378/17262

Thursday,October 10 ,2024
10:02 AM

पावती

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

पावती क्रं.: 18890 दिनांक: 10/10/2024

गावाचे नाव: बांद्रा
दस्तऐवजाचा अनुक्रमांक: वदर9-17262-2024
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: रोहीदास दत्तात्रेय नकाशे

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 2540.00
पृष्ठांची संख्या: 127	
एकूण:	रु. 32540.00

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

सह.दु.नि.अंधेरी-3

बाजार मुल्य: रु.13367731.25 /-
मोबदला रु.19619048/-
भरलेले मुद्रांक शुल्क : रु. 1177200/-

सह. दुय्यम निबंधक, अंधेरी क्र. ३
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु.540/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024107600525 दिनांक: 10/10/2024
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024105100337 दिनांक: 10/10/2024
बँकेचे नाव व पत्ता:
3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009551378202425E दिनांक: 10/10/2024
बँकेचे नाव व पत्ता:

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 11 OCT 2024

10/10/2024

mMCbXR3tL

11/10/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 3
दस्त क्रमांक : 17262/2024
नोंदणी :
Regn:63m

गावाचे नाव : बांद्रा

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	19619048
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	13367731.25
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: फ्लॅट नं. 1702, माळा नं: 17वा हेविटेबल मजला,बी विंग,बिल्डींग नं. 3, इमारतीचे नाव: गुरुकृपा निर्मलम,खेरनगर कला सिएचएस लिमिटेड, ब्लॉक नं: प्लॉट नं. 3,खेरवाडी, रोड : बांद्रा पूर्व,मुंबई 400051, इतर माहिती: मौजे - बांद्रा पूर्व,सदनिकेचे एकूण क्षेत्रफळ 625 चौ. फुट म्हणजेच 58.08 चौ. मीटर रेरा कारपेट,सोबत एक कार पार्किंग स्पेस((C.T.S. Number : 604 (part) ;))
(5) क्षेत्रफळ	1) 63.88 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स गुरुकृपा रिअलकॉन इन्फ्रास्ट्रक्चर एलएलपी चे भागीदार महेश लिरा बेरात तर्फे मुखत्यार किशनकुमार जे. विरोजा वय:-29; पत्ता:-प्लॉट नं: ऑफिस नं.सी-106, माळा नं: पहिला , इमारतीचे नाव: वाशी प्लाझा , ब्लॉक नं: सेक्टर 17, रोड नं: वाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AAYFG4348P
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रोहीदास दत्तात्रेय नकाशे वय:-54; पत्ता:-प्लॉट नं: फ्लॅट नं. 103, माळा नं: पहिला मजला, इमारतीचे नाव: सर्वोदया बी विंग बिल्डिंग नं. 11 , ब्लॉक नं: खेरनगर, रोड नं: बांद्रा पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-ADVPN7358Q 2): नाव:-लोकेश रोहीदास नकाशे वय:-18; पत्ता:-प्लॉट नं: फ्लॅट नं. 103, माळा नं: पहिला मजला, इमारतीचे नाव: सर्वोदया बी विंग बिल्डिंग नं. 11 , ब्लॉक नं: खेरनगर, रोड नं: बांद्रा पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-DKGPN6828C
(9) दस्तऐवज करुन दिल्याचा दिनांक	10/10/2024
(10)दस्त नोंदणी केल्याचा दिनांक	10/10/2024
(11)अनुक्रमांक,खंड व पृष्ठ	17262/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1177200
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

20रु. Rs.20 COURT FEE INDIA TWENTY RUPEES

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे आवश्यक आहे
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily
It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 11/10/2024) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 सह. दुय्यम निबंधक, अंधेरी क्र. ३ मुंबई उपनगर जिल्हा MUMBAI SUBURBAN DIST. BANDRA

सह. दुय्यम निबंधक, अंधेरी क्र. ३,
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	GURUKRUPA REALCON INFRASTRUCTURE LLP	eChallan	69103332024101010133	MH009551378202425E	1177200.00	SD	0005259944202425	10/10/2024
2		DHC		1024107600525	540	RF	1024107600525D	10/10/2024
3		DHC		1024105100337	2000	RF	1024105100337D	10/10/2024
4	GURUKRUPA REALCON INFRASTRUCTURE LLP	eChallan		MH009551378202425E	30000	RF	0005259944202425	10/10/2024

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

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 20241010148 — 10 October 2024 08 38 55 AM

मूल्यांकनाचे वर्ष	2024
जिल्हा	मुंबई(उपनगर)
मूल्य विभाग	29-बांद्रा - पुर्व (अंधेरी)
उप मूल्य विभाग	भुभाग उत्तरेस जयप्रकाश रोड व डी पी रोड. दक्षिणेस गाव सीमा व पश्चिमेस रेल्वे. पूर्वेस पश्चिम द्रुतगती मार्ग
सर्व्हे नंबर /न.भू.क्रमांक	सि टी एस नंबर#604

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
91380	181250	208440	226570	181250	चौरस मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	63.88चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	बांधकामाचा दर -	Rs 30250 -
उद्वहान सुविधा-	आहे	मजला -	11th floor To 20th floor		
रस्ता सन्मुख -					

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt 02/01/2018

मजला निहाय घट/वाढ = 110% apply to rate= Rs 199375/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((**वार्षिक मूल्यदर - खुल्या जमिनीचा दर**) * **घसा-यानुसार टक्केवारी**)+ **खुल्या जमिनीचा दर**)

= (((199375-91380) * (100 / 100))+91380)

= Rs 199375/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 199375 * 63.88
= Rs 12736075/-

E) बंदिस्त वाहन तळाचे क्षेत्र 13.94चौरस मीटर
बंदिस्त वाहन तळाचे मूल्य = 13.94 * (181250 * 25/100)
= Rs 631656.25/-

Applicable Rules = 10.4.16

एकत्रित अंतिम मूल्य - मुख्य मिळकतीचे मूल्य - तळघराचे मूल्य - मेझॅनाईन मजला क्षेत्र मूल्य - लगतच्या गल्लीचे मूल्य - वरील गल्लीचे मूल्य - बंदिस्त वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य - बंदिस्त बाल्कनी - मेकनिकल वाहनतळ

= A + B + C + D + E + F + G + H + I + J

= 12736075 + 0 + 0 + 0 + 631656.25 + 0 + 0 + 0 + 0 + 0

=Rs 13367731.25/-

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 * MUMBAI SUBURBAN DIST. BANDRA *

बदर - १
पुस्तक क्र. १ / १७२६२ / १ / २०२४
२०२४

CHALLAN
MTR Form Number-6

GRN MH009551378202425E	**BARCODE**	**Date** 10/10/2024-08:29:59	**Form ID** 25.2

Department Inspector General Of Registration		**Payer Details**	
Type of Payment Stamp Duty Registration Fee		**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name BDR1_JT SUB REGISTRAR ANDHERI NO 1		**Full Name**	GURUKRUPA REALCON INFRASTRUCTURE LLP
Location MUMBAI			
Year 2024-2025 One Time		**Flat/Block No. Premises/Building**	FLAT NO 1702, 17TH FLOOR, B WING, GURUKRUPA NIRMALAM

Account Head Details	Amount In Rs.
0030045501 Stamp Duty	1177200.00
0030063301 Registration Fee	30000.00
Total	12,07,200.00

Road/Street	KHERNAGAR KALA CHS LTD, KHERNAGAR, BANDRA EAST
Area/Locality Town/City/District	MUMBAI
PIN	4 0 0 0 5 1
Remarks (If Any)	SecondPartyName=ROHIDAS DATTATREY NAKASHE~
Amount In Words	Twelve Lakh Seven Thousand Two Hundred Rupees Only

DEFACED ₹ 1207200.00 DEFACED

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

Payment Details IDBI BANK		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332024101010133	748052781
Cheque/DD No.		Bank Date	RBI Date	10/10/2024-08:30:49	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 7304999825

Department ID :

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

नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

सदर चलन फक्त दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे.

पुस्तक क्र. १ 40250 २ 400 २०२४

Challan Defaced Details

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

Print Date 10-10-2024 10:04:29

GRN : MH009551378202425E **Amount :** 12,07,200.00 **Bank :** IDBI BANK **Date :** 10/10/2024-08:29:59

1	(iS)-378-17262	0005259944202425	10/10/2024-10:01:43	IGR188	30000.00
2	(iS)-378-17262	0005259944202425	10/10/2024-10:01:43	IGR188	1177200.00
			Total Defacement Amount		**12,07,200.00**

THE SEAL OF THE SUB REGISTRAR ANDHERI NO. 1 MUMBAI SUBURBAN DIST.

बदर-९

पुस्तक क्र. १ | A0262 | 3 | Aug

२०२४

Print Date 10-10-2024 10:04:29

Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1024105100337	**Receipt Date**	10/10/2024

Received from Self, Mobile number 9819733739, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 17262 dated 10/10/2024 at the Sub Registrar office Joint S.R. Andheri 3 of the District Mumbai Sub-urban District.

DEFACED
₹ 2000
DEFACED

Payment Details

Bank Name	SBIN	**Payment Date**	10/10/2024
Bank CIN	10004152024101000312	**REF No.**	428492674695
Deface No	1024105100337D	**Deface Date**	10/10/2024

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

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST.

अदर-२
पुस्तक क्र. १ A०२६२ ८ १८०
२०२४

Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1024107600525	**Receipt Date**	10/10/2024

Received from Self, Mobile number 9819733739, an amount of Rs.540/-, towards Document Handling Charges for the Document to be registered on Document No. 17262 dated 10/10/2024 at the Sub Registrar office Joint S.R. Andheri 3 of the District Mumbai Sub-urban District.

DEFACED
₹ 540
DEFACED

Payment Details

Bank Name	SBIN	**Payment Date**	10/10/2024
Bank CIN	10004152024101000492	**REF No.**	428469524700
Deface No	1024107600525D	**Deface Date**	10/10/2024

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

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN

बेदर-१
पुस्तक क्र. १ / A0262 / ५ / १२८
१०३४

CHALLAN
MTR Form Number-6

GRN MH009551378202425E	**BARCODE**	**Date** 10/10/2024-08:29:59	**Form ID** 25.2

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1	**Full Name**	GURUKRUPA REALCON INFRASTRUCTURE LLP
Location	MUMBAI		
Year	2024-2025 One Time	**Flat/Block No. Premises/Building**	FLAT NO 1702, 17TH FLOOR, B WING, GURUKRUPA NIRMALAM
		Road/Street	KHERNAGAR KALA CHS LTD, KHERNAGAR, BANDRA EAST
		Area/Locality Town/City/District	MUMBAI
		PIN	4 0 0 0 5 1
		Remarks (If Any)	SecondPartyName=ROHIDAS DATTATREY NAKASHE~
		Amount In Words	Twelve Lakh Seven Thousand Two Hundred Rupees Only

Account Head Details	**Amount In Rs.**
0030045501 Stamp Duty	1177200.00
0030063301 Registration Fee	30000.00
Total	12,07,200.00

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**	
Cheque-DD Details		Bank CIN / Ref. No.	69103332024101010133 / 748052781
Cheque/DD No.		Bank Date / RBI Date	10/10/2024-08:30:49 / Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :

Mobile No. : 7304999825

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Print Date 10-10-2024 08:33:01

सदर-१
पुस्तक क्र. १ / ५०२६२ / ६ / २०२४

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1 MUMBAI SUBURBAN DIST. BANDRA

सदर - १

पुस्तक क्र. १ / १०२६२ / ७ / २०२४

AGREEMENT FOR SALE OF FLAT

THIS **AGREEMENT** made at Mumbai on this 10th day of october, Christian Year Two Thousand Twenty- Four (2024)

BY AND BETWEEN

M/s. GURUKRUPA REALCON INFRASTRUCTURE LLP, a registered partnership firm incorporated under the provisions of the Indian Partnership Act 1932, LLPIN no. **ABB – 8444**, Permanent Account Number (PAN: **AAYFG4348P**), having office at C-106, Vashi Plaza, Sector-17, Vashi, Navi Mumbai – 400 703, represented by its authorised partner Mr. Mahesh Lira Verat and Mrs. Urmila Mahesh Verat, hereinafter referred to as **"Developer/Promoter"**, through his POA Holder **Mr. Kishankumar J. Viroja** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partners or partner for the time being of the firm, the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner) of the **FIRST PART;**

AND

1. ROHIDAS DATTATREY NAKASHE, Age: 54 Years, **(PAN: ADVPN7358Q); 2. LOKESH ROHIDAS NAKASHE,** Age: 18 Years, **(PAN: DKGPN6828C);** Indian Inhabitant/s having his/her/their address at **103 Sarvodaya B Wing, Building No. 11, Khernagar, Bandra East, Mumbai-400051**, hereinafter referred to as the **'FLAT PURCHASER(S)'** (which expression shall unless it be repugnant to the context or meaning thereof mean and include as individual his/her/their/its heirs, executors, administrators and permitted assigns/their respective heirs, executors, administrators and permitted assigns; and/or in case of a partnership firm, executers, administrators or the permitted assigns of such last survivor of them; and/ or in case of a company or a body corporate or juristic entity, its successors and permitted assigns) of the **SECOND PART**

The Promoter and the Purchaser(s) are hereinafter for the sake of brevity collectively and jointly referred to as **"PARTIES"** and individually as **"PARTY"**.

W H E R E A S:

A. Maharashtra Housing and Development Authority (hereinafter referred to as "**MHADA**") is an owner of the plot of Land admeasuring approximately **1571.44 sq. mt**. Or thereabouts as per the demarcation by the Executive Engineer, MHADA plot bearing **C.T.S No. 604(Pt), S. No. 341 (Pt)**. situated and being lying at revenue Village -**Khernagar, Bandra (E), Mumbai 400 051**, in the Registration District and Sub District of Bandra (east), Mumbai city and Mumbai suburban, within the limits of Municipal Corporation of Greater Mumbai. In about 1962, the MHADA had erected a four storeyed building No. 3 and allotted 54 tenements in the Registration Sub District of Bandra (east), Mumbai suburban district, consisting more particularly mentioned in the **FIRST SCHEDULE OF THE PROPERTY** herewith, (Hereinafter referred to as the "**said Plot**"). Later in about 1983, the 54 tenants together formed a Co-operative Housing society and named it as **"Kher Nagar Kala CHS. Ltd"** duly registered under 'Maharashtra Co-operative Societies Act, 1960, bearing registration no. **BOM/HSG/8074 of 1983**, dated **23.11.1983** for the sake of brevity hereunder referred to as **"THE SAID SOCIETY"**.

