



Monday, December 21, 2015
10:56 AM

पावती

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

गावाचे नाव: दहिसर
दस्तऐवजाचा अनुक्रमांक: बरल7-11144-2015
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: नीरज - खंडेलवाल

पावती क्र.: 12499 दिनांक: 21/12/2015

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 1380.00
पृष्ठांची संख्या: 69

एकूण: रु. 31380.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:13 AM ह्या वेळेस मिळेल.

Edwared
सह दु.नि.का.बोरीवली7

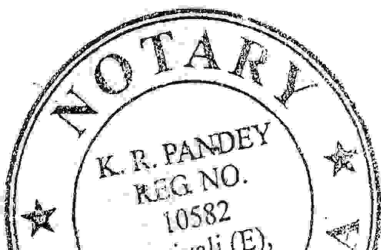
बाजार मूल्य: रु.8545521.60 /-
भरलेले मुद्रांक शुल्क : रु. 597500/-

मोबदला: रु.11950000/-

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

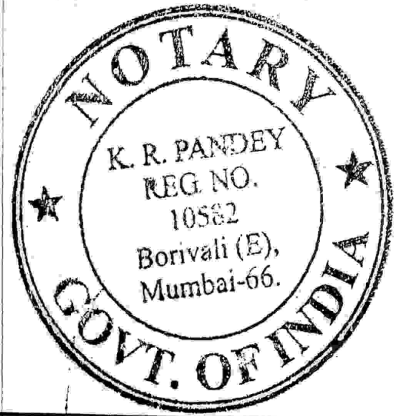
- 1) देयकाचा प्रकार: eChallan रकम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005761474201516M दिनांक: 18/12/2015
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रकम: रु 1380/-

Neeraj Handewal



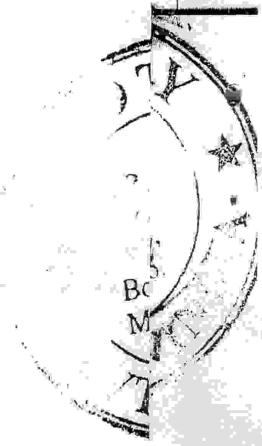
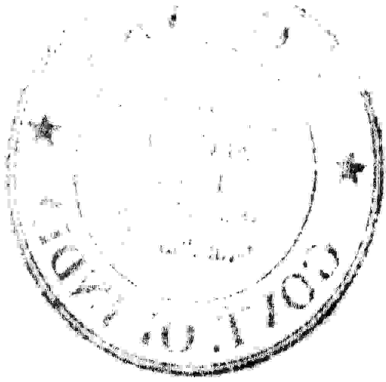
REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 21/12/15

CHALLAN
MTR Form Number-6

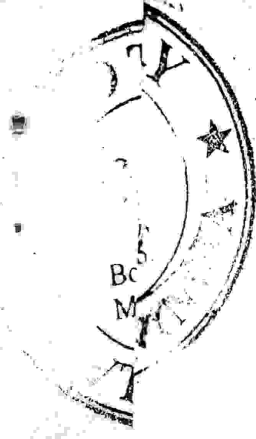


GRN	MH005761474201516M	BARCODE	[Barcode]		Date	18/12/2015-15:22:54	Form ID	25.2			
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Stamp Duty			TAX ID (if Any)							
	Registration Fee			PAN No. (If Applicable)	APKPK2420F						
Office Name	BRL7_JT SUB REGISTRAR BORIVALI 7			Full Name	NEERAJ KHANDELWAL						
Location	MUMBAI			Flat/Block No.	FLAT NO. 801, 8TH FLOOR, A-WING, B						
Year	2015-2016 One Time			Premises/Building	HIMASHANKAR HEIGHTS						
Account Head Details		Amount In Rs.		Road/Street	KANDARPADA LINK ROAD, DAHISAR WEST						
0030045501	Stamp Duty	597500.00		Area/Locality	MUMBAI						
0030063301	Registration Fee	30000.00		Town/City/District							
				PIN	4	0	0	0	6	8	
				Remarks (if Any)	PAN2=AAICM4170E~SecondPartyName=MAL LHAR REAL ESTATE LTD-						
				Amount In	Six	Twenty	Seven	Thousand	Five	Hundred	Rupees
				Words	Only						
Total	627500.00			FOR USE IN RECEIVING BANK							
Payment Details				IDBI BANK							
Cheque-DD Details				Bank CIN	REF No.	6910333201512191094778664273					
Cheque/DD No				Date	19/12/2015-11:53:11						
Name of Bank				Bank-Branch	IDBI BANK						
Name of Branch				Scroll No. , Date	Not Verified with Scroll						

Mobile No. : Not Available



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AGREEMENT FOR SALE

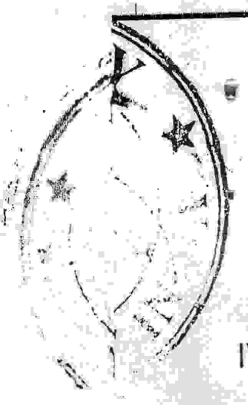
THIS AGREEMENT FOR SALE made and entered into this
19th day of December 2015

BETWEEN

MALLHAR REALTORS PVT. LTD., a Private Limited Company incorporated under Companies Act, 1956, having its registered office at 1st Floor, "Omkareshwar", New Link Road, Dahisar (west), Mumbai- 400 068, through one of its Directors, hereinafter called the "DEVELOPERS" (which expression shall unless otherwise repugnant to the meaning and context thereof shall mean and include its Directors, the respective heirs, executors, successors and assigns of the Directors) of the **ONE PART**;

AND

MR/MRS NEERAJ KHANDELWAL
 _____, of Mumbai, Indian Inhabitant presently residing at 702, 7th FLR, AWINGI SNOWDROP, HOLY CROSS ROAD, J. C. COLONY, BORNVALI (W), MUMBAI - 400 103
 _____, here in after referred to as "THE PURCHASER"

**WHEREAS:**

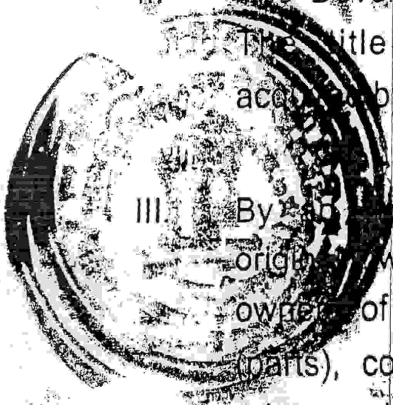
I. The Developers herein are developing a large property now bearing C.T.S. No. 115/1 of Village Dahisar, Taluka Borivali, admeasuring about 5657.50 square meters. The said property is carved out from a very large holding of land which covers parts of four (4) plots, viz.

- (i) Survey No. 314, Hissa No. 6 (part), corresponding with Old C.T.S. No.108 B admeasuring 419.6 square meters,
- (ii) Survey No. 314, Hissa No. 6 (part), corresponding with old C.T.S. No. 108 C admeasuring 112 square meters,
- (iii) Survey No. 314, Hissa No. 12 (part), corresponding with old C.T.S. No. 115 admeasuring 4189.90 square meters;
- (iv) Survey No. 314, Hissa No. 12 (part), corresponding with old C.T.S. No. 115 admeasuring 3876 square meters;

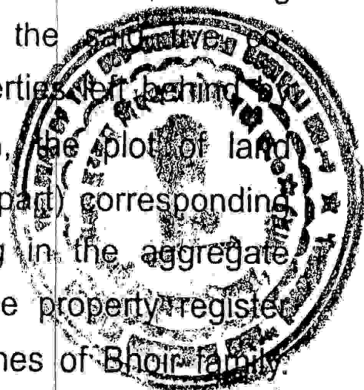
All the above 4 plots formed a large holding of land admeasuring **8597.50** square meters and are situated at Village Dahisar, Taluka Borivali, Mumbai Suburban District and are collectively referred to as **'the said holding'**.

II. The Developers herein are the owners of the said holding. The title to the four plots mentioned above was acquired by the Developers as stated here in below.

III. By a deed of Conveyance dated 15-01-2013, the original owners Smt. Malti Laxman Mhatre and others, the owners of the plots bearing Survey No. 314, Hissa No. 6 (parts), corresponding with C.T.S. Nos.108 B and 108 C admeasuring 419.6 square meters and 112 square meters respectively, transferred and conveyed in favour of the



- IV. The plot bearing Survey No. 314, Hissa No. 12 (part), corresponding with C.T.S. No. 115 (part) admeasuring 8065.9 square meters was originally owned by one Waman Mahadev Bhoir. Waman Mahadev Bhoir died intestate on 23-10-1958 leaving behind five sons, namely, Anant, Madhukar, Harishchandra, Moreshwar and Vinayak who became entitled to all the property owned by Waman at the time of his death. Harishchandra died on 18-03-1983 leaving behind his widow Yesubai who became the karta of her family. Moreshwar died on 23-01-1988 leaving behind Venubai who became karta of her family. Vinayak died on 27-10-1984 leaving behind his widow Hirabai who became the karta of her family.
- V. Thus, Anant, Madhukar, Yesubai Harishchandra Bhoir, Venubai Moreshwar Bhoir and Hirabai Vinayak Bhoir became entitled to all the property of Waman each having equal share, right, title and interest therein in their capacity as the kartas of their respective family.
- VI. By a Deed of partition dated 13th April 1988, duly registered with the sub-registrar of Assurances at Bandra, bearing registration No. BND-P-1187 of 1988, the said owners effected partition of all the properties left behind by Waman Bhoir. Under the said partition, the plot of land bearing Survey No. 314, Hissa No. 12 (part) corresponding with C.T.S. No. 115 (part) admeasuring in the aggregate about 8065.9 square meters (as per the property register card) was divided among the two branches of Bhoir family. One part admeasuring 4189.9 square meters came to the ownership of Madhukar Waman Bhoir and his family. And the other part admeasuring 3879 square meters came to the ownership and share of Hirabai Vinayak Bhoir and her family. However, in the partition deed, the areas of the plots mentioned therein are erroneous. The parties subsequently rectified the errors by mentioning correct areas as per the



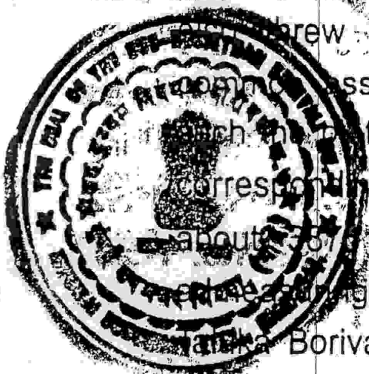
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the plots bearing Survey No. 314, Hissa No. 12 (part), corresponding with C.T.S. Nos. 115 (part) admeasuring 3876 square meters, transferred and conveyed in favour of one M/S Shree Ganesh Constructions the said plot for the consideration mentioned therein. The said Transfer Deed dated 31-12-2007 has been duly registered with the Sub-Registrar of Assurances at Borivali bearing Registration No. BDR-12/78 of 2008.

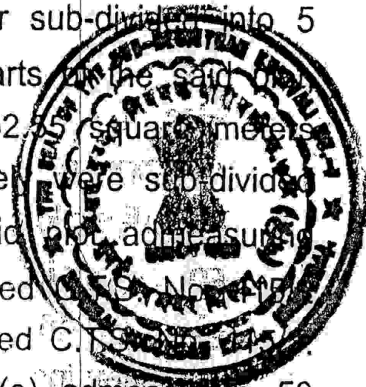
VIII. By another Deed of Transfer dated 03-01-2008, Madhukar Waman Bhoir and others, the owners of the plots bearing Survey No. 314, Hissa No. 12 (part), corresponding with C.T.S. Nos. 115 (part) admeasuring 4189.9 square meters, transferred and conveyed in favour of one M/S Kailashnath Constructions the said plot for the consideration mentioned therein. The said Transfer Deed dated 03-01-2008 has been duly registered with the Sub-Registrar of Assurances at Borivali bearing Registration No. BDR-12/80 of 2008.

IX. By a Merger Partnership Deed dated 17th August 2010 and revised merger deed dated 2nd January 2012, the said Shree Ganesh Constructions merged with another partnership Firm, namely, Kailashnath Constructions. Pursuant to the said Deed, a new partnership Firm, by name 'Mallhar Constructions' was formed. Under the said merging of firms, Shree Ganesh Constructions threw various plots of land owned by it into the common assets of Mallhar Constructions. Similarly, Kailashnath Constructions threw the properties so owned by them into the assets of the newly formed partnership Firm. As such, the plots bearing Survey No. 314, Hissa No. 12 (part), corresponding with C.T.S. No. 115 (part) admeasuring about 3876 square meters and C.T.S. No. 115 (part) admeasuring 4189.9 square meters at village Dahisar, Taluka Borivali were also thrown into the assets of Mallhar Constructions.



Mallhar Constructions came to be transferred to the newly incorporated Company, i.e. the Developers herein.

- Xi. Thus, the plot bearing Survey No. 314, Hissa No. 12 (part) corresponding with C.T.S. No. 115 admeasuring 8065.9 square meters came to the ownership of Mallhar Realtors Private Limited.
- XII. Thus, the Developers became the absolute owners of the said holding described in four parts in Recital I here in above admeasuring in the aggregate 8597.50 square meters.
- XIII. The revenue authorities carried out the mutation entries as per the said sequence mentioned here in above and now the name of the Developers herein is shown in the 7/12 extracts pertaining to the plots covering the said holding.
- XIV. The said holding consisting of 4 plots mentioned in recital I here in above were affected by various reservations under the D.P. Plan published by MCGM under the town Planning. Hence, the Developers applied to the revenue department for amalgamation and sub-division of the 4 plots. By his order dated 26-11-2013, the Collector, M.S.D. duly amalgamated and sub-divided the 4 plots. As such the 4 plots were amalgamated admeasuring in the aggregate 8597.50 square meters and thereafter sub-divided into 5 parts, (a), (b), (c), (d) and (e). Two parts of the said holding, namely (b) and (c) admeasuring 1452.55 square meters and 1417.45 square meters respectively were sub-divided and shown for D. P. Road. The said plot admeasuring 1452.55 square meters is now assigned C.T.S. No. 115/4 and plot admeasuring 1417.45 is allotted C.T.S. No. 115/5. Another two parts, namely, (d) and (e) admeasuring 50 square meters (now allotted C.T.S. No. 115/4) and 20 square meters (now allotted C.T.S. No. 115/5) respectively were similarly shown for Recreation Garden. The remaining



been allotted C.T.S. No. 115/1 under order dated 07-05-2015 by City Survey Officer Borivali.

- XV. The said part (a) admeasuring 5657.50 square meters is thus now described as C.T.S. Nos. 115/1 and is hereinafter referred to as '**the said property**' and is more particularly described in **Schedule I** appended here to.
- XVI. The said property has been reserved for 'Fire Brigade' under the development plan published by the Planning authority. Under the D.C. Regulations duly amended, the owners of the respective plots were allowed to develop the plots so reserved for fire brigade under accommodating reservation concept. By further amendment under Notification No. TPB-4306/ 2778/CR-160/07/UD-11 dated 14-05-2009, the land to be developed for reservation was increased from 40 % to 50 %. Hence, under the D.C. Regulation 9, Table 4- V (5) (a), my clients became entitled to develop the land under their ownership and possession.
- XVII. Accordingly, after duly applying under regulation no. 9, Table 14, Sr. No. V (5) (a) of DCR 1991, a Development Permission dated 25th October 2011 (revalidated on 17th April 2014) was issued by the Brihan mumbai Municipal Corporation (for short, 'MCGM'). The Developers had submitted plans with the Building Proposal Department of MCGM for construction of (i) Fire Brigade Station on one part of the said property and (ii) a residential Building on the remaining part. Thus, the said property came to be further divided into two parts,



Part A- admeasuring about 2828.75 square meters where the Fire Brigade Station would be constructed which is to be handed over to MCGM free of cost and free of encumbrances and

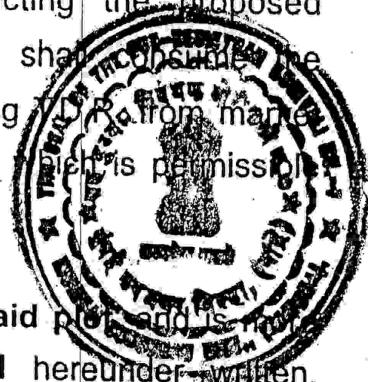
Part B- admeasuring 2828.75 square meters where the residential Building would be constructed. The plans

CHE/A-5084/BP (WS) AR. came to be issued for the construction of Fire Brigade Station on Part A which was 50% part of the said property and another IOD bearing No. CHE/A-5083/BP (WS) AR for the residential building on the remaining part of the said property i.e. part B. Both the IOD were issued on 28/05/2013.

XVIII. After the due compliances, a Commencement Certificate dated 25th April 2014 was issued on 25th April 2014 by MCGM for Fire Brigade Station Building proposed to be constructed on part A of the said property. Accordingly, the Developers commenced the construction and now the Fire Brigade Station Building is under construction.

XIX. In the meanwhile, the Developers have complied with various terms and conditions of the IOD in respect of the residential Building and the MCGM has issued a commencement Certificate dated 26th Sep 2014 for construction of residential Building on part B of the said property. The Developers have in accordance with the said approved plans commenced the construction of residential building on Plot B. While constructing the proposed Building on Plot B, the Developers shall utilize the potential F.S.I. on plot B and by availing IOD from MCGM as well as by utilizing the fungible FSI with the permission under the DCR.

