

may render void or voidable any insurance of the Wing B or the Building, and/or any of the Common Areas & Amenities and/or Limited Common Areas & Amenities of the Wing B or the Building and/or the said Portion or any part thereof and to make payment of any additional or increased premiums in respect thereof, as may arise on account of any breach by the Purchaser;

m) not to do or perform, or cause/permit to be done or performed, any act, deed, matter or thing which may or is likely to cause nuisance, disturbance or annoyance to the purchasers or occupiers of any other premises in the

Whole Project
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n) not to demand or claim any partition or division of the Purchaser's interest in the Premises, in the Project B and/or Portion B and/or any part thereof, it

being expressly agreed, understood and confirmed by the Purchaser that any interest of the Purchaser therein in terms of this Agreement will, if the allotment and sale herein is completed, be impartible and will be held only through the Entity formed by the Vendors in respect of Project B, of which he/she/it shall be admitted a prospective member, in terms of Article (11).

o) not to affix/install any sign, name or display boards, or any hoardings or neon lights in or outside the Project B and/or the Common Areas & Amenities or carry out any modifications in the elevator lobbies or other areas of the Project B

p) not to cover or enclose in any manner whatsoever, the Parking/s and/or the open terrace/s and/or the open balcony/balconies (dry or otherwise)

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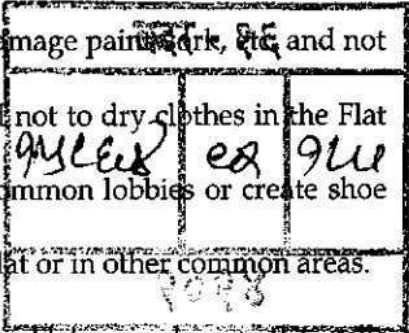
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/decks or other open space/s (if any provided) forming part of or appurtenant to the Flat. ;

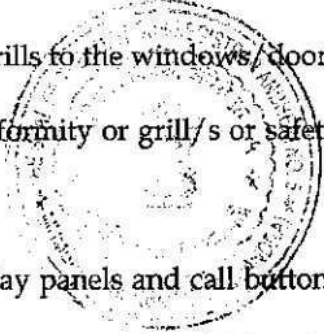
q) to plan and distribute the electrical load of the said Flat in conformity with the electrical systems installed in the Wing B/Building.

r) not to shift or alter the position of either the kitchen or shaft drain outlets, the toilets, etc. which would affect the drainage system of the said Wing B and/or the said Building in any manner whatsoever; and to take due precautionary measures while working thereupon and not do anything which may cause clogging of pipelines and/or drainages and/or affect the piped gas system, if provided.

s) not do anything which would deface walls, damage paint, ~~mark, etc.~~ and not to place any potted plants on parapet sills and not to dry clothes in the Flat balconies /deck area, outside windows and common lobbies or create shoe racks, nameplates, statuettes, etc. outside the Flat or in other common areas.



t) not to fix/install anything on the outside of the Flat main door or the walls of the common floor lobbies and to affix/install grills to the windows/doors only as approved by the Vendors to maintain uniformity or grill/s or safety door/s to the main door/s of the Flat.



u) not to tamper the aesthetics of the interiors/display panels and call buttons of the lifts by scratches or graffiti and not to use common floor lobbies for storage of personal belongings like potted plants, vases, bicycles, shoe racks, etc.

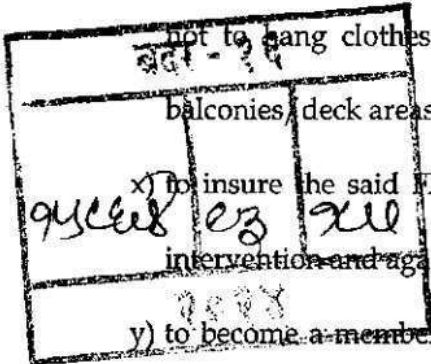
v) not to make use of/encroach upon any portion of the said Wing B or any

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spaces (open or otherwise) in the compound not acquired nor forming part of the said Flat and not to allow the servants from loitering and/or sleeping in the lobbies, Common Areas & Amenities and Limited Common Areas & Amenities;

w) not to affix air conditioners at any other place other than those earmarked for fixing such units so as not to affect the structure, façade and/or elevation of the said Wing B and/or the said Building in any manner whatsoever and



not to hang clothes, garments or any other thing from the windows or balconies, deck areas of, or appurtenant to the Flat;

x) to insure the said Flat from any loss, theft damage caused due to human intervention and against Force Majeure Events;

y) to become a member of the Entity/Apex Body and from time to time sign

and execute all documents, letters, writings, communications, applications

forms and registration documents and to do all other acts, deeds, matters

and things as the Vendors and/or the Entity/concerned

Organisations/ Apex Body shall reasonably require him/her/it to do and

observe, perform and comply with all the bye-laws, rules and regulations of

the Entity/concerned Organisations/ Apex Body;

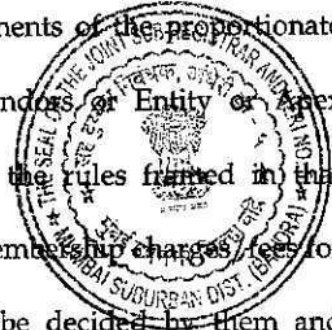
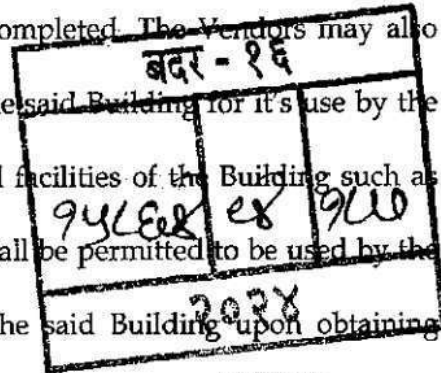
ARTICLE 10 - OTHER FACILITIES .

10.1. The Vendors have informed the Purchaser of the following facts, matters and circumstances that shall pertain to the Other Facilities which the Purchaser has fully accepted, agreed and confirmed, that is:

10.2. Recreational Areas in the Wing B

10.2.1. The Vendors have obtained approvals for constructing certain Recreational Areas including a pool on the topmost terrace level of the said Wing B which may be connected to the recreational facilities proposed to be constructed on the topmost terrace level of wings C and D of the said Building. The equipments and facilities to be provided as part of the Recreational Areas shall be as per the design that may be proposed by the Vendors' Consultants and shall have standard specifications based on the requirements of the concerned authorities and/or the Vendors.

10.2.2. The Vendors may or may not construct the pool on the terrace and if the Vendors decide to construct the pool, the same shall be available for use only after the recreational areas/facilities to be constructed on the terrace level of wings C and D of the said Building are completed. The Vendors may also construct a gymnasium/fitness centre in the said Building for its use by the occupants of the Building. The recreational facilities of the Building such as gymnasium and/or pool, if constructed, shall be permitted to be used by the Purchaser alongwith other occupants of the said Building upon obtaining membership for the same subject to regular payments of the proportionate maintenance costs and other charges to the Vendors or Entity or Apex Body/concerned Organisations and in terms of the rules framed in that regards. The Vendors shall be entitled to collect membership charges/fees for use of the said pool and gymnasium, as may be decided by them and utilize/appropriate the same for their own use and benefit. If all the recreational facilities to be provided in the said wings B, C & D of the



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Building as aforesaid are connected, the occupants of the said B, C and D wings of the Building shall be entitled to use the same as common recreational facilities as and when all the said wings are completed and the concerned Organisations shall have to cooperate with each other in order to appropriately manage the same. The occupants of the wings B, C and D of the Building shall have to diligently contribute and pay on demand by the Vendors/Owners or the Apex Body/concerned Organisations, as the case

may be their proportionate share of expenses, costs, deposits and charges for maintenance of the said recreational facilities to be used in common, as aforesaid, as may be determined by the Vendors/Owners and/or their respective Organisations/ Apex Body and abide by the rules framed in respect of use and maintenance thereof.

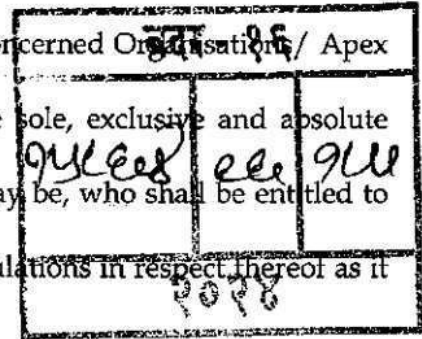
10.2.3. The Vendors may also permit occupants of the said Wing A to use the Recreational Facilities of the Building and recover from them such membership charges and/or fees as they may deem fit and proper and appropriate the same for their own benefit and the Entity or the concerned Organizations/ Apex Body shall not demand any benefit thereof, provided however that the said occupants of the Wing A who opt for using the aforesaid recreational facilities, shall proportionately bear and pay, on demand, the expenses, costs and charges for maintenance of the said recreational facilities to the Vendors/Owners or the Entity or the concerned Organizations/ Apex Body, as the case maybe and abide by the rules framed in respect thereof.

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10.2.4. The entitlement to use the recreational facilities is and shall be personal to the Purchaser and is not transferable or assignable in any manner; provided that on the completion of any permitted sale and transfer of the Flat by the Purchaser or their assigns, to any persons ("Premises Transferees"), the Premises Transferees shall solely be entitled to use and enjoy the recreational facilities in the place and stead of the Purchaser (who shall automatically and forthwith cease to be entitled to access, and enjoy the same), subject to the Premises Transferees making the necessary applications for membership and completing all formalities including any payments as may be required of them, at such time.

10.2.5. The management and operations of the recreational facilities shall, until handed over by the Vendors to Entity or the concerned Organisation/ Apex Body, as the case may be, shall be under the sole, exclusive and absolute control of the Vendors/Owners, as the case may be, who shall be entitled to inter alia, frame and implement, rules and regulations in respect thereof as it may deem fit in its discretion;



10.3. Basement and Service Areas

The basement and service areas, if any located within the Wing B shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, Sewage Treatment Plant, pump rooms, maintenance and service rooms, fire-fighting pumps and equipments, etc. and other permitted uses as per the sanctioned plans. The Purchaser shall not be permitted to use the services areas



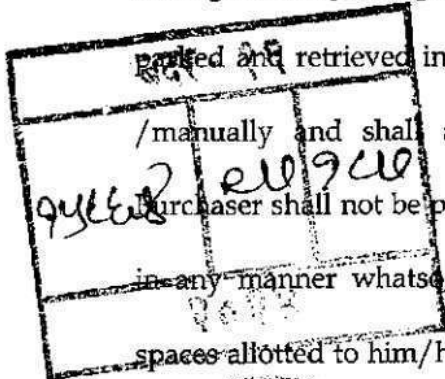
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and the basements in any manner whatsoever, other than for parking vehicles in the parking spaces allotted to him/her/it and the same shall be reserved for use by the Vendors/Owners/PMC/Entity/concerned Organisations/Apex Body, as the case may be only for rendering maintenance services, etc.

10.4. Mechanical Parking System/ Tower

Multi-level parking systems shall be constructed as part of the Whole Project having several parking spaces for accommodating vehicles. The vehicles will be



parked and retrieved in/from the parking spaces automatically/mechanically /manually and shall accommodate vehicles of specified sizes only. The Purchaser shall not be permitted to use the Mechanical Parking System/Tower in any manner whatsoever, other than for parking vehicles in the parking spaces allotted to him/her/it therein and the same shall be reserved for use by

the Vendors/Owners/PMC/Entity/concerned Organisations/Apex Body, as the case may be only for rendering maintenance services, etc.

10.5. Ramps, Driveways, Parkings, Car Lifts, Security Posts, etc.



Ramps, in parking spaces constructed in basements/stilts/ podium/mechanical parking systems, etc. may be allotted/granted to the occupants of the Whole Project, as also to the other occupants of the Layout at the sole discretion of the Vendors/Owners. Driveways will be provided for maneuvering of vehicles and for ingress and outgress of vehicles, whereas the Vendors shall either provide ramps or provide car Lifts or both in the Whole Project, for the aforesaid purposes. Common Security Posts with boom barrier/gates shall be provided at the entry/exit points for security purposes. The maintenance costs

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for all the aforesaid facilities shall be required to be shared by all such occupants utilizing the same and the other occupants of the adjoining lands utilizing the same, as the case may be, on pro-rata basis or otherwise, as may be decided by the Vendors/Owners.

10.6. Common Auxiliary Water Tank, Water Supply

Due to location of the lands comprising the Layout being on a hilly region, the Owners have at their own cost constructed a common auxiliary water tank on a portion of said Sub-Plot B of the Layout, with boosting and pumping arrangement for the water supply to the occupants of the buildings constructed/to be constructed on the lands comprising the Layout as also to the

buildings constructed/to be constructed on the lands adjoining the said Layout who have been /shall be granted water connection therefrom. The Purchaser hereby agrees to pay and shall pay the proportionate maintenance charges in respect of the said Auxiliary Tank as well as all such other charges for availing

such water connection, on demand by the Vendors/ Owners. It is further clarified, understood and agreed that on an alternate arrangement of water supply being made by the MCGM upon application by the Entity/Vendors whereby the need for the aforesaid auxiliary tank ceases, the water connection that may have been granted to the said Project B from the said Auxiliary Tank shall be discontinued and the Purchaser shall raise no objection, grievance, etc. in respect thereof and shall forthwith clear all his/her outstanding maintenance dues, if any, at the relevant time, in respect of the aforesaid Auxiliary Tank maintenance and operational expenses in respect thereof.

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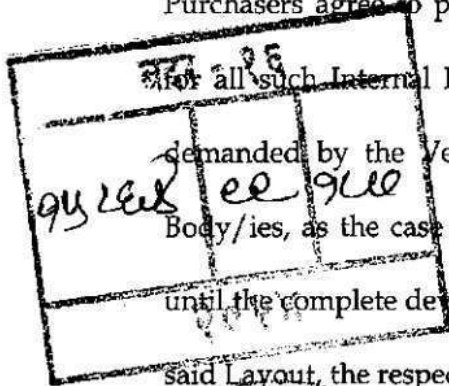
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10.7. Internal Roads and Accesses :

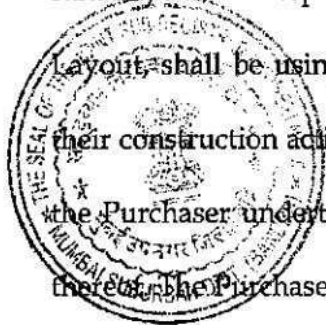
The Purchaser shall be permitted to use the Internal Roads and Accesses provided in the said Sub-Plot A in common with the other occupants of all the buildings constructed/to be constructed on the said Sub-Plot A and in common with the occupants of the Adjoining Plot who have been given right of ways/accesses therefrom except those accesses/right of ways which have been granted/may be granted for exclusive use of certain buildings/person/s. The

Purchasers agree to proportionately contribute towards the maintenance cost



for all such Internal Roads and Accesses to be used by them, as and when demanded by the Vendors, the Owners or the Entity/Organisations/Apex Body/ies, as the case may be. The Purchaser also acknowledges the fact that

until the complete development/redevelopment of all the lands comprising the said Layout, the respective owners/developers of the lands comprising the said



Layout shall be using the said Internal Roads and Accesses for carrying out their construction activities in their respective lands comprising the Layout and

the Purchaser undertakes not to cause hindrance or raise objection in respect thereof. The Purchaser is hereby informed that some of the accesses may not be

available for use by him/her/it until the complete development of the Layout and the Purchaser shall not raise any objection, grievance, etc., if the Purchaser is restricted from or unable to use the same for any reason whatsoever.

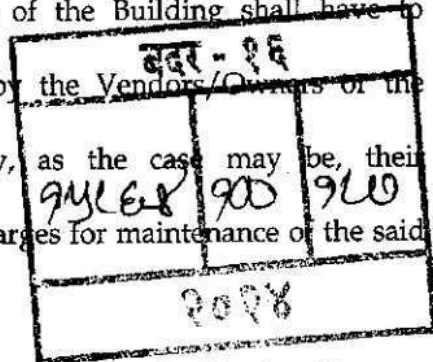
10.8. Integrated Systems - Drainage, Fire Fighting Systems, Security Systems, etc.

The Purchaser is informed and is aware that the said Building shall have certain 'Integrated Systems' for all the wings of the Whole Project, some of which

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may/shall be used in common with occupants of the adjoining lands due to the common services shared with them. The said Integrated Systems such as Fire Fighting Systems, Security Systems, etc. shall be installed / constructed /commissioned in parts, at the discretion of the Vendors/Owners as per the requirements/sequence/planning of the Whole Project. The drainage arrangement of the Wing B may be/is an interlinked system with the drainage arrangements of buildings of the said Layout for common drainage purpose and the sewage may be routed through the Sewerage Treatment Plant/s (STP) having tanks where the impurities are segregated from the sewage and the partially treated waste water is then pumped out to the main sewers through the regular drainage lines provided in the said Layout or is/shall be used for flushing/watering purposes. The occupants of the Building shall have to diligently contribute and pay on demand by the Vendors/Owners or the Entity/concerned Organisations/Apex Body, as the case may be, their proportionate share of expenses, costs and charges for maintenance of the said Integrated Systems.



10.9. Notwithstanding the other provisions of this Agreement, the Vendors/Owners shall be entitled to nominate or appoint the PMC to manage the operation and maintenance of the Project B, various premises therein / Common Areas and Amenities, Limited Common Areas and Amenities thereof, the Whole Project and it's infrastructure for a period of at least 3 (Three) years after the same is developed and if the Entity/concerned Organisations/Apex Body, as the case maybe approves for any subsequent periods. The Vendors/Owners shall have



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the authority and discretion to negotiate with such PMC and to enter into and execute a formal Agreement/s for maintenance and management of infrastructure with it/them. The Vendors/Owners may enter into other related agreements with any other company or organization including the Vendors' Affiliates as may be necessary for effective, full and efficient management of the said Project B and/or the Whole Project and the infrastructure, Common Areas and Amenities, Limited Common Areas and

Amenities therein. In such event, the Purchaser hereby agrees and undertakes to abide by any and all terms, conditions, rules and/or regulations that may be imposed by the Vendors/Owners or the PMC/Vendors' Affiliates including without limitation, payment of the Purchaser's share of the service charges/deposits that may become payable with respect to the operation and

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maintenance of the Project B, the Common Areas and Amenities and the Limited Common Areas and Amenities thereof and the Whole Project.

10.10. There may be exclusive recreational, social and other related events, performances, activities, parties, gatherings, etc. held in the recreational areas and/or in the other common areas of the Whole Project, during the day or night, by the Vendors/Owners and/or the PMC/Vendors' Affiliates or Occupants/third parties. The Purchaser, for himself/herself/ itself and as a prospective member of the Entity/concerned Organisations/Apex Body/ies confirms and undertakes that he/she/it shall not raise any disputes, differences, or objections in and/or hinder, restrict, obstruct to or interfere with the same. There may be charges in addition to the charges stated herein



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for exclusive temporary use including one-time or per day or per use charges in respect of use of any of the common areas, or recreational facilities, or services available, as determined by the Vendors/Owners from time to time and the person/s who avail/s of such amenities, or facilities, or services for exclusive temporary use including the Purchaser, shall be entitled to use the same only upon payment in respect thereof as per the terms and conditions that may be framed by the Vendors/Owners at their sole discretion.