The copies of the Property card pertaining the said Plot of land and society registration certificate are annexed hereto and marked as **ANNEXURE - A(Colly.)**

B. Pursuant to the Indenture of Lease dated **04th March, 1997**, (hereinafter referred to as the "Indenture of Lease") executed by MHADA as the Lessor and the Society as the Lessee registered in the Office of the Sub-Registrar of Bandra (East), under Serial No. **ADJ 3593/96/13798 & 13799**, demised unto the Society, a portion of the said Plot (Hereinafter referred to as "**said Leased Land**") for the term of Ninety-Nine years as recorded therein, commencing from **01.04.1980** and upon the terms and conditions as contained therein;

C. Pursuant to the **Deed of Sale** dated **04th March, 1997** executed by MHADA as the Vendor and the Society as the Purchaser, registered in the Office of the Sub-Registrar of Assurances at Bandra(East), under Serial No. **ADJ 3593/96/13798 & 13799** (hereinafter referred to as the "**Deed of Sale**"), MHADA sold, conveyed, transferred and assigned to the Society all right, title and interest in the building standing on the said Leased Land known as "**Building No. 3**" (hereinafter referred to as the "**Existing Building**");

D. In the premises aforesaid the said Society is seized and possessed of or otherwise well and sufficiently entitled to the leasehold right, title and interest in the said Land and is the owner of the old Building standing thereon and the old Building, hereinafter collectively referred to as the "**said Property**" which is more particularly described in the **First Schedule** hereunder written;

E. The said tenants or existing members of the Said Society having rights and being absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property having good and marketable title, are also entitled to deal with and/or assign/let/transfer the same in any manner and/or consume the additional / enhanced FSI as agreed under "total FSI" as may be allowed by MHADA or concerned competent authorities from time to time and also to undertake redevelopment project/ scheme on the said property, but with prior permission of the MHADA and concerned competent authorities.

F. In view of the age and condition of the existing building, the condition of the old Building has deteriorated over time period and requires extensive

repairing. The repairing cost of the old Building shall be substantial, which the present members are not in a position to pay. Hence, all members decided to redevelop the said old building and for that purpose the said society followed the due process of law as provided under Section 79(a) of Maharashtra Co-operative Societies Act 1960 and to that effect the members at large decided to appoint Developer in their Special General body meeting on 18th December, 2022. The Developer vide its resolution resolved to undertake and implement Redevelopment of the Said society. Therefore, the schemes/objectives of proposed redevelopment project agreed between the Developer and the Society was;

(i) To demolish the existing said building, to commence the construction of new building as per eligible FSI, Intimation of Approval, Approved plans and drawings, Commencement Certificate, other permissions, etc., obtained/ to be obtained from MHADA and/or concerned competent authorities.

(ii) To allot 54 new flats to existing members of the said society inhabitant of the said Building.

(iii) To sell the proposed "New Premises/Flats" (other than society's existing members new premises/flats) forming part of "The Saleable Area/s of the Developer" at such terms and conditions as the Developer" may deem fit and proper, to receive the sale proceeds/money in respect thereof and execute agreement/s for sale with prospective buyers/flat Purchaser(s), handover vacant and physical possession upon obtaining Occupation Certificate.

Hence, the new apartments/flats of the existing members of the society and new apartments/Premises/Flats" (other than society's existing members) forming part of the Saleable Area/s of the Developer collectively called as **"THE SAID PROPOSED BUILDING".**

G. The Developer has acquired the "Development Rights" for the proposed redevelopment project of the said Society by virtue of:

i. A **Development Agreement** duly registered at the Sub-Registrar of assurances on **13th April, 2023**, under **BDR9-5950-2023 executed on 31st March, 2023** and **Supplementary Development Agreement** duly registered at the Sub-Registrar of assurances on **16th June, 2023** under **9909-2023** before sub-registrar assurances of **Andheri -3** duly executed between Developer, Said Society and the existing members of the said society.

ii. A **"Power of Attorney"** executed by the Said Society in the name of Developer to do various acts, deeds, matters and things for the development of said Property which is duly registered with the sub-registrar of assurances under **BDR9-5958-2023, dated 13th April, 2023** thereby appointed "Developer" consisting of partner "Mr. Mahesh Lira Verat", as the true and lawful attorney of the existing 54 Members and of the Society for furtherance of the proposed redevelopment project, until its completion thereof. Copies of Index-II of the registered Development Agreement & Supplementary Development Agreement are annexed and marked as **ANNEXURE- B(colly).**

H. The Developer shall execute the 'Permanent Alternate Accommodation Agreement' with the existing members of the said society and the said society through its 'Managing Committee and all being individually registered before the concerned Sub-Registrar of Assurances under respective serial numbers. The Developer has perfectly affected the terms and conditions of allotments and transfer of the ownership of 50 (Fifty)

proposed New flat/New tenements unto each of the existing members of the Society and agreed to provide 30 surface car parking to the existing society exclusively.

I. The existing members of the said Society jointly have handed over vacant, peaceful and physical possession of their individual tenement and also old building mentioned in **FIRST SCHEDULE** hereunder, to the Developer for the redevelopment, on the basis of approvals and permissions issued by MHADA and other competent Authorities for demolition and further development of the old building. Therefore, on the basis of No Objections (N.O.C.), Intimation of Approval (I.O.A.), Amended Approved Plan/s, Commencement Certificate for plinth and other requisite permissions, sanctions etc. received from MHADA and/or MCGM and/or concerned competent authorities, Developer shall demolish the Said old Building and other structure/s standing thereon and shall commence the construction of new building/s consisting of **Stilt+ Podium level 1 to podium level 5 + 18 habitable floors for Residential purpose** to be known as "**GURUKRUPA NIRMALAM**" as per the approvals and the permissions in the Offer Letter/s, and have complied with the terms and conditions appearing therein. The Developer has made payments to MHADA and/or concerned competent authorities towards premium for securing FSI and other permissions and made payment to the Existing members of the said Society towards various heads of expenses to secure temporary alternate accommodation etc. and that the entire scheme of proposed redevelopment project shall be executed as per permissions obtained/ to be obtained from time to time and the terms and conditions as appearing in the Development Agreement. Collectively attached hereto are all requisite permissions, Approvals, Resolution as **ANNEXURE-C (Colly)**.

J. The Promoter has entered into standard Agreement with Architect namely **M/s. Ingenious Architects** as an Architect and also appointed **M/s. J. C. Consultants** as Structural Engineer for preparation of the plans, specifications, structural designs and drawings of the buildings to be constructed on the said Plot and the Promoter agrees to accept the professional supervision of the said Architect and Structural Engineer till completion of the buildings on said Plot.

K. **Shri. Mayur Kadam**, Advocate, by his certificate of Title dated **24/05/2023** has certified the title of the Promoter to the said Property and right and entitlement of the Promoter, to develop the said Property; A copy of the Title Certificate dated **24/05/2023** is annexed hereto and marked as **ANNEXURE -D.**

L. The Promoter is proposing to develop a Residential cum Commercial building known as "**GURUKRUPA NIRMALAM**" as per the Approved plans. The building shall be comprising of **Stilt+ Podium level 1 to podium level 5 + 18 habitable floors** for **residential purpose**.

M. The Promoter submitted layout and plans for development of the said Property to MCGM (hereinafter referred to as "Said Local Authority/ Corporation) and the said local authority sanctioned and approved the layout and plans and issued (i) Development permission **IOA** vide its letter bearing **V.P. No. MH/EE/(BP)/GM/MHADA-95/1293/2023** dated **12/06/2023** and (ii) **amended IOA dated 04/04/2024** granted up to 18th habitable floor + Terrace (hereinafter collectively referred to as the "Approved Plans". A copy of the Location Plan and the said Approved sanctioned Plans are annexed hereto and marked as **ANNEXURE-E(Colly)**.

पुस्तक क्र. १ 40252 40 2024

2024

Rakesh

N. The said local authority has further issued the Plinth level **Commencement Certificate** bearing **V.P.no. MH/EE/(BP)/GM/MHADA -95/1293/2024/FCC/1/NEW** dated **28/08/2023** and **by further Commencement Certificate** dated **21/02/2024** granted permission to the Promoter to construct the building up to the **Sixth Floor**. A copy of the said Commencement Certificate is annexed hereto and marked as **ANNEXURE -F**.

O. The Developer are constructing the said Building as a real estate project (hereinafter referred to as the **"SAID PROJECT"**) as provided under Section 3 of Real Estate (Regulation and Development) Act, 2016 **("RERA")** read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 **("RERA Rules").** The Developer is the Promoter of the Real Estate project and has registered the said Project under the provision of the RERA and the RERA Rules with the Maharashtra Real Estate Regulatory Authority **("RERA Authority")** at Mumbai under No. **P51900053380** dated **27/10/2023** and therefore, the said Developer hereinafter referred to as **"the Promoter"**. A copy of RERA Registration Certificate issued by the Authority is annexed and marked hereto as **ANNEXURE- "G"**;

(The relevant details attached to this Agreement are available for inspection on the website of the Authority at https://maharera.mahaonline.gov.in.)

P. Upon understanding the scheme/objectives of proposed redevelopment project, the Purchaser(s) herein approached to the Promoter and expressed his/her/their desire to purchase **2 BHK Flat**, RERA carpet of **58.08 Sq. Mt** Area in the under-construction redevelopment project with **one Car Parking space** and accordingly the Promoter agreed to sell the desired Flat as more particularly mentioned in **SECOND SCHEDULE** herein to the Flat Purchaser(s) at a price, consideration, negotiated and agreed upon, as mentioned herein.

Q. The Purchaser(s) after having investigated and after being fully satisfied with all documents in respect of title of the Said Society and rights of the Promoter for said Proposed Redevelopment Project and hereby confirms that he/she/they shall not be entitle to raise any requisition or objection or have any dispute in that behalf. The flat purchaser requested the Promoter to allot him/her/them **2 BHK flat** on **17th habitable Floor, in B Wing** and having **Flat No. 1702** admeasuring RERA carpet of **58.08 Sq. Mt.** Area with **One Car Parking Space** in the New Building to be constructed on the said Proposed Redevelopment Project Land, which flat is highlighted in the typical floor plan annexed and marked as **ANNEXURE-H** hereto (hereinafter referred to as the **"SAID FLAT/APARTMENT"**) for the total consideration of **Rs. 1,96,19,048/- (Rupee One Crore Ninety-Six Lakhs Nineteen Thousand Forty-Eight Only)**, (hereinafter referred to as the **"SAID SALE PRICE"**) and on the terms and conditions described hereunder written.

Type	Wing	Flat No.	Flat Area (RERA)
2 BHK	**B**	**1702**	**58.08 Sq. Mt**

R. That both the parties after signing, shall present this agreement at the applicable Sub- registrar office for registration within the time limit prescribed by the Registration Act 1908 and the Promoter or their

Constituted Attorney will attend such Sub-Registrar's office and admit the execution thereof.

S. The Purchaser(s) has/have demanded inspection from the Promoter and the Promoter have given inspection to the Purchaser(s) of all documents of title relating inter-alia to the said Property and the said Project including all the documents mentioned in the recitals hereinabove and also the plans, designs and specifications prepared by the Promoter's Architects, the Title Certificate, revenue records and all other documents as specified under the RERA Act and the RERA Rules, as amended up to date.

T. Under section 13 of the RERA, the Promoter are required to execute a written Agreement for Sale in respect of the said Apartment agreed to be sold to the Purchaser(s), and the Parties are therefore executing these presents and also to register this Agreement under the Indian Registration Act, 1908;

U. Relying upon the said applications, declaration and agreement herein contained, the Promoter have agreed to allot to the Purchaser(s) the said Flat/Apartment, at the said Sale Price and on the terms and conditions hereinafter appearing.

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

1. **RECITAL TO FORM AN INTEGRAL PART**

All the aforesaid recitals and representations hereinabove shall form an integral and operative part of this Agreement as if the same were set out and incorporated verbatim in the operative part and the same are to be interpreted, construed and read accordingly.

2. **DEFINITIONS AND INTERPRETATIONS**

In the agreement, (i) Capitalized terms defined by inclusions in quotations and/or recitals and/or parenthesis have the meanings so ascribed and described and (ii) The following terms shall have the following meanings assigned to them;

a. "THE SOCIETY"

'The Society' shall always mean and include the "**Kher Nagar Kala CHS. Ltd.**, a society registered under the provisions of Maharashtra Co-operative Societies Act, 1960 bearing Registration No. **BOM/HSG/8074 of 1983**, dated **23.11.1983** having its registered office at **Building Number 3, Kher Nagar Kala CHS. Ltd., Kher Nagar, Bandra (East), Mumbai- 400 051**, and comprising of **54 members**. 'The Flat Purchaser/s' of respective flats in the newly redeveloped shall be inducted as the incoming members of 'the Society'.

b. "MHADA"

'MHADA' shall always mean and include (i) Maharashtra Housing and Area Development Authority, herein referred to as MHADA. (ii) Maharashtra Housing and Area Development Board (MHADB) and (iii) Mumbai Buildings Repairs and Reconstruction Board (MBRRB) a statutory corporation constituted under Maharashtra Housing and Area Development Authority Act – 1976 (MAH-XXVIII of 1977), having its office at Griha Nirman Bhavan, Kala Nagar, Bandra (East), Mumbai – 400051, hereinafter referred to as 'MHADA'.

बदर-१
पुस्तक क्र. १ / ८०२८२ / १२ / २०२०
२०२४

c. **"MCGM"**

'MCGM' shall always mean and include Municipal Corporation of Greater Mumbai, a statutory corporation constituted under Bombay Municipal Corporation Act, 1988, having its Head Office at Brihanmumbai Municipal Corporation Building, Opp. Chhatrapati Shivaji Maharaj Terminus, Fort, Mumbai – 400001 and other offices in the respective Wards of Mumbai (City, Suburbs and Extended Suburbs)."**RERA"**

'RERA' shall always mean and include the Real Estate (Regulation and Development) Act, 2016 and rules made thereunder.

d. **"CONCERNED COMPETENT AUTHORITIES"**

'Concerned Competent Authorities' shall always mean and include all the departments of MHADA and/or MCGM and/or Collector, Tahsildar, Surveyor Land Records, Airport Authority of India, Honorable Courts etc. capable, competent and authorized to grant, allow, disallow etc., all the requisite permissions/sanctions etc., for the further of proposed redevelopment project, until its completions thereof.

