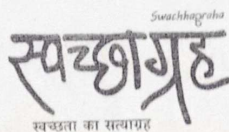




The power of service



स्वच्छता का सत्यग्रह
Join us at www.swachhagraha.org
to be part of our cleanliness drive



Scan code to pay your bill via UPI
Use any Bank/ UPI App

adani
Electricity

CUSTOMER CARE CENTRE /CORRESPONDENCE ADDRESS

Tilak Nagar, Road No.3, Chembur, Mumbai - 400 089

www.adanielectricity.com
helpdesk.mumbaielectricity@adani.com

Join us on



24x7 Powerline

19122 We're listening.

For power interruption, complaint or restoration status

SMS POWER <9 digit account no.> to 7065313030 from any mobile no.
Give us a missed call on 1800 532 9998 from your registered mobile no.
Whatsapp POWER <9 digit account no.> to 9594519122 from any mobile number.

BILL OF SUPPLY **RESIDENTIAL**

MOHINDER HARKISHIN RIJHWANI & PRAKASH HA PREM HARK

A/1001 MAITRI PARK TOWER "A", V.N. PURVA, NEAR R.K. STUDIO, CHEMBUR MUMBAI 400071

Mobile No. 98*****02
Email Id
Connected Load in kW 24.99

To update your email Id and mobile no., call us on 19122.

Bill No. 101176431074 Bill Date 05-08-2021 Type of Supply THREE PHASE
Bill Distribution No. Chembur/Chembur Anik/16/165/01B/001B/001 Cycle No. 16

YOUR CURRENT CONSUMPTION

Tariff	Meter number	Multiplying Factor (MF)	Present reading	Energy consumption		Energy charge (₹)	Fixed charge (₹)	
				Previous reading	Consumption (Unit kWh)			
LT I (B)	9003624	1	12678.00	12147.00	531.00	2876.80	420.00	
TOTAL						531.00	2876.80	420.00

TRACK YOUR CONSUMPTION (UNITS)

Billing Month	Last year		This year	
	Units	Amount	Units	Amount
JUL	481	4244	531	4862
Jun	537	4927	493	4453
May	654	6229	653	6204
Apr	632	6178	601	5485
Mar	612	6881	546	4796
Feb	268	2743	354	3085

Refer Important Message Section

IMPORTANT MESSAGE

- Tentative meter reading date for your Aug-2021 bill is 02-09-2021
- In view of MERC order in case no. 325 of 2019, cash payment limit towards electricity bills is fixed at Rs.5,000/- per account per month. For payment of amount greater than Rs.5,000 please use convenient digital channels / online / cheque modes.
- Part of your consumption has been contracted higher billing category in this month.

ACCOUNT NO. 152914866

BILL MONTH Jul-21

DUE DATE* 26-08-2021



SMILES EARNED ** 2970

DUE AMOUNT

₹4870.00*



THIS MONSOON, BE SAFE.

Be it distancing from electric poles or replacing damaged electrical components - kindly do your bit to make it a safe

DISCOUNTED BILL AMOUNT

Round sum bill payable(after discount of ₹40.72) on or before discount date 12-08-2021 ₹4820.00

LATE PAYMENT BILL AMOUNT

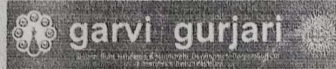
Round sum bill payable (including DPC of ₹ 60.77) after due date 26-08-2021 ₹ 4930.00*

*Refers only to current bill amount. Previous balance is payable immediately.
#Payable until one month after due date, thereafter interest applicable as per MERC tariff order.
##1 Electric Smile equals 1 reward point credited to your account.

MAHESH ANDHARI
Division Head
(Chembur Division)

EXPLORE THE TREASURED HERITAGE OF GUJARAT

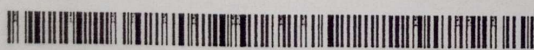
#VocalForLocal



EMPORIUMS: Ahmedabad | Anand | Bhuj | Bharuch | Gandhinagar | Kevadia | Rajkot
Surendranagar | Vadodara| Chennai | Delhi | Mumbai | Kolkata | Lucknow | Hyderabad

If paying by cheque, please remember:

- Cheque should be Account Payee of local clearing and not post-dated
- Always attach payment slip. Do not staple.
- Mention A/c No. and respective amount on back of the cheque, when making multiple bill payments by single cheque.
- Make cheque payable to Adani Electricity Mumbai Ltd, A/C No. : 152914866



015291486680004870260820210000493000000482012082021

7000/V01/7071-165/01B

D2025/A2025/B11/S47/R2025

b/f (₹) : 8.62

Jul-21 152914866 /B/

Round sum payable : ₹4870.00

Discounted amount : ₹ 4820.00

Amount after due date : ₹4930.00

Due date : 26-08-2021

Discount date 12-08-2021

7071-165/11-187

Adani in receipt of cheque for cash E & O ECCO-SOL DATED 5/8/2021 PAID BY ORDER
N.D. 05/08/2021/293 5:05 PM 01-04-2021

This electricity bill neither reflects a title nor is to be used as a proof of ownership of any property or premises.

Maitri Park Co-operative Housing Society Limited

(BOM/HSG/2565/1970 dated 06.08.1970)
(Registered under Maharashtra Co-operative Societies Act, 1960)
CTS NO.1790A, 1773, 1813 & 1815, 131A (Old CTS No. 132/135),
Sion Trombay Road, Chembur, Mumbai 400 071.

Share Certificate

Share Certificate No : 0314

Member's Registration No :

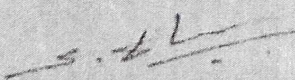
No. of Shares : 10

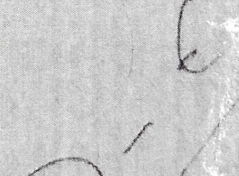
[Authorised Share Capital Of Rs. 5,00,00,000/- (Rs. Five Crore Only)

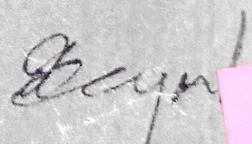
Divided Into 10,000 Shares Of Rs. 5000/- (Rs. Five Thousand Only) Each]

This is to certify that Mr./Mrs./Ms./M/s MOHINDER H. RITHWANI, Mr. PRAKASH H. RITHWANI & Mr. PREM H. RITHWANI is/are the registered holder(s) of Ten fully paid up shares of Rs. Five thousand each numbered from 3131 to 3140, both inclusive, in Maitri Park Co-operative Housing Society Limited, Sion Trombay Road, Chembur, Mumbai 400 071, subject to the bye laws of the said Society.

