

520/7044
Friday, May 24, 2019
9:55 AM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 7502 दिनांक: 24/05/2019

गावाचे नाव: चेंबूर
दस्तऐवजाचा अनुक्रमांक: करल5-7044-2019
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: ध्रुव दावर

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 2000.00
पृष्ठांची संख्या: 100

DELIVERED

एकूण: रु. 32000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
10:21 AM ह्या वेळेस मिळेल.

Joint S.R. Kurla-5

बाजार मूल्य: रु. 10501777/-
मोबदला रु. 10600000/-
भरलेले मुद्रांक शुल्क : रु. 636000/-

सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)

1) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001820981201920E दिनांक: 24/05/2019
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2105201912205 दिनांक: 24/05/2019
बँकेचे नाव व पत्ता:

Auto

24 MAY 2019

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	2019052456			24 May 2019,08:31:16 AM	
मुल्यांकनाचे वर्ष	2019	करल- ५ 6000 9 900			
जिल्हा	मुंबई(उपनगर)				
मुल्य विभाग	98-चेंबूर - कुर्ला				
उप मुल्य विभाग	98/440 भुभाग:वॉर्ड हद्द, द्रुतगती मार्ग व महात्मा गांधी मार्ग व पाईप लाईन यांनी वेढलेला भाग.				
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#20				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	2019 मोजमापनाचे एकक चौरस मीटर
62600	133900	147300	169800	133900	
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	71.3चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.133900/-
उद्दवाहन सुविधा-	आहे	मजला -	11th floor To 20th floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 110% apply to rate= Rs.147290/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर =((वार्षिक मुल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((147290-62600) * (100 / 100))+62600) = Rs.147290/-					
A) मुख्य मिळकतीचे मुल्य = वरील प्रमाणे मुल्य दर * मिळकतीचे क्षेत्र = 147290 * 71.3 = Rs.10501777/-					
एकत्रित अंतिम मुल्य = मुख्य मिळकतीचे मुल्य + तळघराचे मुल्य + मेझॅनाईन मजला क्षेत्र मुल्य + लगतच्या गच्चीचे मुल्य + वरील गच्चीचे मुल्य + बंदिस्त वाहन तळाचे मुल्य + खुल्या जमिनीवरील वाहन तळाचे मुल्य + इमारती भोवतीच्या खुल्या जागेचे मुल्य + बंदिस्त बाळकनी = A + B + C + D + E + F + G + H + I = 10501777 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.10501777/-					

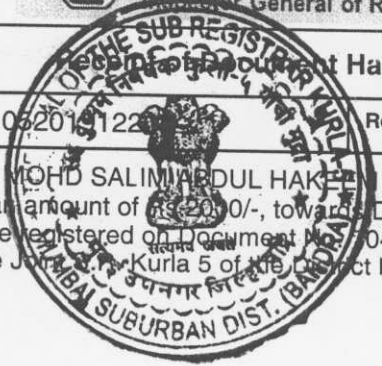


सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)

करल- ५
 ००४६ २ १७
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Document **H**andling **C**haarges
 Registrar General of Registration & Stamps



Defaced Document Handling Charges

PRN 2105201912205D Receipt Date 24/05/2019

Received from MOHD SALIM ABDUL HAKEEM SHAIKH, Mobile number 0000000000, an amount of ₹ 2000/-, towards Document Handling Charges for the Document to be registered on Document No. 044 dated 24/05/2019 at the Sub Registrar office J. No. 5, Kurla 5 of the District Mumbai Sub-urban District.

DEFACED
 ₹ 2000
 DEFACED

Payment Details

Bank Name MAHB	Payment Date 21/05/2019
Bank CIN 100041520190521196863	REF No. 900003969
Deface No 2105201912205D	Deface Date 24/05/2019

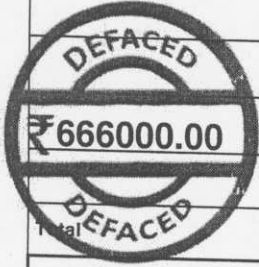
This is computer generated receipt, hence no signature is required.



CHALLAN
MTR Form Number-6

करला- 4
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GRN	MH001820981201920E	BARCODE			Date	22/05/2019-21:38:16	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)				
				PAN No.(If Applicable)				
Office Name	KRL5_JT SUB REGISTRAR KURLA NO 5			Full Name	DHRUV DAVAR			
Location	MUMBAI			Flat/Block No.	FLAT NO 1201, 12TH FLOOR, A WING,			
Year	2019-2020 One Time			Premises/Building	CHEMBUR RATNADEEP CHSL, BLDG NO 125			
Account Head Details		Amount In Rs.		Road/Street	TILAK NAGAR			
0030045501	Stamp Duty	636000.00		Area/Locality	CHEMBUR MUMBAI			
0030063301	Registration Fee	30000.00		Town/City/District				
				PIN	0 0 8 9			
				Remarks (If Any)	SecondPartyName=MS WESTIN DEVELOPERS P			
				Amount In	Six Lakh Sixty Six Thousand Rupees Only			
				Words				
Total				6,66,000.00				
Payment Details				FOR USE IN RECEIVING BANK				
BANK OF MAHARASHTRA				Bank CIN	Ref. No.	02300042019052271002	191426219493	
Cheque-DD Details				Bank Date	RBI Date	22/05/2019-21:39:21	Not Verified with RBI	
Name of Bank				BANK OF MAHARASHTRA				
Name of Branch				Scroll No. , Date	90523 , 23/05/2019			



Department ID :

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 दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.


Challan Defaced Details


Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-520-7044	0001057505201920	24/05/2019-09:55:29	IGR561	30000.00
2	(IS)-520-7044	0001057505201920	24/05/2019-09:55:29	IGR561	636000.00
Total Defacement Amount					6,66,000.00



CHALLAN
MTR Form Number-6

करल- ५
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GRN	MH001820981201920E	BARCODE			Date	22/05/2019-21:38:16	Form ID	25.2
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Stamp Duty Registration Fee				TAX ID (If Any)			
Office Name	KRL5_JT SUB REGISTRAR KURLA NO 5				PAN No.(If Applicable)			
Location	MUMBAI				Full Name	DHRUV DAVAR		
Year	2019-2020 One Time				Flat/Block No.	FLAT NO 1201, 12TH FLOOR, A WING,		
Account Head Details	Amount In Rs.		Premises/Building	CHEMBUR RATNADEEP CHSL, BLDG NO 125				
0030045501 Stamp Duty	636000.00		Road/Street	TILAK NAGAR				
0030063301 Registration Fee	30000.00		Area/Locality	CHEMBUR MUMBAI				
			Town/City/District	MUMBAI SUBURBAN DIST. (MUMBAI)				
			PIN	400 008 9				
			Remarks (If Any)	SecondPartyName=MS WESTIN DEVELOPERS PVT LTD-				
Total	6,66,000.00		Amount In Words	Six Lakh Sixty Six Thousand Rupees Only				
Payment Details	BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042019052271002	900084562			
Cheque/DD No.		Bank Date	RBI Date	22/05/2019-21:39:21	Not Verified with RBI			
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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AGREEMENT FOR SALE

This Agreement made at Mumbai on this 24th day of MAY in the year 2019 between

M/S. WESTIN DEVELOPERS PVT. LTD., a Company incorporated and registered under the Companies Act, 1956, having its Registered Office at S.B.I MILAN and a Corporate Office at 1st Floor, SBI Milan CHS, Off Veera Desai Road, Near Andheri Sports Complex, Andheri (West), Mumbai - 400058 hereinafter referred to as "the Promoter" of the One Part:

And

Mr. Dhruv Davar having address at E 190 Lajpat Nagar first floor, New Delhi - 110024 hereinafter

referred to as "the Allottee" of the Other Part. "

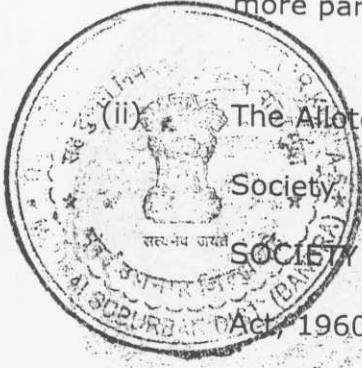
WHEREAS:

- (i) The Maharashtra Housing and Area Development Authority (hereinafter referred to as "MHADA") had constructed one building consisting of ground and four upper floor with 4 wings numbered as A,B,C,D and a structure for electric substation (hereinafter referred to as "the said old building") on the land bearing Survey No. 20 (pt), of Village: Chembur, Taluka - Kurla, District -Mumbai Suburban and within the limits of "M" ward of Municipal Corporation of Greater Mumbai admeasuring about

Davar

करल- 4	1830.00 sq.mtr
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1830.00 sq.mtr (hereinafter referred to as "the said Land"). The old building comprising of 121 residential tenements were allotted by MHADA to individual Allottee/s. The said old building and the said Land are hereinafter collectively referred to as "the said property" and are more particularly described in the First Schedule herein under written.



(ii) The Allottee/s thereafter formed themselves into a Co-Operative Housing Society known as CHEMBUR RATANDEEP CO-OPERATIVE HOUSING SOCIETY LTD registered under the Maharashtra Co-Operative Societies Act, 1960 under Registration No. BOM/HSG/7597 dated 07/05 having its registered office at 863, Pandurang Budhkar Marg, Lower Parel, Mumbai 400013, (hereinafter referred to as the said "Society").

- (iii) By and under an Indenture of LEASE DATED 10TH May, 1992 executed by MHADA in favor of the said society, MHADA has granted in favor of the said society a lease of the said land for a period of 99 years commencing from 1/10/1999. Further by and under a Deed of Sale dated 10/05/1994 executed by MHADA in favor of the said Society, MHADA has conveyed, granted and assured the said old building unto the said society. Thus the said Society is seized and possessed of the said property more particularly described in the First Schedule hereunder written.
- (iv) Since the condition of the said Building deteriorated over the years and was in a dilapidated and uninhabitable condition, the members of the Society discussed and deliberated on the proposition of developing the said property by demolishing the said old Building and thereafter constructing a new building thereon as per the permissions/ approvals/ sanctions as may be granted from time to time by the Municipal Corporation of Greater Mumbai ("**MCGM**").
- (v) At a Special General Body Meeting of the said Society conveyed on 20.11.2010, the members of the said society resolved to redevelop the said property by engaging the services of a suitable Developers.

[Handwritten signatures]

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The Promoter propose to construct a building on the said Land to be known as "Chembur Ratnadeep" in accordance with the Intimation of Disapproval ("IOD") and Commencement Certificate ("CC") issued and/or which may be further issued by the MCGM for this purpose.

(Hereinafter referred to as "**the said Building**").



(xii) The Promoter have entered into a standard agreement with "Shilp Associates", Architect, registered with the Council of Architects and such agreement is as prescribed by the Council of Architects. The Promoter have appointed "Sadashiv Sawant & Associates" , Structural Engineer, for the preparation of the structural design and drawings of the said Building and the Promoter accepted the professional supervision of the said Architect and Structural Engineers in the completion of the said Building unless otherwise changed.

(xiii) The Promoter alone have the sole and exclusive rights to sell the premises not earmarked for the members of the said Society in the said Building being constructed by the Promoter on the said Property and to enter into agreement/s with the Purchasers of the premises under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act 1963, and to receive the sale price in respect thereof.

(xiv) The Purchasers have demanded from the Promoter and the Promoter have given inspection to the Purchasers(s) of all the documents of title relating to the said Property and its development, the plans, designs and specifications prepared by the Promoter' Architects and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act 1963 and the rules made hereunder.

(xv) Annexed to this agreement are copies of the following documents: -

- Annexure "A": Title Certificate issued by the Promoter's

Advocate.

sw *Daw*

- Annexure "B" : Copies of the Property Register Card and City

Survey plan in respect of the said Property.

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- Annexure "C" : Copy of the I.O.D.

- Annexure "D" : Copy of the Commencement Certificate issued by

the M.C.G.M.

- Annexure "E" : Floor plan of the premises agreed to be sold to

the Purchasers.

- Annexure "F": List of Amenities.



(xvi) The Purchaser, being fully satisfied with respect to the rights of the Promoter to develop the said Property and after having read and agreed to the terms hereof, has approached the Promoter for the purchase of **Flat bearing No. 1201 on the 12th floor in the "A" Wing, of the said Building (hereinafter, "the said Premises")** particularly described in the **Second Schedule** hereunder written. The Promoter have agreed to the same on the terms and conditions hereinafter appearing;

(xvii) Income Tax Permanent Account Number of the Parties are as under:-

<u>NAME OF THE PARTY</u>	<u>PAN No.</u>
WESTIN DEVELOPERS PVT. LTD.	AAACW5964G
Dhruv Davar	ASKPD1341B

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(xviii) The Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Mumbai Maharashtra no. P51900005835;

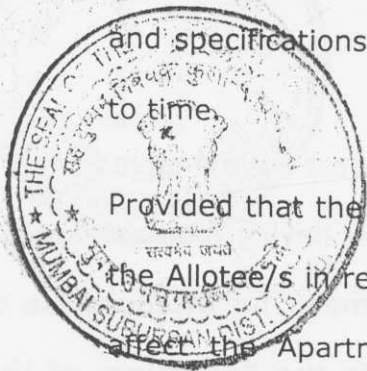
(xix) Under Section 13 of the said Act the Promoter is required to execute a Written Agreement for sale of the said premise with the Allottee being in fact these presents and also to register said Agreement under Registration Act, 1908.

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THIS AGREEMENT WITNESSED AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Promoter shall construct the said building/s consisting of ground/ stilt, and 16 upper floors on the said land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.



Provided that the Promoter shall have to obtain prior consent in writing to the Allottee/s in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due change in law.

- i. The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee one Apartment No.1201 of the type 2BHK of carpet area admeasuring 64.82 sq. metres (As per RERA) on 12th floor in the building/wing A (hereinafter referred to as "the Apartment/premises") as shown in the Floor plan thereof hereto annexed and marked Annexure "E" for the consideration of Rs. 1,06,00,000 /- (Rupees One Crore Six Lakh only.) which are more particularly described in the Second Schedule annexed herewith.

[Signature]

- ii. The total aggregate consideration amount for the said premises is thus Rs 1,06,00,000 /- (Rupees One Crore Six Lakh only)

- iii. The Allottee has paid on or before execution of this agreement a sum of Rs 50,00,000 /- (Rupees Fifty Lakhs only.) as Advance payment or application fee and hereby agrees to pay to the Promoter, the balance amount of purchase consideration of Rs. 56,00,000 /- (Rupees Fifty Six Lakhs only.) only) in the following manner.

[Signature]

[Signature]

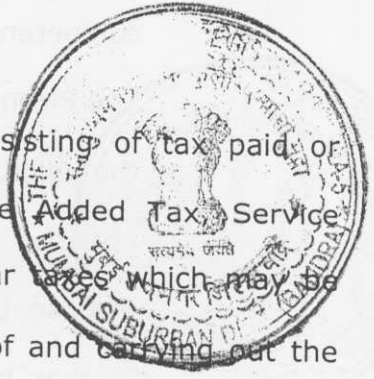
[Signature]

1) Rs. 56,00,000 /- (Rupees fifty six lacs only)

_____)15 days from the date of
intimation by the Promoters to the Allotted/s that the said
Apartment is ready for Possession, which is/shall be payable by
the Allotted/s to the Promoters by way of Pay Order / Demand
Draft Only to be made in the name of "M/S Westin Developers
Pvt. Ltd."

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iv. The total Price above excludes taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax/GST, Vat Tax, Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the project payable by the Promoter or as may be applicable in respect of the said Apartment and to these presents and up to the date of handing over the possession of the said Apartment/Premises and even thereafter and accordingly the Allottee/s shall be solely and absolutely liable to make the payment of same and other charges incidental thereof without holding the Promoters in any manner responsible for the same at the time of registration of these presents or thereafter. It is further agreed that if by reason of any amendment to the Constitution or enactment or amendment or any other law, this transaction is held to be liable to any additional taxes such as Sales Tax, Vat Tax etc., the same shall be payable by the Allottee/s to the Promoters forthwith on demand and the Promoters shall not be responsible for the same. The Allottee/s shall at all-time hereafter keep the Promoters indemnified and safe and harmless against all penalties or consequences arising on account of breach and violation of any of provision of law and further the Allottee/s undertake/s to follow and abide by all rules and regulations of law and make good for any loss and/or damage suffered and/or occasioned on account of any breach and/or violation or omission and commission by the Allottee/s.



[Signature]

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



The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

vi. The Promoters shall send to the Allottee/s, intimations/ Demand Notes, demanding payments of the relevant amounts under these presents or installments of the purchase price from the Allottee/s as and when the same falls due as per Clause iv above. Such installments shall be payable by the Allottee/s strictly within the period mentioned in such intimations/Demand Notes. The Allottee/s hereby covenant/s with the Promoters that the Allottee/s shall duly and punctually pay the amounts due and payable within the time and in the manner stipulated in the intimation/Demand Notes without committing any breach and/or defaults thereof. In respect of the payment of each amounts under these presents or installments paid by the Allottee/s, the Promoters will pass separate receipt. The time for making the payment of each of the aforesaid installments and all other amounts due and payable shall be the essence of the contract. Without prejudice to other rights specified herein Promoter shall be entitle to and the Allottee agrees and shall be liable to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee/s to the Promoter.