3. **PROPOSED REDEVELOPMENT PROJECT**

3.1. The Proposed Redevelopment Project' shall always mean and include the building/s to be constructed on all that plot and/or piece or parcel of land bearing corresponding forming part of bearing **C.T.S No. 604 (Pt), S. No. 341 (Pt)**, Village -**Kher Nagar, Bandra East, Mumbai- 400 051** and the said under construction building shall be known as **"GURUKRUPA NIRMALAM"**. The New Building shall comprise of **Stilt+ Podium level 1 to podium level 5 + 18 habitable floors** for **residential purpose.**

3.2. The Promoter shall construct the said Building on the said Land/Plot in accordance with the plans, specifications, designs and elevations as approved by the concerned local authority and which have been seen and inspected by the Purchaser(s) with such variations and modifications as may consider necessary or as may be required by the Government, MHADA, Municipal Corporation of Greater Mumbai and/or any other local authority from time to time. The Promoter undertakes to intimate the Purchaser(s) in writing, in respect of any variations or modifications which may adversely affect the said Apartment, except, any alteration or addition required by Government authorities or due to change in law or any change as contemplated by any of the disclosure already made to the Purchaser(s);

3.3. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Apartment as are set out in the list of amenities is annexed and marked hereto as **ANNEXURE- "I"**.

3.4. The Purchaser(s) hereby further agree/s and covenant/s with the Promoter to render full co-operation to the Promoter and to sign and execute all papers and documents, in favour of the Promoter or otherwise as may be necessary for the purpose of enabling the Promoter to construct the said Project, in accordance with the approvals or such other plans as may be approved by Competent Authority (MHADA) and / or any other local / concerned authority from time to time.

3.5. **CARPET AREA AS PER RERA**

'Carpet Area as per RERA' shall always mean and include that the carpet area is means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes

the area covered by the internal partition walls of the apartment."

3.6. **THE REQUISITE DOCUMENTS TO SELL NEW FLATS**

'The Requisite Documents to Sell the New Flats' shall always mean and include issuing and/or accepting and/or handing over (i) Application Form (ii) Allotment Letter / Reservation Letter of Flat (iii) Demand Letter/s for Payments towards Installments due, (iv) Notices, 'No Objection Certificate' (N.O.C.) for obtaining Home Loan/s, Mortgage etc. (v) Receipts of Payments (vi) Entering and Executing Agreement for Sale, Sale Deed, etc. (vi)and/or in case/s of cancellation to issue Letter for Cancellation of Allotment/ Cancellation of Reservations of Flat (vii) Cancellation Deed/Rectification Deed (viii) Possession Letter and/or any other documents, ancillary to such deals which the / Promoter may require to enter into in future, from time to time, with the Prospective Buyer/ Flat Purchaser(s), as the case may be. The documents mentioned above are indicative and not exhaustive.

3.7. **THE SALEABLE AREA OF THE DEVELOPER/PROMOTER**

That in future, from time to time, Promoter is entitled to load, use, utilize, either in parts or in full all the FSI as mentioned under 'Total F.S.I.' upon utilizing and/or consuming the 'Total F.S.I.', new flats shall be constructed in the new 'Said Building' being the proposed 50(Fifty) New Flats' allotted to 'The Existing Members of said Society', the remaining proposed 'New Flats' to be constructed in the building, shall always be the part of the "Saleable Areas of the Developer/Promoter'.

3.8. **THE REQUISITE COSTS**

'That the Requisite Cost' shall always mean and include all the costs, from time to time at present and/or in future, including the payments of premiums/s and/or charges to MHADA and/or MHADB and/or to MCGM and/or to the Concerned Competent authorities for (i) F.S.I. (ii) Open Space Deficiency, Scrutiny Fees, Development Charges, other deposits etc. (iii) Construction of new building/s with amenities thereon including purchases of raw materials and delivering them at the site, viz. Cements, Sand (Reti), Iron Bars, Stones, Brick/s, Autoclave aerated concrete blocks, Ready mix cement concrete, Materials required for constructions, Doors, Tiles, Sanitary wares, Wires, Switches, Pipes, Aluminum, Glass, M.S. Grill, Paints, Decorative materials, Hardware items, and/or providing all the amenities as agreed herein and/or make payments to labor's, wages, insurance premiums, and/or engaging services of agents, agencies, architects, engineers, consultant professionals and paying their professional fees and/or installing/erecting mechanism for providing other materials required for construction of the said building/s more particularly as agreed in the list of amenities, including supply of electricity and water and in short all the costs to be incurred to erect the said building/s and complete the flats with all internal amenities as agreed herein.

PROVIDED THAT the total price is escalation free, save and except escalations/increases, due to increase on account of Development Charges/ Cement /Steel and/or any other increases in charges which may be levied or imposed by the competent authority Local Bodies/ Government from time to time.

3.9. **CAR PARKING(S)**

a. The Promoter is providing car Parking space in the said New Building for parking of vehicle as per the parking layout plan approved by the Planning Authority out of which the Promoter hereby allot **one car Parking space** to the Purchaser(s) being incidental to the said Flat to park his/her/their vehicle.

The Purchaser shall park his/her/their car only at the allotted parking space. A copy of the Plan is annexed hereto and marked as **ANNEXURE-J.**

b. The Purchaser(s) herein agree/s and confirm/s that he/she/they shall not raise any objection to the designation/ selections of parking done/ to be done by the Promoter for other purchasers and accept designation of the Parking(s) to be allotted to the Purchaser(s) herein and the Purchaser(s) hereby agree/s and undertake/s that the Purchasers shall proportionately bear the costs and expenses of the maintenance of such Car Parking space;

c. The Flat Purchaser(s) shall not be entitled to park his/her/their vehicle anywhere else and he/she/they shall be liable to pay the Property Tax, Maintenance Charges in respect of said Parking as may be assessed by the local body or as may be determined by the Society. The Flat Purchaser(s) shall only be entitled to transfer the said Parking along with the said Flat in favor of third party. The Flat Purchaser(s) shall not use the said Parking for any such purpose which may or is likely to cause nuisance or annoyance to the occupiers of the neighboring premises nor for any illegal or immoral purpose. The Flat Purchaser(s) agrees not to change the use of the said Parking without obtaining prior consent of the Society in writing and without obtaining approval from the Planning Authority.

4. **PURCHASE OF THE SAID APARTMENT/PREMISES AND SALE PRICE**

4.1. The Purchaser(s) hereby agree/s to purchase from the Promoter and the Promoter hereby agree to allot to the Purchaser(s) the said Apartment/Premises being on **17th habitable Floor**, in **B Wing** having **Flat No. 1702** admeasuring RERA carpet of **58.08 Sq. Mt** Area in the said Building for the lump sum price of **Rs. 1,96,19,048/- (Rupee One Crore Ninety-Six Lakhs Nineteen Thousand Forty-Eight Only)**, (hereinabove referred to as "**Said Sale Price**") payable by the Purchaser(s) to the Promoter in the manner as mentioned below.

PARTICULAR	PERCENTAGE
ON BOOKING (INCLUDING OF TOKEN AMOUNT)	10%
ON COMPLETION OF EXCAVATION	20%
ON COMPLETION OF PLINTH	15%
PODIUM-LEVEL 1 PARKING	4%
PODIUM-LEVEL -2 PARKING	2%
PODIUM-LEVEL-3 PARKING	2%
PODIUM-LEVEL- 4 PARKING	2%
ON COMPLETION OF 1ST & 2ND SLAB	2%
ON COMPLETION OF 3RD & 4TH SLAB	2%
ON COMPLETION OF 5TH & 6TH SLAB	2%
ON COMPLETION OF 7TH & 8TH SLAB	2%
ON COMPLETION OF 9TH & 10TH SLAB	2%
ON COMPLETION OF 11TH & 12TH SLAB	1%
ON COMPLETION OF 13TH & 14TH SLAB	1%
ON COMPLETION OF 15TH & 16TH SLAB	1%
ON COMPLETION OF 17TH & 18TH SLAB	1%
ON COMPLETION OF 19TH SLAB	1%
ON COMPLETION OF BRICK WORK	5%
ON COMPLETION OF EXTERNAL & INTERNAL PLASTER	5%
ON COMPLETION OF FLOORING & TILING	5%
ON COMPLETION OF FITTING OF DOOR & WINDOWS	5%

ON COMPLETION OF PLUMBING & SANITARY WORK	5%
AT POSSESSION	5%
	100%

*** Additionally, Society Fund & Maintenance charges to be paid at the time of possession.**

4.2. The Purchaser(s) hereby agree/s, covenant/s and undertake/s to pay the present outstanding and applicable tax shall be paid within 15 days from the date of execution of this Agreement failing to which the Purchaser(s) shall be liable to pay interest to the Promoters at the State Bank of India ("SBI") highest marginal cost of lending rate plus 2% p.a. as notified under the Act and Rules thereof or at such rate as is notified from time to time on all delayed payments from the due date till the date of payment thereof and it is agreed that any amount paid by the Purchaser(s) to the Promoter towards interest shall not be refunded and the Purchaser(s) cannot claim the refund of any interest paid to Promoter in any event, including event of termination and cancellation of this Agreement.

4.3. The Promoters shall confirm the final carpet area of the said Apartment that has been agreed to be allotted to the Purchaser(s) only after construction of the said Project is completed and occupation certificate in respect thereof is granted by the competent authority by furnishing details of the changes (if any) in the RERA carpet area of the said Apartment, subject to variation cap of 3%. The said Sale Price payable for the said Flat shall be recalculated based on the carpet area of the said Apartment. If there is any reduction in carpet area of the said Apartment, then the Promoter shall refund the excess money paid by the Purchaser(s) within 45 (Forty-Five) days. The interest payable by the Promoters shall be the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon (hereinafter referred to as the **"SAID INTEREST RATE"**). In the event of increase in carpet area of the said Apartment, the Purchaser(s) shall make the payment of such excess area in the immediate next installment of the said Sale Price.

4.4. In addition to the said Sale Price and the Statutory Charges (defined hereinafter), the Purchaser(s) shall pay to the Promoter all other amounts mentioned herein including the amounts mentioned in the cost sheet as recorded hereinafter. Time as to payment shall be of the essence and the Purchaser(s) shall be liable to pay interest to the Promoters at the State Bank of India ("SBI") highest marginal cost of lending rate plus 2% p.a. as notified under the Act and Rules thereof or at such rate as is notified from time to time on all delayed payments from the due date till the date of payment thereof STATUTORY CHARGES The said Sale Price is escalation-free, save and except escalations / increases, due to increase on account of development charges, land under construction charges, cost or levies, etc. payable to the competent authority and/or any increase in other charges which may be levied or imposed by the competent authority Local Bodies / Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser(s) for increase in such charges, cost or levies imposed by the competent authorities, etc., the Promoter shall enclose such notification / order / rule / regulation / other document / etc. published / issued in that behalf to that effect along with the demand letter being issued to the Purchaser(s) or separately, which shall be collected from the Purchaser(s) during subsequent payments.

4.5. The Sale Price shall be subject to Tax Deduction at Source ("TDS") as may be required under prevailing law. The Purchaser(s) shall

make payment of each instalment as stated above subject to proportionate deduction of TDS thereon. Provided further that any deduction of an amount made by the Purchaser(s) on account of TDS shall be acknowledged/credited by the Promoter, only upon the Purchaser(s) submitting the original tax deduction at source challan / certificate and provided that the amount mentioned in the challan / certificate matches with the Income Tax Department site. It is further agreed and understood that notwithstanding what is stated herein below, the Promoter shall not handover possession of the said Flat to the Purchaser(s) in the event the Purchaser(s) fail to furnish the challan / certificate of the final payment due and payable by the Purchaser(s) under this Agreement.

ii. The said Sale Price and all the other amounts payable by the Purchaser to the Promoter excludes all or any taxes or levies (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, GST, and Cess or any other similar taxes and which may be levied, in connection with the construction of and carrying out the Project / development of the said Project) on account of the transaction contemplated herein. All taxes, levies, duties, cesses, charges whether currently applicable or payable or which may become applicable or payable at any time in future including but not limited to service tax, GST, Swachh Bharat Cess, Krishi Kayan Cess, land under construction tax and VAT, LBT and/or all other direct / indirect taxes / duties, impositions applicable, levied by the Central and/or State Government and/or any local, public or statutory authorities / bodies and/or any increases thereof ("Statutory Charges") under the provisions of the applicable law or any amendments thereto pertaining or relating to the sale of the said Flat and/or the transaction contemplated herein and/or in respect of the Sale Price and/or the other amounts are payable by the Purchaser(s) alone. The quantum of such taxes, levies, duties, cesses, charges as decided / quantified by the Promoter shall be paid by the Purchaser(s) on demand made by the Promoter within 7 (seven) days from such demand, and the Purchaser(s) shall indemnify and keep indemnified the Promoter from and against the same. The Statutory Charges shall be borne and paid by the Purchaser(s) alone and the Promoter shall not be liable, responsible and/or required to bear and/or pay the same or any part thereof. Only upon payment of all amounts as contemplated in this Agreement the transfer of property in the said Flat shall take place.

iii. The Purchaser(s) shall also fully reimburse the interests and expenses that may be incurred by the Promoter in the consequences upon any legal proceedings that may be instituted by the authorities concerned against the Promoter or vice versa on account of any liability accrued due to default / delay/ non-compliance by the Purchaser(s). The Promoter shall not be bound to accept the payment of any instalment unless the same is paid along with the amount of Service Tax / VAT / GST and other taxes, cesses, levies, etc. as applicable and the Purchaser(s) shall be deemed to have committed default in payment of amount due to the Promoter hereunder if such payment is not accompanied with the applicable Service Tax / VAT / GST and other taxes, cesses, levies, etc. and the Promoters may, at their sole discretion, without prejudice to their other rights, charge a payment of Rs. Rs.5,000/- as Cheque Dishonor Charges in addition to the delayed interest computed as per the Interest Rate.

iv. The Purchaser hereby agree that if Purchaser fails to make the payment as per the Agreement or in the repayment of the interest

thereon or any of the agreed instalment of the payment on due date/s, the Promoter will have an unqualified right to disclose or publish Purchaser name, details and photograph(s) as defaulter in such manner and through such medium as the Promoter deem fit and proper and after that Purchaser will have no right, title and interest on the said flat and the Promoter as its sole discretion have right to sale the said flat to third party without executing deed of cancellation with the Purchaser.