XX. Plot B is hereinafter referred as 'the said plot' and is more particularly described in **Schedule II** hereunder written. Appended hereto is a sketch plan Annexure B in which the said property is marked bounded in black colour. Bounded in red is Plot A, where the Fire Brigade Station Building is currently being constructed and is shown accordingly. Bounded in blue is the said plot (Plot B) which is the subject matter of this Agreement for sale and the proposed building



XXI. The Developers shall construct a residential Building on the said plot under the professional supervision of the Architects and Structural Engineers and in accordance with the plans and specifications duly approved by MCGM, which building shall consist of two wings, 'WING A' and 'WING B'. The said building shall be known as "Bhimashankar Heights" and have ground and 19 upper floors.

XXII. The Developers have appointed Shri Sanjay Neve of M/s Sanjay Neve & Associates, registered with the Council of Architects for the proposed construction. The Developers have also appointed Ketan Belsare as R.C.C. Consultants for the structural designs and drawings in respect of the proposed construction. The Developers shall avail the services of the Architect and R.C.C. Consultant till the completion of the project.

XXIII. The Purchasers have approached the Developers with a desire to purchase a residential Flat No. 801 on 8 th floor of wing A of Building 'Bhimashankar Heights'. The Purchasers have inspected various documents mentioned herein and after understanding the contents thereof have decided to purchase the flat mentioned hereinbefore.



The Purchaser is well aware of all the documents of title relating to the said plot, the relevant orders and notifications and the approved plans, designs and specifications prepared by the Developer's Architects and all other documents as specified under the Maharashtra Ownership Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as 'MOF' Act) and the rules made there under.


Annexure

- | | | |
|-----|---|-----|
| (a) | Property card; | (A) |
| (b) | 7/12 extracts | (B) |
| (c) | sub-division order dated 26-11-2013. | (C) |
| (d) | I. O. D. issued by BMC | (D) |
| (e) | Commencement Certificate Issued by BMC | (E) |
| (f) | Typical Floor plan; | (F) |
| (g) | Plan showing plot A and plot B. | (G) |
| (h) | List of external and internal amenities | (H) |

XIV. The Developers have entered into separate agreements with the several other persons and parties for the sale of flats in the said building.

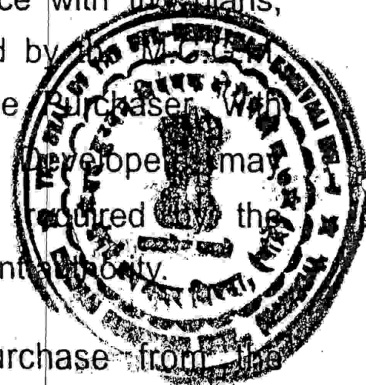
XXIV. The parties have agreed upon various terms and conditions which they desire to record into writing as follows:

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

1. The Developers shall commence the construction of the said building consisting of floors as stated in the recital _____ here in above in accordance with the plans, specifications and designs duly approved by the _____ which have been duly inspected by the Purchaser. The Developers may consider such variations, modifications as the Developer may consider necessary or which may be required by the concerned local authority or any government authority.

2. The Purchaser hereby agrees to purchase from the Developers and the Developers hereby agree to sell and allot to the Purchaser Flat No. 801 measuring 724 square feet of carpet area on the 8th Floor

of A Wing of the Building to be known as Bhimashankar Heights shown on the floor plan annexed here to (for short, referred to as 'the said Flat') for a total consideration of 99988



premises as per the list annexed hereto and marked as 'Annexure H'.

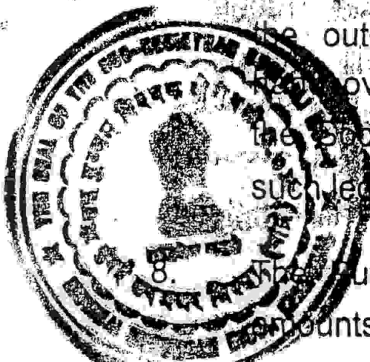
3. The Purchaser has agreed to pay the aforesaid consideration to the Developers in the following manner:

No.	Particular	%	Amount	Service TAX
				4.35 %
	TOTAL AGREEMENT COST		1,19,50,000/-	
1	On or before execution of this Agreement	20%	23,90,000/-	1,03,665/-
2	On Completion of the Plinth.	12%	14,34,000/-	62,379/-
3	Podium 1st Slab	6%	7,17,000/-	31,190/-
4	Podium 2nd Slab	6%	7,17,000/-	31,190/-
5	Res Slab 1st Slab	4%	4,78,000/-	20,793/-
6	Res Slab 3rd Slab	4%	4,78,000/-	20,793/-
7	Res Slab 5th Slab	4%	4,78,000/-	20,793/-
8	Res Slab 7th Slab	4%	4,78,000/-	20,793/-
9	Res Slab 9th Slab	4%	4,78,000/-	20,793/-
10	Res Slab 11th Slab	4%	4,78,000/-	20,793/-
11	Res Slab 13th Slab	4%	4,78,000/-	20,793/-
12	Res Slab 15th Slab	4%	4,78,000/-	20,793/-
13	Res Slab 17th Slab	4%	4,78,000/-	20,793/-
14	Res Slab 19th Slab	4%	4,78,000/-	20,793/-
17	On Completion of Erick work.	2%	2,39,000/-	10,397/-
	On Completion of the Internal Plastering.	2%	2,39,000/-	10,397/-
19	On Completion of the External Plastering.	2%	2,39,000/-	10,397/-
20	On Completion of flooring.	2%	2,39,000/-	10,397/-
21	On Completion of plumbing fittings.	2%	2,39,000/-	10,397/-
22	On Completion of Electric Work.	2%	2,39,000/-	10,397/-
23	On Completion of Painting Work.	2%	2,39,000/-	10,397/-



lights repairs, salaries of clerks, bill collectors, chowkidars, sweepers, liftmen, security personnel, and all other expenses incidental to the maintenance and management of the said plot and the said building. Until a Society/Limited Company/Organization is formed and the plot and the building are transferred to it by the Developers, the Purchaser shall be liable to pay to the Developers such proportionate share of outgoings as may be determined by the Developers. The Purchaser agreed to pay Rs. 10,000/- per month to the Developers as provisional monthly contribution towards all outgoings. Such monthly payment shall commence from the date when the Developers intimate the Purchaser that the said premises are read for possession. The monthly provisional contribution shall be paid by the Purchaser on or before the 5th day of every month in advance and shall not withhold the payment for any reason whatsoever. The Developers shall retain all such amounts received from purchaser until the Conveyance or Transfer Deed is executed by the Developers in favor of the Society/Limited Company or Organization as the case may be.

7. However, the Purchaser shall pay Rs. 60,000/- (Rs. 10,000/- X 6 months) as a provisional contribution of his share of outgoings at the time of offering possession of the said flat to the Purchaser which amount shall be retained by the Developers. The Developers shall keep accounts of such amounts received from all purchasers and shall pay the outgoings from such account. The Developers shall hand over the balance amount along with the accounts to the Society or Limited Company or the organization once such legal entity is registered by the Developers.



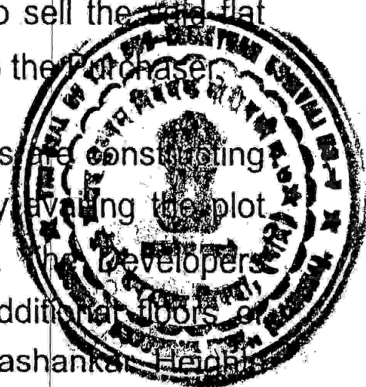
8. The Purchaser shall pay to the Developers the following amounts, within a period of seven days from the date of

- ii) Rs. 2000/- towards the contribution as share money and entrance fees,
- iii) Rs. 88,000/- towards expenses for the installation of electric meter/water meter and connection charges,
- iv) Rs. 60,000/- as 6 months' maintenance deposit as mentioned in paragraph 7 above.

Total- Rs. 1,71,000/- (One Lac Seventy One Thousands Only)

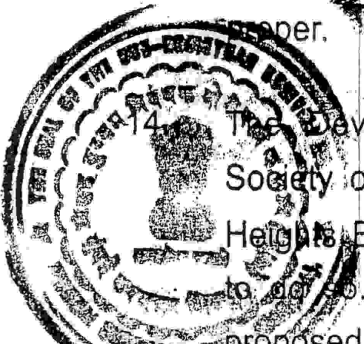
9. The Purchaser undertakes to pay diligently each installment of consideration stated in clause 3 to the Developers without any delay whatsoever. In the event of Purchaser committing any breach of any payment mentioned herein, the Developers reserve their right to terminate this Agreement for sale. Provided that, before exercising the right to terminate the agreement, the Developers shall give a 7 days' notice to the Purchaser to make the payment so defaulted and disclose their intention to terminate the agreement. If the Purchaser makes the payment as called upon in the Notice, the Notice shall automatically stand waived. However, if the Purchaser fails to comply with the requisitions made in the notice, the Developers shall be entitled to terminate the agreement for sale in which event, the Developers shall be entitled to forfeit the amounts so paid by the Purchaser to the Developers till then and in such event, the Developers shall be free to sell the said flat to any other person without any reference to the Purchaser.

10. The Purchaser is aware that the Developers are constructing the said Building Bhimashankar Heights by availing the plot F.S.I. on Plot B and by consuming TDR. The Developers hereby reserve their rights to construct additional floors or additional wing as an extension to Bhimashankar Heights Building by consuming balance FSI or by availing benefit of TDR or any future benefit as may be permissible by M.C.G.M. The Purchaser hereby gives his irrevocable consent for such extension as stated above. In the event of Developers



the Developers without demanding any benefit whatsoever. The Developers shall be fully entitled to submit amended plans with MCGM for sanction without any reference to the Purchaser herein.

11. The Developers shall be entitled to amalgamate the said plot with any other adjoining piece of land and avail the best benefit from such amalgamation insofar as the extension and/or additional construction can take place. The Developers shall be entitled to do so and in such event of amalgamation, the Purchaser shall co-operate with the Developers as stated above and not raise any dispute or objection for such additional construction.
12. However, in the circumstances stated above, the developers shall be entitled to amend the plans without changing the design, area and location of the said flat.
13. The Building Bhimashankar Heights shall have stilts on the ground floor, podium parking on 1st and 2nd floor respectively. The third level of the Building Bhimashankar Heights will be a service Floor. From fourth level onwards, the floors upto 19th shall consist of residential flats. The Developers shall alone be entitled to sell or create third party interest in respect of any part of the Building including flats, stilts, open parking areas, podium parking slots, terraces, pocket terraces, to any person of their choice, including Banks, ATMs, Nursing Homes, Offices, Financial Institutes, Advertisers as the Developers may deem fit and proper.



The Developers shall form and register a Co-operative Society of the Purchasers of various flats in Bhimashankar Heights Building as and when the Developers may deem fit to do so. The Purchaser shall become a member of such proposed Society and thereafter abide by all the laws in

15. As required by MCGM, the Developers and their Architects shall compile and preserved the following documents:

- (a) Ownership documents,
- (b) Copies of IOD, CC, subsequent amendments, OCC, BCC and corresponding canvass mounted plans,
- (c) Copies of soil investigation report,
- (d) RCC details and canvas mounted structural designs,
- (e) Structural stability Certificate from Licensed Structural Engineer,
- (f) Structural Audit report,
- (g) All details of repairs carried out in the building,
- (h) Supervision Certificate issued by Licensed Surveyor / Architect,
- (i) Building Completion Certificate issued by Licensed Surveyor/Architect,
- (j) NOC and Completion Certificate issued by CFO,
- (k) Fire Safety audit carried out as per the requirement of CFO.

The said documents shall be handed over to the proposed society as required under condition 34 of the IOD dated 28th May 2013. The prospective society shall be bound to take over these documents /plans and shall preserve and maintain the subsequent periodical structural audit reports and repair history. Similarly, the prospective society shall check and carry out fire safety audit from time to time as per the requirement of CFO through the authorized agencies of MCGM.

The prospective society shall also thereafter carry out necessary repairs /structural audit/ fire audit at regular intervals.

16. The Purchaser for himself/herself with intention to bind all persons into whosoever hands the said Flat may come do hereby covenant with the Developers as follows:

intention to bind all	
persons into whosoever hands the said Flat may come do	
hereby covenant with the Developers as follows:	410 8.5

possession of the said Flat is offered and shall not do or suffered to be done anything in or to the said building in which the said Flat is situated, staircase or any passage, which may be against the rules, regulations or bye-laws of MCGM and/or concerned local or any other authority or change/alter to make addition in or to the said building in which the said Flat is situated and the said Flat it self or any part thereof.;

- b) Not to store in the said Flat any goods which are of hazardous, combustible or dangerous nature or so heavy so as to damage the structure and/or construction of the said building in which the said Flat is situated or storing of which goods are objected to by MCGM or the concerned local or other authority and shall not carry or cause to be carried heavy packages on upper floors which may damage the structure and/or construction of the said building in which the said Flat is situated and in case any damage is caused to the said building in which the said Flat is situated or the said Flat itself on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.

- c) To carry out at his/her own cost, all internal repairs of the said Flat and maintain the said flat in the same condition and shall not do or suffer to be done anything in or to the said Building in which the said Flat is situated or do any act contrary to the rules and regulations and bye-laws of the M.C.G.M. and/or concerned local authority or other public authority and in the event of the Purchaser committing any act in contravention of the above provisions, the Purchaser alone shall be responsible and liable for the consequence thereof to M.C.G.M. and/or the concerned local authority and/or other public authority.



grills of the said building in which the said Flat is situated and shall keep the said Flat, sewers, drains, pipes in the said premises and appurtenances thereto in good tenable condition and in particular so as to support, shelter and protect the other parts of the said building in which the said Flat is situated and shall not chisel or in any other manner damage the columns, beams, wall, slabs or RCC Partis or other structural members in the said Flat and/or carry out any structural changes or renovation of the said Flat without the prior written permission of the Developers.

- e) The Purchaser shall use the lifts in the building for the purpose and under the rules framed by the Society. The Member shall not carry or cause to be carried heavy or bulky packages to the upper floors by lifts. The Purchaser shall not cause any damage to the lifts, staircases, common passages or any other parts of the said building/s.
- f) Not to do or permit to be done any act or thing which may render void or voidable any insurance on the said property and the said building in which the said Flat is situate or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- g) The Purchaser shall observe and perform all the rules and regulations of the Society as may be adopted by them from its inception and the additional alterations or amendments there of that may be made from time to time for protection and maintenance of the said building and the said Flat therein and for the observance and the performance of the building rules, regulations and Bye-Laws for the time being of the M.C.G.M. and/or concerned local authority and of Government and other public authority. The Purchaser shall also observe and perform all the stipulations and conditions laid down by



taxes, expenses and/or other outgoings in accordance with the bye-laws of the Society.

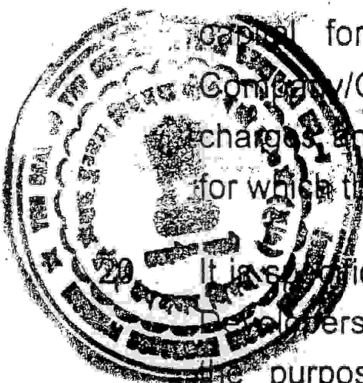
h) to bear and pay increase in local taxes, water charges, insurances and other levies, if any, which may be imposed by the concerned Local Authorities or Government or other Public Authority, after possession of the said flat is offered to the Purchaser by the Developers.

17. The Developers will lodge this Agreement for Registration with Sub-Registrar of Assurances and the Developers or their authorized representative will attend the office of the Sub-Registrar of Assurances for admitting execution of these presents. The entire costs towards stamp duty charges, registration charges and any other charges incidental to the Stamping and Registration of this Agreement before the Sub-Registrar shall be borne and paid by the Purchaser.

18. All the deposits payable to the M.C.G.M., Reliance Energy Ltd. Electricity Board, Mahanagar Telephone Nigam Ltd. water connection and electricity charges, drainage, telephone connection or of permanent deposits in respect of the said Building wherein the flat is situated which become payable shall be paid or reimbursed to the Developers by the Purchaser/s.

19. The Developers shall maintain a separate accounts respect of sums received by the Developers from the Purchaser/s as advance or deposit, sums received on account of the share capital for the formation of the Co-operative Society/ Company/Organization or towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

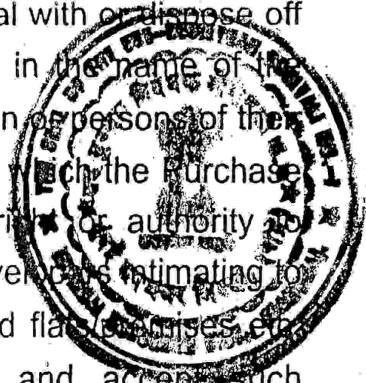
It is specifically and expressly agreed that in the event of the Developers require to install or erect any structure or room for purpose of installation of Transformer or any other



construct thereon than in such even the Purchaser/s shall bear and pay the said Outstanding Charges, deposits and expenses to be incurred paid or deposited with the said or to any other concerned authorities for the said purpose, proportionately as may be decided by the Developers. The Developers shall not be liable to bear and pay the said expenses, charges or Deposits as may be required to obtain electricity supply from the said Electricity Board and authorities.

