, successors, executors, administrators and permitted assigns; (ii) in case of HUF, the members and coparceners of HUF from time to time and the last surviving member and coparcener and the legal heirs, successors, executors and administrators of such last surviving member; (iii) in case of partnership firm the partners for the time constituting the said firm, the survivors or survivor of them and their/his/her heirs, successors, executors and administrators; and (iv) in the case of company or an LLP its successors in title and permitted assigns) of the **OTHER PART**.

[Promoter and Allottee/s shall hereinafter individually be referred to as “**Party**” and collectively be referred to as “**Parties**”]



M. Singh
Initials of the Promoter

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M. Singh
Initials of the Allottee/s

WHEREAS:

- A. The Government of Maharashtra and Maharashtra Housing and Area Development Authority (hereinafter referred to as the said "MHADA") are the owners of and/or otherwise well and sufficiently entitled to all that piece and parcel of land bearing C.T.S. No. 180 (Part) and 183 (Part) respectively admeasuring 2993.97 sq. mtrs. or thereabouts located at Village Magathane, Jai Maharashtra Nagar, Borivali (East), Mumbai 400 066, Taluka Borivali, within registration district and sub district of Mumbai Suburban and more particularly described in the **FIRST SCHEDULE** hereunder written (hereinafter referred to as the said "Plot") and delineated with black colour boundary line on the Plan annexed hereto and marked as **Annexure '1'**. The Property Register Cards of the said Plot are annexed hereto and marked **Annexure '2'**;
- B. The said Plot was encroached by various slum dwellers and is censused slum as defined under the provision of The Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 (hereinafter referred to as the said "Slum Act") and is eligible for implementation of the Slum Rehabilitation Scheme (hereinafter referred to as the said "**Slum Rehab Scheme**") as formulated under the provisions of the Slum Act and in accordance with the DCPR 2034;

The slum dwellers on the said Plot organized themselves into "**Magathane OM Sai CHS Ltd.**", a society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under registration no. B.O.S. (W)R/HSG/TC/9765/97-98 having its address at Sai Sadan Chawl No. 1 to 5, Jai Maharashtra Nagar, Magathane, Borivali (East), Mumbai 400 066 (hereinafter called the said "**SRA Society**");

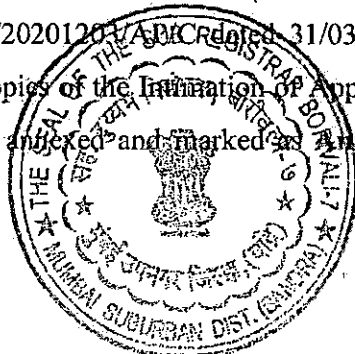


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Initials of the Promoter

Initials of the Allottee/s

- D. In its General Body meeting held on 04 November 2018, the members of Magathane OM Sai CHS Ltd. inter alia resolved to appoint M/S. VEDA INFRA PROJECTS as the “Developer” to implement the Slum Rehab Scheme on the said Plot;
- E. By and under Development Agreement dated 7th November, 2018 together with the Irrevocable Power of Attorney of even date, Magathane OM Sai CHS Ltd. granted development rights in respect of the portion of the Plot occupied by them in favour of M/S. VEDA INFRA PROJECTS;
- F. Thereafter, Slum Rehabilitation Authority (hereinafter referred to as “SRA”) issued a Letter of Intent bearing reference no. SRA/ENG/MHL/0001/20201203/RC/ML/LOI dated 21/03/2022 (hereinafter referred to as the said “LOI”) and approved the slum rehabilitation scheme to be undertaken by the Promoter under the aegis of Slum Act , Regulation 33(10) of Development Control & Promotion Regulations, 2034 (hereinafter referred to as the said “DCPR”) and such other provisions of the DCPR as applicable and/or such other incentive scheme as may be sanctioned under the provisions of the DCPR from time to time;
- G. Pursuant to approval of building plans, SRA has issued an Intimation of Approval bearing reference no. R-C/MHL&STGL/0001/20201203/AP/C dated 30/03/2022 (hereinafter referred to as the said “IOA”). SRA has also issued a Commencement Certificate bearing reference no. R-C/MHL&STGL/0001/20201203/CC dated 31/03/2022 (hereinafter referred to as the said “CC”). Copies of the Intimation of Approval and the Commencement Certificate are hereto annexed and marked as Annexure ‘3’ and Annexure ‘4’ respectively;



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Initials of the Promoter

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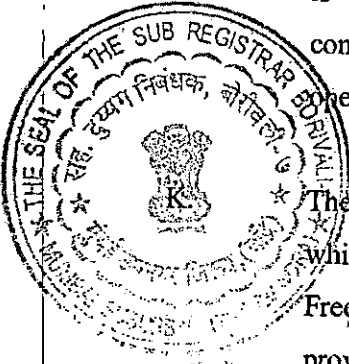
P Singh
Initials of the Allottees/s

H. Under the said LOI, the Promoter inter-alia has (i) the obligation to construct and develop rehabilitation component to rehabilitate 107 slum dwellers including 26 PAP's tenements (hereinafter referred to as the said "Rehab Component") on a notionally divided portion of the said Plot (hereinafter referred to as the said "Rehab Land") and (ii) the right to construct and develop free sale component ("Free Sale Component") on the remaining portion of the said Plot ("Free Sale Land"), in the manner and on the terms and conditions as set out therein;

I. The Promoter intends to develop and construct Rehab Component by constructing 01 (one) number of building (hereinafter referred to as the said "Rehab Building") on the Rehab Land. The units/flats in the Rehab Building shall be used for rehabilitating the eligible members of the SRA Society and project affected persons in the manner as stated in the LOI;

J. The Promoter is entitled to develop the Free Sale Land and is constructing 01 (one) composite multi-storied building having stilt/ground + 1st to 23rd upper floors by utilising the Free Sale FSI, Fungible FSI, Premium FSI and any additional / future FSI that may be permitted to be utilized from time to time (hereinafter referred to as the said "Free Sale Building/Project"). The Promoter is entitled to sell the units/flats/premises in the Free Sale Building (to be constructed on the Free Sale Land by utilization of the Free Sale Component) in open market;

The Promoter may develop the common areas and amenities on the Free Sale Plot which may be utilized by the Allottee/s along with the other allottees of the said Free Sale Building. The list of proposed common areas and amenities to be provided by the Promoter on the Free Sale plot is more particularly listed in the **THIRD SCHEDULE** hereunder written ("Project Common Areas and Amenities");



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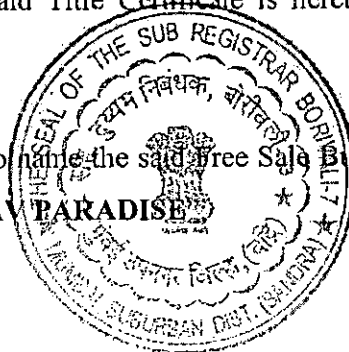
Initials of the Allottees

L. Pursuant to obtaining all necessary permissions, sanctions and approvals, the Promoter has commenced the construction of the Project and the Rehab Component. The Promoter shall obtain further approvals, as may be required from time to time, up to obtaining of the occupancy certificate for the Free Sale Building. The competent authorities have laid down certain terms, conditions, stipulations and restrictions to be observed and performed by the Promoter while developing the said Plot and the said Free Sale Building and upon due observance and performance of the same which inter alia includes completion of the Rehab Component and obtaining occupation certificate in respect thereof, the occupation certificate in respect of the said Free Sale Building shall be granted by the competent authority;

M. The Promoter has registered the Project as a "Real Estate Project" with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016, ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 ("RERA Rules") and the Regulations. The Authority has duly issued Certificate of Registration No. P51800045345 for the Project and an authenticated copy of the RERA Certificate is hereto annexed and marked as Annexure "5";

N. The title of the said Plot is clear and marketable and the Promoter has obtained Title Certificate dated 30th April, 2022 from **Bhavya N. Jain, Advocate High Court**. A copy of the said Title Certificate is hereto annexed and marked as Annexure '6';

O. The Promoter proposes to name the said Free Sale Building to be constructed on the said Plot as "RAGHAV PARADISE"



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Initials of the Promoter

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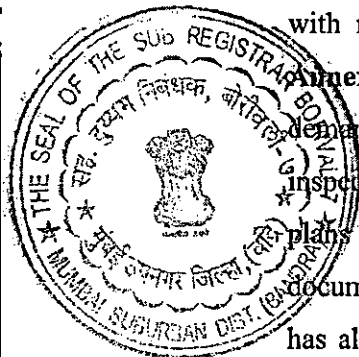
P. The Promoter has entered into a standard agreement with the Licensed Surveyor, Creative Consultancy through **Mr. Mehul Vaghela** registered with MCGM. The Promoter has appointed **Mr. Kailash Anwala** as the structural engineer, for the preparation of the structural design and drawings of the Free Sale Building and the Promoter accepts the professional supervision of the architect and the structural engineer till the completion of the said Free Sale Building;

Q. The Allottee/s has/have, prior to the date hereof, examined a copy of the RERA Certificate and has caused the RERA Certificate to be examined in detail by his/her/its Advocates and/or other consultants;

R. The Allottee/s has/have approached and applied to the Promoter for allotment to the Allottee/s and the Promoter has agreed to allot to the Allottee/s a flat/premises/Unit in the said Free Sale Building ("Apartment") together with covered (i.e. stilt / basement/ podium/ mechanically operated/stack) car parking space ("Car Park Space") ("if applicable") (the Apartment and the Car Park Space shall as the context may permit hereinafter be collectively referred to as "Allotted Premises") the details of which are more particularly mentioned in the **Second Schedule** hereunder written. Copy of the tentative Apartment floor plan with respect to the said Allotted Premises is hereto annexed and marked as

Annexure '7'. In this regard, the Allottee/s has/have, prior to the date hereof, demanded from the Promoter and the Promoter has given full, free and complete inspection to the Allottee/s of all the documents of title relating to the said Plot, plans and layout as approved by the concerned authorities and such other documents as are under RERA and as is required to be disclosed. The Allottee/s has also examined all documents and information uploaded by the Promoter on

the website of the Authority as required by RERA and has read the RERA Rules and has understood the documents and information in all respects. The Allottee/s has/have satisfied himself/herself/themselves/itself in respect thereof and the



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Initials of the Promoter

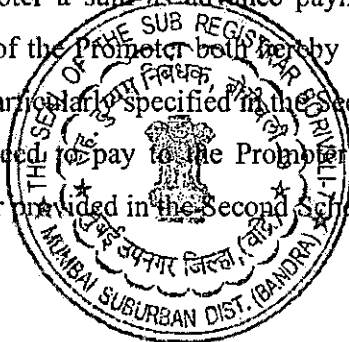
Initials of the Allottee/s

Promoter's right to re-develop the said Plot and sell the premises/apartment in the said Free Sale Building;

S. Prior to execution of this Agreement, the Allottee/s has/have obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Allotted Premises, made enquiries thereon and is/are satisfied with respect to: (i) the title of the Promoter to develop the Project, and such title being clear and marketable; (ii) the approvals, permissions and plans (including Intimation of Approval and Commencement Certificate) as obtained till date and (iii) the Promoter's entitlement to develop the Project and to construct the Free Sale Building as mentioned in this Agreement and sell the premises therein. The Allottee/s undertake(s) that he/she/it/they has/have verified with his/her/its/their financial advisor and confirm that the Allottee/s has/have the financial capability to consummate the transaction;

T. After duly satisfying himself/herself/itself/themselves with respect to what is stated herein, the Allottee/s hereby agree/s to purchase from the Promoter and the Promoter hereby agree/s to sell and transfer to the Allottee/s the said Allotted Premises as well as the proportionate Project Common Areas and Amenities in the said Free Sale Building on the terms and conditions hereinafter appearing;

U. The total consideration payable by the Allottee/s to the Promoter for the said Allotted Premises is more particularly specified in Second Schedule hereto ("Sale Consideration"). Prior to the execution of these presents, the Allottee/s has/have paid to the Promoter a sum as advance payment application fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge), the details of which more particularly specified in the Second Schedule hereto and the Allottee/s has/have agreed to pay to the Promoter the balance of the Sale Consideration in the manner provided in the Second Schedule hereto;



SA.
Initials of the Promoter

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Initials of the Allottee/s

V. As per Section 13 of the Real Estate (Regulation and Development) Act 2016, the Promoter is required to execute an Agreement for Sale for the Allotted Premises with the Allottee/s, being in fact these presents and also register the said Agreement under the Registration Act, 1908. All costs, charges, expenses and payments including stamp duty and registration fees payable on this Agreement shall be borne and be paid by the Promoter, and the Allottee/s shall take all necessary steps and co-operate with the Promoter in respect thereof failing which the Promoter shall not be responsible; and

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

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

1. RECITALS TO FORM AN INTEGRAL PART OF THIS AGREEMENT:



The parties hereto confirm that all the Recitals, Schedules and Annexures contained herein shall form an integral and operative part of this Agreement and shall be deemed to be incorporated in the operative part as if the same are set out and incorporated herein verbatim.

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SM.
Initials of the Promoter

P Singh
Initials of the Allottee/s

2. **PROJECT DESCRIPTION:**

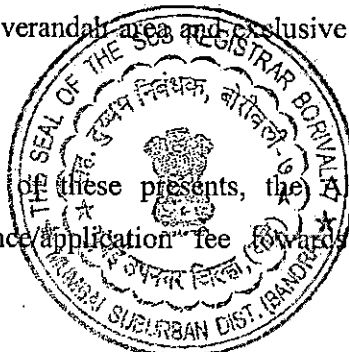
The Promoter shall construct a Free Sale Building known as **RAGHAV PARADISE**, comprising of stilt/ground + 1st to 23rd upper floors on the said Free Sale Land in accordance with the sanctioned plans, designs and specifications as referred hereinabove and as approved by the concerned authorities from time to time. Provided that the Promoter shall obtain prior consent in writing of the Allottee/s in respect of any variations or modifications which may adversely affect the Apartment of the Allottee/s, except, any alteration and/or addition required by any Government authorities and/or due to any amendments in law and/or for any change as contemplated by any of the disclosures already made to the Allottee/s. The Project Common Areas and Amenities that may be usable by the Allottee/s are listed in the **Third Schedule** hereto.

3. **ALLOTMENT AND SALE CONSIDERATION:**

3.1. The Allottee/s hereby agree(s) to purchase and acquire from the Promoter and the Promoter hereby agree(s) to sell to the Allottee/s, the Allotted Premises more particularly described in the Second Schedule hereunder written for Sale Consideration which is inclusive of the proportionate price of common areas and facilities appurtenant to the Allotted Premises and the said Free Sale Building.

3.2. "Carpet Area" shall mean the net usable floor area of the Apartment as per RERA, exclusive balcony area, veranda area and exclusive open terrace (as per Second Schedule).

3.3. Prior to the execution of these presents, the Allottee/s has/have paid part consideration as advance/application fee towards purchase of the Allotted



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Initials of the Promoter

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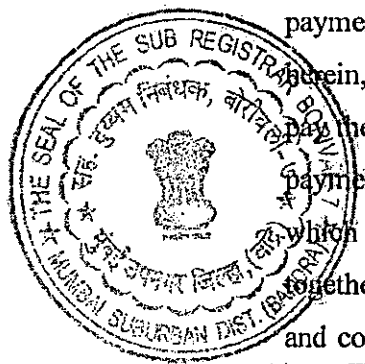
Premises to the Promoter (the payment and receipt whereof the Promoter doth hereby admits and acknowledges). The Allottee/s hereby agree(s) to pay to the Promoter the balance amount of the Sale Consideration as per payment schedule more particularly mentioned in the **Second Schedule** hereto.

3.4. Upon completion of construction of a certain stage, the Promoter shall raise a demand in writing on the Allottee/s for clearance of his/hers/theirs/its outstanding dues (hereinafter referred to as the said **"Demand Letter"**). In the said Demand Letter, the Promoter shall specify the amount of outstanding dues payable by the Allottee/s and the same shall be supported with a Certificate of the Promoter's Architect certifying that the given stage of construction has been completed.

3.5. The Allottee/s agree/s and confirm/s to pay the instalments to the Promoter within a period 07 (seven) working days from the date of receipt of the Demand Letter without any delay, demur and/or default, in terms of this Agreement, time for payment being of the essence of contract.

3.6. The Promoter shall send such Demand Letter demanding payment under certificate of posting, courier or email, which shall be sufficient for the Promoter to discharge its obligations under this clause. If the Allottee/s fails to make payment of any amounts in terms of this Agreement within the time as specified herein, the Promoter shall be entitled to recover and the Allottee/s shall be liable to pay the same to the Promoter along with interest at the interest rate, on all delayed payments, for the period of delay. "Period of Delay" shall mean the date from which the amount became due till the date such amounts are fully and finally paid together with the interest thereon, if any. The Allottee/s hereby explicitly agree/s and confirm/s to pay to the Promoter; interest on all amounts which become due and payable by the Allottee/s to the Promoter under the terms of this Agreement.

All payments made by the Allottee/s shall first be adjusted against the outstanding



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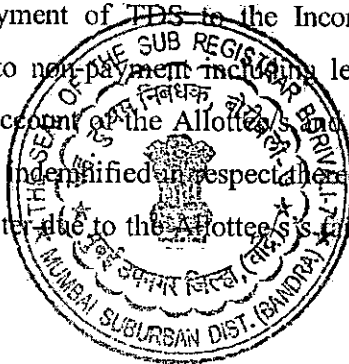
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interest amount, if any, then towards the principal amount and then towards Statutory Charges, if any. In addition to the Allottee's liability to pay interest on outstanding dues, the Allottee shall also be liable to pay and reimburse to the Promoter, all the costs, charges and expenses whatsoever, borne, paid and/or incurred by the Promoter for the purpose of enforcing payment of and recovering from the Allottee/s any dues whatsoever payable by the Allottee/s under this Agreement.

3.7. The Allottee/s explicitly agree/s and confirm/s that the Allottee/s shall not be given physical possession of the Allotted Premises and that no right, title, interest and/or claim of the Allottee/s in the Allotted Premises is intended to pass to the Allottee/s until the entire Sale Consideration along with interest, if any and all the amounts due under this Agreement are fully paid by the Allottee/s to the complete satisfaction of the Promoter.

3.8. It is clarified that the Sale Consideration shall be payable by the Allottee/s in the **Bank Account No. 2302234050168493 maintained with AU SMALL FINANCE BANK, BKC ANNEXE Branch ("Account")**.

3.9. The payment of the Consideration and the installments related thereto shall be subject to the deduction of tax ("TDS") as applicable from time to time. The Allottee/s shall deduct tax at source ("TDS") from the Sale Consideration as required under the Income Tax Act, 1961 and deposit the same with the Income Tax Authorities without any delay or demur. The Allottee/s hereby agree/s and undertake/s that the Allottee/s shall solely be responsible for all consequences related to the non-payment of TDS to the Income Tax Authorities and any consequences related to non-payment including levy of penalties, interest, etc. shall be solely to the account of the Allottee/s and the Allottee/s shall indemnify and keep the Promoter indemnified in respect thereof. In the event of any loss of tax credit to the Promoter due to the Allottee/s failure to deposit TDS as above,



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then, such loss shall be recovered by the Promoter from the Allottee/s. Provided that at the time of handing over the possession of the said Apartment, if any TDS certificate / challan is not produced, the Allottee shall pay equivalent amount as interest-free refundable deposit with the Promoter, which shall be refunded by the Promoter on the Allottee/s producing such challan/ certificate within 2 (two) months of possession. Provided further that in case the Allottee/s fails to produce such challan/ certificate within the stipulated period of 2 (two) months, the Promoter shall be entitled to appropriate the said deposit against the receivables from the Allottee/s.

3.10. In addition to the Sale Consideration mentioned hereinabove, the Allottee/s shall bear and pay the taxes by way of Good and Service Tax and Cess or any other similar taxes, which may be levied, in connection with the construction of and carrying out the Project and/or with respect to the Allotted Premises and/or this Agreement and the Promoter shall never be liable, responsible and/or required to bear and/or pay the same or any part thereof. It is clarified that all such taxes, charges, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including but not limited to GST, Swachh Bharat Cess, Krishi Kalyan Cess, land under construction tax, LBT and all other indirect and direct taxes, duties and impositions applicable and/or levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies ("**Statutory Charges**") under the provisions of the applicable law or any amendments thereto pertaining or relating to any amount payable under this Agreement and/or in respect of the Sale Consideration or any part thereof and/or on the transaction contemplated herein and/or in relation to sale of the Allotted Premises, shall be borne and paid by the Allottee/s alone and the Promoter shall not be liable to bear or pay the same or any part thereof. The Allottee/s shall also fully reimburse the costs and expenses that may be incurred by the Promoter by reason of any legal proceedings that may be instituted by the



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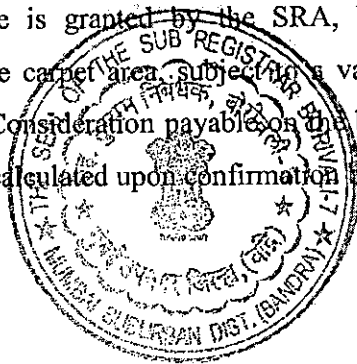
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concerned authorities and/or the Government against the Promoter or vice-versa on account of such liability. Further, in an event if additional taxes are levied in any manner by the Government and/or by any of the concerned authorities on the transaction contemplated herein by virtue of change in the Applicable Law or otherwise, the Allottee/s shall solely be liable to make payment of such additional taxes.

3.11. The Sale Consideration is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority/Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee/s for increase in development charges, cost or levies, the Promoter shall enclose the said notification/ order/ rule/ regulation/ demand, published/issued in that behalf to that effect along with the Demand Letter being issued to the Allottee/s, which shall only be applicable on subsequent payments.

3.12. The Promoter may allow, in its sole discretion, a rebate for early payment of installments payable by the Allottee/s by discounting such early payments. It is clarified that the Promoter, though not liable to do, but may provide a rebate for early payments and the same may be decided by the Promoter on a case to case basis for the period for which the respective installment has been preponed.

3.13. The Promoter shall confirm the final carpet area that has been allotted to the Allottee/s after the construction of the said Free Sale Building is complete and the Occupation Certificate is granted by the SRA, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three per cent). The total Sale Consideration payable on the basis of the carpet area of the Apartment shall be recalculated upon confirmation by the Promoter. If there is any



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reduction in the carpet area within the defined limit of 3%, then the Promoter shall refund the excess money paid by the Allottee/s within 45 (forty-five) days with monthly interest @ 1% as per interest defined under section 2 (za) of the RERA Act, 2016, from the date when such an excess amount was paid by the Allottee/s. If there is any increase in the carpet area, over and above the defined limit of 3% (three per cent), the Promoter shall be entitled to demand additional amount as per the prevailing rates for the area above and beyond the 3% from the Allottee/s towards Sale Consideration, which shall be payable by the Allottee/s prior to taking possession of the Allotted Premises. It is clarified that the payments to be made by the Promoter/Allottee/s, as the case may be, under this Clause, shall be made at the same rate per square feet as agreed hereinabove.

3.14. The Allottee/s authorize(s) the Promoter to adjust/appropriate all payments made by him/her/them under any head(s) of dues against lawful outstanding, if any, in his/her/their name as the Promoter may in its sole discretion deem fit and the Allottee/s undertake(s) not to object/demand/direct the Promoter to adjust his/her/their payments in any manner.