[Handwritten signatures]

vii. If the Allottee/s in order to augment the resources in his/her/their hands for the purpose of payment of consideration amount to the Promoters under this Agreement for Sale intends to seek loan from any financial institutions / banks, etc. against the security of the said Apartment then in such a case the Allottee/s shall be required to obtain on the letterhead of the respective financial institutions/bank's, etc. the loan /pre-sanction loan letter and only against which the Promoters will issue the NOC for mortgage of the said Apartment to the Allottee/s. Further when such financial institution/ bank, etc. makes a disbursement, it shall be mandatory that the payment should be made by issuing the Cheque/Pay Order/Demand Draft, of the Loan amount or installment/s in the name of the Promoters only i.e. in favor of "Westin Developers Pvt. Ltd. ICICI Bank A/c No.777705001500 " and in the event such financial institution/ bank, etc. issues Cheque/Pay Order /Demand Draft of Loan amount or installment/s in any other name or account, then such financial institution/ bank, etc. shall do so at their own risk and the Promoters shall not be liable for any cost and consequences arising therefrom and in such event the Allottee/s shall not be absolved of payment of purchase consideration and consequences for non-payment /default in payment shall be followed.

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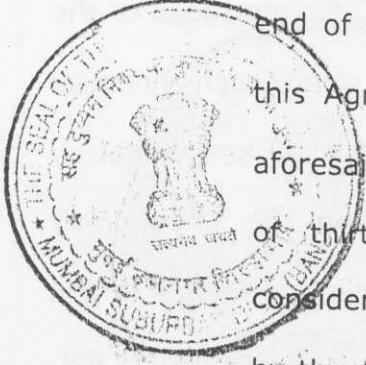


viii. Without prejudice to the right of promoter to charge interest in terms of above, on the Allottee/s committing three defaults i.e., On receipt of demand letter as mentioned above followed by 2(Two) reminders for payment of amounts under these presents and /or installments (including as mention in clause 2 and his/her proportionate share of taxes levied by concerned local authority and other outgoings), the Promoter shall at his own option, may terminate this Agreement , Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the Allottee and mail at the e-mail address

[Handwritten signature]

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provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement. However upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee within a period of thirty days of the termination, the installments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter subject to adjustment and recovery of liquidated damages or any other amount which may be payable to Promoter subject to adjustment and recovery of liquidated damages on account of losses of whatsoever nature arising out of such Termination or any other amount which may be payable to Promoter ;



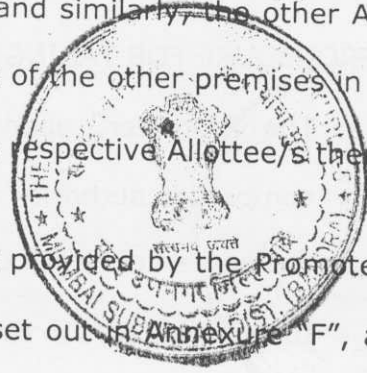
- ix. The Promoters upon such terminations shall be entitled to sell, transfer and assign the said Apartment and all the rights, title and interest therein in favor of any third party on such terms and conditions as thought fit and proper by the Promoters without any recourse and/or reference to the Allottee/s. However if Allottee had seek loan from any financial institutions/banks etc., against the security of the said Apartment after prior consent/approval of the Promoters and promoter exercise its right to terminate due to some breach of terms and conditions mentioned herein then in that case Allottee/s hereby undertakes/undertake to clear the entire mortgage debt outstanding and to obtain necessary letter/confirmation stating clearance of mortgage, etc. from such financial institution/bank, etc. and the Promoters shall directly pay the amount to the banks and financial institutions etc., from the amount standing to the Allottee/s credit subject to deductions mentioned above (paid by him/her/them to the Promoters towards the consideration amount)

9. It is hereby expressly agreed that, the Promoters shall be entitled to sell the premises in the said building/s for the purpose of using the same as guest house, dispensaries, nursing homes, maternity homes for commercial use, consulting rooms, banks, community halls or any non-residential use as may be permitted by the concerned authorities and/or any other use that may be permitted by the said authorities and the Allottee/s shall be entitled to use the said premises agreed to be purchased by him/her/them accordingly and similarly, the other Allottee/s and/or Society shall not object to the use of the other premises in the said building for the aforesaid purposes by the respective Allottee/s thereof.

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10. The fixtures, fittings and amenities to be provided by the Promoter in the said building and the Apartment as are set out in Annexure "F", annexed hereto.



11. The Promoter shall give possession of the Apartment to the Allottee/s on or before 30th day of June'2019. If the Promoter fails or neglects to give possession of the Apartment to the Allottee/s on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee/s the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid. Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of -

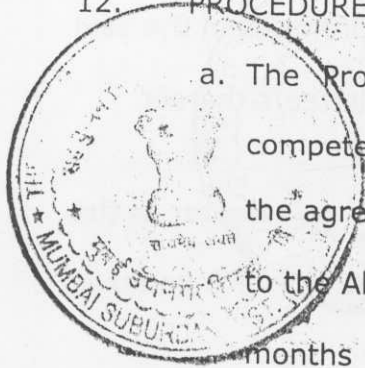
- i. war, civil commotion or act of God;
- ii. any notice, order, rule, notification of the Government and/or other public or competent authority/court.
- iii. Non-availability of steel, cement, other building materials, water, electric supply, etc.

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If the Promoter fails to abide by the time schedule for completing the project and handing over the Apartment to the Allottee/s, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in as specified in the Rule , on all the amounts paid by the Allottee, for delay till the handing over of the possession.

12. PROCEDURE FOR TAKING POSSESSION:



- a. The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee/s as per the agreement shall offer in writing the possession of the [Apartment], to the Allottee/s in terms of this Agreement to be taken within 3 (three) months from the date of issue of such notice and the Promoter shall give possession of the [Apartment] to the Allottee/s. 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. The Allottee/s agree(s) to pay the maintenance charges as determined by the Promoter or association of Allottee/s the said society, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee/s in writing within 7 days of receiving the occupancy certificate of the Project.
- b. The Allottee shall take possession of the Apartment within 15 days from date of receipt by Allottee of the written notice from the promoter to the Allottee intimating that the said Apartments are ready for use and occupancy:
- c. Failure of Allottee to take Possession of Apartment: Upon receiving a written intimation from the Promoter as per clause herein, the Allottee shall take possession of the [Apartment] from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the [Apartment] to the Allottee. In case the Allottee fails to take possession within the time provided in clause
- d. Such Allottee shall continue to be liable to pay maintenance charges as applicable.

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e. If within a period of five years from the date of obtaining the Occupation Certificate, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are 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 his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

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13. The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence. He shall use the garage or parking space only for purpose of keeping or parking vehicle.



14. The Promoters shall be entitled to sell the Apartment and/or any other premises/spaces in the said Building/s for any use, subject to the permission of the concerned authority, if any required and the Allottee/s, subject to above, hereby gives/give his/her/their consent to any use thereof by the Promoters. It is hereby expressly agreed that the Promoters shall be entitled to sell the Apartment and/or any other premises/spaces in the said Building/s for the purpose of using the same as guest house, dispensaries, nursing homes, maternity homes or for any type of commercial user, consulting rooms, banks, community halls, stalls, banquet halls, restaurants or any non-residential use as may be permitted by the concerned authorities and/or any other use that may be permitted by the said authorities and the Allottee/s shall be entitled to use the said Shop/Apartment to be purchased by him/her/them accordingly and similarly the Allottee/s shall not object to the use of the other Apartment and/or any other premises/spaces in the said Building/s for the aforesaid purposes, by the respective Allottee/s thereof. The Allottee/s shall not change the user of the said Apartment without the prior written permission of the Promoters and the concerned local authorities.

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The Allottee along with other Allottee/(s) of Apartments in the building shall become the member of the said society by paying such fees and exacting such documents as may be required and demanded by the said society.



16. On the vesting of the management and the administration of the said Building/s in the Society or upon the Allottee/s of the Apartment in the said Building/s, being admitted as members of the Society, the said society shall take over complete responsibility for the management of the said property and the said Building/s and shall be solely responsible for collection of dues from its members and for the disbursement of such collections in relation to the said Building/s, including payment for ground rent, if any, Municipal/Nagar Parishad Taxes, Water charges, salaries of the employees charged with the duties for the maintenance of the said property and the said Building/s.

17. The Allottee/s of the said premises shall, so long as and till the various premises in the said building are not separately assessed by the Corporation for property taxes and water charges, rates and other outgoings, pay and continue to pay the proportionate share of such taxes, rates, and other outgoing assessed on the said property including the said building on ad-hoc basis as may be decided by the Promoters. The Allottee/s shall continue to pay such amounts as decided and intimated by the Promoters without demur and without/in any manner disputing the same and shall not demand any accounts in respect thereof. PROVIDED HOWEVER that, if any, special taxes and/or rates are demanded by the Corporation or any other statutory authorities by reason of any permitted use, the Allottee/s alone shall bear and pay such special taxes and rates. As from the date of offer for delivery of the possession of the said premises, the Allottee/s shall observe, perform and abide all the rules and regulations of the Corporation and/or other statutory bodies and shall indemnify and keep indemnified the Promoters against any loss or damage in respect thereof

18. Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (in proportion to the carpet area of the Apartment) of outgoings in respect of the project

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land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s.

19. the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined.

20. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution as may be decided by the promoter as on date of Possession date. (hereinafter referred to as Maintenance Charges) The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter till the complete redevelopment and handing over possession of the said building/s and property back to the society. On such transfer the aforesaid deposits (less deduction provided for in this Agreement and expended for maintenance of the society) shall be paid over by the Promoter to the Society.

21. The Allottee shall on or before delivery of possession of the said Apartment pay to the Promoter the amounts towards:-

- i. Share money, application entrance fee of the Society or Limited Company/Federation/ Apex body (to be intimated by the promoter to the Allottee 1 month prior to promoter offer Possession);
- ii. Proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body.(to be intimated by the promoter to the Allottee 1 month prior to promoter offer Possession);

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IV. Deposit towards Water, Electric, and other utility and services connection charges (to be intimated by the promoter to the Allottee 1 month prior to promoter offer Possession) and

V. Deposits of electrical receiving and Sub Station provided in Layout (to be intimated by the promoter to the Allottee 1 month prior to promoter offer Possession);

VI. The Allottee shall pay to the Promoter a sum of Rs.15,000/-for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at- Law/Advocates.



22. The Promoters are authorized by the Allottee/s on his/her/their behalf and out of the amounts so deposited, to spend for all costs for preparation of all other documents, deeds, declarations, costs of lawyers for transfer of the said Building/s and /or portion thereof, to the said Co-operative Society and such costs and costs of transfer are to be borne and paid wholly by the Allottee/s proportionately, but exclusive of all out of pocket expenses like stamp duty, registration charges, etc. of such documents which also will be borne and paid wholly by the Allottee/s and other acquires of Apartment. Incase if the costs, charges and expenses exceed the aforesaid amount, the same would also be made good by the Allottee/s.

23. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

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

II. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and

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shall obtain requisite approvals from time to time to complete the development of the project;

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

IV. There are no litigations pending before any Court of law with respect to the project land or Project

V. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

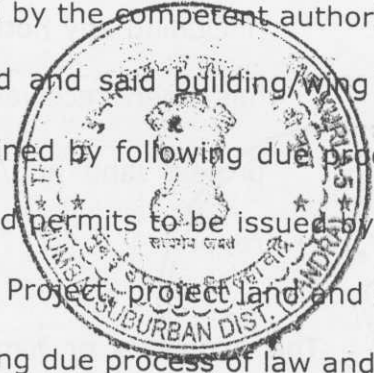
VI. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;

VII. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee under this Agreement;

VIII. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;

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

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competent Authorities subject to terms and conditions mentioned herein;

No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.

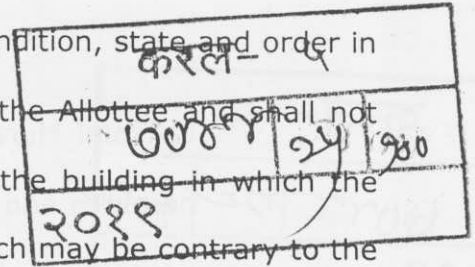


24. The Allottee/s or himself/themselves with intention to bring all persons into whatsoever hands the Apartment may come, hereby covenants with the Promoter as follows:-

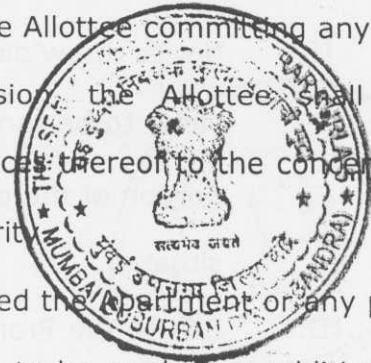
- I. To maintain the Apartment at the Allottee/s own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.
- II. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

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III. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment 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 building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.



IV. Not to demolish or cause to be demolished the Apartment 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 Apartment or any part thereof, nor any alteration in the elevation and outside color scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company.



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

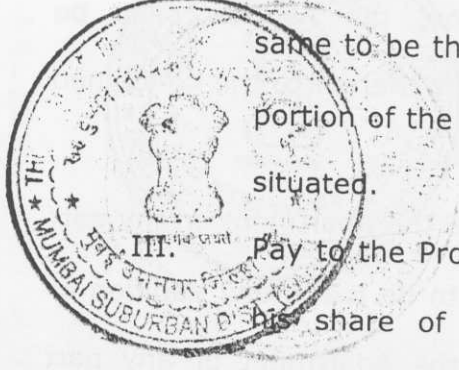
I. The Allottee has prior to the execution of this Agreement, satisfied himself/herself/themselves about the Title of the Society / MHADA/ Promoters to the said property, and redevelopment of the said Allottee/s more particularly described in the First Schedule hereunder written, and has/have accepted the Certificate of Title issued by M/s

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Lakshmi Murali & Associates , dated 28/07/2015 , which is annexed
with and which has been perused by the Allottee/s and has/have
agreed not to raise any further requisitions or any objections in
relation thereto hereafter

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



III. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.

IV. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee for any purposes other than for purpose for which it is sold.

V. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.

VI. The Allottee shall observe and perform all the rules and regulations of the said Society and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually

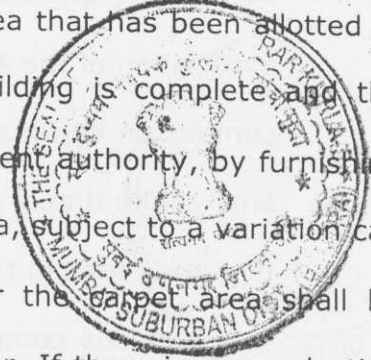
 

with the Promoters towards the said Apartment and to that extent,
so as to clear the mortgage debt.

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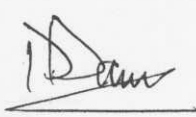
2. The Allottee agrees with promoters that he shall not sell or dispose of the said Apartment till the date of Possession without written consent of the Promoter whereas Promoter agrees to give consent within 10 (ten working days) from the receipt of such request.

3. The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee which shall be payable within forty-five days with annual interest at the rate specified in the Rules, from the date such deficit exist. All these monetary adjustments shall be made at the same rate per square meter as agreed in this Agreement.



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

5. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of



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the Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

6. Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the [Apartment] to the Allottee and the common areas to the association of the Allottee/s after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the installment and other dues payable by him and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause iv herein above. ("Payment Plan").



7. The Promoter hereby declares that the FSI as on date in respect of the said property is 10607.29 Sq. mtr. Only and Promoter plans to utilize F.S.I of 10607.29 Sq. mtrs. Further the Allottee/s of the Apartment/premises shall be entitled only to F.S.I. consumed in construction of the said Apartment purchased by him/her/them in the said Building/s. The F.S.I. of any nature whatsoever available at present or in future and further and/or additional construction, shall always be the property of the Promoters who shall be at liberty to use, deal with, dispose of, sell, transfer, etc. the same, in any manner the Promoters choose and deem fit. The document vesting the title of the said property, building/s, etc. and transfer of rights and benefits of the Promoters, as hereinafter mentioned, shall be subject inter alia to the aforesaid reservation;

8. It is hereby expressly agreed that with respect to the water supply to the said building/s, the responsibility of the Promoters shall be restricted only to the extent of providing the water connections to the building/s as per the norms set by the Municipal Corporation of Greater Mumbai or concerned authorities. Thereafter, if there is any shortage in water supply for any reason, whatsoever the Promoters shall not be responsible for the same.

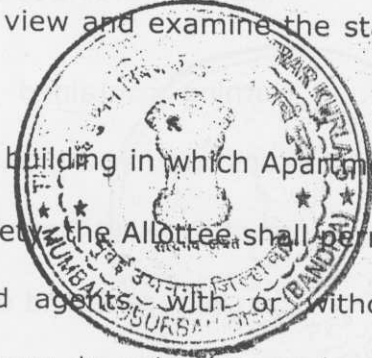
 

towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

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VII. Till full possession of the structure of the building in which Apartment is situated is handed over to the said society, the Allottee 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 said buildings or any part thereof to view and examine the state and condition thereof.

VIII. Till full possession of the structure of the building in which Apartment is situated is handed over to the said society, the Allottee 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 project land or any part thereof to view and examine the state and condition thereof.