4.5. The Purchaser(s) have/has to pay payment as per the payment cost sheet within 7 (Seven) days after the receipt of Demand Letter issued by the Promoters time to time against the Purchaser.

4.6. If Purchaser(s) intended discount in the sale price against the early payment then Purchaser(s) will indemnify and keep indemnified to the Promoters from all damages, loss, fine, cost which will be imposed by the **MAHARERA** due to early payment. In case of that Promoters allows to Purchaser(s), in its sole discretion, a rebate for early payments of instalments mention herein above in Clause No. 4.1 payable by the Purchaser(s) by discounting which respective installments has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/ withdrawal, once granted to Purchaser(s) by the Promoters.

4.7. If Purchaser(s), is the resident outside India or having Non- Resident Indian (NRI) status, shall solely be responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act (FEMA), Reserve Bank of India (RBI) Act and Rules/Guidelines made/ issued there under and all other applicable laws including that of remittance of payments, acquisition/sale, transfer of immovable properties in India. Purchaser(s) shall also furnish the required declaration to the Promoters in the prescribed format, if necessary. In case any such permission is ever refused or subsequently found lacking by any Statutory Authority, the amount paid towards the sale price will be refunded by Promoters as per rules without any interest and the allotment cancelled forthwith and Promoters will not be liable in any manner on such account. All refunds to Non-Resident Indians (NRI) and Persons of Indian Origin (PIO), if any, shall, however, be made in Indian Rupees and Purchaser(s) alone shall be liable to get all the necessary permission for getting the refund of the amount paid towards the Sale Price as mentioned above from the concerned authorities, after deducting earnest money.

4.8. In case of foreign remittance, the net amount credited to bank shall be taken as amount received and necessary bank charges shall be borne by Purchaser(s). The said Sale Price is exclusive of all taxes, levies, duties, cesses, etc. In addition to the said Sale Price, the Purchaser(s) shall pay all other amounts mentioned herein. Any of the taxes including Goods and Services Tax (**"GST"**), levies, duties, cesses etc. (whether applicable/payable now or become applicable/payable in future), whether on the said Sale Price or on other amounts payable under this Agreement, shall be borne and paid by the Purchaser(s) alone and the Promoters shall never be liable, responsible and/or required to bear, and/or pay the same or any part thereof.

4.9. The Purchaser(s) are aware that as per present statute, GST is leviable/ applicable on the said Sale Price payable hereunder and consequently the amount of each installment payable by the Purchaser(s) to the Promoters in respect of this transaction shall

proportionately increase to the extent of the liability of such taxes. The Purchaser(s) hereby undertake(s) to pay the amount of the GST along with each installment from the effective date and further shall not dispute or object to payment of such statutory dues. The Promoters shall not be bound to accept the payment of any installment unless the same is paid along with the amount of GST applicable thereon and the Purchaser(s) shall be deemed to have committed default in payment of amount due to the Promoters hereunder, if such payment is not accompanied with the applicable GST. Provided further that if on account of change/amendment in the present statute or laws, statutes, rules, regulations and policies or enactment of new legislation of new laws by the Central and/or State Government or any other taxes become payable hereafter, on the amounts payable by the Purchaser(s) to the Promoters in respect of this transaction and/or aforesaid taxes levied is increased on account of revision by authorities, the Purchaser(s) shall be solely and exclusively liable to bear and pay the same and the Purchaser(s) do and doth hereby agree and undertake to indemnify and keep indemnified the Promoters and its partners from time to time and their survivors and the heirs, executors, administrators and assigns of the last surviving partner in respect thereof.

4.10. The Purchaser(s) further agree/s, undertake/s and covenant/s that while making the payment of installments of the said Sale Price and GST thereon, the Purchaser(s) shall deduct TDS (at the rate of 1% of the amount paid) as may be applicable from time to time. The Purchaser(s) after making payment of TDS if applicable, shall file required forms with the Income Tax Authority in the prescribed format and on or before 1(one) month from the date of registration or from the date of Installment amount paid on which respective form/s is/are filed, shall furnish challan to the Promoters. The Purchaser(s) is/are aware that the time to make the payment of installments and GST and all other taxes as mentioned hereinabove is the essence of contract and in the event of delay on part of the Purchaser(s) to make the payment of any of the installment together with GST and/or any other tax (including delivering challan/certificate thereof), then without prejudice to right of the Promoters to cancel and terminate this Agreement, the Purchaser(s) shall be liable to pay interest at the said Interest Rate to the Promoters on all delayed payments from the due date till the date of realization thereof.

5. EVENT OF DEFAULT, FAILURE IN PAYMENT OF THE SAID SALE PRICE AND CONSEQUENCES

5.1. The Promoters shall be entitled (but not obliged) to terminate this Agreement on the happening of any of the following events ("**Events of Default**"):

5.1.1 If the Purchaser(s) delays or commits default in making payment any of the amounts and/or installments of any amount payable under this Agreement or otherwise;

5.1.2 If the Purchaser(s) commits breach of any of the terms, conditions, covenants and representations of this Agreement and/or any other writing and/or the terms and conditions of layout, I.O.A., C.C. and/or any other sanction, permission, approvals, undertakings, writings and affidavits etc.;

5.1.3 If the representation, declarations and/or warranties etc. made by the Purchaser(s) in the present Agreement and/or any other documents

executed and/or entered into or to be executed and/or entered into by the Purchaser(s) is untrue or false;

5.1.4 If the Purchaser(s) has/have been declared and/or adjudged to be insolvent, bankrupt etc. and/or ordered to be wound up;

5.1.5 If receiver and/or a Liquidator and/or Official Assignee or any person is appointed of the Purchaser(s) or in respect of all or any of the assets and/or properties of the Purchaser(s);

5.1.6 If the Purchaser(s) have received any notice from the Government in India (either Central, State or Local) or foreign Government for the Purchaser(s) involvement in any money laundering or any illegal activity and/or is declared to be a proclaimed offender and/or a warrant is issued against him/her/them.

5.1.7 If the Purchaser(s) carries out any structural alteration and/or addition in respect of the said Apartment or said Project/ Building or any part thereof;

5.1.8 If the Purchaser(s) fail/s to make payment of any outgoing/s, taxes, maintenance charges etc. in respect of the said Apartment or any part thereof;

5.2. On happening or occurring of any of the Event of Default, the Promoters without any further act and/or reference and/or recourse to the Purchaser(s) and in the event of the Promoters so terminating this Agreement, the Promoters shall be entitled to forfeit a sum equivalent to 5% (five percent) of the amount of the said Sale Price as receivable by the Promoters from the Purchaser(s) hereunder plus brokerage charges, if any. The Promoters shall also be free and entitled to deal with the said Apartment, in any manner as the Promoters in its sole discretion deem fit and proper, without any reference, recourse and/or payment whatsoever to the Purchaser(s) and without the requirement of any orders of declaration of termination from any Courts and without the requirement of execution or registration of any document or deed of cancellation. The Promoters shall not be liable to refund GST and all other taxes paid or payable on this Agreement and/or on the said Sale Price and/or interest and/or otherwise.

5.3. Provided that prior to termination of this Agreement, the Promoters shall give a notice of 30 (thirty) days in writing to the Purchaser(s) **("Default Notice Period")**, by courier/ e-mail/ registered post A.D. at the address provided by the Purchaser(s), intimating the Purchaser(s) with the specific breach or breaches of the terms and conditions of this Agreement. If the Purchaser(s) fail(s) to rectify the breach or breaches mentioned by the Promoters, within the Default Notice Period, then at the end of the Default Notice Period, the Promoters shall be entitled to terminate this Agreement by issuance of a written notice to the Purchaser(s) **("Promoters Termination Notice")** to be served by courier / e-mail / registered post A.D. at the address provided by the Purchaser(s) and thereafter, this Agreement shall stand terminated and cancelled. The refund without any interest thereon shall be made to the Purchasers within a period of 30 (thirty) days from date of termination provided the Purchasers executes a Deed of Cancellation in respect of the said Flat with the Promoters and admits execution of such Deed of Cancellation before the concerned sub-registrar of assurances at the costs and expenses of the Purchasers and hands over originals of all the documents executed in respect of the said Flat

THE SEAL OF THE SUB-REGISTRAR ANDHERI MUMBAI SUB-URBAN DIST.

बदर-९
पुस्तक क्र. १ / ५०२६२ / २०/२०
२०२४

including the Agreement for Sale, to the Promoters. The amount of refund to be paid by the Promoters in such an event shall further be subject to deduction of any taxes paid and other amounts expended by the Promoters pursuant to this Agreement and other amounts payable by the Purchaser(s) hereunder (as may be payable by the Purchaser(s), up to the date of termination).

5.4. In the event of the Purchaser(s) committing default of the payment of the installments of the said Sale Price or otherwise and in the event of the Promoters exercising their right to terminate this Agreement, the Purchaser(s) shall and hereby undertake to clear the mortgage debt outstanding at the time of such termination. The Purchaser(s), at his/her/their own cost and expenses, shall obtain necessary letter/no due certificate from such financial institution, banks etc. stating that the Purchaser(s) has/have cleared the mortgage/debt/charge within 15 days from the Promoter Termination Date. On receipt of such letter/no due certificate from the financial institution, banks etc. the Purchaser(s) shall be entitled to the refund of the amount (if any). However, the Promoters shall directly pay the amount payable to the financial institution, bank, their employer or other such institutions by the Purchaser(s) from the balance amount standing to the credit of the Purchaser(s) with the Promoters towards the said Apartment and (paid by him/her/them to the Promoters towards the said Sale Price) to the extent so as to clear the mortgage/debt/charge on the said Apartment. Only on receipt of such letter of clearance of mortgage debt from such bank, financial institution etc. the Purchaser(s) shall be entitled to refund the balance amount standing credited to the account of the Purchaser(s) (if any) with the Promoters towards the said Apartment. Notwithstanding all that is stated hereinabove, it shall ALWAYS be obligatory on the part of the Purchaser(s) to pay the installments of the consideration amount as and when due under the terms of this Agreement and the Purchaser(s) shall duly and promptly pay the installments of the consideration amount irrespective of the fact that the Purchaser(s) has/have applied for the loan to such financial institution, banks, their employers or such other institution and irrespective of the fact that the said loans are being under process and sanction awaited and/or is rejected. The Purchaser(s) shall not be permitted to raise any contention in respect of his/her/their failure to pay the installments of the consideration amount on time and on the due dates on the basis that the Purchaser(s) has applied for loan to such financial institution, banks, their employers or such other institutions and that the same are under process of disbursement or that the said loan application of the Purchaser(s) is rejected. In the event of the failure of the Purchaser(s) to pay the installments of the consideration amount, the Promoters shall be entitled to enforce its rights as mentioned herein. In case, there shall be deficit in this regard, the Purchaser(s) shall forthwith, on demand pay to the Promoters his /her / their proportionate share to make up such deficit.

5.5. The Purchaser(s) hereby agree/s and undertake/s that he/she/they are not entitled to and shall not have any right, title, interest, share, claim, demand of any nature whatsoever and howsoever arising against the Promoters /its transferee/s/ allotted/s/ nominee/s and/or otherwise into upon the said Premises, in an event of termination of this Agreement by the Promoters PROVIDED HOWEVER THAT strictly without prejudice to the aforesaid, the Promoters in its sole and absolute discretion may (without being obliged or being bound to do so), instead of terminating this Agreement as aforesaid, permit the Purchaser(s) to pay the said installments after their respective due

dates but after charging interest thereon at the agreed interest rate on such outstanding amounts (from the date such amount/s has/have become due to be paid by the Purchaser(s) till the date of actual payment thereof).

5.6. In the event of any delayed payment being received by the Promoters from the Purchaser(s), the Promoters shall, notwithstanding any instructions to the contrary, by the Purchaser(s) accompanying such payment, be entitled to appropriate the amount received first towards the taxes and statutory dues in relation to the said Flat and/or this Agreement, interest shall be the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% receivable from the Purchaser(s) in respect of the delayed amounts payable hereunder and thereafter towards the principal amount of the delayed payment. Under any circumstances and except in the manner as aforesaid, no express intimation or communication by the Purchaser(s), with regard to appropriation/ application of the payments made hereunder shall be valid or binding upon the Promoters.

5.7. The Purchaser(s) declares and affirms that in case of joint purchase, their liabilities and obligations would be joint and several. The failure to pay by anyone shall be deemed as failure to pay by both and all Purchaser(s) shall be treated as one single person for the purpose of this Agreement and both shall be liable for the consequences jointly as well as severally.

5.8. That in case there are joint Purchaser(s) all communications shall be sent by the Promoters to the Purchaser(s) which address and email id motioned in clause No. 34.1 which shall for all purposes be considered as served upon all the Purchaser(s).

5.9. If the Purchaser(s) in order to augment the resources in his/her/their hand for the purpose of payment of consideration amount to the Promoters under this Agreement, seeks a loan from the Purchaser's Lender against the security of the said Flat subject to the consent and approval of the Promoters, then in the event of (a) the Purchaser(s) committing a default of the payment of the instalments of the consideration amount as mentioned herein, and (b) the Promoters exercising its right to terminate this Agreement, the Purchaser(s) shall clear the mortgage debt outstanding at the time of the said termination. The Purchaser(s) shall obtain the necessary letter from such Purchaser's Lender stating that the Purchaser(s) has / have cleared the mortgage debt. On receipt of such letter from the Purchaser's Lender, the Purchaser(s) shall be (subject to what is stated in Clause 5.2 regarding the forfeiture) entitled to the refund of the amount so paid by him/her/them to the Promoters towards the Flat excluding the Taxes paid till then. Notwithstanding all that is stated hereinabove, it shall always be obligatory on the part of the Purchaser(s) to pay the instalments of the consideration amount as and when due under the terms of this Agreement, irrespective of the fact that the Purchaser(s) has / have applied for the loan to the Lender and further irrespective of the fact that the said loan is under process and sanction is awaited and/or is rejected.

5.10. All the rights and/or remedies of the Promoters including aforesaid rights and remedies of the Promoters are cumulative and without prejudice to one another.