3.15. The Promoter shall be entitled to mortgage/securitize the Sale Consideration and other amounts payable by the Allottee/s under this Agreement (or any part hereof), in the manner permissible under RERA, in favour of any persons including banks/financial institutions and shall also be entitled to transfer and/or assign to any persons the right to directly receive the Sale Consideration and/or other amounts payable by the Allottee/s under this Agreement or any part thereof. Upon receipt of such intimation from the Promoter, the Allottee/s shall be required to make payment of the Sale Consideration and other amounts payable in accordance with this Agreement, in the manner as intimated.



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3.16. If the Allottee/s enters into any loan/financing arrangement with any bank/financial institution, then, such bank/financial institution shall be required to disburse/pay all such amounts due and payable by the Allottee/s to the Promoter in the same manner and on the same terms as stated under Second Schedule. The Allottee/s shall not be absolved of any of its responsibilities under this Agreement.

3.17. Time is essence of this Agreement for the Promoter as well as the Allottee/s. The Promoter shall abide by the time schedule for completing the Project and handing over of the Allotted Premises to the Allottee/s and the Project Common Areas and Amenities to the society as and when formed by the prospective purchasers of the Free Sale Building after receiving the occupancy certificate. Similarly, the Allottee/s shall make timely payments of all the installments of the Sale Consideration as per "Payment Plan" which is more particularly stipulated in the Second Schedule hereto along with other dues payable by him/her/it, if any and shall comply and fulfil all its obligations as stated under this Agreement.

4. POSSESSION OF THE APARTMENT:

4.1. The Promoter shall endeavour to offer possession of the Allotted Premises to the Allottee/s on or before 30 December 2025 subject to a grace period of six months ("Possession Date"). Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Allotted Premises, if the completion of building in which the Allotted Premises is to be situated is delayed on account of all of any of the following factors:

- a) Any force majeure events,
- b) Any notice, order, rule, notification of the Government and/or other public or competent authority/court.



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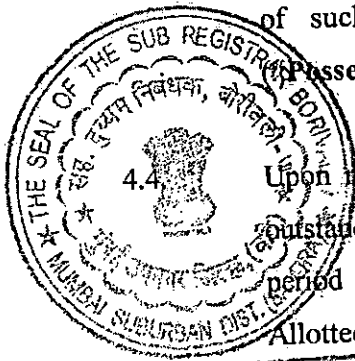
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- c) Any stay order/injunction order issued by any Court of Law, Competent Authority, MCGM, statutory authority;
- d) Any epidemic or pandemic and/or any order issued by any competent authority pursuant to any epidemic or pandemic;
- e) Any other circumstances that may be deemed reasonable by the Competent Authority, MCGM and/or statutory authority;
- f) the Promoter has complied with all its obligations and terms and conditions but there is delay or refusal to issue any of approvals, including occupation certificate/s, as may be required in respect of the Project to be issued by any Governmental Authority.

4.2. In the event of occurrence of any of the above, the Possession Date shall automatically stand extended for such period till the force majeure event continues and/or has continued and the Possession Date shall stand revised to the date communicated by the Promoter.

4.3. Within 7 (seven) days from the obtainment of the Occupancy Certificate including part occupation certificate/s from the competent authority, the Promoter shall intimate the Allottee/s to clear pending Sale Consideration and all other amounts due and payable in terms of this Agreement within 15 (fifteen) days from the date of such intimation and take the possession of the Allotted Premises ("Possession Offering Date").

4.4. Upon receiving the aforementioned intimation, the Allottee/s shall clear all its outstanding dues including Statutory Charges and interest, if any, within the period stated above. Upon receiving all the outstanding payments from the Allottee/s, the Promoter shall handover possession of the Allotted Premises to the Allottee/s. The Allottee/s shall execute all necessary indemnities, undertakings,



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declarations and such other documentation as may be prescribed in this Agreement and under the Act.

- 4.5. The Allottee/s shall from the date of offering possession of the Apartment by the Promoter, be liable to bear and pay the following with respect to the Apartment:

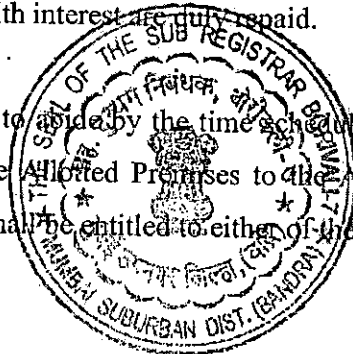
Sr. No.	Particulars	(Rs.)
1.	Share Money/Entrance Fees of the Society	600/- plus GST as applicable
2.	15 months Advance Maintenance	50,000/- plus GST as applicable

In addition to the above, the Allottee/s shall also be liable to bear and pay any other charges at actuals.

- 4.6. The Promoter agrees and undertakes to indemnify the Allottee/s in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter.

- 4.7. If the Promoter fails or neglects to give possession of the Allotted Premises to the Allottee/s on account of reasons beyond its control and of its agents by the Possession Date, then the Promoter shall be liable, on demand, to refund the Sale Consideration paid by the Allottee/s to the Promoter along with interest to be computed from the date the Promoter received such amount/part thereof till the date such amounts with interest are duly repaid.

- 4.8. If the Promoter fails to abide by the time schedule for completion of the Project and handing over the Allotted Premises to the Allottee/s within the Possession Date, the Allottee/s shall be entitled to either of the following options:



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i) Compensation in the form of rent to be computed as per prevalent market rent for similar premises in the same locality for the period of delay. The Allottee/s shall not be entitled for any other compensation in any form whatsoever.

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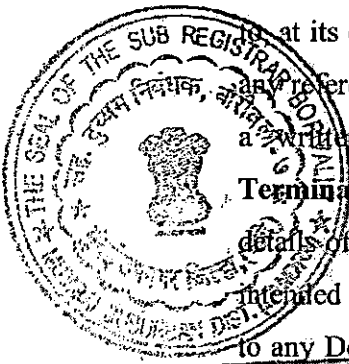
ii) The Allottee/s shall be entitled to withdraw from the Project by giving a written notice of cancellation of the booking of the Allotted Premises to the Promoter. The Allottee/s shall only be entitled for the (a) Refund of the Sale Consideration paid by the Allottee/s to the Promoter in respect of the Allotted Premises and (b) Interest on the Principal amount at the prevailing rate of State Bank of India highest Marginal Cost of Lending Rate plus 2% (two percent) thereon.

5. EVENT OF DEFAULT IN PAYMENT BY ALLOTTEE:

5.1. Without prejudice to the right of the Promoter to charge interest and/or any other rights and remedies available to the Promoter on the Allottee/s committing any 03 (three) defaults of in payment on a due date of any amount due and payable by the Allottee/ to the Promoter under this Agreement, the Promoter shall be entitled

at its own option and discretion, to terminate this Agreement, without making any reference or recourse to the Allottee/s. Provided that, the Promoter shall give a written notice of 15 (fifteen) days to the Allottee/s ("**Initiation of Termination Notice**") stating its intention to terminate this Agreement with details of the defaults/breach committed by the Allottee/s in respect of which it is intended to terminate this Agreement. It is clarified that failure to pay in response to any Demand Letter shall constitute as a default for the purpose of this clause.

The Promoter shall send the Initiation of Termination Notice by Registered Post AD and/or via email as provided by the Allottee/s.



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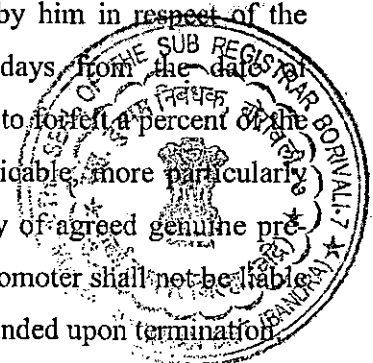
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5.2. If the Allottee/s fail to rectify the breach/s as specified by the Promoter within the period of Initiation of Termination Notice, then at the end of such Initiation of Termination Notice period, the Promoter shall be entitled to terminate this Agreement by issuance of written termination notice to the Allottee/s (hereinafter referred to as the "Termination Notice") by Registered Post AD and/or via email as provided by the Allottee/s.

5.3. Upon termination of this Agreement as provided herein, this Agreement shall ipso facto stand cancelled without any further action required to be taken by either party save and except for refund as provided hereunder. It is clarified that in the event this Agreement has been registered before its termination as provided herein, the said registration shall be deemed to be null and void upon the said termination. Alternately and at the sole discretion of the Promoter, if the Promoter deems it necessary to make a formal deed of cancellation, the Promoter shall be entitled to execute the same as the attorney of the Allottee. The refund shall be made only after the execution and registration of the said Deed of Cancellation.

5.4. Upon termination of this Agreement as aforesaid, the Promoter shall be liable to refund to the Allottee/s the amounts already received by him in respect of the Allotted Premises within a period of 90 (Ninety) days from the date of termination. Provided that the Promoter shall be entitled to forfeit a percent of the Sale Consideration or such lump sum amount, as applicable, more particularly stipulated in the Second Schedule hereto as and by way of agreed genuine pre-estimate of liquidated damages. It is clarified that the Promoter shall not be liable to pay to the Allottee/s any interest on the amount so refunded upon termination.

5.5. In the event the Allottee/s has/have availed financial assistance from any Bank or any financial institution for the purchase of the said Allotted Premises, then the



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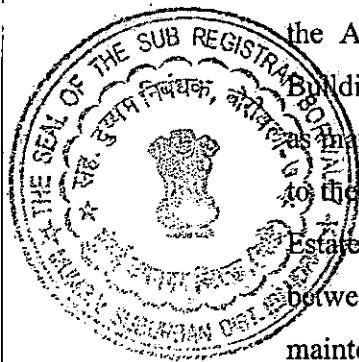
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Promoter shall deposit the refund amount directly with such Bank/Financial Institution and the Allottee shall seek refund of dues, if any, from such Bank/Financial Institution.

5.6. Upon the termination of this Agreement, the Allottee shall have no right, title, claim and/or interest of any nature whatsoever on the Promoter and/or the Allotted Premises and the Promoter shall be entitled to deal with and/or dispose of the Allotted Premises in the manner it deems fit and proper.

6. DEFECT LIABILITY PERIOD:

If within a period of five years from the date of handing over the Allotted Premises to the Allottee/s, the Allottee/s brings to the notice of the Promoter any structural defect in the Apartment and/or the said Free Sale Building in which the Apartment is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible, such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Allottee/s shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. If, within a period of five years from handing over possession, any dispute arises between the Promoter and the Allottee/s regarding any deficit in the Apartment or the said Free Sale Building or materials used therein, the said matter shall, on payment of such fees as may be determined by the Regulatory Authority, be referred for final decision to the Adjudicating Officer appointed under Section 72 of the Maharashtra Real Estate (Regulation and Development Act), 2016. It is agreed and acknowledged between the Parties hereto that beyond the manufacturer warranties, annual maintenance contracts shall be obtained by the Allottee/s, Society and/or the Federation as the case may be at its/their own costs and expenses.



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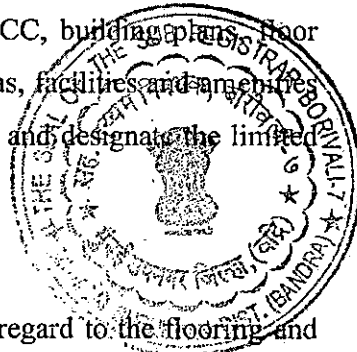
7. **DISCLOSURES TO THE ALLOTTEE:**

7.1. **Title**

The Allottee/s has/have satisfied himself/herself/itself/themselves about the rights and title of the Promoter to sell the Promoter's Apartments in the said Free Sale Building and the entitlement of the Promoter to construct the said Free Sale Building. The Allottee/s shall not be entitled to further investigate the title of the Promoter and no requisition or objection shall be raised on any matter relating thereto.

7.2. **Approvals**

- a) The Allottee/s has/have satisfied himself/herself/itself/themselves with respect to the approvals and permissions issued in respect of the development of the Project.
- b) The Allottee/s has/have satisfied himself /herself/itself/themselves with respect to the drawings, plans and specifications in respect of the said Free Sale Building, the layout thereof, IOA, CC, building plans, floor plans, designs and specifications, common areas, facilities and amenities and the entitlement of the Promoter to provide and designate the limited areas and facilities.



7.3. **Furniture and fittings:** The fixtures and fittings with regard to the flooring and sanitary fittings and amenities to be provided by the Promoter in the Allotted Premises and the New Building are listed in Annexure '8'.

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7.4. The Promoter currently envisages that the Free Sale Building including Amenities shall be provided in the layout. Whilst undertaking the development of the Project to its full and maximal potential, there may be certain additions/modifications to the Project including amenities and/or relocations/realignments/re-designations/changes, and the Allottee/s hereby consents and agrees to the same.

7.5. All materials including marble, granite, timber etc., contain veins and grains with tonality differences and though the Promoter shall pre-select such natural materials for installation in the Real Estate Project, their non-conformity, natural discoloration or tonal differences at the time of installation is unavoidable and the Promoter shall not be responsible and/or liable for the same and the Allottee/s shall not raise any claim(s) against the Promoter in this regard.

8. RIGHTS AND ENTITLEMENTS OF THE PROMOTER:

8.1. The Allottee/s agree(s), accept(s) and confirm(s) that the Promoter is entitled to all the rights and entitlements in this Agreement including as stated in this Clause.

8.2. The Promoter shall be entitled to develop the Project as the Promoter deems fit in accordance with the approvals and permissions as may be issued from time to time.

8.3. The Promoter shall exclusively be entitled to utilize, exploit and consume the entire development potential of the said Project (including by way of FSI and Transfer of Development Rights ("TDR") including additional/incentive/special/premium/fungible/compensatory/incremental FSI or any other benefit whether on payment of any premium or otherwise, by whatever name called), as well as any further/future development potential capable of being utilized on the said Project or any part thereof or any part thereof (including FSI/TDR nomenclature in any



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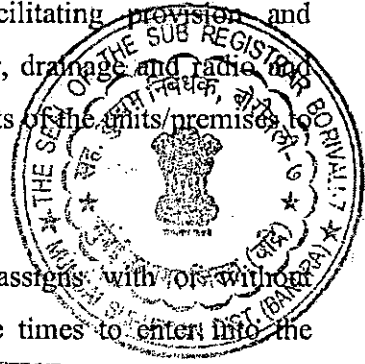
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manner and purchased TDR), whether balance or increased, at present or in future, and as may arise due to any reason including change in applicable law or policy. Such development potential shall vest with the Promoter and has been reserved by the Promoter unto itself and may be utilized by the Promoter as the Promoter deems fit. The Promoter shall always be the owner and will have all the rights, title, claim and/or interest in respect of the unsold Promoter's apartments and Promoter's share of un-allotted/unassigned car parking spaces. The Allottee/s will not have any right, title, claim and/or interest in respect of the common areas and such other areas as may be designated as common areas by the Promoter and the society (to be formed), save as specifically stated in this Agreement and the Allottee/s has/have agreed to purchase the Allotted Premises based on the unfettered rights of the Promoter in this regard.

8.4. The Promoter shall be at liberty to club the Project with any other adjoining property provided that the Allotted Premises of the Allottee/s is/are not adversely affected.

8.5. The Promoter shall be entitled to designate any spaces/areas on the Free Sale Building or any part thereof (including on the terrace and basement levels of the Project) for third party service providers, for facilitating provision and maintenance of utility services (including power, water, drainage and radio and electronic communication) to be availed by the occupants of the units/premises to be constructed thereon.

8.6. The Promoter and their surveyors and agents and assigns with or without workmen and others, shall be permitted at reasonable times to enter into the Allotted Premises and/or any part thereof for the purpose of making, laying down, maintaining, repairing, rebuilding, cleaning, lighting and keeping in order and good condition.



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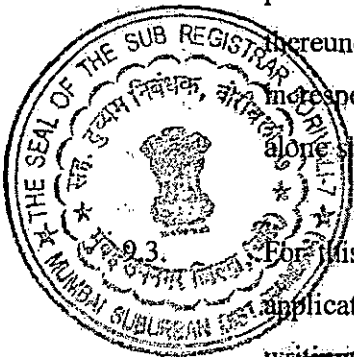
8.7. The Promoter hereby declares that the Floor Space Index (hereinafter referred to as the said "FSI") available as on date in respect of the said Project is 7622.66 sq. mtrs. as per approved plans. The said FSI may undergo revision as per the applicable provisions of Regulation 33(10) of DCPR 2034.

9. FORMATION OF THE SOCIETY:

9.1. Upon 51% of the total number of units/premises in the Project being registered by Allottee/s, the Promoter may at its discretion and in accordance with the law initiate the process for applying to the competent authorities to form a co-operative housing society comprising solely of the Allottee/s and other allottees of units/premises in the Free Sale Building under the provisions of the Maharashtra Cooperative Societies Act, 1960 and the Rules made thereunder, read with the provisions of RERA and the RERA Rules .

9.2. The Allottee/s shall, along with other Allottee/s of premises/units in the Project, join in forming and registering a co-operative housing society under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules thereunder and in accordance with the provisions of the RERA and RERA Rules, in respect of the Project in which the Allottee/s of the premises in the Project alone shall be joined as members ("Society").

For this purpose, the Allottee/s shall, from time to time, sign and execute the application for registration and/or membership and all other papers, forms, writings and documents necessary for the formation and registration of the Society and for becoming a member thereof, including the bye-laws of the Society and shall duly fill in, sign and return to the Promoter within 7 (seven) days of the same being made available to the Allottee/s so as to enable the Promoter to register the



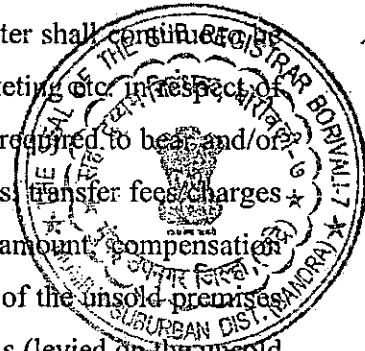
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Society. No objection shall be taken by the Allottee/s if any changes or modifications are made in the draft/final bye-laws of the Society, as may be required by the Registrar of Co- operative Societies or any other Competent Authority.

- 9.4. The name of the Society shall be solely decided by the Promoter.
- 9.5. The Society shall admit all purchasers of flats and premises in the Free Sale Building as members, in accordance with its bye-laws.
- 9.6. The Promoter shall be entitled, but not obliged to, join as a member of the Society in respect of unsold premises in the Project, if any. Post execution of the Society conveyance/lease, the Society shall be responsible for the operation and management and/or supervision of the Sale Building/Wing, and the Allottee/s shall extend necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard.
- 9.7. Post execution of the Society conveyance/lease, the Promoter shall ~~consist~~ be entitled to such unsold premises and to undertake the marketing etc. in respect of such unsold premises. The Promoter shall not be liable or required to bear and/or pay any amount by way of contribution, outgoings, deposits, transfer fees/charges and/or non-occupancy charges, donation, premium any amount compensation whatsoever to the Society for the sale/allotment or transfer of the unsold premises in the Project, save and except the municipal taxes at actuals (levied on the unsold premises) and a sum of Rs.1000/- (Rupees One Thousand) per month in respect of each unsold premises towards the outgoings.



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- 9.8. The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Society, including but not limited to in respect of (a) any documents, instruments, papers and writings, and

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(b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be proportionately borne and paid by the Society and its members/intended members and the Promoter shall not be liable toward the same.

10. CONVEYANCE/LEASE TO THE SOCIETY:

Within 6 months from the date of issuance of the Full Occupation Certificate, the Free Sale Building with the common areas, facilities and amenities described in the Third Schedule hereunder written shall be conveyed to the Society vide a registered Indenture of Conveyance ("Society Conveyance/Lease"). The Society shall be required to join in execution and registration of the Society Conveyance/Lease. The costs, expenses, charges, levies and taxes on the Society Conveyance/Lease and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Society alone. Post the Society Conveyance/Lease, the Society shall be responsible for the operation and management and/or supervision of the Project including any common areas facilities and amenities and the Promoter shall not be responsible for the same, subject to the terms of this Agreement.

11. CHANGE OF USER:

The Allottee/s shall use the Apartment or any part thereof or permit the same to be used for the purpose of residence only. The Allottee shall use the Car Park Space only for the purpose of keeping or parking the Allottee/s' own vehicle.



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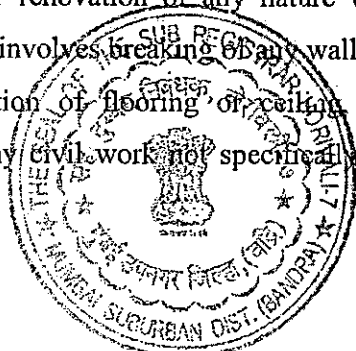
12. **ADDITIONAL CONTRIBUTION BY ALLOTTEE/S:**

The Allottee/s shall, on or before delivery of possession of the Allotted Premises, pay to the Promoter such amounts as may have been paid by the Promoter towards any deposit for gas connection, electric, water meter and/or for any other purpose.

13. **COVENANTS OF ALLOTTEE/S:**

The Allottee/s, with intention to bring all persons into whosoever hands the Allotted Premises and/or its rights, entitlements, and obligations under this Agreement, may come, hereby covenants with the Promoter as follows:

- a) To maintain the Allotted Premises at the Allottee's own cost in good and tenantable repair and condition from the date possession of the Allotted Premises is taken and shall not do or suffer to be done anything in or to the said Free Sale Building in which the Allotted Premises is situated which may be against the rules, regulations or bye-laws and/or change/alter or make addition in or to the said Free Sale Building in which the Allotted Premises is situated and the Allotted Premises itself or any part thereof without the consent of the local authorities, if required;
- b) The Allottee/s agree(s) that he/she/it/they are aware that the Promoter is constructing the said Free Sale Building using "Aluminum Form Technique" and the Allottee/s shall not undertake any civil works, fit out works, repair or renovation of any nature whatsoever in the Allotted Premises which involves breaking of any walls, drilling of holes in walls, removal/installation of flooring, of ceiling, bathroom works, kitchen works and/or any civil work not specifically mentioned herein without



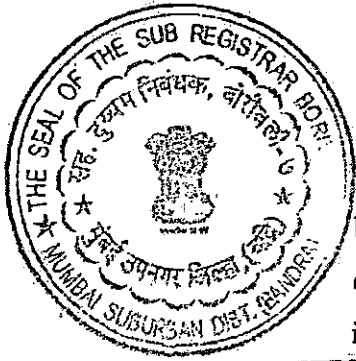
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first submitting a detailed plan of the said works to be undertaken to the Promoter and obtaining its prior explicit written consent for the same;

- c) Availing a home loan facility is the sole discretion of the Allottee(s) herein, and the Developer shall facilitate to provide relevant document(s) in relation to the Project to enable him/her/them to avail such a loan. In the event of non-disbursal by such Bank/Non-Banking Financial Institution/any other financial institution, due to any reason whatsoever, the Allottee(s) hereby agree that he/she/they shall not delay in making payments against any demand raised by the Developer on such grounds against the booking of the flat. The Allottee(s) further agree that he/she/they shall not hold the Developer and/or any of its representative(s) responsible or accountable for delay of any nature/kind in disbursement by the Bank/NBFC/any other financial institution. The Allottees may obtain finance from any financial institution/bank or any other source for purchase of the Apartment at their cost and responsibility. The Allottee's obligation to purchase the Apartment pursuant to this Agreement shall not be contingent on the Allottee's ability or competency to obtain such financing and the Allottees will always remain bound to make payment of the Consideration, Statutory Charges and other amounts payable under the terms of this Agreement. The Promoter shall not be responsible in any manner whatsoever if any bank/financial institution refuses to finance the Apartment on any ground or revokes the loan already granted. Further, if any bank / financial institution refuses/ makes delay in granting financial assistance and/or disbursement of loan on any ground(s), then the Allottees shall not make such refusal/ delay an excuse for non-payment of any installments / dues to Promoter within stipulated time as per the Payment Schedule.