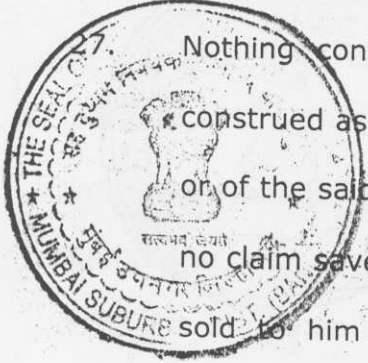


25. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

26. It is hereby expressly agreed that the responsibility of the Promoters shall be restricted to the extent of providing pipeline, overhead water tank, underground water tank and the water connections to the Building/sand/or Wing/s as per the norms set by the Municipal Corporation/ or the relevant authority. Thereafter, if there is any shortage in water supply for any reason whatsoever, the Promoters shall not be responsible for the same. Similarly, the Promoters shall get the necessary electric meter installed and obtain the electric connection in respect of the said Apartment. However, if there is insufficient support of the electric power by the electric power company the Promoters shall not be held responsible for the same and complained of deficiency of the service. The Allottee/s are fully aware that the said property and the said layout and other area in the vicinity as per prevailing condition and ground reality do face problem of shortage

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and shortfall of water supply and also electric supply and load shedding. The Promoters at no point of time will be called upon to make any minimum supply of water and power and the same would be available as made and provided by the authorities.



Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society as hereinbefore mentioned.

28. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

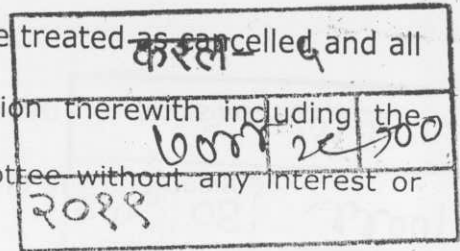
After the Promoter executes this Agreement he shall not mortgage or create a charge on the *[Apartment/] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest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

29. BINDING EFFECT

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee 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 and/or 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,

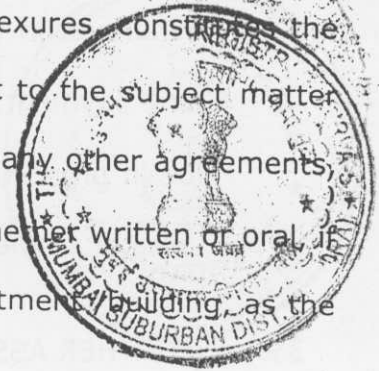
 

which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.



30. ENTIRE AGREEMENT

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



31. RIGHT TO AMEND

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

32. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE /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.

33. SEVERABILITY

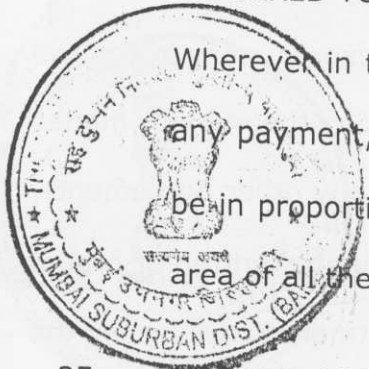
If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this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

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provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT



Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in 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.

35. FURTHER ASSURANCES

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

36. 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 between the Promoter and the Allottee, in after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar.

37. 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 and the Promoter will attend such office and admit execution thereof.

[Handwritten signatures]

38. That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served.

If sent to the Allottee or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

have been duly		
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Name & Address of Allottee:

Mr. Dhruv Davar

address at E 190 Lajpat Nagar First Floor
New Delhi - 110024

Notified Email ID: dhruvdavar@gmail.com

Promoter Name & Address:

M/S. WESTIN DEVELOPERS PVT. LTD., having its Registered Office at S.B.I MILAN and a Corporate Office at 1st Floor, SBI Milan CHS, Off Veera Desai Road, Near Andheri sports Complex, Andheri (West), Mumbai 400058.

Notified Email ID: project.ratnadeep2015@yahoo.in

39. It shall be the duty of the Allottee 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 be deemed to have been received by the promoter or the Allottee, as the case may be.

40. JOINT ALLOTTEES

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

41. STAMP DUTY AND REGISTRATION

The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee.

42. DISPUTE RESOLUTION

Dhruv Davar
ads



having

Dhruv Davar
ads

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७०४४	Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Competent Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.
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43. GOVERNING LAW



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

44. The stamp duty and registration charges of and incidental to this agreement shall be borne and paid by the Purchasers alone.

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

FIRST SCHEDULE ABOVE REFERRED TO:

(the said Land):

All that piece or parcel of land or ground admeasuring 1830.00 sq. meters bearing on the land bearing Survey No. 20 (pt), of Village: Chembur, Taluka - Kurla, District -Mumbai Suburban in the Registration District of Mumbai Suburban City and bounded as follows that is to say:

ON or towards the North: By building No. 57 and 56.

ON or towards the South: By building No. 54 and 30 M wide Road.

ON or towards the East: By 30 M wide Road.

ON or towards the West: By Building No. 55 and 56.

[Handwritten Signature]

SECOND SCHEDULE ABOVE REFERRED TO:

(the said Premises)

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1201	33	900
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Flat No. 1201 on the 12th floor admeasuring 64.82 Sq. Mtrs Carpet Area (As per RERA) of the said Building "Chembur Ratnadeep" in Wing "A" lying and located on the property most particularly described in the first schedule herein

SIGNED AND DELIVERED)

By the within named Developers)

For Westin Developers Pvt. Ltd.

M/S. WESTIN DEVELOPERS PVT. LTD.)

Director



Through the hands of its duly authorized)

Signatory.)

Shankar Wade)

in the presence of)

1) Mr. Dhruv Davak)

2))

Dhruv



SIGNED AND DELIVERED)

By the within named "Purchaser")

1) SRINIVAS KONDRA)

2) [Signature])

In the presence of ...)

1) SRINIVAS KONDA)

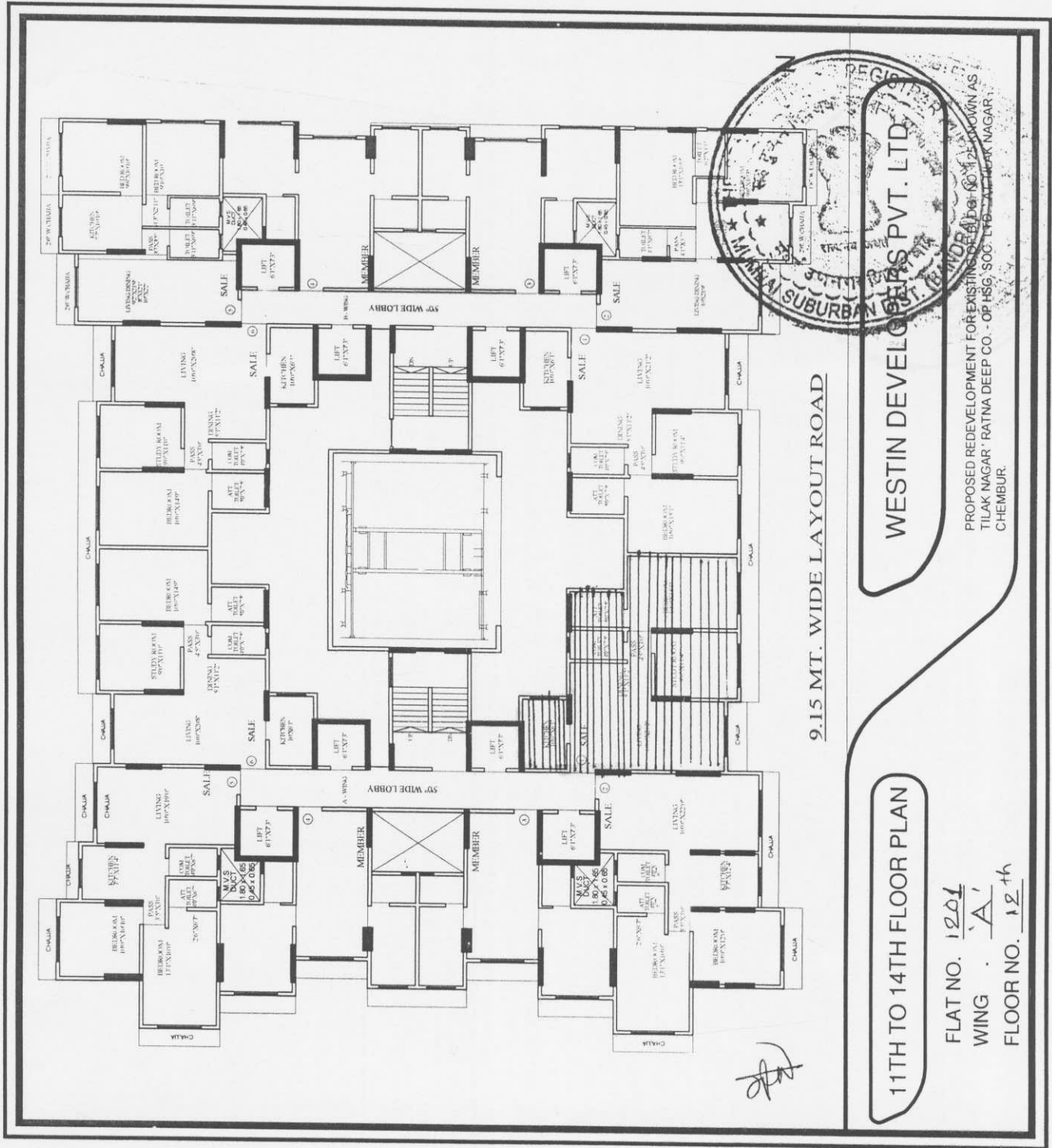
2) [Signature])



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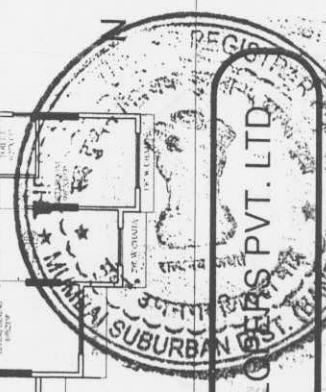
9.15 MT. WIDE LAYOUT ROAD

WESTIN DEVELOPMENT PVT. LTD.

11TH TO 14TH FLOOR PLAN

FLAT NO. 1201
 WING A
 FLOOR NO. 12th

PROPOSED REDEVELOPMENT FOR EXISTING PLOTS 100 TO 250 SHOWN AS
 TILAK NAGAR, RATNA DEEP CO. - OP HSG. SOC. 17B, TILAK NAGAR,
 CHEMBUR.



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C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
 No CE/5182/BPES/AM

COMMENCEMENT CERTIFICATE

To,
 M/s Ratnadeep Co. Op.Hsg.Soc.Ltd
 Bldg. No. 125 on plot bearing C.T.S. No.20 (Pt) of
 Village Chembur at Tilak Nagar, MHADA Layout,
 Chembur.

Sir,

With reference to your application No. **CE/5182/BPES/AM** Dated **30/12/2016** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **30/12/2016** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. **20 (Pt)** Division / Village / Town Planning Scheme No. **CHEMBUR-W** situated at - Road / Street in **M/W Ward** Ward .



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

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

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

This CC is valid upto 13/12/2016

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Issue On : 14/12/2015

Valid Upto : 13/12/2016

Remark :

C.C. upto top plinth as per approved amended plans dt. 24/09/2014.

Approved By
K.G.Shahdadpuri
Executive Engineer

Issue On : 14/12/2015

Valid Upto : 13/12/2016

Remark :

C.C. upto top plinth as per approved amended plans dt. 24/09/2014.

Approved By
K. G. Shahdadpuri
Executive Engineer

Issue On : 7/5/2016

Valid Upto : 13/12/2016

Remark :

C.C. upto 10th upper floors as per approved amended plans dt. 24/09/2014.

Approved By
Ramesh N. Kulkarni
Assistant Engineer (BP)

Issue On : 14/10/2016

Valid Upto : 13/12/2016

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Remark :

C.C. upto 12th upper floors as per approved amended plans dt. 24/09/2014.

Approved By

Ramesh N Kulkarni

Assistant Engineer (BP)



Issue On : 6/7/2017

Valid Upto : 5/7/2018

Remark :

Full C.C. as per approved amended plan dated 22.6.17 except for flat nos. 5,6 on 16th floor in wing A and flat nos. 3,4,5,6 on 16th floor in wing B.

Approved By

Assistant Engineer (M)

Assistant Engineer (BP)

Issue On : 2/2/2018

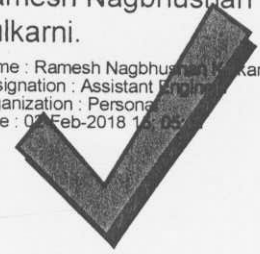
Valid Upto : 13/12/2018

Remark :

Full C.C. as per approved amended plans dated 22.06.2017

Document certified by
Ramesh Nagbhushan
Kulkarni.

Name : Ramesh Nagbhushan Kulkarni
Designation : Assistant Engineer (BP)
Organization : Person
Date : 02 Feb-2018 16:05:28



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

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Cc to:

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



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

Form 346
88

in replying please quote No
and date of this letter.

७०४४/२०३०/२०१९
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07 DEC 2013

**Intimation of Disapproval under Section 346 of the Mumbai
Municipal Corporation Act, as amended up to date.**

No. E.B./CE/ BS/A
CE / 5182 / EPES / AM

MEMORANDUM

Chembur Ratnadeep CHS Ltd.



With reference to your Notice, letter No. 1871 dated 24.05.2012 and delivered on 20 and the plans, Sections, Specifications and Description and further particulars and details of your buildings at Proposed redevelopment of existing Bldg. 125, known as Chembur Ratnadeep CHS Ltd. on plot bearing C.T.S. No. 20 (Pt) of Village Chembur at Tilak Nagar, MHADA Layout, Chembur, furnished to me under your letter, dated 20. I have to inform you that I cannot approval of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

A CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK BEFORE PLINTH C.C.

1. That the commencement certificate under Sec.45/69(1)(a) of the M.R.& T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of road widening line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No. 28(27).
3. That the low lying plot will not be filled up to reduced level of atleast 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side before starting the work.
4. That the specification for layout D.P./or access roads/development of setback land will not be obtained from Executive Engineer (Road Construction) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D. The completion certificate will not be obtained from Executive Engineer (R.C.) / Executive Engineer (S.W.D.) E.S. before submitting building completion certificate.
5. That the Licensed Structural Engineer will not be appointed, supervision memo as per appendix XI Regulation 5(3)(IX) will not be submitted by him.

M. K. Kulkarni
02.12.2013
Executive Engineer Building Proposal
(Eastern Suburbs.) - I

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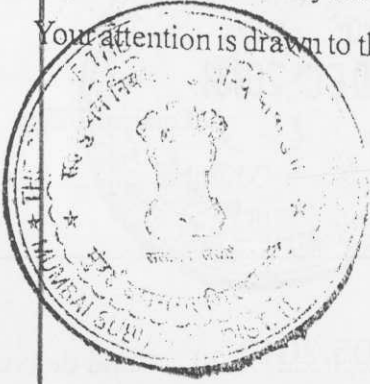
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2088) That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.

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

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the day of 200 , but not so as to contravance any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time In force.

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



M. Hedare
07.12.2013
Executive Engineer, Building Proposals,
Zone, E-S/M/W/Wards.

SPECIAL INSTRUCTIONS

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

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

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

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

“(a) Not less than, 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street”

“(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.) of such building.

“(c) Not less than 92 ft. () meters above Town Hall Datum.”

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

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

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

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

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

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

Brihanmumbai Mahanagar Palika

No. CE / 5182 / BPES / AM

07 DEC 2013

6. That the structural design and calculations for the proposed work considering seismic forces as per I.S.Code Nos 456-2000, 13920 - 1993, 4326 and 1897 - 2002 as per circular u.no.CE/PD/11945/1 dated 2.2.2008 for existing building showing adequacy thereof to take up additional load will not be submitted by him.
7. That the indemnity Bond indemnifying the Corporation for damages, risks, accidents, etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
8. That the existing structure proposed to be demolished will not be demolished or necessary phase programme with agreement will not be submitted and get approved before C.C.
9. That the requirements of N.O.C. of concerned Electric Supply Co./C.F.O. will not be obtained and the requisition, if any, will not be complied with before occupation certificate / B.C.C.
10. That the qualified registered site supervisor through architect/structural engineer will not be appointed before applying for C.C.& his name and address No. duly revalidated will not be submitted.
11. That adequate care in planning, designing and carrying out construction will not be taken in the proposed building to provide for the consequence of settlement of floors and plinth filling etc.
12. That adequate care will not be taken to safeguard the trees existing on the plot while carrying out construction work & NOC from Tree Authority will not be submitted.
13. That the notice under Sec. 347(1)(a) of the Mumbai Municipal Corporation Act will not be sent for intimating the date of commencement of the work.
14. That this office will not be intimated in prescribed proforma for checking the open spaces and building dimensions as soon as the work upto plinth is completed.
15. That the clearance certificate from Assessment Department regarding upto date payment of Municipal taxes etc. will not be submitted.
16. That the requirement of bye law 4(C) will not be complied with before starting the drainage work and in case Municipal sewer is not laid, the drainage work will not be carried on as per the requirement of Executive Engineer (Sewerage Project), Planning & completion certificate from him will not be submitted.
17. That the copy of Intimation of Disapproval conditions & other layout or sub division conditions imposed by the Corporation in connection with the developmental site shall not be given to the would be purchaser and also displayed at site.
18. That the N.A. permission from the Collector of Bombay shall not be submitted.
19. That a Janata Insurance Policy or policy to cover the compensation claims arising out of Workmen's Compensation Act 1923 will not be taken out before starting the work and will not be renewed during the construction of work.
20. That the development charges as per M.R.T.P.(amendment) Act 1992 will not be paid.
21. That the ramp entrance shall not be provided before starting the work.
22. That the registered undertaking in prescribed proforma agreeing to demolish the excess area constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
23. That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on before starting the work.