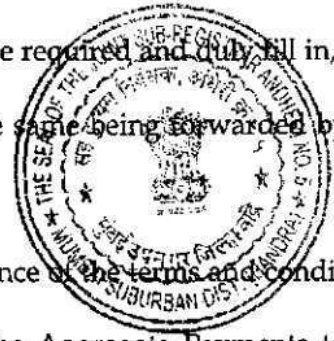
ARTICLE 11 -ENTITY; ORGANISATIONS; APEX BODY

11.1. The Vendors shall be solely entitled to decide the nature of the Entity to be formed in respect of the said Wing B and its rights, powers, and authorities shall be determined by the Vendors alone and the decision of the Vendors in this respect shall be final and binding on all the buyers of the premises comprised in the said Wing B including the Purchaser.

11.2. The Purchaser shall co-operate with the Vendors in forming, registering and incorporating such Entity and agree and undertake to become constituent of such Entity and from time to time sign and execute the application for registration of such Entity and all other applications, forms, papers, declarations, documents, writings, etc., as may be required and duly fill in, sign and return the same within 10 (ten) days of the same being forwarded by the Vendors to the Purchaser.

11.3. Unless and until the Purchaser is in full compliance of the terms and conditions of this Agreement including the payment of the Aggregate Payments to the

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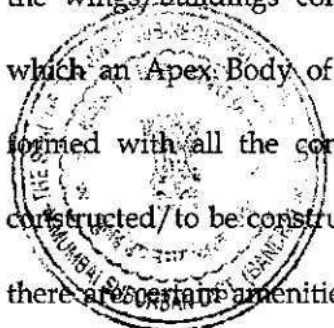
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Vendors, the Entity shall not issue and deliver a share certificate/membership to the Purchaser of the Entity.

11.4. As on date there are six buildings constructed/being constructed on various portions of the said Sub-Plot A whereas two buildings are constructed/being constructed on portions of Sub-Plot B of the Layout and the said buildings comprise of single/multiple wings. The occupants of the said wings/buildings have formed/shall form themselves into their respective Organizations for managing the day to day maintenance and affairs of their respective wings/buildings. There are various other wings/building/s proposed to be constructed on the Sub-Plot A and Sub-Plot B of the Layout, as also on the other portions of the lands comprising the Layout. There are certain amenities/services/facilities to be shared in common by the occupants of all the wings/buildings constructed/to be constructed on the Sub-Plot A for which an Apex Body of all the wings/buildings of the Sub-Plot A may be formed with all the concerned Organizations of the said wings/buildings constructed/to be constructed on the Sub-Plot A as it's constituents. Similarly, there are certain amenities/services/facilities to be shared in common by the occupants of all the wings/buildings constructed/to be constructed on the said Sub-Plot B for which an Apex Body of all the wings/buildings of the said Sub-Plot B may be formed with all the organizations of the said wings/buildings constructed on the said Sub-Plot B as it's constituents.

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11.5. For better functioning of the maintenance affairs and smooth completion of the balance development of the said Layout, there may also be more than one Apex

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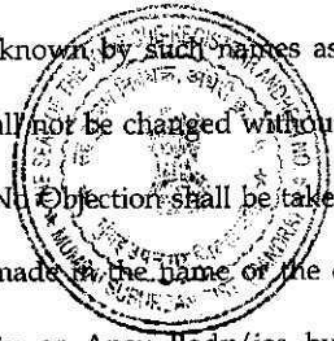
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Body for the Organisations that may be formed of the wings/building/s constructed on the Sub-Plot A, at the discretion of the Owners. The Purchaser as member and constituent of the Entity shall give his/her/their consent and/or authority for passing of necessary resolutions and for doing all such acts, deeds, matters and things as may be required by the concerned Organisations for formation and registration of such Apex Body/ies.

11.6. The Purchaser and the person or persons to whom the various premises of the said Wing B shall have been transferred, assigned, allotted or given possession of, shall duly observe and perform all the rules, regulations and bye-laws of such Entity and/or of the concerned Organisations/Apex Body/ies, as and when formed, of which the Entity shall be a constituent. The Purchaser shall be bound from time to time, to sign all papers and documents and to do all other things as the Vendors/Owners may require him/her/it to do from time to time for safeguarding the interest of the Vendors/ Owners and the owners/developers of the other portions of the Layout as also of the purchasers of the other premises in the various buildings of the Layout.

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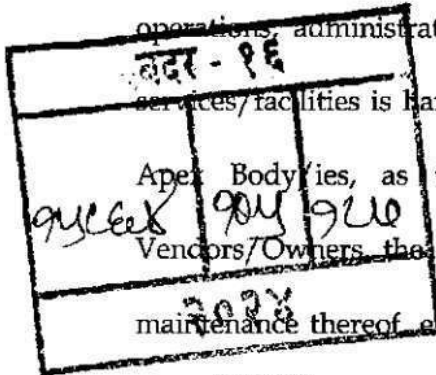
11.7. The Entity and the concerned Organisations/Apex Body/ies that may be formed and constituted, as aforesaid, shall be known by such names as the Vendors/Owners may decide, which names shall not be changed without the prior written consent of the Vendors/Owners. No objection shall be taken by the Purchaser if changes or modifications are made by the name of the draft rules, regulations and bye-laws of such Entity or Apex Body/ies by the authority concerned and/or by the Vendors/Owners.



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11.8. All the Organisations and Apex Body/ies that may be formed in respect of the various wings/buildings constructed in the Layout, shall contribute on pro-rata basis, their share of the maintenance charges for the services/facilities which are provided for them such as common Auxiliary Water Tank, Internal Roads, Accesses, Water line, Drainage lines, Street lights, etc., to be used in common with other occupants of the various wings/buildings constructed in the Layout as may be decided by the Vendors/Owners. If, prior to the operations, administration, management, charge and control of the various



services/facilities is handed over to the Entity or concerned Organisations or Apex Body/ies, as the case maybe and as maybe decided by the Vendors/Owners, the actual charges and expenses required to be made for maintenance thereof exceed the amount so received collectively from all the

aforsaid purchasers and/or occupants, then the Vendors/Owners and/or the Entity shall be entitled to call for and demand such additional amounts from all purchasers thereof and/or the concerned Organisations and/or Apex Body/ies and the Purchaser hereby agrees to pay his share forthwith without demur.



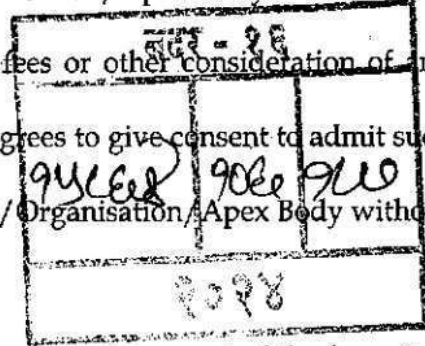
11.9. The powers and authorities of the said Entity and/or Organisations and/or Apex Body/ies, so formed, shall be subject to the overall control of the Vendors / Owners in respect of any of the matters concerning the wings/building/s being constructed/to be constructed in the Layout and the premises therein, the construction and completion thereof and all amenities appertaining to the same. The Vendors/Owners shall have absolute authority and control as regards the disposal of the unsold premises, open spaces, terraces and other

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premises including premises of which the AFS are cancelled at any stage for some reason or other or the additional premises to be constructed in the said wings/building/s and/or in respect of development of the remaining portions of the lands forming part of the said Layout and the complete utilization of FSI, TDR, etc. in respect thereof.

11.10. In the aforesaid events, all the purchasers of such unsold/additional premises shall be admitted as constituent's of the said Entity/Organisation/Apex Body having the same rights and benefits and subject to the same obligations as the Purchaser and other constituents of such Entity/Organisation/Apex Body may be entitled to and without any reservation or conditions whatsoever and subject to payment only of their contribution of the share moneys, the outgoings, etc., on the basis and in the proportion as may be payable by the other constituents of the said Entity/Organisation/Apex Body and without payment of any premium or any transfer fees or other consideration of any nature whatsoever. The Purchaser hereby agrees to give consent to admit such purchaser/s as constituent/s of such Entity/Organisation/Apex Body without raising any objection whatsoever.



11.11. Without limitation, the costs, charges and expenses in respect of the formation and registration of the Entity in respect of Wing B, shall be borne and paid by all the purchasers, and transferees of all the premises in the Wing B on pro-rata basis and that of the Apex Body/ies, shall be borne and paid by all the Organisations forming it's constituents. If any delay or default is made in the payment or reimbursement of such costs, charges or expenses, for any reason

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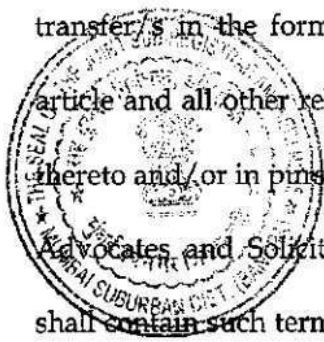
whatsoever or in providing the required documents, signatures, etc. by any of the purchasers/transferees of the Wing B, the Vendors/Owners shall not be held responsible or liable for any delay in the formation and registration of the Entity or Apex Body/ies. All documents including bye-laws, rules and regulations of the Entity formed in respect of the Project B and the Apex Body/ies to be formed, as aforesaid and all writings, forms, applications, etc. in relation to the proposed formation and registration thereof, shall be

prepared and approved by the Advocates of the Vendors/Owners and the Purchaser hereby agrees and undertakes to consent to the same.

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ARTICLE 12 - TRANSFER

12.1. All the documents, writings, Transfer Deeds, etc., to be executed for the

transfer/s in the form of a Lease and/or Conveyance/s as referred in this article and all other related documents and writings to be executed in relation thereto and/or in pursuance thereof, shall all be prepared and approved by the Advocates and Solicitors appointed by the Vendors/Owners and the same shall contain such terms, conditions, covenants, stipulations and provisions for reserving the rights, powers, authorities and benefits of the Vendors/Owners, as also those of the owners/developers of various portions of the lands forming part of the Layout. All costs, charges and expenses in respect of the preparation of the aforesaid documents and registration, wherever necessary, shall be borne and paid by all the Entity/concerned Organisations/Apex Body/ies, as the case may be. If any delay or default is made in the payment or reimbursement of such costs, charges or expenses, for any reason whatsoever, or in providing



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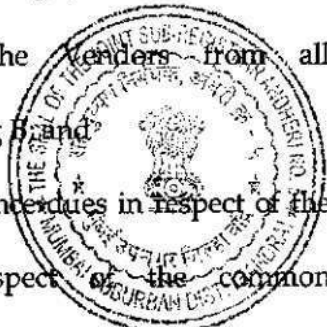
the required documents, signatures, etc. by any of the purchasers of premises in the Wing B or the Building or of the various buildings constructed/to be constructed on the said Sub-Plot A, as the case may be, the Vendors/Owners shall not be held responsible or liable for any delay in the preparation and registration of the said documents/deeds.

12.2. Transfer Deed in respect of the Structure/s

12.2.1. The Vendors shall transfer or cause to transfer, the structure of the habitable floors of Wing B having the MBUA/FSI of about 6516 sq. mtrs. proposed to be utilized therein or as may be ultimately consumed therein, alongwith it's Common Areas & Amenities and Limited Common Areas & Amenities within the habitable floors, subject to such terms as may be determined by the Vendors, by and under a Conveyance/Lease Deed, as may be permitted and decided by the Vendors/Owners to the Entity and handover the charge and control of the same within three (3) months of the happening of the following events :

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- a) the receipt of the full occupation certificate of the wing B, and
- b) receipt of the Aggregate Payments by the Vendors from all purchasers/purchasers of the premises in the Wing B, and
- c) receipt of all outstanding proportionate maintenance dues in respect of the Project B, the Whole Project and in respect of the common amenities/facilities/services of the Layout, as per the bills raised by the Vendors/Owners and/or it's nominees/agencies/PMCs; and



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d) receipt of the requisite documents from the purchasers/owners of all the premises in the said Wing B including their appropriately stamped and duly registered AFS; and

e) rectification of the breaches/errors, if any committed by any of the purchasers/owners of the premises in the said Wing B.

12.2.2. The structure of the habitable floors of the other wings of the said Building

alongwith Common Areas & Amenities and Limited Common Areas & Amenities within their habitable floors, shall be transferred by and under a Conveyance/Lease Deed, as may be permissible and decided by the Vendor/Owners to the concerned Organisations formed by purchasers of such other wings respectively.

12.2.3. The Vendors/Owners shall, transfer the remaining structures, if any, including common areas & amenities and limited common areas & amenities below the habitable floors of each of the wing/s of the Whole Project, by and under a Conveyance/Lease Deed, as may be decided by the Vendors/Owners, jointly in favour of all the concerned Organisations of the said Building or in favour of the Apex Body that may be formed of the concerned Organisations, as the case may be, within three (3) months of the happening of the following events:

a) On completion of entire development of the Whole Project; and

b) receipt of the full occupation certificate of the last wing/structure of the Whole Project; and

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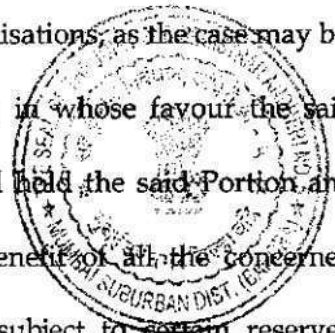
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- c) receipt of all the payments by the Vendors/Owners, as the case may be ,
from all the purchasers of the premises in the Whole Project; and
- d) receipt of all outstanding proportionate maintenance dues in respect of the
Project B, the Whole Project and in respect of the common
amenities/facilities/services of the Layout, as per the bills raised by the
Vendors/Owners and/or it's nominees/agencies/PMCs; and
- e) rectification of the breaches/errors, if any committed by any of the
purchasers/owners of the premises in the said Whole Project.

12.3. Transfer Deed in respect of the said Portion

12.3.1. In view of the integrated development of the Whole Project as part of the
Layout, separate Conveyance Deed in respect of the land on which the
Whole Project is proposed to be/being developed i.e. the said Portion, is not
possible and therefore a Lease Deed shall be executed by the Owners in
respect of the Portion in favour of the concerned Organisations that may be
formed of all the wings/structures/building/s constructed/to be
constructed as part of the Whole Project or in favour of an Apex Body that
may be formed of the aforesaid concerned Organisations, as the case may be.
The said concerned Organisations/Apex Body, in whose favour the said
Lease Deed may be executed, as aforesaid shall hold the said Portion and
common areas & amenities thereof, for the benefit of all the concerned
Organisations and their respective members, subject to certain reserved
covenants and on such terms and conditions as may be decided by the said
Vendors/Owners, at their sole discretion. All costs, charges, expenses,

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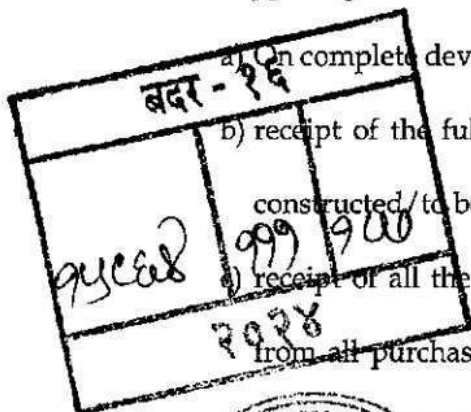


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liabilities, taxes, maintenance charges, capital and revenue expenses related to and arising from the said Portion and the common areas & amenities thereof shall be proportionately borne, paid and discharged by the said concerned Organisations or the said Apex Body, as the case may be.

12.3.2. The said Lease Deed shall be executed within three (3) months of the happening of the following events :



a) On complete development of the said Portion in all respects; and
b) receipt of the full occupation certificate of all the building/s/structures constructed/to be constructed on the said Portion; and

c) receipt of all the payments by the Vendors/Owners, as the case maybe, from all purchasers/purchasers of all the premises comprised in all the building/s/structures constructed/to be constructed on the said Portion;



and
d) receipt of all outstanding proportionate maintenance dues in respect of the common amenities/facilities/services of the Sub-Plot A and the

Layout, as per the bills raised by the Vendors/Owners and/or it's nominees/agencies/PMCs; and

e) rectification of the breaches/errors, if any committed by any of the purchasers/owners of the premises comprised in all the building/s/structures constructed/to be constructed on the said Portion;

12.4 It is specifically agreed and declared that the Transfer Deeds in favour of the Entity/concerned Organisations/Apex Body shall contain such covenants as

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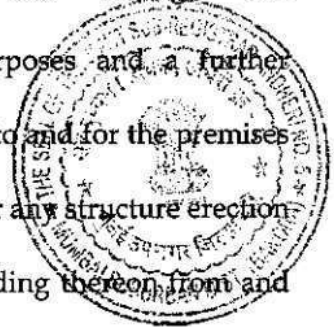
may be necessary in the circumstances of the case. The Lease Deed shall inter alia contain: -

a) such provisions and covenants (which shall be so framed that the burden thereof shall run with and be binding upon the premises hereby agreed to be sold into whose hands whosoever the same may come) as may be necessary for giving effect to the stipulations and restrictions mentioned or referred to herein.

b) a covenant by the Entity/concerned Organisations/Apex Body, as the case may be and all it's their members/constituents to indemnify and keep, indemnified the Indemnified Parties against all actions, costs, proceedings, claims and demands in respect of the due observance and performance of such stipulations and restrictions;

c) a declaration that the Entity/concerned Organisations/Apex Body, as the case may be and all it's their members/constituents shall not be entitled to any easement or right of light or air which would restrict or interfere with the free use of any neighbouring or adjoining premises of the Owners/Vendors or person/s deriving title through the Vendors/Owners for construction or other purposes and a further declaration that the access and use of light and air to and for the premises purchased by the various purchasers and to and for any structure erection or building/s for the time being erected and standing thereon from and over the neighbouring or adjoining premises of the Vendors/Owners or person/s deriving title through the Vendors/Owners and/or

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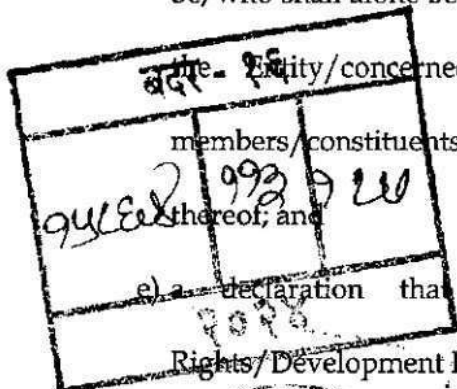


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owners/developers of the lands forming part of the Layout, is enjoyed under the express consent of the Vendors/Owners.

d) a declaration that all the amenities/facilities such as hoardings, mobile antennae/towers, etc. installed/allowed to be installed on the said Wing B, the said Portion B, and/or the said Portion shall be the sole property of the Vendors/Owners and/or their nominees/assignees, as the case may be, who shall alone be entitled to all incomes and fees thereof and neither



any City/concerned Organisations/Apex Body nor it's their members/constituents, shall be entitled to demand any contribution thereof, and

e) a declaration that all the unconsumed/future FSI & TDR Rights/Development Potential in respect of the said Portion or of lands of

which the said Portion forms a part and/or the rights, powers and authorities of the Vendors/Owners over the same, are excluded from the

Transfer Deed/s and the said Transfer Deed/s are subject to the rights of way, access and/or development rights and/or any other rights of

whatsoever nature, granted or that may be granted to certain persons/developers/Vendors' Affiliates, etc. and/or their

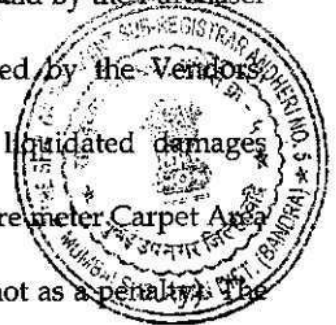
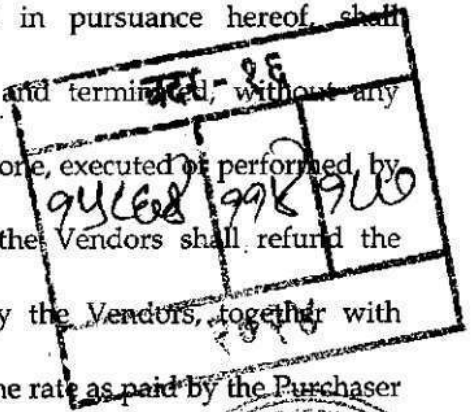
nominees/assignees on and over the properties in respect of which the said Transfer Deed/s shall be executed.