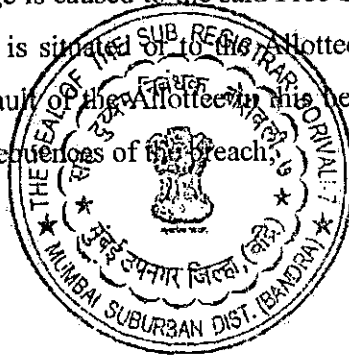


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- d) The Allottee/s shall not keep any unlicensed pets or animals in the Allotted Premises and shall take prior permission of the Promoter or the said Society before keeping any pets in the Allotted Premises. In the event of the Allottee/s wanting to keep a licensed pet in the Apartment, a copy of the valid license obtained from the MCGM or any other concerned authority shall be forwarded by the Allottee to the Promoter. However, it shall be the sole discretion of the Promoter or the said Society to grant the said permission or to disallow the Allottee/s from keeping pets in the Apartment;
- e) The Allottee/s shall maintain the uniform design of the external elevation of the said Free Sale Building and shall not modify, alter or change the same in any manner whatsoever;
- f) The Allottee/s shall not store any goods in the Allotted Premises which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said Free Sale Building in which the Allotted Premises is situated or storing of which is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the said Free Sale Building in which the Allotted Premises is situated, including entrances of the said Free Sale Building in which the Allotted Premises is situated. In case any damage is caused to the said Free Sale Building in which the Allotted Premises is situated on account of negligence or default of the Allottee/s, the Allottee shall be liable for the consequences of the breach.



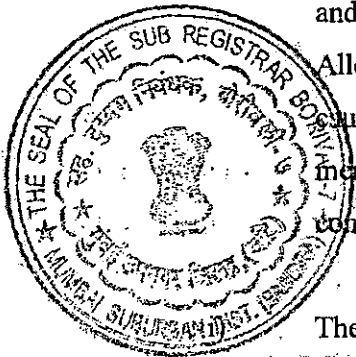
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g) The Allottee shall carry out at his own cost all internal repairs to the Allotted Premises and maintain the Allotted Premises in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the said New Building in which the Allotted Premises is situated or the Allotted Premises which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. If the Allottee commits any act in contravention to what is stated above, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or any public authority;

h) The Allottee/s shall not demolish or cause to be demolished the Allotted Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Allotted Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the said Free Sale Building in which the Allotted Premises is situated and shall keep the portion, sewers, drains and pipes in the Allotted Premises and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the said Free Sale Building in which the Allotted Premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC or other structural members in the Allotted Premises without obtaining explicit prior written consent from the Promoter and/or the said Society;



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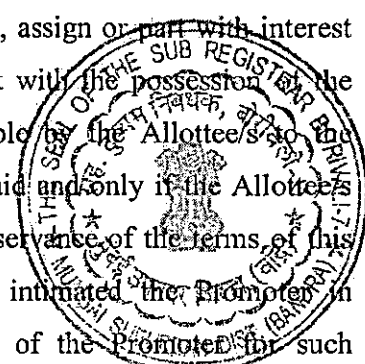
The Allottee/s shall not do or permit to be done any act or thing which may render any insurance of the said Plot and the said Free Sale Building in which the Allotted Premises is situated or any part thereof void or

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voidable and/or whereby any increased premium becomes payable in respect of the insurance;

- j) The Allottee/s shall not throw any dirt, rubbish, rags, garbage, etc. from the Allotted Premises in the compound or any portion of the said Plot and the said Free Sale Building in which the Allotted Premises is situated;
- k) The Allottee/s shall, within 15 days from the demand made by the Promoter, pay to the Promoter his share of security deposit as demanded by the concerned local authority or government for water, electricity or any other service connection to the said Free Sale Building in which the Allotted Premises is situated;
- l) The Allottee/s shall bear and pay any increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or government and/or other public authority, on account of change of user of the Allotted Premises by the Allottee/s for any purposes other than for purpose for which it is sold;
- m) The Allottee/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Allotted Premises until all the dues payable by the Allottee/s to the Promoter under this Agreement are fully paid and only if the Allottee/s have not been guilty of breach of or no observance of the terms of this Agreement and until the Allottee/s have intimated the Promoter in writing and obtained the written consent of the Promoter for such transfer, assignment, lease etc;



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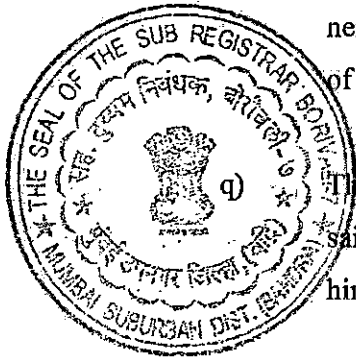
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n) The Allottee/s shall observe and perform all the rules and regulations which the said Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said New Building and the Allotted Premises therein and for the observance and performance of the Building Rules, Regulations and Bye laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the said Society regarding the occupancy and use of the Allotted Premises in the said Free Sale Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement;

o) Till completion of the Project in every respect, the Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Allotted Premises thereof to view and examine the state and condition thereof;

p) The Allottee/s shall not cause any nuisance or annoyance to the neighbour/s by indulging in any acts such as noise pollution, slaughter of animals, etc;



q) The Allottee/s shall not encroach upon or make use of any portion of the said Free Sale Building or any part thereof not agreed to be acquired by him/them or otherwise not forming part of the Apartment;

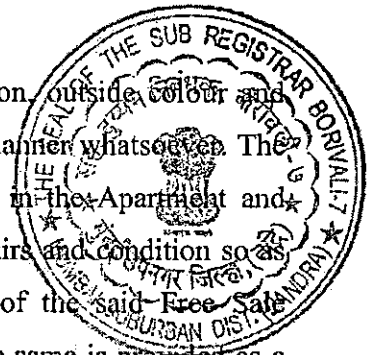
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The Allottee/s shall not stock or keep any material, object or any other item in the open space of compound and/or park any vehicle in the compound;

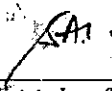
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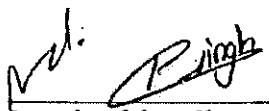
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- s) The Allottee/s shall not put any signage or board in the said Free Sale Building or any part thereof or outside the Allotted Premises except as may be permitted by the Promoter;
- t) The Allottee/s shall regularly pay to the Promoter/Society monthly contribution as may be determined by the Promoter/Society from time to time due for the period commencing from 15 days after the Allotted Premises is offered for possession/occupation or the date of taking possession, whichever is earlier by the Allottees on or before 5th day of each and every month towards his/her/their provisional proportionate share of any and other expenses, outgoings and expenses due in respect of the Apartment;
- u) The Allottee/s shall not fix any grill(s) and/or any other objects outside the window(s) and/or main door of the Apartment other than what has been provided by the Promoter at the time of giving possession of the Apartment;
- v) The Allottee/s shall not tamper with the elevation, outside colour and aesthetic of the said Free Sale Building in any manner whatsoever. The Allottee shall keep the sewer, drains and pipes in the Apartment and appurtenance thereto in good and tenantable repairs and condition so as to support, shelter and protect the other part of the said Free Sale Building for any other purpose whatsoever as the same is provided as a refuge in case of fire;
- w) The Allottee/s shall not under any circumstances make any changes to the external facade of the said Free Sale Building, ~~protection~~ open



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spaces by any means, whether temporary or permanent. The painting of the external façade cannot be altered except with the consent of the Promoter in writing. Further, the Allottee shall not install wiring for electrical or telephone installation, television, antenna etc. on the exterior of the said Free Sale Building or any element that protrudes through the walls or the roof of the said Free Sale Building;


- x) The Allottee/s shall not, at any time, demand partition of the Allottee's interest in the Apartment;
- y) The Allottee shall make use of the Lift/s installed in the said Free Sale Building for the purpose and under rules framed by the Promoter or the said Society. All Allottees using lift/s shall do so at their own risk. The Allottee shall not carry or cause to be carried heavy or bulky packages or material to the upper floors by Lift/s. The Allottee shall not cause any damage to the lift/s, staircase, common passages and/or any other part of the said Free Sale Building failing which shall be liable to pay penalty for such damage/s caused, as may be determined by the Promoter;



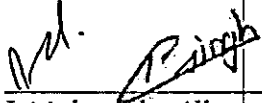
The Allottee/s shall not hang clothes, garments and/or any other thing for drying from windows, balconies or terraces within the Apartment and will not put any plants/pots/flower pots or other such things that require watering so as to avoid water seepage that causes deterioration of walls and colour of Building and further the Allottee/s shall not dust rugs, clothes etc. from the windows or by beating on the exterior part of the said New Building;

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The Allottee/s shall not take any legal action against the Promoter without giving prior written intimation to the Promoter and without



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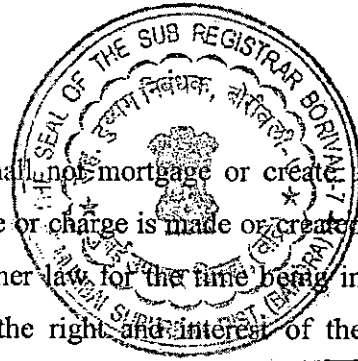
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attempting resolution of the issues by mutual discussion with the Promoter;


- bb) The Allottee/s shall not be entitled to make any renovation plan and/or any structural changes without prior written permission of the Promoter, failing which the defect liability of the Promoter shall become null and void. The Allottee/s shall also furnish to the Promoter all such drawing and details as may be reasonably be required by the Promoter for the purpose of grant of the permission.
- cc) Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the Apartments or of the Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Allotted Premises hereby agreed to be sold to him/her/them and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, shall exclusively remain, at all times, the property of the Promoter/said Society.


14. MORTGAGE:

After the Promoter executes this Agreement, it shall not mortgage or create charge on the Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee/s who has taken or agreed to take such apartment.



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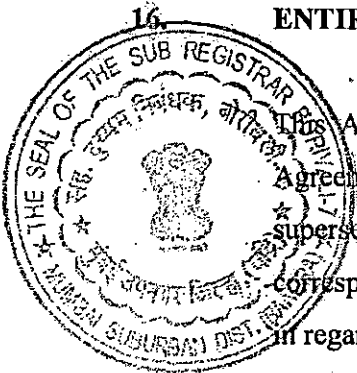

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15. BINDING EFFECT:


Forwarding this Agreement to the Allottee/s by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee/s until, firstly, the Allottee/s signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Second Schedule within 30 (thirty) days from the date of receipt by the Allottee/s and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee/s and appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee/s, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee/s in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

16. ENTIRE AGREEMENT:


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



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17. **RIGHT TO AMEND:**

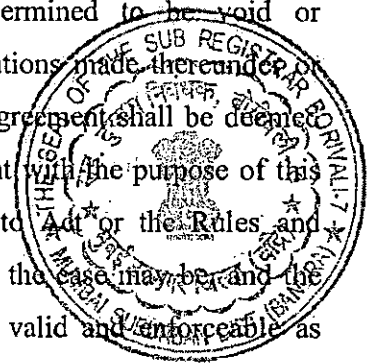
This Agreement may only be amended through written consent of the Parties.

18. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/S/
SUBSEQUENT ALLOTTEES:**

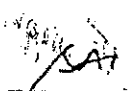
It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottee/s of the Apartment, in case of a transfer, as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

19. **SEVERABILITY:**


If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of this Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to the Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.



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20. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:

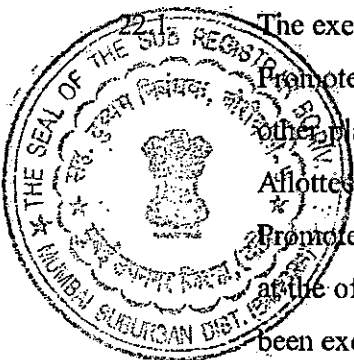
Wherever in this Agreement it is stipulated that the Allottee/s has to make any payment, in common with other allottee(s) in the Project, the same shall be in proportion to the carpet area of the Apartment to the total carpet area of all the apartments in the Project.

21. FURTHER ASSURANCES:

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

22. PLACE OF EXECUTION:

The execution of this Agreement shall be complete only upon its execution by the Promoter, through its authorized signatory at the Promoter's office or at some other place which may be mutually agreed by and between the Promoter and the Allottee/s and after the Agreement is duly executed by the Allottee/s and the Promoter or simultaneously with the execution, this Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Mumbai.



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

23. NOTICES:

23.1. All notices to be served on the Allottee/s and the Promoter as contemplated under this Agreement shall deemed to have been duly served if sent to the Allottee/s or the Promoter by Registered Post A.D (Under Certificate of Posting) or by notified Email ID/ at their respective addresses specified in the title of this Agreement.

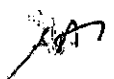
23.2. It shall be the duty of the Allottee/s and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall deemed to have been duly received by the Promoter or the Allottee, as the case maybe.

24. JOINT ALLOTTEE/S:


In case there are joint allottees, all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottee/s.



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25. STAMP DUTY AND REGISTRATION CHARGES:

The stamp duty, registration charges and all out of pocket costs, charges and expenses payable on this Agreement and all other documents for sale and/or transfer of the said Allotted Premises shall be borne and be paid by the Promoter. The Allottee/s is/are however, entitled to avail the benefit of set-off of stamp duty, as provided in Article 5(g-a) of the Maharashtra Stamp Act, 1958 as applicable.

26. DISPUTE RESOLUTION:

If any dispute, differences and/or claims arises between the parties hereto in connection with the terms of this Agreements, the same shall be settled amicably by following conciliation proceedings. In case of failure to settle the dispute, differences and/or claims amicably by conciliation, the same shall be decided as per the provisions of RERA and the Rules and Regulations, thereunder.

27. GOVERNING LAW:

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



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FIRST SCHEDULE

(Description of the said Plot)

All that piece and parcel of land bearing C.T.S. No. 180 (Part) and 183 (Part) respectively admeasuring 2993.97 sq. mtrs. or thereabouts located at Village Magathane, Jai Maharashtra Nagar, Borivali (East), Mumbai 400 066, Taluka Borivali, within registration district and sub district of Mumbai Suburban and bounded as follows:

On or towards the North by : Playground
On or towards the South by : C.T.S. No. 179
On or towards the East by : C.T.S. No. 183(A)
On or towards the West by : Jai Maharashtra Nagar Road No. 2

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Initials of the Promoter



Initials of the Allottees

SECOND SCHEDULE

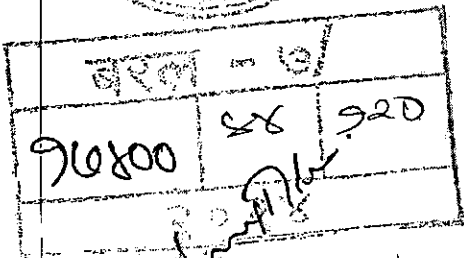
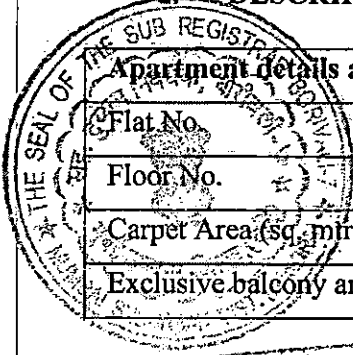
1. ALLOTTEE'S PERSONAL DETAILS:

Name	1. SANTOSH SANJAY SINGH 2. PRITHVI SANJAY SINGH
Constitution (Individual/HUF/LLP/Company)	Individuals
Husband's Name	1. Sanjay Singh
Father's Name	2. Sanjay Singh
Nationality/Residential Status	Indians
Age	1. Santosh: 46 years 2. Prithvi: 20 years
Address	601, Building No. A/1, Saraf Choudhari Nagar CHS Ltd., Thakur Complex, Near Cambridge High School, Kandivali East, Mumbai 400 101
Email	1. Santosh: sspmumbai26@gmail.com 2. Prithvi: singhprithvi933@gmail.com
P. A. No.	1. Santosh: BQCPS9075E 2. Prithvi: PJIPS0788B
Aadhar Card No.	1. Santosh: 6374 8170 0712 2. Prithvi: 2168 7433 2066

2. DESCRIPTION OF THE ALLOTTED PREMISES:

Apartment details at RAGHAV PARADISE:

Flat No.	2103
Floor No.	Twenty-First
Carpet Area (sq. mtrs.)	35.45
Exclusive balcony area/Terrace (sq. mtrs.)	7.81



Initials of the Promoter

Initials of the Allottee/s

3. SALE CONSIDERATION:

Rs. 94,28,571/- (Rupees Ninety-Four Lakh Twenty-Eight Thousand Five Hundred and Seventy-One only)

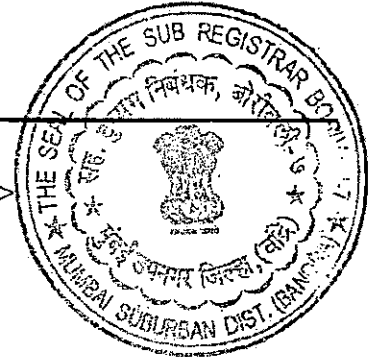
4. SCHEDULE OF PAYMENT OF SALE CONSIDERATION:

Sr. No.	Stage of payment of Sale Consideration	Status	Amount (Rs.)	GST @ 5% (Rs.)	Total Amount (Rs.)
1.	Advance payment/ application fee	Received	9,42,857/-	47,143/-	9,90,000/-
2.	a) On or before 30 September 2024	Received	38,42,857/-	1,92,143/-	40,35,000/-
	b) On or before 30 September 2024	Not Due	37,00,000/-	1,85,000/-	38,85,000/-
3.	Within 7 days of offering possession.	Not Due	9,42,857/-	47,143/-	9,90,000/-
		TOTAL	94,28,571/-	4,71,429/-	99,00,000/-

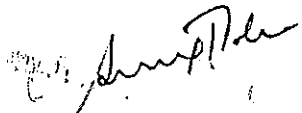
5. FORFEITURE ON CANCELLATION DUE TO ALLOTTEE'S DEFAULT:

10% of Sale Consideration or a lump sum amount of Rs. 9,42,857/- (Rupees Nine Lakh Forty-Two Thousand Eight Hundred and Fifty-Seven only)

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वरात - ७/		
१७०००	४५	१२०
२०२४		


Initials of the Promoter

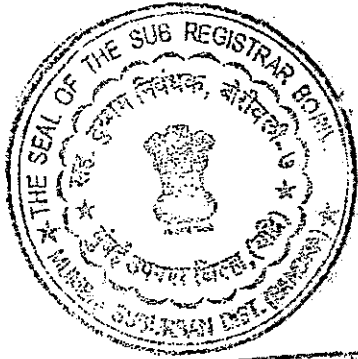

Initials of the Allottee/s

THIRD SCHEDULE

(Project Common Areas and Amenities)

Sr. No.	Particulars
1.	Society Office
2.	Fitness Centre/ Gym
3.	Decorated Entrance Lobby
4.	Recreation Area/ Games Room
5.	Under Ground Water Tank
6.	Elevators – 6 nos
7.	Common Terrace Area
8.	Overhead Water Tank

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बदल = 19/		
70800	se	920
२०२४		

[Handwritten Signature]
Initials of the Promoter

[Handwritten Signature]
Initials of the Allottee/s

IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands and seals to these presents the day and year first hereinabove written

SIGNED AND DELIVERED)

by the within named "PROMOTER")

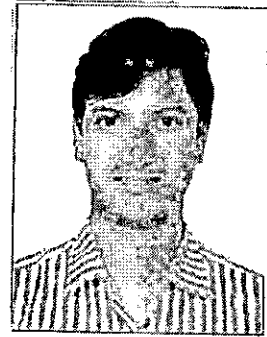
M/S VEDA INFRA PROJECTS)

Through its Partner)

For Veda Infra Projects

SUDHANSHU AGARWAL)

[Handwritten Signature]
Partner



In the presence of:

- 1. *[Handwritten Signature]*
- 2. *[Handwritten Signature]*

SIGNED AND DELIVERED)

by the within named "ALLOTTEE/S")

SANTOSH SANJAY SINGH)

[Handwritten Signature]



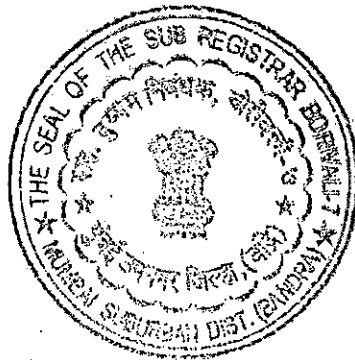
PRITHVI SANJAY SINGH)

[Handwritten Signature]



In the presence of:

- 1. *[Handwritten Signature]*
- 2. *[Handwritten Signature]*



[Handwritten Signature]
Initials of the Promoter

बरात - ७/		
१७४००	४०	१२०
२०२४		


[Handwritten Signatures]
Initials of the Allottee/s

LIST OF ANNEXURES

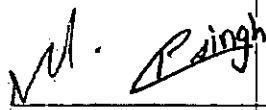
ANNEXURE REFERENCE	PARTICULARS OF ANNEXURE
ANNEXURE "1"	Plan of said Plot and layout of the Project
ANNEXURE "2"	Extract of Property Register Card
ANNEXURE "3"	IOA
ANNEXURE "4"	Commencement Certificate
ANNEXURE "5"	MAHA RERA Certificate of Registration
ANNEXURE "6"	Title Certificate
ANNEXURE "7"	Tentative Apartment Floor Plan
ANNEXURE "8"	List of amenities in the Apartment