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07-12-2013
Executive Engineer Building Prop
(Eastern Suburbs.)-7

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Mumbai Mahanagarपालिका
No. CE / 5182 / BPES / AM '07 DEC 2013'

24. That the documentary evidence regarding ownership, area and boundaries of holding is not produced by way of abstracts form the District Inspector of Land Records, extracts from City Survey Record and conveyance deed etc.
25. That the debris will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work towards faithful compliance thereof.
26. That the No. Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with.
27. That the registered undertaking agreeing to form Co-op. Housing society will not be submitted before starting the work.
28. That the society will not be formed & got registered and true copy of the registration of society will not be submitted.
29. That the proposal will contravene the section 251 (A)(A) of the Mumbai Municipal Corporation Act.
30. That the remarks from Asst. Engineer, Water Works regarding location, size & capacity of the suction tank, overhead storage tank for proposed and existing work will not be submitted before starting the work and his requirements will not be complied with.
31. That the capacity of overhead tank will not be provided as per 'P' form issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate.
32. That the undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.
33. That the N.O.C. from Insecticide Officer shall not be submitted.
34. That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned ward office and provision shall not be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall not be complied with.
35. That the board mentioning the name of Architect/Owner shall not be displayed on site.
36. That the requirements as per Circular No. CE/PD/12387 of 17/03/2005 shall not be complied with during the execution of work.
37. That the debris management plan shall not be submitted to S.W.M. Department.
38. That the registered U/T shall not be submitted by Owner / Developer / Builder to sale the tenements / flats on carpet area basis only and abide by the provisions of Maharashtra Ownership flats ((Regulation of the promotion of construction, sale, Management & Transfer) Act; (MOFA) amended upto date Indemnity Bond indemnifying MCGM & its officers from any legal complications arising due to MOFA shall not be submitted.
39. That the N.O.C. from MGL shall not be obtained for each existing building.
40. That the soil investigation report from Geologist shall not be submitted.
41. That the authorised private pest control agency to give anti-larval treatment on construction site shall not be appointed and conditions of circular W/No.AMC/WS/H/9346/ 29.3.2010 shall not be complied with.
42. That the debris generated / building material shall not be dumped within a periphery of 50.00 Mtrs. from mangroves.

M. K. Kulkarni
12.12.2013
Executive Engineer Building Proposal
(Eastern Suburbs.) - 7

Brihanmumbai Mahanagarपालिका

No. CE / 5182 / BPES / AM

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43. That the undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.
44. That the Architect shall not submit the quarterly progress report of the proposed work.
45. That the registered undertaking from the owner stating that they will not object development of the neighbouring plot which may involve deficiency in open space shall not be submitted.
46. That the registered undertaking from the owner to incorporate a clause in sale agreement with prospective buyer that the said building is constructed with deficiency in open space shall not be submitted.
47. That the area reserved for parking shall not be used / utilized for the purpose of parking only and registered undertaking to that effect shall not be submitted.
48. That the registered undertaking indemnifying the M.C.G.M. against any litigation arising out of hardship to user in case of the failure of mechanized system of nuisance due to mechanical system to the building under reference and to the adjoining wing / adjoining building shall not be submitted.
49. That the registered undertaking for compliances of E.E.(T & C) conditions shall not be submitted.
50. That the work of construction shall not be carried out between 7.00 a.m. to 7.00 p.m.
51. That the extra water and sewerage charges will not be paid to Assistant Engineer, Water Works 'M' Ward before C.C.
52. That the NOC Chief Engineer (M& E) shall not be submitted for purpose of light & ventilation.
53. That the N.O.C. from Register / Dy. Registrar of CHS shall not be submitted before demolition of the existing structure.
54. That the N.O.C. from Ch.E.(S.P.)P&D Deptt. shall not be submitted.

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

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

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

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

M. K. Dore
07.12.2013
Executive Engineer Building Proposal
(Eastern Suburbs)

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Brihanmumbai Mahanagarपालिका

No. CE / 5182 / BPES / AM

07 DEC 2013

9. That the provision will not be made for making available water for flushing and other non-potable purposes through a system of borewell and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the Corporation.
10. That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, terraces, fixtures, joints in drainage pipes etc. and that the workmanship is found very satisfactory shall not be submitted.
11. That one set of plans mounted on canvas will not be submitted.
12. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will not be submitted.
13. That the adequate provision for post-mail boxes shall not be made at suitable location on ground floor /stilt.
14. That the every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
15. That the final NOC from S.G. shall not be submitted.
16. That the requisitions of clause No.45 & 46 of D.C.R.91 shall not be complied with.
17. That the infrastructural works such as: construction of handholds/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall not be provided.
18. That the provision for rain water harvesting as per design prepared by consultant in the field shall not be made to the satisfaction of Municipal Commissioner.
19. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations / individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM, shall not be provided to the satisfaction of Municipal Commissioner.
20. That the final N.O.C. for occupation permission from MHADA shall not be submitted.
21. That the final NOC from C.F.O. before occupation permission shall not be submitted.

D) CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.

1. That certificate under Section 270-A of the Bombay Municipal Corporation Act will not be obtained from H.E.'s department regarding adequacy of water supply.

M. Hedare
07.12.2013
Executive Engineer
(Building Proposal) E.S.- I

No. EB/CE/

5782 /BPES

NOTES

करल- 4
1 AM 07 DEC 2013
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- (1) The work should not be started unless objections are complied with
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards at least 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills 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 manner in obviating all the objection is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. _____ of _____ should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The acces road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in Cc.crete having broke glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.

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This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing commissioner under Section 13 (h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347 (1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be with drawn.

- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following :-
- (a) Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the area in occupation of each.
 - (b) Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
- Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or curing monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) the bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 metre.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on tightly serving the purpose of a lock and the warning pripes of the ribbet pretessed with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfictions each not exceeding 1.5 mm. in diameter. the cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be fixed an its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- (32) (a) Louvres should be provided as required by Bye-law No. 5 (b).
(b) Lintels or Arches should be provided over Door and Window opening.
(c) The drains should be laid as require under Section 234-1 (a).
(d) The inspection chamber should be plastered inside and outside.
- (33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.

Copy to owner
Chembur Ratnadeopatti

M. K. Kulkarni
07.12.2019
Executive Engineer, Building Proposals
Zones E.S.7, M.W. Wards.



INNUS I. SHAIKH

B.A. (Hons.), LL.B.

Advocate, High Court, Bombay

करल- ५		
६०८८	५९	१००
२०११		

Office : Lentin Chambers, Gr. Floor, Casablanca Trade Place Pvt. Ltd., Chamber No. 12, Datal Street, Mumbai-400 023.
E-mail: innus_shaikh@rediffmail.com, advinnus_shaikh@yahoo.co.in Cell : 098208 86927 Off : 022-22705151

Resi. Add.: A-402, Shangrilla, Hermitage Co-op. Hsg. Soc. Ltd., W. E, Highway, Mira Village, Mira Road, Thane - 401 104.

SEARCH REPORT

To,
Westin Developers Pvt Ltd,
SBI Milan Chs Ltd,
1st Floor, A Wing, Plot No. 8,
Andheri, Mumbai 58



Re.: Search of the property bearing S. No. 14 (pt), CTS No. 20 (pt), Plot No. 8, 125 of village Chembur, Tilak Nagar

Under your instructions I have taken search in respect of the said property for 16 years i.e. 2000 to 2015 in the office of the Sub-Registrars, Chembur & Nahur

AT THE OFFICE OF THE SUB-REGISTRAR OF ASSURANCES OF CHEMBUR & NAHUR FROM 2000 to 2015.

From 2000 to 2002 Nil
From 2003 Transaction

(1) Mode of Document:- Declaration

Schedule of Property :- : CTS No. 20 (pt), mouje Chembur, Ratnadeep CHS Ltd., Bldg. No. 125, Tilak Nagar, Chembur Mumbai 400 089

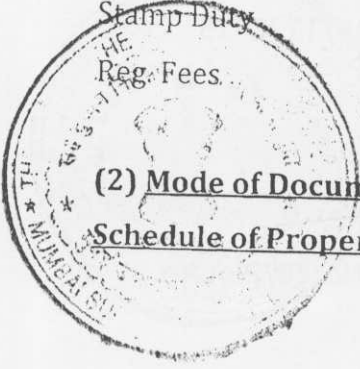
Registered Declaration executed by Bharati Cellular Ltd. through Auth. Sign. Shri. Manoj Shantaram Kharkhanis AND BMC

Agreement Value : Rs.1.00/-
Market Value : Rs.1.00/-
Execution Date :- 01.07.2003

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Reg. Date :- 02.07.2003
 Document No. : BDR 3-4848/2003
 Stamp Duty :- Rs.20/-
 Reg. Fees :- Rs.100/-



(2) Mode of Document:- Agreement to Lease

Schedule of Property :- : land – Plot No. NDR 11, S. NO. 14, CTS No. 20, Tilak Nagar, Chembur, Mumbai 89 adm. 1349 sq. mtrs. + FSI and. 1.20, period 30 years, yearly rent of Rs.124648/-

Registered Agreement to Lease between Bombay Housing and Area Development Board through Chief Manager Shri. Suresh Karande through C. A. Shri. B. P. Kamble AND Talak Nagar Hindustan Petroliam Employees CHS Ltd. through Chairmn – Shri. Narendra Narayan Choudhary, Secretary – Adikrao Bhanudas Mane & Treasurer – Sudam Sahadu Hule

Agreement Value : Rs.0.00/-
 Market Value : Rs.4161200/-
 Execution Date :- 24.04.2003
 Reg. Date :- 28.04.2003
 Document No. : BDR 3-4950/2003
 Stamp Duty :- Rs.416120/-
 Reg. Fees :- Rs.30,000/-

From 2004

Transaction

(1) Mode of Document:- Development Agreement

Schedule of Property :- : land & construction bearing S. NO. 14 (pt), CTS No. 20 (pt), Tilak Nagar, Chembur, Mumbai 89 adm. 1563.75 sq. mtrs. Bldg. No. 56

Registered Development Agreement between Tilak Nagar Vardan CHS Ltd. through Chairman – Shri. Narayan M. Chettiyyar , Secretary – Shri. Omprakash Mataprasad Yadav & Treasurer – Sudarshan P. Reddy AND M/s. Aditya

[Handwritten signature]

करल- ५		
Shri. Shyam Lal S.	५३	९००
२०१९		

Associates through partner Shri. Arun Baburao Patil & Chandanani

Agreement Value	:	Rs.0.00/-
Market Value	:	Rs.10818500/-
Execution Date	:-	16.12.2004
Reg. Date	:-	16.12.2004
Document No.	:	BDR 3-11445/2004
Stamp Duty	:-	Rs.108190/-
Reg. Fees	:-	Rs.30,000/-



(2) **Mode of Document:- Sale Deed**

Schedule of Property :- land bearing CTS No. 20 (pt), Bldg. No. 127 adm.

23983.20 sq. fts. & Plinth area 15616 sq. fts. total 80 flats, adm. 299.79 sq. fts. each, Tilak Nagar, Chembur, Mumbai 89

Registered Sale Deed between MHADA through Shri. R. G. Karkhanis AND Chembur Jeevandeep CHS Ltd. through Chairman - Shri. Shirish S. Shanbhag, Secretary - Padmaja Dhananjay Oak & Members- Vilas D. Karnik

Agreement Value	:	Rs.0.00/-
Market Value	:	Rs.1.00/-
Execution Date	:-	03.11.2004
Reg. Date	:-	05.11.2004
Document No.	:	BDR 3-10517/2004
Stamp Duty	:-	Rs.200/-
Reg. Fees	:-	Rs.100/-

(3) **Mode of Document:- Agreement to Lease**

Schedule of Property :- land bearing CTS No. 20 (pt), Bldg. No. 127 adm.

1219.04 sq. mtrs., Tilak Nagar, Chembur, Mumbai 89
period 99 years dt. 02.10.1979, premium of

~~SA~~

करल- ५		
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Rs.226880/- & dt.02/10/1979 to 1/10/2005 total rent of Rs.147472/



Registered Agreement to Lease between MHADA through Shri. R. G. Karkhanis AND Chembur Jeevandeep CHS Ltd. through Chairman - Shri. Shirish S. Shanbhag, Secretary - Padmaja Dhananjay Oak & Members- Vilas D. Karnik

Agreement Value	:	Rs.0.00/-
Market Value	:	Rs.510500/-
Execution Date	:-	03.11.2004
Reg. Date	:-	05.11.2004
Document No.	:	BDR 3-10518/2004
Stamp Duty	:-	Rs.25530/-
Reg. Fees	:-	Rs.5110/-

(4) Mode of Document:- Development Agreement

Schedule of Property :- : land bearing S. No. 20 (pt), S. No. 14 A, Bldg. No. 57, adm. 1087.50 sq. mtrs., Om Shree Ganesh Chhaya CHS Ltd., Tilak Nagar, Chembur, Mumbai 89, Ground + 2 floor, 36 tenants adm. 323 sq. fts. Carpet without consideration

Registered Development Agreement between Om Shree Ganesh Chhaya CHS Ltd. through Chairman - Shri. Pramod Harishchandra Tamhane, Secretary - Mohan S. Rane & Treasurer- N. Vasudevan

Agreement Value	:	Rs.11838000/-
Market Value	:	Rs.9734000/-
Execution Date	:-	08.04.2004
Reg. Date	:-	08.04.2004
Document No.	:	BDR 3-2952/2004
Stamp Duty	:-	Rs.118500/-
Reg. Fees	:-	Rs.30,000/-

(Handwritten signature)

करल- ५		
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(5) Mode of Document:- Confirmation Deed

Schedule of Property :- : land bearing S. No. 20 (pt), S. No. 14 (pt), adm. 1150.12 sq. mtrs., Bldg. No. 54, Tilak Nagar Shree CHS Ltd., Tilak Nagar, Chembur Mumbai 89, period 99 years dt. 01/04/1980, yearly rent of Rs.432/-

Registered Confirmation Deed between MHADA AND Tilak Nagar Shree CHS Ltd. through Chairman - Shri. V. B. Ranvare, Secretary - D. B. Paradkar



Agreement Value	:	Rs.1.00/-
Market Value	:	Rs.1.00/-
Execution Date	:-	23.02.2004
Reg. Date	:-	26.02.2004
Document No.	:	BDR 3-1636/2004
Stamp Duty	:-	Rs.20/-
Reg. Fees	:-	Rs.1500/-

(6) Mode of Document:- Confirmation Deed

Schedule of Property :- : land bearing S. No. 20 (pt), S. No. 14 (pt), adm. 1150.12 sq. mtrs., Bldg. No. 54, Tilak Nagar Shree CHS Ltd., Tilak Nagar, Chembur Mumbai 89, Deed of Sale dt. 18.04.2011

Registered Confirmation Deed between MHADA AND Tilak Nagar Shree CHS Ltd. through Chairman - Shri. V. B. Ranvare, Secretary - D. B. Paradkar

Agreement Value	:	Rs.1.00/-
Market Value	:	Rs.1.00/-
Execution Date	:-	23.02.2004
Reg. Date	:-	08.03.2004
Document No.	:	BDR 3-1763/2004
Stamp Duty	:-	Rs.20/-
Reg. Fees	:-	Rs.1600/-

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From 2005 to 2011

Nil

From 2012

Transaction

Mode of Document:- Development Agreement



Schedule of Property :- : land & construction bearing CTS No. 20 (pt), adm.

1830 sq. mtrs., - Chembur Ratnadeep CHS Ltd., Bldg.
NO. 125, MHADA Colony, Tilak Nagar, Chembur
Mumbai 89- ADJ No. SDE/New/282/12 of Market Value
of Rs.58089000 & Agreement of Rs.260000 paid Stamp
Duty of Rs.129500 & Penalty of Rs.10500/-
dt.02/4/2012

Registered Development Agreement between Chembur Ratnadeep CHS Ltd. through Chairman - Shri. Atmaram Vithoba Kamble, Secretary - Pandurang Ganpat Patil, Treasurer - Shri. Yashwant Narayan Chougule, Members - Saroja Murthy & Ors.