ARTICLE 13 - TERMINATION

13.1. The Purchaser agree and confirm that, without prejudice to all other rights, powers, authorities, discretions, entitlements and remedies of the Vendors

under this Agreement and Applicable Law, the Vendors shall be entitled, in its discretion, to terminate and cancel this Agreement in the circumstances set out in Article (13.2) and/or (13.3) hereinbelow.

13.2. If due to Applicable Law and/or any action of Governmental Authority, and/or any legal action, circumstances or reasons and/or any Force Majeure Events, the Vendors, in their discretion, are of the opinion that the construction of Project B, shall or may be suspended or stopped, for twelve (12) months, or more, then the Vendors shall be entitled at their discretion, to terminate and cancel this Agreement by delivering a written notice of termination to the Purchaser. On the delivery of such notice to the Purchaser, this Agreement and any writings as may have been executed in pursuance hereof, shall automatically and forthwith stand cancelled and terminated, without any further act, deed, matter or thing having to be done, executed or performed, by the Parties. On and after such termination, the Vendors shall refund the Consideration Value received and realised by the Vendors, together with Interest from the date such payments, at the same rate as paid by the Purchaser in case of delay in payment were received and realized by the Vendors together with an agreed one-time fixed pre-estimated liquidated damages amount of Rs. 100/- (Rupees One Hundred only) per square meter Carpet Area of the Flat (which Parties consider to be reasonable, and not as a penalty). The aforesaid refund amount and the pre-estimated liquidated damages less the brokerage/commission paid to estate agent/s in relation to the allotment/sale of the Flat and/or the Parking, shall be paid to the Purchaser (or at the sole



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option of the Vendors to the bank/financial institution from whom the Purchaser has availed of a housing loan in terms of this Agreement) by the Vendors within thirty (30) Days from the date of execution and registration of a Deed of Cancellation or any other document (in terms of the draft prepared by the Vendors) recording the termination and cancellation of this Agreement. It is agreed and clarified that other than the aforesaid refund amount and pre-

estimated liquidated damages to be paid, the Vendors shall not be liable to make payment of any further or other damages, compensation amounts, or liabilities to the Purchaser and shall not be liable to refund any of the Taxes/duties that may have been paid by the Purchaser.

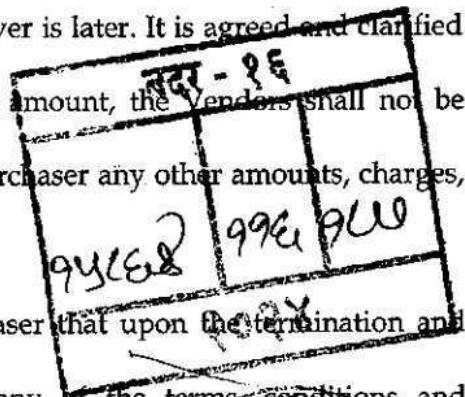
13.3. If the Purchaser commits an Event of Default, the Vendors shall be fully and freely entitled, in their discretion, and without prejudice to all their rights and remedies herein and under Applicable Law (including to seek specific performance of this Agreement against the Purchaser), to deliver to the Purchaser, fifteen (15) Day prior notice in writing and/or otherwise of their intention to terminate and cancel this Agreement and if the Purchaser fails, refuses and neglects to remedy or rectify such Event of Default, to the satisfaction of the Vendors, by the expiry of the aforesaid notice period of fifteen (15) Days, then this Agreement and any writings that may have been executed in pursuance hereof shall automatically and forthwith stand cancelled and terminated without any further act, deed, matter or thing being required to be done, executed and performed, by the Parties. On and after such termination the Liquidated Damages @ 10% of the Consideration Value and the



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brokerage/commission paid to estate agent/s in relation to the allotment/sale of the Flat and/or Parking, shall be deducted and appropriated by the Vendors from and out of the Consideration Value paid by the Purchaser and received and realised by the Vendors and the net balance amount thereof shall be paid to the Purchaser (or at the sole option of the Vendors to the bank/financial institution from whom the Purchaser has availed of a housing loan in terms of this Agreement) by the Vendors only after the execution and registration of the Deed of Cancellation (in terms of a draft prepared by the Vendors) recording the termination and cancellation of this Agreement. The aforesaid net balance amount, if any shall be returned to the Purchaser by the Vendors within (30) thirty days of the said Premises being re-sold by the Vendors and as and when the consideration thereof is received by them or within a period of one (1) year from the date of such termination, whichever is later. It is agreed and clarified that other than the aforesaid net balance amount, the Vendors shall not be liable to bear, pay and discharge to the Purchaser any other amounts, charges, liabilities, compensation, damages, etc.



13.4. It is agreed and confirmed by the Purchaser that upon the termination and cancellation of this Agreement, under any of the terms, conditions and provisions of the Agreement, including under Article (13.2) or (13.3) the following shall forthwith apply and bind the Purchaser, that is:

a) the Purchaser shall cease to have any right, title, interest, claim, or demand in or to the Flat or any part thereof and the Parking, under this Agreement and the Vendors shall be fully and freely entitled, without any objection, or

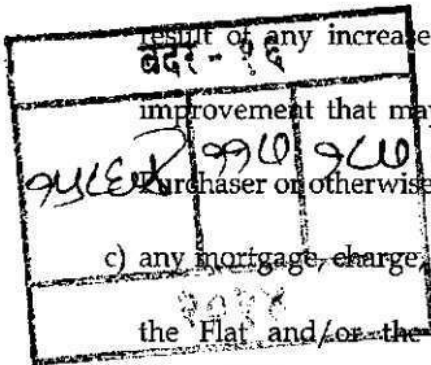


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obstruction, to allot and sell, deal with and/or otherwise encumber, alienate or dispose of the same, in such manner, for such consideration and on such terms and conditions as the Vendors deem fit, in their discretion;

b) the Purchaser shall not be entitled to make or raise any claim in respect of the appreciation in value or price of the Flat and/or right in the Parking as a



result of any increase in market price or as a result of any accretion or improvement that may have been made or installed at the request of the Purchaser or otherwise arising howsoever; and

c) any mortgage, charge, lien or security interest created by the Purchaser over the Flat and/or the Purchaser's interest under this Agreement, shall

automatically stand terminated, cancelled, released and discharged, without any act, deed, matter or thing required to be done, executed or performed and the Purchaser shall keep the Indemnified Parties, indemnified in respect thereof.



ARTICLE 14 - INSURANCE

The Purchaser hereby agrees and undertakes to bear and pay the cost of insurances, that may be required to be paid to third party insurance companies (including premium for the same) in respect of insurance cover that the Vendors may obtain for the Common Areas & Amenities or other facilities of the Whole Project. The Vendors may at their sole discretion obtain such insurance in respect of such items to such extent as they deem fit, against risks including third party liability, acts of God, etc., but not in respect of any articles, chattels, goods, or personal effects in/of the Premises, all of which

shall be suitably insured by the purchasers at his/her/its own cost and liability. The cost of the insurances to be obtained by the Vendors shall be recovered from the Purchaser as a part of the Other Charges & Deposits.

ARTICLE 15 - INDEMNITY

Apart from the various indemnities given by the Purchaser herein, the Purchaser hereby agrees and undertakes to indemnify and keep indemnified and saved harmless at all times, the Indemnified Parties and their estates and effects, against all loss or damage) and/or any suits, actions, proceedings or notices that they or any of them, may sustain and suffer, and all costs, charges and expenses that they or any of them, may incur by reason or as a result of :
(a) any failure, breach, default, non-observance, or non-performance, or non-compliance by the Purchaser of any of the terms, conditions and provisions of this Agreement and/or (b) any accident or injury caused to, or suffered by the Purchaser, or his/her/it's family members, guests, servants, agents, representative/s, and any person/s residing in, or occupying, or entering upon the Project B/the Whole Project, including any persons visiting the Purchaser or his/her/ it's family, guests or visitors or staff and all persons claiming through or under them or any of them.

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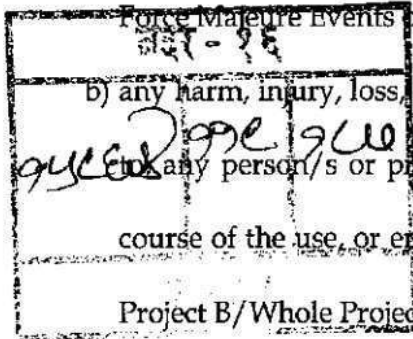
ARTICLE 16 - NO LIABILITY

16.1. Neither the Vendors/Owners, nor any Vendors' Affiliates, nor the PMC, nor any of their respective directors, officers, employees, agents, or contractors, shall be liable to the Purchaser and/or any persons claiming through or under the Purchaser, or otherwise, for and/or in respect of :

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a) any harm, injury, loss or damage to any person/s, or property caused by, or through, or in any way associated with, a failure, malfunction, explosion or suspension of electricity, telephone, gas, water, drainage, or sewerage, supply or connections to the Project B/Whole Project/other development in the Layout or any part thereof and whether or not the same is caused by any Force Majeure Events or otherwise however;



b) any harm, injury, loss, damage or inconvenience suffered by, and/or caused to any person/s or property, due to, or related to, or caused by, or in the course of the use, or entry into the Flat, and/or the access to any part of the Project B/Whole Project/other portion of the Layout; and

c) for the security, safekeeping and insurance of the Project B/Whole Project, or any part thereof and of any person/s therein, and/or of the contents and possessions thereof.

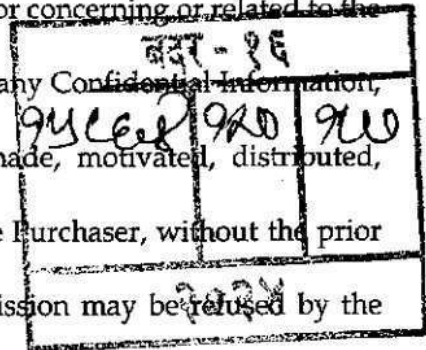
ARTICLE 17 - CONFIDENTIALITY

17.1. The Purchaser shall during the subsistence of this Agreement and at all times thereafter, keep strictly confidential all Confidential Information and shall not, without the prior written permission of the Vendors, which may be granted or refused in the Vendors' discretion, disclose or divulge, directly or indirectly to any third party, except to the Purchaser's advisors and officers (subject always to similar duties of confidentiality), any Confidential Information, except where any Confidential Information:

a) is required by Applicable Law to be disclosed;

- b) is required to be disclosed by any Governmental Authority with relevant powers to which the Purchaser is subject or submits;
- c) is or shall (otherwise than by breach or default of this Agreement) be in the public domain;
- d) is required in connection with any financing which the Purchaser may require or has already obtained in terms and in accordance with this Agreement.

17.2. Without prejudice to the generality of the foregoing provisions, the Purchaser agrees and undertakes that no press releases, statements, interviews, publicity, advertisement, notices, disclosures, and/or any other publicity, whether in print or digital media (including social media) of or concerning or related to the Agreement for allotment and sale herein and/or any Confidential Information, shall be directly or indirectly issued, given, made, motivated, distributed, generated or disseminated, in any manner by the Purchaser, without the prior written permission of the Vendors, which permission may be refused by the Vendors, in its discretion.



ARTICLE 18 - INTELLECTUAL PROPERTY

18.1. The Purchaser acknowledges that all Intellectual Property is and shall always be exclusively owned and held by the Vendors/Owners alone and that the Purchaser shall never have any right, title, interest or license in respect thereof;

18.2. The Purchaser shall not reproduce/replicate/publish or use in any manner howsoever, whether for commercial purposes, personal reasons, or otherwise, any Intellectual Property and/or any Plans, approvals, Informative Materials



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and/or any such materials which may be created or intended/proposed to be created or marketed by the Vendors and disclosed to the Purchaser prior to or during the subsistence of the Agreement;

18.3. The Purchaser shall immediately bring to the notice of the Vendors any improper or wrongful use or any unauthorised replication/reproduction of Intellectual Property, by any persons or parties, which has come to his/her/it's

knowledge.
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ARTICLE 19. CHARGE/LIEN/RIGHT

19.1. Without prejudice and in addition to all its other rights and remedies under this Agreement and the position that the said Premises are and continue to be, exclusively owned and held by the Vendors and are merely agreed to be allotted and sold herein until the entire Aggregate Payments are made, the Vendors shall always be and be deemed to have first, overriding and paramount charge and lien over the Flat and the Parking in respect of all outstanding and unpaid Aggregate Payments payable by the Purchaser to the Vendors.

19.2. Nothing contained in this Agreement is intended to be and/or shall be construed as a grant, transfer, demise or assignment in law of any part of the said Portion B, and/or the Common Areas & Amenities and/or Limited Common Areas & Amenities to the Purchaser. So far as the Purchaser's right, interest and benefits are concerned, the nature and scope of this Agreement is limited to an agreement for allotment and sale of the Flat and rights to the Parking as an amenity to the Flat, strictly upon and subject to the terms,

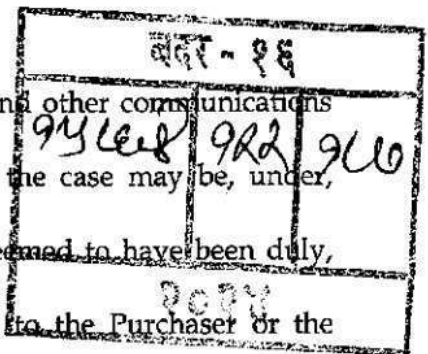
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conditions and provisions herein and there shall be no right, entitlement or interest of any nature whatsoever including easement, etc. in all or any of the past, present or future developments of the respective owners/developers of various portions of the lands forming part of the Layout and/or the plans, layout plans, approvals, etc. in respect thereof, implemented, being implemented, or to be implemented by them and/or their nominees/assignees. The Purchaser shall not have any claim against and upon the properties of the Vendors/Owners, save and except, in respect of the Flat hereby agreed to be allotted and sold, and the benefit of the use of the Parking as an amenity thereto, subject to terms and conditions of this Agreement.

ARTICLE 20 - NOTICES

All notices, intimations, demands, correspondence and other communications to be served on the Purchaser or the Vendors, as the case may be, under, and/or in pursuance of this Agreement, shall be deemed to have been duly, effectively and sufficiently delivered, if dispatched to the Purchaser or the Vendors by Registered Post A.D. or by hand delivery, to the postal address as recorded in this Agreement (unless any change of the same is confirmed by the Parties in writing) or by email or otherwise as specified in this Agreement.



ARTICLE 21 - WAIVER

21.1. Neither this Agreement, nor any term or provision hereof, shall be changed, waived, discharged or amended orally, except that any term of this Agreement may be amended and the observance of any such term may be waived (either

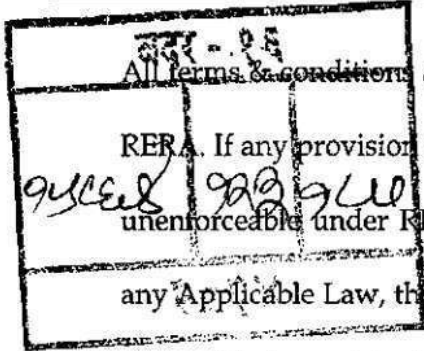
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generally or in a particular instance and either retroactively or prospectively) by the Parties in writing.

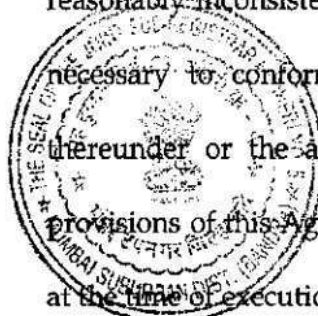
21.2. Neither the failure to exercise, nor any delay in exercising, any right, power, privilege or remedy by a Party under this Agreement, shall in any way impair or affect the exercise thereof by such Party or operate as a waiver thereof by the other Party in whole or in part.

ARTICLE 22 - SEVERABILITY



All terms & conditions as contained herein shall be subject to the provisions of RERA. If any provision of this Agreement, shall be determined to be invalid or unenforceable under RERA or the Rules and regulations made thereunder or any Applicable Law, the same shall be deemed amended or deleted in so far as

reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to the RERA Act or Rules and Regulations made thereunder or the applicable law, as the case may be and the remaining provisions of this Agreement shall remain valid and enforceable, as applicable at the time of execution of this Agreement.



ARTICLE 23 - ENTIRE AGREEMENT

Unless otherwise specifically stated to the contrary herein, this Agreement, along with its recitals, schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, booking form, letter of acceptance, allotment letter, correspondences, arrangements, emails, communications, negotiations, Informative Materials, etc. (whether oral or

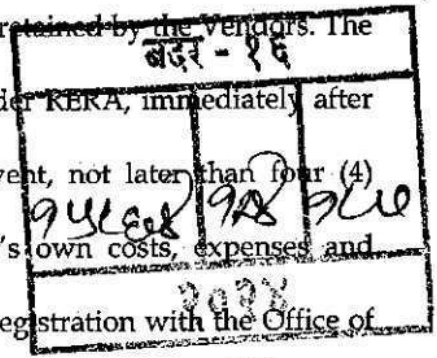
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written), issued and/or executed and/or exchanged between the Parties, and/or their respective agents, representatives and officers, in regard to the said Premises/Project B, as the case may be, none of which shall be referred to and/or relied upon by the Purchaser. This Agreement can only be amended through written consent of the Parties.

ARTICLE 24 - REGISTRATION

This Agreement has been executed in duplicate and it is admitted and accepted by the Parties hereto that both are original. One original Agreement franked with the full stamp duty payable in accordance with the Bombay Stamp Act, 1956 shall be retained by the Purchaser and the other original Agreement franked with the stamp duty of Rs. 100/- shall be retained by the Vendors. The Vendors and the Purchaser shall, as required under KERA, immediately after the execution of this Agreement, but in any event, not later than four (4) months from the date hereof, at the Purchaser's own costs, expenses and initiation, present and lodge this Agreement for registration with the Office of the Sub-Registrar/Joint Sub-Registrar of Assurances at Mumbai/Bandra and admit execution hereof. If the Purchaser fails or neglects to present and lodge this Agreement for registration and/or admit execution thereof, for any reason whatsoever, the Vendors will not be liable or responsible for the non-registration of this Agreement and for the consequences arising therefrom, nor shall the Vendors be liable to pay any penalty for their late attendance to complete the registration formalities and the Purchaser shall keep the Vendors indemnified and harmless against the consequences thereof;



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ARTICLE 25 - BINDING EFFECT

25.1. It is agreed that forwarding unsigned copy of this Agreement to the Purchaser by the Vendors does not create a binding obligation on the part of the Vendors or the Purchaser until, firstly, the Purchaser executes and delivers this Agreement with all the annexures including the schedule of payment as set out in Annexure K hereto within 15 days from the date of receipt of the same

by the Purchaser and secondly, appears for registration of the same before the Office of the Sub-Registrar/Joint Sub-Registrar of Assurances concerned.