Given under Common Seal of the said Society on SUN this 14th day of FEB 2021


Authorised MC Member


Hon. Secretary


Hon. Chairman

Maitri Park CHS Ltd - Tower A & B (Proposed)

Registration No.: BOWHSG/2565/1970

Address: 132-135, SION TROMBAY ROAD, CHEMBUR, MUMBAI-400 071.

email Id: maitriprk@gmail.com Tel.No.: 25203039

PAN No.: AAAAM2948Q

GSTIN: 27AAAAM2948QIZO

Flat 1001		Floor 10	Wing A	BILL	
Name	Mr. Mohinder H. Rihwani, Mr. Prakash H. Rihwani & Mr. Prem H			No.	143
Area	1090			Date	15/07/2021
				Due Date	31/07/2021
				JULY 21	
Particulars	Amount	GST A/c Head	Bill Summary		
Sinking Fund @ 0.25% p.a. at C.C.Rs. 2000/-	454.17	<input checked="" type="checkbox"/>	Total (GST A/C Head)	5,749.67	
Electricity Charges/ Adani	1526.00	<input checked="" type="checkbox"/>	CGST - 9 %	0.00	
Repair & Maintenance Fund (Minor) @ .75% p.a. at C.C.Rs	1,362.50	<input checked="" type="checkbox"/>	SGST - 9 %	0.00	
Water & Sewerages	392.40	<input checked="" type="checkbox"/>	Total GST A/c Head + GST	5,749.67	
Education & Training Charges	10.00	<input checked="" type="checkbox"/>	Total (Non GST/Exempt GST)	1,918.40	
AMC Charges	1,526.00	<input checked="" type="checkbox"/>	Current Bill	7786.07	
Administration Charges	1,744.00	<input checked="" type="checkbox"/>	Arrears Prin.	37,287.63	
Interest	653.00	<input checked="" type="checkbox"/>	Arrears Int.	0.00	
			Arrears Total	37,287.63	
			Total Dues	Rs.	45,073.70

7133.07

Rupees Forty-Five Thousand and Seventy-Three & Seventy Paise Only

GST 18% is applicable on bill more than Rs.7500/-

Notes

FAILURE TO PAY THE BILL BEFORE DUE DATE WILL ATTRACT INTEREST @ 21% P.A.

Now you can make payment by NEFT, bank details are as follows:-

Beneficiaries Name : Maitri Park CHS Ltd - Tower A & B.

Account No. 003200104389227

Saraswat Co-Operative Bank, Chembur Branch.

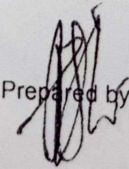
IFSC Code SRCB0000003.

This bill is computer Generated and does not require signature

Kindly issue Cheque in favour of Maitri Park CHS Ltd - Tower A & B.

E & O.E.

For Maitri Park CHS Ltd - Tower A & B (Proposed)

Prepared by  Checked by Hon.Secretary / Treasurer

करल - १

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन 2019-20

१०३३३

१

१२५

२०११

अनुच्छेद क्रमांक :- 25 (b-d)

1. दस्ताचा प्रकार :- पर्यायी जागेचा करार
2. सादरकर्त्याचे नाव :- मोहिंदर हरकिशन रिझवानी
3. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ला
4. गावाचे नाव :- चेंबूर
5. नगरभूमापन क्रमांक / सर्वे क्र. / अंतिम भूकंड क्रमांक :- सी.टी.एस. नं. 1790 A
6. मूल्य दरविभाग (झोन) :- 98/448
7. मिळकतीचा प्रकार :- खुली जमीन / निवासी / कार्यालय / दुकान / औद्योगिक / बांधकाम दर
प्रती चौ. मि. दर :- रु.1,90,400/- रु.27,500/-
8. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ :- 1090 चौ. फुट कारपेट म्हणजेच 121.56 चौ. मी. बिल्ट अप.
कारपार्किंग :- गच्ची :- पोटमाळा :-
उदवाहन सुविधा आहे / नाही
9. मजला क्रमांक :- 10 वा मजला
घसारा :- %
10. बांधकाम वर्ष :-
11. बांधकामाचा प्रकार :- आर. सी. सी. / इतर पक्के / अर्धे पक्के / कच्चे
12. बाजार मूल्यदर तक्त्यातील मार्गदर्शक सूचना क्र. :- ज्यान्वयें दिलेली घट / वाढ
13. सभासदाचे व्याप्त मिळकत असल्यास :-
1. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) :- 894 चौ. फुट कारपेट
2. नविन इमारतीत दिलेले क्षेत्र (as per D.A.) :- 894 चौ. फुट कारपेट
3. वाढीव क्षेत्रफळ :- 196 चौ. फुट कारपेट
14. निर्धारित केलेले बाजार मूल्य :- रु. 72,50,000/-

As per Development $894 \times 1.2/10.764 = 99.70$ चौ. मी. बिल्ट अप.

$$A) 27,500 \times 99.70 \times 1.05 = 28,79,000/-$$

Additional Area 196 चौ. फुट कारपेट

$$196 \times 1.2/10.764 = 21.86 \text{ चौ. मी. बिल्ट अप.}$$

$$B) 190400 \times 21.86 \times 1.05 = 43,71,000/-$$

$$M.V. (A + B) = 72,50,000/-$$

दस्तामध्ये दर्शविलेला मोबदला :-

:- 21,59,450/-

देय मुद्रांक शुल्क :-

रु.4,35,000/-

भरलेले मुद्रांक शुल्क :-

रु.4,35,000/-

देय नोंदणी फी :-

रु.30,000/-



[Signature]

सहाय्यक
कुर्ला-१ (वर्ग-२)



CHALLAN
MTR Form Number-6



MH008247616201920M	BARCODE	Date 13/11/2019-10:24:59	Form ID 25.2
--------------------	---------	--------------------------	--------------

Department Inspector General Of Registration	Payer Details		
--	---------------	--	--

Mode of Payment Stamp Duty Registration Fee	TAX ID (If Any)	
	PAN No.(If Applicable)	

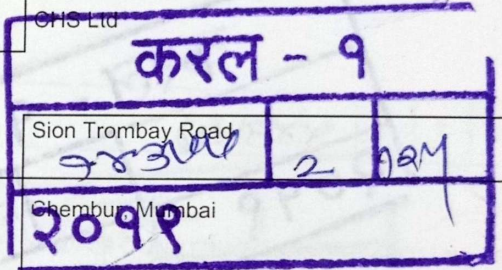
Name KRL1_JT SUB REGISTRAR KURLA NO 1	Full Name	PRAKASH HARKISHAN RIJHWANI AND OTHERS
---------------------------------------	-----------	---------------------------------------

Location MUMBAI	
-----------------	--

2019-2020 One Time	Flat/Block No.	Flat No.A-1001, 10th Floor, A-Tower, Maitri Park
--------------------	----------------	--

	Premises/Building	CHS Ltd
--	-------------------	---------

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
045501 Stamp Duty	435000.00	Sion Trombay Road	Chembur, Mumbai		4 0 0 0 7 1
063301 Registration Fee	30000.00				



Remarks (If Any)		SecondPartyName=HIRANANDANI CONSTRUCTION PRIVATE LTD~			
------------------	--	---	--	--	--

Amount In	Four Lakh Sixty Five Thousand Rupees Only
Words	4,65,000.00

Payment Details IDBI BANK	FOR USE IN RECEIVING BANK		
---------------------------	---------------------------	--	--

Cheque-DD Details		Bank CIN	Ref. No.	69103332019111316143	240124339
Bank/DD No.		Bank Date	RBI Date	13/11/2019-19:19:00	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	100 , 14/11/2019		



Department ID : Mobile No. : 9892041983
 Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोंदणी केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
---------	---------	----------------	-----------------	--------	-------------------



AGREEMENT FOR PERMANENT ALTERNATE ACCOMODATION &
SALE OF ADDITIONAL AREA

THIS PERMANENT ALTERNATE ACCOMODATION AGREEMENT is made and entered into at Mumbai on this 14th day of NOVEMBER, 2019 BETWEEN HIRANANDANI CONSTRUCTIONS PRIVATE LTD., a company incorporated under the provisions of the Companies Act, 1956 having its office at Olympia, Powai, hereinafter referred to as "THE DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors) of the FIRST PART;