Agreement Value	:	Rs.260000/-
Market Value	:	Rs.58089000/-
Execution Date	:-	31.12.2011
Reg. Date	:-	12.04.2012
Document No.	:	BDR 13-2810/2012
Stamp Duty	:-	Rs.129500/-
Reg. Fees	:-	Rs.30000/-

From 2013 to 2014

Nil

From 2015

Nil (Index record are in loose condition)

Yours faithfully,


[INNUSA SHAIKH]
ADVOCATE

Ref No. : TC/Westin Developers/501/2015

To,
M/s. Westin Developers P Ltd,
SBI Milan CHS Ltd, 1st floor,
Veera Desai Road,
Near Andheri Sports Complex,
Andheri (west), Mumbai-400058

Re : All that piece or parcel of land bearing S.No. 14 (Pt) and,
City Survey No. 20 (pt) admeasuring 1302.62 sq.mtrs with
Ground + 4 storied structure situate at Villagers Chembur,
Taluka Kurla, District Mumbai Suburban known as Chembur
Ratnadeep Co operative Housing Society Ltd



Under registered indenture of lease deed dated 10th May 1994 (Sub Registrar 4 -
P 2868/1994 dated 18.10.1994) Maharashtra Housing and Area Development
Authority (hereinafter called **MHADA**) assigned all that the piece or parcel of
land bearing S.No.14 (pt) City Survey No.20 (pt) situated at Village Chembur,
Taluka Kurla, District Mumbai Suburban, admeasuring 1302.62 sq. meters to
Chembur Ratnadeep Co-Operative Housing Society Ltd (hereinafter called
Society).

Under a registered Deed of Sale dated 10th May 1994 (Sub Registrar 4 -P
2866/1994 dated 18.10.1994) MHADA sold the building being building No.125,
standing on the land bearing S. No. 14 pt and CTS No.20 pt, comprising of
tenements allotted /occupied by the members of the society as per the list
annexed thereto.

Under the General Body Resolution dated 20/11/2010 the society resolved to
demolish the existing structure and construct thereon a new building and assigned the
rights of development to M/s. Westin Developers Pvt. Ltd (hereinafter called
Builder/Developer).



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Under a registered Development Agreement dated 31/12/2011 (sr no. BDR13-2810/2012) between the Chembur Ratnadeep Co-operative Housing Society Ltd and M/s. Westin Developers Pvt. Ltd the society has assigned the development rights inter alia to demolish and reconstruct the existing building utilizing FSI/TDR as may be permissible under the Development Control Regulation 1991 as amended.

Under a revised offer letter dated 05/12/2011 bearing No. CO/MB/Arch/NOC/F-239/1207/2011 permitting construction on the leased land of 1302.62 sq.mts with additional area of 527.38 sq.mts allotted to the society as set out therein. The payment of premium as set out in the revised letter of Offer dated 5 12.2011 came to be paid by the Builder/Developers.


MHADA issued its NOC dated 21/08/2012 bearing No.CO/MB/EE-RDC/NOC/F-239/1277/2012, granting No Objection (NOC) to utilize total builtup area upto 7887.80 sq.mtrs on terms and conditions as set out in the said NOC.

The Municipal Corporation of Greater Mumbai (MCGM) has issued Intimation of Disapproval (IOD) dated 07th December 2013 bearing number CE/5182/BPES/AM in the name of Society.

Upon perusal of the documents referred herein, we certify that the title of Chembur Ratnadeep Co-operative Housing Society Ltd in respect of the captioned property is clear, marketable and free of encumbrances.

Dated this 28th day of July 2015

FOR LAKSHMI MURALI & ASSOCIATES


LAKSHMI MURALI
ADVOCATE

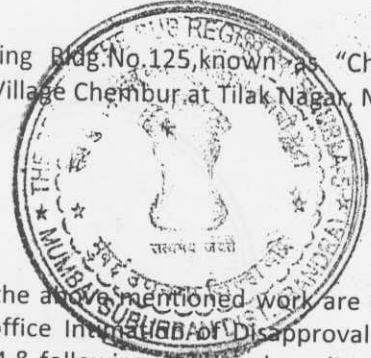
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MUNICIPAL CORPORATION OF GREATER MUMBAI
No.CE/5182/BPES/AM

To
M/s. Shilp Associates
A/301, Royal Appartment,
Madhav Gadkari Chowk,
Parthanasamaj Road, Vileparle (East)
Mumbai 400057

Sub:- Amended plan for proposed redevelopment of existing Bldg. No.125, known as "Chembur Ratnadeep CHS Ltd." on plot bearing C.T.S. No.20 (Pt) of Village Chembur at Tilak Nagar, MHADA Layout, Chembur, M/west ward, Mumbai.

Ref.: Your online application dated 29.03.2017.



Sir,

I have to inform you that, the amended plans submitted by you for the above mentioned work are hereby approved, subject to the compliance of the conditions mentioned in this office Intimation of Disapproval under CE/5182/BPES/AM dated 07.12.2013, Amended plans conditions Dt.24.09.2014 & following additional conditions.

- 1) That the R.C.C. Design and calculations as per the amended plans for the proposed work considering seismic forces as per relevant I.S. Codes Nos should be Submitted through the registered structural engineer before starting the work.
- 2) That the all requisite fees, premiums, development charges deposits shall be paid before endorsement of C.C.
- 3) That the extra water & sewerage charges shall be paid to A.E. Water works "M" ward before C.C
- 4) That the latest paid bill from A.A. & C (M/W) Ward shall be submitted.
- 5) That the C.C shall be endorsed as per approved amended plan.
- 6) That the Quarterly Progress report of project shall be submitted.
- 7) That the valid Janata Insurance Policy shall be submitted.
- 8) That the work shall be carried out only between 6.00 am to 10.00 pm as per circular u/no ChE/DP/7749/Gen at 07.06.2016
- 9) That the Reg. undertaking mentioning that the lesser clear floor height of 2.70 mt. on habitable from 6th floor to 16th floor will be incorporated in sale agreement shall not be submitted.
- 10) That the top most elevation of the building will be certified by Airport Authority of India mentioning that the Average Mean Sea Level of the Building is within the permissible limits of Civil Aviation N.O.C. shall be submitted before O.C.C.

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

Acc. One set of plan.

Yours faithfully,

Kishore
Gobindram
Shahdarpuri

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

SUJIT
JAGANNA
TH
AMRITKAR
S.E. (B.P) M-I

Ramesh
Nagbhush
an Kulkarni
A.E. (B.P.) M

Copy Forwarded To:-

1. Owner
2. Architect
3. A.E.W.W. M/E ward
4. Asst. Commissioner M/E ward
5. Dy. (A&C) E.S.

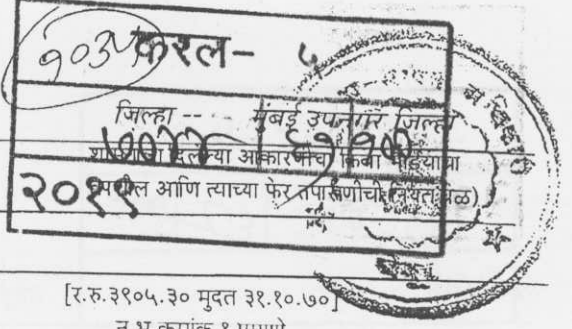
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२०१५		



मालमत्ता पत्रक

विभाग/मांजे -- चेंबुर तालुका/न.भु.मा.का. -- न.भू.अ. चेंबुर

नगर भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार
मांक / फा. नं. चौ.मी.



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[र.रु.३९०५.३० मुदत ३१.१०.७०]
न.भू.क्रमांक १ प्रमाणे

२१६१०.२ न.भू.क्र.२०अ चे
क्षेत्र वजा केले.

निर्धारक

वकाचा मुळ धारक महाराष्ट्र गृह निर्माण मंडळ
वर्ष १९६७

इदार

नर भार

नर शेर



दि.क्र.	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किवा भार (भा)	साक्षात्कृत
३०/०६/१९७१	बिनशेती साऱ्याची नोंद घेतली. न.भू.क्र.१ प्रमाणे. मा. उप विभागीय अधिकारी मुंबई यांचे कडील डी.एल.एन.एल.एन्ड. डी. बी. क्रमांक १६८/७.९.७० बिनशेती साऱ्याची नोंद घेतली. न.भू.क्र.१ प्रमाणे.			सही - ३०/१२/१९९९ न.भू.अ.क्र. २.मुंबई.
०५/०१/१९८१	मा.उपविभागीय अधिकारी मुंबई उपनगर यांचे कडील क्रमांक DLN/LNDB १६८ दि.२.५.७४ अन्वये दि.१.८.७९ पासून सधारीत नवीन शेतसारा बसविला अखेरची नोंद केली. न.भू.क्रमांक १,५ ते १९,२१ ते २६,२८,२९, ३१ ते ४५, ४९ ते ५८,५५२,५५५ आणि ५५६ मिळवून.			सही - ०५/०१/१९८१ जि.नि.भू.अ.क्र. तथा नभूअक्र.८८
०१/०४/१९९४	अर्ज,जबाब,सुची-२ व मा.न.भू.अ.क्र.८ यांचे कडील आदेश क्र न.भू.चेंबुर/न.भू. क्र.२० प/प.भू.३/९४ मुलुंड दि.७.४.९४ अन्वये लिज डिडने नाव दाखल. क्षेत्र ८४२.६५ चौ.मी.	SI	(L) भाडेपट्टेदार ओम श्री.गणेश छाया को. ओं.हो.सो.लि.चेंबुर दि. १/४/८० पासून भाडेपट्टा मुदत ९९ वर्ष.	सही - ०७/०४/१९९४ जि.नि.भू.अ.क्र. तथा नभूअक्र.८८
०८/०६/१९९५	अर्ज,जबाब,सुची-२ व मा.न.भू.अ.क्र.८ यांचे कडील आदेश क्र. न.भू.चेंबुर/न.भू. क्र.२० प/प.भू.३/९५ मुलुंड दि.८.६.९५ अन्वये लिज लिडने नाव दाखल.क्षेत्र ९१०.२ चौ.मी.	SI	(L) भाडेपट्टेदार टिळकनगर शुभसदन को. ओं.हो.सो.लि.चेंबुर दि. १/४/८० पासून भाडेपट्टा मुदत ९९ वर्ष	सही - ०८/०६/१९९५ जि.नि.भू.अ. तथा नभूअक्र.८८

करल- ५	
७०४४	६२ १००
२०१९ चेंबुर	

मालमत्ता पत्रक

तालुका/न.भू.मा.का. -- न.भू.अ. चेंबुर

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकारपैचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वैळी

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दिनांक	व्यवहार	खंड क्रमांक	नविन घरक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत
	<p>अर्ज, जबाब, सुची-२ व मा.न.भू.अ.क्र.८ यांचे कडील आदेश क्र.न.भू.चेंबुर/न.भू.क्र.२० पै/प.भू.३/१५ मुलुंड दि.८.६.१५ अन्वये लिज डिडने नाव दाखल. क्षेत्र १०३२.६२ चौ.मी.</p>	SI	(L) भाडेपट्टेदार चेंबुर रत्नदिप को. ऑ.हौ.सो.लि.चेंबुर दि. १/१०/७९ पासून भाडेपट्टा मुदत ९९ वर्ष.	सही - ०८/०६/१९९५ जि.नि.भू.अ. X.C. तथा नभूअक्र.८.८
०९/०६/१९९५	अर्ज, जबाब, सुची-२ व मा.न.भू.अ.क्र.८ यांचे कडील आदेश क्र.न.भू.चेंबुर/न.भू.क्र.२० पै/प.भू.३/१५ मुलुंड दि. ९.६.९५ अन्वये लिज डिडने नाव दाखल. क्षेत्र ४७३.१८ चौ.मी.	SI	(L) भाडेपट्टेदार. टिळकनगर वरदान को. ऑ.हौ.सो.लि.चेंबुर दि. १/४/८० पासून भाडेपट्टा मुदत ९९ वर्ष.	सही - ०९/०६/१९९५ जि.नि.भू.अ. तथा नभूअक्र.८.८
०१/०४/१९९७	अर्ज, जबाब, सुची क्र. II व मा.न.भू.अ.क्र.८ यांचे कडील आदेश क्र. न.भू.चेंबुर/न.भू.क्र.२० पै/प.भू.३/१५ मुलुंड दि. --३.१७ अन्वये लिज डिडने नाव दाखल. क्षेत्र ८७५.९० चौ.मी.		लेसी (L) भाडेपट्टेदार चेंबुर वृंदावन पॅलेस को.ऑ.हौ.सो.लि. दि. २९/४/८१ पासून भाडेपट्टा मुदत ९९ वर्ष	सही - ०१/०४/१९९७ न.भू.अ.८मु८ तप.मुंबई
२२/०५/२००३	अर्ज, सुची क्रमांक २ चा उतारा व न.भू.अ. चेंबुर यांचे कडील आदेश क्रमांक न.भू.अ.चेंबुर/न.भू.क्र.२०/प.भू.३/२००३ मुलुंड दि. २२/५/२००३ अन्वये भाडेपट्ट्याने नांव दाखल केले क्षेत्र १३४९.०० चौ.मी.		भाडेपट्टेदार टिळकनगर हिंदुस्थान पट्रोलियम एम्प्लॉईज को. ऑ.हौ.सो.लि.चेंबुर भाडेपट्टा मुदत ३० वर्षे क्षेत्र १३४९.०० चौ.मी.	फेरफार क्र.३५२ प्रमाणे सही - २२/०५/२००३ न.भू.अ.चेंबुर
२२/०२/२००५	अर्ज, जाब, सुची, २ व या कार्यालयाकडील आदेश क्र.न.भू.अ.चेंबुर/बी.आर.२७१/०५ दि. २२/२/२००५ नुसार भाडेपट्टेदार म्हणून नांव दाखल केले क्षेत्र १२१९.४० चौ.मि.	S.I.	L]भाडेपट्टेदार चेंबुर जिवनदिप को.ऑ.हौ.सो.लि.चेंबुर लिमीटेड क्षेत्र १२१९.४० चौ.मि. भाडेपट्टा मुदत ९९ वर्षे.	फेरफार क्र.३७२ प्रमाणे सही - २२/०२/२००५ न.भू.अ.चेंबुर
१३/०७/२००५	श्री.कल्पेश शहा यांचा अर्ज व मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील पोर्टविभाजन आदेश क्र.सी/कार्या-२डी/एकत्री-पोट वि./एस.आर.के.५४७/दिनांक १३/०४/२००५ अन्वये व इकडील पो.वि.मो.र.नं.१०८/२००५ अन्वये न.भू.क्र.२०चे क्षेत्र २२९५९.२ चौ.मि. क्षेत्रा मधुन न.भू.क्र.२०अ चे क्षेत्र १३४९.०० चौ.मि. क्षेत्राची नवीन मिळकत पत्रिका उघडलंने त्याचे क्षेत्र कमी केले त्यामुळे मुळ न.भू.क्र.२० चे क्षेत्र २१६१०.२ चौ.मि. कायम केले व दिनांक २२/५/२००३ ची भाडेपट्टेदार चौ.मांड केली.			फेरफार क्र.३८५ प्रमाणे सही - १३/०७/२००५ न.भू.अ.चेंबुर

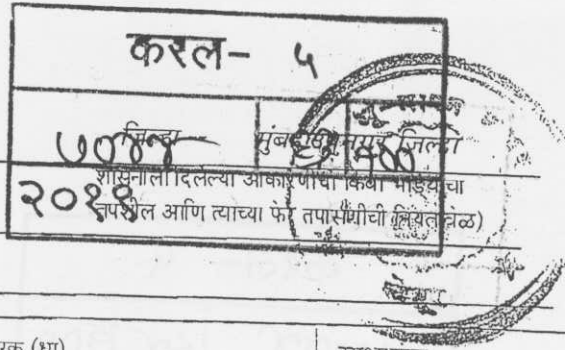
मालमत्ता पत्रक

करल- ५

बिभाषण/गोने -- चेंबूर

तारुण/न.भू.मा.वग. न.श.अ. चेंबूर

नगर भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार
 २० २०



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षीकन
१४/०२/२००६	अर्ज, जबाब, सुची क्र.२ व न.भू.अ. चेंबूर यांचेकडील आदेश क्रमांक न.भू.अ.चेंबूर/प.भू.३/चेंबूर न.भू. क्र.२०,२०/३७ते२०/४८/२००६ मुलुंड दि.१४/२/२००६ अन्वये भाडेपट्ट्याने टिळक गणेश को. ऑ. सां. लि. असं नांव दाखल केले. क्षेत्र.१०८७.४९ चौ.मि.		[L] भाडेपट्टेदार,, टिळक गणेश को. ऑ. हा. सोसायटी लिमिटेड, भाडेपट्टा मुदत ११ वर्षे पासून ९९ वर्षे. क्षेत्र १०८७.४९ चौ.मी.	फरफार क्र.५११ प्रमाण सही - १४/०२/२००६ न.भू.अ.चेंबूर
१०/०८/२००७	अर्ज जबाब सुची-२ व न.भू.अ.यांचे आदेश क्र./न.भू.अ.चेंबूर/प.भू.३ न.भू.क्र.२०/०७ दि.१६/८/०७ अन्वये व मा.सह दु.नि.कुर्ला १ यांचे कडील भाडेपट्टा दि.२४/७/०७ अन्वये भाडेपट्ट्याने नाव दाखल केले क्षेत्र ११५०.१२ चौ.मी.		भाडेपट्टेदार टिळकनगर श्री को.ऑप. भाडेपट्टा मुदत ९९ वर्षे क्षेत्र-११५०.१२ चौ.मी.	फरफार क्र.७०३ प्रमाण सही - १०/८/०७ न.भू.अ.चेंबूर
१३/०५/२०११	सह दुय्यम निबंधक कुर्ला ३ कडील नोंदणीकृत भाडेपट्टा करार.दस्त क्र. १०८/२०१० दिनांक १०/३/२०१० अन्वये महाराष्ट्र गृहनिर्माण मंडळ यांच्या मालकीची न.भू.क्र. २० पैकी ५३३.७५ चौ.मि. क्षेत्र ९९ वर्षासाठी भाडेपट्ट्याने टिळकनगर श्री. को. ऑप. हा. सो. लि. यांना दिल्याने इतर हक्क सदरी भाडेपट्टेदार म्हणून सोसायटीच्या नावाची नोंद केली.		भाडेपट्टेदार टिळकनगर श्री. को. ऑप. हा. सो. लि. क्षेत्र ५३३.७५ चौ.मि.	फरफार क्र.१०५५/२०११ सही - १३/०५/२०११ न.भू.अ.चेंबूर

नपामिणी करणारा -

खरी नक्कल -

न.भू.अ. चेंबूर

मुंबई उपनगर जिल्हा

श्री. अ. बी. किणी
 क्षण भूमापक क्र. २

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(श्री. अ. बी. किणी)
 वरिष्ठ लिपीक
 नगर भूमापन अधिकारी, चेंबूर

खरी नक्कल
 नगर भूमापन अधिकारी
 चेंबूर

करल- ५		
७०४४	६४	१००
२०१९		



मालमत्ता पत्रक

विभाग/मोजे -- चेंबूर

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

जिल्हा --



नगर भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार
क्रमांक / फ. प्लॉ. नं. चौ. मी.