25.2. If the Purchaser fails to execute and deliver to the Vendors this Agreement after paying appropriate stamp duty thereon within fifteen (15) Days from the date of its receipt by the Purchaser and/or fails to appear before the Sub-Registrar

for its registration as and when intimated by the Vendors, then the Vendors shall, at their discretion, be entitled to serve a notice to the Purchaser for rectifying the default which if not rectified within fifteen (15) Days from the date of its receipt by the Purchaser, application of the Purchaser shall be treated as cancelled and all sums deposited by the Purchaser in connection therewith, after deducting the Liquidated Damages, shall be refunded to the Purchaser within thirty (30) Days from the cancellation of allotment without any Interest or compensation whatsoever. Without prejudice to the aforesaid, the Purchaser hereby indemnifies and keeps indemnified and saved harmless at all times, the Vendors herein for all payments made by him/her/it to the Vendors, before execution and registration of this Agreement as also against defaults, if any caused due to the same or otherwise under any Applicable Law.

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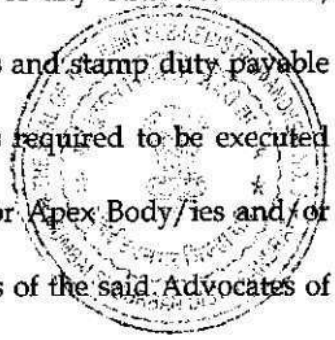
25.3. it is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder shall equally be applicable to, binding on and enforceable against any subsequent purchasers of the said Flat and/or Parking, in case of a transfer, as the said obligations go along with the said Flat and/or Parking for all intents and purposes.

ARTICLE 26 - COSTS

26.1. All costs, charges and expenses, including stamp duty and registration charges payable upon and in respect of this Agreement shall be borne and paid solely by the Purchaser apart from the proportionate legal charges for preparation of this Agreement.

26.2. The Advocates for the Vendors shall prepare, engross and approve all documents which are to be or may be executed in pursuance of this Agreement. All costs, charges and expenses in connection with the formation of the Entity and/or Apex Body/ies to be formed, as well as the costs of preparing, engrossing, stamping and registering all the deeds or any other assurances, documents including and/or the registration charges and stamp duty payable on this Agreement and/or on any other documents required to be executed between the Vendors/Owners and the Entity and/or Apex Body/ies and/or the Purchaser, as well as the entire professional costs of the said Advocates of the Vendors/Owners in respect of all the work done by them in all the aforesaid matters shall be borne and paid proportionately by the Purchaser

engross and approve	
9/16/23	9/16/23



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and/or the Entity and/or Apex Body/ies or proportionately by all their members/constituents.

26.3. The proportionate share as determined by the Vendors/ Owners of such costs, charges and expenses payable by the Purchaser shall be paid by him/her/it immediately on demand and the Vendors/Owners shall not contribute any sum towards such expenses. It is agreed and understood by the Purchaser that whatever payments are made by the Vendors or to be further paid by them in connection with or incidental to this Agreement shall be reimbursed by the

Purchaser to the Vendors, on demand.

26.4. Whenever in this Agreement it is stipulated that the Purchaser has to make any payment in common with other purchaser(s) in the Project B, Whole Project or buildings on the said Sub-Plot A/Entire Land/Layout, the same shall be in proportion which the Built-Up area of the Flat including balconies /deck areas, if any, bears to the total Built-Up area of all the Flats including balconies/deck areas, if any, in the Project B or Whole Project or buildings on the Sub-Plot Layout as the case may be.

ARTICLE 27 - LAWS & JURISDICTION

This Agreement and the rights and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with Applicable Law being the laws of India for the time being in force and Courts at Mumbai shall have exclusive jurisdiction.

ARTICLE 28 - DISPUTE RESOLUTION

In the event, if any disputes, differences of opinion, controversies or question arises between the Parties hereto or the persons claiming through the Parties herein, in respect of this Agreement or the subject matter or interpretation of the clauses hereof or as to the rights, liabilities and obligations of the Parties herein, then any Party may deliver to the other Party a notice of dispute in writing, adequately identifying and providing details of the dispute (referred to as the "Notice of Dispute"). The authorized representatives of the Parties shall co-operate and negotiate in good faith and attempt to amicably resolve the dispute and only upon failure to resolve the dispute amicably, such dispute or difference shall be referred to the Sole Arbitrator as per the Arbitration & Conciliation Act, 1996 or any re-enactment thereof. The award of such Arbitration shall be final and binding on the Parties hereto. The Arbitration shall take place in Mumbai, Maharashtra and shall be conducted in the English language.

६६१ - १६	
१५६०२२६१५५	१५५
१५५४	

ARTICLE 29 - SURVIVAL

This Article (29), Article (13) (Termination), Article (20) (Notices), Article (27) (Laws and Jurisdiction), Article (28) (Dispute Resolution) and Article (17) (Confidentiality) and all other rights and obligations of the Parties that are held after, and/or are required to be observed and performed upon and after the termination of this Agreement, shall survive the termination of this Agreement, and the Parties shall continue to respectively hold such rights and be bound, liable and obliged to comply with their obligations in respect thereof.

ARTICLE 30 - GENERAL

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The Parties respectively state that they are respectively assessed to Income Tax and their respective Permanent Account Numbers are as under:

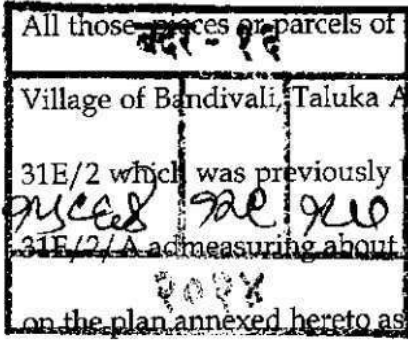
Vendor - Sukoon Developers Pvt. Ltd. : AAICS2460H

Purchaser/s - Mr. ZEESHAN ABDUL KARIM SHAIKH : BFFPS6238M

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

(The Entire Land)

All those pieces or parcels of land or ground situate, lying and being in the Revenue Village of Bandivali, Taluka Andheri, Mumbai Suburban District bearing C.T.S. No. 31E/2 which was previously bearing CTS No. 60 (pt.) and is now bearing C.T.S. No. 31E/2/A admeasuring about 23,874.40 sq. mtrs. shown in Red colour boundary line on the plan annexed hereto as Annexure A.



THE SECOND SCHEDULE ABOVE REFERRED TO:

(The said Portion B)

Portion of the said Land admeasuring about 480 sq. mtrs. which is shown in Green colour wash on the said Plan and on which the said Project B is being developed by the Vendor.



THE THIRD SCHEDULE ABOVE REFERRED TO:

(The said Premises)

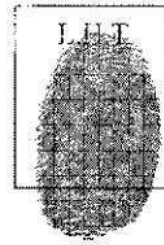
The Flat bearing No. 1401 having Carpet Area of about 736.90 square feets (approx.) i.e. 68.46 square meters Carpet Area on the 14th floor of the said Wing B of the said Building shown hatched in Red colour lines on the plan annexed hereto as Annexure G, alongwith right to use a Single Covered Four wheeler light motor vehicle parking space to be provided in Mechanical Parking System/Tower, shown in Red colour boundary line on the plan annexed hereto as Annexure H.

[Handwritten signature]

[Handwritten signature]

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

SIGNED AND DELIVERED)
by the withinnamed Vendors)
SUKOON DEVELOPERS PVT. LTD.)
through it's Director, Mr. Mohammed)
Yusuf Abdul Sattar Momin)

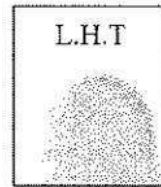


M.Y.

in the presence of

- 1. W.D. Vincent
- 2. [Signature]

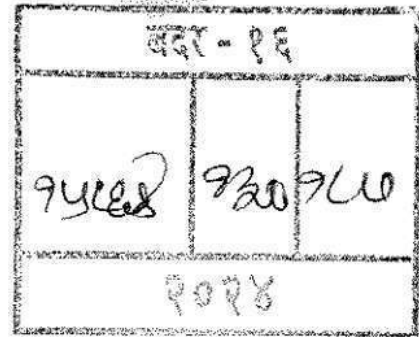
SIGNED AND DELIVERED)
by the withinnamed Purchaser)
Mr. ZEESHAN ABDUL KARIM)
SHAIKH)



Z. Karim

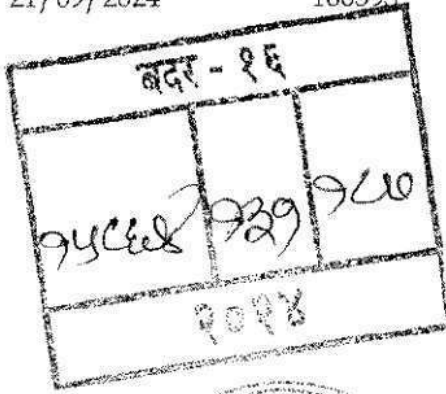
in the presence of

- 1. W.D. Vincent
- 2. [Signature]



RECEIVED the day and year first hereinabove written of and from the withinnamed Purchaser the sum of Rs. 7,86,786 (Rupees Seven Lakhs Eighty Six Thousand Seven Hundred Eighty Six only) being the amount advanced / Booking Amount / earnest money deposit paid by him/her in Cash / by Cheque drawn in favour of Vendors as under:

DATE	CHQ. NO.	BANK & BRANCH	AMOUNT (Rs.)
21/09/2024	188393	Axis Bank Andheri (W) Br.	7,86,786 /-

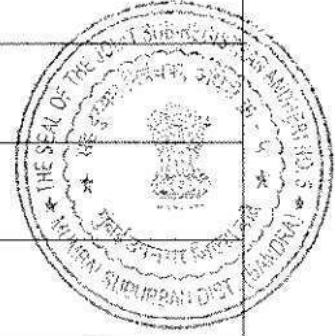
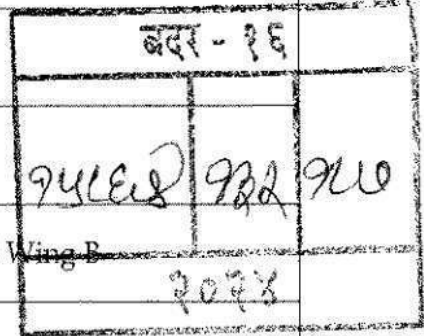


WE SAY RECEIVED

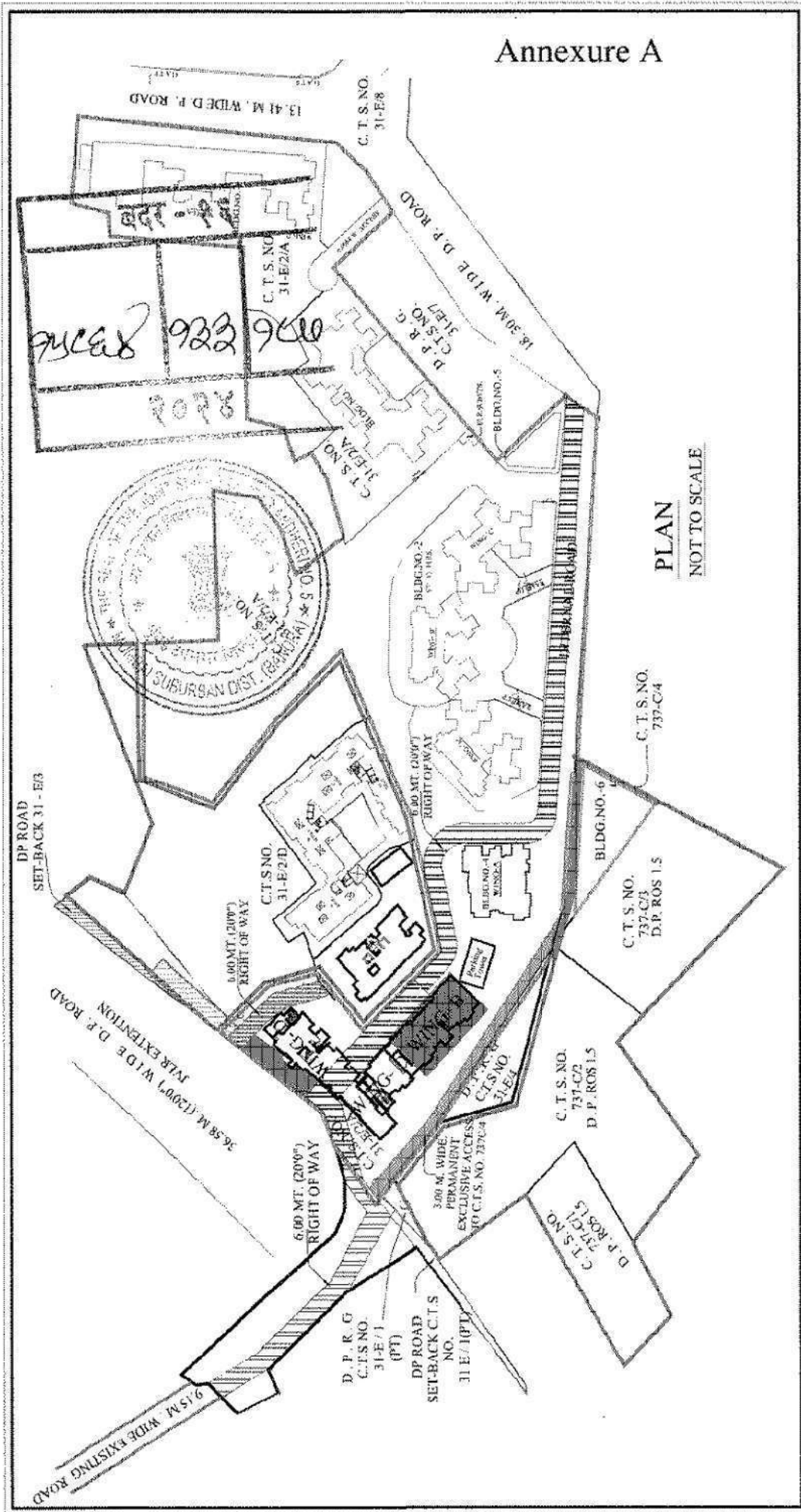
Authorized Signatory
Vendors

LIST OF ANNEXURES

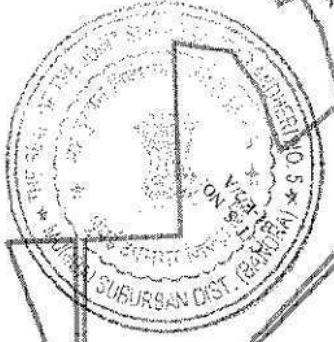
Annexure	Particulars
A	Plan of the Entire Land
B - Colly	RERA Certificate & Extension Certificates
C	I.O.D Letter/s
D	Commencement Certificate
D-1 (Colly)	Occupation Certificates of the said Wing B
E	Title Report cum Certificate
F	Property Registration Card
G	Layout plan of the Flat
H	Parking Plan
I	Flat Amenities
J	Common Areas & Amenities and Limited Common Areas & Amenities
K	Schedule of Payment



Annexure A



PLAN
NOT TO SCALE





Annexure "B-Colly"

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

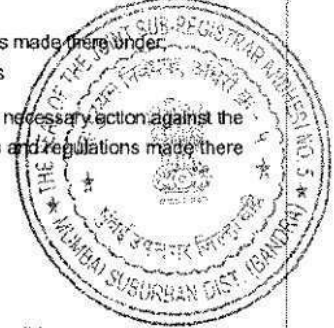
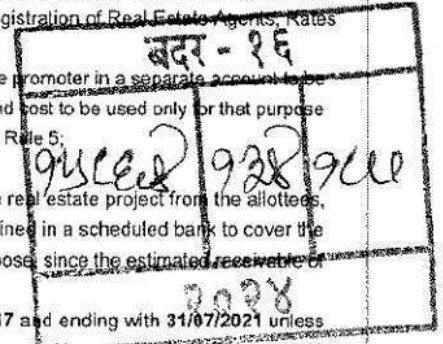
FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P5180009546

Project: Woods Platina Wing B- Ebony Tower, Plot Bearing / CTS / Survey / Final Plat No.:31E/2/A Part of village bandivali at Andheri, Andheri, Mumbai Suburban, 400102;

1. **Sukoon Developers Pvt Ltd** having its registered office / principal place of business at **Tehsil: Andheri, District: Mumbai Suburban, Pin: 400102.**
2. This registration is granted subject to the following conditions, namely:-
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - o The Registration shall be valid for a period commencing from **22/08/2017** and ending with **31/07/2021** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
 - o That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Pramanend Prabhu
(Secretary, MahaRERA)
Date:22-08-2017 13:25:53

Dated: 22/08/2017
Place: Mumbai

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



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800009546

Project: WOODS PLATINA Wing B- Ebony Tower Plot Bearing / CTS / Survey / Final Plot No.: 31E/2/A Part of village bandivali, Andheri, Andheri, Mumbai Suburban, 400102;

Sulcon Developers Pvt Ltd having its registered office / principal place of business at Tehsil: **Andheri**, District: **Mumbai Suburban**, Pin: **400102**.

2. This registration is granted subject to the following conditions, namely:-

The promoter shall enter into an agreement for sale with the allottees;

The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;

The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

The Registration shall be valid for a period commencing from **22/08/2017** and ending with **31/01/2022** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6

- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid

Digitally Signed by

Dr. Vasant Premanand Prabhu

(Secretary, MahaRERA)

Date: 16-06-2020 09:21:39

Dated: 18/05/2020

Place: Mumbai

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



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800009546

Project: **WOODS PLATINA Wing B- Ebony Tower** , Plot Bearing / CTS / Survey / Final Plot No.: **31E/2/A Part of village bandivali at Andheri, Andheri, Mumbai Suburban, 400102.**

1. **Sukoon Developers Pvt Ltd** having its registered office / principal place of business at Tehsil: **Andheri, District: Mumbai Suburban, Pin: 400102.**
2. This registration is granted subject to the following conditions, namely:-
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5,
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - o The Registration shall be valid for a period commencing from **22/06/2017** and ending with **31/07/2022** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under
 - o That the promoter shall take all the pending approvals from the competent authorities.
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:09-09-2021 17:51:15

Dated: **09/09/2021**
Place: **Mumbai**

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



Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: WOODS PLATINA Wing B- Ebony Tower, Plot Bearing / CTS / Survey / Final Plot No.: 31E/2/A Part of village bandivali at Andheri, Andheri, Mumbai Suburban, 400102* registered with the regulatory authority vide project registration certificate bearing No P51800009546 of

Sukoon Developers Pvt Ltd having its registered office / principal place of business at Tehsil: **Andheri**, District: **Mumbai Suburban**, Pin: **400102**

This renewal of registration is granted subject to the following conditions, namely:-

- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The registration shall be valid up to **31/07/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Dated: 12/08/2022

Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vagan Pramanand Prabhu
(Secretary, MahaRERA)

Date: 12/08/2022 16:12:07
Signature and Seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act. to the following project: **Project: WOODS PLATINA Wing B- Ebony Tower, Plot Bearing / CTS / Survey / Final Plot No.: 31E/2/A Part of village bandivali at Andheri, Andheri, Mumbai Suburban, 400102** registered with the regulatory authority vide project registration certificate bearing No P51800009546 of

1. **Sukoon Developers Pvt Ltd** having its registered office / principal place of business at **Tehsil: Andheri, District: Mumbai Suburban, Pin: 400102.**

2. This renewal of registration is granted subject to the following conditions, namely:-

◦ The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;

◦ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose, as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

◦ The registration shall be valid up to **31/07/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.