6. VOLUNTARY CANCELLATION BY PURCHASER(S)

In the event, the Purchaser(s) desire/s to cancel the allotment of the said

बदर-१
पुस्तक क्र. १ / ५०२६२ / २२ / २०२४
२०२४

Apartment for any reason whatsoever (save and except the Promoter fail(s) to offer the possession of the said Apartment in terms of this Agreement), then Promoters shall be entitled to forfeit the amounts equivalent upto 5% (five per cent) of the said Sale Price plus brokerage charges, if any and the Purchaser(s) shall not be entitled to such amount paid by him/her/them to the Promoters. The Promoters shall not be liable to refund GST and all other taxes paid or payable on this Agreement and/or on the said Sale Price and/or interest and/or otherwise. It is agreed by and between the parties that all the amounts due and payable by the Purchaser(s), as specified hereinabove, shall be deducted from the amount received by the Promoters from the Purchaser(s) till the time of such cancellation. The Promoters shall return the balance amount (without interest) as may have been received by the Promoters towards the Sale Price (if any), to the Purchaser(s) within 30 (thirty) days from the date of such cancellation.

7. SATISFACTION OF TITLE

7.1. The Purchaser(s) has/have independently inspected and verified the title deeds and all papers and documents and approvals as recited hereinabove through their Advocates/ Solicitors and has/have fully satisfied himself/herself/ themselves about the entitlement of the Promoters to develop the said Property as well as the entitlement of the Promoters to develop the said Property in the manner set out in this Agreement; to construct/develop the said Project and to enter into this Agreement; and the Purchaser(s) shall not be entitled to further investigate the entitlement of the Promoters and/or be entitled to make/administer any requisitions or raise any objections with regard to any other matters relating thereto.

7.2. The Purchaser(s) has/have also taken inspection of the approvals, including inter alia the approved plans, approvals, orders and undertakings given by the Promoters to the MHADA and other concerned authorities, and other relevant documents and papers as well as the municipal assessment bills, city survey records, record of rights, property register cards and all other documents that are required to be furnished to the Purchaser(s) by the Promoters under the provisions of RERA and its Rules and the provisions of MOFA and it's Rules and the Purchaser(s) confirm/s that he/she/they has/have entered into this Agreement after being aware of all the facts and after inspecting the aforesaid and other relevant documents and papers.

7.3. The Purchaser(s) has/have also read and understood the terms and conditions and the obligations as prescribed in the various approvals and sanctions obtained by the Promoters from the MHADA inter alia as referred to in this Agreement and other concerned authorities and also the conditions of the undertakings given by the Promoters to the MHADA and other concerned authorities; and is/are aware that some of such conditions and/or obligations shall or may require compliance in continuity even after the development and construction of the said Project is completed; and the Purchaser(s) has/have agreed to abide by and comply with such continuing conditions and obligations after being put in possession of the said Apartment.

7.4. The design, elevation, specification and layout of the said Apartment are subject to amendments and changes as may be stipulated by the competent Authority, MHADA and/or any other local or planning authority, Government, and as per the requirements of the Promoters. The Purchaser(s) hereby further agree/s and covenant/s with the Promoters to render full co-operation in any amendments and changes and to sign and

execute all papers and documents, in favour of the Promoters or in accordance with the Building Approvals or such other plans as may be approved by the Competent Authority hereafter.

8. FLAT PURCHASER(S) BECOMING MEMBER/S OF SOCIETY

8.1. The Society and/or The Existing Member(s) hereto confirm that The Prospective Purchaser(s) of New Flats forming part of the Saleable Area of the Promoters shall be inducted as members of The Society' as per the list which shall be provided by the Promoters from time to time. That it shall be mandatory for all the prospective buyers/purchasers, upon becoming the members of The Society to comply with all the requirements of Maharashtra Co-operative Society Act 1930, the Rules framed there under and the bye-laws of The Society and 'Share Certificate' shall be allotted to respective prospective buyers/purchasers/incoming member(s) in accordance with the bye-laws of 'The Society'.

8.2. That the 'The Prospective Purchaser(s)' of New Flats forming part of the Saleable Area of the Promoters, shall also pay below amounts:

i. Documents verification charges: 2,500/- (Rupees Two Thousand Five Hundred Only).
ii. Share Money Application Fees: Rs.500/- (Rupees Five Hundred Only).
iii. Membership Fees: 100/- (Rupees Hundred Only).
iv. Rs.50,000 (Rupees Fifty thousand only) : Society fund.

8.3. On payment of the amount mentioned above, the prospective purchaser shall be unconditionally admitted as the member of the Society by the society.

8.4. The Purchaser(s) shall sign and execute all necessary applications, forms and documents for getting admitted and becoming member of the society.

8.5. The Promoters shall allot all Flats intended to be constructed on the said Property with a view ultimately that the purchasers/allottees of all the Flats etc., in the said Project/ Said Building shall be admitted as member/s of the Society. It is agreed and clarified that Promoters shall have all the rights and be entitled to sell, allot, transfer, lease, give on leave and license basis and/or otherwise deal with and dispose of the Flats etc. separately and independently and the purchasers/allottees of all the Flats, etc. in the said Project/ Said Building shall be admitted as members of the Society.

8.6. The Purchaser(s) and the person/s, to whom the said Flat is permitted to be transferred shall, from time to time, sign all applications, papers and documents and do all acts, deeds, and things as Promoters or the said Society may require for safeguarding the interest of Promoters as also of the Society, in the said Project/ Said Building.

8.7. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and

registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

9. RIGHTS IN THE SAID APARTMENT AND COMMON AREA

a. It is expressly agreed that the right of the Purchaser(s) under this Agreement or otherwise shall always be restricted to the said Apartment only, and such right will accrue to the Purchaser(s) only on the Purchaser(s) making payment of all the amounts including the said Sale Price to the Promoters strictly in accordance with this Agreement and only on the Purchaser(s) performing and complying with other terms, conditions, covenants, obligations, undertakings etc. hereof. All other unsold Apartments/units, portion or portions of the said Project including common area shall always be the sole and absolute property of the Promoters till that time of said Project is transferred to the society. The Purchaser(s) hereby confirm/s and consent/s to the irrevocable, absolute and unfettered right of the Promoters to develop, redevelop, sub-develop and/or assign their rights and/or deal with and dispose-off all other unsold Apartments/units and portion or portions of the said Property and the said Property, in the manner deemed fit by the Promoters without any consent or concurrence of the Purchaser(s) or any other person. The Purchaser(s) are aware that recreational facilities, which may be made available for the use and enjoyment of the Purchaser(s) shall also be available to the holders of various premises in the said Project/ Said proposed Building along with the users/ occupiers of other Apartments/units/shops/ premises of the said Project/ Said proposed Building.

b. The Promoters shall always be the owner and will have all the rights, title, interest in respect of the Common Areas and Amenities of the said Project, and will be entitled to deal with and dispose of the same in such manner as the Promoters may deem fit till the said Project is transferred unto the Said society.

c. The Purchaser(s) shall only be permitted to use the Common Areas and Amenities of the said Project/ Said Building on such terms and conditions as the Promoters and/or Said society may deem fit.

d. The said Flat contain specifications, fixtures, fittings and amenities as set out in the **ANNEXURES - 'I'** hereunder written.

10. CLUBBING OF SCHEMES AND INCIDENTAL RIGHTS

10.1. The FSI for constructing any new and additional on any part of the layout of the said Property/ Larger Land and/or otherwise howsoever, as the Promoters may desire and deem fit and proper and the TDR generated from the same; and

10.2. Sell/transfer the TDR, if any generated from such scheme/ amalgamation/clubbing, in the open market and to receive and appropriate to themselves the sale proceeds in respect thereof; and

10.3. Sell/alienate the units/flats/apartments constructed thereon to third party/ies and appropriate the sale price thereof, without any recourse/claim from the Purchasers either individually or through the society.

10.4. The Promoters shall be entitled to amalgamate/merge the layout/development of the said Property/ Property/ Larger Land with

any other adjacent property and/or amalgamate the present scheme with any other scheme and to apply for and obtain the necessary sanctions, permissions, orders, NOCs, approvals, etc. for such amalgamation, and to develop the said Property/ Property/ Larger Land along with the amalgamated plot/s as a single layout scheme. The Promoters shall be entitled to provide access from/through the said Property to such amalgamated plot or otherwise. The location, area, size and extent of such access shall be as may be decided by the Promoters at its absolute discretion. The Purchaser(s) shall not raise any objection to or dispute such amalgamation with the said Property/ Property/ Larger Land by the Promoters.

10.5. The Promoters have further informed the Purchaser(s) that the Promoters retain the right to sell, transfer, assign in favour of any person/s and/or deal with (a) future rights in respect of the said Property/ Larger Land; (b) the balance development potential/rights in respect of the said Property (i.e. after having utilized the FSI available for the construction of the Said Building and as per the plans already submitted and/or to be submitted by the Promoters from time to time to the MHADA or any other concerned authorities and as per the proposed total scheme of development); (c) various rights that may accrue to and over the said Property in the future including additional development potential as recited above; (d) the rights for advertising, signage and hoarding for advertising in the compound, common areas and facade of the said Property/ Larger Land; and (e) rights to receive the TDR arising out of implementing the project of redevelopment of the said Property/ Larger Land (the rights referred to in above are hereinafter collectively referred to as **"THE INCIDENTAL RIGHTS"**).

10.6. The Incidental Rights include the right to use the said Property/ Larger Land as a receiving plot and/or to consume or fully exploit by utilizing TDR and/or Development Rights Certificate and/or any other type of development potential either by payment of premium to the MHADA or MCGM and/or any other concerned authorities or available otherwise howsoever which the Promoters and/or its nominee/s may be entitled to, from time to time, at the Promoters' sole and absolute discretion.

10.7. The Promoters are also entitled from time to time to deal with and/or dispose of all or any of the Incidental Rights, by way of sale, assignment, transfer, mortgage and/or in any other manner whatsoever as the Promoters may in its absolute discretion think fit and proper, from time to time and at the Promoters' entire discretion and convenience, transfer such rights to any person/s. The Purchaser(s) expressly consent/s and agree/s that the Purchaser(s) shall not claim any rebate or reduction in the purchase price in respect of the said Apartment and/or any other benefit/right from the Promoters and/or such persons, now and/or in future as a result of any development that may be undertaken either by the Promoters and/or its nominee/s and/or person/s.

10.8. In the event the Promoter is desirous of carrying out any amendments to the plans, which do not affect the layout and area of the said Flat, as regards the said Project, the Promoter shall after obtaining the necessary consents from the Purchaser(s) and other flat purchasers, be entitled to carry out the same. It is agreed that the Purchasers/s shall execute such writings and documents as may be requested by the Promoter from time to time without any objection and consideration of any nature whatsoever.

10.9. In the event any law for the time being in force requires the Promoters to obtain consent of the Purchaser(s) and/or the other flat-purchasers in

THE SEAL OF THE SUB-REGISTRAR ANDHERI MUMBAI SUBURBAN DISTRICT

बुक नं. १
पुस्तक क्र. १ | ८७२२ | २६/२०
२०२४

the said Project for any reason whatsoever, then the Allottee shall not claim any amount, consideration, compensation, etc. and shall co-operate and assist the Promoter fully. The Purchaser(s) and/or the said Organization shall not be entitled to claim any rebate or reduction in price or any other advantage from the Promoter on the ground of the Promoter making additional construction or any other ground whatsoever.

11. PURCHASER(S) ENTITLEMENT TO RAISE LOAN

11.1. The Purchaser(s) is/are, at his/her/their sole risk, liability and responsibility, free to raise a loan from any financial institution or bank, for acquiring the said Apartment by offering the rights of the Purchaser(s) hereby granted as a security. However, such loan should be strictly personal to the Purchaser(s) and the right of the Promoters to receive the balance of the said Sale Price and other sums as hereunder provided from the Purchaser(s), shall override the rights of the financial institution/bank in respect of the loan so availed of by the Purchaser(s). The repayment of the loans, interest and other charges on such loan shall be the sole responsibility of the Purchaser(s). Once the Purchaser(s) has/have paid the full Sale Price as payable under this Agreement and has/have taken possession of the said Apartment, thereafter due to non- payment of the loan by the Purchaser(s), the recourse available to the financial institution would be only against the said Apartment and against the Purchaser(s) personally and not against the said Property, the said Property, the said Project/ Said Building or any one of them or any of the other premises in the said Project/ Said Building, and not against any other assets/rights of the Promoters.

11.2. Notwithstanding anything contrary contained herein or in any other letter, no objection, permission, deeds, documents and writings (whether executed now or in future by Promoters and notwithstanding the Promoters giving any no objection/permission for mortgaging the said Apartment or creating any charge or lien on the said Apartment and notwithstanding the mortgages/charges/lien of or on the said Apartment, the Promoters shall have first and exclusive charge on the said Apartment and all the right, title and interest of the Purchaser(s) under this Agreement for recovery of any amount due and payable by the Purchaser(s) to Promoters under this Agreement or otherwise.

11.3. In case the Purchaser(s) obtain finance from any financial institution/bank or any other sources, the Purchaser(s) obligation to purchase the said Flat pursuant to this Agreement shall not be contingent on the Purchaser(s) ability or competency to obtain such financing and the Purchaser(s) will remain bound under this Agreement whether or not he/she/it has been able to obtain finance for the purchase of the said Flat or any reason whatsoever. The Purchaser(s) hereby agrees that he/she/it shall not be absolved from his/her/its liabilities and obligations under this Agreement in case bank/financial institute doesn't sanction loan or delays in sanctioning loan or delay in disbursements for any reasons whatsoever irrespective whether financial institution/bank or any other sources insinuated by the promoter or their employees. Further, in the event that the Purchaser(s) obtains a loan after execution of this Agreement against the security of the said Flat, then it shall be solely the Purchaser(s) responsibility to satisfy any charge/lien in respect of the said Flat and the Promoter shall not be liable in any form or manner whatsoever. It is clarified that in the event, the Purchaser(s) defaults in its payment obligation to such lender, the rights of such financial institution/bank shall be subject to the first charge of the Promoter on the said Flat for

the entire Purchase Consideration, GST, TDS contribution, maintenance charges, outgoings and all other amounts payable by the Purchaser(s) under this Agreement and such lender of the Purchaser shall have rights only to the extent of the Purchase Consideration paid under the said Agreement through the disbursements by such lender to the Promoter on behalf of the Purchaser. Further, in the event that this Agreement is cancelled at any time, then the Purchaser(s) shall ensure that such financial institution/bank returns to the Promoter, the original Agreement for Sale, Registration Receipt, Index II and any other document in respect of the said Flat which may be in their possession and after receiving all the documents, Promoter/Developer is liable to refund the amount as per the terms and condition mention in the Agreement for sale. The Purchaser(s) shall inform and give proper notice to the Common Organization as and when formed, about the said Flat being so mortgaged and the Promoter shall not be under any obligation to provide such intimation in any manner whatsoever.