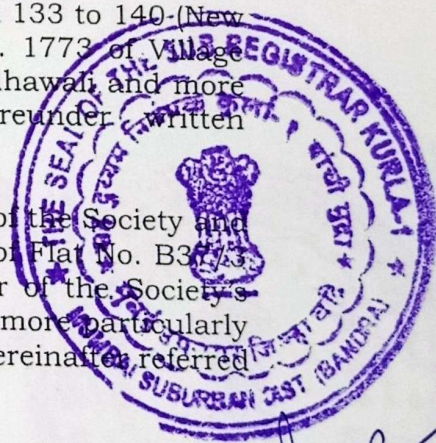
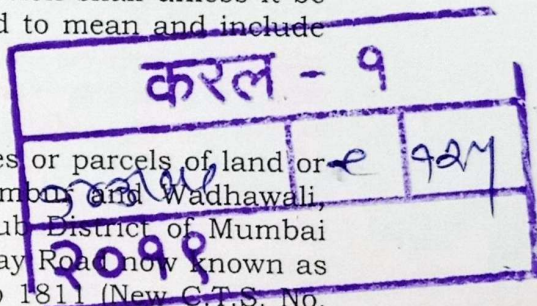
AND

Mr. Mohinder Harkishan Rijhwani, Mr. Prakash Harkishan Rijhwani & Mr. Prem Harkishan Rijhwani of Mumbai, Indian Inhabitant, collectively a Member and shareholder of the Society, having their address at Flat No. B37/3, First Floor, Maitri Park Co-operative Housing Society Ltd; Sion Trombay Road, Chembur, Mumbai 400071 hereinafter referred to as "THE MEMBER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors administrators and assigns) of the SECOND PART; AND

MAITRI PARK CO-OPERATIVE HOUSING SOCIETY LTD; a Cooperative Housing Society registered under the Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM/HSG/2565/1970 of 6th August, 1970 and having its Registered Office at 132/135, Sion Trombay Road, Mumbai 400071 hereinafter referred to as "THE SOCIETY" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors) of the THIRD PART.

WHEREAS:

- A. The Society is the absolute owner of all that pieces or parcels of land or ground situate, lying and being at Villages Chembur and Wadhawali, Taluka Kurla in the Registration District and Sub-District of Mumbai City and Mumbai Suburban abutting Sion Trombay Road now known as V.N. Purav Marg and bearing C.T.S. Nos. 1790 to 1811 (New C.T.S. No. 1790 A) of Village Chembur bearing C.T.S. Nos. 131 and 133 to 140 (New C.T.S. No. 131 A) of Village Wadhawali and C.T.S. No. 1773 of Village Chembur and C.T.S. No. 1813 and 1815 of Village Wadhawali and more particularly described in the First Schedule hereunder written (hereinafter referred to as "the said property").
- B. The Member is the registered Member and shareholder of the Society and by virtue thereof, the Member is seized and possessed of Flat No. B37/3 measuring 894 sq. ft. carpet area on the First floor of the Society's building No. B37 constructed on the said property and more particularly described in the Second Schedule hereunder written (hereinafter referred to as the "Existing Flat");
- C. By Agreement for Development dated 27th day of May 2006 (read with Addendum dated 08th day of November 2008 and the Undertaking dated 30/3/2012) the Society appointed the Developers to develop the said property on the terms and conditions stated therein. The said Development Agreement is registered with the Sub-Registrar of Assurances at Mumbai under serial No. BDR-12/9119 of 2006.
- D. As per the terms of the said Development Agreement, in exchange for the existing Carpet Area of Flat (including Balcony area) of the Member, the Member is entitled to double the carpet area of existing Flat (including Balcony area) free of costs in the new buildings constructed on the said property. The Annexure "A" hereto is list given by the society



Handwritten signatures and initials in blue ink at the top right of the page.

Handwritten signatures and initials in blue ink at the bottom left of the page.

Handwritten signatures and initials in blue ink on the right side of the page.



enumerating the free of cost carpet area entitlement of each Member of the Society ("free of cost area");

E. Further, under the said Development Agreement, it has been agreed between the Society and the Developers, that the Developers will construct flats of three principal types for allotment to the Members of the Society by the Developers i.e. (i) 720 sq. ft carpet area for two bed, hall & Kitchen, (ii) 850 sq. ft. carpet area for two bed, hall and kitchen and (iii) 1105 sq. ft carpet area for 3 bed, hall and kitchen and the combinations thereof. The final measurements after joint inspection by HCPL and PMC of the Society of the constructed flats is agreed and accepted by the Society as (i) 705 sq. ft carpet area for two bed, hall & Kitchen, (ii) 838 sq. ft. carpet area for two bed, hall and kitchen and (iii) 1090 sq. ft carpet area for 3 bed, hall and kitchen. Thus the members are entitled to choose the combination and size and type of flats as per their respective entitlement area.

करल - १		
२०२०	१०	१२५
२०१९		

F. It is further agreed that any Members either receiving less than the aggregate double carpet area in exchange of the existing Flat occupied by them as mentioned against the name of each Members in Annexure "A" hereto or receiving any extra area by reason of the size of the standard flats, shall as agreed between the Society and the Developers will be entitled to receive compensation from the Developers at the time of possession at the rate of Rs. 4000/- per sq. feet of carpet area for any reduction of area or will be liable to pay at the rate of Rs. 4000/- per sq. feet of carpet area to the Developers at the time of possession for any extra area coming to such Members as per details provided in the said Development Agreement (read with Addendum and Undertaking).

G. For the purpose of allotment of flats in respect of the 1st Phase only, the Members will be permitted a maximum plus of 10% over and above their entitlement area, at a concessional rate of Rs.4000/- per sq. feet of carpet area. ("concessional rate area") If any Members requests for a flat wherein area is over and above the entitlement area plus 10%, the Members will have to pay for the same at the applicable market rate prevailing at the time of first free sale booking by the Developer applicable only to the extent of upgrading to the next flat area ("first sale rate area"). The said rate has been fixed at Rs. 16,800/- per sq. ft.

M
[Handwritten Signature]
[Handwritten Signature]
[Handwritten Signature]



H. The Society and member confirm that the member herein has opted for his total area as follows:

Particulars	Area	Rate	Amount payable
Free of cost area :	894 sq. ft.(as per Annexure A hereto)	NA	NA
Additional area upto 10% of entitlement:	89.50 sq. ft.	@ Rs. 4000/- per sq.ft.	Rs. 3,58,000.00
Additional Area over and above 10% upto next higher stage	106.5 sq. ft.	@ Rs.16800/- per sq. ft.	Rs.17,89,200.00
Total Extra Area (1 + 2)	196	As per Development Agreement	21,47,200.00
Other Charges			Rs.12,250/-
		Total	Rs.21,59,450/-

करल - 9
 303000 79 987
 3099

I. By a letter dated April 19, 2012, the Society called a Special General Body Meeting on 22.4.2012 for allotment of flats in Phase - I to the concerned members by way of draw of lots. Hereto annexed and marked Annexure 'B' is a copy of the said letter dated April 19, 2012. The Member herein agrees and confirms that the allotment process and the terms contained in said letter dated April 19, 2012 is binding upon him.

J. The Developers have completed construction of Phase I being two towers "A" and "B" comprising of stilt + podium + 20 upper floors which have been duly sanctioned by the MMC. And full Occupation Certificate has been issued under No. CE/6273/BPES/AM dated 8.11.2016, Hereto annexed and marked Annexure 'C' is the copy of Occupation Certificate.