बरी - 67		
96800	80	920
2023		

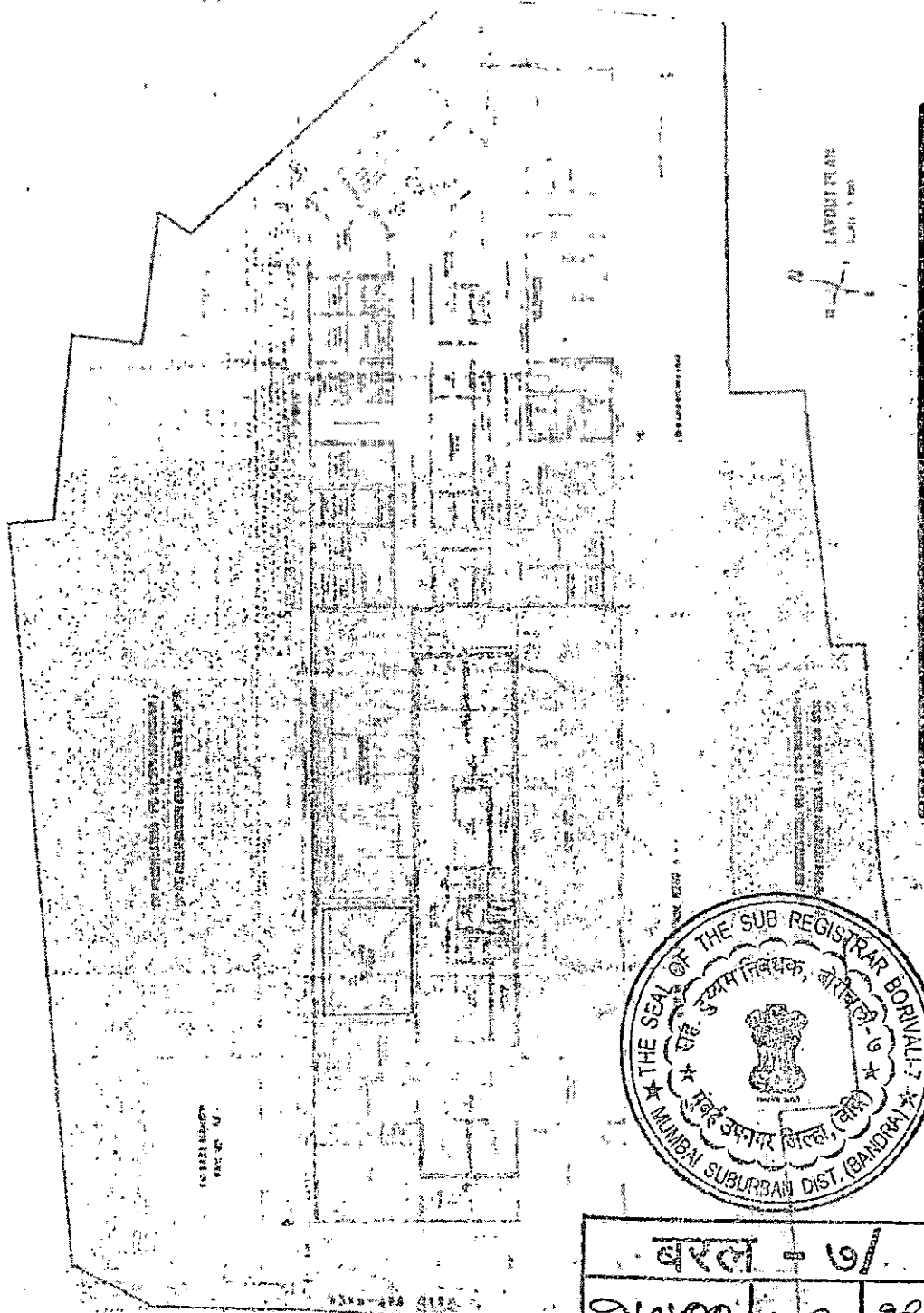


Initials of the Promoter



Initials of the Allottee/s

Annexure - 1

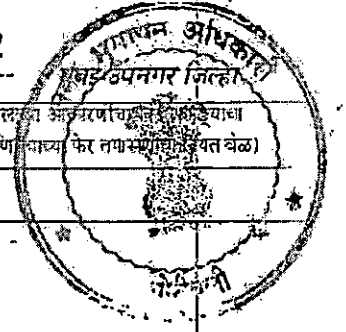


कर - ७/		
१६४००	४०	१२०
२०२४		

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वेभाग/मौजे -- मागाठणे

तालुका/न. भू. मा. का. -- न. भू. अ. बोरीवली

नगर भूमापन क्रमांक / फा. फ्लॉ. नं.	प्लॉट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिव्यता अर्जावर प्राप्त झालेला तपशील आणि त्याच्या फेर तपासणीचा अर्थ (यत वेळ)
१८३	१८३				
२१८६३.० - ५३६२.३ न. भू. क्र. १८३अ चौ.पो. वि. नविन मि. प. उघडलेने - - - - - क्षेत्र वजा केले. १६५००.७					
सुविधाधिकार					
विकाचा मुळ धारक वर्ष					
शेती					
हद्ददार					
तर भार					
तर शेरे					

दंनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
२४/०४/१९९२	मा. वि. भू. संपादन अधिकारी क्र. ५ मुंबई यांचेकडील दि. ४.८.७० व १४.१०.७० रोजीची ताबे पावती ७/१२ उतांरा तसेच मा. न. भू. अ. क्र. ६ मुंबई यांचा क्र. १८३, १८६ ते १९६ मागाठणे/१२ दि. २४.४.९२ च्या आदेशाने या मिळकतीस नाव दाखल		(H) महाराष्ट्र गृहनिर्माण मंडळ मुंबई.	सही - १९९२-०४-२४ न. भू. अ. बोरीवली
२४/०४/१९९२	मा. उप कार्यकारी अभियंता हो. पोयसर नं. ५ मुंबई यांचेकडील दि. १७.७.८६ ची ताबे पावती व मा. उ. का. अभियंता हो. पोयसर उ. विभाग २ यांची दि. १.२.९० ची ताबे पावती मा. जिल्हाधिकारी मुं. उ. जि. यांचेकडील क्र. C/ LND/७A/NAP/SR/१८३० दि. ४.२.९१ चा बिनशेती आदेश व न. भू. अ. क्र. ६ मुंबई यांचा दि. २४.४.९२ च्या आदेशाने बिनशेती पेकी क्षेत्रास नाव दाखल क्षेत्र ६०९.७ चौ.मी.		(H) मुंबई विद्युत पुरवठा आणि पर्यावरण उपक्रम	



वरिल - ७/		
१७४००	५०	१२०
२०२४		

मालमत्ता पत्रक

Annexure - 2

विभाग/मौजे -- मागाठणे

तालुका/न.भू.मा.का. -- न.भू.अ.बोरीवली

जिल्हा -- मुंबई उपनगर जिल्हा

नगर पुनर्रचना शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकारणीचा किंवा भाड्याच्या तपशील आणि त्याच्या फेर तपासणीची नियत दंड

क्रमांक / फा. प्लॉ. नं. १८३ १८३

दिनांक व्यवहार खंड क्रमांक नविन धारक (धा) पट्टेदार (प) किंवा मार (भा) साक्षात्कृत

२०/०९/१९९५ मा. जिल्हाधिकारी मुंबई उपनगर यांचेकडील आदेश क्र.सी/कार्या-७/एकत्रिकरण/पो.वि./एस.आर.१७१५/ दिनांक ७/३/९४ तसेच न.भू.अ.क्र. ६ मुंबई यांचे दि. २०/९/९५ चे आदेशान्वये न.भू.क्र. १८३ चे २१८६३.० चौ. मिटर क्षेत्रातून ५३६२.३ चौ.मिटर क्षेत्र वजा करून सदर क्षेत्राची न.भू.क्र. १८३अ ची स्वतंत्र नविन मिळकत पत्रिका उघडली. न.भू.क्र. १८३ कायम ठेवून त्या मिळकतीचे १६५००.७ चौ.मिटर क्षेत्र कायम ठेवले.

सही - २०/०९/१९९५ न.भू.अ. बोरीवली

१७/०६/१९९८ मा.अधिक्षक भूमि अभिलेख मुंबई उ. यांचेकडील क्र. न.भू.सं.५/न.भू. मागाठणे.भू.क्र.१८३ पै.१८६ ते १९६,२८३पै/ १७ दि.१९.१२.९७ अन्वये व न.भू.अ.बोरीवली/ मागाठणे/न.भू.क्र.१८३ पै.१८६ ते १९६ -२८३पै/ १८ दि.९.६.९८ अन्वये म.ज.म.अ.कलम २५८ च्या चौकशी प्रमाणे दि.२४.४.९२ ने मिळकत पत्रिकेवर घेणेत आलेली क्षेत्राची नोंद कमी करून मो.२.३४१/९७

(H) मुंबई विद्युत पुरवठा आणि परीवहन उपक्रम

सही - १९९८-०६-१७ न.भू.अ. बोरीवली



११/०८/२००१ मा. सबाजी चव्हाण यांचे कडील भाडे या.क्र.चुकेपुरस्ती बंदर ५०७२/२००० अन्वये भाडेपट्टेदार म्हणून नाव दाखल केले.

न.भू.अ.बो. यांचे कडील आदेश क्र.न.भू. मागाठणे न.भू.क्र.१८३ /२००१ दिनांक ११/०८/२००१.

भाडेपट्टेदार. मे.भारत दर्शन को.हो.सो.लि. (१९वर्षांच्या भाडेपट्ट्याने) विल्डींग क्र.७ व समोवताल जमिन ५६०.३१ चौ.मी. क्षेत्रापुरते.

फेरफार क्र.१५ प्रमाणे सही - २००१-०१-११ न.भू.अ. बोरीवली

२३/११/२०१५ मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य.) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./ अक्षरी क्र.२०१५/२०१५ दिनांक १६/०९/२०१५ व इकडील आदेश क्र.न.भू.मागाठणे /फे.फा.क्र.२८५/२०१५ दिनांक २३/११/१५ अन्वये एकत्र/पो.वि./क्षे.दु./बि.शे. मांजणी नुसार क्षेत्र कायम केले असलेने सदरचे क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकतपत्रिकेवर नमुद अंकी क्षेत्र अक्षरी सोळा हजार पाचशे पुण्यांक सात दशांश मात्र चौ.मी. दाखल केले.

फेरफार क्र.२८५ प्रमाणे सही - २३/११/२०१५ न.भू.अ. बोरीवली

तपासणी करणारा: [Signature] १७/०८/२००१ २३/११/२०१५ १७/०८/२००१ २३/११/२०१५ १७/०८/२००१ २३/११/२०१५

न.भू.अ.बोरीवली मुंबई उपनगर जिल्हा

7 DEC 2020

मालमत्ता पत्रक

Annexure - 2



विभाग/मौजे - मागाठणे

तालुका/न.भू.मा.का. -- न.भू.अ.बोरीवली

जिल्हा -

नगर भूमापन क्रमांक / फा.फ्र.नं.	शिट नंबर	प्लॉट नंबर	भूज चौ.मी.	धारणाधिकार	शासनाला दिवल्या तपशील आदि
१८०	१८०		१००४.८	शेती	
सुविधाधिकार					
हक्काचा मुळ धारक वर्ष	शेती.				
पट्टेदार					
इतर भार					
इतर शेरे					

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
१६/०८/२०१३	मा. जिल्हा अधीक्षक भूमि अभिलेख, मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र. न.भू./अंकी व अक्षरी नंक्कल अर्ज/सत्ता प्रकार/२०१३/२२४२ दिनांक २६/७/२०१३ चे पत्रान्वये नगर भूमापन मागाठणे ता. बोरीवली येथील न.भू.क्र.१८० या मिळकतीस सत्ता प्रकार नमुद नसलेने चौकशी नोंदवहीप्रमाणे सत्ता प्रकारची नोंद केली.			फेरफार क्र. २२३/२०१३ शेती - २०/०८/२०१३ न. भू. अ. बोरीवली
०६/०८/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य.) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५, पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.भू. मागाठणे/फि.क्र.२७५/१५ दिनांक ६/८/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमुद अंकी क्षेत्र अक्षरी नऊ हजार चार पुर्णांक आठ दशांश मात्र चौ.मी. दाखल केली.			फेरफार क्र. २७५/२०१५ शेती - ६/८/२०१५ न. भू. अ. बोरीवली

तपासणी करणारा -

वकील [१२०३]

न.भू.अ.बोरीवली

मुंबई उपनगर जिल्हा

7-DEC-2020

70800 52 320

२०२४



SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai: 400051

Intimation of Approval under Sub regulation of Regulation 33(10) Development Control and Promotion Regulations - 2034 For Grater Mumbai

No. R-C/MHL & STGL/0001/20201203/AP/C

COMPOSITE BLDG

Dated: 30 MAR 2022

To,
Developer

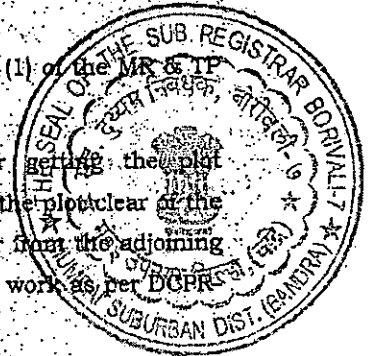
M/s. Veda Infra Projects,
2774/63 Near Agarwal Hospital,
Opp. MIG Cricket Club, Gandhi nagar,
Bandra (E) Mumbai-400 051.

With reference to your Notice, letter u/no. 2231 dated 10/06/2019 and delivered 10/06/2019 and the Plans Sections Specifications and Description and further particulars and details of your building at plot bearing C.T.S No 180(pt) & 183(pt) of village Magathane, Taluka Borivall, Jal Maharashtra Nagar Borivall (East) Mumbai-400 066. For "Magathane Om sai CHS LTD"

Furnished to me under your letter, dated 10/06/2019. I have to inform you that the proposal of construction of the building 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-date subject 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 under section 44/69 (1) of the MR & TP Act shall be obtained before starting the proposed work.
- A.2) That the compound wall 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 DCPR 2034 Regulation No. 37 (24).
- A.3) That the structural Engineer shall be appointed, and the Super vision memo as per Annexure - 5 of DCPR - 2034 shall be submitted by him.
- A.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant IS code along with plan shall be submitted before C.C.



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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 any time 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 of 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


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 Dy.Ch. 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 hereunder.

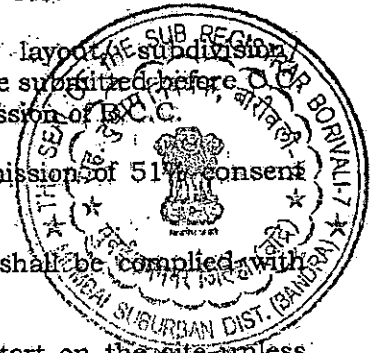
Attention is drawn to the notes accompanying this Intimation of Approval



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No. RC/MHL&STGL/0001/20201203/AP/C

- 5) That the minimum plinth height shall be 30 cm. above the surrounding ground level or in areas subject to flooding the height of plinth shall be at least 60 cm. above the high flood level.
- 6) That the low lying plot shall be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murmur, earth, boulders etc. and shall be leveled, rolled, consolidated and sloped towards road.
- 7) That the regular/sanctioned /proposed lines and reservation shall be got demarcated at site through A.E. Survey/ E.E. (T & C)/E.E. (D.P.) of M.C.G.M. /D.I.L.R. Before applying for F.C.C.
- 8) That the drainage layout shall be submitted & got approved and the drainage work shall be executed in accordance with the requirements of the M.C.G.M.
- 9) That the certified true copy of the agreements with the photographs of the eligible slum dwellers or general body resolution of registered society shall be submitted before F.C.C.
- 10) That the existing structure proposed to be demolished shall be demolished with necessary phase program with agreement of affected slum dweller shall be submitted and got approved before C.C.
- 11) That the Registered site supervisor through Architects/Structural Engineer shall be appointed before applying for C.C. & quarterly report from the site supervisor shall be submitted through the Architect/Structural Engineer certifying the quality of the construction work carried out at various stages of the work or whenever demanded by the Executive Engineer (SRA).
- 12) That the requisite premiums/ deposits as per Circular No.7 vide SRA/1372/dated 25-11-97 etc, shall be paid before C.C.
- 13) That the true copy of the revised sanctioned layout (subdivision) amalgamation along with the T & C thereof shall be submitted before C.C. and compliance thereof shall be done before submission of F.C.C.
- 14) That the NOC from Dy. Collector (SRA) for submission of 51% consent already obtained.
- 15) That the requisite conditions of Letter of Intent shall be complied with before C.C.
- 16) That no construction work shall be allowed to start on the site unless labour insurance is taken act for concerned labours to cover the compensation and compliance of same shall be intimated by Architect/developer.



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No. RC/MHL&STGL/0001/20201203/AP/C

- 17) That the Indemnity bond indemnifying the CEO (S.R.A.) and his staff for damages, risks, accidents, etc. and to the occupiers and an undertaking regarding no nuisance shall be submitted before C.C./starting the work.
- 18) That the society of slum dwellers shall be got registered.
- 19) A period of four weeks & submit the certificate to this office that you shall register the said project with MAHA - RERA Authority within for office record.

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

- 1) That N.O.C. from Civil Aviation Department shall be obtained for the proposed height of the building.
- 2) 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 from the Sub. Engineer (S.R.A.).
- 3) That the stability certificate for work carried out upto plinth level/stilt level shall be submitted from the Lic. Structural Engineer.
- 4) That you shall submit CFO's NOC if building height is proposed to be more than 32.00 mtr.
- 5) That the Reg. u/t. in prescribed Pro-forma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall be submitted before C.C.
- 6) That the Registered Undertaking from the Developer and Society shall be submitted for the following
 - a. Not misusing part/pocket terrace/free of FSI areas.
 - b. Not misusing stilt.
 - c. Not misusing Refuge Area.
 - d. To Demolish the excess area if constructed beyond permissible F.S.I.
 - e. Handing over setback land free of compensation alongwith the plan.
 - f. Not misusing fitness center & handing over the fitness center to the society of occupants of the building U/ref.
 - g. Not to misuse Puzzle/Mechanical and stack parking system shall be equipped with electric sensor device & also proper precaution & safety majors shall be taken to avoid mishap & maintenance shall be done regularly.



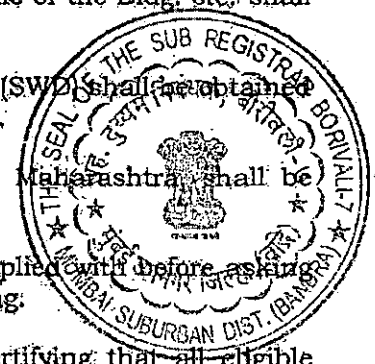
That the quality of construction work of bldg. shall be strictly monitored by concerned Architect, Site supervisor, Structural Engineer and Periodical report, stage wise on quality of work carried out shall be submitted by Architect with test result.

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No. RC/MHL&STGL/0001/20201203/AP/C

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

- 1) That the some of drains shall be laid internally with C.I. pipes.
- 2) That 26 Nos. of tenements for P.A.P. with carpet area each of 300.00 sq. ft. As per letter of intent of E.E. (SRA) under reference No SRA/ENG/20190625/N/PL/LOI dtd. 10/06/2021 shall be handed over before asking for occupation/B.C.C. to the last rehabilitation building in the layout.
- 3) That the dustbin shall be provided as per requirement of this office.
- 4) That carriage entrance shall be provided before starting the work.
- 5) That the surface drainage arrangement shall be provided in consultation with E.E. (SWD) or as per his remarks and a completion certificate shall be obtained and submitted before applying for occupation certificate/B.C.C.
- 6) That the requirements from the M.T.N.L. and Reliance Energy/M.S.E.B. shall be obtained and complied with before asking occupation permission.
- 7) That the Architect shall submit the debris removal certificate before requesting for occupation permission.
- 8) That 10'-0" wide paved pathway up to staircase shall be provided.
- 9) That the surrounding open spaces, parking spaces and terrace shall be kept open and un-built 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.
- 11) That the completion certificate of E.E.T.C. & E.E. (SWD) shall be obtained & submitted before applying for occupation/B.C.C.
- 12) That the N.O.C. from Inspector of Lifts, P.W.D. Maharashtra shall be obtained and submitted to this office.
- 13) All the conditions of Letter of Intent shall be complied with before asking for occupation certificate of sale/composite building.
- 14) Specific clearance from Add. Collector (Enc.) certifying that all eligible slum dwellers are rehabilitated shall be submitted before asking occupation certificate for sale/composite building.



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No. RC/MHL&STGL/0001/20201203/AP/C

- 15) That stability Certificate from Structural Engineer in prescribed Performance 'D' along with the final plan mounted canvas should be submitted.
- 16) The Building Completion Certificate in prescribed Performance certifying work carried out as per specification shall be submitted.
- 18) That the single P.R. cards in word shall be submitted.
- 19) That layout R.G. shall be developed as per D.C. Regulation 1991.
- 20) That the N.O.C. from the A.A. & C. "R/C" ward shall be obtained and the requisitions, if any shall be complied with before O.C.C.
- 21) The extra water and sewerage charges shall be paid to A.E.W.W. ward of MCGM before OCC.
- 22) That the list of slum dweller to be accommodated in the building shall be submitted in duplicate before submitting BCC.
- 23) That you shall handing over the reservation to the competent authority.

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.

NOTES:

1. That C.C. for sale wing shall be controlled in a phase wise manner as decided by CEO (SRA) in proportion with the actual work of rehabilitation component.
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.

That office of CEO (SRA) reserves right to add or amend or delete some of above mentioned conditions if required, during execution of slum Redevelopment Scheme.

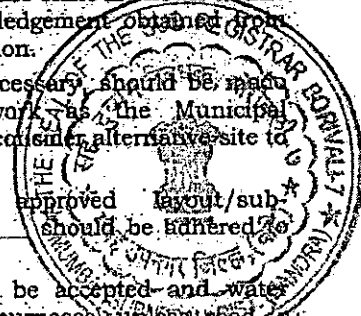


[Signature]
Executive Engineer (W.S.)
Slum Rehabilitation Authority

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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 construction purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing construction materials shall be demolished before submission of building completion certificate and a certificate signed by Architect shall be submitted along with 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 construction 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. at least 15 days prior to the date of which the proposed construction work is taken in hand, that the water existing within the compound will be utilized for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks, metal, sand, preps, debris etc should not be deposited over footpaths or public street by the owner/architect/their contractors, etc without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the compliance of above said conditions is approved by this department.
- (9) No work should be started unless the structural design is submitted from Licensed Structural Engineer.
- (10) The work above plinth should not be started before the same is shown to this office Sub Engineer (SRA) concerned and acknowledgement obtained from him regarding correctness of the open space dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation of Greater Mumbai will require time to consider alternative site to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division/Amalgamation under No. _____ should be adhered to and complied with.
- (13) No building/Drainage Completion Certificate will be accepted and water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the concerned Ex Engineer of M.C.G.M. and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of concerned Ex-Engineer of M.C.G.M. including asphaltting, lighting and drainage before submission of the building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.



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- (17) The surrounding open spaces around the building should be consolidated in concrete having broken glass pieces at the rate of 0.125 cubic meters per 10 sq. mt below pavement.
- (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 Dy.Ch.Engineer(SRA) is satisfied with the following:
- Specific plans in respect of evicting or rehousing the existing tenants on your plot stating their number and the area in occupation of each tenant.
 - Specifically signed agreement between you and the existing tenants that they are willing to avail for alternative accommodation in the proposed structure.
 - Plans showing the phase program 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 promotion.
- (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 overhead Water Tank above the finished level of the terrace shall not be less than 1.20 meter & not more than 1.50 meter.
- (23) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, wherever necessary, is obtained.
- (24) It is to be understood that the foundations must be excavated down to hard soil.
- (25) The positions of the nahanis 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, will do so at your own risk.



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

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ISSUED
SIGN.....
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Annexure-4

FILE COPY

Sr. No. 352

SLUM REHABILITATION AUTHORITY

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

NO H-C/MHL & STGL/0001/20201203/AP/C
COMMENCEMENT CERTIFICATE

31 MAR 2022

To,
M/s. Veda Infra Project,
2774/63, Near Agarwal Hospital,
Opp. MIG Cricket Club, Gandhi Nagar,
Bandra (E), Mumbai- 400 051.

COMPOSITE BLDG

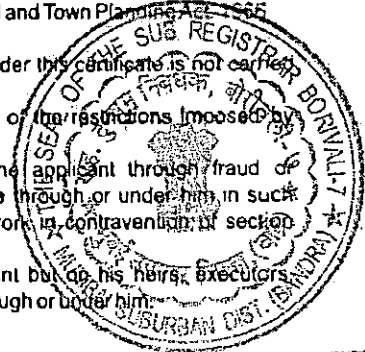
Sir,
With reference to your application No. 2231 dated 10/06/2019 for Development Permission and grant of Commencement Certificate under section 44 & 45 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. _____

C.T.S.No. 130(pt) & 133(pt) of village Magethane, Taluka Borivli
Jai Maharashtra Nagar Borivli (East) Mumbai- 400 066.
N/G ward For 'Magethane On Sai GHS Ltd'
of village Magethane T.P.S.No. _____
ward N/C Situated at Borivli (east)

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

U/RNo. SRA/ENG/MHL/0001/20201203/NO/LOI dt. 21/03/2022
IDA/U/RNo. H.C./MHL/STGL/0001/20201203/AP/C dt. 30/03/2022
and on following conditions.