11.4. The Purchaser(s) agrees and confirms that the payment of instalments shall be made on the due dates, without any delay or default, in accordance with the terms of this Agreement. The Purchaser(s) agrees and undertakes that the time for payment is the essence of the contract. An intimation in writing (including but not limited to an emails) forwarded by the Promoter to the Purchaser(s) that a particular stage of construction is completed shall be sufficient proof that a particular stage of construction is completed. It is specifically agreed by the Purchaser(s) that this Agreement shall not create any right, interest and/or claim of the Purchaser(s) on the said Flat until and unless all the amounts due and payable by the Purchaser(s) as recorded herein are paid by the Purchaser(s) to the Promoter in accordance with the terms and conditions of this Agreement. It is however clarified that the Promoter shall not be bound to allow / offer such rebate to the Purchaser(s). It is agreed and clarified that notice being sent by the Promoter by way of an email shall be deemed to be good service of the intimation / notice and the Purchaser(s) shall not be liable to raise any claims for lack of service thereof.

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

11.6. The Purchaser(s) is fully satisfied with and has accepted the title of the Promoter inter alia the right of the Promoter to construct the said Buildings on the said Free Sale Property and to sell various flat therein and the Purchaser(s) hereby agrees and undertakes not to further investigate and/or to raise any requisitions on or objections to the same, any time hereafter.

12. PROCEDURE FOR TAKING POSSESSION

12.1. The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the [Apartment/Plot], to the Allottee in terms of this Agreement within 1 (One months from the date of issue of such notice and the Promoter shall give possession of the [Apartment/Plot] to the Allottee. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be.

Rajesh

12.2. The Allottee shall take possession of the Apartment within 15 days of the written notice from the promotor to the Allottee intimating that the said Apartments are ready for use and occupancy.

12.3. Upon receiving a written intimation from the Promoter, the Allottee shall take possession of the [Apartment/Plot] from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the [Apartment/Plot] to the allottee. In case the Allottee fails to take possession within the time, such Allottee shall continue to be liable to pay maintenance charges as applicable.

13. <u>POSSESSION DATE, DELAY AND TERMINATION</u>

13.1. The Promoters shall endeavour to offer possession of the said Flat as has been declared under RERA on or before **31/12/2026** (**"the said DATE OF POSSESSION"**) with an additional grace period of 6 (six) months. The Purchaser hereby also agree that the Promoter shall be entitled to further extension for completion of the said Project, if the completion of the said Project is delayed on account of:-

a. explosions or accidents, air crashes, act of terrorism;
b. strikes or lock outs, Pandemic situation, industrial disputes, Economic Hardship;
c. election code of conduct;
d. non-availability of cement, steel or other construction/raw material due to strikes of manufacturers, water or electric supply/connection drainage/sewerage connection, suppliers, transporters or other intermediaries or due to any reason whatsoever;
e. Any notice, order, rule, regulation, notification or directive of the Government, and / or any local or public or private body or authority and / or any other Competent Authority or any Court, or Tribunal or any quasi-judicial body or authority;
f. the promulgation of or amendment in any law, regulations rule or regulation or the issue of any injunction, court order or direction from any governmental or statutory authority that prevents or restricts the Promoter from complying with any or all the terms and conditions as agreed in this Agreement including Development Control regulation or issuance of any notice, order, rule or notification of the government and/or any other public or competent authority or sanctioning authorities or of the court or on account of delay in issuance of NOC's, licenses, Approvals, occupation certificate etc. or non-availability of essential amenities and services such as lifts, electricity and water connections or sewage or drainage lines or for any other reason technical or otherwise or for any reason beyond the control of the Promoter whereby the work of construction is stayed or stalled.
g. any legislation, order or rule or regulation made or issued by the Government or any other authority or if any competent authority(ies) refuses, delays, withholds, denies the grant of necessary approvals/ certificates for the Project / the said Sale Property; or
h. Any claim, challenge or objection to the said Project or to the said Property or part thereof or on the rights of Promoter on the said Property and / or Free Sale Property and / or the said Project;
i. Any hazardous, dangerous, perilous, unsafe chemical substance, material or property, which is found beneath the said Property which renders liable or endangers the health and safety of either Party or the general public;
j. Any change in Applicable Laws adversely affecting the development of the said Project / the said Free Sale Property;
k. Delay in issue of the Occupation Certificate and/or any other certificates and/or grant of any permission, sanction, approval and/or order, as may

be required in respect of the said Sale Building, by the SRA / Corporation or any other concerned authority.

l. other cause beyond the reasonable control of the Promoter or its agent or not directly attributable to any wilful act or omission of the Promoter and or any other unforeseen circumstances which may prevent, restrict, interrupt or interfere with or delay the construction of the Sale Building including the said Flat.

m. Any force majeure events.

n. In case more than 25% of the Purchaser(s) have failed to pay their instalment/s or dues on their respective due dates, then the said Purchaser(s) herein will not hold the Promoter responsible or liable for delay in delivery of possession of the said Flat.

13.2. It is agreed between Promoters and the Purchaser(s) that the Promoters shall be entitled to undertake the development of the said Property and construct building/s thereon subject to the approval of statutory authorities in a phased manner as the Promoters may deem fit and desire. The Purchaser(s) unequivocally consent/s and agree/s not to raise any objection or dispute regards the same now or any time in the future and the Purchaser(s) acknowledge/s that certain hardship may be caused to him/her/them during such construction and hereby agree/s and undertake/s expressly never to object to the same.

13.3. The date of delivery of possession of the said Apartment shall be the Agreed Date of Possession as agreed hereinabove and if the Promoters fail(s) to offer the possession of the said Apartment to the Purchaser(s) on or before the Agreed date of Possession with the grace period and even after extension of the date of delivery of possession on account of circumstances deemed reasonable by RERA including for the reasons as stated in this Agreement then the Purchaser(s) shall be entitled to either of the following:

13.4. Call upon the Promoters by giving a written notice ("**Interest Notice**"), to pay interest at the Interest Rate for every month of delay from the date of delivery subject to extension by competent authority, on the said Sale Price paid by the Purchaser(s). The interest shall be paid by the Promoters to the Purchaser(s)s till the date of offering the possession of the said Apartment by the Promoters to the Purchaser(s);

13.5. Without prejudice to the other rights and remedies available to the Promoter under this Agreement and/ or under the law, in the event, if the Purchaser(s) is in default three times of any of his / her / its obligations under this Agreement, including (but not limited to) making payment of all due amounts as per the payment schedule (and interest thereon, if any) within 7 (seven) days of the date of the demand letter, the Purchaser(s) shall be entitled to terminate this Agreement. In the event of such third default, the Promoter shall issue a notice to the Purchaser(s) [of such default], and the Purchaser shall be provided with a further period of 7 (seven) days, from the date of such notice, to cure the aforesaid default. In the event that the Purchaser(s) fails to cure the default within 7 (seven) days, from the date of notice of such default (or such default is not capable of being rectified), the Promoter shall have the option to terminate this Agreement by sending a termination letter, to the Purchaser(s) by Regd. AD/ Speed Post. On such termination, the following terms shall apply: -

A. The Purchaser(s) shall cease to have any right, title, interest, claim demand etc. of any nature whatsoever in the said Flat or any part thereof and/ or against the Promoter;

Rahidas Rakesh

B. The Promoter shall be entitled to deal with and dispose off the said Flat to any other person/s as it deems fit on at such consideration and on such terms and conditions as the Promoter deems fit, without any further act or consent of the Purchaser(s).

C. Only on the realization of the entire consideration from the prospective new flat Purchaser(s) of the said Flat, the Promoter shall become liable to refund to the Purchaser(s) the amount paid by the Purchaser(s) to the Promoter in pursuance of this Agreement after deducting therefrom:

i. an amount equal to 05% of the Sale Price for the said Flat plus applicable government levies therein (if any) as and by way of adjustment, recovery and pre-estimated and agreed liquidated damages.
ii. service tax, VAT, GST and all other taxes paid or payable on this Agreement as well as on the cancellation Agreement.
iii. the taxes and outgoings, if any, due and payable by the Purchaser(s) in respect of the said Flat up to the date of termination of this Agreement;
iv. the amount of interest payable by the Purchaser(s) to the Promoter in terms of this Agreement from the dates of default in payment till the date of termination as aforesaid;
v. any diminution in sale price or market value of the said Flat at the time of termination;
vi. the amount of brokerage paid by the Promoter;
vii. Registration and stamp duty charges and expenses for the execution and registration of the Cancellation Deed.
viii. Charges of postage, telephone/sms charges, transportation charges.
ix. All cost, charges and expenses, including reasonable legal fees, incurred by the Promoter in exercising any right, power or remedy conferred by this Agreement in favour of promoter and all such sums shall become part of the Outstanding Balance and shall be paid to the promoter by the Purchaser immediately and without any delay or demur.

D. The amount shall be accepted by the Purchaser(s) in full satisfaction of all his/ her/ their claim under this Agreement and/or in or to the said Flat. The Purchaser(s) agree/s that receipt of the said refund by cheque from the Promoter by the Purchaser(s) by registered post acknowledgement due at the address given by the Purchaser(s) in these presents whether the Purchaser(s) accept/s or encashes the cheque or not, will result in the amount being refunded and the Purchaser(s) shall have no claim in respect of the said Flat and/or against the Promoter.

E. The Promoter, shall have an absolute right upon terminating this registered Agreement, to unilaterally inform the Sub-Registrar that this registered Agreement stands terminated on account of the Purchaser(s) default in making the contractual payment under this clause, to the Promoter.

F. Without prejudice to what is stated in this clause, the Promoter shall, in respect of any installment/ amount remaining unpaid by the Purchaser under the terms and conditions of this Agreement, have first lien and charge on the said Flat agreed to be allotted to the Purchaser(s).

14. FORCE MAJEURE

For the purpose of this section, the expression "Force Majeure" shall mean a case of war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project.

15. NO OBJECTION TO FUTURE DEVELOPMENT/ CONSTRUCTION OF THE SAID PROPERTY

It is agreed between the Promoter and the Purchaser(s) that the Promoter shall be entitled to undertake the development of the said Property and construct buildings thereon subject to the approval of statutory authorities in a phased manner as the Promoter may deem fit and desire. The Purchaser(s) unequivocally consent/s and agree/s not to raise any objection or dispute regards the same now or any time in the future and the Purchaser(s) acknowledge/s that certain hardship may be caused to him/her/them during such construction and hereby agree/s and undertake/s expressly never to object to the same.

16. USAGE

The Purchaser(s) shall use the said Apartment only for residential purpose and not for any commercial or other activity.

17. COVENANT AND REPRESENTATIONS OF THE PURCHASER(S)

The Purchaser(s) by himself/herself/themselves with intention to bind all persons into whose hands the said Premises and other premises may hereinafter come, even after said Project/ Said Building and said Property are conveyed in favour of the said society, is executed, hereby covenant/s with the Promoter as follows:

17.1. Not to do or suffer to be done anything in or to the said Project/ Said Building, Premises, staircase common areas or any passages which may be against the rules, regulations or byelaws of concerned local or any other authority or change/alter or make addition in or to the building or to the said Premises itself or any part thereof and to maintain the said Apartment at the Purchaser(s)' own cost in good repair and condition from the date on which the Purchaser(s) is/are permitted to use the said Premises. In the event of the Purchaser(s) committing any act in contravention of the above provision, the Purchaser(s) shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority and also pay any penal charges levied by the authorities.

17.2. Not to store anything in the refuge floor and/or in fire check floor nor store any goods in the said Premises which are hazardous, combustible or of dangerous nature or are so heavy as to damage the construction or structure of the said Project/ Said Building or storing of such goods which is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages on the upper floors which may damage or likely to damage the staircases, common passages or any other structure of the said Project/ Said Building and in case any damage is caused to the said Project/ Said Building on account of negligence or default of the Purchaser(s) in this behalf, the Purchaser(s) shall be liable for the consequences of the breach and shall repair the same at his/her/their own costs.

17.3. Not to change the user of the said Apartment and/or make any structural alteration and/or construct any additional structures, mezzanine floors, whether temporary or permanent, in the said Apartment and not to cover

पुस्तक क्र. १ 40282 32/920
2028

or construct anything on the open spaces, garden, recreation area and/or refuge areas.

17.4. Not to demolish or cause to be demolished the said Apartment or any part thereof, neither at any time make or cause to be made any addition or alteration of whatsoever nature in or to the said Apartment or any part thereof and keep the portion, sewers, drains, pipes in the said Apartment and appurtenances thereto in good repair and condition and in particular so as to support, shelter and protect other parts of the said Project/ Said Building.

17.5. Not to make any alteration in the elevation and outside colour scheme of paint and glass of the said Project/ Said Building and not to cover/enclose the planters and service ducts or any of the projections from the said Apartment, nor chisel or in any other manner cause damage to the columns, beams, walls, slabs or RCC partition or walls, pardis or other structural members in the said Apartment without the prior written permission of the Promoter , nor do / cause to do any hammering for whatsoever use on the external / dead walls of the said Project/ Said Building or do any act to affect the F.S.I potential of the said Property.

17.6. Not to affix any fixtures or grills on the exterior of the said Project/ Said Building for the purposes of drying clothes or for any other purpose and undertakes not to have any laundry drying outside the said Apartment. The standard design for the same shall be obtained by the Purchaser(s) from the Promoter and the Purchaser(s) undertake/s to not fix any grill having a design other than the standard design approved by the Promoter.

17.7. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Property/ Project / Said Building or any part thereof or whereby any increase in the premium shall become payable in respect of the insurance.

17.8. Not to delay/ default in payment of the amounts to be paid to the Promoter within 7 days of demand by the Promoter, their share of security deposit demanded by any concerned local authority or government, M.C.G.M. for giving water, gas connection or any electric supply company for giving electricity or any other service connection to the said Project.

17.9. Not to delay/ default in payment of increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority from time to time.

17.10. Not to transfer or assign the Purchaser(s) right, interest or benefit under this Agreement and / or let, sub- let, sell, mortgage and / or otherwise transfer, assign or part with occupation or give on leave and license, care taker, paying guest or tenancy basis or induct any person/s into or part with the said Apartment without the prior written consent of the Promoter / Said society of respective project out of the said Project/ Said Building. Such consent, if granted shall be subject to the terms and conditions imposed and stipulated by the Promoter herein.