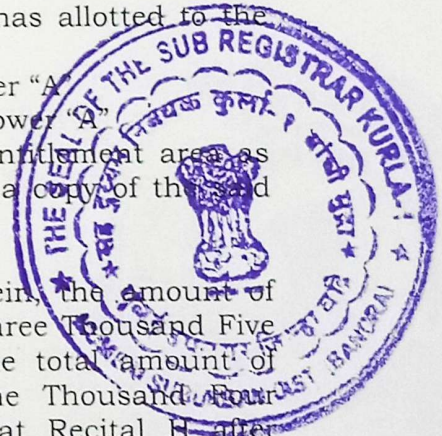
K. By a letter of allotment dated 21.04.2012, The society has allotted to the Member herein, 2 flats (no. of flats) being Flat No. 901 admeasuring 1090 sq. ft. on 9TH floor in Tower "A" Flat No. 1001 admeasuring 1090 sq. ft. on 10TH floor in Tower "A" constructed on the said property and comprising his entitlement area as aforesaid. Hereto annexed and marked Annexure 'D' is a copy of the said letter of Allotment dated 21.04.2012.

L. Now, the Member herein has paid the Developers herein, the amount of Rs.14,73,528.50/- (Rupees Fourteen Lakhs Seventy Three Thousand Five Hundred Twenty Eight and Fifty Paise only) (from the total amount of Rs.21,59,450/- (Rupees Twenty One Lakhs Fifty Nine Thousand Four Hundred and Fifty only) as mentioned hereinabove at Recital H after adjustment of Corpus amount of Rs.6,85,921.50/- (Rupees Six Lakhs Eighty Five Thousand Nine Hundred Twenty One and Fifty Paise only) payable to the Member by the Developer as agreed between the Parties) on or before execution of these presents for the additional optional area selected by the Member and for the other charges.

M. Accordingly, the Developers have hereby agreed to handover the new flat No. 1001 A admeasuring 1090 sq. fts. in Tower A (hereinafter referred to as "New Flat") and the Member has agreed to accept the allotment of the said New Flat by executing this Agreement.

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

1. It is hereby specifically agreed that the recitals hereto shall form an integral and continuous part of these presents. Further, this Agreement



Handwritten signatures and a circular stamp of HIRANANDANI CONSTRUCTIONS PVT. LTD. The stamp contains the text 'HIRANANDANI CONSTRUCTIONS PVT. LTD.' around the perimeter and 'MUMBAI' in the center. There is a signature across the stamp.

shall be applicable only in respect of flats in Tower A and Tower B allotted to the members under Phase - I.

करल - 9		
72	92M	
2019		

2. The Developers have constructed Towers A and B on the said property as per full Commencement Certificate bearing No. CE/6273/BPES/AM-10 West being Phase -I of the development of the said property (Phase-I) and in accordance with the sanctioned plans, designs, specifications as per the then prevailing Development Control Rules and as approved by the concerned local authority.
3. The Members herein confirm that the carpet area of their existing Flat, viz. Flat No. B37/3 on the First floor of the building B37 is 894 sq. ft. carpet area and as such as per the terms of the said Development Agreement, they are entitled to new Flat admeasuring 1788 sq. feet carpet area in the new building constructed on the said property.
4. The Developers hereby transfer to the Members herein and the Members herein hereby accepts from the Developers as and by way of permanent alternate accommodation, the said New Flat as follows:

GLS

Flat No. 1001 admeasuring 1090 sq. ft. on ^{14th}_{10th} floor in Tower "A" (said New Flat)

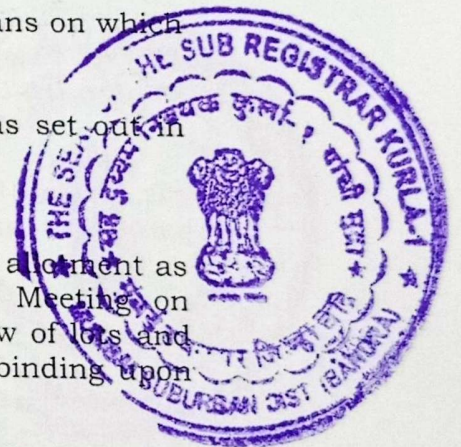
[Signature]

constructed on the said property and as more particularly described in the Third Schedule hereunder written in lieu of the existing flat as per the Development Agreement and for a consideration of Rs.14,73,528.50/- (Rupees Fourteen Lakhs Seventy Three Thousand Five Hundred Twenty Eight and Fifty Paise only) (from the total amount of Rs.21,59,450/- (Rupees Twenty One Lakhs Fifty Nine Thousand Four Hundred and Fifty only) as mentioned hereinabove at Recital H after adjustment of Corpus amount of Rs.6,85,921.50/- (Rupees Six Lakhs Eighty Five Thousand Nine Hundred Twenty One and Fifty Paise only) payable to the Member by the Developer as agreed between the Parties) towards the additional area and other charges.

[Signature]
[Signature]

Hereto annexed and marked as Annexure 'E' are the floor plans on which the Members' said New Flat are shown by red colour outline.

5. The Developers have provided amenities in the New Flat as set out in Annexure 'D' of Development Agreement.
6. The Member herein agrees and confirms that the process of allotment as conducted by the Society at its Special General Body Meeting on 22.4.2012 for allotment of flats in Phase - I by way of draw of lots and the terms contained in said letter dated April 19, 2012 is binding upon them.
7. The Member hereby declares, confirms and covenants to the Developers that:
- a. that they are the lawful Members and Shareholders of the Society and are in use and occupation of the Existing Flat No. B37/3 admeasuring 894sq. ft. carpet area (inclusive of ota area) on the First floor of the Society's building No. B37 and that they are entitled to enter into this Agreement.
 - b. The Member have not encumbered, mortgaged or created any third party rights in respect of the Existing Flat or part thereof;
 - c. Save and except as stated herein, no other person has any right, title, interest or claim of any nature whatsoever in the shares and interests held by them in the Society or in the Existing Flat or any part thereof.



[Signature]
[Signature]
[Signature]

- d. The Member is in peaceful use, occupation and possession of the Existing Flat.
- e. The Member shall receive possession of the permanent alternate accommodation simultaneously handing over quiet, vacant and peaceful possession of the existing flat.
- f. The Member shall be liable to bear and pay all outgoings (including electricity, water, telephone, gas, maintenance, etc.) in respect of the said existing premises, till date of handing over possession thereof to the Developers for demolition.

करल - १
१३ १२१
२०११

8. The Member hereby expressly indemnifies the Developers against all claims, rights, legal proceeding by any persons claiming any rights in the shares and interests held by the Member in the said Society, in respect of their Existing Flat. The Member shall at their own cost effectively counter such claims and ensure that the Developers and the Society is fully safeguarded and indemnified.
9. The Developers hereby declare, confirm and covenant to the Member and the Society that:
- a. They have constructed Towers A and B of the Phase -I on the said property as per Commencement Certificate issued under the then prevailing Development Control Rules and in accordance with the sanctioned plans, designs, specifications approved by the concerned local authority.
- b. They have not created charge, lien, mortgage, easement or any other encumbrance which shall in any manner effect the title and rights of the society and the Member herein to the said New Flat.
10. Simultaneously upon execution of these presents, the Developers shall handover possession of the New Flat to the Member herein and the Member shall handover vacant, quiet and peaceful possession of the Existing Flat in their possession to the Developers for demolition and re-development of the said property. Upon receiving possession of the said New Flat the rights of the Member to the Existing Flat will ipso facto come to an end.