21. The Developers shall in respect of any amount unpaid by the Purchaser/s under this Agreement has/have first lien and charge on the said Flat agreed to be purchased/acquired by the Purchaser/s.

22. It is expressly and specifically agreed understood and confirmed by the Purchaser/s that till the Conveyance, or vesting documents together with the said Building standing thereon and even after execution of such conveyance documents/declaration in favour of the said Organization to be formed registered/incorporated by the Purchaser/s of premises in the said Building, the Developers shall have full right, power and absolute authority to deal with or dispose off the unsold flats/premises etc. which are in the name of the Developers or their nominee to the person or persons of their choice and to their absolute discretion to which the Purchaser and other Purchaser/s shall have no right or authority to object or challenge the same. On the Developers intimating to the Society or purchasers of such unsold flats/premises etc. the Organization/Society shall admit and accept such person/persons as their member/s and shareholder/s and shall issue/transfer share certificate in favour of such person/persons without charging/recovering any premium, fees, donation or any amount of whatsoever nature for such transfer.



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23. It is expressly agreed and confirmed by the Purchaser/s that he/she/they/it shall be bound and liable to bear and pay and

respect of the flat agreed to be purchased by the Purchaser/s under this Agreement, from the date of Developers intimates to the Purchaser/s to take possession of the premises agreed to be purchased by the purchaser/s such date of handing over the possession of the said flat will be intimated by the Developers to the Purchaser/s at his/her/their/its address given in this Agreement here in by post under certificate of posting. The intention of the parties hereto being clear that irrespective of the fact whether the Purchaser/s takes possession of the said flat agreed to be purchased by him/her/them/it under these presents on the date intimated by the Developers as aforesaid or not, or whether the Developers demand for the same or not, the Purchasers/s shall without any reservation or objection discharge and pay his/her/their/its share of the aforesaid taxes, charges, cesses, rates, maintenance charges expenses, penalties, duties, premium and outgoing etc. of the said Premises and the said Building. The decision of the Developers as regards the time period, proportion of the amount demanded shall be final and binding upon the Purchaser/s.

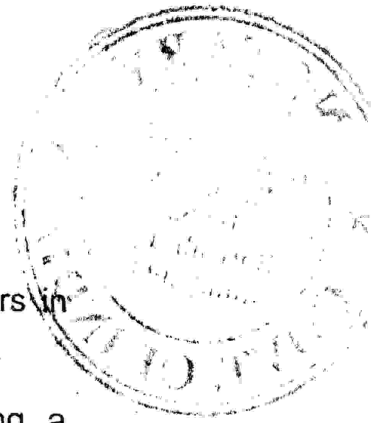
24. The Developers shall hand over the possession of the said flat to the Purchasers on or before October 2020. However, if the Developers are not able to deliver possession on the date mentioned herein, the Purchasers shall grant a grace period of 6th months to the Developers to complete the said flat and deliver possession there of.

25. The Developers agree to deliver possession within the time set forth here in above, provided that the Developers are not prevented from doing the construction for any of the reasons such as:

War, civil commotion or act of God affecting the said property.

Any notice, order, rule, notification of the Govt. or other public judicial or competent authority on account of





- iv) Litigation filed by any person against the Developers in regard to development of the said property,
- v) The Government or the statutory authority issuing a stop work notice,
- vi) Out breaking of any Epidemic.

26. The Provisions of Maharashtra Ownership Flat Act (MOFA) shall apply (to the extent applicable) to this Agreement and the present Agreement is executed under the provisions of the said Act.

27. The Purchaser is aware that the Building 'Bhimashankar Heights' under reference is deficient in open space and MCGM will not be held liable for the same in future.

28. The Purchaser has no objection for the neighborhood development with deficient open space in future.

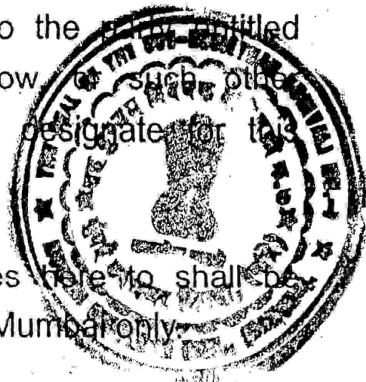
29. The Purchaser will not hold liable MCGM for failure of mechanical Parking system in future.

30. All notices and other communications in respect of this Agreement shall be given in English by registered mail, postage prepaid or by hand delivery to the address set forth below or such other address as such party shall hereafter designate for this purpose.

31. Any dispute arising between the parties here to shall be subject to the jurisdiction of the courts in Mumbai only.

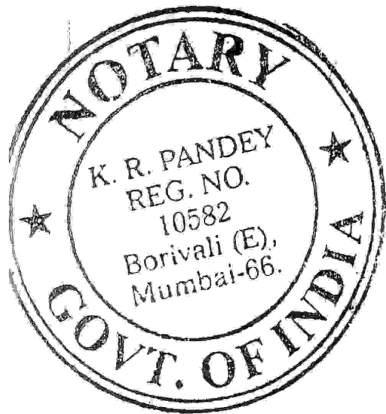
32. The Purchaser and the Developer are assessed under Income Tax under following PAN:

Developer : AAICM4170E
 Purchaser : APKPK2420F



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Handwritten initials or mark.



THE FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

ALL THAT piece and parcel of land bearing C.T.S. No. 115/1 admeasuring in the aggregate 5657.50 square meters; and situated at Village Dahisar, Taluka Borivali, Mumbai Suburban District.

THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land bearing C.T.S. No. 115/1 (part) admeasuring 2828.75 square meters; and situated at Village Dahisar, Taluka Borivali, Mumbai Suburban District and as shown marked in the plan annexed hereto.

SIGNED, SEALED AND DELIVERED)

By the with in named "DEVELOPERS")

M/S. MALLHAR REALTORS PVT. LTD.)

Through its Directors)

MR. DEVANG DINESH THALE)

In the presence of)

SIGNED, SEALED AND DELIVERED)

By the with in named PURCHASER)

MR/MRS NEERAT KHANDELWAL)

In the presence of)

RECEIPT

RECEIVED from the within named Purchaser's a MR/MRS NEERAT KHANDELWAL

_____ sum of
Rs. 2,00,000 /- (Rupees TWO LAKH only)

by Cheque No. 745439 Dated 21/10/2015
pay in on PUNJAB NATIONAL BANK Bank being
the amount received by us. Rs. 2,00,000 /-

WE SAY RECEIVED



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ASMITA DHULAP

Advocate

207, Dattani Trade Centre, Chandavarkar Road, Borivali (West),
Mumbai- 400 092. Tel: 022- 65287496

TITLE CERTIFICATE

Reference:

ALL THAT piece and parcel of land bearing C.T.S. No. 115/1 admeasuring 5657.50 square meters and situated at Village Dahisar, Taluka Borivali, Mumbai Suburban District.

Under the instructions of my clients, **MALLHAR REALTORS PVT. LTD.**, a Private Limited Company incorporated under Companies Act, 1956, having its registered office at 1st Floor, "Oomkareshwar", New Link Road, Dahisar (west), Mumbai- 400 068, through one of its Directors, Shri Rajesh Mhatre, I investigated the title of Mallhar Realtors Pvt. Ltd. to the property under reference by...

1. Publishing a Public notices in the Free Press Journal (in English) 12-11-2014 issue and Nav-Bharat Times (in Hindi) also a 12-11-2014 issue inviting claims from public at large,
2. Perusing the following documents:-
 - i. Two search reports both dated 14-10-2014 respectively by title investigator, Shri Shrinivas Chipkar by taking searches in the offices of sub-registrar of assurances at Mumbai and Bandra, Borivali and Goragaon of for last 40 years.
 - ii. Documents listed in search reports.
 - iii. Property register card pertaining to the property under reference and 7/12 extracts.
3. Taking verbal instructions from my clients.

From the various entries mentioned hereinbefore the history of the title can be gathered as follows:



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- (A) Survey No. 314, Hissa No. 6 (part), corresponding with Old C.T.S. No. 108 B admeasuring 419.6 square meters,
- (B) Survey No. 314, Hissa No. 6 (part), corresponding with old C.T.S. No. 108 C admeasuring 112 square meters, and
- (C) Survey No. 314, Hissa No. 12 (part), corresponding with old C.T.S. No. 115 admeasuring 4189.90 square meters;
- (D) Survey No. 314, Hissa No. 12 (part), corresponding with old C.T.S. No. 115 admeasuring 3876 square meters.

II. All the above 4 plots formed a large holding of land admeasuring **8597.50** square meters and are situated at Village Dahisar, Taluka Borivali, Mumbai Suburban District and are collectively referred to as '**the said holding**'.

III. My clients are the owners of the said holding. They have acquired the title thereto under various deeds and documents from the respective predecessors in title as stated below.

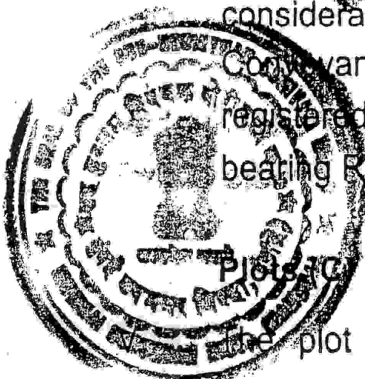
Plots (A) And (B)

IV. By an Indenture of Conveyance dated 15-01-2013, the original owners Smt. Malti Laxman Mhatre and others, the owners of the plots bearing

Survey No. 314, Hissa No. 6 (parts), corresponding with C.T.S. Nos. 108 B and 108 C admeasuring 419.6 square meters and 112 square meters respectively, transferred and conveyed in favour of my clients the said two plots for the consideration mentioned therein. The said Indenture of Conveyance dated 15th January 2013 has been duly registered with the Sub-Registrar of Assurances at Borivali bearing Registration No. BDR-7/490 of 2013.

Plots (C) and (D)

The plot bearing Survey No. 314, Hissa No. 12 (part), corresponding with C.T.S. No. 115 (part) admeasuring 4189.90

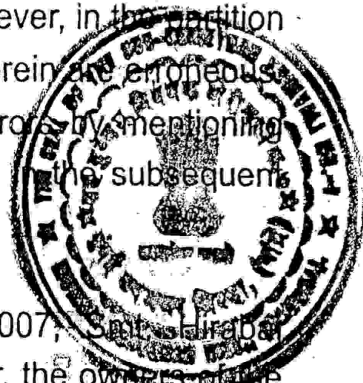


to all the property owned by Waman at the time of his death. Harishchandra died on 18-03-1983 leaving behind his widow Yesubai who became the karta of her family. Moreshwar died on 23-01-1988 leaving behind Venubai who became karta of her family. Vinayak died on 27-10-1984 leaving behind his widow Hirabai who became the karta of her family.

VII. Thus, Anant, Madhukar, Yesubai Harishchandra Bhoir, Venubai Moreshwar Bhoir and Hirabai Vinayak Bhoir became entitled to all the property of Waman each having equal share, right, title and interest therein in their capacity as the kartas of their respective family.

VIII. By a Deed of partition dated 13th April 1988, duly registered with the sub-registrar of Assurances at Bandra, bearing registration No. BND-P-1187 of 1988, the said five co-owners effected partition of all the properties left behind by Waman Bhoir. Under the said partition, the plot of land bearing Survey No. 314, Hissa No. 12 (part) corresponding with C.T.S. No. 115 (part) admeasuring in the aggregate about 8065.9 square meters (as per the property register card) was divided among the two branches of Bhoir family. One part admeasuring 4189.9 square meters came to the ownership of Madhukar Waman Bhoir and his family. And the other part admeasuring 3879 square meters came to the ownership and share of Hirabai Vinayak Bhoir and her family. However, in the partition deed, the areas of the plots mentioned therein are erroneous. The parties subsequently rectified the errors by mentioning the correct areas as per the revenue records in the subsequently registered documents.

IX. By a Deed of Transfer dated 31-12-2007, Smt. Hirabai Vinayak Bhoir and her son Ravindra Bhoir, the owners of the plots bearing Survey No. 314, Hissa No. 12 (part), corresponding with C.T.S. Nos. 115 (part) admeasuring 3876 square meters, transferred and conveyed in favour of one M/S Shree Ganesh Constructions the said plot for the



IX. By another Deed of Transfer dated 03-01-2008, Madhukar Waman Bhoir and others, the owners of the plots bearing Survey No. 314, Hissa No. 12 (part), corresponding with C.T.S. Nos. 115 (part) admeasuring 4189.9 square meters, transferred and conveyed in favour of one M/S Kailashnath Constructions the said plot for the consideration mentioned therein. The said Transfer Deed dated 03-01-2008 has been duly registered with the Sub-Registrar of Assurances at Borivali bearing Registration No. BDR-12/80 of 2008

X. By a Merger Partnership Deed dated 17th August 2010 and revised merger deed dated 2nd January 2012, the said Shree Ganesh Constructions merged with the said Kailashnath Constructions. Pursuant to the said Deed, a new partnership Firm, by name 'Mallhar Constructions' was formed. Under the said merging of firms, Shree Ganesh Constructions threw various plots of land owned by it into the common assets of Mallhar Constructions. Similarly, Kailashnath Constructions also threw the properties so owned by them into the common assets of the newly formed partnership Firm. As such the plots bearing Survey No. 314, Hissa No. 12 (part), corresponding with C.T.S. No. 115 (part) admeasuring about 3876 square meters and C.T.S. No. 115 (part) admeasuring 4189.9 square meters at village Dahisar, Taluka Borivali were also thrown into the assets of Mallhar Constructions.

XI. Under part IX of the Companies Act, 1956, the said Mallhar Constructions, a partnership Firm, was converted into a Private Limited Company known as 'Mallhar Realtors Private Limited'. The immovable properties owned by Mallhar Constructions came to be transferred to the newly incorporated Company, i.e. my clients who are the Developers.

Thus, the plot bearing Survey No. 314, Hissa No. 12 (part) corresponding with C.T.S. No. 115 admeasuring 8065.9 square meters came to the ownership of Mallhar Realtors Private Limited.

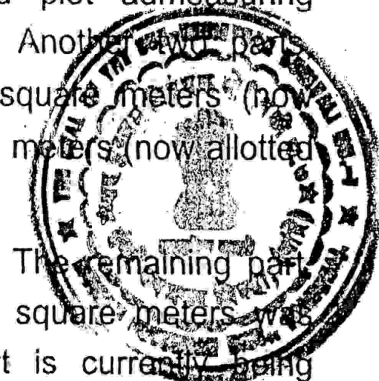
XIV. The revenue authorities carried out the mutation entries as per the said sequence mentioned herein above and now the name of my clients is shown in the 7/12 extracts pertaining to the plots covering the said holding.

XV. The said holding consisting of 4 plots mentioned in recital I herein above were affected by various reservations under the D. P. Plan published by MCGM under the town Planning. Hence, my clients applied to the revenue department for amalgamation and sub-division of the 4 plots. By his order dated 26-11-2013, the Collector, M.S.D. duly amalgamated and sub-divided the 4 plots. As such the 4 plots were amalgamated admeasuring in the aggregate 8597.50 square meters and thereafter sub-divided into 5 parts, (a), (b), (c), (d) and (e). Two parts of the said plot, namely (b) and (c) admeasuring 1452.55 square meters and 1417.45 square meters respectively were sub-divided and shown for D. P. Road. The said plot admeasuring 1452.55 square meters is now assigned C.T.S. No. 115/2 and plot admeasuring 1417.45 is allotted C.T.S. No. 115/3. Another two parts, namely, (d) and (e) admeasuring 50 square meters (now allotted C.T.S. No. 115/4) and 20 square meters (now allotted C.T.S. No. 115/5) respectively were

similarly shown for Recreation Garden. The remaining part, namely, part (a) admeasuring 5657.50 square meters was shown as "balance plot" which part is currently being developed by my clients. This balance plot has been allotted C.T.S. No. 115/1 under order dated 07-05-2015 by City Survey Officer Borivali.

XVI. The said part (a) admeasuring 5657.50 square meters is thus now described as C.T.S. Nos. 115/1 and is hereinafter referred to as 'the said property'.

XVII. The said property has been reserved for 'Fire Brigade' under the development plan published by the Planning authority. Under the D.C. Regulations duly amended, the owners of the respective plots were allowed to develop the plots so



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be developed for reservation was increased from 40 % to 50 %. Hence, under the D.C. Regulation 9, Table 4- V (5) (a), my clients became entitled to develop the land under their ownership and possession.

XVIII. Accordingly, after duly applying under regulation no. 9, Table 4, Sr. No. V (5)(a) of DCR 1991, a Development Permission dated 25th October 2011 revalidated on 17th April 2014 was issued by the Brihanmumbai Municipal Corporation (for short, 'MCGM). My clients had submitted

plans with the Building Proposal Department of MCGM for construction of (i) Fire Brigade Station on one part of the said property and (ii) a residential Building on the remaining part. Thus, the said property came to be further divided into two parts,

Part A- admeasuring about 2828.75 square meters where the Fire Brigade Station would be constructed which is to be handed over to MCGM free of cost and free of encumbrances and

Part B- admeasuring 2828.75 square meters where the residential Building would be constructed.