17.11. The structure of the said Building may be got insured for one or more perils like fire, earthquake, riots and civil commotion, militant action etc. by the Promoter on behalf of the Purchaser(s) and the cost thereof

shall be payable by Promoter as the part of the maintenance bill raised by the Promoter but contents inside each Apartment shall be insured by the Purchaser(s) at his/her/its own cost. The cost of ensuring the building structure shall be recovered from the Purchaser(s) as a part of total Maintenance Charges and the Purchaser(s) hereby agrees to pay the same. The Purchaser(s) shall not do or permit to be done any act or thing which may render void or voidable insurance of any Apartment or any part of the said Building or cause increased premium to be payable in respect thereof for which the Purchaser(s)) shall be solely responsible and liable.

17.12. Shall not violate and shall abide by all rules and regulations framed by the Promoter / its designated Project Manager or by the said society, for the purpose of maintenance and up-keep of the said Project/ Said Building and in connection with any interior / civil works that the Purchaser(s) may carry out in the said Apartment.

17.13. Shall not violate and shall observe and perform all the rules and regulations which the society may have at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Project/ Said Building and the said Premises therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and of government and other public bodies. The Purchaser(s) shall also observe and perform all the stipulations and conditions laid down by the said society regarding the occupation and use of the said Apartment in the said Project and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

17.14. Shall not do or permit or suffer to be done anything in or upon the said Apartment or any part of the said Project/ Said Building which is or may, or which in the opinion of the Promoter is or may, at any time be or become a danger, a nuisance or an annoyance to or interference with the operations, enjoyment, quiet or comfort of the occupants of adjoining premises or the neighbor-hood provided always that the Promoter shall not be responsible to the Purchaser(s) for any loss, damage or inconvenience as a result of any danger, nuisance, annoyance or any interference whatsoever caused by the occupants of the adjoining premises of the said Project/ Said Building and the Purchaser(s) shall not hold the Promoter so liable;

17.15. Shall not obstruct, cause or permit any form of obstruction whatsoever whether by way of depositing or leaving any article, item or thing of whatsoever nature, movable or otherwise, within the said Premises or in or on the common stairways, refuge areas, corridors and passageways in and of the said Project/ Said Building.

17.16. Shall never in any manner enclose any Appurtenant Area/chajja/flower beds/pocket terrace/s and other areas to be kept open in any manner including installing any temporary or part shed or enclosure and shall not include the same in the said Premises and keep the same unenclosed at all time. The Promoter shall have the right to inspect the said Premises at all times and also to demolish any such addition or alteration or enclosing of the open areas without any consent or concurrence of the Purchaser(s) and also to recover costs incurred for such demolition and reinstatement of the said Premises to its original state.

THE SEAL OF THE SUB-REGISTRAR AND HEAD MUMBAI SUBURBAN DIST. BANDRA

सदर - ६
पुस्तक क्र. १ A0282 38/420
२०२४

17.17. Not to permit any person in the employment of the Purchaser(s) (such as domestic help, drivers, cleaners etc.) to sleep and/ or occupy the common area of the said Project/ Said Building such as passage, lobby, stair case and / or any part of the said Property and/or Property.

17.18. Breach of any of these conditions shall cause this Agreement, ipso facto, to come to an end and notwithstanding anything contained to the contrary herein and without prejudice to all other rights that the Promoter may have against the Purchaser(s) either under this Agreement or otherwise, the Promoter shall have the right to terminate this Agreement on the breach of the aforesaid conditions by giving one-month notice to the Purchaser.

17.19. In addition to the aforesaid conditions, the Purchaser(s) further binds himself/herself/themselves in respect of the said Premises and covenants as under:

17.20. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises into the compound or the refuge floor or any portion of the said Property / Building. If the Purchaser(s) or members of his/her/their family or any servant or guest of the Purchaser(s) commits default of this sub clause then the Purchaser(s) shall immediately rectify the same at his/her/their own costs and expenses.

17.21. Shall not at any time cause or permit any public or private nuisance or to use the loud speaker etc. in or upon the said Premises, the said Project/ Said Building or the said Property or any part thereof or do anything which shall cause an annoyance, inconveniences, suffering, hardship or disturbance to the occupants or to the Promoter. If the Purchaser(s) or members of his/her/their family or any servant or guest of the Purchaser(s) commits default of this sub-clause then the Purchaser(s) shall immediately take remedial action at his/her/their own costs and expenses.

17.22. Shall not discharge, dump, leave or burn nor to cause or permit the discharging, dumping, leaving or burning of any wastage including but not limited to pollutants into the surface or other drains or in or upon any part of the said Premises and/or said Project/ Said Building nor litter or permit any littering in the common areas in or around the said Premises and/or the said Project/ Said Building and at the Purchaser's own cost and expense to make good and sufficient provision for the safe and efficient disposal of all waste generated at the said Premises and/or Project/ Said Building to the requirement and satisfaction of the Promoter and/or relevant government and statutory authorities. If the Purchaser(s) or members of his/her/their family or any servant or guest of the Purchaser(s) commits default of this sub clause then the Purchaser(s) shall immediately take remedial action.

17.23. Shall not do either by himself/itself or any person claiming through the Purchaser(s) anything which may or is likely to endanger or damage the Project/ Said Building or any part thereof, the garden, greenery, fencing, saplings, shrubs, trees and the installations for providing facilities in the said Project/ Said Building. No damage shall be caused to the electricity poles, cables, wiring, telephone cables, sewage line, water line, compound gate, or any other facility provided in the said Project/ Said Building. If the Purchaser(s) or members of his/her/their family or any servant or guest of the Purchaser(s)

commits default of this sub clause then the Purchaser(s) shall immediately take remedial action.

17.24. Shall not display at any place in the said Project/ Said Building any bills, posters, hoardings, advertisement, name boards, neon signboards or illuminated signboards. The Purchaser(s) shall not stick or affix pamphlets, posters or any paper on the walls of the said Project/ Said Building or common area therein or in any other place or on the window, doors and corridors of the said Project/ Said Building.

17.25. Shall not affix, erect, attach, paint or permit to be affixed, erected, attached, painted or exhibited in or about any part of the said Project/ Said Building or the exterior wall of the said Premises or on or through the windows or doors thereof any placard, poster, notice, advertisement, name plate or sign or announcement, flag-staff, air conditioning unit, television or wireless mast or aerial or dish antenna any other thing whatsoever save and except the name of the Purchaser(s) in such places only as shall have been previously approved in writing by the Promoter in accordance with such manner, position and standard design laid down by the Promoter ;

17.26. The said Purchaser shall allow the Promoter to put up, affix, place, display or exhibit its name, board, sign boards, glow sign boards and other sign boards displaying the Promoter's Name at the Promoter's own cost and expenses and by obtaining any requisite permissions, if any, to that effect from the concerned authorities.

17.27. Shall cause the society to paint the said Project/ Said Building at least once in every five years maintaining the original colour scheme even after the agreement is executed in favour of the society.

18. REPRESENTATIONS AND WARANTEES OF THE PROMOTER

The Promoter hereby represent and warrant to the Purchaser(s) as follows, subject to what is stated in this Agreement and all its Schedules and Annexes, subject to what is stated in the Title Certificate:

18.1. The Promoter have clear and marketable title and has the requisite rights to carry out development upon the said Property and also has actual, physical and legal possession of the said Property for the implementation of the said Project;

18.2. The Promoter have lawful rights and requisite approvals from the competent authorities to carry out development of the said Project and shall obtain requisite approvals from time to time to complete the development of the said Project;

18.3. There are no encumbrances upon the said Project except those disclosed to the Purchaser(s);

18.4. There are no litigations pending before any Court of law with respect to the said Project except those disclosed to the Purchaser(s);

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

18.6. The Promoter have the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the Promoter are restricted to enter into these presents;

19. ENTRY IN THE SAID PREMISES

The Purchaser(s) shall permit the Promoter and their surveyors and agents with or without workmen and others at reasonable times to enter into and upon the said Premises or any part thereof for the purpose of making, maintaining, rebuilding, cleaning, lighting and keeping in order and good conditions all services, drains, pipes, cables, water covers, gutters, wires, party walls, structure or other conveniences belonging to or serving or used for the Project/ Said Building and also for the purpose of laying down, maintaining, repairing and also for purpose of cutting of essential services including water supply to or any of the premises of the Project/ Said Building in respect whereof, the Purchaser(s) of such other premises, as the case may be, shall have made default in paying his/her/their share of taxes, maintenance charges etc.

20. DEFECT LIABILITY

a. If within a period of 5 (five) years from the date of issuance of occupancy permissions by statutory authorities of the said Apartment from the Promoter **("Defect Liability Period")**, the Purchaser(s) bring/s to the notice of the Promoter any structural defect in the said Premises or the Project or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at their own cost and in case it is not possible to rectify such defects, then the Purchaser(s) shall be entitled to receive from the Promoter /s, compensation for such defect in the manner as provided under the RERA. It is clarified that the Promoter shall not be liable for any such defects if the same have been caused by reasons of directly and/or indirectly attributable to the Purchaser(s) and/or other occupants of the said Project.

b. However the Promoter shall be under no liability whatsoever and howsoever arising, and whether under this present or at law in respect of defects in the said New Building or said Flat and or any part or portion thereof, that appears after completion of the said New Buildings or any part or portion thereof, where such defect are the results of **(i)** normal wear and tear which include shrinkage **(ii)** improper operation and maintenance of building/s or any part or portion thereof **(iii)** unauthorized addition or alteration carried out in the premises by the Flat Purchaser(s) **(iv)** where such defects are the result of gross negligence, fraud, criminal or willful action **(v)** natural calamity or act of God **(vi)** Flat Purchaser(s) choose to avail raw flat from the Promoter.

पुस्तक क्र. १ 40282 30/920

21. MAINTENANCE CONTRACT OF SAID NEW BUILDING

The Promoter shall have right to enter into contract with any other party/agency for the purpose of maintenance and upkeep of the said Project/ Said Building, such decision shall be final and binding in respect of the said Property (including Common area and amenities of the said Project) until same is executed in favour of the society. Thereafter, the society will undertake to maintain the said Project and every part thereof in the manner as it was handed over save and except normal wear and tear of the said Project and the society shall maintain further.

22. TRANSFER

The Purchaser(s) shall not advertise in any form, let, sub-let, transfer, assign, sell, lease, give on leave and license, or part with interest or

benefit factor of this Agreement or part with the possession of the said Premises or dispose of or alienate otherwise howsoever, the said Premises and/or its rights, entitlements and obligations under this Agreement to any third party or otherwise, until all the dues, taxes, deposits, cesses, Sale Price and all other amounts payable by the Purchaser(s) to the Promoter under this Agreement, are fully and finally paid together with applicable interest thereon, if any. In the event the Purchaser(s) is/are desirous of transferring the said Premises and/or his/her/their rights under this Agreement, the same shall be done only after the expiry of a period of 24 (twenty-four) months from the date of execution hereof and then the Purchaser(s) shall be required to obtain prior written consent of the Promoter, which consent shall be given by the Promoter, subject to such terms and conditions as the Promoter may deem fit and proper. and the Purchaser(s) shall pay to the Promoter such sums as the Promoter may in its absolute discretion determine by way of the transfer charges and administrative and other costs, charges, expenses pertaining to the same *PROVIDED HOWEVER* that such transferee/s/assignee/s of the Purchaser(s) shall always be bound and liable by the terms, conditions and covenants hereof and on the part of the Purchaser(s) to be observed, performed and complied with. All the provisions of this Agreement shall ipso facto and automatically apply mutatis mutandis to such transferee/s/assignee/s also.

23. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

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

24. PROVISIONSOF THIS AGREEMENT APPLICABLE TO PURCHASER(S) AND SUBSEQUENT PURCHASER(S)

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

25. BINDING EFFECT

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

26. WAIVER

26.1. No forbearance, indulgence or relaxation or inaction by the Promoter at any time to require performance of any of the provisions of these presents shall in any way affect, diminish or prejudice its rights to require performance of that provision and any waiver or acquiescence by them of any breach of any of the provisions of these presents shall not be construed as a waiver or acquiescence of any continuing or succeeding breach of such provisions or a waiver of any right under or arising out of these presents, or acquiescence to or recognition of rights and/or position other than as expressly stipulated in these presents.

26.2. Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser(s) by the Promoter shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement nor shall the same in any manner prejudice the rights of the Promoter.

27. ENTIRE AGREEMENT

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

28. RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the [Apartment/Plot], in case of a transfer, as the said obligations go along with the [Apartment/Plot] for all intents and purposes.

29. FURTHER ASSURANCES

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

30. SEVERABILITY

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

31. METHOD OF CALCULATION OF PROPORTIONATE SHARE

Wherever in this Agreement it is stipulated that the Purchaser(s) has/have to make any payment, in common with other purchaser(s) in

Ramdas Lakesh

the said Project, the same shall be in proportion to the carpet area of the said Premises to the total carpet area of all the other premises/units/areas/spaces in the said Project.

32. PLACE OF EXECUTION

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

32.2. The Purchaser(s) and Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act, 1908 and the Promoter and Purchaser(s) will attend such office and admit execution thereof.

32.3. The Promoter shall bear and pay all the amounts payable towards stamp duty and registration on this Agreement.

33. INDEMNITY

The Purchaser(s) hereby agrees to indemnify and keep indemnified, saved, defended and harmless the Promoter against any or all claims, losses, damages, expenses, costs or other liabilities incurred or suffered by the Promoter from or due to any breach by the Purchaser(s) of its covenants, representations and warranties under this Agreement or due to any act, omission, default on the part of the Purchaser(s) in complying/performing his/her/their obligations under this Agreement.

34. NOTICE

34.1. All notices to be served on the Purchaser(s) as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser(s) by Registered Post A.D./Under Certificate of Posting/Courier or by hand delivery or by Fax, E-mail to the address of the addressee at his/her/their address hereinbefore mentioned herein:

Address: 103 Sarvodaya B Wing, Building No. 11, Khernagar, Bandra East, Mumbai-400051.

Email id: rohidas.nakashe@gmail.com

34.2. A notice shall be deemed to have been served as follows:

(i) If personally delivered, at the time of delivery

(ii) If sent by courier, Registered Post A.D. or by Fax, E-mail at the time of delivery thereof to the person receiving the same.

35. MISCELLANEOUS

35.1. CO-OPERATION:

The Purchaser(s) shall, from time to time, sign and execute all applications, papers and documents, and do all the acts, deeds, matters and things as the Promoter may require, for safe guarding the interest of the Promoter to the said Project and/or the premises therein.