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management Plan.
5. 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.
6. 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.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.



The C.E.O. (SRA) has appointed Sri. M.A. Wadgaonkar
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C is granted for work up to Plinth Level.

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For and on behalf of Local Authority
The Slum Rehabilitation Authority

S. E. (S.R.A.) A.E. (S.R.A.)
Executive Engineer

Executive Engineer (SRA)
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

S. E. (S.R.A.) A.E. (S.R.A.)
Executive Engineer
Slum Rehabilitation Authority



Annexure-4

DEVELOPER COPY

Sr No. 352

SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

NO R-C/MHL & STGL/0001/20201203/AP/C

COMMENCEMENT CERTIFICATE

31 MAR 2022

To, **M/s. Veda Infra Project.**
2774/63, Near Agarwal Hospital,
Opp. MIG Cricket Club, Gandhi Nagar,
Bandra (E), Mumbai- 400 051.

COMPOSITE BLDG

Sir,

With reference to your application No. 2231 dated 10/06/2019 for Development Permission and grant of Commencement Certificate under section 44 & 89 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. _____

C.T.S. No. 180(pt) & 183(pt) of village Magathane, Taluka- BorivaliJai Maharashtra Nagar Borivali (East) Mumbai- 400 066,R/C ward For 'Magathane Om Sai CHS Ltd'of village Magathane T.P.S.No. _____ward R/C Situated at Borivali (east)

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI
 U/R No. SRA/ENG/MHL/0001/20201203/EC/LOT dt. 21/03/2022
 IDA/U/R No. R-C/MHL/STGL/0001/20201203/AP/C dt. 30/03/2022
 and on following conditions.

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management Plan.
5. 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.
6. 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.

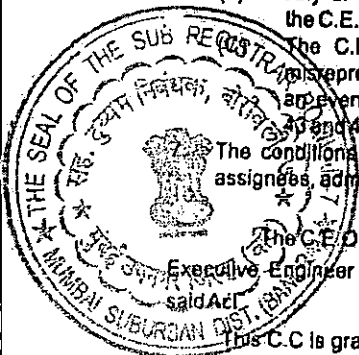
(b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.

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 a manner shall be deemed to have carried out the development work in contravention of section 45 of the Maharashtra Regional and Town Planning Act 1966.

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

The C.E.O. (SRA) has appointed Shri. M.A Wani
 Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C is granted for work up to Plinth Level.



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For and on behalf of Local Authority
The Slum Rehabilitation Authority

Executive Engineer (SRA)
 FOR
 CHIEF EXECUTIVE OFFICER
 (SLUM REHABILITATION AUTHORITY)



DEVELOPER COPY

Sr. No. 352

SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051

MAHARASHTRA REGIONAL AND TOWN-PLANNING ACT, 1966 (FORM "A")

NO R-C/MHL & STGL/0001/20201203/AP/C

COMMENCEMENT CERTIFICATE

31 MAR 2022

To, M/s. Veda Infra Project, 2774/63, Near Agarwal Hospital, Opp. MIG Cricket Club, Gandhi Nagar, Bandra (E), Mumbai- 400 051.

COMPOSITE BLDG

Sir,

With reference to your application No. 2231 dated 10/06/2019 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. _____

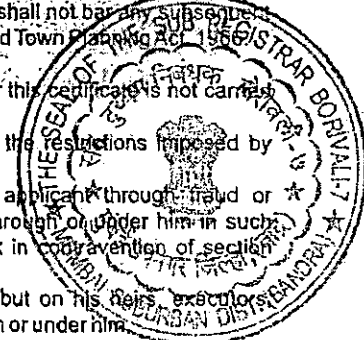
C.T.S. No. 180(pt) & 183(pt) of village Magathane, Taluka- Borivali Jai Maharashtra Nagar Borivali (East) Mumbai- 400 066. R/C ward For 'Magathane Om Sai CHS Ltd'

of village Magathane T.P.S.No. ward R/C Situated at Borivali (east)

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI U/R No. SRA/ENG/MHL/0001/20201203/RC/LOT dt. 21/03/2022 IDA/U/R No. R-C/MHL/STGL/0001/20201203/AP/C dt. 30/03/2022

and on following conditions:

- 1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management Plan.
5. 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.
6. 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.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.



The C.E.O. (SRA) has appointed Shri. M.A. Wani Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C is granted for work up to Plinth Level.

Table with handwritten entries: 76800, EB, 920

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

12 APR 2023

This C.C is re-endorsed as per approved amended plan dtd. 24/03/2023 & further extended for rehab wing upto 22nd (pt) upper floors including JH.I, LMR & for sale wing upto 17th upper floor for part portion marked as A to E on plan ~~24/03/2023~~ at page 425.

[Signature]
Executive Engineer
Slum Rehabilitation Authority



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ISSUED
SIGN: *[Signature]*
31/3/22



22/
FILE COPY
Sr. No. 352

SLUM REHABILITATION AUTHORITY
Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

NO R-C/MHL & STGL/0001/20201203/AP/C
COMMENCEMENT CERTIFICATE

31 MAR 2022

To, M/s. Veda Infra Project.
2774/63, Near Agarwal Hospital,
Opp. MIG Cricket Club, Gandhi Nagar,
Bandra (E), Mumbai- 400 051.

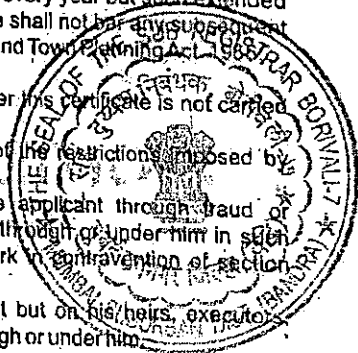
COMPOSITE BLDG

Sir,
With reference to your application No. 2231 dated 10/06/2019 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. _____

C.T.S. No. 180(pt) & 183(pt) of village Magathane, Taluka Borivli
Jai Maharashtra Nagar Borivli (East) Mumbai- 400 066.
R/G ward For 'Magathane On Sai GHS Ltd'
of village Magathane T.P.S.No. _____
ward R/C Situated at Borivli (east)

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI
U/R No. SRA/ENG/MHL/0001/20201203/13/LOI dt. 21/03/2022
IDA/U/R No. R-C/MHL/STGL/0001/20201203/AP/C dt. 30/03/2022
and on following conditions.

- The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management Plan.
- If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act 1966.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if:-
 - The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act 1966.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executor, assignees, administrators and successors and every person deriving title through or under him.



The C.E.O. (SRA) has appointed Shri. M.A. Wani
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C is granted for work up to Plinth Level.

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- Copy To.
- A.A. & C (R/C) Ward
 - A.E.W.W (R/C) Ward

[Signature]
31/3/22
S. E. (S.R.A.) / AE (S.R.A.)

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

[Signature]
31/3/22
S. E. C. D. A. I. A. F. (S.R.A.) Slum Rehabilitation Authority

ISSUED
SIGN: *[Signature]*
12/10/23

RC/MHL/STGL/0001/20201203/AP/C

12 APR 2023

This C.C is re-endorsed as per approved amended plan dtd. 24/03/2023 & further extended for Rehab wing upto 22nd (pt) upper floors including OHWT, LMR & for sale wing upto 17th upper floor for part portion marked as A to E on plan ~~12/04/2023~~ at page 425.

[Signature]
12/04/23

[Signature]
12/04/2023

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

Executive Engineer
Slum Rehabilitation Authority

ISSUED
SIGN: *[Signature]*
09/11/23

RC/MHL/STGL/0001/20201203/AP/C

- 9 NOV 2023

This C.S is re-endorsed as per amended plan dtd. 09/11/2023.

[Signature]
09/11/23

[Signature]
09.11.

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

Executive Engineer
Slum Rehabilitation Authority

ISSUED

SIGN: *[Signature]*
08/04/24

RC/MHL/STGL/0001/20201203/AP/C

8 APR 2024

This C.C is further extended for sale wing upto 22nd upper floor as per approved plan dated 9/11/2023, for part portion marked as A to E on plan at pg. 425 in the form of R.C.C frame work only.

Developer Copy
Received.
Dhanraj
Slum 2024

[Signature]
08.4.24

[Signature]
08/04/2024

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

Executive Engineer
Slum Rehabilitation Authority



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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: RAGHAV Paradise Plot Bearing / CTS / Survey / Final Plot No.: 180 pt, 183 pt at Borivali, Borivali, Mumbai Suburban, 400066* registered with the regulatory authority vide project registration certificate bearing No P51800045345 of

1. **Veda Infra Projects** having its registered office / principal place of business at *Tehsil: Borivali, District: Mumbai Suburban, Pin: 400066.*

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 **30/12/2025** 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.



Dated: 15/05/2023

Place: Mumbai



Signature valid

Digitally Signed by

Mr. Arun Abbasheb Nadasoudar

Secretary, Incharge of the Office

Maharashtra Real Estate Regulatory Authority

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2023		

BHAVYA N. JAIN

B.L.S. LL.B

ADVOCATE HIGH COURT

2B, D Wing, Ground Floor,
Crystal Plaza, New Link Road,
Andheri (West), Mumbai-400 053
Email: bhavya@gmail.com
Ph: 022-26733448; Mob: 9819683643

Annexure-6

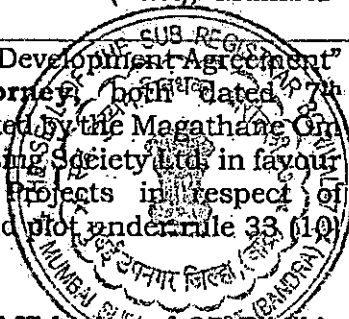

To,
MahaRERA,
Mumbai
Housefin Bhavan, near RBI,
E Block, Bandra Kurla Complex,
Bandra East, Mumbai, Maharashtra 400051

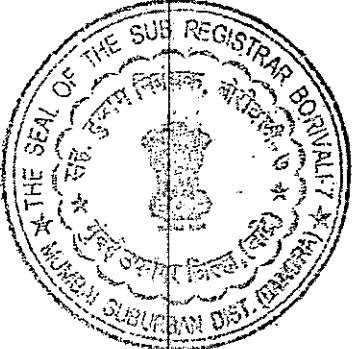
LEGAL TITLE REPORT

Re: Title Clearance Certificate with respect to Slum Rehabilitation Scheme for the **Magathane Om Sai CHS Ltd** under Rule 33 (10) of DCPR 2034 on Plot bearing CTS No. 180 (Part) & 183 (Part) in all admeasuring 2993.97 sq. meters of Village Magathane, Taluka Borivili within the registration district and sub district of Mumbai Suburban situate, lying and being at Jai Maharashtra Nagar, Borivili (East), Mumbai- 400 066 (hereinafter referred to as "the said plot")

I have investigated the Title of the said Plot on the request of M/s Veda Infra Projects and based on the following documents i.e:

1. Description of the property	Plot bearing CTS No. 180 (Part) & 183 (Part) admeasuring 2993.97 sq. meters of Village Magathane, Taluka Borivili within the registration district and sub district of Mumbai Suburban situate, lying and being at Jai Maharashtra Nagar, Borivili (East), Mumbai-400 066
2. The Documents of Allotment of Plot	I. Agreement titled as "Development Agreement and Power of Attorney" both dated 27th November 2018 executed by the Magathane Om Sai Co-Operative Housing Society Ltd. in favour of M/s Veda Infra Projects in respect of development of the said plot under rule 33 (10) of DCPR 2034. II. Individual Consent Affidavits of 978 Eligible Occupants of the Magathane Om Sai Co-Operative Housing Society Ltd. issued to the Slum Rehabilitation Authority in respect of

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	<p>consent for development of the said plot to Veda Infra Projects.</p> <p>III. Letter Ref No: SRA/ED/OW/25626/RC dated 3rd December 2020, issued by the Slum Rehabilitation Authority to M/s Veda Infra Projects in respect of Acceptance of proposed Slum Rehabilitation Scheme for the Magathane Om Sai CHS Ltd. on the said plot.</p> <p>IV. Annexure II dated 12th May 2021 issued by the Dy. Collector and Competent Authority with Supplementary Annexures thereto certifying the list of eligible Occupants entitled for rehabilitation in the said SRA Scheme.</p> <p>V. Gazette Notification Ref No: SRA/ENG/Magathane Om Sai/2021/24833 dated 7th July 2021 issued by the <i>Slum Rehabilitation Authority</i> whereby the SRA has notified the said plot as a "Slum Rehabilitation Area" under Section 3C(1) of the Maharashtra Slum Area (Improvement, Clearance and Redevelopment) Act 1971.</p> <p>VI. Letter of Intent ref no. SRA/ENG/MHL/0001/20201203/RC/ML/LOI Dated 21st March 2022 issued by the Chief Executive Officer, Slum Rehabilitation Authority, in favour of Veda Infra Projects for Development of the said plot for the Magathane Om Sai CHS Ltd. under 33 (10) of DCPR 2034.</p> <p>VII. Intimation of Approval (IOA) issued by Slum Rehabilitation Authority dated 30th March 2022, Ref No: R-C/MHL & STGL/0001/20201203/AP/C for the Composite Building in favour of Veda Infra Projects.</p> <p>VIII. Commencement Certificate issued by Slum Rehabilitation Authority dated 31st March 2022, Ref No: R-C/MHL & STGL/0001/20201203/AP/C for the Plinth</p>									
 <table border="1"> <tr> <td>७२०१</td> <td>७२०१</td> <td>७२०१</td> </tr> <tr> <td>७२००</td> <td>७२००</td> <td>७२००</td> </tr> <tr> <td>२०२४</td> <td>२०२४</td> <td>२०२४</td> </tr> </table>	७२०१	७२०१	७२०१	७२००	७२००	७२००	२०२४	२०२४	२०२४	
७२०१	७२०१	७२०१								
७२००	७२००	७२००								
२०२४	२०२४	२०२४								

	<p>Level of the Composite Building in favour of Veda Infra Projects.</p> <p>IX. Approved Layout Plan containing the Plot Area Calculation, Block Plan, Location Plan, BUA Statement, Tenement Statement and Car Parking Statement for the said project sanctioned by the Slum rehabilitation Authority on 30th March 2022</p> <p>X. Approved Block Plans for the said Project sanctioned by the Slum Rehabilitation Authority on 30th March 2022</p>
3. <u>Property Card</u>	<p>Property Card issued by the Municipal Corporation of Greater Mumbai bearing the name of Maharashtra Housing and Area Development Authority as the owner of the larger plot bearing CTS No.183, Village Magathane and bearing Mutation Entries showing rights of Bombay Electric Supply and Transport (BEST) as owner of parts of the said larger plot.</p> <p>Property Card issued by the Municipal Corporation for Plot bearing CTS No. 180, Village Magathane does not bear the name of the Owner of the said plot.</p>
4. <u>Search Report for 30 years</u>	<p>Search Report dated 28.04.2022 for 30 years from 1993 to 2022 issued by Manoj U. Khande, Search Clerk.</p>

2. On perusal of the abovementioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the rights of M/s Veda Infra Projects to develop the said property for the Magathane Om Sai Co-Operative Housing Society Ltd. under the Slum Rehabilitation Scheme is clear, marketable, and without any encumbrances.

Owner of the Land:

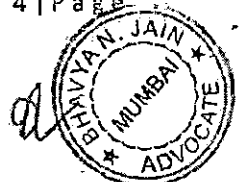
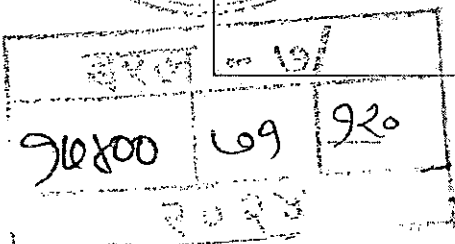
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Sr No.	Owner of Land	Plot No..
1.	Maharashtra Housing and Area Development	CTS No. 183 (Part), Village Magathane



2.	Authority (Declared as Slum) None	CTS No. 180 (Part), Village Magathane
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<p>2. <u>Qualifying Comments/remarks</u></p>	<p>I. Plots bearing CTS No. 180 (part) and 183 (Part) collectively admeasuring 2993.97 sq. meters has been notified as a Slum Rehabilitation Area by the Slum Rehabilitation Authority vide Gazette Notification dated 7th July 2021 under Section 3C(1) of the Maharashtra Slum Area (Improvement, Clearance and Redevelopment) Act 1971.</p> <p>II. M/s Veda Infra Projects are entitled to develop the said plot for the Magathan Om Sai Co-Operative Housing Society Ltd. under Rule 33 (10) of DCPR 2034 pursuant to Letter of Intent dated 21st March, 2022 issued by the SRA and are entitled to sell/dispose the flats, coming to its share in the Open Market and to appropriate the proceeds and profit thereof subject to fulfillment of terms and conditions as stated in the said LOI.</p> <p>III. I have, at the instructions of my client, M/s Veda Infra Projects, conducted a title investigation relating to the said plots for the purpose of issuing this report. It is clarified that this report is to ascertain the rights of the Firm to develop the SRA project on the said plots and does not deal with</p>
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Adv Bhavya N. Jain

Continuation Sheet

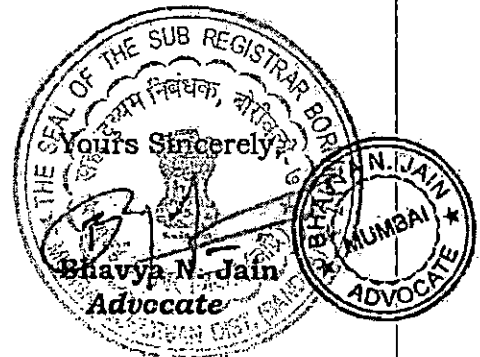
	<p>title of the land or any other issue.</p> <p>IV. I have received information and documentation from the firm and have prepared this report based on the same. Declaration regarding no pending litigation/s have been provided to me by the said firm and have thus been reproduced herein.</p> <p>V. The Accuracy of this report is necessarily based on the documents and information furnished to me being complete and accurate.</p> <p>VI. For the Purpose of this report I have taken searches at the Office of the Local Sub registrar Of Assurances through Third Parties and the same is subject to availability of records and the same being torn or mutilated;</p>
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3. The report reflecting the flow of the title of the Developer M/s Veda Infra Projects is enclosed herewith as Annexure

Encl : Annexure

Dated this 30th day of April 2022

Place: Mumbai



96800 012 90

ANNEXURE

FLOW OF TITLE OF THE SAID LAND

- I. As per the Property Register Card (PRC), Maharashtra Housing Board is shown as the owner of the larger plot of land bearing CTS No. 183 of village Magathane in the registration district and Sub District of Mumbai Suburban situate, Lying and being at Jai Maharashtra Nagar, Borivili (East), Mumbai- 400 066. Owner records not updated in the PRC for adjoining Plot bearing CTS No. 180, village Magathane.
- II. Large parts of the said plot bearing CTS No. 183 together with part of the plot bearing CTS No. 180 and adjoining plots thereto in village Magathane have been encroached and occupied by slums.
- III. Slum Dwellers/Occupants on the said plots and adjoining plots thereto have formed various societies and some of Societies/Slum Dwellers/Occupants have entered into Agreement/s with Separate Developers for Development of the respective portion/s of the larger plot occupied by them.
- IV. Various slum dwellers/occupants on a part of the said plot bearing CTS No. 183 and part of the adjoining plot bearing CTS No. 180 collectively formed a housing society under the name of the **Magathane Om Sai Co-Operative Housing Society Limited** which was is duly registered under the Maharashtra Co-Operative Societies Act, 1960 under



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	<p>registration no. B.O.S (W)R/H.S.G.T.C/9765/97-98. (the said society)</p> <p>V. Pursuant to discussions with the partners of M/s Veda Infra Projects, the said society entered into an Agreement titled as "Development Agreement" together with Power of Attorney, both dated 7th November 2018 with M/s Veda Infra Projects for proposed development of the said plot under rule 33 (10) of DCPR 2034 being the Slum Redevelopment Scheme.</p> <p>VI. Consequent to execution of the said Agreement dated 7th November 2018, Individual Consent Affidavits were submitted by 97 Eligible Occupants of the Magathane Om Sai Co-Operative Housing Society Ltd to the Slum Rehabilitation Authority in respect of consent for development of the said plot by Veda Infra Projects under the Slum Rehabilitation Scheme.</p> <p>VII. -In view of the said Agreement and based on the Individual Consent Affidavits, M/s Veda Infra projects submitted the relevant application to the Slum Rehabilitation Authority in respect of the proposed development of the said plot for the Magathane Om Sai Co-operative Housing Society Ltd.</p> <p>VIII. Vide Letter Ref No: SRA/BD/OW/25626/RC dated 3rd December 2020 the Slum Rehabilitation Authority accepted the proposal of M/s Veda Infra Projects for proposed Slum Rehabilitation Scheme for the</p>
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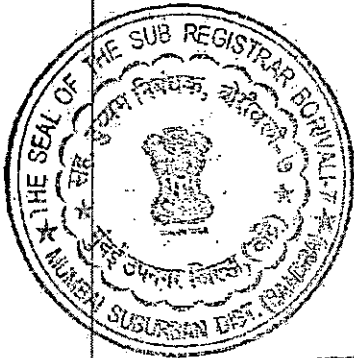
Magathane Om Sai CHS Ltd. on the said plot

IX. The Dy. Collector and Competent Authority issued the Annexure II dated 12th May 2021 together with Supplementary Annexures thereto certifying the list of eligible Occupants who had been issued the Photo Pass as per relevant census/occupied the slums prior to 1995/2000 being the cut off date for eligibility to get permanent alternate accommodation under the SRA Scheme.

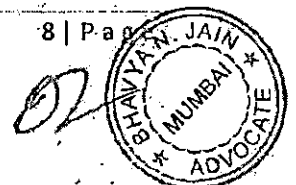
X. Vide Gazette Notification Ref No: SRA/ENG/Magathane Om Sai/2021/24833 dated 7th July 2021 issued by the Slum Rehabilitation Authority, the said SRA has notified the said plot of area admeasuring 3033 sq. meters as a "Slum Rehabilitation Area" under Section 3C(1) of the Maharashtra Slum Area (Improvement, Clearance and Redevelopment) Act 1971.

XI. The Slum Rehabilitation Authority issued its Letter of Intent ref no. SRA/ENG/MHL/0001/20201203/RC/ML/LOI Dated 21st March 2022 in favour of Veda Infra Projects for Development of the said plot for the Magathane Om Sai CHS Ltd. under 33 (10) of DCPR 2034 for a total certified plot area of 2993.97 sq. meters. On the specific terms and conditions as stated in the said LOI.