XIX. The plans were duly sanctioned after following due procedure of the regulation and after various compliances and N.O.C.'s from various departments of MCGM and also after recovering various payments an IOD bearing No. CHE/A-5084/BP (WS) AR. came to be issued for the construction of Fire Brigade Station on Part A which was 50% part of the said property and another IOD bearing No. CHE/A-5083/BP (WS) AR for the residential building on the remaining part of the said property. Both the IOD were issued on 28/05/2013.



XX. After the due compliances, a Commencement Certificate dated 25th April 2014 was issued on 25th April 2014 by MCGM for Fire Brigade Station Building proposed to be constructed on part A of the said property. Accordingly, my clients commenced the construction and now the Fire Brigade

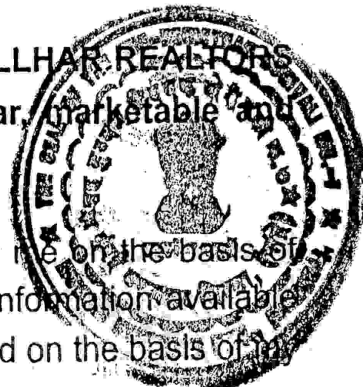
Certificate dated 26th Sep 2014 for construction of residential Building "Bhimashankar Heights" on part B of the said property. My clients have in accordance with the said approved plans commenced the construction of residential building on Plot B. While constructing the proposed Building on Plot B, my clients shall consume the potential F.S.I. on plot B and by availing T.D.R. from market as well as by utilizing the fungible FSI which is permissible under the DCR. Plot A shall be handed over to MCGM along with the Fire Station as per the terms of the Development Permission dated 25th October 2011.

XXII. For further clarification of title, I also published two public notices in two dailies; (1) English Daily 'The Free Press Journal' dated 12-11-2014 issue and (2) Hindi Daily 'Nav Bharat Times' dated 12-11-2014 issue inviting claims. I did not receive any claim from any person within the time stipulated under the said two public Notices.

XXIII. The two Search Reports each dated 14-10-2014 issued by the title investigator show various registered documents. I have gone through the contents of the said documents. I did not find any claim of any person in any of the said documents which will be contradictory to my clients' right, title and interest over the property under reference. There is also a notice of lispendens regarding Writ petition no. 3779 of 1991 in the Hon'ble High Court of Bombay. By an order dated 12th April 2013, The Hon'ble High Court dismissed the said petition for non-prosecution.

XXIV. I certify that the title of my clients, **MALLHAR REALTORS PVT. LTD.** to the said property is clear, marketable and free from all encumbrances.

XXV. The aforesaid title certificate is issued by me on the basis of the documents produced by my clients, information available to me, verbal instructions of my clients and on the basis of my professional judgment.



मालमत्ता पत्रक

विभाग/मोज -- दहिसर

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

जिल्हा --

मुंबई उपनगर जिल्हा

नगर भूगणन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या अंकापोचा किती अड्ड्याचा तपशील अर्जाच्या फेर तपसणीची नियत वेळ)

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सारा र. क्र. ३७५५३/-
सन २०१२-२०१३ करिता विनंगती/रीवली

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- २०.० न. भू. क्र. ११५/५ कडे
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सुविधाधिकार

हक्काचा मूळ धारक वर्ष १९६७

[शेती.]

पट्टेदार

इनर भार

इतर शरं

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (भा) पट्टेदार (प) किंवा भार (भा)	साक्षकन
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२६/०५/२०१३

मा. जिल्हा अधीक्षक भूमि अभिलेख, मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र. न. भू. अंकी व अक्षरी नक्कल अर्जा/सत्ता प्रकार/२०१३/२२४२ दिनांक २६/७/२०१३ चे पत्रान्वये नगर भूगणन दहिसर ता. बोरीवली येथील न. भू. क्र. ११५ या मिळकतीस सत्ता प्रकार नमूद नसलेले चौकशी नोंदवहीप्रमाणे सत्ता प्रकारची नोंद केली.

क रफार क्र. १०७७ प्रमाणे

२६/०५/२०१३

न. भू. अ. बोरीवली

०७/०५/२०१५

मा. जिल्हाधिकारी, मुंबई उपनगर यांचेकडील आदेश क्र. सी/ कार्या-७३/ एमार्जे/ पो. वि./ एस. आर. वी./ ४९२२ दिनांक २६/११/२०१३, पो. वि. मॉ. र. नं. ६१७/२०१५ व न. भू. अ. बोरीवली यांचे दि. ७/५/२०१५ रोजीचे आदेशान्वये न. भू. क्र. ११५ चे एकूण क्षेत्र ८०६५.९० मध्ये न. भू. क्र. १०८ बचे ४१९.६० चौ. मी. व १०८ क चे ११२.० चौ. मी. क्षेत्र सामिल करून न. भू. क्र. ११५ चे क्षेत्र ८५९७.५० चौ. मी. कायम केले. तदनंतर त्यामधून पॉटविभाजनाने १४५२.५५ चौ. मी. क्षेत्र वजा करून त्याची नविन स्वतंत्र ११५/२ अशी मिळकत पत्रिका उघडली व त्यावर डि. पी. रोड सार्वी नियोजित अशी नोंद दाखल केली १४१७.४५ चौ. मी. क्षेत्र वजा करून त्याची नविन स्वतंत्र न. भू. क्र. ११५/३ अशी मिळकत पत्रिका उघडून त्यावर डी. पी. रोड सी आर. ब्रोड -२ साठी नियोजित अशी नोंद घेतली ५००.० चौ. मी. क्षेत्र वजा करून त्याची नविन स्वतंत्र न. भू. क्र. ११५/४ अशी मिळकत पत्रिका उघडून त्यावर आर. जी. १ साठी नियोजित अशी नोंद घेतली, २०.० चौ. मी. क्षेत्र वजा करून त्याची नविन स्वतंत्र न. भू. क्र. ११५/५ अशी मिळकत पत्रिका उघडली व त्यावर आर. जी. २ साठी नियोजित अशी नोंद घेतली वरील सर्व नविन मिळकत पत्रिका उघडल्यानंतर पत्रिकांकवरील धारक, सत्ता प्रकार कायम ठेवता. न. भू. क्र. ११५ चे उर्वरीत क्षेत्र ५६५७.५० चौ. मी. कायम करून त्याचे न. भू. क्र. ११५/१ असा शेज दिला. सामिलीकरणामुळे न. भू. क्र. १०८ ब, क या मिळकत पत्रिका रद्द केल्याची नोंद दाखल केली.

क रफार क्र. १२४८ प्रमाणे

०७/०५/२०१५

न. भू. अ. बोरीवली



मालमत्ता पत्रक



जिल्हा -- **दहिसर** तालुका/न.भु.मा.का. -- **न.भु.अ.बोरीवली** जिल्हा -- **मुंबई उपनगर जिल्हा**
 शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या अकररणीचा किंवा भाड्याचा
 क्र. नं. तपशील आर्गन त्याच्या फेर तपशीलीची नियत वेळ)

क्रमांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
०५/२०१५	मा. जिल्हाधिकारी, मुंबई उपनगर यांचेकडील बिनशेती आदेश क्र. C/Desk-VIIA/ LND/NAP/ SRB-१०४७९ दि.१७/१०/२०१३, बिनशेती मो.र.नं.४५६/२०१५ व न.भु.अ. बोरीवली यांचे दि.१३/५/२०१५ शेतीचे आदेशान्वये न.भु.क्र.११५/१ चे ५६५७.५० चौ.मी. क्षेत्रापैकी ४४३६.८७ चौ.मी. क्षेत्र निवासी व १२२०.६३ चौ.मी. क्षेत्र वाणिज्य कारणासाठी बिनशेतीकडे वर्ग झालेले सन २०१२-२०१३ या कालावधी करीता र.रू.३७,५५३/- दरसाल बिनशेती सा-याची नोंद केली. सत्ता प्रकार "क" दाखल केला व ७/१२ नुसार धारक सदरी "मल्हार रिअल्टर्स प्रा. लि." यांचे नांव दाखल केले.		धा. मल्हार रिअल्टर्स प्रा. लि.	प.पत्र क्र.१२५३ घाणं सही - १३/०५/२०१५ न. भु. अ. बोरीवली

णी करणाट - खरी नक्कल -
 नं. क्र. - **५८६८**
 माल अर्ज दाखल करिता **१३/५/२०१५** मधील नकाशा
 माल अर्ज सादर करिता **१३/५/२०१५** मधील मसुदा क्र. **८०**
 माल अर्ज सादर करिता **१३/५/२०१५** मधील मसुदा क्र. **४**
 माल अर्ज सादर करिता **१३/५/२०१५** मधील मसुदा क्र. **४**
 साक्षात्कन
 प्रमुख अधिकारी
 मुंबई उपनगर अधिकाारी
 बोरीवली
 प.पत्र क्र.१२८ घाणं सही -
 ०७/०५/२०१५
 न. भु. अ. बोरीवली

न.भु.अ.बोरीवली
 मुंबई उपनगर जिल्हा

सत्य प्रतिपत्ती
 माल अर्ज सादर करिता
 बोरीवली



वेळ - ७
 १११४४ ३३ ६५
 २०१५



गा. न. नं. ७, ७-अ व १२

स. नं. ३०७४ दि. नं. १२

क्षेत्र लावणी सापका	७६	-	काबळीवार ७२३५ ७२३२ ७२३१ ७२३०	गाव पोलीस	तासूळा खोलीकर
पोहखराबा	-	-	७२३५ ७२३२ ७२३१ ७२३०	इतर - हक्क ७२३१ ७२३२ ७२३३	
पुढी अकार	७६	-	७२३५ ७२३२ ७२३१ ७२३०		
जमीन अकार	७ - २५		७२३५		
जुडी अकार					
जमिनी अकार					
पानी					

वर्ग	कुल व रकम	क्षेत्र	रीत	पिके व लक्षावळ	क्षेत्र	शेरा
	७६	व्याख्या	७२३५	इतर		

तयार तारीख १२/०१/२०१७

जमिनी व रकम अकार कर्तव्य



तयार करणारा अधिकारी व ठिकाण
तयार करणारा - पोलीस

कार्यालय - ७

गा. न. नं. ७, ७-अ व १२

स. नं. ३९४ हि. नं. ६६

क्षेत्र लाबणी लाबक	प. गु.	कमबेदार	गांव
पोट खराबा		७००६ ७१४९	दालिपूर
एकूण		७३४३ ७३५२	तालाका
		७३६६ ७४०९	इतर - हक्क
		७४००	७३६९ ७४०९
आकार	रुपये	मखार रिजल्टस प्रा. लि.	७१६१
जुडी अचवा	पैसे	७६३६	
ज्यादा आकार			
पाणी			

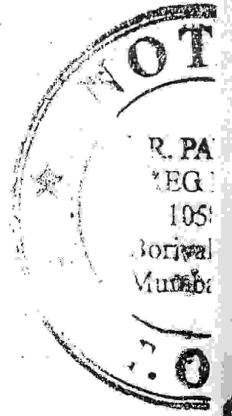
वर्ष	कुल व खंड	क्षेत्र	रिज	पिकें व लागवड	क्षेत्र	रेरा
	टिप :-	लाबणी	पुस्त	३११३५		



तयार तारीख १२/१/२०१६
असल बरहुकूम नकल रुजू असे.

SV
तलाठी
तलाठी सजा इद्रिमर
तालाका - कोरगाव

जुरल - ७		
९९७४५	३५	६८
२०१६		



गा. न. नं. ७, ७-अ व १२

स. नं. २५४४ दि. नं. ७२

गाय	दरिया
तालुका	कोल्हापूर
इतर - हक्क	
कबजेदार	१२३
क्षेत्र लाघणी लाघक	१२३४
पोट खणवा	६॥
एकूण	६२३४
आकार	७-७२
जुडीयसबा	
ज्यादा कर	
पाणी	

वर्ष	फळ वा खंड	क्षेत्र	रीत	पिके व लाघवड	क्षेत्र	शेरा
	दिप	०॥२०॥	५००॥	३॥१॥		



तयारी करीत बरिस्तर
बराब - पॅरीवली

वर्ष - ७

जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कार्यालय

प्रशासकीय इमारत, १० वा मजला, शासकीय वसाहत, वांद्रे (पूर्व), मुंबई-४०० ०५१

फोन : (०२२) २६५५६७९९, फॅक्स : २६५५६८०५, ई-मेल : collectormsd@gmail.com

क्रमांक : सी/कार्या-७अ/एलएनडी/पोवि/एसआरबी-४९२२

दिनांक : २६/११/२०१३

वाचले :

श्री. राजेश म्हात्रे, प्रोप्रा.मे.मल्हार रिअलटर्स यांनी दि.१९/०६/२०१३ रोजी सादर केलेला प्रस्ताव.

२) बृहन्मुंबई महानगरपालीकेडील विकास आरक्षण अभिप्रायबाबत पत्र क्र.सीएचई/१८३३/डीपीडब्ल्यूएस/आर/एन, दिनांक १८/०३/२००९.

३) अर्जदार यांनी दाखल केलेले क्षतीपूर्ती बंधपत्र दिनांक.०३/०६/२०१३

आदेश :

मोजे-दहिसर, ता.बोरीवली येथील न.भू.क्र.११५, १०८/ब, १०८/क एकूण क्षेत्र ८५९७.५० चौ.मी. या मिळकती श्री. राजेश म्हात्रे, प्रोप्रा.मे.मल्हार रिअलटर्स यांच्या मालकीच्या असून त्यांचे नाव ७/१२ उतान्यावर धारक म्हणून दाखल आहे.

राजेश म्हात्रे, प्रोप्रा.मे.मल्हार रिअलटर्स यांनी दि.१९/०६/२०१३ चे अर्जान्वये उपरोक्त मिळकतीचे एकत्रिकरण / पोटविभाजन मिळणेकामी विनंती केली आहे.

विषयांकीत मिळकतीचे पोटविभाजन मिळणेकामी अर्जदारांनी बृहन्मुंबई महानगरपालीकेकडील विकास आरक्षणार्थे अभिप्राय दिनांक १८/०३/२००९ व त्यासोबतचा आराखडा प्रस्तावासोबत सादर केला आहे.

अर्जदारांनी दिनांक ०३/०६/२०१३ रोजी दाखल केलेल्या क्षतिपूर्ती बंधपत्रामध्ये उपरोक्त मिळकतीबाबत कोणतेही न्यायालयामध्ये दावा प्रलंबित नसल्याचे प्रतिज्ञापत्र अर्जासोबत सादर केले आहे.

वर नमूद सर्व कागदपत्रांचे अवलोकन करता मी जिल्हाधिकारी, मुंबई उपनगर जिल्हा माला महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ८५ अन्वये प्रदान केलेल्या अर्जाकरीता वापर करून खाली दर्शविल्याप्रमाणे व खाली नमूद केलेल्या शर्तीस अधीन राहून एकत्रिकरण / पोटविभाजनास मंजूरी देत आहे.

एकत्रिकरण

अ.क्र.	न.भू. क्र.	क्षेत्र चौ.मी.
१	११५	८०६५.९०
२	१०८/ब	४१९.६०
३	१०८/क	११२.००
	एकूण	८५९७.५०

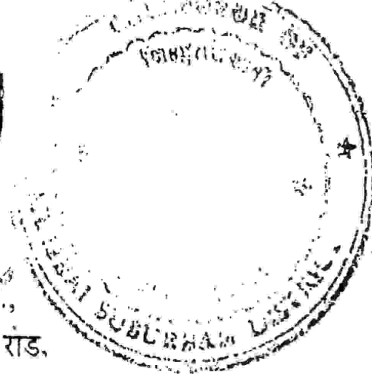
पोटविभाजन

न.भू.क्र.११५, १०८/ब, १०८/क एकूण क्षेत्र ८५९७.५० चौ.मी.

अ.क्र.	भूखंड क्र.	क्षेत्र चौ.मी.	तपशिल
१	अ	५६५७.५०	शिल्लक क्षेत्र
२	ब	१४५२.५५	डी.पी.रोड
३	क	१४१७.४५	डी.पी.रोड सीआरझंड-२
४	ड	५०.००	आर.जी.-१
५	इ	२०.००	आर.जी.-२
	एकूण	८५९७.५०	

शर्ती :-

- १) नगर भूमापन अधिकारी, बोरीवली यांचे मार्फत प्रत्येक भूखंडाची मोजणी करून प्रत्येक भूखंडाच्या स्वतंत्र हद्दी दाखवाव्यात.
- २) आवश्यक ती मोजणी फी नगर भूमापन अधिकारी, बोरीवली यांचे कार्यालयात त्वरीत भरणा करावी.
- ३) प्रत्यक्ष मोजणीअंती येणाऱ्या क्षेत्रात फरक आढळल्यास या कार्यालयाची मान्यता घेण्यात यावी.
- ४) प्रत्यक्ष मोजणी पूर्वी सर्व संबंधितांना नोटीस बजावून जर हरकती प्राप्त झाल्या तर तसा अहवाल या कार्यालयास सादर करून पुढील आदेश प्राप्त करावेत.
- ५) सदरची परवानगी अर्जदारांच्या वैयक्तिक जबाबदारीवर देण्यात येत आहे. काही वाद निर्माण झाल्यास सदरची परवानगी रद्द करण्याचे अधिकार राखून ठेवण्यात येत आहेत.
- ६) एकत्रिकरण / पोटविभाजनाची ही परवानगी आपण सादर केलेले कागदपत्र सत्य असल्याचे ग्राह्य समजून दिली आहे. कागदपत्रचे सत्यतेबाबत वाद उद्भवल्यास अर्जदार/मुखत्यार पत्रधारक जबाबदार राहतील.
- ७) एकत्रिकरण / पोटविभाजनाचे आदेश केवळ महानगर पालिकेच्या आराखड्यात दर्शविलेल्या आरक्षणापुरतेच मर्यादित आहे.
- ८) एकत्रिकरण / पोटविभाजनाचा आदेश जर या जागेस इतर कुठलेही हक्क, वाद किंवा न्यायप्रविष्ट प्रकरण दावे असलेस, त्याचे अधीन राहून देण्यात येत आहे.