11. The Member shall use the said flat agreed to be allotted by the Developers to the Member for residential purpose only and will not use the same for any other purpose.
12. The Member shall be liable to refund the amounts paid as security deposit by the Developers to various authorities for the following purposes:
Electrical meters
Piped gas connections



13. The Member with intention to bind all persons into whose hands the said Premises may come, do hereby covenants with the Developers as follows:
- a. To maintain the said Premises at Member own cost in good tenable repair and condition from the date on which the possession of the Premises is taken and shall not do or suffered to be done in or to the building in which the Premises is situated, staircase or any passages, which may be against the rules, regulations or bye-laws of concerned local or any other authority or change/alter or make additions in or to the building in which the Premises is situated or any part thereof.
- b. Not to store in the said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said Premises is situated or storing of which goods is objected to by the concerned local authority or cause to be carried heavy packages to upper floors which may damage or likely to damage the stair-cases, common

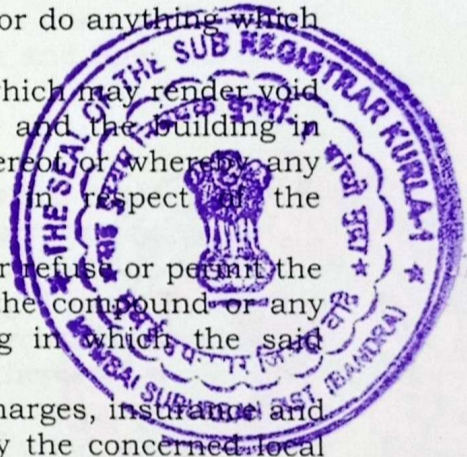
[Handwritten signatures]



passages or any other structure of the building including entrances of the building and in case any damage is caused to the building or any other units on account of negligence or default of the Member in this behalf, the Member shall be liable for the consequences of the breach.

- c. To carry at their own cost all internal repairs to the said Premises in the condition, state, and order in which it was delivered by the Developers to the Member except structural damage as per clause 8.2 of the Development Agreement and shall not do or cause to be done anything in or to the building in which the said Premises is situated and observe the rules, regulations and bye-laws of the concerned local authority or other public authority AND in the event of the Member committing any act in contravention of the above provisions, the Member shall be responsible and liable for the consequences thereof to the concerned local authority and/or any other public authority.
- d. Not to demolish or cause to be demolished the said Premises or any part thereof, nor at any time make or cause to be made any addition or alterations of whatever nature in or to the said premises or any part thereof, nor any alteration in or to the said Premises, the elevation and outside colour scheme of the building in which the Premises is situated and shall keep the portion, sewers, drains, pipes in the Premises and appurtenances thereto in good tenable repairs and condition and in particular so as to support shelter and protect the other parts of the building in which the Premises is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs or RCC part or other structural members in the said Premises without the prior written permission of the Developers and/or the Society. The Member will neither shift the location of the windows and also not break the R.C.C. Part, or do anything which will cause violation of F.S.I.
- e. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Property and the building in which the Premises is situated or any part thereof or where any increase in premium shall become payable in respect of the insurance.
- f. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the said property and the building in which the said Premises is situated.
- g. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority on account of change of user, if allowed, of the said Premises by the Member.
- h. Till the entire redevelopment of the said property is completed, the Member shall permit the Developers and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof without prior notice, save and except in case of entry to the New Flat in which case 24 hour prior intimation to the Member shall be required.
14. Any delay tolerance or indulgence shown by the Developers in enforcing the terms of this Agreement or any forbearance or giving of time to the Member by the Developers shall not be construed as a waiver on the part of the Developers of any breach or non-compliance of any of the terms and conditions of this Agreement by the Member nor shall the same in any manner prejudice the rights of the Developers.
15. The Member hereby agrees and undertakes to give all assistance, attendance, performance and co-operation to the Developers in the work of development of the said property, allowing and facilitating the

करल = 9	
203098	92M
2098	



04

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]



demolition, dismantlement and removal of the said old building and structures and allowing construction of the proposed new buildings.

करल - 9
94 9AM
2099

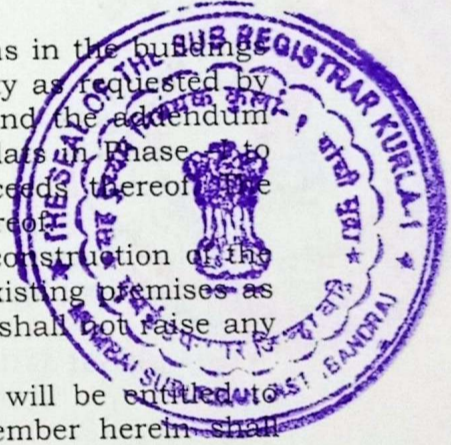
16. The Member hereby agrees to co-operate in implementing the said terms and conditions of the said Development Agreement and also further agrees not to be a party or privy to any act, deed, matter or thing whereby the rights of the Developers and/or the society shall in anyway be jeopardized or prejudiced.

17. The Member is aware of and acquainted themselves with the contents of the said Development Agreement executed between the Society and the Developers, and they, so as to bind themselves and all persons claiming by, under or through them, affirm the provisions of the said Development Agreement and agree to abide by and give effect to the provisions thereof to the extent the same is required to be complied with and given effect to by them. The Member is also aware and confirms that the 1st Phase containing the said New Flat has been constructed by the Developers as per the then prevailing Development Control Rules. The Member agrees and undertakes not to object to the development of the remaining phases of the said property as per the new Development Control Rules and the new flat layouts (as sanctioned from time to time) in respect of the remaining phases. The Member also agrees and confirms not to claim any benefit of the new fungible FSI rules which shall be applicable for the remaining phases of Redevelopment.

18. The Member further records and confirms that the provisions of the said Development Agreement is binding on them and all persons claiming by under or through them to the same extent and to the same effect as if they themselves had joined in the execution thereof and been one of the party signatories.

19. The Developers have informed the Member that:-

- a. They have made amendments, additions, alterations in the building constructed by the Developers on the said property as requested by the Member. As per the development agreement and the addendum the Developers are entitled to sell the remaining flats in Phase - 1 to prospective purchasers and appropriate the proceeds thereof. The Member shall not raise any objection in respect thereof.
- b. The Developers are also entitled to carry on the construction of the remaining phases by demolishing the Members' existing premises as well as by loading FSI/TDR thereon. The Member shall not raise any objection in respect thereof.
- c. The Purchasers of the Developers free sale flats will be entitled to exclusively use their respective flats and the Member herein shall have no rights in respect thereof.
- d. The Developer shall sell the remaining new flats to proposed purchasers and the society has in the Development Agreement agreed to accept the proposed purchasers as its members. The Member shall have no right to object to including any proposed purchaser as a member of the residential society.
- e. The developer shall comply with the terms and conditions as agreed in the Development Agreement and the Addendum.



20. The Society, Member and the Developers are assessed under Income Tax under following PAN:

- (a) Society :- AAAAM2948Q
- (b) Developers :- AAACH0409H
- (c) Member :-
 - Mr. Mohinder Harkishan Rijhwani - ANLPR0518E
 - Mr. Prakash Harkishan Rijhwani - AEJPR5949E
 - Mr. Prem Harkishan Rijhwani - AEJPR5948F

Handwritten signatures and a circular stamp of HIRANANDANI CONSTRUCTIONS PVT. LTD. with a signature across it.

The Stamp duty and Registration charges and VAT/GST, if any payable on this Agreement shall be borne and paid by the Member/s. Any service tax if applicable in respect of this Agreement shall be borne and paid by the Developers.