XII. The Slum Rehabilitation Authority issued its **Intimation of Approval (IOA)** dated 30th March 2022, Ref No: R-C/MHL &

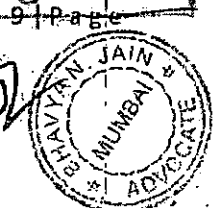


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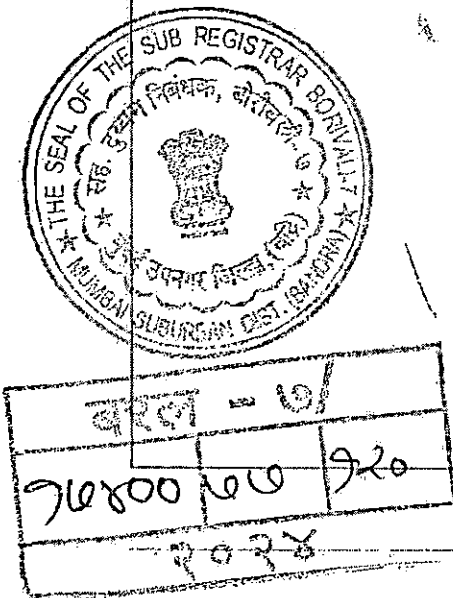


	<p>STGL/0001/20201203/AP/C for the Composite Building proposed to be constructed on the said plot in favour of Veda Infra Projects.</p> <p>XIII. The Layout Plan containing the Plot Area Calculation, Block Plan, Location Plan, BUA Statement, Tenement Statement and Car Parking Statement and the Block Plans as per the Intimation of Approval for the said project have been sanctioned by the Slum rehabilitation Authority on 30th March 2022.</p> <p>XIV. The Slum Rehabilitation Authority issued the Commencement Certificate dated 31st March 2022, Ref No: R-C/MHL & STGL/0001/20201203/AP/C for the Plinth Level of the Composite Building in favour of Veda Infra Projects.</p> <p>XV. In terms of clauses I to XIV hereinabove, M/s Veda Infra Projects is authorized to develop the Plot bearing CTS No. 183 (part) and 180 (Part), Village Magathane measuring 2993.97 sq. meters for the Magathane Ori Sai Co-operative Housing Society Limited under Rule 33 (10) of the DCPR 2034 under terms and conditions as stated in the Letter of Intent dated 21st March 2022 and are authorized to sell the balance sale component in the open market.</p> <p>XVI. M/s Veda Infra Projects being a partnership firm originally constituted by Mr. Hemubhai Vaghela and Mr.</p>
--	--

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2022	19/
2022	19/



	<p>Prabhakar Mahabal Shetty vide Deed of Partnership dated 5th February 2019.</p> <p>XVII. Vide Deed of Reconstitution of Partnership Raghav Raj Builders and Developers LLP was inducted as a partner in the said firm alongwith the existing partners Mr. Mehul Hemubhai Vaghela and Mr. Prabhakar Mahabal Shetty.</p>
1. P R Card	<p>Property Card issued by the Municipal Corporation of Greater Mumbai bearing the name of Maharashtra Housing and Area Development Authority as the owner of the larger plot bearing CTS No.183, Village Magathane and bearing Mutation Entries showing rights of Bombay Electric Supply and Transport (BEST) as owner of parts of the said larger plot.</p> <p>Property Card issued by the Municipal Corporation for Plot bearing CTS No. 180, Village Magathane does not bear the name of the Owner of the said plot</p>
2. Mutation Entry	NA
3. Search Report	<p>Search Report dated 28.04.2022 for 30 years from 1993 to 2022 taken by Manoj U. Kunde, Search Clerk at the Offices of the Sub Registrars at Mumbai, Bandra, Goregaon and Borivili.</p> <p>The Search report contains various entries regarding Misc. Agreements executed between parties for development of parts of the said plot No's 183 and 180, Village Magathane. None of the entries pertain to the Magathane Om Sai Co-operative Housing Society Ltd.</p>



4. <u>Any other relevant title</u>	Public Notices issued in the 9 th April 2022 editions of the Free Press Journal and Navshakti Newspapers, inviting claims , if any , from members of the public in respect of the said property or any part thereof and any objections to the Redevelopment of the said property by Veda Indra Projects. No Claims received in response to the said notices.
5. <u>Litigations if any</u>	No Litigations relating to the Magathane Om Sai CHS Ltd or the said Development project undertaken by M/s Veda Infra Projects.

Dated this 30th day of April 2022

Place: Mumbai

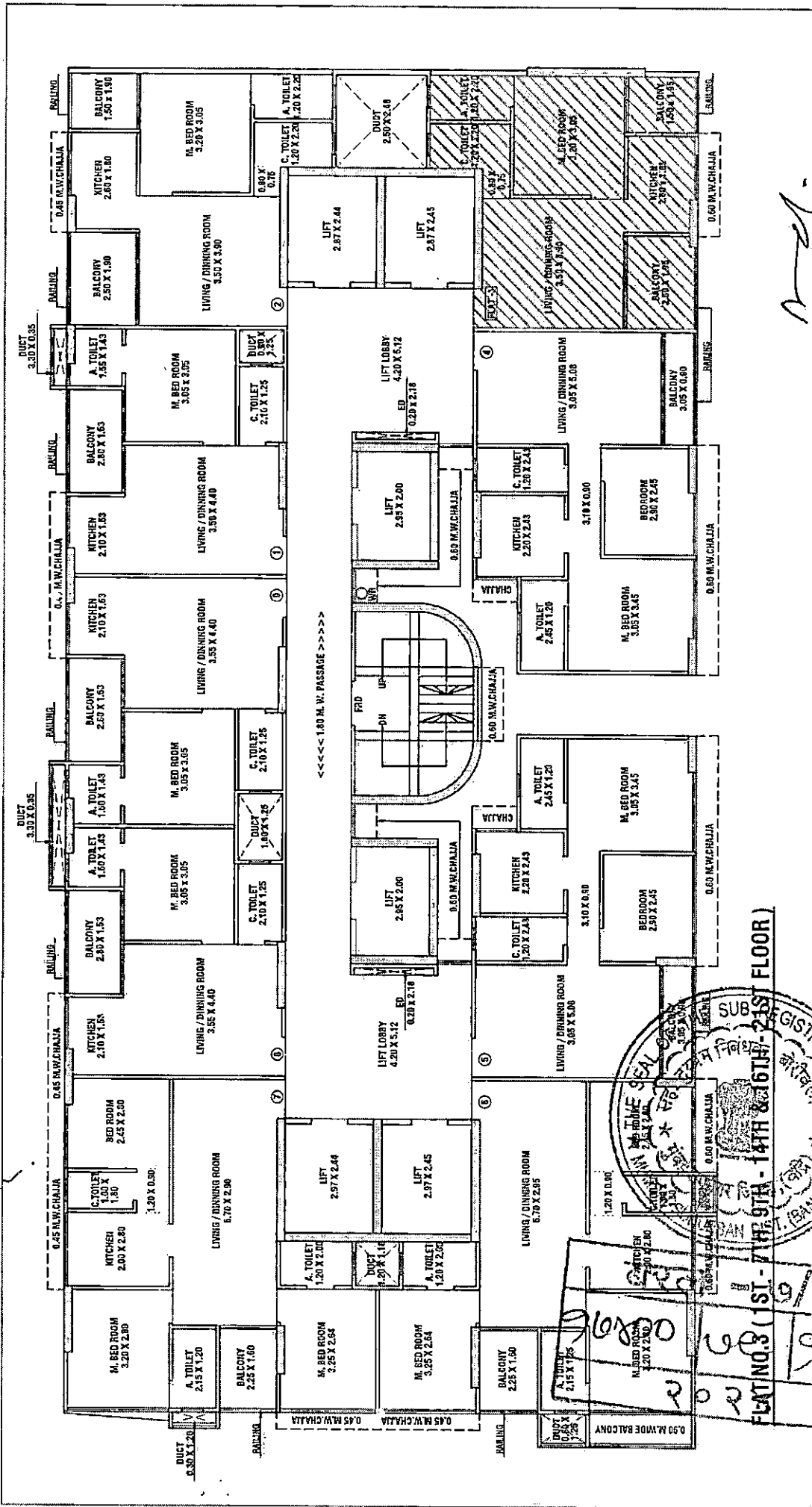
Yours Sincerely,


Bhavya N. Jain
Advocate



बुरल - ७/		
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Rajni

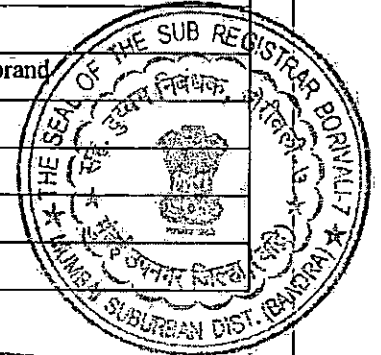


FLAT NO. 3 (1ST - 7TH, 9TH - 14TH & 16TH - 21ST FLOOR)

ANNEXURE '8'

AMENITIES IN THE APARTMENT

Sr. No.	Particulars
1.	Air Conditioner – 2 nos.
2.	Flat Screen Television – 40 to 43 inch
3.	Refrigerator – 2 door
4.	Tiles of reputed brand/ make in Living Room, Passage, Kitchen & Bedroom
5.	Vitrified or Ceramic tiles or anti-skid tiles in Bathroom
6.	CP fittings and sanitary fittings of reputed make
7.	Hot Water Geysers
8.	Well-designed Kitchen Platform
9.	Kitchen sink of reputed brand
10.	Kitchen Cabinetry – Modular Kitchen of reputed brand
11.	Chimney
12.	Hob burner
13.	False Ceiling – pop or gypsum
14.	Concealed type electrical work with switches of reputed brand
15.	LED Lighting
16.	Internal walls finished in plastic paint
17.	Main door – Laminated or polished melamine polish
18.	Water Purifier of reputed make



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२०२४		

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AGAPA4441R

नाम / Name
GUDHANSHU RAMAYTAR AGARWAL

पिता का नाम / Father's Name
RAMAYTAR TARACHAND AGARWAL

जन्म का तारीख / Date of Birth
15/02/1985

यह कार्ड आयकर विभाग द्वारा जारी किया गया है।

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAAFV35824

नाम / Name
VEDA INTRA PRODUCTS

निर्माण / Issue Date
02/03/2018



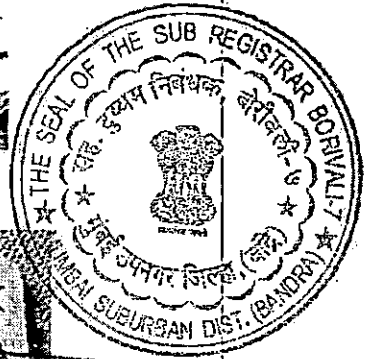
बरत - ७/		
१७४००	५	११०
२०२४		




भारत सरकार
Government of India
संतोष संजय सिंह
Santosh Sanjay Singh

 जन्म तारीख / DOB: 12/02/1978
 स्त्री / Female
6374 8170 0712


माझे आधार, माझी ओळख


भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India
 पत्ता 601, बिल्डिंग नो. ए/1, सराफ चौधरी नगर सीएचएस एलटीडी, ठाकूर कॉम्प्लेक्स, केंब्रिडज हाई शाळा जवळ, कान्दिवली ईस्ट, मुंबई, कान्दिवली ईस्ट, महाराष्ट्र, 400101
 Address: 601, Building No.A/1, Saraf Choudhari Nagar CHS Ltd, Thakur Complex, Near Cambridge High School, Kandivali East, Mumbai, Kandivali East, Maharashtra, 400101
6374 8170 0712
 1947 help@uidai.gov.in www.uidai.gov.in



आयकर विभाग
INCOME TAX DEPARTMENT
SANTOSH SINGH
KAMDHARI SINGH
12/02/1978
 Permanent Account Number
BQCPS9075E



१७	५००	५२	२०
२०२४			

Handwritten signature

भारत सरकार
Government of India

पृथ्वी संजय सिंह
Prithvi Sanjay Singh
जन्म तिथि / DOB: 26/02/2004
पुरुष / Male

2168 7433 2066

मेरा आधार मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

AADHAAR

पता: 601, बिल्डिंग नो.ए/1 सराफ चौधरी नगर सोपवएस एलटीडी,
अनल कॉम्प्लेक्स, केंब्रिडज हाइ स्कूल जवक, कांदिवली ईस्ट,
मुंबई, महाराष्ट्र, 400101

Address: 601, Building No.A/1 Saraf
Choudhari Nagar CHS Ltd, Thakur Complex,
Near Cambridge High School, Kandivali
East, Mumbai, Maharashtra, 400101

2168 7433 2066

1947 help@uidai.gov.in www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
PJIPS0788B

नाम / Name: PRITHVI SANJAY SINGH
पिता का नाम / Father's Name: SANJAY SINGH
जन्म तिथि / Date of Birth: 26/02/2004

10032052



वसति - 9/		
76800	L3	Prithvi Singh
२०२४		

हमीपत्र

आम्ही,

1) लिहून देणार

वेदा इन्फ्रा प्रोजेक्शन् चे भागीदार
शुधांशु रामावतार अश्रवाल तर्फे
मुख्यातार व विक्रमातार मळगाहे
संतोज संजय सिंह
पुष्पी संजय सिंह

2) लिहून घेणार

वेरिवली-७

या हमीपत्राद्वारे सह दुर्यम निबंधक कर्तव्य क्र. ... यांना हमी देतो की, सदर दस्तामधये नमूद भिडकलीसोबत कोणतेही वाहनतळ (car parking) याची विक्री, हस्तांतरण होत नाही.

दिनांक:- 21/08/2024

ठिकाण:- मुंबई

रही.

1) लिहून देणार

2) लिहून घेणार



वरस - ७/		
१५४००	८४	१५०
२०२४		

घोषणापत्र

मी ... शिवकुमार मल्हार

याद्वारे घोषित करतो की, दुय्यम निबंधक ... कोरिवली ... ७

कार्यालयात ... करारनामा

दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. सुधाशु. शंसाव. ११३. उगासवाल

व इ. यांनी दि. ०१/१२/२०२२

रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या

आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुली जबाब

दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले

नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही

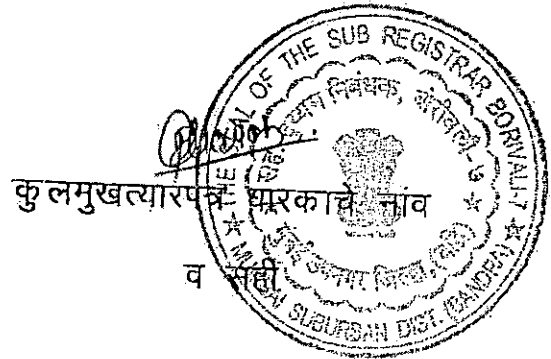
किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द बातल ठरलेले नाही. सदरचे

कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.

सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२

अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक : 21/08/2024



वरल - ७/		
१०४००	५	२०
२०२४		

512/14266

पावती

Original/Duplicate

Thursday, December 01, 2022

नोंदणी क्र.: 39म

10:41 AM

Regn.: 39M

पावती क्र.: 14588 दिनांक: 01/12/2022

गावाचे नाव: बांद्रा

दस्तऐवजाचा अनुक्रमांक: बदर16-14266-2022

दस्तऐवजाचा प्रकार : स्पेशल पॉवर ऑफ अटॉर्नी

सादर करणाऱ्याचे नाव: मेसर्स वेदा इन्फ्रा प्रोजेक्ट चे भागीदार सुधांशु रामावतार अग्रवाल

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठांची संख्या: 25

एकूण:

रु. 600.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे
10:58 AM ह्या वेळेस मिळेल.

बाजार मूल्य: रु.0/-

मोबदला रु.0.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह. दु. नि. का. अंधेरी-5
सह. दु. नि. का. अंधेरी क्र. 4
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: रु.500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0112202201454 दिनांक: 01/12/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011474875202223E दिनांक: 01/12/2022

बँकेचे नाव व पत्ता:

registered original document

Delivery 11/12/2022

[Handwritten Signature]

CPMDENZaQA



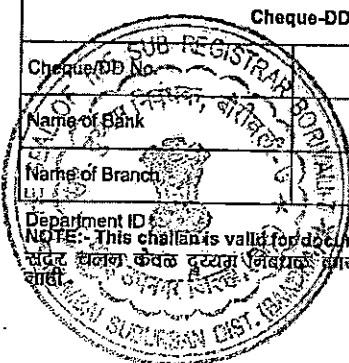
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१०४००	LE	३०
२०२४		



CHALLAN
MTR Form Number-6



GRN	MH011474875202223E	BARCODE	[Barcode]				Date	30/11/2022-19:48:06	Form ID	48(f)									
Department	Inspector General Of Registration					Payer Details													
Stamp Duty	Registration Fee					TAX ID / TAN (If Any)													
Type of Payment						PAN No.(If Applicable)													
Office Name	BDR16_JT SUB REGISTRAR ANDHERI 5					Full Name	VEDA INFRA PROJECTS												
Location	MUMBAI					Flat/Block No.													
Year	2022-2023 One Time					Premises/Building													
Account Head Details			Amount In Rs.		Road/Street														
0030045501	Stamp Duty		500.00		Area/Locality														
0030063301	Registration Fee		100.00		Town/City/District														
					PIN	4	0	0	0	5	1								
					Remarks (If Any)														
					SecondPartyName=RAJKUMAR C PAL AND OTHERS-														
					<table border="1" style="width:100%; text-align:center;"> <tr> <td colspan="3">बदर-१६ IV</td> </tr> <tr> <td>Amount In</td> <td>Six Hundred Rupees Only</td> <td></td> </tr> <tr> <td>Words</td> <td>१४२६६</td> <td>१ ३५</td> </tr> </table>						बदर-१६ IV			Amount In	Six Hundred Rupees Only		Words	१४२६६	१ ३५
बदर-१६ IV																			
Amount In	Six Hundred Rupees Only																		
Words	१४२६६	१ ३५																	
Total			600.00																
Payment Details					FOR USE IN RECEIVING BANK														
PUNJAB NATIONAL BANK					Bank CIN	Ref. No.	030067202213201627	409151675											
Cheque-DD Details					Bank Date	RBI Date	30/11/2022-19:48:45	Not Verified with RBI											
Name of Bank					Bank-Branch		PUNJAB NATIONAL BANK												
Name of Branch					Scroll No. , Date		Not Verified with Scroll												



NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000

सदर चलन केवल दस्तावेज निलंबन कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

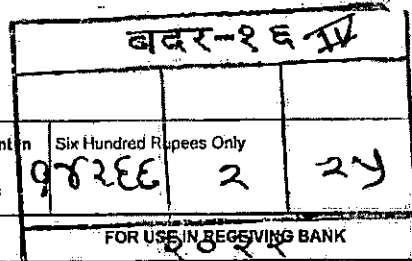
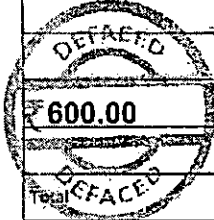
बदल ७		
१४२६६	३५	१२०
२०२४		



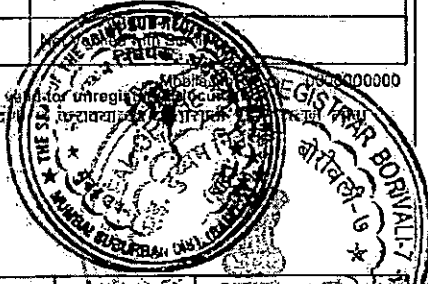
CHALLAN
MTR Form Number-6



GRN	MH011474875202223E	BARCODE	[Barcode]				Date	30/11/2022-19:48:06	Form ID	48(I)
Department					Inspector General Of Registration					
Type of Payment					Stamp Duty					
Registration Fee					Payer Details					
Office Name					BDR16_JT SUB REGISTRAR ANDHERI 5					
Location					MUMBAI					
Year					2022-2023 One Time					
Account Head Details					Amount In Rs.					
0030045501 Stamp Duty					500.00					
0030063301 Registration Fee					100.00					
Total					600.00					
Payment Details					PUNJAB NATIONAL BANK					
Cheque/DD Details					FOR USE IN RECEIVING BANK					
Bank CIN					03006172022113001627 409151675					
Bank Date					30/11/2022-19:48:45					
RBI Date					Not Verified with RBI					
Name of Bank					PUNJAB NATIONAL BANK					
Name of Branch					Scroll No. , Date					



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
सदर नदाल कयल दुसयन निसरक कारालयल नोदणी करतवयच्या दस्ताराती लागू आहे. नोदणी करतवयच्या दस्ताराती लागू आहे.



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-512-14266	0005675229202223	01/12/2022-10:40:56	IGR553	100.00
2	(IS)-512-14266	0005675229202223	01/12/2022-10:40:56	IGR553	500.00
Total Defacement Amount					600.00

Print Date 01-12-2022 10:41:24

90800 U 20

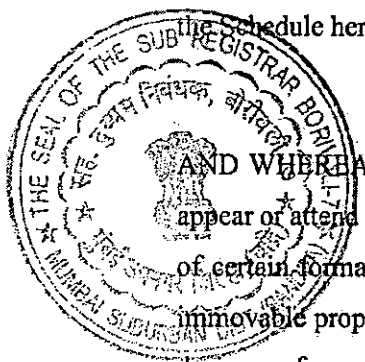
2028

बदर-१ ए. IV		
982EE	3	24
SHAL COME		

SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME
 We, M/S VEDA INFRA PROJECTS, a partnership firm registered under the Indian Partnership Act 1932 and carrying on its business at 2774/ Building No. 63, Near Agarwal Hospital, Opp. MIG Ground, Gandhi Nagar, Bandra (East), Mumbai 400 051, through its Partner, Shri. Sudhanshu Agarwal, hereinafter referred to as the "Developers" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its present and future Partners, Designated Partners, their successor and assigns),
SEND GREETINGS.

WHEREAS we are the **Developers** and in possession, occupation of various properties in Maharashtra hereinafter referred to as the said "**Property/ies**"; more particularly described in the schedule hereunder written.



AND WHEREAS due to our personal inconvenience we are not able to appear or attend or present ourselves and take active part whenever required of certain formalities in respect of Stamp Duty and Registration and Regular immovable property more particularly referred in the schedule hereunder written. We hereby desirous of nominating, constituting and appointing some fit and proper persons to act as our attorney to admit execution and register the Documents in the manner following.

बदर-१ ए. IV		
90800	८८	१२०
2018		

NOW KNOW ALL AND THESE PRESENTS WITNESS THAT WE M/S VEDA INFRA PROJECTS, do hereby nominate, constitute and appoint (1) MR. MANISH GOPAL SHARMA, age 34 years, Indian Inhabitant, Residing at A-614, Shivkokan Ekyawardhak SRA CHS Building No. 1, Janu Bhoje Nagar, Off. WEH, Malad East, Mumbai-400 097

(Signatures of the partners of M/S VEDA INFRA PROJECTS)



(2) **MR. RAVIKUMAR MALLAH**, age 28 years, Indian Inhabitant, residing at 12/180 Bharat Nagar, (Near) Valmiki Nagar, Bandra (East), Mumbai 400 051,

(3) **MR. RISHABH ARUN GOYAL**, age 22 years, Indian Inhabitant Residing at 23 Hindavan Banglows Part 3, Near Zebar School for Children, Thaltej Shilaj Road, Ahmedabad - 380059 and (4) **MR. AKASH PRAKASH BHATIA**, age 40 years, Indian Inhabitant, residing at Room No. 2, A Wing, Parekh Nagar, Surya CHS, Vaishetpada-2, Near Triveni Nagar, Kurar Village, Malad (E), Mumbai 400 097 whose Photograph/s and Signature/s for the purpose of identification are affixed hereto be our true and lawful attorney to act **INDIVIDUALLY OR JOINTLY** for ourselves, in our names and for and on our behalf to do all acts, deeds, matters and things of or relating and pertaining to the said property for the limited purpose as follows:

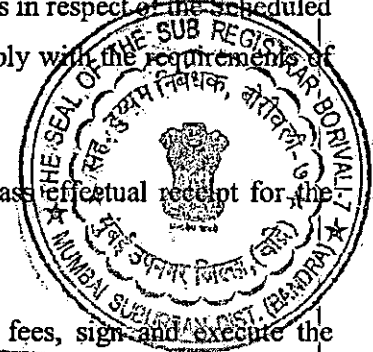
बदर-१६		
1.	To present Sale Agreement in respect of the Scheduled Property, required to be registered executed by us, in the office of the sub Registrar of Assurances at Mumbai City and Mumbai Suburban for registration in compliance with requirements of the Indian Registration Act, 1908.	१४२६६
२०२२		

1. To present Sale Agreement in respect of the Scheduled Property, required to be registered executed by us, in the office of the sub Registrar of Assurances at Mumbai City and Mumbai Suburban for registration in compliance with requirements of the Indian Registration Act, 1908.