सही/-
जिल्हाधिकारी
मुंबई उपनगर जिल्हा

श्री. म. मरहारे जलटर्स प्रा.लि.,
१ ला मजला, आमकारेश्वर लिंक रोड,
उडान पुलाजवळ, दहिसर (पश्चिम),
मुंबई.

प्रत :

- १) नगर भूमापन अधिकारी, बोरीवली / तहसिलदार बोरीवली
२/- मौजे-दहिसर येथील न.भू.क्र.११५, १०८/ब, १०८/क क्षेत्र ८५९७.५० चौ.मी. च्या
नकाशाच्या प्रतीसह योग्य त्या कार्यवाहीसाठी रवाना.
- २) निवड नस्ती

स्थळ प्रतिवर मा. जिल्हाधिकारी यांची सही आहे.

जिल्हाधिकारी
मुंबई उपनगर जिल्हाकरिता



वर्ग - ७		
१११८८	३२	८८

मुंबई नगरपालिका महाराष्ट्र राज्याचे अखंड नगरपालिका
 महाराष्ट्र राज्याचे अखंड नगरपालिका, सी.टी.सी. नगरपालिका
 १०, एच.ए.सी. नगरपालिका, सी.टी.सी. नगरपालिका
 काठिवाडी (पुर्व), मुंबई-४००००१

BMPP-8028-2010-11-2,000 Forms (4 Pages F/B)

THIS I.O.D. / C.C. IS ISSUED SO
 TO THE PROVISIONS OF URBAN
 BUILDING AND PLINTH C.C.

EC-48

Form 346 -----
 88 -----
 in replying please quote No.
 and date of this letter.

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

No. CHE/A-5083/BP(WS)/AR of 2013-2014 **28 MAY 2013**

MEMORANDUM

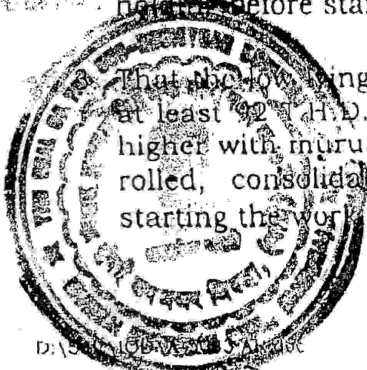
Owner:- Rajesh S. Mhatre of M/s. Malhar Realtor's Pvt.Ltd.

With reference to your Notice 337, letter No. 269 dated 26.08.2011 and delivered on _____ 20____ and the plans, Sections Specifications and Description and further particulars and details of your buildings at **Proposal / Sale Bldg. on plot bearing C.T.S. No.108/C, 108/B & 115 reserved for "Fire Brigade"**, 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 C.C. under Sec. 44\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 the road widening line with foundation below level of 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.Reg.No.38(27).

That the adjoining plot will not be filled up to a reduced level of at least 92" H.D. or 6" above adjoining road level whichever is higher with murrum, earth, boulders etc. and will not be levelled, rolled, consolidated and sloped towards road side, before starting the work.



TRUE COPY

() 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 21 MAY 2014 day of 200, but not so as to contrivance 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.

23 MAY 2013

Executive Engineer, Building Proposals,
Zone, Wards

SPECIAL INSTRUCTIONS.

(1) THIS INTIMATION GIVEN 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 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 350 of the Act whereby it is necessary of submitting occupation certificate with a view to enable the Municipal Commissioner, Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy a penalty for non-compliance under Section 471 if necessary.

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

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

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector of 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.



4. That the specification for layout/D.P.road/or access roads/development of setback land will not be obtained from E.E.Road Construction(W.S.)Z-IV 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 E.E.(R.C.)/E.E.(S.W.D) of W.S.Z-IV/E.E.(T & C) before submitting B.C.C.
5. That the Structural Engineer will not be appointed, supervision memo as per Appendix XI (Regulation 5(3) (ix) will not be submitted by him.
6. That the structural design including provision of seismic/wind load and or calculations and for the proposed work and for existing building showing adequacy thereof to take up additional load shall not be submitted before C.C.
7. That the sanitary arrangement for workers shall not be carried as per Munl. Specifications and drainage layout will not be submitted before C.C.
8. That the regular /sanctioned/proposed lines and reservations will not be got demarcated at site through A.E.(Survey)/E.E.(T & C)/E.E.D.P.)/DILR before applying for C.C.
9. That the Registered Undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Ward Officer that the ownership of the setback land will not be transferred in the name of M.C.G.M. before C.C.
10. 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.
11. That the requirements of N.O.C. of E.E. (S.W.D.)/E.E. (T&C)/E.E.(R.C.)/E.E. (SEW)/E.E. (W.W) will not be obtained requesting for C.C. and the requisition will not be completed with before occupation certificate / B.C.C.
12. That the qualified/registered site supervisor through Architects / Structural Engineer will not be appointed before applying for C.C.
13. That the dues Pending Certificate from A.E.(W.W.)R/North will not be submitted before C.C.



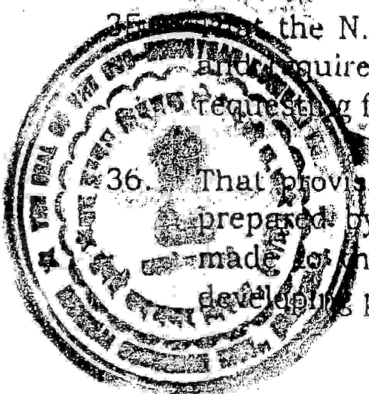
14. That the N.O.C. from A.A. & C. (R/North) shall not be submitted before requesting for C.C. and final N.O.C. shall not be submitted before requesting for occupation / B.C.C.
15. That the N.O.C. from H.E. shall not be submitted before requesting for C.C.
16. That the copy of the application made for non-agricultural user permission shall not be submitted before requesting for C.C.
17. That the development charges as per M.R.T.P. Act (Amendment) Act 1992 will not be paid before C.C.
18. That the provision from Reliance Energy Ltd./M.T.N.L. shall not be made.
19. That the conditions mentioned in the release letter of E.E.D.P. under No.CHE/12057/DPWS/P&R dtd. 25/10/11 shall not be complied with.
20. That the P.C.O. Charges shall not be paid to Insecticide Officer before requesting for C.C. 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.
21. That the separate P.R.C. for setback shall not be submitted before requesting balance F.S.I.
22. That the proportionate sewerage line charges as worked out by Dy.Ch.Eng. (Sew. Planning) shall not be paid in this office before requesting for C.C.
23. That the Janata Insurance Policy shall not be submitted before C.C.
24. That the true copy of the sanctioned layout/supplemental amalgamation under No. Ch.E/2049/ LOR, dated along with the Terms and Conditions thereof will be submitted before requesting for C.C. and compliance thereof will not be done before submission of B.C.C.



20 MAY 2013



25. That the requisitions of clause 45 & 46 of DCR 91 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.
26. That bank guarantee for built up accommodation and for PH handing over tenements shall not be submitted.
27. That Agreement in consultation with legal department for handing over of tenement and built up accommodation shall not be executed and final copy of executed agreement shall not be submitted.
28. That the regd. U/T. shall not be submitted for payment of difference in premium paid and calculated as per revised land rates before requesting for C.C.
29. That the building will not be designed complying requirements of all the relevant I.S. codes including I.S. Code 1893 for earthquake design, the certificate to that effect shall not be submitted from Structural Engineer.
30. That the soil investigation will not be done and report thereof will not be submitted with structural design before requesting for C.C.
31. That the work shall be carried out between sunrise and sunset.
32. That the Name plate showing name of developer shall not be submitted before requesting for C.C.
33. That to appoint private pesticide control agency to give anti larval treatment monitored by P.C.O. shall be submitted before C.C.
34. That extra water & sewerage charges shall not be paid to A.E.(W.W.) R/North Ward.
35. That the N.O.C. from Tree Authority shall not be submitted and requirements therein shall not be complied with before requesting for C.C.
36. That provisions of Rain Water harvesting as per the design prepared by approved consultants in the field shall not be made to the satisfaction of Municipal Commissioner while developing plots having area more than 300 sq. mtrs.



37. That the bore well shall not be constructed in consultation with H.E. before requesting for C.C.
38. That the details of quantity of debris created due to the development of proposed bldgs/additions/alterations and that the phase programme for removal of the said debris shall not be submitted & shall not followed scrupulously and u/t. to that effect shall not be submitted.
39. That the requisitions from fire safety point of view as per CFO NOC u/No. FB/HR/WS/229 dtd. 22/05/2012 shall be complied with.
40. That the PAN Card with the photo of the applicant as per prescribed proforma shall not be submitted.
41. That all exterior wall shall not be constructed as per circular No.C/PD/12387 dtd. 17.03.2005.
42. That the N.O.C. from A.E.(Environment) debris shall not be submitted before starting the work.
43. That the N.O.C. from Additional Collector for royalty of excavated earth will not be submitted.
44. That the demarcation of CRZ-II (High tide Line) shall not be done through competent authority before C.C.
45. That the registered undertaking shall be submitted before C.C. that the clauses will be incorporated in the sale agreement of prospective buyers/members stating:-
- That the building under reference is deficient in open space and M.C.G.M. will not be held liable for the same in future.
 - That the buyer/member agree for no objection for the neighbourhood development with deficient open space in future.
 - That the buyer/member will not hold be liable M.C.G.M. for failure of mechanical Parking space in future.

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

- That the plinth/stilt height shall not be got checked by office staff.
- That the water connection for construction purposes will not be taken before C.C.

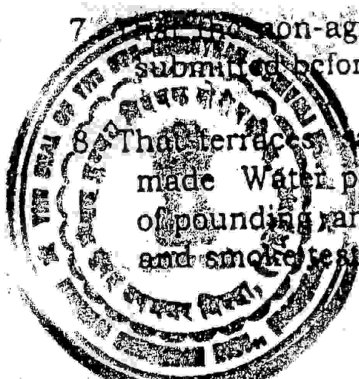


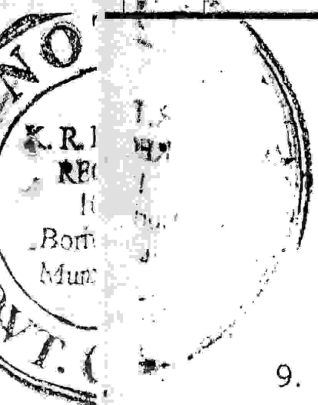


3. That the plan for Architectural elevation and projection beyond proposed building line will not be submitted and got approved before C.C.
4. That the permission for constructing temporary structure of any nature shall not be obtained.
5. That the N.O.C. from MCZMA shall not be submitted if any construction is proposed in CRZ portion.
6. That the debris shall not be transported to the respective Municipal Dumping site and Challan to that effect shall not be submitted to this office for record.
7. That the monthly progress report of the work will not be submitted by the Architect

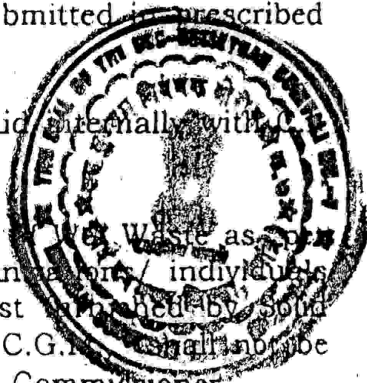
C- GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C.

1. That the dust bin will not be provided as per C.E.'s Circular No. CE/9297/II of 26.6.1978.
2. That 10'0" mt. wide paved pathway upto staircase will not be provided.
3. That the surrounding open spaces, parking spaces and terrace will not be kept open.
4. That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place before O.C.C./B.C.C.
5. 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.
6. That carriage entrance shall not be provided before starting the work.
7. That the non-agricultural permission/revised N.A. shall not be submitted before occupation.
8. That terrace sanitary blocks, nahanis in kitchen will not be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will not be done in presence of municipal staff.

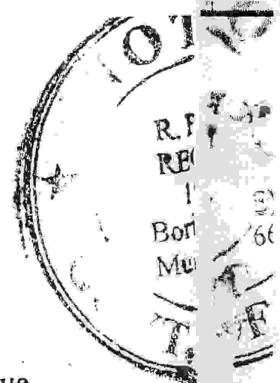




9. That final N.O.C. from H.E.(Deptt.)/ E.E. (S.W.D.) / Lift Inspector shall not be submitted before occupation.
10. That final N.O.C. from A.A. & C. R/North shall not be submitted before occupation.
11. That Structural Engineers laminated final Stability Certificate along with upto date Licence copy and R.C.C. design canvas plan shall not be submitted.
12. That the 50% land & 50% BUA as per release letter from E.E.D.P. under no.CHE/12057/DPWS/P&R dated 25.10.11 shall not be handed over to MCGM before asking for occupation.
13. That the debris shall not be removed before submitting B.C.C.
14. That the Co.Op.Hsg. Society of the prospective purchaser shall not be formed and regd. certificate to that effect shall not be submitted before B.C.C.
15. That canvas mounted plans shall not be submitted along with Notice of Completion of work u/sec. 353A of M.M.C. Act for work completed on site/
16. That every part of the building constructed and more particularly O.H. tank will not be provided with proper access for staff of P.C.O. office with a provision of safe and stable ladder.
17. That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.
18. That some of the drains shall not be laid externally with C.Pipes.
19. That the Vermiculture bins for disposal of Waste as per the design and specifications of organization/ individuals specialized in this field, as per the list provided by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.
20. That Rain Water Harvesting as per the design submitted by approved consultants shall not be carried out.



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21. That a sample registered agreement with prospective buyers/members shall be submitted before O.C. with clauses stating:-
- a) That the building under reference is deficient in open space and M.C.G.M. will not be held liable for the same in future.
 - b) That the buyer/member agree for no objection for the neighbourhood development with deficient open space in future.
 - c) That the buyer/member will not be held M.C.G.M. liable for any failure of mechanical Parking system in future.

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

- 1. That certificate under Sec. 270A of B.M.C. Act will not be obtained from H.E.'s Department regarding adequacy of water supply.

THIS I.O.D. IS ISSUED SUBJECT TO THE PROVISIONS OF URBAN LAND CEILING AND REGULATIONS ACT 1974

[Signature]
EXECUTIVE ENGINEER;
BUILDING PROPOSAL (W.S.) R. Ward

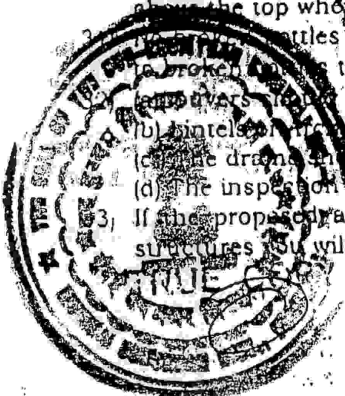


No. CHE/A5083 /BP(WS)/AP/AR

Notes

- 1) The work should not be started unless objections are complied with
- 2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- 3) Temporary permission on payment of deposited should be obtained any shed to house and store for constructional purpose, 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 flusing 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 Asstt. Commissioner with the required deposit for the construction of carriage entrance, over the road side drain
- 6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in had that the water existing in the compound will be utilized for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- 7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though 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 Asstt. Commissioner 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 Concrete having broke glass pieces at the rate of 125 cubic meters per 10 sq.meters below payment.
- 18) The compound wall or fencing should be constructed clear of the road width and with foundation below level of bottom of road side drain with the provision to drain rain water from adjoining holding before starting the work.

- 19) No work should be started unless the existing structures proposed to be demolished are demolished.
- 20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing commissioner under Section 13(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 sanction 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:-
- (i) Specific plans in respect of evicting or re-housing the existing tenants on hour stating their number and the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
 - (iii) Plans showing the phased programme of construction
- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first before starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- 24) The bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 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 psripes of the ribbet pretessed with screw or dome shape pieces (like a garden mdari rose) with copper pipes with perfections 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. The bottles should be fixed over boundary walls. This prohibition refers only to not to the use of plane glass for coping over compound wall.
- (a) Mosquito covers should be provided as required by Bye-laws No. 5(b)
- (b)lintels 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.
- 31) If the proposed additional is intended to be carried out an old foundations and structures you will do so at your own risk.