◦ The promoter shall comply with the provisions of the Act and the rules and regulations made there under;

◦ That the promoter shall take all the pending approvals from the competent authorities

◦ If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



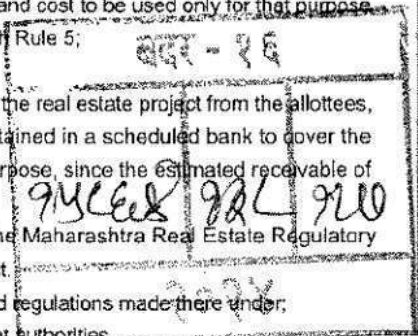
Dated: 03/01/2024

Place: Mumbai

Signature valid



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



Form 346
88

in replying please quote No.
and date of this letter.

Ex. No. 100/2006 [V.B.]
15 and 16 - wards
Municipal Office, B. N. Patkar Marg,
Bandra (West), Mumbai-400 050.

<p>Notice of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.</p>		
<p>9200</p>	<p>9200</p>	<p>9200</p>
<p>No. E.B. / CE/8842/WS/AK/BS/A</p>		
<p>MEMORANDUM 9028</p>		

of 200 - 200

16 OCT 2006

Municipal Office.

Mumbai.....200

Owner : Mohammed Yusuf A. F. Momin & Mrs. Hasmat Sadiq
Momin

With reference to your Notice letter No. 337 dated 06/5/2006 and delivered on

206 Proposed Bldg. No. 4 on plot bearing CTS No. 31/E2 of Village Bandivali, Jogeshwari (West), Mumbai

details of your buildings at Bandivali, Jogeshwari (West), Mumbai furnished to me under your letter, dated 200. I have to inform you that I cannot approval of the building or work proposed to be erected or executed; and I therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons:

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

- 1) That the commencement certificate under section 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 as per D.C. Regulation No.38(7) before starting the work.
- 3) That the low lying plot will not be filled upto a reduced level of atleast 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be leveled, rolled and consolidated and sloped towards road side, before starting the work.
- 4) That the specifications for layout / D.P. / or access roads / development of setback land will not be obtained from E.E.R.C.(W.S.) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D. from E.E.R.C.(W.S.) / E.E.S.W.D. of W.S. 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.

() 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 15th day of OCT. 2007, but not so as to contravance any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time In force.

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

Executive Engineer, Building Proposals,
Zone, K. West Wards.

SPECIAL INSTRUCTIONS

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

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

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

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

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

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

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

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

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

(6) Proposed date of commencement of work should be communicated as per requirements of Section 47(1)(aa) of the Bombay Municipal Corporation Act.

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

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

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

- 6) That the structural design and calculations for the proposed work and for existing building showing adequacy thereof to take up the additional load will not be submitted before C.C.
- 7) That the regular / sanctioned / proposed lines and reservations, C.R.Z. marking will not be got demarcated at site through A.E.[Survey] / E.E. [T&C] / E.E.[D.P.] / D.I.L.R. before applying for C.C.
- 8) That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout will not be submitted before 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 Asst. Commissioner [K/West] that the ownership of the setback land will not be transferred in the name of M.C.G.M. before demolition of existing building.

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 existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.

12) That the requirements of N.O.C. of (i) Reliance Energy, (ii) S.G. (iii) P.C.O., (iv) A.A. & C. K/West, (v) S.P. (vi) S.W.D., (vii) M.T.N.L., (viii) H.E. will not be obtained and the requisitions if any will not be complied with before occupation certificate / B.C.C.

13) That the conditions mentioned in the release letter of E.E.D.P. under relocation and Release letter No. _____ dated _____ will not be complied with.

14) That the qualified/registered site supervisor through architect/structural Engineer will not be appointed before applying for C.C.

15) That the true copy of the sanctioned layout/sub-division/amalgamation approved under the terms and conditions thereof will not be submitted before C.C. and compliance thereof will not be done before submission of B.C.C.

16) That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.

17) That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible FSI shall not be submitted before asking for C.C.

18) That the requisite premium as intimated will not be paid before applying for C.C.

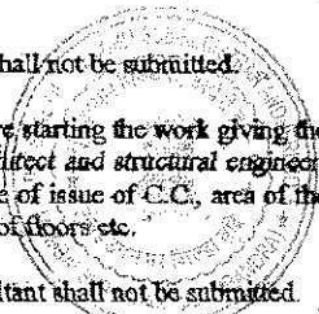
19) That the registered undertaking shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.

20) That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by the Insecticide Officer for inspection of water tanks by providing safe but stable ladder, etc. and requirements as communicated by the Insecticide Office shall not be complied with.

21) That the Phase programme will not be got approved before asking for C.C.

- 22) That the Janata Insurance Policy or policy to cover the compensation claims arising out of workman's compensation Act 1923 will not be taken out before starting the work and also will not be renewed during the construction work.
- 23) That the N.O.C. from Superintendent of Garden for tree authority shall not be submitted.
- 24) That the soil investigation will not be done and report thereof will not be submitted with structural design.
- 25) That the building will not be designed with the requirements of all relevant IS codes including IS code 1893 for earthquake design while granting occupation certificate from Structural Engineer to that effect will be insisted.
- 26) That no main beam in R.C.C. framed structure shall not be less than 230 mm wide. The size of the columns shall also not be governed as per the applicable IS. Codes.
- 27) That all the cantilevers [projections] shall not be designed for five times the load as per I.S. code 1993-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
- 28) That the R.C.C. framed structures, the external walls shall be less than 230 mm, if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.
- 29) That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.
- 30) That the phasewise programme for removal of the debris shall not be submitted and got approved.
- 31) That the registered undertaking for not misusing the plot and area claimed free of F.S.I. will not be submitted.
- 32) That the registered undertaking for water proofing of terrace and Nani traps shall not be submitted.
- 33) That the Indemnity Bond for compliance of L.O.D. conditions shall not be submitted.
- 34) That the owner/developer shall not display a board at site before starting the work giving the details such as name and address of the owner/developer, architect and structural engineer, approval no. and date of the layout and building proposal, date of issue of C.C., area of the plot, permissible built up area, built up area approved, number of floors etc.
- 35) That the design for Rain Water Harvesting System from Consultant shall not be submitted.

9/11/20	9/11/20	9/11/20
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B. CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C.

1. That the notice in the form of appendix XVII of D.C.R. shall not be submitted on completion of plinth.
2. That N.O.C. from Civil Aviation department will not be obtained for the proposed height of the building.

3. That the requirement of N.O.C. from C.A., U.L.C. & R. Act will not be complied with before starting the work above plinth level.
4. 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.
5. That the N.O.C. from A.A. & C. [K/West] shall not be submitted.
6. That the plinth stability certificate from R.C.C. consultant shall not be submitted.
7. That the work-start notice shall not be submitted.

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

- 1) That the conditions mentioned in the clearance under No. _____ dated _____ obtained from Competent Authority under U.L.(C.& R.) Act, 1976 will not be complied with. *Handwritten: p/ceel, u*
- 2) That some of drains will not be laid internally with C.I. pipes.
- 3) That the dust bin will not be provided as per C.E.'s circular No. CE/9297/II dated 26.6.1978.
- 4) That the surface drainage arrangement will not be made in consultation with E.E.(S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.
- 5) That the 10' wide paved pathway upto staircase will not be provided.
- 6) That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuild upon, and will not be leveled and developed before requesting to grant permission to occupy the bldg. or submitting the B.C.C. whichever is earlier.
- 7) That the name plate/board showing plot no., name of the bldg. etc. shall not be displayed at a prominent place before O.C.C./B.C.C.
- 8) That the carriage entrance will not be provided before starting the work.
- 9) That the parking spaces will not be provided as per D.C.R. No.36.
- 10) That B.C.C. will not be obtained and IOD and debris deposit etc. will not be claimed for refund within a period of six years from the date of occupation.
- 11) That every part of the building constructed and more particularly overhead water tank will not be provided with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
- 12) That the owner/developer will not hand over the possession to the prospective buyer before obtaining occupation permission.
- 13) That the letter box of appropriate size shall not be provided for all the tenements at the ground floor.
- 14) That the infrastructural works such as construction of hand-holes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, room/space for telecom installations etc. required for providing telecom services shall not be provided.

- 15) That the regulation No.45 and 46 of D.C. Reg. 1991 shall not be complied with.
- 16) That the necessary arrangement of borewell shall not be made/provided and necessary certificate to that effect from the competent authority shall not be obtained before C.C.
- 17) That the 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 1000 Sq.Mts.
- 18) That the requisition from fire safety point of view as per D.C.R.91 shall not be complied with.
- 19) That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field; as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.
- 20) That the Drainage Completion Certificate shall not be submitted.
- 21) That the Lift Inspector's completion certificate shall not be submitted.
- 22) That the structural stability certificate shall not be submitted.
- 23) That the Site Supervisor's completion certificate shall not be submitted.
- 24) That the smoke test certificate shall not be submitted.
- 25) That the water proofing certificate shall not be submitted.
- 26) That the final completion certificate from C.F.O. shall not be submitted.
- 27) That the formal order from U.L.C. shall not be submitted.
- 28) That the N.O.C. from A.A. & C. [K/West] shall not be submitted.
- 29) That the completion certificate for Rain Water Harvesting System from Consultant shall not be submitted.
- 30] That the completion certificate for S.W. remarks from E.E.(SWD) shall not be submitted.

बदर - १६		
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D) CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C. :-

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

EX. ENGR. BLDG. PROPOSAL
(W 3) K/EAST WEST WARDS

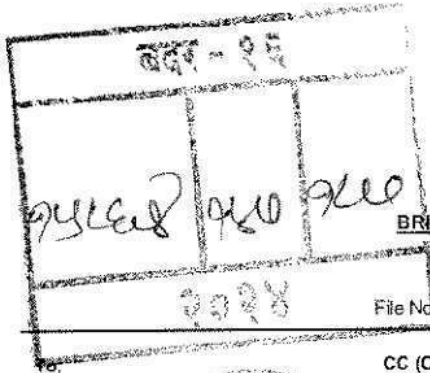
NOTES 16 OCT 2006

- (1) The work should not be started unless objections A are complied with 1-1035
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps, debris, etc. should not be deposited over footpaths or public street by the owner/ architect/ their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above ground 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 and 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 access 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 widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.

- (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 sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.
- (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:-
- Specific plans in respect of evicting or rehusing the existing tenants on hour stating their number and the area in occupation of each.
 - Specifically signed agreement between you and the existing tenants that they are willing to avail of the alternative accommodation in the proposed structure at standard rent.
 - Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or 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 apputenances 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 screw on highly serving the purpose of a lock and the warning pipes of the ribbet pretesset with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfictions each not exceeding 1.5 mm. in diameter. the cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder the upper ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be fixed an its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- (32) (a) Louvres should be provided as required by Bye-law No. 5 (b).
 (b) Lintels or Arches should be provided over Door and Window opening.
 (c) The drains should be laid as require under Section 234-1 (a).
 (d) The inspection chamber should be plastered inside and outside.
- (33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.

COPY TO ARCHITECT OWNER

M. J. J. J.
 Executive Engineer, Building Proposals
 Zones K West Wards.



BRIHANMUMBAI MUNICIPAL CORPORATION

Amended Plan Approval Letter

File No. CE/8842/WS/AK/33714/AMEND dated 01.12.2023

To,
UMESH PRAVINCHANDRA BHATT CC (Owner),
212 SHIVPLAZA SHOPPING MR. MOHAMMED YUSUF MOMIN
CENTRE, KANDIVALI WEST, Ground Floor, A-1 Tower, Hill Park
MUMBAI 400067. Complex, Capt. Samant marg, Near
Adarwal Industrial Estate,
Jogeshwari West-Mumbai-400102

Subject: Proposed building no. 4 on plot sub-plot A on property bearing C.T.S. No. 31-E/2 of Village Bandivali and 737-C/4 of Village Oshiwara, Jogeshwari (W), Mumbai..

Reference: Online submission of plans dated 19.10.2023

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions:

- 1) That the all the condition of this office I.O.D. under even no. dated 16/10/2006 shall be complied with.
- 2) That the N.O.C. of A.A. & C. K/West Ward shall be submitted.
- 3) That the all dues clearance certificate from A.E.W. K/West shall be submitted.
- 4) That the work shall be carried out between 6.00 a.m. to 10.00 p.m. only.
- 5) That the BG submitted as per Hon'ble Supreme court directive shall not be revalidated time to time and same shall not be submitted to this office.
- 6) The construction and Demolition waste shall be handled and transported to the designated unloading as SWM NOC and comply with all conditions mention in the said NOC, & as per directives of Hon'ble supreme court order dated 15/03/2018.
- 7) Those adequate safeguards shall be employed in consultation with SWM dept. of MCGM for preventing dispersal of particles through air.
- 8) That the CFo NOC shall be submitted.
- 9) That all the payments shall be made.
- 10) That the Janata Insurance Policy or policy to cover the compensation claims arising out of workman's compensation Act 1923 will not be taken out before starting the work and also will not be renewed during the construction work.
- 11) That the C.C. shall be got endorsed as per the amended plan.
- 12) That the handing over of PG reservations shall be handed over in the name of BMC .
- 13) That the any payments to be recovered as per audit received from revenue department shall be paid.
- 14) That guideline as per circular CHE/DP/214/Gen dated 15.09.2023 and MGC/F/1102 dt 25.10.2023 regarding measures to be taken to control the environmental pollution due to building construction activities shall be strictly complied.

✓ Digitally signed by RAJENDRA MLAL PAGAR
Date: 01 Dec 2023 17:37:21
Organization: Bhandumbari Municipal Corporation
Designation: Executive Engineer

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai
Executive Engineer, Building Proposal
Western Suburb I

Copy to:

- 1) Assistant Commissioner, K/W Ward
 - 2) A.E.W.W., K/W Ward
 - 3) D.O. K/W Ward
- Forwarded for information please.

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BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CE/8842/WS/AK/FCC/4/Amend

COMMENCEMENT CERTIFICATE



To,

MR. MOHAMMED YUSUF MOMIN

Ground Floor, A-1 Tower Hill Park Complex,
Capt. Samant Marg, Near Agarwal Industrial Estate,
Jogeshwari West-Mumbai-400102

Sir,

With reference to your application No. CE/8842/WS/AK/FCC/4/Amend Dated. 31 Jan 2018 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 31 Jan 2018 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S.No. 31-E/2, 737-C/4 Division / Village / Town Planning Scheme No. BANDIVALI-KW situated at Captain samant marg Road / Street in K/W Ward Ward .

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

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

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

This CC is valid upto 3/4/2008

बदर - १६		
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१०१४		

Issue On : 04 Apr 2007 Valid Upto : 03 Apr 2008

Application Number :

Remark :

This Commencement certificate is for carrying out the work upto/ stilt 8.6 mtr. as per approved plan dated 16.10.2006.



Issue On : 06 Oct 2007 Valid Upto : 03 Apr 2008

Application Number :

Remark :

Further C.C. is now Re-endorsement of C.C. upto top of basement/stilt as per approved plan dated 16.08.2007.

Approved By

Issue On : 23 Nov 2007 Valid Upto : 03 Apr 2008

Application Number :

Remark :

Further C.C. is now extended upto top of 6th floor i.e. ht.= 23.85 mtr. of Wing 'A' as per approved plan dated 16.08.2007.

Approved By

Issue On : 19 Mar 2008

Valid Upto : 03 Apr 2008

Application Number :

Remark :

Further C.C. is now extended upto top of 9th floor i.e. upto 31.70 mt. ht. Wing-A as per amended plan dtd. 15.03.2008.		
93458	9349	9210
Issue On : 12 Sep 2008		

Valid Upto : 03 Apr 2009

Approved By

Application Number

Remark

Further C.C. is now extended upto of 12 th floor (i.e. height 38.00 mtrs) as per amended plan approved on 18.08.2008.



Approved By

Issue On : 26 Nov 2008

Valid Upto : 03 Apr 2009

Application Number :

Remark :

Further C.C. is now extended upto top of 18th floor (ie. Height 55.40 mtr.) as per amended plan approved on 18.08.2008.

Approved By

Issue On : 13 Feb 2009

Valid Upto : 03 Apr 2009

Application Number :

Remark :

Further C.C. is now extended upto top of 22nd floor i.e. height 67 mtrs. as per approved plans dtd 18.08.2008.

Approved By

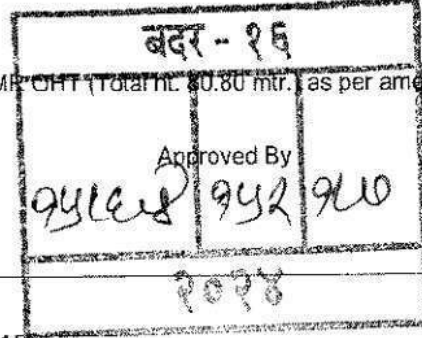
Issue On : 02 Dec 2009

Valid Upto : 03 Apr 2010

Application Number :

Remark :

Further C.C. is now extended upto top of 23rd floor i.e. ht. 69.95 LMR OHT (Total ht. 80.80 mtr.) as per amended plan dtd. 25.08.2009.



Issue On : 21 Apr 2013

Valid Upto : 03 Apr 2015

Application Number :

Remark :

Further C.C. is now re endorse upto podium i.e. 8.40 mts. for Wing -B, C & D as per amended plan dtd 04.04.14.



Issue On : 02 Jun 2015

Valid Upto : 03 Apr 2016


Application Number :

Remark :

Further C.C. is now re endorse C.C. up to top of podium/ upper ground for wing B,C, & D and Full C.C. for wing 'B' up to top of 13th floor i.e. ht. 46.10 mts. + LMR OHT, Wing C- up to top of 1st floor i.e. ht. 11.30 mtr. +LMR OHT & for part completed.
Wing 'D' up to top of 1st floor i.e. ht. 11.30 mtr. by restrict further C.C. flat No. 1 & 2 and restaurant in 'D' Wing &

as per approved plans dtd. 21.04.2014.

Approved By

Issue On : 07 Mar 2018	Valid Upto : 07 Mar 2019
Application Number :	
Remark :	
	

Approved By

Issue On : 11 May 2018 Valid Upto : 10 May 2019

Application Number :

Remark :

Further C.C. of wing 'B' upto top of 20th floor i.e. height 66.55mts.A.G.L. and re-endorsed C.C. of wing 'C& D' upto top of 1st floor i.e. height 11.45 mts. A.G.L. as per last approved plans dtd. 31.03.2018.

Note:- That the Construction and demolition waste shall be handled and transported to the designated unloading site i.e. JNPT SEZ Phase-I, near JNPT Port, Road No. 348A, Beside Dastan Toll Plaza, Panvel-Uran Road, Dist. Raigad as approved by E.E. (SWM) vide NOC dtd. 04-05-2018.

Approved By

Issue On : 28 Nov 2019 Valid Upto : 27 Nov 2020

Application Number : CE/8842/WS/AK/FCC/2/Amend

Remark :

Full C.C. for wing 'B' i.e. upto top of 21st floor (i.e. height 69.99 mts. A.G.L.) + LMR & OHT as per approved plans dtd. 31.03.2018.

Approved By

CE/8842/WS/AK/FCC/4/Amend

A.E.(B.P.)K/W(N) KIRAN BARI
Assistant Engineer (BP)

Issue On : 29 Nov 2021 Valid Upto : 28 Nov 2022

Application Number : CE/8842/WS/AK/FCC/3/Amend

Remark :

Further CC for wing-C up to top of 19th floor i.e height up to 63.65 mt. & Wing 'D' i.e. up to top of 18th floor i.e. height 60.75 mts floors for Residential users as per approved amended plans dated 20/08/2021. is approved as proposed subjected to strict compliances of COVID-19 guidelines.