21. All other terms and conditions of the Development Agreement and the Addendum shall remain valid and applicable to the parties hereto.

करल - 9		
2099	58	92M

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands to this writing and duplicate thereof on the day and year first hereinabove written.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED

All that piece or parcels of land or ground situate, lying and being at Villages Chembur and Wadhawali, Taluka Kurla abutting Sion Trombay Road now known as V.N. Purav Marg and bearing C.T.S. Nos. 1790 to 1811 (New C.T.S. No. 1790 A) of Village Chembur and bearing C.T.S. Nos. 131 and 133 to 140 (New C.T.S. No. 131 A) of Village Wadhawali and C.T.S. No. 1773 of Village Chembur and C.T.S. No. 1813 and 1815 of Village Wadhawali in the Registration District and Sub District of Mumbai City and Mumbai Suburban and bounded as follows:

**THE SECOND SCHEDULE
(DESCRIPTION OF EXISTING FLAT)**

Flat No. B37/3 admeasuring 894 sq. ft. carpet area (plus Ota or Balcony) on the First Floor of the building B37 constructed on property more particularly described in the first schedule hereinabove written.

**THE THIRD SCHEDULE
(DESCRIPTION OF NEW FLAT)**

• Additional area of 196 sq. ft. carpet calculated as:

1. Flat No. A-1001 admeasuring :	1090 sq. ft.
Total Area of Entitlement	1090 sq. ft.
Less entitled as per DA :	894
Extra area purchased from HCPL (upto 10%) :	89.50 @4000/- psf = Rs. 3,58,000/-
Extra area purchased from HCPL (above 10%) :	106.50 @ 16800/- psf = Rs.17,89,200/-
Total cost of additional area :	Rs. 21,47,200/-
Plus additional charges :	Rs.12,250/-
Total :	Rs.21,59,450/-



**SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED DEVELOPERS
HIRANANDANI CONSTRUCTIONS PRIVATE
LIMITED**

Through its Authorized Signatory
MR. Ketan Muley
In the presence of



1. [Signature]
2. [Signature]



**SIGNED AND DELIVERED
BY THE WITHIN NAMED MEMBER**
Mr. Mohinder Harkishan Rijhwani

Mr. Prakash Harkishan Rijhwani

Mr. Prem Harkishan Rijhwani

In the presence of

1.
2.

**SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED SOCIETY
MAITRI PARK CO-OPERATIVE HOUSING
SOCIETY LTD.**

Through its office bearers

(1) MR. M. H. NAYAR (Chairman)

(2) MR. Bhagwan S. Thadham (Secretary)

(3) MR. _____ (Managing Committee member)]

In the presence of

1.
2.

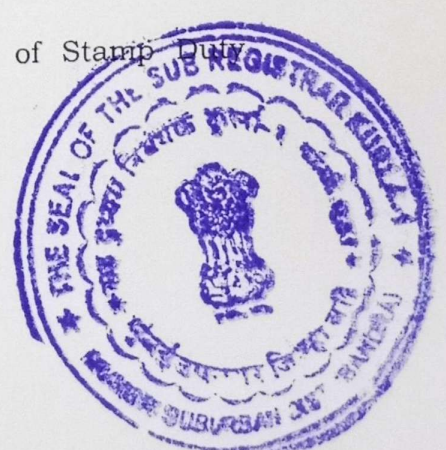
Enclosed following documents:

1. List of free of cost entitlement area of each member [Annexure A].
2. Part Occupation Certificate [Annexure B].
3. Letter dated April 19, 2013 [Annexure C].
4. Copy of allotment letter by society to Member dated April 21, 2013 [Annexure D].
5. Copy of allotment letter to the member dated April 30th 2013 [Annexure D-1]
6. List of amenities Annexure D of Development Agreement [Annexure E].
7. Typical Floor Plan of said New Flat [Annexure F]

Additional list of documents:

1. Annexure B of Agreement for Development [Annexure G].
2. Location Plan as per Agreement for Development [Annexure H].
3. Certificate from Architect Shri B. H. Wadhwa certifying that no fungible FSI is used in Towers A & B [Annexure I]
4. Copy of Development Agreement regarding payment of Stamp Duty [Annexure J]

करल - १
२०११



13/11/2019



सूची क्र.2

दुय्यम निबंधक : मह दु.नि. कुर्ला 1

दस्त क्रमांक : 14261/2019

नोंदणी :

Regn:63m

गावाचे नाव : चेंबूर

करल - 9

१०३००० १९१२१

२०१९

(1) विलेखाचा प्रकार रिलीज डीड

(2) मोबदला 0

(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 0.00

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

1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: फ्लॅट नं.3, इमारतीचे नाव: बिल्डींग नं.बी 37, मैत्री पार्क को.ऑप.हौ.सो.लि., रोड नं: एस. टी. रोड, चेंबूर पूर्व, मुंबई - 400071, इतर माहिती: मौजे चेंबूर, सी.टी.एस. नं. 1790 ते 1811 (नवीन सी.टी.एस. नं. 1790 ए) आणि सी.टी.एस. नं. 1773, व मौजे वढवली, सी.टी.एस. नं. 131 आणि 133 ते 140 (नवीन सी.टी.एस. नं. 131 ए), सी.टी.एस. नं. 1813 आणि 1815, सदनिकेचे क्षेत्रफळ 894 चौ. फुट कारपेट पैकी 1/4 अविभाजीत हिस्सा. ((C.T.S. Number : 1790 to 1811 (New C.T.S. No. 1790 A), 1773 ;))

(5) क्षेत्रफळ 1) 24.93 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:- गीता साईकृष्ण भाटिया d/o हरकिशन हशमतराय रिझवानी वय:- 44; पत्ता:- फ्लॅट नं. 17, -, रामेश्वर भवन, -, 284 मायन पूर्व, मुंबई, राव्नी कॅम्प, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400022 पॅन नं:- RJUB13635



(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- मोहिंदर हरकिशन रिझवानी s/o हरकिशन हशमतराय रिझवानी वय:- 42; पत्ता:- फ्लॅट नं.3, 1 ला मजला, बिल्डींग नं.बी 37, मैत्री पार्क, एस. टी. रोड, चेंबूर, मुंबई, चेंबूर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400071 पॅन नं:- ANLPR0518E

2): नाव:- प्रकाश हरकिशन रिझवानी s/o हरकिशन हशमतराय रिझवानी वय:- 41; पत्ता:- फ्लॅट नं.3, 1 ला मजला, बिल्डींग नं.बी 37, मैत्री पार्क, एस. टी. रोड, चेंबूर, मुंबई, चेंबूर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400071 पॅन नं:- AEJPR5949E

3): नाव:- प्रेम हरकिशन रिझवानी s/o हरकिशन हशमतराय रिझवानी वय:- 40; पत्ता:- फ्लॅट नं. 3, 1 ला मजला, बिल्डींग नं.बी 37, मैत्री पार्क, एस. टी. रोड, चेंबूर, मुंबई, चेंबूर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400071 पॅन नं:- AEJPR5948F

(9) दस्तऐवज करून दिल्याचा दिनांक 13/11/2019

(10) दस्त नोंदणी केल्याचा दिनांक 13/11/2019

(11) अनुक्रमांक, खंड व पृष्ठ 14261/2019

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 500

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 1000

(14) शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

If the release deed of an ancestral property or part thereof is executed by or in favour of brother or sister or (Children of renouncers parent) Son or daughter or the legal heirs of the above relations.