Executive Engineer, Building Proposals
 Zoning Proposals S. 118 Ward

Regd. No. 4335

2013

BRIHANMUMBAI MAHANAGARPALIKA
MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')
No. CHE/A-5083/MP(WS)/AR

26 SEP 2014

COMMENCEMENT CERTIFICATE

To,
Owner: Shri Rajesh Mhatre of M/s. Mallhar Realtors Pvt. Ltd.
 350 मूलक अभियंता इमारत परस्तात प.उ. दोळ
 महापालिका इमारत, टी. लिंग, संसृती बॅरक
 १०, फुड डी.पी. रोड, सेंट लॉरेन्स ग्रांजवळ
 वंदिवली (पूर्व), मुंबई - ४००१०१

Sir,

With reference to your application No. 829 dated 26.08.2011 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 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of **Proposed sale bldg. on plot bearing**

C.T.S. No.115, 108/B & 108/C

at premises at Street **Link Road**Village **Dahisar**situated at **Kandarpada, Dahisar (W), Mumbai**

Plot No. --

Ward **R/North**

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

1. The land vacated in 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 for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application and every person deriving title through or under him in violation of sections 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 A.B. ...** Municipal, Executive Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act.

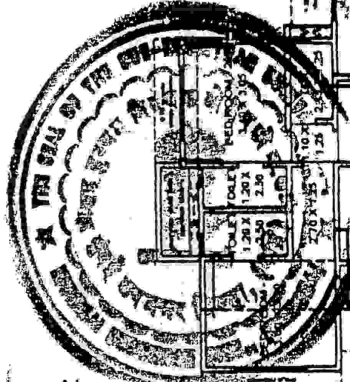
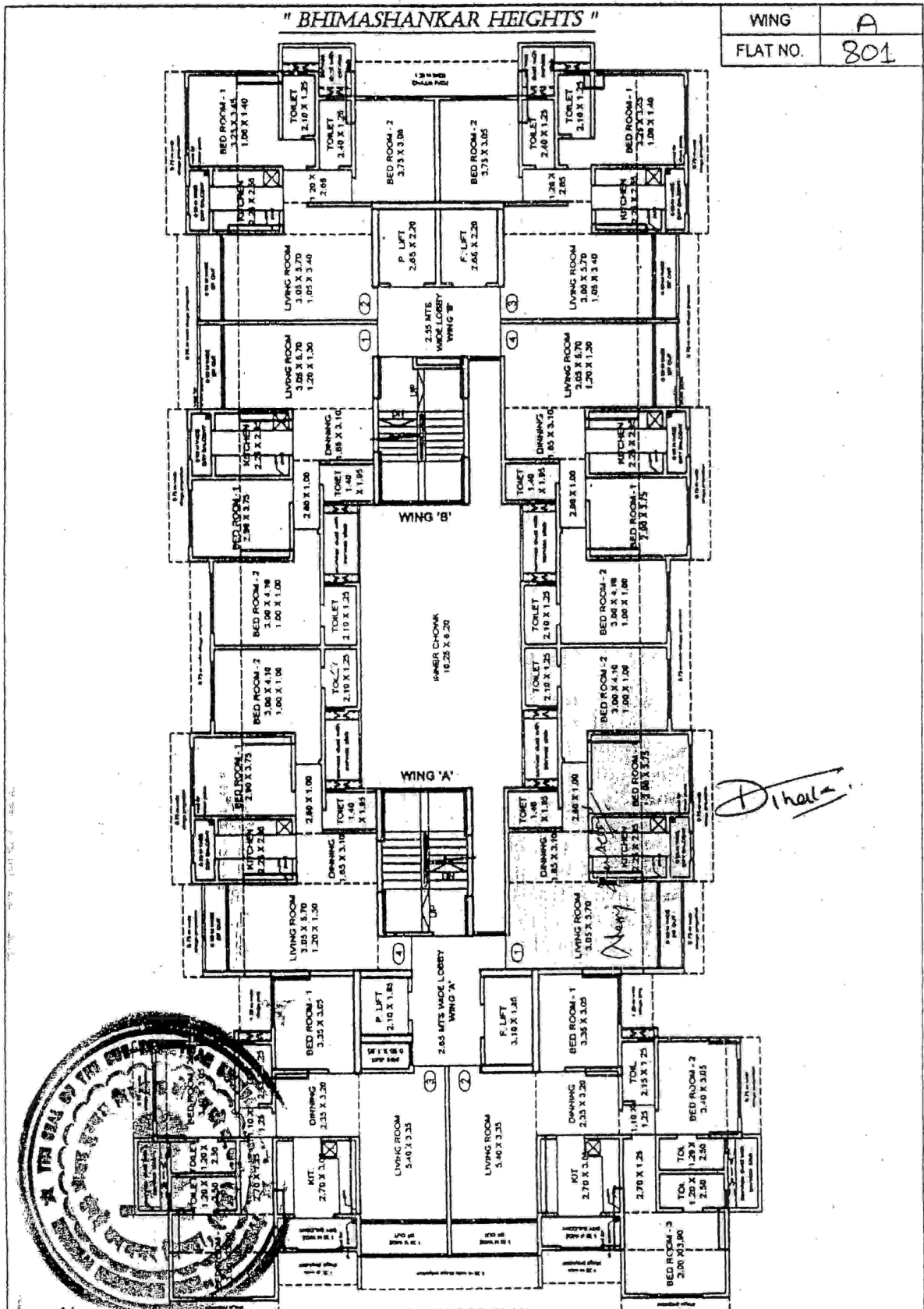
This C.C. is restricted for work up to **Stilt Slab Level only.**

For and on behalf of Local Authority
 Brihanmumbai Mahanagarपालिका

Ex.Eng.Bldg.Prop.(W.S.) 'R' Wards

FOR MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

Handwritten notes and stamps in the top right corner, including a circular stamp with illegible text and some scribbles.

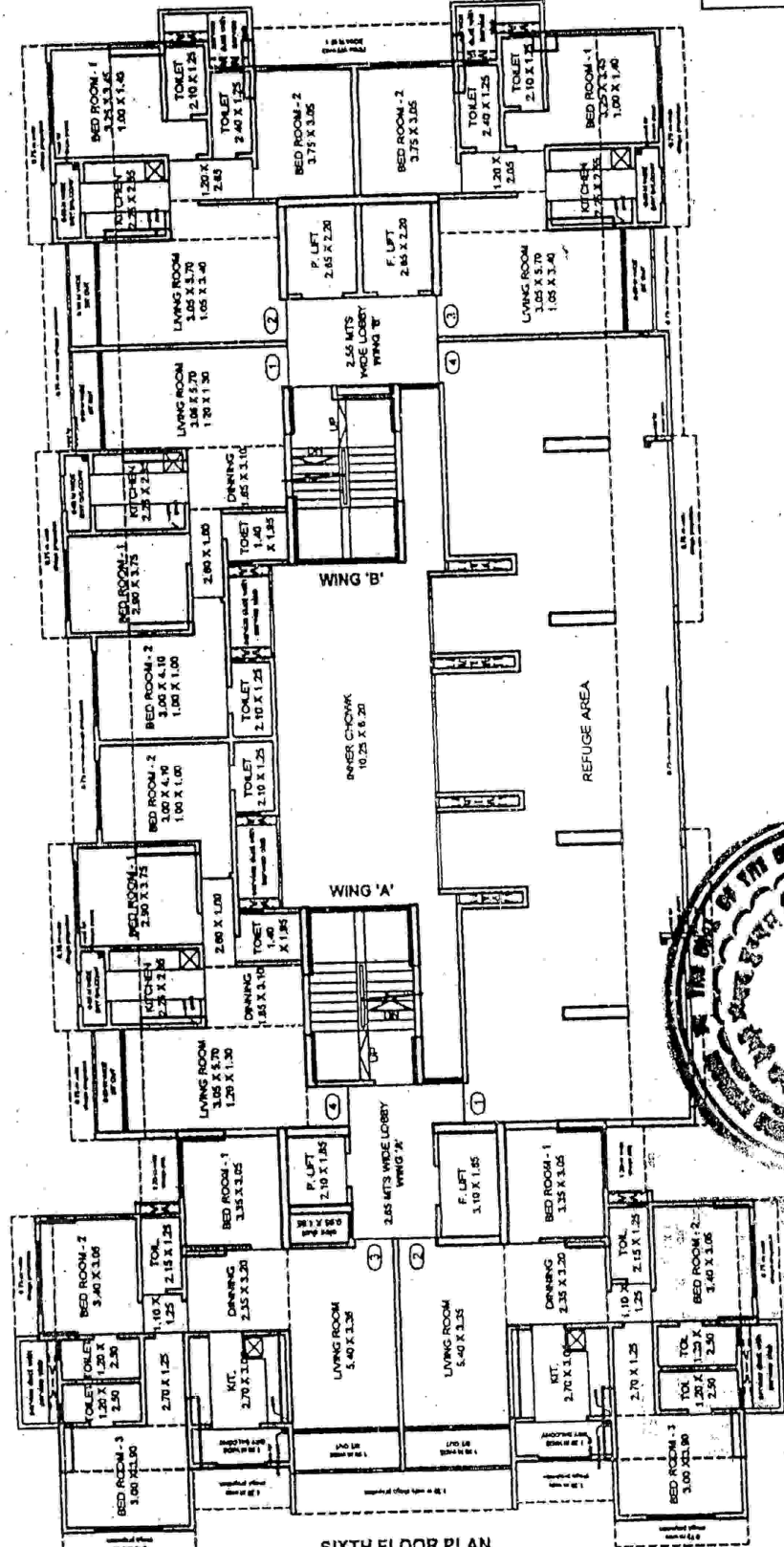


D. Halkar



" BHIMASHANKAR HEIGHTS "

WING.	
FLAT NO.	

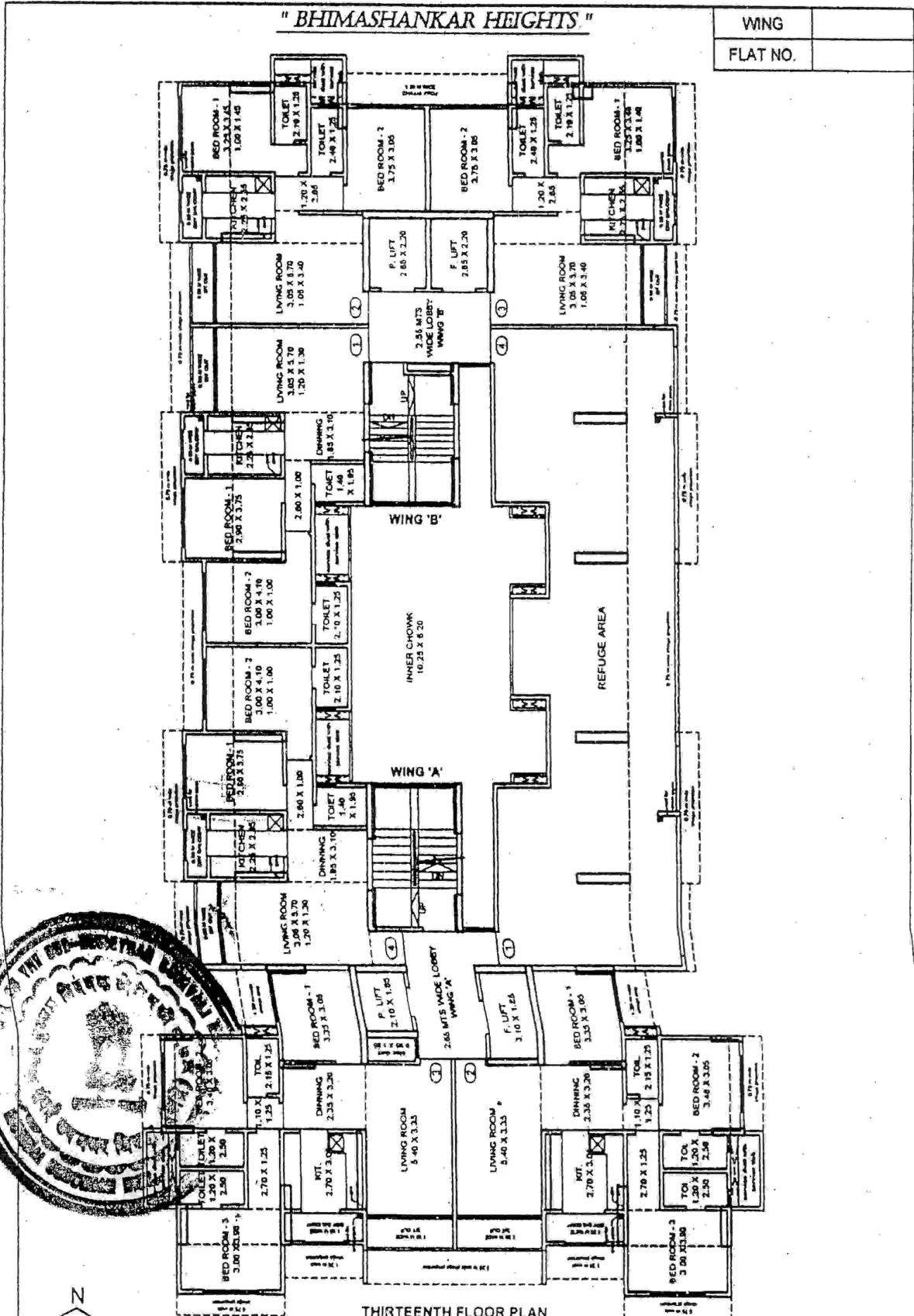


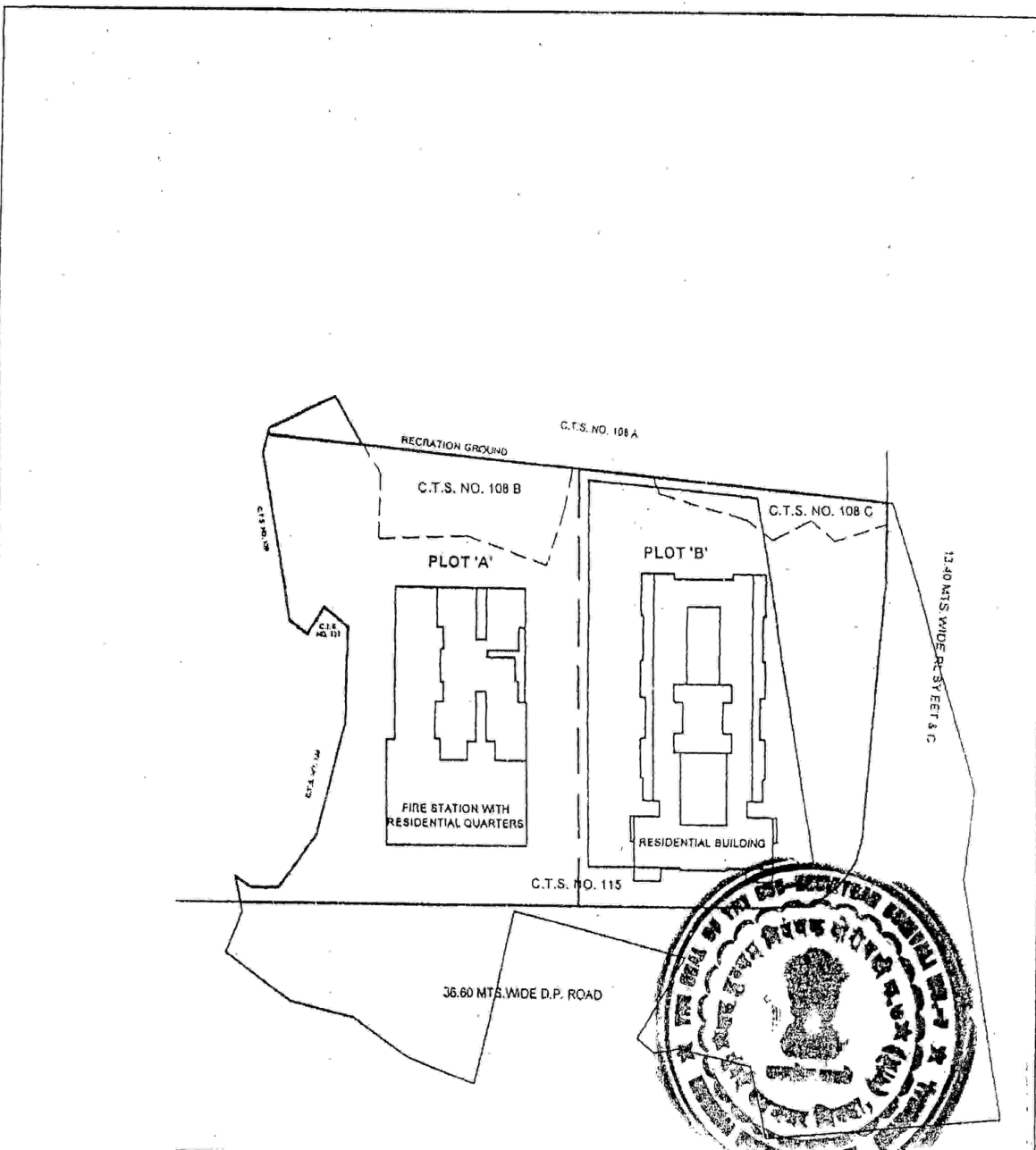
SIXTH FLOOR PLAN

OWNER & DEVELOPER

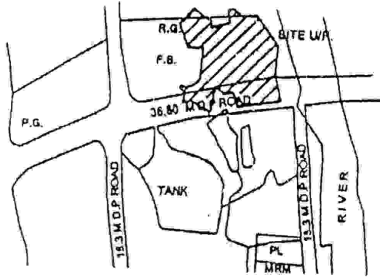
DESCRIPTION OF PROPERTY

SIGNATURE OF OWNER/DEVELOPER





BLOCK PLAN



LOCATION PLAN

11-0		
97988	49	55
2084		



INTERNAL AMENITIES

Electrical

- Concealed conduit with PVC insulated Copper wiring
- Sufficient Power Outlets / Light points Provided

TV, Telephone & Internet Broadband Point.