Approved By

A.E.(B.P.) K/W

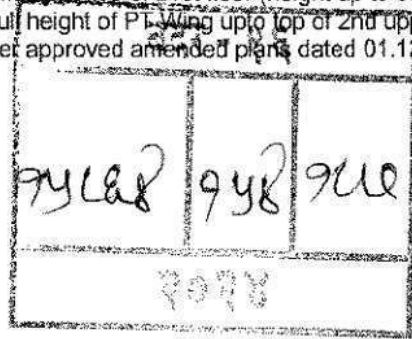
Assistant Engineer (BP)

Issue On : 18 Dec 2023 Valid Upto : 03 Apr 2024

Application Number : CE/8842/WS/AK/FCC/4/Amend

Remark :

Earlier CC is re-endorsed and F.C.C. for full height of Wing-C & D i.e up to top of 21st floor (height up to 69.90 mt.) + LMR/OHT etc for Residential/Commercial users & C.C. for full height of P1 Wing upto top of 2nd upper floors (i.e. height 14.10 mt) + OHT etc for Multi-purpose room as per approved amended plans dated 01.12.2023 is approved.



CE/8842/WS/AK/FCC/4/Amend

वर्ग - २६		
१३८६	१५५	१८०
1. Architect. 2. Collector Mumbai Suburban /Mumbai District.		
२०७१		



Digitally signed by RAMESH KALPNATH YADAV
 Date: 18 Dec 2023 11:41
 Organization: Brihanmumbai Municipal Corporation
 Designation: Assistant Engineer (BP)



For and on behalf of Local Authority
 Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal
 Western Suburb I KW Ward Ward



Annexure "D-1" (Colly)

MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII
PART OCCUPANCY CERTIFICATE
[CE/8842/WS/AK/OCC/1/New of 09 November 2022]

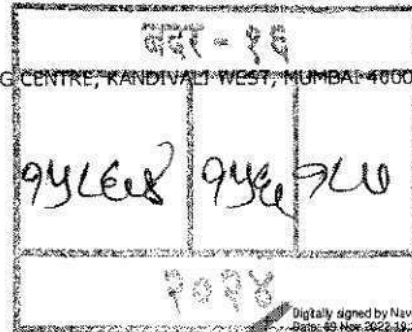
To,
MR. MOHAMMED YUSUF MOMIN
Ground Floor,A-1 Tower,Hill Park Complex, Capt.Samant marg,Near Agarwal Industrial Estate, Jogeshwari West-
Mumbai-400102.

Dear Applicant/Owners,

The Part 2 development work of Residential building comprising of Building no.4 for Wing B Basement (for mechanized stack parking) + Ground/stilt (partly for mechanized stack parking) + podium/ upper ground (for mechanized stack parking) + 1st to 20th floor . on plot bearing C.S.No./CTS No. 31-E/2, 737-C/4 of village BANDIVALI-KW at - is completed under the supervision of Shri. **UMESH PRAVINCHANDRA BHATT** , Architect , Lic. No. CA/87/10412 , Shri. **Dwijen J. Bhatt** , RCC Consultant, Lic. No. STR/B/51 and Shri. **MR. ATHARVA SHENOLIKAR** , Site supervisor, Lic.No. S/785/SS-III and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CE/8842/WS/AK-CFO/1/New dated 28 August 2022.

Copy To :

1. Asstt. Commissioner, K/W Ward
 2. A.A. & C. , K/W Ward
 3. EE (V), Western Suburb I
 4. M.I. , K/W Ward
 5. A.E.W.W. , K/W Ward
 6. Architect, **UMESH PRAVINCHANDRA BHATT**, 212 SHIVPLAZA SHOPPING CENTRE, KANDIVALI WEST, MUMBAI-400067
- For information please



Digitally signed by Navinath Sopanrao Ghadge
Date: 09 Nov 2022 13:57:23
Organization: Brihanmumbai Municipal Corporation
Designation: Executive Engineer



Yours faithfully,
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
K/W Ward



**BRIHANMUMBAI MUNICIPAL CORPORATION
ANNEXURE 20 & 22**

**OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND PART
OCCUPATION UNDER REG. 11(7) /11(8) OF DCPR 2034
[CE/8842/WS/AK/OCC/2/New of 11 January 2024]**

To,
MR. MOHAMMED YUSUF MOMIN
Ground Floor,A-1 Tower,Hill Park Complex, Capt.Samant marg,Near Agarwal Industrial Estate, Jogeshwari West-
Mumbai-400102.

Dear Applicant,

The Part 2 development work of Residential building comprising of Building no.4 for Wing B Basement (for mechanized stack parking) + Ground/stilt (partly for mechanized stack parking) + podium/ upper ground (for mechanized stack parking) + 18 to 21st floor excluding swimming pool on plot bearing CTS No. 31-E/2, 737-C/4 of village BANDIVALI-KW of Agarwal Estate is completed under the supervision of Shri. **UMESH PRAVINCHANDRA BHATT**, Architect, Lic. No. CA/87/10412, Shri. **Dwijen J. Bhatt**, Structural Engineer, Lic. No. STR/B/51 and Shri. **MR. ATHARVA SHENOLIKAR**, Site supervisor, Lic.No. S/785/SS-II and as per development completion certificate submitted by Architect and as per completion certificate issued by Chief Fire Officer n/o. CE/8842/WS/AK-CFO/1/New dated 28 August 2022. The same may be occupied and completed certificates submitted as sighted above are hereby accepted.

Copy To:

1. Asstt. Commissioner, K/W Ward
 2. A.A. & C., K/W Ward
 3. EE (V), Western Suburb-I
 4. M.I., K/W Ward
 5. A.E.W.W., K/W Ward
 6. Architect, **UMESH PRAVINCHANDRA BHATT**, 212 SHIVPLAZA SHOPPING CENTRE, KANDIVALI WEST, MUMBAI 400067
- For information please



Brihanmumbai Municipal Corporation

Digitally signed by RAJENDRA HILAL PAGAR
Date: 11 Jan 2024 19:42:15
Organization: Brihanmumbai Municipal Corporation
Designation: Executive Engineer

Yours faithfully
Executive Engineer (Building Proposal)
Brihanmumbai Municipal Corporation
K/W Ward

ZAID S. ANSARI

B.L.S. LLB

ADVOCATE HIGH COURT

B-2, Sunset Heights, 59, Pali Hill,

Bandra (west), Mumbai - 400050.

Email: zaidshervaransari@gmail.com

Mob: +91-9004140521.

TITLE CERTIFICATE

:TO WHOMSOEVER IT MAY CONCERN:

Re: Land bearing Survey No.24, Hissa No.1 (part) corresponding to old C.T.S. Nos.60 (pt) new CTS Nos. 31E/2 now 31E/2/A, admeasuring about 23,874.40 Sq. Mts. situated at Village Bandivali, Taluka Andheri, within the Registration of Mumbai Suburban District. (hereinafter referred to as "the said the Entire Land")

1. As per instructions given by my Clients, Sukoon Developers Pvt. Ltd., I have investigated the title of Vastu Shilpa Complex Designers Pvt. Ltd, (hereinafter called as the "Owners"), and have perused the documents of the property acquired by the said Owners which inter-alia includes the said Entire Land and Search Clerk Mr. Pradeep S. Waghmare, has inter-alia taken Search of the said Entire Land and provided reports inter-alia for the period from 2003 to 2017, at Bombay Sub Registrar Office, at Bandra, Sub Registrar office and also at Andheri-1 to Andheri-7 Sub Registrar office.

2. The said Entire Land forms part of certain properties admeasuring in aggregate to about 81,614.70 Sq. Mts. (hereinafter referred to as "the said Total Area of 81,614.70 Sq. Mts.").

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By and under Deed of Transfer dated 2nd March 1948, registered in the Office of Sub Registrar of Assurances at Bombay, under its Serial No. 2385/1948, Lady Jerbai Byramjee Jeejeebhoy and Others, interalia transferred to Nanabhoy Byramjee Jeejeebhoy, amongst other properties, the said Total Area of 81,614.70 Sq. Mts.

4. By an Indenture dated 24th July 1951, registered in the Office of Sub Registrar of Bombay, under its Serial No. 4208/1951, the said Nanabhoy Byramjee Jeejeebhoy transferred and conveyed the said Total Area of 81,614.70 Sq. Mts. to M/s. Byramjee Jeejeebhoy Pvt. Ltd.

5. By an Indenture dated 9th April 1965, registered in the Office of Sub Registrar of Assurances at Bombay, under its Serial No. 1608/1965, the said M/s. Byramjee Jeejeebhoy Pvt. Ltd. sold, transferred and conveyed the said Total Area of 81,614.70 Sq. Mts. to Saroj Dinshajee Minorcherjee and others.

6. The said Saroj Minocher & others have executed following documents in respect for the said Total Area of 81614.70 Sq. Mts.

- i. A registered Indenture of Conveyance dated 5th May 1971 in favour of Mr. Shamjibhai Ladhahbai Shah and others of Honest

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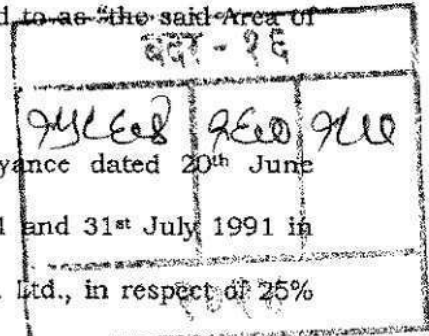
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Stone and Metal Supply Company in respect of land admeasuring about 4856 Sq. Mts.

- ii. A registered Indenture of Conveyance dated 14th September 1972 in favour of Mr. Jankiprasad Mathaprasad Mishra (since deceased) (hereinafter referred to as "the said J. M. Mishra") in respect of land admeasuring about 5058.60 Sq. Mts. (hereinafter referred to as "the said Area of 5,058.60 Sq. Mts.").
- iii. Four registered Indentures of Conveyance dated 18th June 1991, 18th June 1991, 18th June 1991 and 13th July 1991 in favour of M/s. Vastu Shilpa Complex Designers Pvt. Ltd. i.e. the Owners, in respect of 25% undivided share in an Area of 71,700.10 Sq. Mts. (hereinafter referred to as "the said Area of 71,700 Sq. Mts.").
- iv. Four registered Indentures of Conveyance dated 20th June 1991, 20th June 1991, 20th June 1991 and 31st July 1991 in favour of M/s. Mackon Developers Pvt. Ltd., in respect of 25% undivided share in the said Area of 71,700.10 Sq. Mts.



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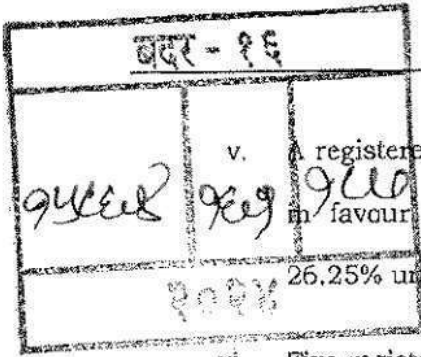
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v. A registered Indenture of Conveyance dated 4th November 1991 in favour of M/s. Shilpin Designers Pvt. Ltd. in respect of 26.25% undivided share in the said Area of 71,700.10 Sq. Mts.

vi. Five registered Indentures of Conveyance dated 14th June 1991, 27th June 1991, 27th June 1991, 12th July 1991, and 29th August 1991 in favour of M/s. Shilpin Developers, a Firm, in respect of 16.25% undivided share in the said Area of 71,700.10 Sq. Mts.

vii. A registered Indenture of Conveyance dated 4th September 1991 in favour of M/s. Rachna Builders, a Firm, in respect of 2.5% undivided share in the said Area of 71,700.10 Sq. Mts.

viii. A registered Indenture of Conveyance dated 3rd July 1991 in favour of M/s. Shree Vinayak Enterprises, a Firm, in respect of 5% undivided share in the said Area of 71,700.10 Sq. Mts.

7. By virtue of the aforesaid Conveyances 1) M/s. Vastu Shilpa Complex Designers Pvt. Ltd. (the Owners), 2) M/s. Mackon Developers Pvt. Ltd., 3) M/s. Shilpin Designers Pvt. Ltd., 4) M/s. Shilpin Developers, 5) M/s. Rachna Builders and 6) M/s. Shree Vinayak Enterprises (hereinafter referred to as "the said Concerns") acquired ownership undivided share,

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right, title and interest in the said Area of 71,700.10 Sq.Mts., having shares shown against their respective names mentioned below:

Sr. No.	Name of the Concern	Share	Area (Sq. Mts.)
1	M/s. Vastu Shilpa Complex Designers Pvt. Ltd.	25%	17,925.03
2	M/s. Mackon Developers Pvt. Ltd.	25%	17,925.03
3	M/s. Shilpin Designers Pvt. Ltd.	26.25%	18,821.27
4	M/s. Shilpin Developers	16.25%	11,651.26
5	M/s. Rachna Builders	2.5%	1,792.50
6	M/s. Shree Vinayak Enterprises	5%	3585.01
	Total	100%	71,700.10

8. Under another registered Indenture of Conveyance dated 19th February 1992, Smt. Vishnudevi Jankiprasad Mishra and others (legal heirs and representatives of the said J. M. Mishra) sold, transferred and conveyed the said Area of 5058.60 Sq. Mts. in favour of the said Concerns.

9. Accordingly by virtue of the aforesaid conveyances in their favour, the said Concerns acquired absolute rights, title and interest in an aggregate area of about 76,758.70 Sq. Mts. i.e. the said area of 71,700.10 Sq. Mts.



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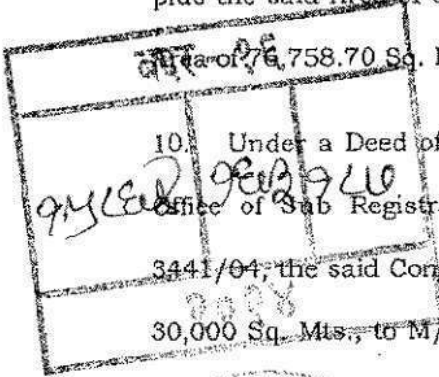
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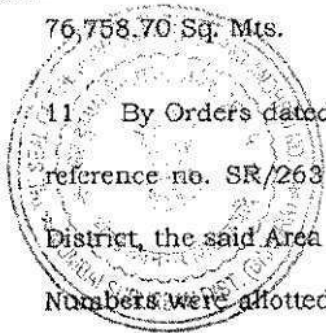
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plus the said Area of 5,058.60 Sq. Mts. (hereinafter referred to as "the said Area of 76,758.70 Sq. Mts.").



10. Under a Deed of Conveyance dated 22nd July 2004, registered in the Office of Sub Registrar of Assurances at Bandra, under its Serial No. 3441/04, the said Concerns sold, transferred and conveyed an area of about 30,000 Sq. Mts., to M/s. SMGK Developers Pvt. Ltd. out of the said Area of 76,758.70 Sq. Mts.



11. By Orders dated 13th December 2004 and 7th April 2005, both under reference no. SR/263 passed by the District Collector, Mumbai Suburban District, the said Area of 76,758.70 Sq. Mts. was sub-divided and new C.T.S. Numbers were allotted to the said Area of 76,758.70 Sq. Mts. as mentioned in the said Orders.

12. As per the aforesaid two orders dated 13th December 2004 and 7th April 2005, the aggregate area of all the properties comprising the said Area of 76,758.70 Sq. Mts. was revised to about 78,755.40 Sq. Mts. (hereinafter referred to as "the said Area of 78,755.40 Sq. Mts."), and Property Register Cards for the said properties were accordingly issued by the CTS Department. Accordingly, the area conveyed to M/s. SMGK Developers Pvt. Ltd. vide Conveyance dated 22nd July 2004 out of the said Area of 78,755.40

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Sq. Mts. aggregates to about 30,995.80 Sq. Mts. leaving a balance area of 47,759.60 Sq. Mts. (hereinafter referred to as "the said Area of 47,759.60 Sq. Mts.").

13. Under another Deed of Conveyance dated 13th March 2006 registered in the Office of Sub Registrar of Assurances at Bandra, under Serial No. BDR-02072-2006, the said Concerns further sold transferred and conveyed an area of about 1,244.50 Sq. Mts. to M/s. SMGK Developers Pvt. Ltd. out of the said Area of 47,759.60 Sq. Mts. leaving a balance aggregate area of about 46,515.10 Sq. Mts. (hereinafter referred to as "the said Entire Property").

14. Pursuant to certain mutual understandings interse amongst the said Concerns, (1) M/s. Mackon Developers Pvt. Ltd., (2) M/s. Shilpin Designers Pvt. Ltd. (3) M/s. Shree Vinayak Enterprises, (4) M/s. Shilpin Developers and (5) M/s. Rachna Builders sold, transferred, conveyed and released all their undivided rights, title and interest in the said Entire Property bearing new CTS nos. 31E/1 to 31E/4, 31E/6 to 31E/9 & 31E/9/1 to 11 in favour of the Owners i.e. M/s. Vastu Shilpa Complex Designers Pvt. Ltd. vide a deed of conveyance dated 13th March 2006 registered in the Office of Sub Registrar of Assurances at Bandra, under Serial No. BDR-02073-2006.

31E/9
9/11/11 9/11/11 9/11/11



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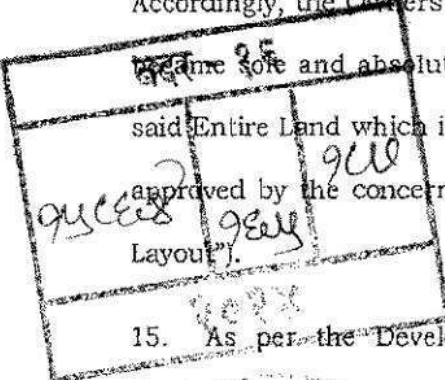
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Accordingly, the Owners i.e. M/s. Vastu Shilpa Complex Designers Pvt. Ltd.


being sole and absolute owners of the said Entire Property including the said Entire Land which is being developed in accordance with a Layout Plan approved by the concerned authorities (hereinafter referred to as "the said Layout").

15. As per the Development Plan of Mumbai, the said Entire Land, bearing New CTS No. 31E/2/A, of Village Bandivali (previously CTS No. 31E/2), admeasuring about 23,874.40 Sq. Mtrs., is in a Residential Zone which is a receivable Zone capable of receiving and consuming TDR potential apart from the basic Zonal FSI. The Owners have developed portions of the said Entire Land by constructing buildings thereon as per sanctions accorded to them from time to time by the concerned authorities.

16. By a Development Agreement dated 22nd March 2006 (hereinafter referred to as said Development Agreement) duly registered with the Sub-Registrar of Assurance at Bandra under Sr. No. BDR-1-3642/2006 on 3rd May 2006, my Clients therein referred to as the said Developers acquired development rights from the Owners to develop a portion of the said Entire Land (hereinafter referred to as "the said Portion") which portion is shown

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hatched in red colour on the plan annexed to the said Development Agreement.

17. Under the said Development Agreement, my Clients are permitted to consume TDR FSI of about 20,400 Sq. Mts. i.e. 2,19,585 Sq. Ft. by purchasing the same from the open market or otherwise in order to construct building/s thereon at their own costs and expenses as per plans sanctioned by Municipal Corporation of Greater Mumbai (MCGM) and other authorities from time to time. My Clients are further also entitled to deal with and/or dispose of and appropriate sale proceeds emanating out of the sale of premises that may be constructed on the said Portion.