शासनाला दिलेल्या आकृतीचा किंवा आड्याचा तपशील आणि त्याच्या फेर तपासणीस मर्यादित वेळ

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१३४९.०० चौ. मी.

H-१

करल

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सुविधाधिकार

हक्काचा मुळ धारक वर्ष

पट्टेदार

इतर भार

इतर शरे



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
१३/०७/२००५	श्री. कल्पेश शहा यांचा अर्ज व मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील पोटविभाजन आदेश क्र. सी./कार्या-२डी/एकत्री/पो. वि./एस. आर. के./५४७/दि. १३/४/०५ व इकंडील पो. वि. मो. र. नं. १०८/२००५ अन्वये नवीन मिळकत पत्रिका तयार केली	--	धा महाराष्ट्र गृहनिर्माण मंडळ भाडेपट्टेदार टिळकनगर हिंदुस्तान पेट्रोलियम एम्प्लॉई इंडा. को. ऑप. हौ. सोसायटी लिमिटेड चेंबूर भाडेपट्टा मुदत ३० वर्षे	फेरकार क्र. ३८५ प्रमाणे सही - १३/७/०५ न. भू. अ. चेंबूर

तपासणी करणारा -

खरी नक्कल -

न. भू. अ. चेंबूर

मुंबई उपनगर जिल्हा

Signature
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नक्कल दिल्याचा दिनांक..... ११/२/२०१९ एकूण फी..... २२००

(श्री. ओ. वी. किष्णी)
वरिष्ठ लिपीक
नगर भूमापन अधिकारी, चेंबूर

खरी नक्कल
नगर भूमापन अधिकारी
चेंबूर

RECEIVED

NO. 1234 - 12345678

DATE

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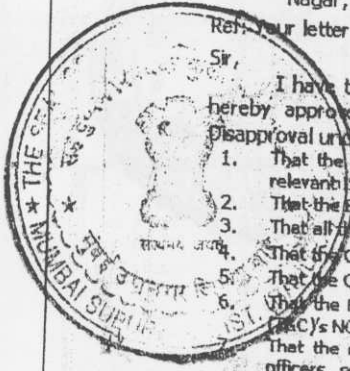
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 2014

MUNICIPAL CORPORATION OF GREATER MUMBAI
 CE/5182/BPES/AM 12 4 SEP 2014

Dr. E.S. Dixit
 Architect, Ship Associates
 A/301, Royal Apartment,
 Madhav Gadkar Chow,
 Parthana Samaj Road,
 Vile Parle (East), Mumbai-57

Sub: Amended Plans for Proposed redevelopment of existing Bldg.125, known as "Chembur Ratnadeep CHS Ltd." on plot bearing C.T.S. No.20 (Pt) of Village, Chembur at Tilak Nagar, MHADA Layout, Chembur.

Ref: Your letter under No. NIL dated 11/06/2014.



Sir,
 I have to inform you that, the amended plans submitted by you for the above mentioned work are hereby approved, subject to the compliance of the conditions mentioned in this office Intimation of Disapproval under even no. CE/5182/BPES/AM dated 07/12/2013 and following additional conditions:

1. That the RCC Design and calculations as per the amended plans considering seismic forces as per the relevant IS Code should be submitted through registered Structural Engineer before starting the work.
2. That the extra water and sewerage charges shall be paid to A.E. (W.W.) M-West Ward.
3. That all the requisite fees, premiums, deposits shall be paid before issue of C.C.
4. That the C.C. shall be got endorsed as per the approved amended plans.
5. That the Quarterly Progress Report shall be submitted by the Architect.
6. That the Registered Undertaking shall be submitted by the owner to comply with all the condition of E.E. (T&C)'s NOC and CFO's NOC.
7. That the registered undertaking cum Indemnity Bond shall be submitted indemnifying the MCGM and its officers, servants, agents and the Municipal Commissioner against any / all actions, acts, costs, claims, damages, demands of any nature and any kind whatsoever, which may be instituted, claimed or made and further indemnifying them against any legal dispute of the plot, ownership, accidents, damages, risks by any person or persons, any third party or legal entity or society or Trust by reasons of granting of approval under the provisions of DCR 1991.
8. That all the structural members below the ground shall be designed considering the effect of chlorinated water, sulphur water, seepage water, etc and any other possible chemical effects and due care while constructing the same will be taken and completion certificate to that effect shall be submitted before obtaining C.C. beyond plinth from the licensed Structural Engineer.
9. That as per Circular No. Ch. E/27921/DP/Gen dated 06/01/2014, the owner / developer and the concerned Architect / L.S. shall compile and preserve the following documents:
 a) Ownership document, b) Copies of IOD, CC subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans, c) copies of Soil Investigation Reports, d) RCC details and canvass mounted structural drawings, e) Structural Stability Certificate from Licensed Structural Engineer, f) Structural Audit Reports, g) All details of repairs carried out in the buildings, h) Supervision certificate issued by the Licensed Site Supervisor, i) Building Completion Certificate issued by L.S. / Architect, j) NOC and completion certificate issued by the C.F.O., k) Fire Safety Audit carried out as per the requirement of C.F.O.
 The above documents / plans shall be handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should be handed over within a period of 90 days after granting Occupation Certificate.
10. That the Revised Drainage Approval shall be submitted.
11. That the NOC from Dy. Ch. Eng. (S.P.) P&D shall be submitted.
12. That the valid Janta Insurance Policy shall be submitted.
13. That the Civil Aviation NOC from Airport Authority of India shall be submitted.
14. That the revised NOC from E.E. (T&C) for the proposed parking layout shall be obtained.

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

Acc :- One set of plan

12 4 SEP 2014
 Copy forwarded for information to the owner
 Chembur Ratnadeep CHS Ltd.
 owner Architect
 A.S.E. comm. com/w/west
 A.E. W.W. M. West Ward
 (Dy. A. & C. E. S.)

Copy forwarded for information please

16/09/2014
 S.E. (B.P.M)-I
 A.E. (B.P.M)
 16/09/2014
 S.E. (B.P.M)-I
 A.E. (B.P.M)
 16/09/2014
 S.E. (B.P.M)-I
 A.E. (B.P.M)
 16/09/2014
 Yours faithfully,
 22/9/14
 o/c Executive Engineer
 (Building Proposal) E.S.I
 22/9/14
 o/c Executive Engineer
 (Building Proposal) E.S.I
 22/9/14
 o/c E.E. (B.P.) E.S.I

करल- ५		
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करल- ५		
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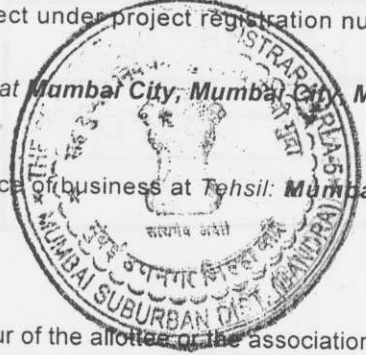
Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P51900005835**

Project: **Ratnadeep**, Plot Bearing / CTS / Survey / Final Plot No.: **20 Part 125** at **Mumbai City, Mumbai City, Mumbai City, 400058**;



- Westin Developers Pvt. Ltd** having its registered office / principal place of business at Tehsil: **Mumbai City**, District: **Mumbai City**, Pin: **400058**.
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **14/08/2017** and ending with **30/06/2019** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 8/14/2017 2:43:32 PM

Dated: **14/08/2017**
Place: **Mumbai**

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

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करल- ५
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दस्तक्रमांक व वर्ष: 2810/2012

Thursday, April 12, 2012

10:50:50 AM

दुय्यम निबंधक: सह दु.नि.का-कुर्ला ९

नोदणी ५३ म.

Page. 63 m. 9.

सूची क्र. दोन INDEX NO. II

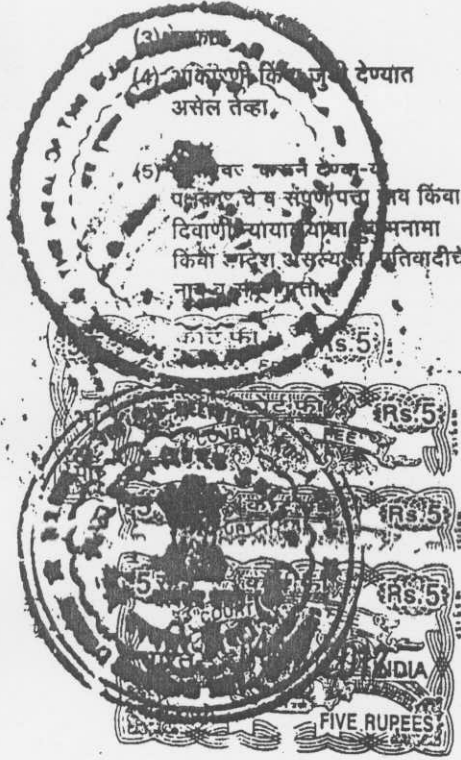
गावाचे नाव : चेंबूर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार तें नमूद करावे) मोबदला रु. 260,000.00
वा.भा. रु. 58,089,000.00



- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

- (1) सिटिएस क्र.: 20 पार्ट वर्णन: विकसन करारनामा व मोजे चेंबूर - सिटिएस नं 20 अर्ध - जमीन व बांधकाम - क्षेत्र 1830 चौ मी - चेंबूर रत्नदीप को ऑफ हाऊ सोसा लि. विल्डींग नं 125, म्हाडा कॉलनी, टिळक नगर, चेंबूर मुं 89 - अर्धीजे वर व सडीई/सु/282/2012 च्या बाजारभाव रु 58089000 व मोबदला रु 260000 यावर मुं/सु/नं 12950000 नं 10500 रु दि. 2/4/2012 -
(1) क्षेत्र 1830 चौ मी



- (3) अधिकारणी किंवा मुदत देण्यात असलेले तब्बे,

- (4) अधिकारणी किंवा मुदत देण्यात असलेले तब्बे, पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचा नाव व संपूर्ण पत्ता

(1)

- (1) चेंबूर रत्नदीप को ऑफ हाऊ सोसा लि. तर्फे चेअरमन श्री. आत्माराम विठोबा काबळे - -; घर/फ्लॅट नं: विल्डींग नं 125, टिळक नगर, चेंबूर मुं 89; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: फॉर्म 60.

- (2) चेंबूर रत्नदीप को ऑफ हाऊ सोसा लि. तर्फे सैफुद्दीन श्री. पांडुरंग गणपत पाटील - -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: फॉर्म 60.

- (3) चेंबूर रत्नदीप को ऑफ हाऊ सोसा लि. तर्फे खजिनदार श्री. यशवंत नारायण चौगुले - -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: फॉर्म 60.

- (4) चेंबूर रत्नदीप को ऑफ हाऊ सोसा लि. तर्फे सदस्य श्री. बाळकृष्ण कमल पाटील - -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: फॉर्म 60.

- (5) चेंबूर रत्नदीप को ऑफ हाऊ सोसा लि. तर्फे सदस्य श्री. बबन देऊ शिंदे - -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: फॉर्म 60.

- (6) चेंबूर रत्नदीप को ऑफ हाऊ सोसा लि. तर्फे सदस्य सुरोजा मुर्ती - -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: फॉर्म 60.

- (7) चेंबूर रत्नदीप को ऑफ हाऊ सोसा लि. तर्फे सदस्य श्री. लाझर जॉन रेजी लॉग - -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: फॉर्म 60.

- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

- (1) मेसर्स वेस्टीन डेव्हलपर्स प्रा. लि. तर्फे संचालक श्री. विजय सखाराम प्रभु - -; घर/फ्लॅट नं: ऑफिस - पहिला मजला, एस.एस.एम. मिलन को ऑफ हाऊ सोसा, ऑफ वीथ देसाई रोड, अंधरी प मुं 58; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAACW5984G.

- (7) दिनांक करून दिल्याचा 31/12/2011
(8) नोंदणीचा 12/04/2012
(9) अनुक्रमांक, खंड व पृष्ठ 2810 /2012
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 58089.00
(11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
(12) शोरा



सह. दुय्यम निबंधक, कुर्ला-९
भंडारी उपनगर जिल्हा.

AJEET S. YADAV
Advocate & Notary Govt. of India
G-3 Nasib Apts., Nr. 30B
Jugal Park Rd., Bhavander E, Thane

खेरी प्रत



२ - हजक
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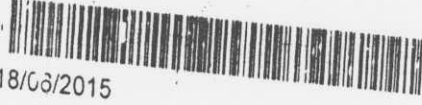
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MAHARASHTRA
GOVERNMENT





18/06/2015

करल- ५
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सूची क्र. २०१९

द्वयम निबंधक : सह कुनि. कुर्णा 4
 दस्त क्रमांक : 5769/2015
 नोंदणी :
 Regn:63m

गावाचे नाव : 1) चेंबूर

- (1) विलेखाचा प्रकार
- (2) मोबदला
- (3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)
- (4) भू-मापन, पोटहिस्सा व धरक्रमांक (असल्यास)
- (5) क्षेत्रफळ
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.
- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.
- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता
- (9) दस्तऐवज करून दिल्याचा दिनांक
- (10) दस्त नोंदणी केल्याचा दिनांक
- (11) अनुक्रमांक, खंड व पृष्ठ
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क
- (14) शेर

सप्लीमेंट्री अॅग्रीमेंट

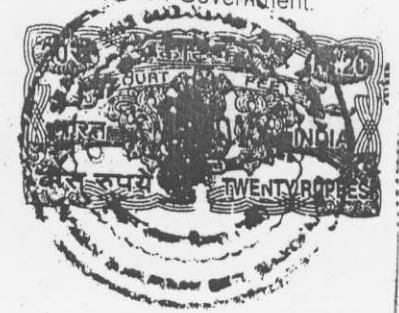
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1) पालिकेचे नाव: मुंबई मनपा इतर बाबतच्या बाबत पुरवणी करारनामा. ((C.T. Number: 20PT
 1) 0 NA पोटखराब क्षेत्र : 0 NA

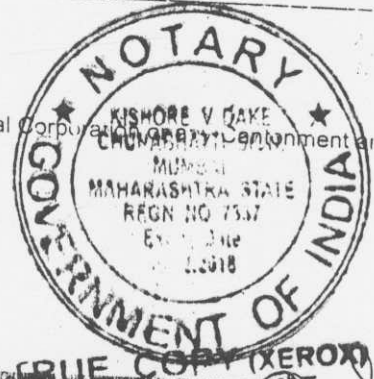
1): नाव:-चेंबूर रत्नदीप को ओप हा सी ली चे नेयरमेन देवेन्द्र जोशी वय:-58; पत्ता:-, -, बील्डींग नं 125, टिळक नगर, म्हाडा कॉलनी, चेंबूर, चेंबूर त्सा, MAHARASHTRA, MUMBAI, Nor-Government. पिन कोड:-400089 पॅन नं:-AAZPJ2274J
 2): नाव:-चेंबूर रत्नदीप को ओप हा सी ली चे सेक्रेट्री अनिल मनपे वय:-59; पत्ता:-, -, बील्डींग नं 125, टिळक नगर, म्हाडा कॉलनी, चेंबूर, चेंबूर त्सा, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400089 पॅन नं:-AADPM3301M
 3): नाव:-चेंबूर रत्नदीप को ओप हा सी ली चे कमिटी मेंबर सुयोग वेदक वय:-34; पत्ता:-, -, बील्डींग नं 125, टिळक नगर, म्हाडा कॉलनी, चेंबूर, चेंबूर त्सा, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400089 पॅन नं:-ABTPV6967D
 1): नाव:-वेस्टिन डेवलपर्स प्राईवेट लीमीटेड चे संचालक पोपटवाल पी राठोड वय:-58; पत्ता:-, 1, ए व्हिंग, एस बी । मिलन सी एच एस एल, अंधेरी पार्श्वम, ऑफ वीरा देवर्मा रोड, अंधेरी राईडवाॉ म्हाटीऑण, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400058 पॅन नं:-AAACW5964G



सही वरत
 K. V. Dake
 निबंधक कुर्णा-३
 चेंबूर-५ गावाचे नाव



(i) within the limits of any Municipal Corporation or Government area annexed to it.