2. To admit execution signed by us all the Deeds, Agreements in respect of the Scheduled property and furnish all the required particulars and comply with the requirements of the Indian Registration Act, 1908.

3. To receive the Documents lodged for registration and pass effectual receipt for the same.

4. To register Undertakings, pay the requisite registration fees, sign and execute the required registration forms and applications for and on our behalf.



बदर - ७/		
१४२००	६०	१२०
२०२२		

AND GENERALLY to do all acts, Deeds, matters and things as may become or required under the Indian Registration Act, 1908 and during the law or legislation to present the said Deeds and Agreements executed by us for registration, to admit execution and to receive such documents duly registered after complying with all the requirements.

And we **M/S. VEDA INFRA PROJECTS** do hereby agree to ratify and confirm whatever our said constituted Attorney shall do or cause to be done by virtue of these presents.

Signature

Signature

Signature

Signature

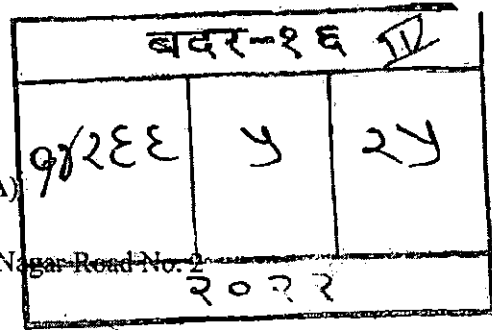
Signature

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO



All that piece and parcel of land bearing C.T.S. No. 180 (Part) and 183 (Part) measuring 2993.97 sq. mtrs. or thereabouts located at Village Magathane, Jai Maharashtra Nagar, Borivali (East), Mumbai 400 066, Taluka Borivali, within registration district and sub district of Mumbai Suburban and bounded as follows:

- On or towards the North by : Playground
 On or towards the South by : C.T.S. No. 179
 On or towards the East by : C.T.S. No. 183(A)
 On or towards the West by : Jai Maharashtra Nagar Road No. 2



IN WITNESS WHEREOF we have hereunto subscribed our hand and seal this day of

01 of this month of Dec 2022.

SIGNED AND SEALED by the]

COMMON SEAL and SIGN OF]

Withinnamed "DEVELOPERS"]

For Veda Infra Projects

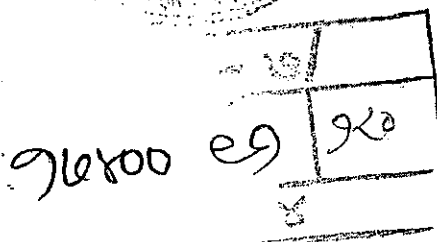
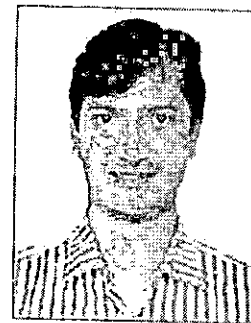
M/S VEDA INFRA PROJECTS

Through its Partner

SUDHANSHU RAMAVTAR AGARWAL

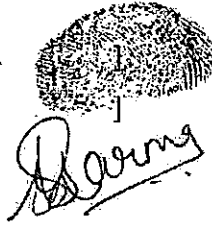
Partner

(Handwritten Signature)

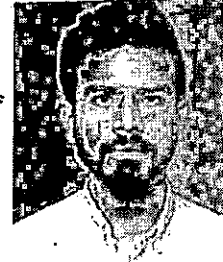
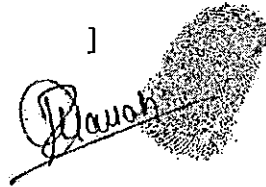


१०२-१६१०		
Photographs and Signature of the]	
१०२६६ ६६ २५]	
Within named Attorney/s]	
For the purpose of identification]	
१०२६६		

1. MR. MANISH GOPAL SHARMA



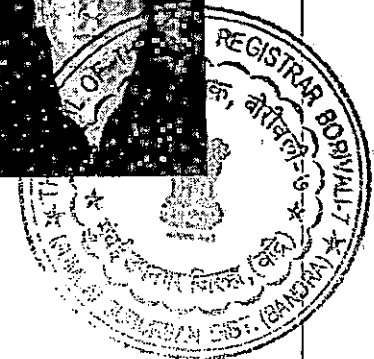
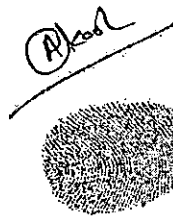
2. MR. RAVIKUMAR MALLAH



3. MR. RISHABH ARUN GOYAL



AKASH PRAKASH BHATIA



Witnesses:

1. Mangesh Bhosale

2. Tushar Kishoregale

१०२-१६/	
१०४०० ६२ १०	
१०४४	



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AARFV3592M



नाम / Name
VEDA INFRA PROJECTS

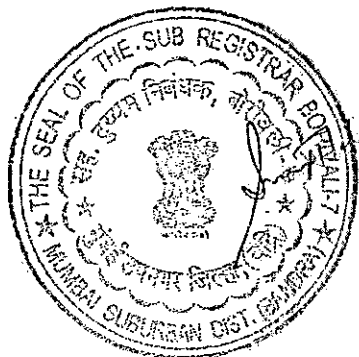
10022019

नियमन / गठन की तारीख
Date of Incorporation / Formation
06/02/2019

बदर-१६IV		
982EE	6	24
२०२२		

यदि कार्ड खोया/पता पर डुबका सूचित करें/कीटार:
आयकर विभाग, 4th फ्लोर, मास्टर स्ट्रीटिंग,
प्लॉट नं. 441, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़र डीप बंगलो चोक,
मुंबई - 411 016

If this card is lost / someone's lost card is found,
Please inform / return to
Income Tax PAN Services Unit, NSDL,
4th Floor, Master Streeting,
Plot No. 441, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Mumbai - 411 016
Tel: 91-20-2721 8000 Fax: 91-20-2721 8081
e-mail: income@nsdl.co.in



बदल - ७/		
96800	23	920
२०२४		



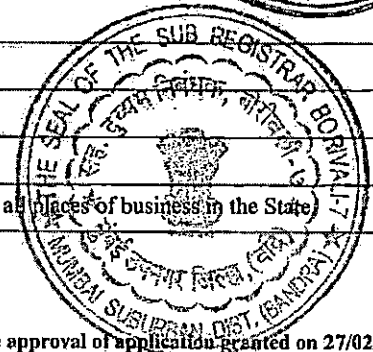
Government of India
Form GST REG-06
[See Rule 10(1)]

Registration Certificate

Registration Number : 27AARFV3592M1Z6

बदर-१६ IV		
982EE	C	24
२०२२		

1.	Legal Name	VEDA INFRA PROJECTS			
2.	Trade Name, if any	VEDA INFRA PROJECTS			
3.	Constitution of Business	Partnership			
4.	Address of Principal Place of Business	2774/ Building no. 63, Near Agarwal Hospital, Opp. MIG Ground, Gandhi Nagar, Bandra East, Mumbai Suburban, Maharashtra, 400051			
5.	Date of Liability				
6.	Period of Validity	From	27/02/2019	To	NA
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority	Maharashtra			
Signature		Validity unknown Digitally signed by 27AARFV3592M1Z6 GOODS AND SERVICES TAX NETWORK(2) Date: 2019.02.27 12:00:20 IST			
Name		Sanjay Gadhari			
Designation		STATE TAX OFFICER			
Jurisdictional Office		MUMBAI NODAL DIVISION-3			
9. Date of issue of Certificate		27/02/2019			
Note: The registration certificate is required to be prominently displayed at all places of business in the State					



This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 27/02/2019 by the jurisdictional authority.

Sanjay Gadhari

बदर - ७/		
26800	EX	920
२०२४		



सत्यमेव जयते

Annexure A

GSTIN 27AARFV3592M1Z6
 Legal Name VEDA INFRA PROJECTS
 Trade Name, if any VEDA INFRA PROJECTS

Details of Additional Places of Business

Total Number of Additional Places of Business in the State 0



70800	24	28
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बदर-१६ IV

982EE	e	24
2022		







Annexure B

GSTIN 27AARFV3592M1Z6
Legal Name VEDA INFRA PROJECTS
Trade Name, if any VEDA INFRA PROJECTS

Details of Managing / Authorized Partners

1		Name	PRABHAKAR SHETTY
		Designation/Status	PARTNER
		Resident of State	Maharashtra
2		Name	MEHUL HEMUBHAI VAGHELA
		Designation/Status	PARTNER
		Resident of State	Maharashtra

Handwritten signature

बदर-१ व IV		
982EE	90	24
2022		



- 6/		
76800	02	920
2022		

VEDA INFRA PROJECTS

22 November 2022

RESOLUTION & AUTHORITY LETTER

In the meeting of the Partners of M/S. VEDA INFRA PROJECTS held on 22 November 2022 at 3.00 p.m., the following was decided:

- To authorise Mr. Sudhanshu Agarwal to sign & execute agreements, documents on behalf of M/S. VEDA INFRA PROJECTS in relation to sale of flats in project name "RAGHAV PARADISE"
- To authorize Mr. Sudhanshu Agarwal to sign, register agreements on behalf of M/S. VEDA INFRA PROJECTS.
- To grant Special Power of Attorney for registration of Agreements, Deeds in respect of flats in "RAGHAV PARADISE" in favour of:

1. Mr. Manish Gopal Sharma
2. Mr. Ravikumar Mallah
3. Mr. Rishabh Arun Goyal
4. Mr. Akash Bhatia

बदर-१६ IV		
982EE	99	24
२०२२		

To authorize Mr. Sudhanshu Ramavtar Agarwal to sign, register Special Power of Attorney in favour of (1) Mr. Manish Gopal Sharma (2) Mr. Ravikumar Mallah (3) Mr. Rishabh Arun Goyal and (4) Mr. Akash Bhatia on behalf of M/S. VEDA INFRA PROJECTS



बदर -	Mehul Vaghela
90800	Partner
20	920
२०२२	

Prabhakar Shetty
Partner

नमुना - "ग" Form "G"
(नियम ९ पहा) (See rule 9)

सूचना दिल्याबाबत पावती INTIMATION RECEIPT

अर्जदाराने नमुना "फ" द्वारे व्यवसाय सुरु केल्याबाबतची सूचना श्याची नमूद केलेल्या नपशीतानत या कार्यालयाने दिलेली आहे. त्याचा नपशीत पुढीलप्रमाणे :-

The applicant has intimated the following details for having commenced the Business in Form "F" to this office. The details thereof are as follows:-

Maharashtra Shops & Establishment (Regulation of Employment and Condition of Service) Act, 2017
महाराष्ट्र दुकाने व आस्थापना (नोकरीचे व सेवाशर्तीचे विनियमन) अधिनियम, २०१७

१. अर्जाचा आयडी क्रमांक (सूचनापत्राचा)

1. Application Id Number

890168696 / IIE Ward / COMMERCIAL II

२. आस्थापनेचे नाव

2. Name of the Establishment

VEDA INFRA PROJECTS

३. कामगारांची एकूण संख्या

3. Total No. Of Workers

Male Female
00009 00000

४. मालकाचे नाव

4. Name of the Employer

MR. MEHUL HEPUBHAI VAGHELA | MR. PRAHAKAR MAHAJANA
SHETTY |

बाबर-१६ IV		
५४२६६	१२	२५
२०२२		

५. आस्थापनेच्या टपालाचा पत्ता

5. Postal Address of the Establishment

63/2774, BANDRA ROSEWOOD CHS, GANDHI NAGAR, NEAR SAMAJ
MANDIR HALL, BANDRA EAST, MUMBAI, 400051,

६. सदरची पावती ही केवळ अर्जदाराने त्याचा व्यवसाय सुरु केल्याबद्दल कार्यालयास पाठविलेल्या सूचनापत्राच्या पावती असून व्यवसाय अथवा व्यवसायाची जागा अस्तित्वात असल्याबद्दलचा पुरावा नाही. व्यवसायास सुरु करण्यासाठी आवश्यक असणारी संबंधित सक्षम प्राधिकारी यांच्याकडील पूर्व / पश्चात पावती मिळविणे ही जबाबदारी मालकाची राहिली. परवाना धारण करण्याची सर्वस्वी जबाबदारी मालकाची राहिली.

6. This is just an acknowledgement of the intimation application and not a proof of existence of the business and the place of business as mention in the intimation application. It shall be the responsibility of the employer to obtain the entire prior and post permission, permit, mandatory for the conduct of the said business and for the place of business from the concerned authority.

७. व्यवसायाचे स्वरूप (व्यवसायाची सविस्तर माहिती द्यावी)

7. Nature of Business

DEVELOPERS & CONTRACTORS

८. पूर्वीचा नोंदणी प्रमाणपत्राचा क्रमांक व दिनांक, लागू असल्यास

8. Old Registration No. And Date, if applicable

/ / / 00.00.0000

दिनांक

Date : 28.02.2019

ठिकाण

Place : Mumbai

कार्यालयाचा पत्ता

Office Address :

Office of the Chief Facilitator,
Hawkers Plaza Building,
5th Floor, Senapati Bapat Marg,
Dadar, Mumbai - 400028

१०५००	१२०
२०२४	

टीप : सदरची पावती संगणकीय प्रणालीद्वारे तयार करण्यात आलेली असल्याने त्यावर स्वाक्षरीची आवश्यकता नाही.
Note : This is an electronically generated receipt, hence does not required signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



रवारी सेवा संख्या कोड
Personal Account Number Code

AGAPA4441R

नाम / Name
BUDHANSHU RAMAVTAR AGARWAL

पिता का नाम / Father's Name
RAMAVTAR TARACHAND AGARWAL

व्यक्ति का दिनांक
15/02/1985

[Handwritten Signature]



[Handwritten Signature]

बदर-१६ <i>[Handwritten]</i>		
१४३३६	९३	२५
२०२२		



बदल - ७/		
१०४००	९९	१२०
२०२४		





Enrollment No.: 10881668401263

To
 Bayaneshwari Ramkrishna Agarwal
 10/11, Sector 4, Andheri
 400 052, Mumbai
 Maharashtra - 400 052
 98 08322189

आपका आधार क्रमांक / Your Aadhaar No.:

9589 8501 2427

मेरा आधार, मेरी पहचान



मेरा आधार, मेरी पहचान

Signature

बदर-१६		
982EE	98	29
२०२२		

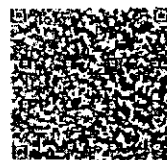


बदर - ७/		
96800	900	920
२०२४		

भारतीय विभिन्न महत्त्वान प्राधिकरण
 GOVERNMENT OF INDIA



वर्तमान नामान
 Manish Gopal Sharma
 जन्म-नाम (DOB) 24/05/1988
 लिंग: MALE



6211 4724 6064

1947
 1988 206 1947

माझे अधिकार: माझी अधिकार

Doc No. 1847
 (Golan: 888 88)

बदल-१६ IV

982EE	9Y	2Y
2022		



भारत सरकार

Address:
 S/O Gopal Sharma A 614 Shivkoti
 Ekyawardhak SFA CHS Building No
 1 Janu Dhoye Nagar, Oil Western
 Express Highway, Near Shantaram
 Talav, Matao East, Mumbai Mumbai
 Suburban
 Maharashtra 400097

पत्नी.
 S/O गोपाल शर्मा P 6
 एकात्मिक पराशर
 नं. 1 जीव धोये नगर
 पश्चिम पट्टे प्रमाणित महामार्ग जवळ
 माताओ ईस्ट मुंबई मुंबई उपनगर,
 महाराष्ट्र 400097

6211 4724 6064



Sharma



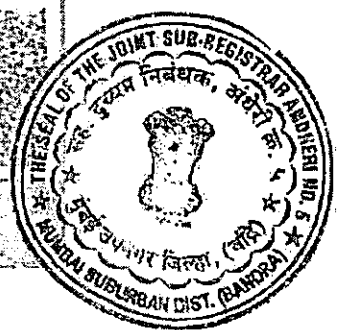
आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

आयकर खाते क्रमांक
 Permanent Account Number
CLPSS378H

नाम (Name):
MANISH GOPAL SHARMA

वैवाहिक नाम (Married Name):
GOPAL BANWARI SHARMA

जन्म दिनांक (Date of Birth):
 24/05/1988



92800 909 920



भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1216/00116/01262

To,
रविकुमार दयानंद मल्लाह
Ravikumar Dayanand Mallah
S/O Dayanand Mallah
12/180 Bharat Nagar, Near Valmiki Nagar
Bandra(East) S.O
Mumbai
Maharashtra 400051
9029014950

Ref: 67 / 01C / 133487 / 133665 / P



UE114178672IN

बदर-१६ IV		
१४२६६	१००	२५
२०२२		

आपला आधार क्रमांक / Your Aadhaar No. :

3267 5957 6070

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



रविकुमार दयानंद मल्लाह
Ravikumar Dayanand Mallah
वडील दयानंद रामजी मल्लाह
Father : Dayanand Ramji
Mallah
जन्म वर्ष / Year of Birth : 199०
पुरुष / Male

3267 5957 6070

आधार - सामान्य माणसाचा अधिकार

Handwritten Signature



बदर - १०		
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२०२४		



भारत सरकार
Unique Identification Authority of India
Government of India

आधार नमूना क्रमांक / Enrollment No: 1218/81215/00168

To,
 आकाश प्रकाश भाटिया
 Akash Prakash Bhatia
 ROOM-2A, WING, PAREKH NAGAR
 VAISHET PADA-2
 NEAR TRIVENI NAGAR KURAR VILL
 Malad East
 Malad East Mumbai Mumbai
 Maharashtra 400097
 9892196922

REG: G / 16A / 15140 / 15960 / P



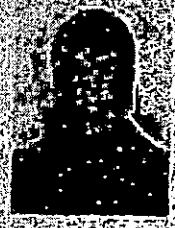
5H0737996040F

बदर-२६		
१४२६६	१८	२५
२०२२		

आपला आधार क्रमांक // Your Aadhaar No.

6287 2355 0803

आधार - सामान्य माणसाचा अधिकार



भारत सरकार

आकाश प्रकाश भाटिया
 Akash Prakash Bhatia
 जन्म वर्ष / Year of Birth: 1982
 राज्य / State

6287 2355 0803

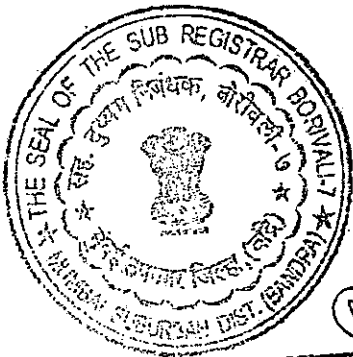
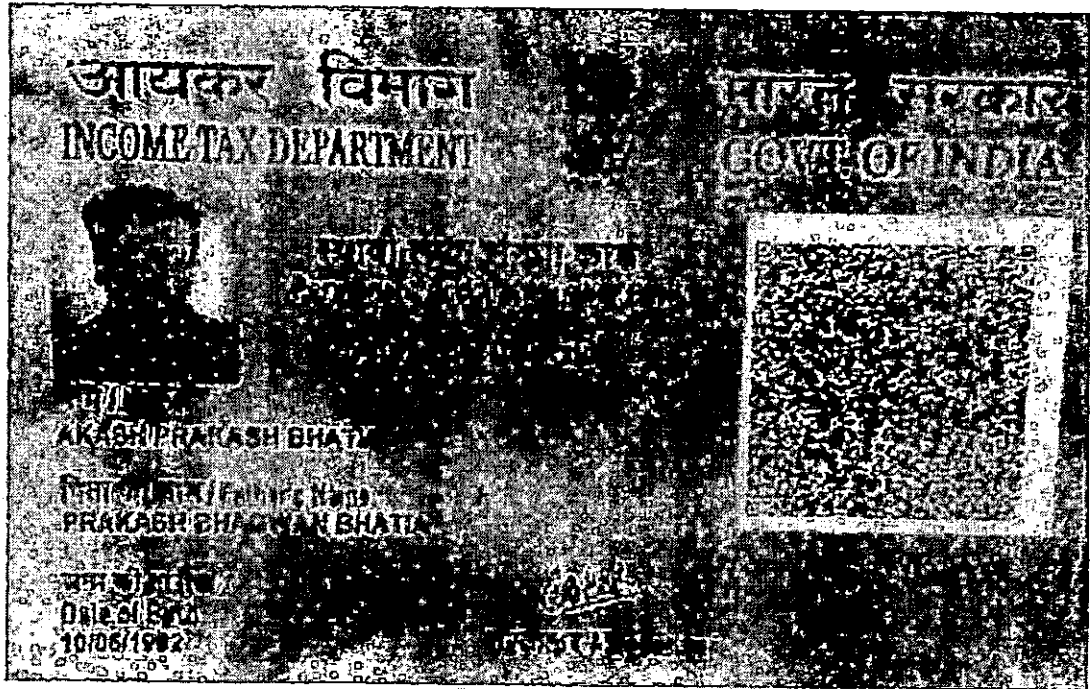


Akash

आधार - सामान्य माणसाचा अधिकार


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बकर-१६ IV		
98788	9e	2y
२०२२		



बकर - 19/		
96800	90y	92a
०२४		

भारत सरकार
Government of India



गोयल रिषभ
Goyal Rishabh
जन्म तारीख / DOB : 29/01/2000
पुरुष / Male

3492 5594 0849

आधार - सामान्य मासिक अधिकार

बरत - १६ IV		
98288	20	24
२०२४		

भारत की एकमात्र पहचान प्राधिकरण
Unique Identification Authority of India

आधार

संस्था S/O ५२४/२३ गोलवन्दी
सम्राज्ञी बुडोव्स थाली, ठाली
महाराष्ट्र, अहमदाबाद - ३८००५३

Address: S/O Anil, 23, vridavan-3, opp
samrajya budows, thale, Thale,
Ahmedabad, The Gujarat, 380053

3492 5594 0849

1947
1970 200 1947

www.uidai.gov.in

Rishabh




बरत - ७/		
90800	908	920
२०२४		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
GUZPG7995P



नाम / Name
RISHASH ARUN GOYAL

पिता का नाम / Father's Name
ARUNKUMAR GOYAL

जन्म की तिथि /
Date of Birth
29/01/2000

22122010

Rishash

बदर-१६ IV		
9828E	29	24
२०२२		



बदर - १७		
910800	900	920
२०२४		

DL No MH47 20170001125 DOI: 05-01-2017
 Valid Till: 04-01-2037 (NT)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA -

COV: DOI
 LMV: 05-01-2017
 MCWG: 05-01-2017

DOB: 29-12-1984 BG

Name: TUSHAR KSHIRSAGAR
 S/DW of ASHOK KSHIRSAGAR
 Add 38278 RAJMALA CHS SECTOR 3
 CHARKOPR KANDIVALI W MUMBAI

PIN: 400087
 Signature & ID of Issuing Authority: MH47 20173

Signature/Thumb Impression of Holder

बदर-१६

982EE	22	24
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2022

DL No MH04 20120035829 DOI: 06-08-2012
 Valid Till: 05-08-2032 (NT)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA -

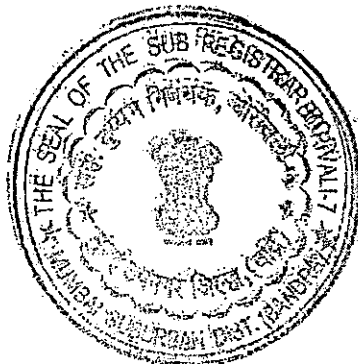
COV: DOI
 MCWG: 06-08-2012
 LMV-TR: 06-08-2012

DOB: 19-07-1988 BG

Name: MANGESH BHOSALE
 S/DW of JAYWANT BHOSALE
 Add C 411, VAIBHAV COMPLEX GEETA NGR
 PHASE 3, MIRA BHAYANDER RD, MIRA RD
 (E), DIST THANE

PIN: 401107
 Signature & ID of Issuing Authority: MH04 2016530C

Signature/Thumb Impression of Holder



बदर - 19

90800	90L	920
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2024

512/14266

गुरुवार, 01 डिसेंबर 2022 10:41 म.पू.