BILL
MAITRI PARK CO-OP.HOUSING SOCIETY LTD.

Registration No. BOM/HSG/2565/1970
Address: 132-135, SION TROMBAY ROAD, CHEMBUR, MUMBAI-400 071
email Id: maitriprk@gmail.com Tel.No.: 25203039

Name **Mohinder, Prakash & Prem H. Rijhwani**

Bill No. **1595**

Flat **03**

Bldg **37B**

Floor **1**

Area **894**

Date **01/10/2019**

Period

OCTOBER - 19

Due Date **31/10/2019**

Particulars

Sinking Fund
Services Charges
Common Electricity Charges
Repair & Maintenance Fund (Minor)
Water & Sewerages
Water Pump Electricity Charges
Parking Charges
Education & Training Charges

Amount

करल - १		40.00
		950.00
		34.00
१०३१००	३४१००७	3,500.00
		1,600.00
२०११		-249.00
		500.00
		10.00

000553 Date 30/10/19 D.T.

Arrears Prin. 0.00 Arrears Int. 0.00

Rupees Three Thousand Seven Hundred and Sixty-Eight Only

Total Rs 3,768.00

Arrears Rs 0.00

Interest Rs 0.00

Total Dues Rs 3,768.00

FAILURE TO PAY THE BILL BEFORE DUE DATE WILL ATTRACT INTEREST @ 21% P.A.

Now you can make payment by NEFT bank details are as follows -

Beneficiaries Name : Maitri Park CHS Ltd & A/c No. 003200100004221

Saraswat Co-Operative Bank Chembur Branch

IFSC Code SRCB0000003

This bill is computer Generated and does not require signature

For MAITRI PARK CO-OP.HOUSING SOCIETY LTD.



Prepared by _____ Checked by _____ Hon. Secretary / Treasurer

E & O.E.

RECEIPT

MAITRI PARK CO-OP.HOUSING SOCIETY LTD.

Registration No. BOM/HSG/2565/1970
Address: 132-135, SION TROMBAY ROAD, CHEMBUR, MUMBAI-400 071
email Id: maitriprk@gmail.com Tel.No.: 25203039

Receipt No. : **50818**

Date : **28/09/2019**

Received with thanks from

Flat **03**

Bldg **37B**

Mohinder, Prakash & Prem H. Rijhwani

a sum of **Rupees Three Thousand Seven Hundred and Two Only**

by Cheque No. **000549** dated **28.09.19** drawn on **BOB**

Against Bill No. 1357- Dated 01/09/2019

For MAITRI PARK CO-OP.HOUSING SOCIETY LTD.

Rs. 3,702.00

Prepared by _____ Checked by _____ Hon. Secretary / Treasurer

Subject to realisation of cheque(s)

MAITRI CO-OPERATIVE HOUSING SOCIETY LIMITED

CAPITAL Rs. 100000.00 DIVIDED INTO
2000 SHARES OF Rs. 50.00 EACH

This is to certify that Mr. Kanchai Shandas. Mirchandani
of Bombay is the registered holder of - Five -
fully paid up shares of rupees fifty each numbered from 191 to 195
inclusive, in MAITRI CO-OPERATIVE HOUSING SOCIETY LIMITED subject to the
by-laws of the society.

Given under the Common Seal of the society
Bombay this 30th day of June 1966



N. P.
Honorary Secretary



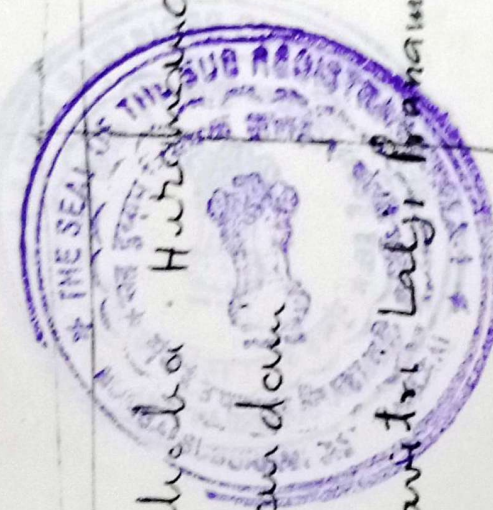
M. C. Member
Chairman
S. N. Malika M. C. Member

2099	मैत्री
वेब	वेब
वेब	वेब

फरम - 9

14-8-75

Smt. Shreba Hiranand
Mirchandani
Smt. Savitri Lalji Banani



3-4-77

Transferred to:

Sri Raghwanee Harikrishna Heshantani

11-7-78

23-3-2005

3 (a) Smt. Rakmani Harikishin

04/11/13

- 1) Mr. Mahadev H. Raghwanee
- 2) Mr. Prakash H. Raghwanee
- 3) Mr. Hem H. Raghwanee

2098
30300
करल - 9
Hon. Secretary
27/11/13

27
Chairman
27

Asst. Col. K. K. Kulkarni

For Mahatma Park Co-op. Hsg. Soc. Ltd.

~~Chairman~~

~~Secretary~~

For Mahatma Park Co-op. Hsg. Soc. Ltd.

11/11/13
Hon. Secretary

Chairman

VALID UPTO

Gen-229-5000 (2)

3 JUL 2009

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. CE/ 6273 /BPES/A M-ward

COMMENCEMENT CERTIFICATE

4 JUL 2008

S. No. 15 Maitri Park CHS Ltd

करल - 9		
903100	80	907
2099		

With reference to your application No. 9200 dt. 14.01.2008

Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No.

on plot No. C.T.S.No. 131 A of Wadhwali and 1790-A of village chembur

Building Scheme No. Chembur situated at Road / Street V.N. Purav marg Ward

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

The land vacated on consequence of the endorsement of the set back line / road widening line shall form part of the public street.

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

The commencement certificate/ development permission shall remain valid for one year commencing from the date of its issue.

This permission does not entitle you to develop land which does not vest in you.

This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.

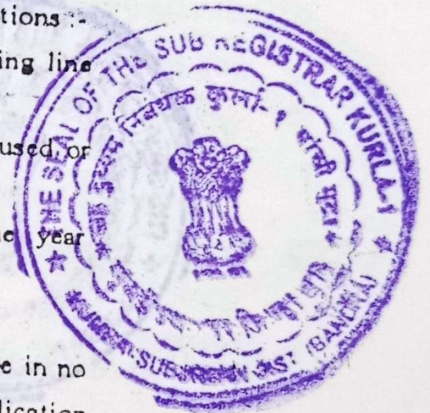
This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :

- 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 applicant and every person deriving title through or under him in such an even shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.

TRUE COPY

B. H. Wadhwa
Architect & Engineer



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

The Municipal Commissioner has appointed Shri V.D. Ingavale Executive Engineer to exercise his powers and functions of the planning Authority under section of the said Act.