TRUE COPY (XEROX)
ATTESTED BY ME

K. V. DAKE, B.Com. LL.B.,
OF INDIA

Handwritten text in a box, possibly a date or reference number, including "2-15-70" and "5082".

Handwritten text at the top right of the page.

करल- 6		
006	30	900
2088		



करल- ५	
७००४	७७१००
२०१९	

आयकर विभाग

INCOME TAX DEPARTMENT

WESTIN DEVELOPERS

PVT.LTD.

07/06/2005

Permanent Account Number

AAACW5964G



भारत सरकार

GOVT. OF INDIA



Signature



अ - १२३४
०५/०५/२०१८
१२३४

करल- ५		
७०४४	७१	९००
२०१९		





CHALLAN
MTR Form Number-6

करल- ५
७००४ ५९७००
२०१९



GRN	MH013007518201819E	BARCODE			Date	12/03/2019-10:10:42	Form ID	48(f)				
Department	Inspector General Of Registration				Payer Details							
Type of Payment	Stamp Duty Registration Fee				TAX ID (If Any)							
Office Name	BDR9_ANDHERI NO 3 SUB REGISTRAR				PAN No.(If Applicable)							
Location	MUMBAI				Full Name	WESTIN DEVELOPERS PVT LTD						
Year	2018-2019 One Time				Flat/Block No.	OFF WPERA DESAI ROAD						
Account Head Details				Amount In Rs.	Premises/Building	MUMBAI SUBURBAN DIST. (BANDRA)						
0030045501	Stamp Duty				500.00	Road/Street	ANDHERI W					
0030063301	Registration Fee				100.00	Area/Locality	MUMBAI					
						Town/City/District						
						PIN	4	0	0	0	5	8
						Remarks (if Any)	SecondPartyName=VIKAS KELKAR-					
						Amount In	Six Hundred Rupees Only					
Total					600.00	Words						
Payment Details	IDBI BANK				FOR USE IN RECEIVING BANK							
Cheque-DD Details					Bank CIN	Ref. No.	69103332019031210822		206125143			
Cheque/DD No.					Bank Date	RBI Date	12/03/2019-10:11:10		Not Verified with RBI			
Name of Bank					Bank-Branch	IDBI BANK						
Name of Branch					Scroll No. , Date	Not Verified with Scroll						

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 0222844343

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



बदर-१८१५
२६६ ९ ९५
२०१९

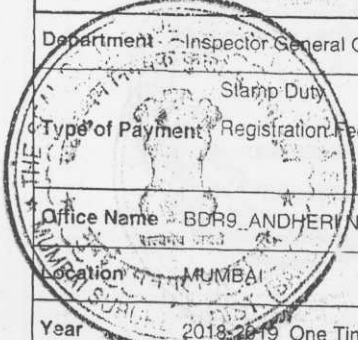
करल- ५	
१००००	१० १००
२०१९	

बदर-१८५	
२८६०	२ १५
२०१९	

CHALLAN
MTR Form Number-6



GRN	MH013007518201819E	BARCODE	Date 12/03/2019-10:10:42		Form ID	48(f)
Department - Inspector General Of Registration			Payer Details			
Stamp Duty			TAX ID (If Any)			
Type of Payment - Registration Fee			PAN No.(If Applicable)			
Office Name - BDR9, ANDHERI NO 3 SUB REGISTRAR			Full Name		WESTIN DEVELOPERS PVT LTD	
Location - MUMBAI			Flat/Block No.		OFF VEERA DESAI ROAD	
Year - 2018-2019 One Time			Premises/Building		ANDHERI WEST	
Account Head Details		Amount In Rs.	Road/Street		MUMBAI	
0030045501	Stamp Duty	500.00	Area/Locality		MUMBAI	
0030063301	Registration Fee	100.00	Town/City/District			
			PIN		4 0 0 0 5 8	
			Remarks (If Any)			
			SecondPartyName=VIKAS KELKAR-			
			Amount In		Six Hundred Rupees Only	
			Words		600.00	
Payment Details			FOR USE IN RECEIVING BANK			
IDBI BANK			Bank CIN	Ref. No.	69103332019031210822	206125143
Cheque-DD Details			Bank Date	RBI Date	12/03/2019-10:11:10	Not Verified with RBI
Cheque/DD No.			Bank-Branch		IDBI BANK	
Name of Bank			Scroll No. , Date		Not Verified with Scroll	
Name of Branch						



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0222844343
सदर चलन केवल दुरयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-514-2867	0007218829201819	12/03/2019-11:05:51	IGR555	100.00
2	(IS)-514-2867	0007218829201819	12/03/2019-11:05:51	IGR555	500.00
Total Defacement Amount					600.00



करल- ५		
००४४	१९	१००
२०१९		

१०	४	२५५
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बदर - १६ IV		
२८६५	३	१५
२०१९		

करल- ६
७०००
२०१९



बदर - १६५
२८६ ४ १५
२०१९

SPECIAL POWER OF ATTORNEY
FOR
ADMIT EXECUTION ONLY

(VALID FOR 24 MONTHS ONLY FROM THE DATE OF EXECUTION)

TO ALL TO WHOM THESE PRESENTS SHALL COME : I (1) **MR. SHANKAR TUKARAM WADE** OF MUMBAI , AN INDIAN INHABITANTS AGED ABOUT 56 RESIDING AT 301/220 SECTOR – 5 , SWAMI SOCIETY , CHARKOP , KANDIWALI (WEST) , MUMBAI – 400 067.

AND

(2) **MR. SHABBIR RAZAK SIROHA** OF MUMBAI , AN INDIAN INHABITANTS AGED ABOUT 57 , RESIDING AT 604/B, ASMITA VINTAGE-1, NR N.H. HIGH WCHOOL, MIRA ROAD (EAST) , THANE - 401107 , MAHARASHTRA , INDIA, SEND GREETINGS : WHEREAS :-

- We are the Directors of **M/S Westin Developers Pvt. Ltd.**, a Private Limited , having its office at : 3rd Floor, SBI Pallavi CHS , off Veera Desai Road, Andheri West , Mumbai 400 058 , and as such Developer are developing the property known as Chembur Ratnadeep Project laying and situated in Survey on Survey No. 20(pt) , Village Chembur , at Building No. 125 , Tilak Nagar , Chembur Mumbai – 400 089.
 - By a company resolution dated 14th Feb,2019 in the meeting of Board of Directors dated 14th Feb,2019 a resolution has ben passed in our/my favour to sign and execute various deed and documents including not limited to Agreement for Sale/Sale Deed in favour of Prospective buyers, Agreement for Permanent Alternate Accommodation in fovour of existing members of society, Deed of Confirmation , Deed of Rectification and/any other Deeds and documents etc. of **Chembur Ratnadeep** Project lying and situated on Survey No. 20(pt), village Chembur , at Building No. 125, Tilak Nagar , Chembur , Mumbai – 400 089. Further by the said resolution dated 14th Feb,2019 We are also authorised to sign and execute Power of Attorney in favor of such person and /or persons whom I deem fit authorising them to admit the execution of the said agreement for sale and /or sale deed with various prospective purchasers , Agreement for Permanent Alternate Accommodation in favour of existing members of society, Deed of Confirmation , Deed of Rectification and /or any other Deeds and documents etc. **which is signed and executed by us /me** and the attorney is only allow to admit execution for the same at the concern registration office before the concern registrar or joint sub registrar.
 - Due to various other business commitments sometimes it is very difficult to attend personally and admit the execution each transaction for the purpose of registration of flat/shop on behalf of the above said Firm or Company at the Sub-Registrars of Assurances at various locations of thane District.
- Due to that, We are desirous of appointing some fit and proper person to personally remain present before the concerned Sub-Registrar of Assurances having jurisdiction to



register such documents and to lodge and admit execution of the ~~agreement~~ ^{agreement} sign and executed by me/us. (Hereinafter called "The Attorney" to act for us and manage and look after our affairs which the Attorney has consented to do, 100713.000

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that we do hereby nominate, constitute and appoint **Jointly or severally (1) Mr. Vikas Narendra Kerkar**, address at 303 "E" wing Veena Serenity, Dolly Friends CHSL, Sahakar Nagar No. 3, Chembur, Mumbai - 400 071 and **(2) Mr. Makarand Mahadev Rane**, address at 404 "A" wing, Disha Enclave CHSL, Naringi Road, Virar (East) 401 305 to be our true and lawful attorney to act for us and in our names for the purpose expressed hereinafter above said Private Limited Firm i.e. **Westin Developers Pvt. Ltd.** for the purpose that we say;

1. To present and lodge in the office of the concerned Sub Registrar of Assurances that which/is was executed by me/us, to appear before him/her and to admit in the name of the company and or in my/our names and on company/our/my behalf execution thereof and to do all acts and things necessary for effectively registering the said documents.
2. To answer to the queries and doubts if any, raised by the concerned registrar of Assurances or any other concerned authorities in respect of the documents executed and/or any/hereafter be executed by us.
3. After registration of such Agreements to collect the originals from the concerned Sub-Registrar of Assurance and its department and also apply and obtain Index-II and certified true copy thereof, if necessary.

AND I/WE DO HEREBY agree to ratify and confirm all and whatsoever my/our said Attorney shall or purport to do or cause to be done by virtue of these presents.

IN WITNESS WHERE OF we have hereunto set out our respective hands at this 12th day of March February, 2019 (VALID FOR 24 MONTHS ONLY FROM THE DATE OF EXECUTION)

SIGNED SEALED AND DEVLIVERED by the

Within named



Westin Developers Pvt. Ltd.
MR. SHANKAR TUKARAM WADE

MR. SHABEER RAZAK SIROHA

MR VIKAS NARENDRA KERKAR

बदर-१८ IV		
2019	4	94
MR MAKARAND MAHADEV RANE		
२०१९		

Witness

- 1.
- 2.

Signatures and fingerprints of the parties:

- MR. SHANKAR TUKARAM WADE:
- MR. SHABEER RAZAK SIROHA:
- MR VIKAS NARENDRA KERKAR:
- MR MAKARAND MAHADEV RANE:

Seal of Westin Developers Pvt. Ltd. Mumbai:

Photographs of the parties:

करल- ५		
६०००	१४	१९००
२०१९		११०



Westin DEVELOPERS PRIVATE LIMITED



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS AT THEIR MEETING HELD ON 14th Feb 2019, AT THE REGISTERED OFFICE OF THE COMPANY AT 11.30 A.M.

We hereby certify that the following resolution of the Board of Directors of Westin Developers Private Limited was passed at a meeting of the Board held on 14-02-2019 and has been duly recorded in minutes book of the said company.

" Resolved that Mr. Shabbir Siroha & Shankar Wade – Director of the company has been hereby authorized to sign any legal document of Westin Developers Pvt. Ltd. and can also appear before the concern sub registration with the concern jurisdiction.

Shabbir Siroha
Shankar Wade

Certified true copy.



Date : 15-02-2019

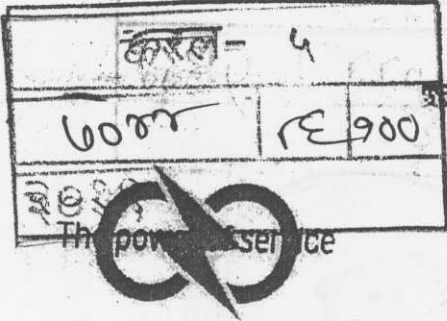


बदर-१६ IV		
२६६६	६	१७
२०१९		

करल- ५		
७०११	१५	१००
२०१९		



बदर-१८ IV		
२८६	७	१५
२०१९		



SCAN CODE TO PAY



SCAN CODE TO PAY
YOUR BILL VIA UPI
Use any bank / UPI App

adani
Electricity

BILL OF SUPPLY - COMMERCIAL

WESTIN DEVELOPERS PVT LTD
OFFICE PALLAV CHS
CTS-150(A) VLG. AMBIVALI
VEERA DESAI ROAD, ANDHERI (WEST)
MUMBAI-400058

Mobile No. _____
Email ID _____
Connected Load: 14.50KW

To update your email id and mobile number, call us on 19122 or 1800 200 3030

24x7 Powerline
19122 We're listening.

For power interruption, complaint or restoration status

SMS POWER <9 digit account no.> to 7065313030 from any mobile no.
Give us a missed call on 1800 532 9998 from your registered mobile no.
For other queries: WhatsApp on 9022 81 3030 (8am to 8pm)

CUSTOMER CARE CENTRE/
INTERNAL GRIEVANCE REDRESSAL CELL (IGRC)
1st floor, Usha Kiran Bldg., S V Road, Andheri (W),
Mumbai - 400 058
Fax: 3009 4200

www.adanelectricity.com
helpdesk.mumbalelectricity@adani.com

Join us on
Facebook, Twitter, LinkedIn, YouTube

Bill No. 100817876339 Bill Date 02-02-2019 Type of Supply THREE PHASE
Bill Distribution No. SOUTH CENTRAL/SCZZ-ANDHERI Cycle No. 13
(W) /13/445/005/005/001

YOUR CURRENT CONSUMPTION

Tariff	Meter number	Multiplying Factor (MF)	Energy consumption			Energy charge (₹)	Fixed charge (₹)	
			Present reading	Previous reading	Consumption (Unit kWh)			
CT II (A)	7780840	1	38228.00	37772.00	456.00	3123.60	330.00	
						456	3123.60	330.00



ACCOUNT NO.
152146316



DUE AMOUNT
5860.00

NEW Maharashtra Govt's tax on sale of electricity has increased by 10 paise/unit (refer the back of the bill for more details).

DISCOUNTED BILL AMOUNT
Round sum bill payable (after discount of ₹ 47.13) on or before discount date 09-02-2019 ₹ 5810.00

LATE PAYMENT BILL AMOUNT
Round sum bill payable (including DPC of ₹ 73.19) after due date 23-02-2019 ₹ 5930.00

*Refers only to current bill amount. Previous balance is payable immediately.
*Payable until one month after due date. Thereafter, interest applicable as per MERC tariff order.

YOUR CONSUMPTION (UNITS)

Dec-18	512
Nov-18	805
Oct-18	756
Sep-18	362
Aug-18	773
Jul-18	478
Jun-18	756
May-18	917
Apr-18	841
Mar-18	794
Feb-18	603

IMPORTANT MESSAGE

- Install earth leakage protection device for sanctioned load (try and above to prevent harmful electric shock)
- Additional security deposit demanded along with March 2018 bill (bill unpaid Rs.300.00)
- Tentative meter reading date for your Feb-19 bill is 01/03/2019
- Please Check / Update your PAN and GSTIN number by visiting nearest Customer Care Center or email to helpdesk.mumbalelectricity@adani.com with copies of PAN and GSTIN for verification if already submitted & correctly printed on the bill please ignore this message.

paytm CASHBACK

Pay your Electricity Bill on Paytm App. Get up to

₹ 2700 Cashback

Scan QR code to avail offer

Flight Bookings, Movie Tickets, Bus Tickets

Adani Electricity

P. P. Pereira
PRAKASH PEREIRA
Business Head
South Central Division

Attn: In receipt of cheque, IC for cash, E.B.O.E. Consolidated stamp duty paid by order no. CSO/106/2018/3119/18 dated 10.08.2018

South Central Division
(South Central Division)
180000003005

करल- ५		
७०००	१५	७००
२०१९		



बदर-१८ IV		
५६	९४	
२०१९		

२०१९		
५६	९४	
२०१९		

करल- ५		
१०००	११	१००
२०१९		



प्राच्य. अर्ध. आर.
Form I. R.
निगमन कर प्रमाण-पत्र

CERTIFICATE OF INCORPORATION

U 45200 MH 2005 PTC 153802

ता. _____ की. सं. _____

No. _____ of Date _____

मैं हस्ताक्षर प्रमाणित करता हूँ कि आज _____

कम्पनी अधिनियम (1956 का. सं. 1) के अधीन निगमित की गई है और कम्पनी परिसीमित है।
I hereby certify that **WESTIN DEVELOPERS PRIVATE LIMITED**

is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the Company is limited.

मेरे हस्ताक्षर से आज ता. _____ को दिया गया।

Given under my hand at **MUMBAI** this **SEVENTH**

day of **JUNE** Two Thousand **FIVE**



(Signature)
(H.A. SOJ)
कम्पनियों का रजिस्ट्रार
ASSTT - Registrar of Companies
Maharashtra, Mumbai



जे. एस. सी.
J. S. C.-1
1/9/एम. एफ. एस. /सिडिल/कल/ 92-20-010-3-4-83-GIPG/वास्तुपुत्र
1/9/MFS/CM/Ca/92-20-000-3-4-83-GIPG.