18. The Owners have also executed a Power of Attorney dated 23rd March 2006 registered under Sr. No. BDR1-03643-2006 on 3rd May 2006 with Sub-Registrar of Assurances at Bandra in favour of the my Clients to do all deeds things and matters in respect of the said Portion in terms of the aforesaid Development Agreement dated 22nd March 2006.

19. As per the prevailing norms and policies of the MCGM, the concerned authorities have granted requisite sanctions to my Clients for constructing part of the building, namely Building No. 4 of the said Layout and accordingly, my Clients have already constructed Wing A known as Maple

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~~Tower of the~~ said Building No. 4, consisting of basement + ground + stilt podium + 23 storeys and have consumed an TDR FSI of 5687.96 Sq. Mts. therein leaving a balance of 14712.04 Sq. Mts. to be consumed by my Clients on the said Portion.

20. My Clients ~~have~~ accordingly inter-alia commenced construction of Wing 'B' of the said Building No.4 of the said Layout to be called as "Ebony Tower" in which TDR FSI of about 6516.74 Sq. Mts is proposed to be consumed on part of the said Portion. The shape of the said Portion has also been modified for better planning after obtaining necessary sanction for the same from the concerned authorities and in terms of the said Development Agreement and understandings with the Owners and the aforesaid SMGK Developers Pvt. Ltd.

21. The Owners have also granted development rights vide an agreement dated 29th December, 2012 duly registered under Sr. No. BDR-4/4332/2013 on 07th June, 2013 in respect of an earmarked portion of the said Entire Land to one, M/s. ARB Developers permitting them to consume FSI of about 6165 Sq. Mts. by constructing a building on the aforesaid earmarked portion as per the terms and conditions mentioned therein. A Deed of Addendum has also been executed on 06th February, 2015 between the Owners and the

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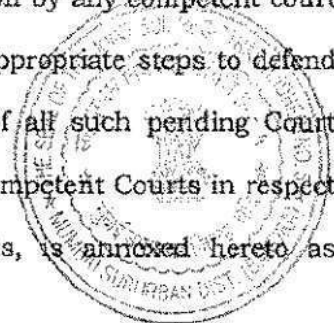
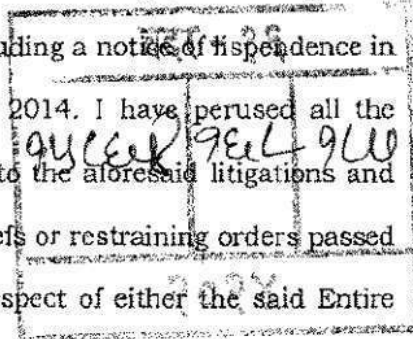
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said M/s. ARB Developers, which has been duly registered under Sr. No. BDR-1/1262/2015 on 10th February, 2015, whereby certain terms of the aforesaid Agreement dated 29th December, 2012 are modified as mentioned therein.

22. I have perused the Property Register Cards of the said Entire Land which bears the name of the said Owners as "Holder" of the same. There is no mortgage or any other encumbrance registered pertaining to the said Entire Land as can be seen from the Search Report. My Clients have also provided papers and documents pertaining to all the litigations in respect of the said Entire Land and/or part thereof including a notice of suspension in respect of a L.C. Suit bearing no. 2157 of 2014. I have perused all the aforesaid papers and documents pertaining to the aforesaid litigations and have verified that there are no injunctive reliefs or restraining orders passed against the Owners and/or my Clients in respect of either the said Entire Land or any part thereof including the said Portion by any competent court and the Owners and/or my Clients are taking appropriate steps to defend the aforesaid litigations against them. Details of all such pending Court cases proceedings which are sub-judice in the Competent Courts in respect of the Entire Land as provided by my Clients, is annexed hereto as **Annexure 'A'**.



M

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23. In view of the aforesaid, the title of the Owners to the Entire Land is clear and marketable and in my opinion my Clients are entitled to construct Wing B (Ebony Tower) of the said Building No. 4 of the said Layout and sell

units/flats/shops therein on ownership basis as they may deem fit and proper.

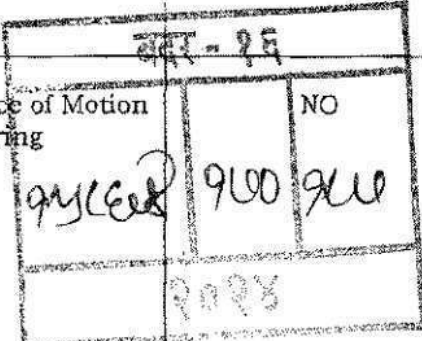
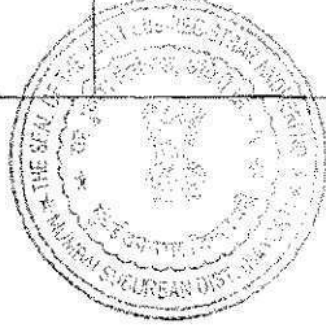
Zaid S. Ansari

Dated this 29th day of July, 2017.

Zaid S. Ansari
Zaid S. Ansari
Advocate High Court



Annexure "A" - DETAILS OF THE PENDING LITIGATION

Sr. No.	Short Title	Current status	Whether any preventive and/or restraining order passed against the Owners and/or my Clients.
1.	City Civil Court at Bombay, Borivali Division, Dindoshi L.C. Suit No. 5471 of 2006 Bijendra Ramkailash Singh ... Plaintiff V/s. M/s. S.M.G.K. Developers Pvt. Ltd. & 11 Others. ... Defendants (the Owners are Defendant No. 12)	For Recording of Evidence.	NO
2.	City Civil Court at Bombay, Borivali Division, Dindoshi S.C. Suit No. 745 of 2010 Hill Park B-1 Tower Co-Operative Housing Society Ltd. ... Plaintiff V/s. M/s. Vastu Shilpa Complex Designers Pvt. Ltd. ... Defendant	For Recording of Evidence.	NO
3.	City Civil Court at Bombay, Borivali Division, Dindoshi L.C. Suit No. 2157 of 2014 Mirza Afsar Nizam Baig & 4 Others ... Plaintiffs V/s. M/s. Vastu Shilpa Complex Designers Pvt. Ltd. & 2 Others. ... Defendants (the Owners are Defendant No. 1 & my Clients are Defendant No. 3)	Notice of Motion Hearing 	NO 

4.	<p>In the High Court of Judicature at Bombay, Ordinary Original Civil Jurisdiction Notice of Motion No.493 of 2015 In Writ Petition (L) No. 1205 of 2015</p> <p>Hill Park A-3 Tower Co-operative Housing Society Ltd., ... Petitioner</p> <p>Municipal Corporation of Greater Mumbai & 7 Others. ... Respondents (the Owners are Respondent No. 7 & my Clients are Respondent No. 8)</p>	<p>Writ Petition is Disposed Off as rejected U/S 986.</p> <p>Notice of Motion is filed for condonation of delay and is at Pre-Admission stage.</p>	NO
5.	<p>City Civil Court at Bombay, Borivali Division, Dindoshi. L.C. Suit No. 1539 of 2017</p> <p>Mr. Abdul Razzak Mohammed Ibrahim Khan & Anr. ... Plaintiffs</p> <p>V/s. Municipal Corporation of Greater of Mumbai & Anr. ... Defendants (my Clients are Defendant No. 2)</p>	For Directions	NO

✓

मालमत्ता पत्रक

विभाग/माले: वांदीवली तालुका/न. भु. मा. का. -- न. भु. अ. अंधारी जिल्हा -- मुंबई उपनगर जिल्हा
 शहर/मुहल्ला: विठ्ठल नगर प्लॉट नं. ४३४ भागशासकदार विठ्ठल पोस्टलचे/पोस्टलचे नं. ४३४
 कसबा/का. पत्रा. नं. ३१६/१४/अ

विवशेती यारा ३३०.०० रुपाये
 १/८/७१ पासून

२३८७४.४
 सामील
 १८०९२.६
 नमूना १६/२०११/२६ ते २०
 ची रकम

 ३१९३७.०
 सामील
 ६५२.५१ नमूना ३१६/२६
 मि. प. उपडली

 ३१२८५.४९
 १०२.४७ नमूना ३१६/२६ ची
 मि. प. उपडली

 ३१२८२.०२
 १०३.३८.६२ नमूना ३१६/२६ ची
 मि. प. उपडली

 २३८७४.४०
 १६३.६९ नमूना २१६/२६ ची
 मि. प. उपडली

 २३२४२.७१
 १५२.२९ नमूना ३१६/२६ ची
 मि. प. उपडली

 २३१५०.४२
 १०२.४७.२८ नमूना ३१६/२६ ची
 ३१६/२६ ची रकम

 २३८७४.४९

बदर - १६

१५६६४	१७३१७७	१७७
२०२४		



साक्षर/निक्षर

हस्ताक्षर मूळ धारक
वर्ष

पट्टेदार

इतर भाग

इतर क्षेत्रे

दिनांक	कारण	खंड क्रमांक	नविन धारक (भा) पट्टेदार (प) जिल्हा भाग (का)	साक्षात्कृत

मालमत्ता पत्रक

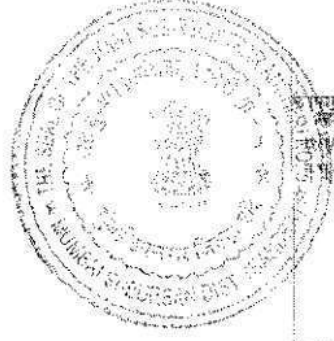
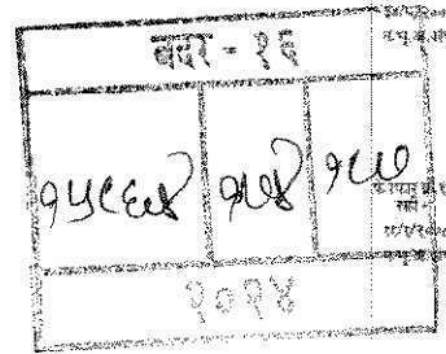
विभागाधीन - चांदीवली

तालुका/न.पु.मा.का. - न.पु.अ.अंधेरी

जिल्हा - मुंबई उपनगर जिल्हा

पत्र क्रमांक	जिल्हा क्रमांक	पत्र क्रमांक	पत्र क्रमांक	पत्र क्रमांक	पत्र क्रमांक
३४६/२/०७					

दिनांक	व्यवहार	खंड क्रमांक	नविम धारक (धा) पट्टदार (प) किंवा भार (भा)	सोसायिटी
३०/०५/२००७	मा. लक्ष्मीनंदार अंधेरी यांचेकडील पत्र क्र. २८/२/२००७ व इकडोल आदेश क्र. न.पु. चांदीवली/०७ व इकडोल आदेश क्र. न.पु. चांदीवली/०७ व इकडोल आदेश क्र. न.पु. चांदीवली/०७ दि. ३०/५/०७ अन्वये न.पु.क्र. ३१६/२ रक मिळवून पत्रबंदीवरील दि. २९/५/०७ रोजी २२८५७.९० ची खेजाची नोंद घ्यावी केली.			प.रा.पु. क्र. १६२ प्रमाण रक - ३०/५/२००७ न.पु.अ.अंधेरी
११/०२/२००८	मा. विल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र. सी/डिस्क III सी/एन.ए.पी.एस.आर.ए. १२८० दि. २३/८/०७ चा आदेश मो.र.नं. ग १४८/०७ च एक्झिटल आदेश क्र. न.पु./चांदीवली/न.पु.क्र. ३१६/२ पैकी १/१/२००८ अन्वये न.पु.क्र. ३१६/२ पैकी खंड २८०० ची. मो. क्षेत्र विकासाच्या प्रयोजनासाठी विनशोबीकडे वग झालेली नोंद केली. विनशोबी सारा दर १०० ची. मीटरला ६३० रु. मुदत ३१/७/०८ पर्यंत			प.रा.पु. क्र. १६२ प्रमाण रक - ११/२/२००८ न.पु.अ.अंधेरी
११/०२/२००८	मा. विल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र. सी/डिस्क III सी/एन.ए.पी.एस.आर.ए. १२८० दि. २३/८/०७ च्या आदेश मो.र.नं. ग १४९/०७ च इकडोल आदेश क्र. न.पु./चांदीवली/न.पु.क्र. ३१६/२ पै. क्षेत्र २२८१.६० ची. मो. क्षेत्र विकासाच्या प्रयोजनासाठी विनशोबीकडे वग झालेली नोंद केली. विनशोबी सारा दर १०० ची. मीटरला २१०/- मुदत ३१/७/०८ पर्यंत			प.रा.पु. क्र. १६२ प्रमाण रक - ११/२/२००८ न.पु.अ.अंधेरी
२६/१२/२०१५	मा. नवाबची आयुक्त आणि संचालक भूमि अधिलक्ष (म.राज्य) पुणे यांचेकडील परिपत्रक क्र. न.पु.२/मि.प./अंधेरी नोंद १/२०१५, पुणे दिनांक १६/०२/२०१५ च इकडोल आदेश क्र. न.पु.चांदीवली/पत्र.क्र. ४३५ दिनांक १६/१२/२०१५ अन्वये मिळवून पत्रबंदीवरील नवमूद खेजाची क्षेत्र साराची रुग्णवर्तित अन्वये तबदील इजाजत अन्वये खेजाचा पूर्णांक चार दरम्यान चौ.मो. नमूद केले.			प.रा.पु. क्र. २३५ प्रमाण रक - १६/१२/२०१५ न.पु.अ.अंधेरी
१२/२/२०१६	अनेकर मे.वास्तु शिल्प कॉम्प्लेक्स डिव्हलपर्स प्रा.लि. तर्फे श्री संकेत उद्योग मोगीन यांचा आर्च, ऑफिसवरील काम विल्हाधिकारी यांच्या, जबाब, तसेच दृष्ट्य निबंधक अंधेरी क्र. १ मुंबई उपनगर जिल्हा यांचे कडील कन्वेअन्स दस्त क्र. बंदर-१/२०७३/२०१६ दिनांक १३/३/२००६ च समदर्शन प्रगतीकाची सूची क्र. II अन्वये खरेदी वेपार धारक १) मेकॉम डेव्हलपर्स प्रा.लि. २५% हिस्सा २) श्री विनायक इंटरप्रायझेस ५% हिस्सा ३) शिखरीन डेव्हलपर्स १६.२५% हिस्सा ४) मेसर्स शिखरीन डिव्हलपर्स प्रा.लि. २६.२५% (एकूण ७५%) यांची नावे मिळवून पत्रबंदी सधुत कधी करून खरेदी वेपार मे.वास्तु शिल्प कॉम्प्लेक्स डिव्हलपर्स प्रा.लि. यांचे नोंद धारक सदरी ७५% दरम्यान शिखरीन डेव्हलपर्स यांची नोंद केली.	कन्वेअन्स दस्त क्र. बंदर-१/२०७३/२००६ दि. १३/३/२००६ S.I.	धारक मे.वास्तु शिल्प कॉम्प्लेक्स डिव्हलपर्स प्रा.लि. ७५% हिस्सा	प.रा.पु. क्र. २५२ प्रमाण रक - ११/२/२०१६ न.पु.अ.अंधेरी



मालमत्ता पत्रक

विभाग/मोजे -- वांदीवली

तातुका/न.भु.म.का. -- न.भु.अ.अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा

सका भुजवन रिहट नंबर वनाट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकड्यांचा मूळ पाहण्याचा तपशील आहे व त्याच्या वेळ सहाय्यीची निवडले जाऊ

३१३/२/अ

दिनांक	व्यवहार	खंड क्रमांक	बंधन घटक (भा) वृद्धता (घ) दिव्या पत्र (का)	साक्षात्करण
२७/०४/२०१७	आदेशान्वये मा.जिल्हाधिकारी, मु. उप.वि.का.सी/का-३क/एकजी/पोवि/एसडार-२८३१ दि.३०/४/२०१६, इकाडोल मो.मं.४५०/१८/१/१७ नसेच इकाडोल दि.२७/४/१७ चे आदेश न.भु.वांदीवली ता.अंधेरी येथील नमूद ३१३/२, ३१३/५, ३१३/५/१ ते २३ या मिळकतीचे एकत्रिकरण करून नमूद ३१३/२ क्षेत्र ३१९३७.० चौमी कायम केले. नमूद ३१३/५, ३१३/५/१ ते ३१३/५/२३ मिळकत पत्रिका रद्द केल्या त्यानंतर पोटीवधानाने नमूद ३१३/२ चे क्षेत्र ३१९३७.० चौमी मध्ये पोटीवधानाने ३१३/२अ चे क्षेत्र २३१५०.४२ चौमी, ३१३/ब चे क्षेत्र ६५१.५१ चौमी ३१३/क चे क्षेत्र ७२.४७ चौमी, ३१३/ड चे क्षेत्र ७३३८.६२ चौमी, ३१३/ए क्षेत्र ६३१.६९ चौमी ३१३/फ चे क्षेत्र १२.२९ चौमी क्षेत्राच्या पोटीवधानाने मिळकत पत्रिका उधळल्या व धारक सदरी समाईक मं/एस.एम.जी वी डेव्हलपर्स प्रा.लि. व मे वास्तु शिल्प कॉम्प्लेक्स डिझायनर्स प्रा.लि.कायम केले. त्यानंतर एकत्रिकरणाने नमूद ३१३/२अ क्षेत्र २३१५०.४२ चौमी कायम ठेवून नमूद ३१३/२ब क्षेत्र ६५१.५१ चौमी व ३१३/२क क्षेत्र ७२.४७ चौमी नमूद ३१३/२अ मध्ये सामिल करून ३१३/२अ ये क्षेत्र २३८७४.४० चौमी कायम केले व नमूद ३१३/२ब, ३१३/२क मिळकत पत्रिका रद्द केल्या धारक मे वास्तुशिल्प कायम केले. तसेच नमूद ३१३/२ड क्षेत्र ७३३८.६२ चौमी मध्ये नमूद ३१३/२इ क्षेत्र ६३१.६९ चौमी व ३१३/२क क्षेत्र १२.२९ चौमी क्षेत्र नमूद ३१३/२ड मध्ये सामिल करून नमूद ३१३/२ड ये क्षेत्र ८०६२.६० चौमी कायम केले व नमूद ३१३/२द, ३१३/२क ह्या मिळकत पत्रिका रद्द केल्या धारक मे एस एम जी वी कायम केले.तशी नमूद ३१३/२ड ची नवीन मिळकत पत्रिका उधळणीत आली. धारक -मे वास्तु शिल्प कॉम्प्लेक्स डिझायनर्स प्रा.लि.			कारकात २७/०४/२०१७ मध्ये २७/४/२०१७ न.भु.अ.अंधेरी

तपासणी कारणात -

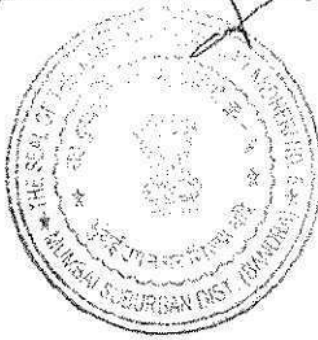
खरी नफरत	१६
२१६१	१०
२१६२	२००
२१६३	८
२१६४	२०८