The C.C. is valid upto 3 JUL 2009

etc upto tillt slab level.
P 1025
303000 35724
2098

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

[Signature]
4/7/2008

Executive Engineer (Building Proposal)
Eastern Suburbs
PDR

CE/6273/BPES/A M 30 JUN 2009*****

Full C.C. as per approved plan dated 8-4-2008

CE/6273/BPES/A M 5 SEP 2011

[Signature]
Executive Engineer Building Proposal
(Eastern Suburbs.) - I

Full C.C. as per approved amended plan dtd. 19/4/2011

[Signature]
Executive Engineer Building Proposal
(Eastern Suburbs.) I

CE/6273/BPES/A M 22 APR 2016

Full C.C. as per the approved amended plans dtd. 19/12/2011

TRUE COPY

[Signature]
B. H. Wadhwa
Architect & Engineer

[Signature]
Assistant Engineer Building Proposal
Eastern Suburbs 'M/E' & 'M/W' Ward

MUNICIPAL CORPORATION OF GREATER MUMBAI

CE / 6273 / BPES / AM

08 NOV 2016

**PART OCCUPATION UNDER REG.6 (7)* AND
BUILDING COMPLETION CERTIFICATE UNDER REG.6 (6)***

To,
Mrs. Maitri Park C.H.S. Ltd.,
C.T.S.No.1790A & 131A
Village Chembur & Wadhavali,
V.N. Purav Marg, Chembur (West),
Mumbai - 400 071.

करल - 9		
703100	3E	7041

Sub : Part Occupation / Building Completion Certificate for proposed residential building consisting of Wing 'A' & 'B' comprising of still + podium + 1st to 20th upper floors excluding podium floor on plot bearing C.T.S. No. 1790A & 131A of village Chembur & Wadhavali respectively, Chembur (West), Mumbai.

Gentleman,

The part development work of residential building consisting of Wing 'A' & 'B' comprising of still + podium + 1st to 20th upper floors excluding podium floor on plot bearing C.T.S. No. 1790A & 131A of village Chembur & Wadhavali respectively, Chembur (West), Mumbai, is completed under the supervision of Architect Shri B.H. Wadhwa having License No. CA/82/7288, Licensed Structural Engineer Shri R.H. Mahimtura having License No. STR/M/63 and Site Supervisor Shri C.K. Pitawala having License No P/8/SS-I and as per Development Completion Certificate submitted by the Architect and as per Completion Certificate issued by Chief Fire Officer d/no. FB/HR/ES/58 dated 19.06.2012 & FB/HR/R-V/121 dated 26.02.2016. The same may be occupied and Completion Certificate submitted by the Architect is hereby accepted.

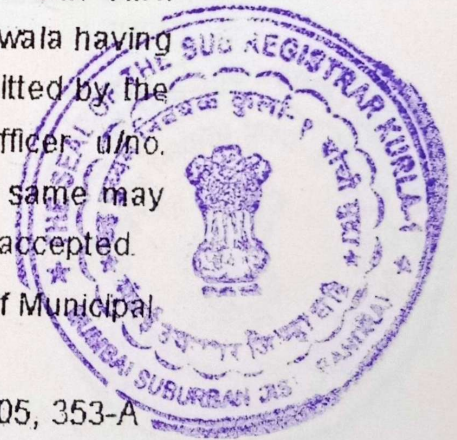
One set of certified completions plans is hereby returned in the token of Municipal approval.

Note: This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal corporation Act.

Yours faithfully,

[Signature]

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





14/11/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

दस्त क्रमांक : 14377/2019

नोंदणी :

Regn:63m

गावाचे नाव : चेंबूर

(1) विलेखाचा प्रकार	पर्यायी जागेचा करार
(2) मोबदला	2159450
(3) बाजारभाव(भाडेपट्ट्याच्या वाढितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7250000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॅट नं.ए-1001, माळा नं: 10 वा मजला, इमारतीचे नाव: टॉवर ए,मैत्री पार्क को.ऑप.हौ.सो.लि., रोड नं: सायन ट्रॉम्बे रोड,चेंबूर,मुंबई - 400071, इतर माहिती: सदर पर्यायी जागेच्या करारनामा दस्तानुसार जुना फ्लॅट नं. B37/3,पहिला मजला,क्षेत्रफळ - 894 चौ. फुट कारपेट,विल्डींग नं.B 37,मैत्री पार्क को.ऑप.हौ.सो.लि.,सायन ट्रॉम्बे रोड,चेंबूर,मुंबई - 400071 च्या एवजी नविन फ्लॅट नं. A-1001,10 वा मजला,क्षेत्रफळ - 1090 चौ. फुट कारपेट(894 चौ. फुट कारपेट + खरेदी केलेले क्षेत्रफळ - 196 चौ. फुट कारपेट),टॉवर A,मैत्री पार्क को.ऑप.हौ.सो.लि.,सायन ट्रॉम्बे रोड,चेंबूर,मुंबई - 400071 देण्यात येत आहे. मौजे चेंबूर,सी.टी.एस. नं.1790 ते 1811(नवीन सी.टी.एस.नं.1790 ए),मौजे वढवली,सी.टी.एस. नं. 131 आणि 133 ते 140(नवीन सी.टी.एस. नं. 131 ए),मौजे चेंबूर,सी.टी.एस. नं. 1773,आणि मौजे वढवली,सी.टी.एस. नं. 1813 आणि 1815.((C.T.S. Number : 1790 to 1811 (New C.T.S. No. 1790 A) ;))
(5) क्षेत्रफळ	1) 121.56 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-हिरानंदानी कंस्ट्रक्शन्स प्रा. लि. तर्फे ऑथोराइज्ड सिप्रेटरी केतन मुळे वय:-45; पत्ता:-ऑफिस, -, ओलींपिया, -, पवई, मुंबई, पवई इडत, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400076 पॅन नं:-AAACH0409H 2): नाव:-मान्यता देणार- मैत्री पार्क को.ऑप.हौ.सो.लि. चे चेअरमन मनेश्वर हेममन्ना नायक यांच्या तर्फे मुखत्यार म्हणून अनन्या अभिजीत दळवी वय:-32; पत्ता:-ऑफिस नं.132/135, -, -, सायन ट्रॉम्बे रोड, चेंबूर, मुंबई, चेंबूर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400071 पॅन नं:-AAAAM2948Q 3): नाव:-मान्यता देणार- मैत्री पार्क को.ऑप.हौ.सो.लि. चे सेक्रेटरी भगवान चंदूमल थडानी यांच्या तर्फे मुखत्यार म्हणून अनन्या अभिजीत दळवी वय:-32; पत्ता:-ऑफिस नं.132/135, -, -, सायन ट्रॉम्बे रोड, चेंबूर, मुंबई, चेंबूर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400071 पॅन नं:-AAAAM2948Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मोहिंदर हरकिशन रिझवानी वय:-42; पत्ता:-फ्लॅट नं.बी37/3, 1 ला मजला, मैत्री पार्क को.ऑप.हौ.सो.लि., -, सायन ट्रॉम्बे रोड, चेंबूर, मुंबई, चेंबूर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400071 पॅन नं:-ANLPR0518E 2): नाव:-प्रकाश हरकिशन रिझवानी वय:-41; पत्ता:-फ्लॅट नं.बी37/3, 1 ला मजला, मैत्री पार्क को.ऑप.हौ.सो.लि., -, सायन ट्रॉम्बे रोड, चेंबूर, मुंबई, चेंबूर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400071 पॅन नं:-AEJPR5949E 3): नाव:-प्रेम हरकिशन रिझवानी वय:-40; पत्ता:-फ्लॅट नं. बी37/3, 1 ला मजला, मैत्री पार्क को.ऑप.हौ.सो.लि., -, सायन ट्रॉम्बे रोड, चेंबूर, मुंबई, चेंबूर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400071 पॅन नं:-AEJPR5948F
(9) दस्तऐवज करून दिल्याचा दिनांक	14/11/2019
(10)दस्त नोंदणी करणाऱ्याचा दिनांक	14/11/2019
(11) भू-मापन खंड व पट्टे	14377/2019
(12)वाचोपित्रीपत्राचे भूदाक शुल्क	435000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

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