बदर-१८५		
२८५	१०	१५
२०१९		

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

SHABIR RAZAK SIROHA
RAZAK RASOOL BUX SIROHA

12/08/1961
 Permanent Account Number
AKXPS6526J


 Signature

करल- ५		
१००४४	१२९००	
२०१९		



Andh



बदर - १६१४		
२६६६	१२	१५
२०१९		

करल- 6		
७०४४	२०	१००
२०१४		

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAAPW7895F



नाम /NAME

SHANKAR TUKARAM WADE

पिता का नाम /FATHER'S NAME

TUKARAM MAHADEVRAO WADE

जन्म तिथि /DATE OF BIRTH

03-03-1961

R. Singh

आयकर निदेशक (पद्धति)

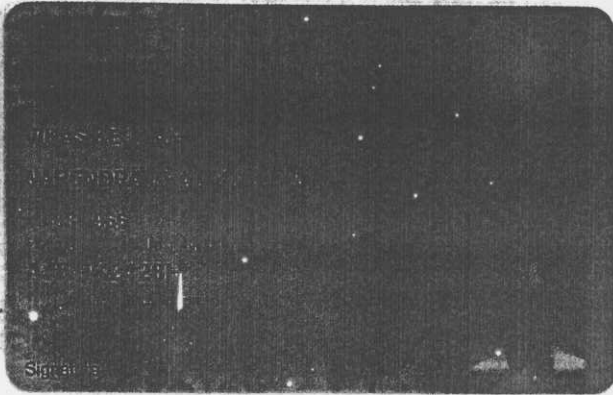
Commissioner of Income-tax (Computer Operations)



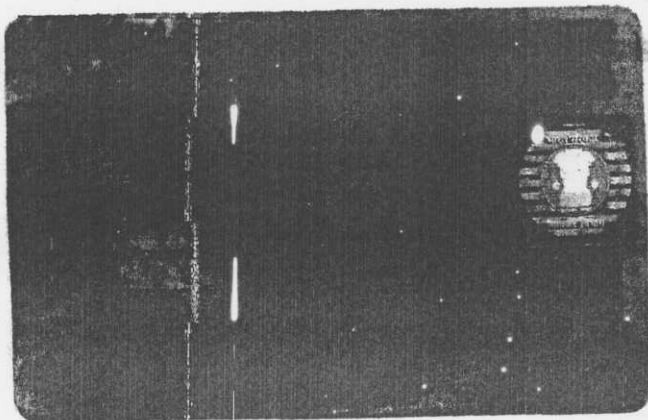
हस्ताक्षर /SIGNATURE

[Signature]

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[Signature]



बवर- १८१५		
२८६६	१३	१५
२०१९		

514/2867

मंगळवार, 12 मार्च 2019 11:06 म.पू.

दस्त गोषवारा भाग-1

बदर18

दस्त क्रमांक: 2867/2019

दस्त क्रमांक: बदर18 /2867/2019

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. बदर18 यांचे कार्यालयात

अ. क्रं. 2867 वर दि.12-03-2019

रोजी 11:08 म.पू. वा. हजर केला.

पावती:3095

सादरकरणाराचे नाव: वेस्टिन डेवेलपर्स प्राईवेट लीमीटेड
सीएचई संचालक शंकर वाडे - -

नोंदणी फी

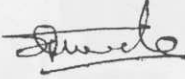
दस्त हाताळणी फी

पृष्ठांची संख्या: 15

रु. 100.00

300.00

एकूण: 400.00



दस्त हजर करणाऱ्याची सही:

Joint S.R. Andheri-7

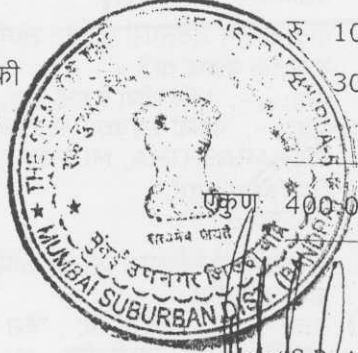
सह. दुय्यम निबंधक, अंधेरी क्र. ७

दस्ताचा प्रकार: कुलमुखब्यारपत्र

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

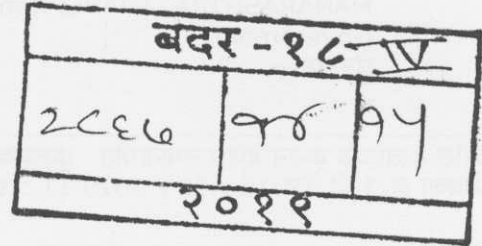
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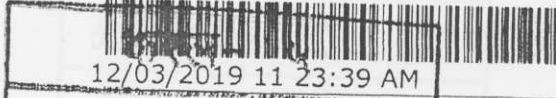
शिकका क्रं. 2 12/03/2019 11:11:01 AM ची वेळ: (फी)



Joint S.R. Andheri-7

सह. दुय्यम निबंधक, अंधेरी क्र. ७





दस्त गोषवारा भाग-2

बदर18

दस्त क्रमांक:2867/2019

12/03/2019 11 23:39 AM

दस्त क्रमांक : बदर18/2867/2019

दस्तावेजाचा प्रकार : कुलमुखत्यारपत्र

2019

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव:वेस्टिन डेवेलपर्स प्राईवेट लीमीटेड सीएचड
संचालक शंकर वाडे - -
पत्ता:-, -, ऑफ वीरा देसाई रोड, आंधेरी पश्चिम
पुंबई, -, अन्धेरी राईव्वां स्टाटीऑण,
MAHARASHTRA, MUMBAI, Non-
Government.

कुलमुखत्यार
देणार
वय :-58
स्वाक्षरी:-



2 नाव:वेस्टिन डेवेलपर्स प्राईवेट लीमीटेड चे संचालक
शब्बीर शिराहा -
पत्ता:-, -, आंधेरी वॅस्ट, विरा देसाई रोड,
अंधेरी राईव्वां स्टाटीऑण, MAHARASHTRA,
MUMBAI, Non-Government.

कुलमुखत्यार
देणार
वय :-56
स्वाक्षरी:-



3 नाव:विकास एन केरकर -
पत्ता:303, -, वीना सेरेनिटी डॉली फ्रेंड्स, चेंबूर,
-, चेंबूर, MAHARASHTRA, MUMBAI,
Non-Government.

पॉवर ऑफ
अटॉर्नी होल्डर
वय :-51
स्वाक्षरी:-



4 नाव:मकरंद महादेव राणे -
पत्ता:404, -, -, -, वीरार पूर्व,
MAHARASHTRA, THANE, Non-
Government.

पॉवर ऑफ
अटॉर्नी होल्डर
वय :-27
स्वाक्षरी:-



वरील दस्तऐवज करुन देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करुन
शिक्का क्र.3 ची वेळ:12 / 03 / 2019 11 : 12 : 35 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवतात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:समीर एन पंड्या -
वय:41
पत्ता:मालाड पूर्व
पिन कोड:400097

स्वाक्षरी



2 नाव:देवराज पटेल - -
वय:56
पत्ता:नौपाडा, साने गुरुजी मार्ग,
पिन कोड:400097

स्वाक्षरी



प्रमाणित करणेत येते की, या
दस्तावेजाचे प्रमाणित... पादे आहेत

शिक्का क्र.4 ची वेळ:12 / 03 / 2019, 11 : 13 : 23 AM

शिक्का क्र.5 ची वेळ:12 / 03 / 2019, 11 : 13 : 41 AM नोंदणी पुस्तक 4 मध्ये

Joint S.R. Ancheri-7

सह. दुय्यम निबंधक, अंधेरी क.

Payment Details

sr. Epayment Number
1 MH013007518201819E

Defacement Number
0007218820201819

बदर-१८/२८६७/२०१९
पुस्तक क्रमांक १ क्रमांक.....वर

दिनांक: 12/03/2019

2867/2019

दिनांक: 12/03/2019

Rights as Registrants



करल- ५		
७०४४	३	१००
२०१९		

घोषणापत्र

मी MAKRAND MAHADEV RANE याद्वारे घोषित करतो की, दुय्यम निबंधक KRL-5 यांच्या कार्यालयात AGREEMENT FOR SALE या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. MS WESTIN DEVELOPERS PVT LTD यांनी दि. 04/03/2017 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे/ निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मंयत झालेले नाही व अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून अल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी धात्र राहीन याची मला जाणीव आहे.



दिनांक : 24/05/2019

कुलमुखत्यारपत्रधारकाच नाव

(Handwritten signature)

व सही

(MAKRAND MAHADEV RANE)

करल- ५	
७०४४	२४ १००
२०२४	११००



२०२४/२०१८ कॉलनी

हमी पत्र

करल- ५
0077ey 980
२०१९

१) लिहून देणार - MS WESTIN DEVELOPERS PVT LTD

२) लिहून घेणार - MR. DHRUV DAVAR

३) मिळकतीचे वर्णन - सदनिका नं: 1201, ए विंग, माळा नं: 12वा मजला, इमारतीचे नाव: चेंबूर रत्नदीप को ऑप हौ सोसा लि, बिल्डींग नं 125, ब्लॉक नं: चेंबूर मुंबई 400089, रोड नं: टिळक नगर.

या हमिपात्राद्वारे सह दुय्यम निबंधक कुर्ला - 5 यांना हमी देतो कि सदर दस्तमिर्चे नमूद मिलाकातीसोबत कोणतेही वाहनतळ (कार पार्किंग) यांची विक्री हस्तांतरण होऊ नही



दिनांक : 24/05/2019

MB 101

लिहून देणार सही : 1) मेसर्स वेस्टिन डेव्हलपर्स प्राईवेट लिमिटेड चे भागिदार शंकर वाडे तर्फे मुखत्यार मकरंद राणे

Davar

लिहून घेणार सही : 1) MR. DHRUV DAVAR

करल- ५		
६०००	२६	१००
२०१९		

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



DHRUV DAVAR

SANJIV DAVAR

28/01/1989

Permanent Account Number

ASKPD1341B

Davar



29072009

Davar

Self Attested
Scanned by CamScanner



भारत सरकार

भारत सरकार



ध्रुव दवर

Dhruv Davar

जन्म तिथि/DOB: 28/01/1989

पुरुष/ MALE

6088	20	900
2019		



4481 1537 1953

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

आत्मज: संजीव दवर, ई-1 183/190, लाजपत नगर-1,, नई देहली, लाजपत नगर, दक्षिण दिल्ली, दिल्ली - 110024

Address

S/O: Sanjiv Davar, E-1 183/190, Lajpat Nagar- 1,, New Dehli, Lajpat Nagar, South Delhi, Delhi - 110024

4481 1537 1953



1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1947, Bangalore-560 001

[Handwritten Signature]

Self Attested
(साक्षात्कृत)



भारत सरकार
GOVERNMENT OF INDIA



मकरंद महादेव राणे
Makarand Mahadev Rane
जन्म तारीख / DOB: 06/03/1992
पुरुष / MALE

7137 5836 0249



करल- ५		
१०४४	ए	१००
२०१९		

माझे आधार, माझी ओळख



आधार पत्ता:

महादेव राणे, ए विंग, ४०४, दिशा
एणक्लवे, नारिंगी रस्ता, गणपती मंदिर
जवळ, विरार ईस्ट, वसई, पालघर,
महाराष्ट्र - ४०१३०५

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

S/O, Mahadev Rane, A Wing,
404, Disha Enclave, Naringi
Road, Near Ganpati Temple,
Virar East, Vasai, Palghar,
Maharashtra - 401305



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

520/7044

शुक्रवार, 24 मे 2019 9:55 म.पू.

दस्त गोषवारा भाग-1

करल5

दस्त क्रमांक: 7044/2019

दस्त क्रमांक: करल5 /7044/2019

बाजार मूल्य: रु. 1,05,01,777/- मोबदला: रु. 1,06,00,000/-

भरलेले मुद्रांक शुल्क: रु.6,36,000/-

करल- ५

०००० ०० ०००

दु. नि. सह. दु. नि. करल5 यांचे कार्यालयात

पावती:7502

२० पावती दिनांक: 24/05/2019

अ. क्रं. 7044 वर दि.24-05-2019

सादरकरणाराचे नाव: ध्रुव दावर

रोजी 9:58 म.पू. वा. हजर केला.

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु.

2000.00

पृष्ठांची संख्या: 100

एकुण: 32000.00

दस्त हजर करणाऱ्याची सही:

सह. मुख्य अधिकारी

कुर्ला-५ (वर्म-२)

दस्ताचा प्रकार: करारनामा

सह. मुख्य अधिकारी

कुर्ला-५ (वर्म-२)

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

शिक्का क्रं. 1 24 / 05 / 2019 09 : 58 : 02 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 24 / 05 / 2019 10 : 01 : 58 AM ची वेळ: (फी)



प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेला तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि "दस्ताची सत्यता, वैधता व कार्यक्षमता याबाबतची खात्रीलायक दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार असतील. तसेच सदर हस्तांतरण दस्तामुळे राज्य शासन / कोणत्याही नागरी क्षेत्रात कोणत्याही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही."

लिहून देणारे

१) [Signature]

२)

३)

लिहून घेणारे

१) [Signature]

२)

३)



24/05/2019 10 01:57 AM

दस्त क्रमांक : करल5/7044/2019

दस्ताचा प्रकार :- करारनामा

दस्त गोपवारा भाग-2

करल5

दस्त क्रमांक: 7044/2019

करल- ५

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: मेमर्स वेस्टिन डेव्हलपर्स प्राईवेट लिमिटेड चे
भागिदार शंकर वाडे तर्फे मुखत्यार मकरंद राणे
पत्ता:., पहिला मजला, एस.बी.आई मिलन को ऑफ हौ
सोसा लि, अंधेरी पश्चिम, मुंबई, ऑफ वीरा देसाई रोड,
अंधेरी स्पोर्ट्स कॉम्प्लेक्सच्या जवळ, अंधेरी राईडवा
स्टाडीऑण, MAHARASHTRA, MUMBAI, Non-
Government.

पॅन नंबर: AAACW5964G

पक्षकाराचा प्रकार

लिहून देणार

वय :- 27

स्वाक्षरी:-

6000 900 900
2019



2 नाव: ध्रुव दावर

पत्ता: ड 190, पहिला मजला, ., न्यू दिल्ली, लाजपत
नगर, अमर कॉलनी, DELHI, SOUTH DELHI,
Non-Government.

पॅन नंबर: ASKPD1341B

लिहून घेणार

वय :- 30

स्वाक्षरी:-



वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ: 24 / 05 / 2019 10 : 06 : 44 AM

ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे.
न्यायावत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार ध्रुव दावर	24/05/2019 10:07:51 AM	ध्रुव दवर M XXXX XXXX 1953
2	लिहून देणार मेमर्स वेस्टिन डेव्हलपर्स प्राईवेट लिमिटेड चे भागिदार शंकर वाडे तर्फे मुखत्यार मकरंद राणे	24/05/2019 10:07:05 AM	मकरंद महादेव राणे M XXXX XXXX 0249

शिक्रा क्र.4 ची वेळ: 24 / 05 / 2019 10 : 07 : 55 AM

शिक्रा क्र.5 ची वेळ: 24 / 05 / 2019 10 : 08 : 21 AM नोंदणी पुस्तक 1 मध्ये

Joint S.R. Kurla-5

सह. दुय्यम निबंधक

कुर्ला-५ (वर्ग-२)

EPayment Details

sr. Epayment Number
1 MH001820981201920E
2 2105201912205



प्रमाणित करणेत येते की, या दस्तामळे एकूण २०० पाने आहेत.

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

करल - ५ / 6000 2019

पुस्तक क्रमांक-१ वर नोंद

दिनांक 28/05/2019

Displacement Number

MH001057505201920

2105201912205D

सह. दुय्यम निबंधक, कुर्ला क्र. ५

मुंबई उपनगर जिल्हा.

7044 /2019

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

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



24/05/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

दस्त क्रमांक : 7044/2019

नोंदणी :

Regn:63m

गावाचे नाव : चेंबूर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	10600000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10501777
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 1201, ए विंग, माळा नं: 12वा मजला, इमारतीचे नाव: चेंबूर रत्नदीप को ऑप हौ सोसा लि, बिल्डींग नं 125, ब्लॉक नं: चेंबूर मुंबई 400089, रोड नं: टिळक नगर, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 64.82 चौ. मी. कारपेट((C.T.S. Number : 20 (PT) ;))
(5) क्षेत्रफळ	1) 71.30 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स वेस्टिन डेव्हलपर्स प्राईवेट लिमिटेड चे भागिदार शंकर वाडे तर्फे मुखत्यार मकरंद राणे वय:-27; पत्ता:-, पहिला मजला, एम.बी.आई मिलन को ऑप हौ सोसा लि, अंधेरी पश्चिम, मुंबई, ऑफ वीरा देसाई रोड, अंधेरी स्पॉटर्स कॉम्प्लेक्सच्या जवळ, अंधेरी राईडवाॅ स्टार्टीऑण, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400058 पॅन नं:-AAACW5964G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-ध्रुव दावर वय:-30; पत्ता:-इ 190, पहिला मजला, .. न्यू दिल्ली, लाजपत नगर, अमर कॉलनी, DELHI, SOUTH DELHI, Non-Government. पिन कोड:-110024 पॅन नं:-ASKPD1341B
(9) दस्तऐवज करून दिल्याचा दिनांक	24/05/2019
(10) दस्त नोंदणी केल्याचा दिनांक	24/05/2019
(11) अनुक्रमांक, खंड व पृष्ठ	7044/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	636000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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



दस्तासोबत सूची क्र. II

सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)