न.भु.अ.अंधेरी
मुंबई उपनगर जिल्हा

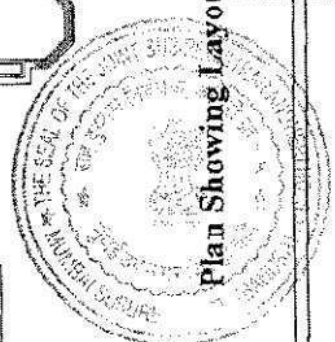
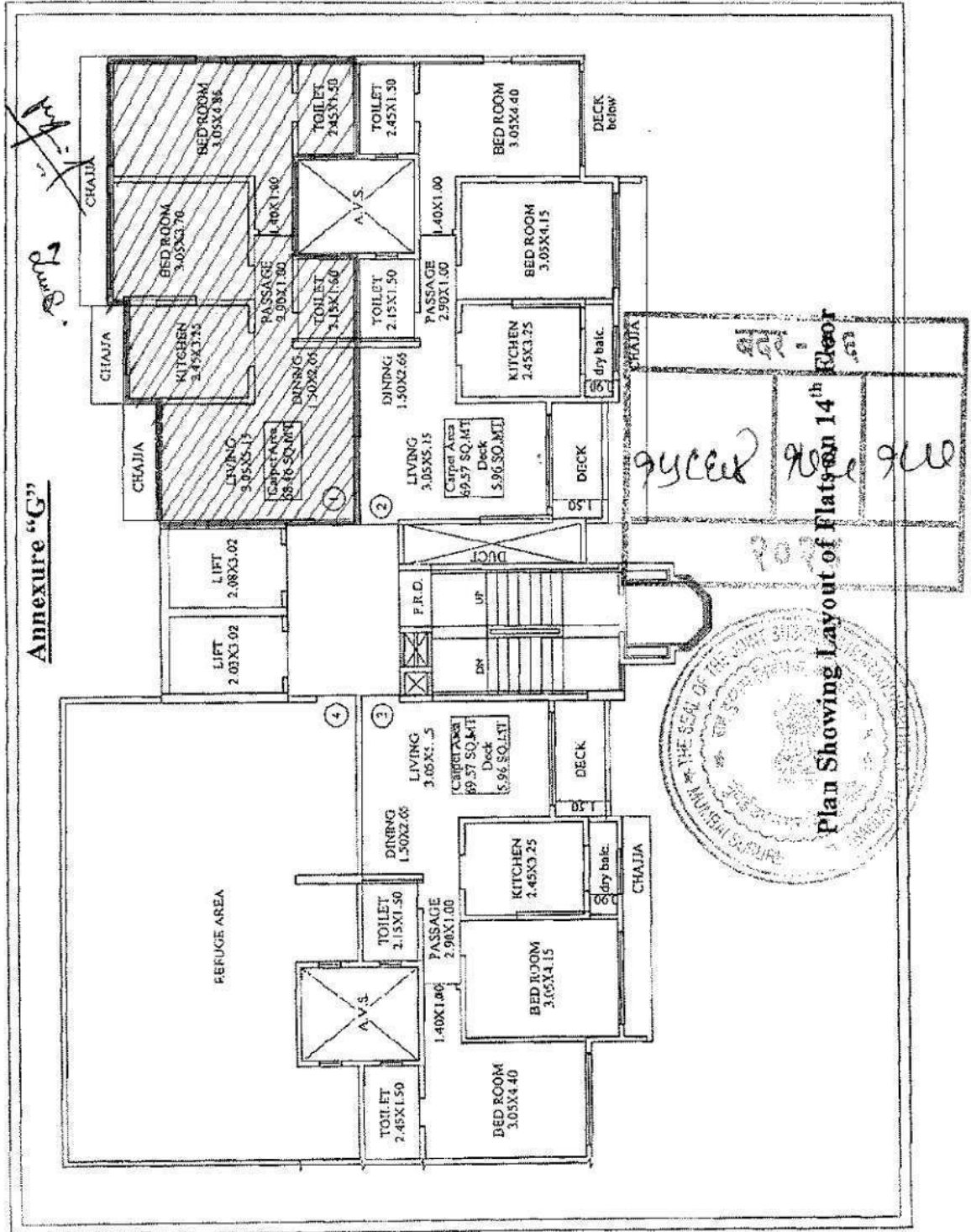


खरी नफरत

कार मूलापन अधिकारी अंधेरी.



FLAT NO-1401 ON 14th FLOOR OF
 WING-B-EBONY TOWER
 CARPET AREA OF FLAT: 736.90 SQ. FT.



Plan Showing Layout of Flat on 14th Floor

Annexure "C"

Handwritten notes:
 1. 2. 3. 4.
 CHAJJA
 CHAJJA
 CHAJJA
 CHAJJA

95000 9000 9000

2020

LIVING 3.05x5.15
 Dining 1.50x2.66
 Carpet Area 69.57 SQ.MT
 Deck 5.96 SQ.MT

LIVING 3.05x5.15
 Dining 1.50x2.66
 Carpet Area 69.57 SQ.MT
 Deck 5.96 SQ.MT

LIVING 3.05x5.15
 Dining 1.50x2.66
 Carpet Area 69.57 SQ.MT
 Deck 5.96 SQ.MT

LIVING 3.05x5.15
 Dining 1.50x2.66
 Carpet Area 69.57 SQ.MT
 Deck 5.96 SQ.MT

parking Details : A SINGLE COVERED PARKING SPACE IN

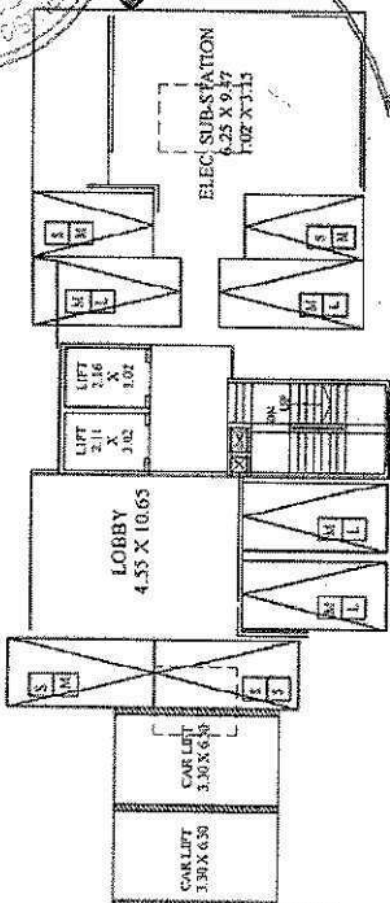
MECHANICAL PARKING TOWER

DRIVEWAY



Annexure "H"

PLANT ROOM



3.00 M. (100") WIDE EXCLUSIVE PERMANENT ACCESS TO C.T.S. NO. 737-C/A

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Handwritten signature

All Inclusive dimensions of parking slot in millimeters (L X W X H) = 4800 X 1900 X 1650
Max Net Weight of Vehicle for Parking Tower : 2000 Kg (Empty Vehicle Weight)

GROUND / STILT FLOOR PLAN

Annexure "I"

Flat Amenities

- Vitrified tiles flooring and designer dado tiles in Bathrooms
- Decorative doors in all rooms with wooden frames
- Gypsum/POP finished walls with acrylic paint
- Modular kitchen with granite platform including chimney and cooktop
- Good quality sanitary ware fittings in bathrooms of reputed brand
- Instant Hot water Geysers in all bathrooms.
- Anodized aluminium sliding windows.
- Concealed wiring & plumbing of reputed make.
- Video Door Phone system with Intercom facility
- Home Automation System of reputed make comprising of Gas sensor, Magnetic door lock, Curtain closure, Bathroom Light sensor and Smoke detector.

बदर - १६		
१५६६	१०८	१६०
२०२४		



PT

Signature

Annexure "J"

Common Areas and Amenities

- 1 Beautifully designed Entrance Lobby in marble, granite, tiles, etc.
- 2 Two swanky high Speed elevators and One Capsule Lift.
- 3 Cameras at lobby & car parking area for 24 hours vigilance.
- 4 Paved surroundings with decorative lightings.
- 5 Fire fighting systems of reputed make.
- 6 Garbage chute of reputed make.
- 7 Foundations, columns, girders, beams, supports, main walls, roofs, garbage chute, common ducts, foyers, corridors, common passages (excluding respective passages).
- 8 Lift lobbies, stairs, stairways, fire escapes, refuge areas, driveways, Car lifts and common entry points/exits watchmen cabin for the said Wing B.
- 9 Landscaped terrace recreation area, Electric Meter Room, Lift Machine Room and other spaces housing services intended for common use by the occupants of the Project B.
- 10 Installations of services, such as power, water drainage, sewerage, light, TV cable, etc.
- 11 The underground water tanks alongwith suction/pressure pumps, pipes, water-outlets, filters and all apparatus and installations of and incidental to the aforesaid, intended for common use.

Limited Common Areas and Amenities

Areas such as attached terraces, respective passage areas, etc. appurtenant to certain Flats/Units/Premises and/or allotted for exclusive use, enjoyment and occupation to certain allottee/s of flats/ units constructed on the said Portion B.

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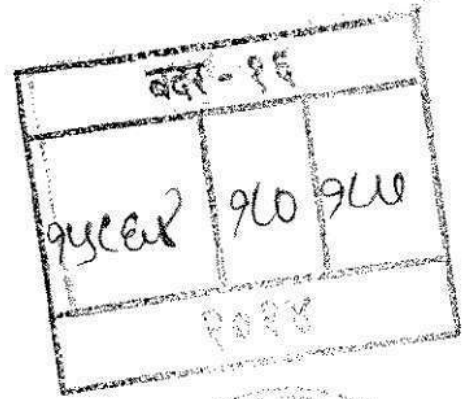
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ANNEXURE "K"
(Schedule of Payment)

Sr. No.	% of CV	Amount	Milestone
1	L/S	Rs.7,86,786/- (Rupees Seven Lacs Eighty Six Thousand Seven Hundred Eighty Six only).	Amount already paid.
2	L/S	Rs.1,02,13,214/- (Rupees One Crore Two Lacs Thirteen Thousand Two Hundred Fourteen only).	To be paid within 30 days from the date of registration of this Agreement.
Total		Rs. 1,10,00,000/- (Rupees One Crore Ten Lakhs only)	

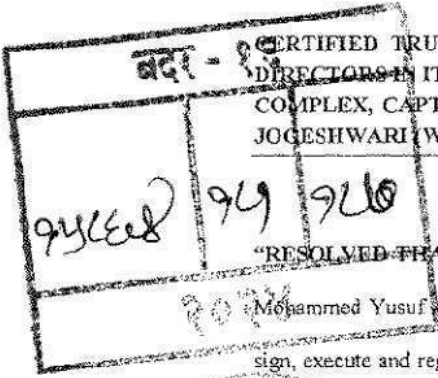
Lund.

A



Sukoon Developers Private Limited

Gr. Flr. A1 Tower, Hill Park Complex, Capt. Samant Marg, Nr. Agarwal Ind. Estate, Jogeshwari (W), Mumbai - 400 102
CIN : U43200MH2004PTC145921



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS IN ITS MEETING HELD AT GROUND FLOOR, A-1 TOWER HILL PARK COMPLEX, CAPTAIN SURESH SAMANT MARG, NEAR AGARWAL IND. ESTATE, JOGESHWARI (W), MUMBAI 400102 ON 19th JULY, 2022 AT 11:30 A.M.

"RESOLVED THAT, the Directors of the Company Mr. Sadiq Mohammed Ali Momin & Mr. Mohammed Yusuf Abdul Sattar Momin be and is hereby jointly and/or severally authorised to sign, execute and register the Agreement for Sale and/or any such other documents on behalf of the Company in respect of its project namely "WOODS Platina Wing B - Ebony Tower" bearing Maharashtra registration no. P51800009546, situated at Hill Park Complex, Near Agarwal Ind. Estate, Jogeshwari West, Mumbai 400102 and to do all other acts that may be necessary to effectuate the aforesaid purpose.




CERTIFIED TRUE COPY

For Sukoon Developers Pvt. Ltd




Mohammed Yusuf Abdul Sattar Momin
(Director)
DIN: 00087334

आयकर विभाग
 INCOME TAX DEPARTMENT
सुखन डेवलपर्स प्राइवेट लिमिटेड
 SUKHOON DEVELOPERS
 PRIVATE LIMITED
 27/04/2004
 Permanent Account Number
AAICS2460H




भारत सरकार
GOVT. OF INDIA




Signature

आयकर विभाग
 INCOME TAX DEPARTMENT
मोहम्मद यूसुफ मोमिन
 MOHAMMED YUSUF MOMIN
अब्दुल सत्तार उस्मान मोमिन
 ABDUL SATTAR USMAN MOMIN
 05/05/1983
 Permanent Account Number
AHEPW100J



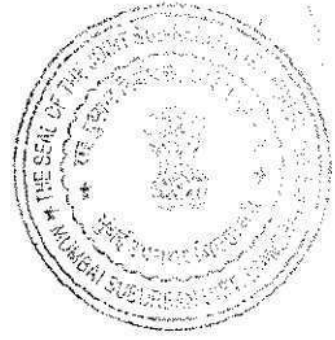
भारत सरकार
GOVT. OF INDIA



Signature

Handwritten signature

95068 962 900
 २०२४



आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

स्थायी सखा सख्या कार्ड
 Permanent Account Number Card
BFFPS5238M

नाम / Name
 ZEESHAN ABDUL KARIM SHAIKH

पत्तं वी उतर / File / Name
 ABDUL KARIM SHAIKH

जन्म वी तारीख / Date of Birth
 20/2/1966

03012001

PAN (Permanent Account Number) Card No.
 BFFPS5238M

बंद - १६

१५६६	१३ १६०
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Luus.



भारत सरकार
Government of India

विशेष आयुक्त
Special Officer

ISSUE DATE: 05/03/2022



विलियम डेविड विक्टर विन्सेंट
William David Victor Vincent
जन्म तिथि/DOB: 15/09/1983
पुरुष/ MALE
Mobile No: 7400229674

4266 9492 2971
VID : 9140 6547 9830 4554

बदर - १३

मेरा आधार, मेरी पहचान

W.D. Vincent 7400229674

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
द्वारा: फ्लोरी रोसबेल्ल विन्सेंट, रूम न-9 पहला फ्लोर
इटैलियन बिल्डिंग, आगरीपाडा घास गल्ली, मुंबई सेंट्रल,
मुंबई, मुंबई नगर,
महाराष्ट्र - 400011

Address:
C/O: Flory Rosebell Vincent, Room RoomNo-9
1st Floor Italian Building, Agripada Ghass
Galli, mumbai central, Mumbai, Mumbai City,
Maharashtra - 400011



Download Date: 19/03/2022

4266 9492 2971

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



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
DI No. MH02 20100101636
Valid Till: 13-10-2023 (NT)

DOI: 14-10-2003
AED 18-06-2010
AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA
COV DCI
MCWG 14-10-2003
LMV 18-08-2010

DOB: 04-07-1982 SG:

Name: AAMIR SELIA
SON OF: ABDUL REHMAN SELIA
Add: C/1202, AL-AKBAR, MOMIN NAGAR,
JOGESHWARI (W),
MUMBAI
PIN: 400102

Signature & ID of
Issuing Authority: MH-02 2010315

FORM 7
RULE 16 (2)

Signature/Thumb
Impression of Holder

१६२ - १६		
१५६६४	१५५	१२७०
५५५५		



512/15864

गुरुवार, 03 ऑक्टोबर 2024 11:50 म.पू.

दस्त गोषवारा भाग-1

बदर16

दस्त क्रमांक: 15864/2024

दस्त क्रमांक: बदर16 /15864/2024

बाजार मूल्य: ₹. 86,35,443/- भोवदला: ₹. 1,10,00,000/-

भरलेले मुद्रांक शुल्क: ₹.6,60,000/-

वु. नि. सह. वु. नि. बदर16 यांचे कार्यालयात

पावती: 16476

पावती दिनांक: 03/10/2024

अ. क्र. 15864 वर दि.03-10-2024

सादरकरणाऱ्याचे नाव: जीशान अब्दुल करीम शेख

रोजी 11:31 म.पू. वा. हजर केला.

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 3740.00

पृष्ठांची संख्या: 187

एकुण: 33740.00

दस्त हजर करणाऱ्याची सही:

सह. मुद्रांक निष्ठादक अहमद शेखी क्र.-५
मुंबई उपनगर जिल्हा.सह. मुद्रांक निष्ठादक अहमद शेखी क्र.-५
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 03 / 10 / 2024 11 : 31 : 26 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 03 / 10 / 2024 11 : 34 : 15 AM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील मजकूर, निष्ठादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांचो सत्यता तपासली आहे. दस्ताची सत्यता वैधता कायदेशीर बाबींसाठी दस्त निष्ठादक व कबुलीधारक जे सुगुणपणे जबाबदार राहतील

लिहून देणारे (दिनांकासहीत स्वाक्षरी)

लिहून घेणारे (दिनांकासहीत स्वाक्षरी)



बदर - १६		
१५८६४	१६६	१६६
२०२४		

03/10/2024 11:46:49 AM

दस्ता क्रमांक: बदर 16/15864/2024

दस्ताचा प्रकार: करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	शाखाचित्र	ठसा प्रमाणित
1	नाव: ये. मुकुन देव्हलपर्स प्रा लि चे संचालक मोहम्मद सुयुफ अब्दुल सत्तार मोदीन पत्ता: प्लॉट नं: -, माळा नं: तळ भजना, इमारतीचे नाव: ए-1 टावर हिल पार्क कॉम्प्लेक्स, ब्लॉक नं: कॅप्टन सुरेश तामंत मार्ग, रोड नं: जोशेवरी पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. ईन नंबर: AAICS2460H	निवृत्त देणार वय: -40 स्वाक्षरी:		
2	नाव: ज़ीशान अब्दुल करीम शेख पत्ता: प्लॉट नं: 1308, माळा नं: -, इमारतीचे नाव: आशियाना को ऑप ह्री मो की, ब्लॉक नं: अंधेरी पश्चिम मुंबई, रोड नं: एन थ्री रोड, महाराष्ट्र, मुम्बई. ईन नंबर: BFFPS6Z38M	निवृत्त देणार वय: -36 स्वाक्षरी:		

घरील दस्तऐवज करून देणार तयारकीत करारनामा चा दस्त ऐवज करून दिल्याचे फवुल करताव.
शिकका क्र.3 ची वेळ: 03 / 10 / 2024 11 : 45 : 48 AM

ओळख:-

खातील दसम असे निवेदीत करताव की ते दस्तऐवज करून देणा-यानां स्वकीज: ओळखतात, व त्यांनी ओळख पटवितान

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	शाखाचित्र	ठसा प्रमाणित
1	नाव: विविथम डेविड विकटर - बिनमेट वय: 40 पत्ता: कम न 9, 1 ता भजना, इटाविदन विन्डिम, आशीपाटा घात माली, मुंबई सेन्ट्रल, मुंबई पिन कोड: 400011	W.D Vincent स्वाक्षरी		
2	नाव: आसीर - सेलीया वय: 38 पत्ता: मोमीन नगर, जोशेवरी पश्चिम मुंबई पिन कोड: 400102			

शिकका क्र.4 ची वेळ: 03 / 10 / 2024 11 : 46 : 28 AM

प्रमाणित करण्यात येते की, या दस्तामध्ये एकूण... पाने आहेत

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

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

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ZEESHAN ABDUL KARIM SHAIKH	eChallen	10000502024100103098	MH009089778202425P	660000.00	SD	0005045038202425	03/10/2024
2		DHC		1024022505581	1740	RF	1024022505581D	03/10/2024
3		DHC		1024021105566	2000	RF	1024021105566D	03/10/2024
4	ZEESHAN ABDUL KARIM SHAIKH	eChallen		MH009089778202425P	30000	RF	0005045038202425	03/10/2024

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

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बदर-१६/१५/२०२४

दस्ता क्रमांक १, क्रमांक १५८६४

नोंदला.
दिनांक: ०३/१०/२०२४

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