- Provision of Cable TV & Telephone Point in living Room and Bedroom

Kitchen

- Ceramic tiles on wall
- Water Purifier
- Stainless Steel Sink

Living Room & Bedroom

- POP on Walls
- Emulsion Painting in entire Apartment Wash Room
- Combination of designer tiles
- Premium Sanitary Ware
- Elegant fitting & Diverter for hot & cold water mixing unit
- Gezer
- Exhaust Fan in Bathroom

Door

- Wooden Flush Doors with premium Hardware Fitting

Windows

- Heavy section aluminium windows with Mosquito net

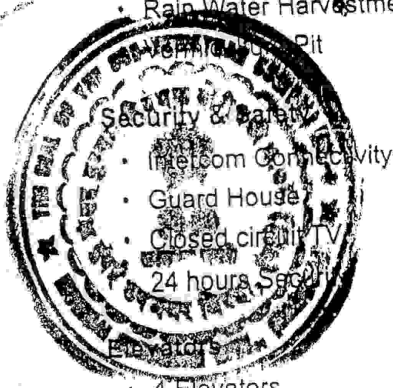
EXTERNAL AMENITIES

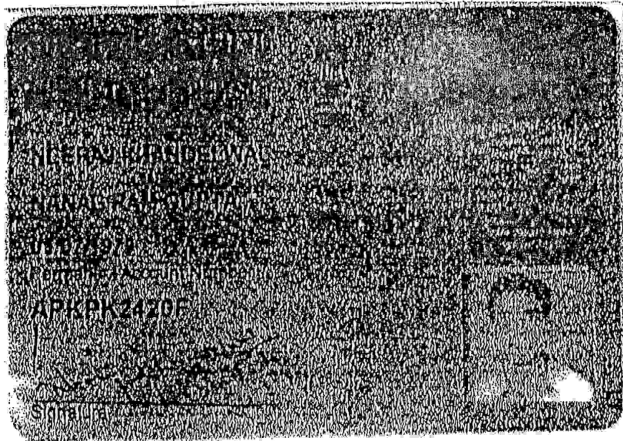
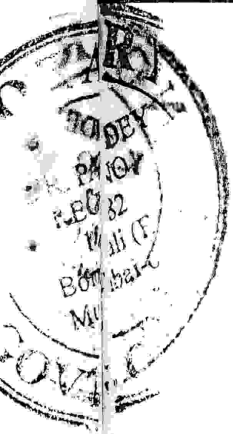
Nature & Landscape

- Landscaped Garden
- Garden Walkway

Eco Friendly System

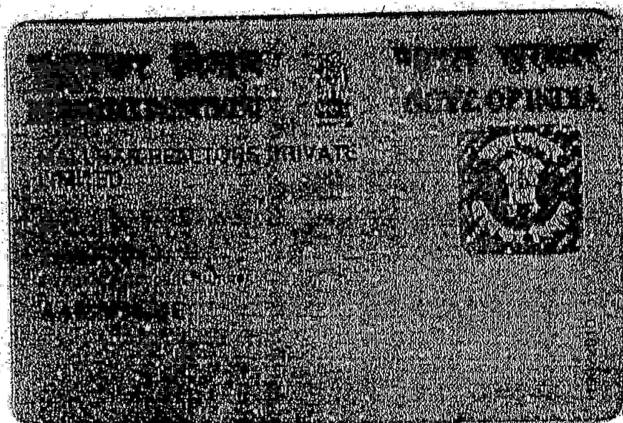
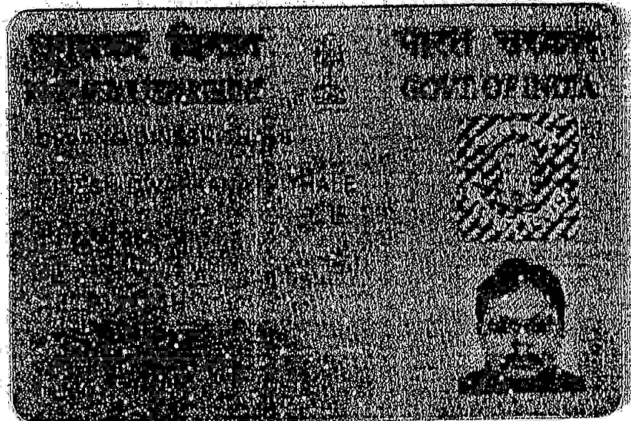
- Rain Water Harvestment Pit





NEERAJ KHANDEL
WAL

APKPK2420F





भारत सरकार
Government of India

विजय श्रीचंद मुखी
Vijay Srichand Mukhi
जन्म वर्ष / Year of Birth : 1971
पुरुष / Male



5735 7554 1937

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता फ्लॅट नो-सी/902 गगन्गोरी
कॉम्प्लेक्स, न्यू लिंक रोड, म्कडोनाल्ड्स
जवळ, कान्दरपाडा, मुंबई, दहिसर,
महाराष्ट्र. 400068

Address: Flat No-C/902 Gagangiri
Complex, New Link Road, Near
McDonalds, Kander Pada,
Mumbai, Dahisar, Maharashtra,
400068

5735 7554 1937

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



ELECTION COMMISSION OF INDIA
भारत नियडणूक आयोग
IDENTITY CARD
भोळवपत्र

address G-5, S V P ROAD, PREMNAGAR 5-A,
BORIVALI (WEST), BORIVALI
Bombay 400092
तात-5, एस व्ही पी रोड, प्रेमनगर 5-अ,
बोरीवली (पश्चिम), बोरीवली
मुंबई - 400092



VALUTION REPORT
FOR
AGREEMENT FOR SALE

FLAT NO. 801, ON 8TH FLOOR, A-WING, BHIMASHANKAR HEIGHTS, LINK ROAD, KANDARPADA, DAHISAR (WEST), MUMBAI-400068.

VILLAGE	DAHISAR
TALUKA	BORIVALI
CTS NO.	115, 108/B, 108/C
ZONE	89/409

RATE AS PER READY RECKONER -----2015

COSTRUCTION COST	RATE OF OPEN LAND PER SQ. MTS.	RESIDENTIAL BUILDING	OFFICE/ COMMERCIAL ON ABOVE FLOOR	SHOP / COMMERCIAL ON GROUND FLOOR	INDUSTRIAL AREA
	45,500/-	100,800/-	-----	-----	-----

AREA:- CARPET AREA = 724 SQ. FT.
BUILT-UP AREA = 724 X 1.2 /10.76 = 80.74 SQ. MT.

~~MARKET VALUE~~
= 80.74 X 100,800/- X 1.05
= 85,45,521.60

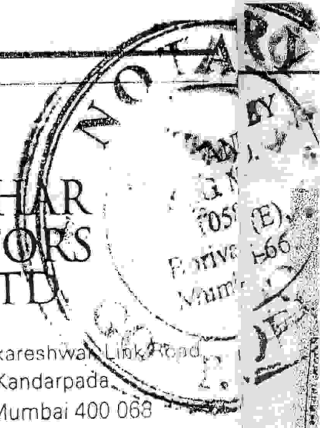
MARKET VALUE	RS. 85,45,521=60 ✓
AGREEMENT VALUE	RS.1,19,50,000=00 ✓

5-A.
5-st.



**MALLHAR
REALTORS
PVT. LTD**

1st Floor, Omkareshwar Link Road
Near Flyover, Kandarpada
Dahisar (W), Mumbai 400 068
Tel.: +91.22.2892 3377, 2893 0077
info@mallharrealtors.com
www.mallharrealtors.com



Certified copy of an extract from the minutes of the meeting of the Board of Directors of Mallhar Realtors Pvt Ltd convened and at which a proper quorum was present, held at 1st floor, Omkareshwar Bldg., Link Road, Kandarpada, Dahisar East, Mumbai 400068.

We hereby certify the following resolution of the Board of Directors of Mallhar Realtors Pvt. Ltd; was passed at meeting of the board held on 03/12/2015 and has been duly recorded in Minutes book of the Company.

“ RESOVLED that the Flat for Sale Agreement can be executed or made on behalf of the company by the three Directors Mr Rajesh Mhatre, Mr Sandeep Mhatre and Devang Thale any one of them and to act upon any instruction so given relating to the Signing of Flat for Sale Agreement of the company.”

Certified True Copy

Mr. Rajesh Mhatre

Mr. Sandeep Mhatre

Mr. Devang Thale



2015 - 0		
99988	ye	er
2024		



--०: हमीपत्र ०:--

या दस्तामधील विषयांकित मिळकतीसाठी
कोणत्याही प्रकारचे वाहनतळ (Parking)
देण्यात आले नाही.

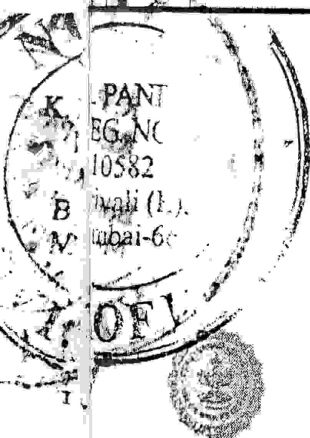
लिहून देणार
स्वाक्षरी

- 1) *[Signature]*
- 2)

लिहून घेणार
स्वाक्षरी

- 1) *[Signature]*
- 2)





CHALLAN
MTR Form Number-6

DEFACED FOR RS: 627500.00

GRN	MH005761474201580	BARCODE	Date 18/12/2015 15:23:56		Form ID 25.2
Department	Inspector General of Registration	AMOUNT	Payer Details		
Sr. No.	0003424861201516	30000.00	TAX ID (If Any)		
Type of Payment	Stamp Duty	597500.00	PAN No. (If Applicable) APKPK2420F		
(Amt. in words)		Six Lakh Twenty Seven Thousand Five Hundred Rupees Only	Full Name NEERAJ KHANDELWAL		
Office Name	BRL7_JT SUB REGISTRAR BORIVALI 7		Flat/Block No. FLAT NO. 801, 8TH FLOOR, A-WING, B		
Location	MUMBAI		Premises/Building HIMASHANKAR HEIGHTS		
Year	2015-2016 One Time		Road/Street KANDARPADA LINK ROAD, DAHISAR WEST		
Account Head Details		Amount In Rs.	Area/Locality MUMBAI		
0030045501	Stamp Duty	597500.00	Town/City/District		
0030063301	Registration Fee	30000.00	PIN 4 0 0 0 6 8		
Remarks (If Any)		PAN2=AAICM4170E~SecondPartyName=MAL			
		LHAR REALTORS PVT LTD-			
Total	627500.00	Amount In Words	Six Lakh Twenty Seven Thousand Five Hundred Rupees		
Payment Details		IDBI BANK	Amount In Words		
Cheque-DD Details		Bank CIN	REF No.	8009010000042 78664273	
Cheque/DD No		Date	19/12/2015-11:53:11		
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	100 , 21/12/2015		

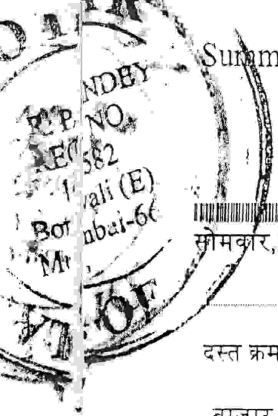
Mobile No. : Not Available

627500.00



अरम - ७		
१११४४	६६	६६
२०१५		

Summary I (GoshwaraBhag-1)



सोमवार, 21 डिसेंबर 2015 10:56 म.पू.

दस्त गोषवारा भाग-1

वरल7

दस्त क्रमांक: 11144/2015

दस्त क्रमांक: वरल7 /11144/2015

बाजार मुल्य: रु. 85,45,522/- मोबदला: रु. 1,19,50,000/-

भरलेले मुद्रांक शुल्क: रु.5,97,500/-

दु. नि. सह. दु. नि. वरल7 यांचे कार्यालयात

पावती:12499

पावती दिनांक: 21/12/2015

अ. क्र. 11144 वर.दि.21-12-2015

सादरकरणाराचे नाव: नीरज - खंडेलवाल

रोजी 10:52 म.पू. वा. हजर केला.

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1380.00

पृष्ठांची संख्या: 69

Naraj Ghantekar

दस्त हजर करणाऱ्याची सही:

एकुण: 31380.00

Edmond

सह दु. नि. का. बोरीवली 7
सह. दुय्यम निबंधक, बोरीवली क्र.-७,
मुंबई उपनगर जिल्हा.
दस्ताचा प्रकार: करारनामा

Edmond

सह दु. नि. का. बोरीवली 7
सह. दुय्यम निबंधक, बोरीवली क्र.-७
मुंबई उपनगर जिल्हा.

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

शिक्षा क्र. 1 21 / 12 / 2015 10 : 52 : 34 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 21 / 12 / 2015 10 : 53 : 17 AM ची वेळ: (फी)



प्रतिज्ञापत्र
महाराष्ट्र सरकार, मुंबई येथील न्यायालयीन कार्यालयात
दस्त क्रमांक: वरल7 /11144/2015
दस्ताचा प्रकार: करारनामा
दस्ताची मूल्य: रु. 85,45,522/-
मोबदला: रु. 1,19,50,000/-
दस्ताची मूळ संख्या: 11144
दस्ताची मूळ दिनांक: 21-12-2015
दस्ताची मूळ वेळ: 10:52 AM
दस्ताची मूळ ठिकाण: बोरीवली 7
दस्ताची मूळ न्यायालय: मुंबई उपनगर जिल्हा

Edmond
लिहून देणारे:

Naraj Ghantekar
लिहून देणारे:

वरल - ७		
99988	६७	६८
२०१५		



21/12/2015 10 59:09 AM

दस्त गोषवारा भाग-2

बरल 7
दस्त क्रमांक: 11144/2015

दस्त क्रमांक : बरल 7/11144/2015

दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मेसर्स मल्हार रीयल्टी प्राईवेट लीमिटेड थ्रु इट्स डिरेक्टर देवांग - थळे पत्ता: प्लॉट नं: ऑफिस, माळा नं: फर्स्ट फ्लोर, इमारतीचे नाव: ओमकारेश्वर, ब्लॉक नं: दहिसर वॅस्ट, मुंबई, रोड नं: न्यू लिंक रोड, महाराष्ट्र, मुम्बई. पॅन नंबर: AAICM4170E	लिहून देणार वय :- 29 स्वाक्षरी:-		
2	नाव: नीरज - खंडेलवाल पत्ता: प्लॉट नं: फ्लॉट नं. 702, माळा नं: सेवथ फ्लोर, ए- विंग, इमारतीचे नाव: लोड्रॉप, ब्लॉक नं: बोरीवली वॅस्ट, मुंबई, रोड नं: होली क्रॉस रोड, आई. सी. कॉलनी, महाराष्ट्र, मुम्बई. पॅन नंबर: APKPK2420F	लिहून घेणार वय :- 36 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबूल करतात.
शिक्का क्र. 3 ची वेळ: 21 / 12 / 2015 10 : 54 : 55 AM

ओळख:-

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

बरल - ७		
१११४४	६६	६६
छायाचित्र १५ अंगठ्याचा ठसा		

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: विजय - मुखी वय: 44 पत्ता: सी/902, गगनगिरी कॉम्प्लेक्स, न्यू लिंक रोड, दहिसर वॅस्ट, मुंबई पिन कोड: 400068	स्वाक्षरी		
2	नाव: मनोज बी. शाह वय: 45 पत्ता: ए/5, प्रेम नगर नं. 5, बोरीवली वॅस्ट, मुंबई पिन कोड: 400092	स्वाक्षरी		

शिक्का क्र. 4 ची वेळ: 21 / 12 / 2015 10 : 55

शिक्का क्र. 5 ची वेळ: 21 / 12 / 2015 10 : 56

मह. दु. नि. का. बोरीवली 7
सह. दुय्यम निबंधक, बोरीवली क्र. - ७,
मुंबई उपनगर जिल्हा



प्रमाणित करण्यात येते की, या दस्तामध्ये एकूण..... ६६ पाने आहेत बरल - ७/ १११४४ / २०१५ पुस्तक क्रमांक - १, क्रमांक..... वर नोंदला दिनांक 21 DEC 2015