दस्त गोपदारा भाग-1

बदर 16

दस्त क्रमांक: 14266/2022

दस्त क्रमांक: बदर 16 /14266/2022

वाजार मूल्य: रु. 00/-

नोवदना: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. मह. दु. नि. बदर 16 यांचे कार्यालयात

अ. क्र. 14266 वर दि. 01-12-2022

गेजी 10:37 म.पू. वा. हजर केला.

पावती: 14588

पावती दिनांक: 01/12/2022

सादरकरणाराचे नाव: मेमर्स वेदा इन्फ्रा प्रोजेक्ट चे भागीदार सुधांशु रामावतार अगरवाल

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठांची संख्या: 25

एकूण: 600.00

दस्त हजर करणाऱ्याची मही:

सद. नुव्याम निबंधक, अक्षरी क्र. ५

मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: स्पेशल पॉवर ऑफ अॅटर्नी

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्रा क्र. 1 01 / 12 / 2022 10 : 37 : 08 AM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 01 / 12 / 2022 10 : 38 : 06 AM ची वेळ: (फी)

सद. नुव्याम निबंधक, अक्षरी क्र. ५

मुंबई उपनगर जिल्हा



प्रतिज्ञापत्र	
सदर दस्तऐवज हा गोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील मजदूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीयारक जे संपूर्णणे जबाबदार राहतील	
लिहून देणारा (दिनांकासहीत स्वाक्षरी)	लिहून घेणारे (दिनांकासहीत स्वाक्षरी)

98x00 90e 920


<http://10.10.246.39/MarathiReports/HTMLreports/htmldastGoshwara.aspx?cross=4acVu...> 12/1/2022

बदर-१६ II		
98xEE	23	24
२०२२		

दस्त गोपवाग भाग-2

बदर 16

दस्त क्रमांक:14266/2022

01/12/2022 10 45:06 AM

दस्त क्रमांक :बदर 16/14266/2022

दस्ताचा प्रकार :- स्पेशल पॉवर ऑफ अटॉर्नी

अनु क्र.	पक्षवागचे नाव व पत्ता	पक्षकाराचा प्रकार	दायाचित्र	अंगठ्याचा ठसा
1	नाव:मेसर्स वेदा इन्फ्रा प्रोजेक्ट चे भागीदार मुद्यांशु गमावतार अगरबाग पत्ता:प्लॉट नं: ऑफिस नं.2774, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं.63, ब्लॉक नं: वांद्रा पूर्व मुंबई-400051, रोड नं: नियम अगरबाग हॉस्पिटल, ऑप गमआयजी ग्राउंड, गांधी नगर, महाराष्ट्र, मुंबई. पॅन नंबर:	कुलमुखत्यार देणार वय :-37 स्वाक्षरी:		
2	नाव:रवीकुमार मल्लाह पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 12/180, भारत नगर , ब्लॉक नं: वांद्रा पूर्व, मुंबई, रोड नं: वाल्मिकी नगर जवळ, महाराष्ट्र, मुंबई. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-29 स्वाक्षरी:		
3	नाव:आकाश प्रकाश भाटीया पत्ता:प्लॉट नं: रूम नं.2, माळा नं: -, इमारतीचे नाव: सूर्या को ऑप हौ नो, विंग ए, ब्लॉक नं: मालाड पूर्व, मुंबई, रोड नं: पारेख नगर, वायशेतपाडा 2, महाराष्ट्र, मुंबई. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-39 स्वाक्षरी:		
4	नाव:मनिष गोपाल शर्मा पत्ता:प्लॉट नं: मदनिका नं.ए-614, माळा नं: -, इमारतीचे नाव: शिवकॉकण मध्यवर्धक एस आर ए को ऑप हौ सो, ब्लॉक नं: मालाड पूर्व, मुंबई, रोड नं: विन्डीय नं.1, जाणू भोये नगर, महाराष्ट्र, मुंबई. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-34 स्वाक्षरी:		
5	नाव:पिपथ अरुण गोयल पत्ता:प्लॉट नं: सदनिका नं.23, माळा नं: -, इमारतीचे नाव: वृंदावन नंगली पार्ट 3, ब्लॉक नं: अहमदाबाद, गुजरात, रोड नं: धालतेज शिवाज, गुजरात, अहमदाबाद. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-27 स्वाक्षरी:		

वरील दस्तऐवज करून देणार तयाकशीत स्पेशल पॉवर ऑफ अटॉर्नी चा दस्त ऐवज करून दिल्याचे कवून करताम.
शिक्षा क्र.3 ची वेळ:01 / 12 / 2022 10 : 40 : 34 AM

ओळख:-

खालील इमम असे निवेदीन करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखनात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

- | अनु क्र. | पक्षकाराचे नाव व पत्ता | दायाचित्र | अंगठ्याचा ठसा |
|----------|---|-----------|---------------|
| 1 | नाव:मंगेश भोमले
वय:33
पत्ता:शॉप नं.17बी, सागर टॉवर, आक्सा मस्जिद रोड, जोगेश्वरी पश्चिम, मुंबई.
पिन कोड:400102 | | |
| 2 | नाव:तुंगार क्षीरदासर -
वय:27
पत्ता:शॉप नं.17बी, सागर टॉवर, आक्सा मस्जिद रोड, जोगेश्वरी पश्चिम, मुंबई.
पिन कोड:400102 | | |

सह-निवेदीन क्र. 5
मुंबई उपनगर जिल्हा



बदर-१६ II		
982EE	28	27
२०२२		

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VEDA INFRA PROJECTS	eChallan	03006172022113001627	MH011474875202223E	500.00	SD	0005675229202223	01/12/2022
2		DHC		0112202201454	500	RF	0112202201454D	01/12/2022
3	VEDA INFRA PROJECTS	eChallan		MH011474875202223E	100	RF	0005675229202223	01/12/2022

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

14266 /2022

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarika@gmail.com

बदर-१६ II		
१४२६६	२५	२५
२०२२		

प्रमाणित करणेत येते की, या
दस्तावेजचे एकूण २५ पाने आहेत

सह. दुय्यम निबंधक, अंधेरी क्र.-५,
मुंबई उपनगर जिल्हा

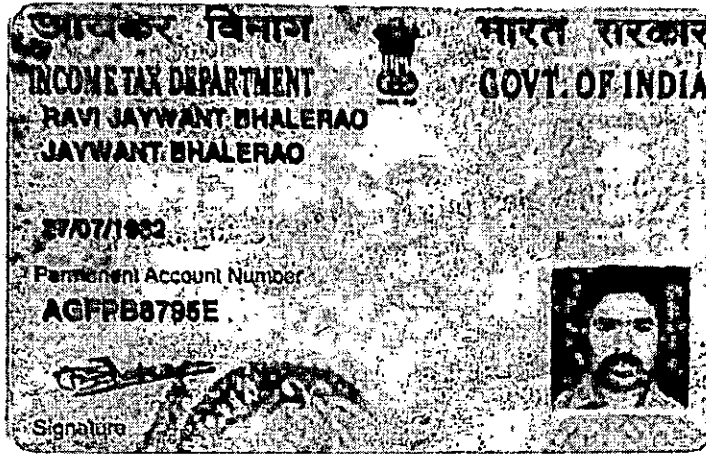


बदर-१६ १४२६६/२०२२
पुस्तक क्रमांक १४२६६ बंद
नोंदला.
दिनांक: १/१२/२०२२

सह. दुय्यम निबंधक, अंधेरी क्र.-५
मुंबई उपनगर जिल्हा

बदर - ३		
१७४००	१११	१२०
२०२२		

Witnesses



भारत सरकार
Government of India

मंदार उदय येसवारे
Mandar Uday Yesware
जन्म तारीख/DOB: 23/07/1997
पुरुष/ MALE
Mobile No. : 9930387336

7051 0547 9834
VID : 9135 9304 9663 7456

माझे आधार, माझी ओळख

बरत - ७/
१७४०० ७७२ १२०
२०२४

THE SEAL OF THE SUB REGISTRAR
SUB REGISTRAR
SUBREGAR DIST. RAJGIRI



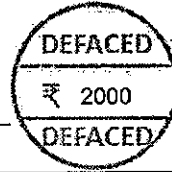
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0824212311012

Receipt Date 21/08/2024

Received from VIP, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 17400 dated 21/08/2024 at the Sub Registrar office Joint S.R. Borivali 7 of the District Mumbai Sub-urban District.



Payment Details

Bank Name SBIN

Payment Date 21/08/2024

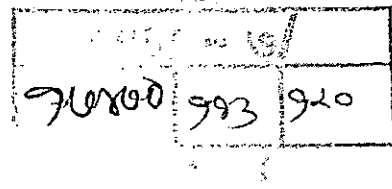
Bank CIN 10004152024082110423

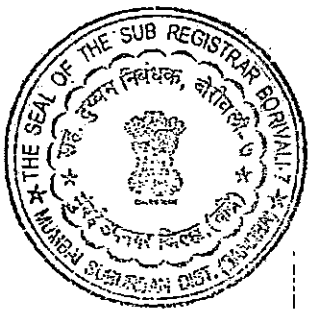
REF No. 423424876398

Deface No 0824212311012D

Deface Date 21/08/2024

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





बसल - ७/		
१७४००	११४	१५०
२०२४		

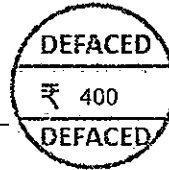


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0824216411066 Receipt Date 21/08/2024

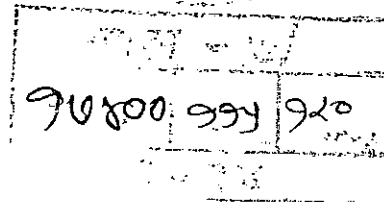
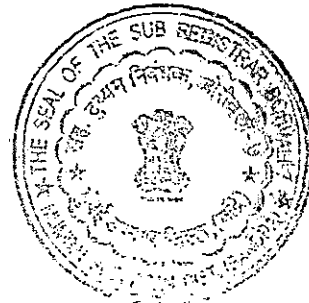
Received from VIP, Mobile number 0000000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 17400 dated 21/08/2024 at the Sub Registrar office Joint S.R. Borivali 7 of the District Mumbai Sub-urban District.



Payment Details

Bank Name SBIN	Payment Date 21/08/2024
Bank CIN 10004152024082110480	REF No. 423441397487
Deface No 0824216411066D	Deface Date 21/08/2024

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





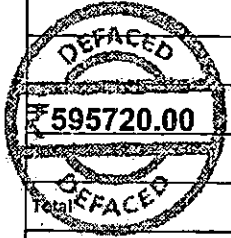
बरात = ७/		
१७४००	९९६	९२०
२०२४		



CHALLAN
MTR Form Number-6



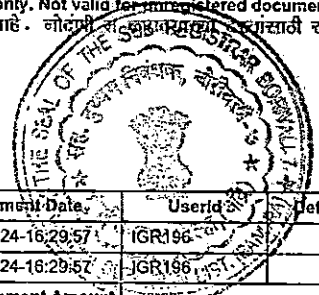
GRN	MHC07040702202425P	BARCODE	[Barcode]		Date	21/08/2024-12:54:36	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	BRL7_JT SUB REGISTRAR BORIVALI 7			PAN No.(if Applicable)	AARFV3592M			
Location	MUMBAI			Full Name	VEDA INFRA PROJECTS			
Year	2024-2025 One Time			Flat/Block No.	2103, 21ST FLOOR, RAGHAV PARADISE			
Account Head Details		Amount in Rs.	Premises/Building					
0030045501	Stamp Duty	565720.00	Road/Street	JAI MAHARASHTRA NAGAR, VILLAGE MAGATHANE, BORIVALI EAST				
0030063301	Registration Fee	30000.00	Area/Locality	MUMBAI				
			Town/City/District					
			PIN	4 0 0 0 6 6				
			Remarks (if Any)	PAN2=BQCPS9075E--SecondPartyName=SANTOSH SANJAY SINGH-				
			Amount In Words	Five Lakh Ninety Five Thousand Seven Hundred Twenty y Rupees Only				
Total			5,95,720.00					
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	10000502024082102990	2567370047115	
Cheque/DD No.		Bank Date	RBI Date	21/08/2024-12:54:41	Not Verified with RBI			
Name of Bank		Bank-Branch	STATE BANK OF INDIA					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					



Department ID : _____ Mobile No. : 9773332342
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 खदर चलन केवल द्रव्यम निबंधक कार्यालयात नोंदणी करवयाच्या दस्त्यासाठी लागू आहे. नोंदणी कार्यालयात नोंदणी करवयाची खदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(IS)-451-17400	0003897404202425	21/08/2024-16:29:57	IGR196	30000.00
2	(IS)-451-17400	0003897404202425	21/08/2024-16:29:57	IGR196	565720.00
Total Defacement Amount					5,95,720.00



Print Date 21-08-2024 04:31:02
 90100990
 2028



बरल - ७/		
१७४००	११	१२०
२०२४		

451/17400
बुधवार, 21 ऑगस्ट 2024 4:30 म.नं.

दस्त गोपवारा भाग-1

बरल7
दस्त क्रमांक: 17400/2024

दस्त क्रमांक: बरल7 /17400/2024

वाजारा मुल्य: रु. 76,87,243/-

मोचदत्ता: रु. 94,28,571/-

भरलेले मुद्रांक शुल्क: रु.5,65,720/-

दु. नि. सह. दु. नि. बरल7 यांचे कार्यालयात

पावती:18628

पावती दिनांक: 21/08/2024

अ. क्र. 17400 वर दि.21-08-2024

सादरकरणाचे नाव: संतोष संजय सिंह

रोजी 4:28 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2400.00

पृष्ठांची संख्या: 120

एकूण: 32400.00

दस्त हजर करणाऱ्याची सही:

मह. दु. नि. का. बोरीवली
सह. दु. नि. का. बोरीवली-७,
मुंबई उपनगर जिल्हा.

सह. दु. नि. का. बोरीवली-७,
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: करारनामा

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

शिक्षा क्र. 1 21 / 08 / 2024 04 : 28 : 26 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 21 / 08 / 2024 04 : 29 : 39 PM ची वेळ: (फी).

प्रतिज्ञापत्र

दस्तपत्रे व नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. * दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कायदांची सत्यता न्यासली आहे. * दस्ताची सत्यता, वैधता कायदेशीर नातोकाय दस्त निष्पादक व अनुत्तरकार हे संपूर्णपणे जबाबदार राहतील.

लिहून घेणारे:

लिहून घेणारे:



बरल - ७/
१०२००११९ १२०
२०२४



21/08/2024 4 46:02 PM

दस्त गोपवारां भाग-2

बरल/

दस्त क्रमांक:17400/2024

दस्त क्रमांक :बरल7/17400/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:वेदा इन्फ्रा प्रोजेक्ट्स चे भागीदार सुधांशू अगरवाल तर्फे मुखत्यार रविकुमार मल्लाह पत्ता:प्लॉट नं: ऑफिस 2774, माळा नं: -, इमारतीचे नाव: विल्डींग 63, ब्लॉक नं: - अगरवाल हॉस्पिटलजवळ, एमआयजी मैदानसमोर, गांधी नगर, रोड नं: बांद्रा पूर्व मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:AARFV3592M	लिहून देणार वय :-28 स्वाक्षरी:- <i>(Signature)</i>		
2	नाव:संतोष संजय सिंह पत्ता:प्लॉट नं: फ्लॅट क्र. 601, माळा नं: -, इमारतीचे नाव: इमारत क्रमांक ए/1, सराफ चौधरी नगर सीएचएस लि., ब्लॉक नं: - ठाकूर कॉम्प्लेक्स, केंब्रिज हायस्कूलजवळ, रोड नं: कांदिवली पूर्व मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:BQCPS9075E	लिहून घेणार वय :-46 स्वाक्षरी:- <i>(Signature)</i>		
3	नाव:पृथ्वी संजय सिंह पत्ता:प्लॉट नं: फ्लॅट क्र. 601, माळा नं: -, इमारतीचे नाव: इमारत क्रमांक ए/1, सराफ चौधरी नगर सीएचएस लि., ब्लॉक नं: - ठाकूर कॉम्प्लेक्स, केंब्रिज हायस्कूलजवळ, रोड नं: कांदिवली पूर्व मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:FJIPS0788B	लिहून घेणार वय :-20 स्वाक्षरी:- <i>(Signature)</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कदुल करतात.
शिक्का क्र.3 ची वेळ:21 / 08 / 2024 04 : 44 : 38 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

1 नाव:संदार उदय घेंसवारे
वय:24
पत्ता:17-बी, सागर टॉवर, ऑफ. एम. व्ही. रोड, जोगेश्वरी प. मुंबई
पिन कोड:400102

(Signature)
स्वाक्षरी

2 नाव:रवि जयवंत भालेराव
वय:42
पत्ता:17-बी, सागर टॉवर, ऑफ. एम. व्ही. रोड, जोगेश्वरी प. मुंबई
पिन कोड:400102

(Signature)
स्वाक्षरी

बरल - ७/

90000	920	20
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२४ ठसा प्रमाणित

प्रमाणित करण्यात येत की या दस्तामध्ये एकूण २२००

पाने आहेत.

बरल-७/१०००६/२०२४

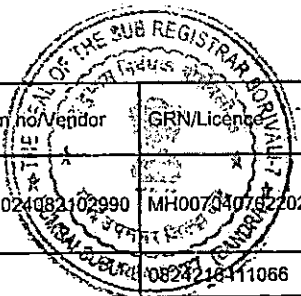
पुस्तक क्रमांक - १ वर नोंदला

दिनांक: २९ ऑगस्ट २०२४

शिक्का क्र.4 ची वेळ:21 / 08 / 2024 04 : 45 : 15 PM

शिक्का क्र.5 ची वेळ:21 / 08 / 2024 04 : 45 : 54 PM नोंदणी पुस्तक 1 मध्ये

सह. दुय्यम निबंधक बोरीवली-७,
Payment & Registration Department, Borivli-7, Mumbai.



sr.	Purchaser	Type	Verification no/Veridior	GRN/Licence	Amount	Used At	Debate Number	Deface Date
1	VEDA INFRA PROJECTS	eChallan	10000502024082102990	MH007040702202425P	565720.00	SD	0003897404202425	21/08/2024
2		DHC		0824216411066	400	RF	0824216411066D	21/08/2024
3		DHC		0824212311012	2000	RF	0824212311012D	21/08/2024
4	VEDA INFRA PROJECTS	eChallan		MH007040702202425P	30000	RF	0003897404202425	21/08/2024

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

17400 /2024

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21/08/2024

सूची क्र.2

दुय्यम निबंधक: मह. नु. नि. बोगीवली 7

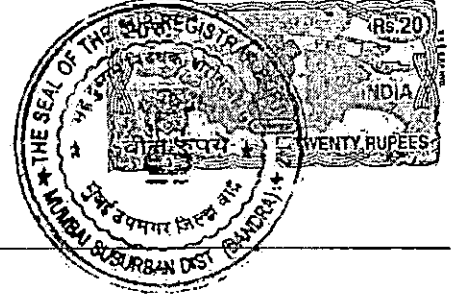
दस्त क्रमांक: 17400/2024

नोंदणी:

Regn:63m

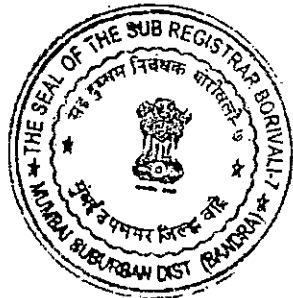
गावाचे नाव: मागाठाणे

(1) विलेखाचा प्रकार	करारनामा
(2) भोंवदना	9428571
(3) वाजाराभाव(भाडेपट्ट्याच्या वाचनितपट्टाकार आकारणी देतो की पट्टेदार ने नमूद करावे)	7687243.064
(4) भू-भागन, पोटहिससा व शकक्रमांक(अमल्याम)	1) पाविकेचे नाव: मुंबई मनपा इतर वर्णन: मदनिका नं: 2103, माळा नं: 21 वा मजला, इमारतीचे नाव: राघव पेंगडाडज, ब्लॉक नं: - जय महाराष्ट्र नगर, रोड: बोगीवली पूर्व मुंबई 400066, इतर माहिती: मदनिका क्षेत्र 35.45 चौ. मीटर कारपेट(रंग कारपेट) व टॅम्ब 7.81 चौ. मीटर..... (C.T.S. Number : 180 (part) And183 (part) ;)
(5) क्षेत्रफळ	1) 35.45 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-वेदा इन्फ्रा प्रोजेक्ट्स चे भागीदार सुधाशू अग्रवाल तर्फे मुख्यांश गणिकुमार मल्लाह वय:-28; पत्ता:- प्लॉट नं: ऑफिस 2774, माळा नं: -, इमारतीचे नाव: बिल्डींग 63, ब्लॉक नं: - अग्रवाल हॉस्पिटलजवळ, एमआयजी मैदानसमोर, गांधी नगर, रोड नं: वांद्रा पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400051 पॅन नं:- AARFV3592M
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मंतोष संजय सिंह वय:-46; पत्ता:-प्लॉट नं: फ्लॅट क्र. 601, माळा नं: -, इमारतीचे नाव: इमारत क्रमांक ए/1, मराठ चौधरी नगर, सीएचएम लि., ब्लॉक नं: - ठाकूर कॉम्प्लेक्स, कॅब्रिज हायस्कूलजवळ, रोड नं: कांदिवली पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-BQCPS9075E 2): नाव:-गुध्वी संजय सिंह वय:-20; पत्ता:-प्लॉट नं: फ्लॅट क्र. 601, माळा नं: -, इमारतीचे नाव: इमारत क्रमांक ए/1, मराठ चौधरी नगर, सीएचएम लि., ब्लॉक नं: - ठाकूर कॉम्प्लेक्स, कॅब्रिज हायस्कूलजवळ, रोड नं: कांदिवली पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-PJIPS0788B
(9) दस्तऐवज करून दिल्याचा दिनांक	21/08/2024
(10) दस्त नोंदणी केल्याचा दिनांक	21/08/2024
(11) अनुक्रमांक, खंड व पुस्त	17400/2024
(12) वाजाराभावाप्रमाणे मुद्रांक शुल्क	565720
(13) वाजाराभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	



मुल्यांकनासाठी विचारान घेतलेला नपशील:-

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



खरी प्रत

सह. दुय्यम निबंधक, बोरीवली-७
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VEDA INFRA PROJECTS	eChallan	10000502024082102990	MH007040702202425P	565720.00	SD	0003897404202425	21/08/2024
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[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