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

21/12/2015

गावाचे नाव : 1) दहिसर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	11950000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8545521.60
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 801, माळा नं: एट फ्लोर, ए-विंग, इमारतीचे नाव: भीमाशंकर हाइट्स, ब्लॉक नं: दहिसर वॅस्ट, मुंबई-400068, रोड : कांदरपाडा लिंक रोड((C.T.S. Number : 115,108/B, 108/C ;))
(5) क्षेत्रफळ	1) 80.74 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 मल्हार रीयल्टी प्राईवेट लीमिटेड थ्रु इट्स डिरेक्टर देवांग - थळे वय:-29; पत्ता:- प्लॉट नं: ऑफिस, माळा नं: फर्स्ट फ्लोर, इमारतीचे नाव: ओमकारेश्वर, ब्लॉक नं: दहिसर वॅस्ट, मुंबई, रोड नं: न्यू लिंक रोड, महाराष्ट्र, मुंबई. पिन कोड:-400068 पॅन नं:- AAICM4170E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- नीरज - खंडेलवाल वय:-36; पत्ता:- प्लॉट नं: फ्लॉट नं. 702, माळा नं: सेवथ फ्लोर, ए-विंग, इमारतीचे नाव: स्रोड्रॉप, ब्लॉक नं: बोरीवली वॅस्ट, मुंबई, रोड नं: होली क्रॉस रोड, आई. सी. कॉलनी, महाराष्ट्र, मुंबई. पिन कोड:-400103 पॅन नं:-APKPK2420F
(9) दस्तऐवज करून दिल्याचा दिनांक	19/12/2015
(10) दस्त नोंदणी केल्याचा दिनांक	21/12/2015
(11) अनुक्रमांक, खंड व पृष्ठ	11144/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	597500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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





बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

लेखा क्रमांक RN1006514320020	मालमत्ता करवर्ष/देयक कालावधी 2023-2024 01/04/2023 ते 31/03/2024	देयक क्रमांक 202310BIL21038775 202320BIL21038776	देयक दिनांक 26/02/2024
प्रश्नकाराचे नाव व पत्ता : NEERAJ KHANDELWAL A-801, 8th Floor, M. R. Bhimashankar Heights CHS. Ltd., Kandarpada, Link Road, Near Fire Station, Near Fly Over, Dahisar (W), Mumbai-400068		प्रेषक - Asstt. Assessor & Collector, R North Ward, Municipal Office Building, Below Sangeetkar Sudhir Phadke Flyover Bridge, Jaywant Sawant ईमेल - aacrn.ac@mcgm.gov.in दूरध्वनी क्र. 022 2895 9707	
मालमत्ता क्रमांक, सी.टी.एस क्रमांक / प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मार्गाचे नाव, मालमत्तेचे वर्णन, इमारतीचे नाव, करदात्यांची नावे. 108/B, 108C, VILLAGE DAHISAR, Kandarpada, Link Road, RCC BLDGS. MALHAR REALTORS PVT. LTD.			
प्रथम करनिर्धारण दिनांक:	08/12/2021	जलजोडणी क्रमांक :	-
एकूण भांडवली मूल्य (अक्षरी):	₹ Forty Seven Lakh Sixty Three Thousand Three Hundred Fifteen Only		

दि. 31/03/2010 या तारखेपर्यंतची थकवाकी	₹ 0	दि. 01/04/2010 ते 31/03/2023 या तारखेपर्यंतची थकवाकी	₹ 16624
कराचे नाव	01/04/2023 ते 30/09/2023 (202310)	01/10/2023 ते 31/03/2024 (202320)	
	Bill Amount in (₹)	Bill Amount in (₹)	
सर्वसाधारण कर	2620	2620	
जल कर	0	0	
जल लाभ कर	1643	1643	
मलनिःसारण कर	0	0	
मलनिःसारण लाभ कर	1023	1023	
घ.न.पा. शिक्षण उपकर	953	953	
राज्य शिक्षण उपकर	834	834	
रोजगार हमी उपकर	0	0	
वृक्ष उपकर	48	48	
पथ कर	1191	1191	
एकूण देयक रक्कम	8312	8312	
कलम 152 अ नुसार दंडाची रक्कम	0	0	
आगाऊ अधिदानाचे समायोजन	0	0	
घरावयाची निव्वळ रक्कम	8312	8312	
प्रतिदानाची निव्वळ रक्कम	0	0	
अक्षरी रुपये (Payable Amount)	₹ Eight Thousand Three Hundred Twelve Only	₹ Eight Thousand Three Hundred Twelve Only	
अंतिम देय दिनांक	25/05/2024	25/05/2024	

To make payment through NEFT: (Payment done through NEFT will be collected against oldest bills first)
IFSC - SBIN0000300, Beneficiary A/C No:- MCGMPTRN1006514320020, Name-BMC Property Tax.
Cheque/DD/PO payment should be drawn in the name of BMC / बृहन्मुंबई महानगरपालिका

Scan to open BMC Website :



मान. न्यायालयीन निर्णयानुसार भांडवली मूल्य निश्चिती नियम २०१० व २०१५ मधील नियम क्र. २०, २१ व २२ रद्दबादल ठरविण्यात आले आहेत. सदर देयक हे संरक्षणात्मक आधारावर जारी करण्यात आलेले असून मूल्यांकनाविषयी सुधारित धोरण जाहीर झाल्यानंतर त्यानुसार पूर्वलक्षी प्रभावाने मालमत्तांचे मूल्यांकन / फेरमूल्यांकन व त्यानुसार करवसुली करण्याचा महानगरपालिकेचा अधिकार राखून ठेवण्यात येत आहे.
या संदर्भातील अधिक माहिती महानगरपालिकेच्या संकेतस्थळावर उपलब्ध आहे.

Prif

महेश पाटील
करनिर्धारक व संकलक



Attention: Are you missing Important Updates?
Register your Phone Number & Email ID to receive updates.

QR code for Kiosk payment



NEERAJ KHANDELWAL

A/801 A WING, BHIMASHANKAR HEIGHTS, KANDERPADA Dahisar (W) NEAR MC DONALD & FLYOVER BRIDGE MUMBAI 400068
Mobile: 93*****88
Email:
PAN: GST:

BILL DATE: 20-08-2024
TARIFF: LT I (B)
BILL DISTRIBUTION NO.: Borivali/Shimpoli/02/213/1 8//

METER STATUS: Active
CONNECTION DATE: 19-07-2022
BILLING STATUS: Regular
CYCLE NUMBER: 02
SANCTIONED LOAD (kW): 11.00
PRESENT READING DATE: 17-08-2024

TYPE OF SUPPLY: THREE PHASE
BILL NUMBER: 10117728440
PREVIOUS READING DATE: 17-07-2024



CA NO: 153304754

₹2930.00

Due Date: 10-09-2024

The due date refers to only current bill amount, previous balance is payable immediately

Scan code to pay your bill via (Use any UPI app)

UPI | BBPS | NACH

Bill Month: August 2024
Units Consumed: 162
Current Month Bill: ₹1816.05
Previous Outstanding: ₹1103.89
Bill Period: 18-07-2024 - 17-08-2024
Previous Units: 93

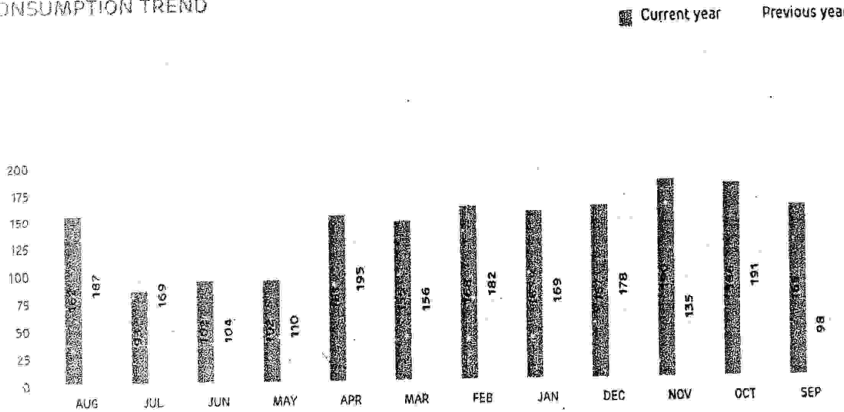
- Round sum payable by discount date : 27-08-2024 Amt ₹2910.00 Discount ₹15.29
- Round sum payable after due date : 10-09-2024 Amt ₹2950.00 DPC ₹22.70

Nearest Collection Centre (Cash/Cheque)

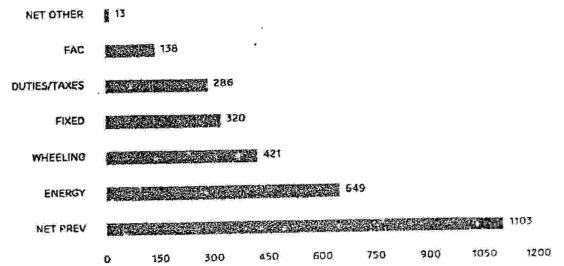
Adani Electricity, Receiving Station, S.V.Road,Shimpoli, Borivali (West) Mumbai-400092

Manoj Chouhan
Division Head - Borivali

CONSUMPTION TREND



MAJOR BILL COMPONENTS (Rounded off) (₹)



METER DETAILS

Meter Number	Present Reading	Previous Reading	Multiplying Factor	Consumption Units(kWh)
SM30005618	3818.00	3656.00	1	162

Total Consumption: 162

IMPORTANT MESSAGE

- As per Honorable MERC approval dated 19th April 2024, Fuel adjustment charge(FAC) is being levied in current month. For any query, kindly connect at our Toll free number: 19122 or visit <https://www.adanielectricity.com/faqs> for details.
- Part of your consumption has attracted higher billing due to increase in consumption in this month.
- Please note that all important communication related to your account are being sent on 93*****88 registered with us. In case of any change, do inform us immediately to avoid any inconvenience and enjoy our uninterrupted services
- Tentative meter reading date for your SEP-24 bill is 17/09/2024

HELP CENTER

19122 Toll Free No. (24x7) | www.adanielectricity.com
helpdesk.mumbaielectricity@adani.com
Adani Electricity, Swami Vivekananda road, Kandivali west, Mumbai-400067

Whatsapp Us on : 9594519122

- For power Interruption complaint or restoration status :
- Missed Call on 9594519122 from your Registered Mobile No
 - SMS POWER <9DIGIT ACCOUNT NO> to 9594519122 from your registered mobile no.

For Internal complaint redressal system(ICRS), visit our website: www.adanielectricity.com

Join us on:

BEWARE
of broken wires in monsoon.

Monsoon Safety Tips:
• Replace damaged electrical components like switches, plug sockets.



Bhimashankar

MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[CHE/A-5083/BP(WS)/AR/OCC/1/New of 20 September 2021]

To,
M/s MALLHAR REALTORS PVT.LTD.
1st Floor, Omkareshwar, Linking Road, Kandarpada, Dahisar west mumbai-68..

Dear Applicant/Owners,

The full development work of Residential building comprising of Wing A - Stilt (Parking) (pt.) + Shop (pt.) + 1st & 2nd floor (Podium) + 3rd to 19th + 20th (pt) upper floors & Wing B Stilt (Parking) + 1st & 2nd floor (Podium) + 3rd to 19th upper floors. on plot bearing C.S.No./CTS No. 108/B,108/C,115,127,128,131,159/A,160,162,163 of village DAHISAR R/N at Kandarpada Fly Over Bridge is completed under the supervision of Shri. SANJAY SHARAD NEVE , Architect , Lic. No. CA/84/8433 , Shri. Ketan Krishna Belsare , RCC Consultant, Lic. No. STR/B/63 and Shri. Bhavesh Parmar , Site supervisor, Lic.No. P/265/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/A-5083/BP(WS)/AR/CFO/3/Amend dated 18 September 2021 . The same may be occupied and completion certificate submitted by you is hereby accepted.

Copy To :

1. Asstt. Commissioner, R/N Ward
 2. A.A. & C. , R/N Ward
 3. EE (V), Western Suburb II
 4. M.I. , R/N Ward
 5. A.E.W.W. , R/N Ward
 6. Architect, SANJAY SHARAD NEVE, 302, Oomkareshwar, Link Road, Opp. Mc Donalds, Above Mondo Fine Dine, Kandarpada, Dahisar West
- For information please

Name : VINOD KONDIRAM
KEKAN
Designation : Executive
Engineer
Organization : Personal
Date : 20-Sep-2021 18: 06:18



Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
R/N Ward



- : नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : एमयुएम/डब्ल्युआर उ./एचएसजी/टीसी/१६०७९/२०२१-२२/२०२२
या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

एम आर भिमाशंकर हाईट्स को-ऑप.हौ.सोसायटी लि.,
सी.टी.एस.नं.११५/१,भिमाशंकर हाईट्स, न्यु लिंक रोड,
कांदरपाडा फायर स्टेशनच्या बाजूला, कांदरपाडा,
दहिसर(पश्चिम), मुंबई-४०० ०६८

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ९ (१) व
महाराष्ट्र सहकारी संस्थाचे नियम १९६१ चे नियम ५ अन्वये नोंदण्यात
आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र
सहकारी संस्थांचे नियम १९६१ चे नियम १० (१) अन्वये संस्थेचे

वर्गीकरण

"गृहनिर्माण संस्था "

असून उप-वर्गीकरण

" भाडेकरू सहभागीदारी गृहनिर्माण संस्था "

आहे.

कार्यालयीन मोहर



सही

हद्दा

(बी. एस. कटरे)

उपनिबंधक

सहकारी संस्था, आर-उत्तर विभाग, मुंबई

स्थळ : मुंबई

दिनांक : १३/१/२०२२



MALLHAR
REALTORS PVT. LTD.
Excellence And Beyond

www.mallharrealtors.com

info@mallharrealtors.com

+91.22.2894 1777, 2892 3377

1st Floor, Omkareshwar, Link Road, Near Flyover,
Opp. McDonald's, Kandarpada, Dahisar (W), Mumbai 400 068

CIN No.: U70100MH2013PTC239962

PARKING ALLOTMENT LETTER

Date: 25th August 2022

Mr. Neeraj Khandelwal,
Flat No. A - 801,
Bhimashankar Heights,
New Link Road,
Dahisar (West),
Mumbai- 400 068.

We hereby allot in your favour a Covered Parking Stack No. G - 44 on Ground Floor as an amenity as per Agreement of sale on following terms and conditions:-

1. You will use the said Parking Stack No.G-44 strictly for parking your Two/Four-Wheeler car and for no other purpose whatsoever.
2. You will not be entitled to carry out any alterations/changes to the said Parking Slot/stilt/Stack. You will keep the said parking open at all times. No use of chains or cover or obstruction shall be permitted to be put up in the said parking slot/stilt/stack.
3. You will pay Society parking charges to the Society every month at the rate as may be decided by the Society.
4. You will submit your car registration certificate with the Society for identification of the car.

Thanking you,

Yours faithfully,

MALLHAR REALTORS PVT. LTD.
Authorized Signatory

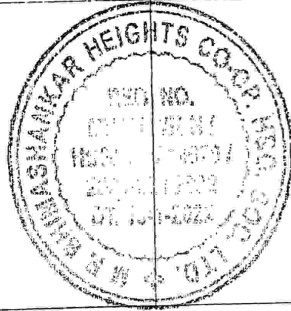
M R BHIMASHANKAR HEIGHTS CO-OP. HSG. SOC. LTD.

(Regd. No. MUM/WR-N/HSG/TC/16079/2021-22/2022 Dt. 13-01-2022)

CTS No. 115/1, Bhimashankar Heights, New Link Road, Besides Kandarpada Fire Station,
Kandarpada, Dahisar (West), Mumbai - 400 068

Based on the lottery conducted on 31st July 2022,
Parking slot is attributed as follows.

Wing-Flat No.	Parking Slot
A-801	G-44



Further, you are requested to park your vehicles at the attributed slot with immediate effect.

M R BHIMASHANKAR HEIGHTS CO-OP. HOUSING SOCIETY LTD

Near, Link Road, Dahisar Flyover, Mumbai, Maharashtra, Mumbai-400068

Bill To : A 801
NEERAJ KHANDELWAL

Invoice No: 9880
Invoice Date: 12-07-2024
Due Date: 31-07-2024
Bill Period: July-2024

Income Accounts	Rate/Comments	Amount
Service Charges		4,726.00
Repair & Maintenance Fund		1,201.00
Sinking Fund		401.00
Car Parking Charges		300.00
Water Charges		273.00
Property Tax		130.00
NA TAX		75.00
Education & Training Fund		15.00
Late Payment Interest		2,595.74
Current Bill Total		₹9,716.74
Dues as of 12-07-2024 (Principal : ₹1,48,336.00, Interest : ₹22,478.26)		₹1,70,814.26
Total Payable		1,80,531.00
₹One Lakh Eighty Thousand Five Hundred and Thirty-One Only		

1. Please pay by cheque in favour of " M R BHIMASHANKAR HEIGHTS CO-OPERATIVE HOUSING SOC. LTD. "
2. Please pay the dues on or before due date of this bill to avoid interest on arrears to be charged at 21% p.a. on amount due as per byelaw No 71
3. While making payment of bill please mention your premises No. on reverse side of the cheque.
4. If there is any discrepancy in the above mentioned Bill, kindly let us know within 10 days from the date of receipt of this statement.
5. Bank Account Details: Account Name: M R BHIMASHANKAR HEIGHTS CO-OPERATIVE HOUSING SOC. LTD. Bank Name: SARASWAT BANK
6. A/c- 510000000107406. Branch: Dahisar (West) IFSC Code: SRCB0000244.
7. It is requested to contact committee for any changes in the name within 15 days from receipt of bill, so as to make corrections in next month billing.
8. In case of UPI payments, kindly ensure to put Wing- -Flat No.-- month. In case of any mismatches in UPI Payments, Member is solely responsible.
9. Bill generation as per NEFT/IMPS received & Cheques collected between 01st June - 30 June 2024.

To Download Invoices, For complete Account Statement, Queries or Online Payment, please download the [ADDA App](#)

Electronically Generated, does not require Signature.