35.2. TDS:

All amounts towards the said Sale Price, as payable by the Purchaser(s)

to the Promoter in accordance with Clause 4.1 hereof, shall be made by the Purchaser(s), subject to deduction of tax at source as per the provisions of Section 194 IA of the Income Tax Act, 1961; and the Purchaser(s) shall within the time prescribed by the provisions of the Income Tax Act, 1961 and the Rules framed there under, furnish to the Promoter the requisite certificates of deduction of tax at source. It is clarified that non-payment of the amount of the deduction of tax at source to the concerned authorities or non-furnishing by the Purchaser(s) of the requisite certificate of deduction of tax at source to the Promoter shall be deemed to be a breach equivalent to non-payment of the said Sale Price and shall accordingly attract the consequences as mentioned in Clause 5 hereof.

35.3. OBLIGATIONS:

All obligations of the Purchaser(s) and covenants made by the Purchaser(s) herein shall be deemed to be obligations and/or covenants, as the case may be, running with immoveable property viz. the said Apartment and the observance, performance and compliance with such obligations and/or covenants shall be the responsibility of all persons into whose hands the said Apartment may come.

35.4. DISPUTE RESOLUTION:

To the extent that the Maharashtra Real Estate Regulatory Authority may have exclusive jurisdiction under the applicable provisions of RERA and under the RERA Rules, all disputes between the Parties shall be brought before and be adjudicated by the Maharashtra Real Estate Regulatory Authority.

35.5. JURISDICTION:

Subject to what is provided hereinabove the Courts in Mumbai shall have exclusive jurisdiction to try and entertain all disputes between the Parties hereto arising out of this Agreement or otherwise pertaining to the said Apartment.

35.6. NO DEMISE OR GRANT OR ASSIGNMENT:

The Purchaser(s) shall have no right, title, interest, share, claim demand of any nature whatsoever and howsoever arising into upon the said Property and/or the said Project and/or otherwise howsoever against the Promoter, save and except in respect of the said Flat. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Property and/or the said Project.

35.7. NO WAIVER:

Any delay or indulgence shown by the Promoter in enforcing the terms of agreement or any forbearance or giving of time to the Purchaser(s) shall not be construed as a waiver on the part of the Promoter of any breach or non- compliance of any of the terms and conditions of this Agreement by the Purchaser(s) nor shall the same in any manner prejudice any rights of the Promoter hereunder or in law.

35.8. ENFORCEABILITY:

Whenever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Agreement should be prohibited or rendered invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity without invalidating the remainder of such provision or the remaining provisions of this Agreement. Any unenforceable provision or provision

which is ineffective or invalid under the applicable law shall be replaced and substituted by the Parties acting in good faith, by a provision which most nearly reflects the Parties' intent in entering into such unenforceable provision or provision which is ineffective or invalid under the applicable law.

35.9. ENTIRE AGREEMENT:

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

35.10. The Purchaser(s) hereby declares that he/she/they has/have gone through this Agreement and all the documents related to the Project, Said Building and also the said Property and has/ have expressly understood the contents, terms and conditions of the same and the Purchaser(s) after being fully satisfied has/ have entered into this Agreement and further agrees not to raise any objection in regard to the same.

36. HEADINGS:

The headings, subheadings, titles, subtitles used for the Clauses under this Agreement are only for the sake of convenience and easy identification of the provisions and headings, subheadings, titles, subtitles to Clauses, Sub-Clauses and paragraphs are for information only and shall not form part of the operative provisions of this Agreement or the Schedules and Annexures hereto and shall be ignored in construing and interpreting the same. All the aforesaid rights and/or remedies of the Promoter are cumulative and without prejudice to one another.

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST.

बदर-९

पुस्तक क्र. १ / ९०२६२ / २ / ९२०

२०२४

FIRST SCHEDULE OF THE PROPERTY
REFERRED TO ABOVE AS "THE SAID PLOT:

ALL THAT piece or parcel of land or ground together with the building / structure known as "**Building No.03**" The total plot area as per layout is **1571.44 Sq.Mtr. Lease deed area** standing thereon situate lying and being at Plot bearing **C.T.S No. 604(Pt), S. No. 341(Pt),** Village -**Kher Nagar, Bandra (East) in Bombay 400051**, in the Registration Sub District of **Bandra (east), Mumbai suburban district**, and bounded as follows:

On or towards the East	:	Office Building No. 3
On or towards the West	:	Bldg No. 1
On or towards the North	:	60'.00" Wide Extn. Wide Road
On or towards the South	:	Bldg No. 4

THE SECOND SCHEDULE HEREINABOVE
REFERRED TO ABOVE AS "THE SAID FLAT

A residential premises being **Flat No. 1702** on **17th habitable Floor**, Wing **B,** admeasuring RERA carpet of **58.08 Sq. Mt** Area in Project known as **"GURUKRUPA NIRMALAM"** standing on **the said Plot** at Village - Kher Nagar, Bandra (East) in Bombay 400051, in the Registration Sub District of Bandra (East), Mumbai City, Mumbai suburban district. Bearing MahaRERA Registration No. **P51900053380.**

Parking Details:

Number of car parking space: **One**

THE SEAL OF THE SUB-REGISTRAR ANDHERI

बन्दर - २
पुस्तक क्र. १ | ८०२६२ | ७३ | ८२०
२०२४

ANNEXURES - I

(LIST OF AMENITIES AND SPECIFICATIONS TO BE PROVIDED)

LIST OF AMENITIES FOR FLATS:

WALLS:

External Wall to be in RCC 6' thick.

Internal Partition Walls to be 4' Block work with gypsum on each side

FLOORING:

a) 1000MM x 1000MM Vitrified flooring in all Rooms

b)600MM X 600 MM flooring in bathroom, W.C & Terrace.

KITCHEN:

Granite Platform with S. S. Sink and Dado tiles up to 4'ft. height.

DOORS:

Main door & Bedroom door with laminated decorative sheets having high quality fixture.

WINDOWS:

Marble Sill in all Windows

Aluminium Powder coated sliding windows.

ELECTRIFICATION:

All electric points of Concealed Copper Wiring with Modular Switches

Ample light points in parking area

PLUMBING:

Concealed Plumbing work reputed make Bathroom Fittings.

PAINTING:

Acrylic Paints for the External Face of Building Good Quality paints for the external walls

BATH /WC:

Full glazed tiles in Bath & W.C. with Modern concept.

WATER SOURCE:

Provision of separate Overhead and Underground Drinking Water Tank with adequate capacity in Building

Lift:

Good Quality Lift.

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

SIGNED AND DELIVERED by the)
Withinnamed **"DEVELOPER/PROMOTER"**)
M/s. GURUKRUPA REALCON)
INFRASTRUCTURE LLP)
through its AUTHORISED PARTNER)
vide Resolution dated _____)
Mr. MAHESH VERAT)
through his POA Holder
Mr. Kishankumar J. Viroja

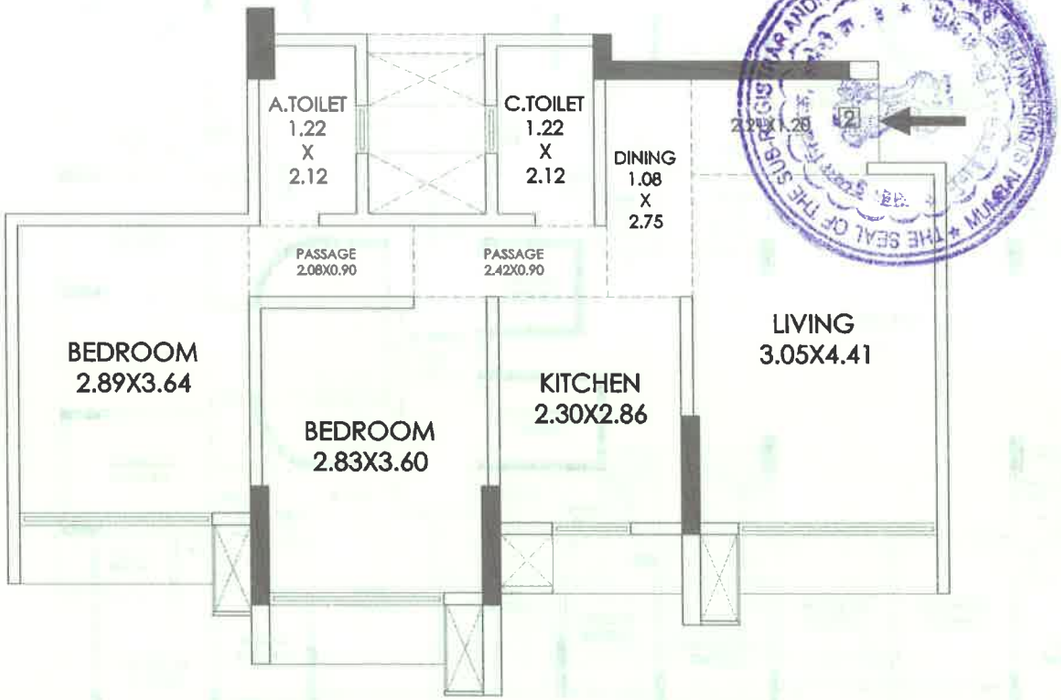
in the presence of .....
1. Akshay Pandit)
2. Shivdatta Bavadekar)

SIGNED AND DELIVERED BY)
the within named)
"FLAT PURCHASER(S)")
1. ROHIDAS DATTATREY NAKASHE)

2. LOKESH ROHIDAS NAKASHE)

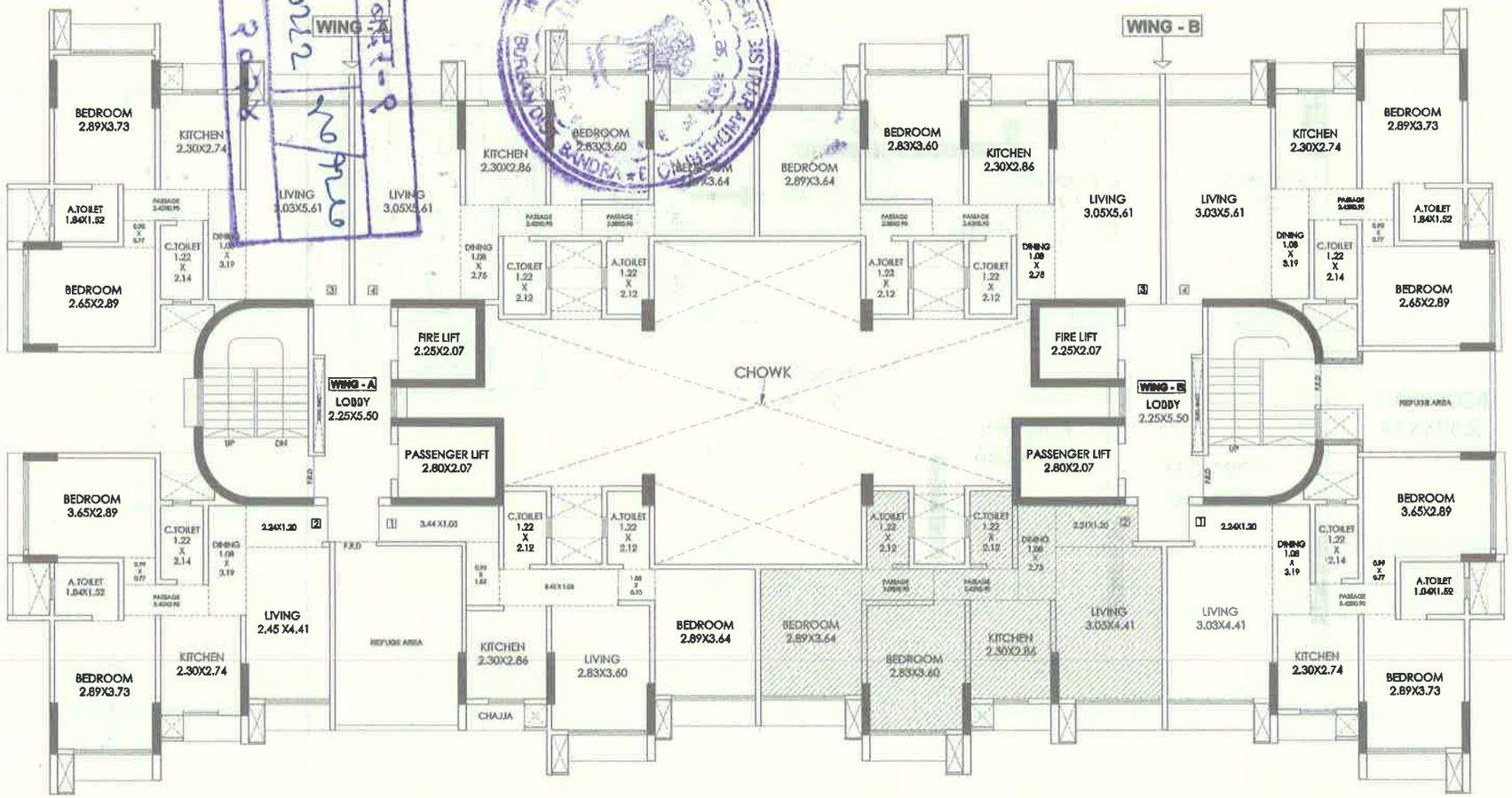
in the presence of ... .
1. Shivdatta Bavadekar)
2. Akshay Pandit

बदर-१
पुस्तक क्र. १ | ८७२६२ | ११/२०
२०२४



NAME :	WING	FLOOR	RERA AREA	BALCONY AREA	TOTAL AREA	FLAT NO :
	B	17TH FLOOR	58.08 SQ.MT.	———	58.08 SQ.MT.	

DESCRIPTION OF PROPERTY	NAME OF THE DEVELOPER	NAME OF THE SOCIETY:	NAME OF THE PROJECT:
PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO.03 KNOWN AS "KHERNAGAR KALA CO-OP.HSG. SOCIETY " UNDER SECTION 33 (5) MHADA SCHEME , ON PLOT BEARING CTS.604 OF (PT) OF VILLAGEBANDRA (EAST) ,SHRI RAM MANDIR ROAD BANDRA (E) , MUMBAI-400 051.	M/S. GURUKRUPA REALCON INFRASTRUCTURE LLP.	KHERNAGAR KALA CO - OP.HSG.SOCIETY	GURUKRUPA NIRMALAM



NAME :	WING : B	FLOOR : 17TH FLOOR PLAN	FLAT NO :
DESCRIPTION OF PROPERTY	NAME OF THE DEVELOPER	NAME OF THE SOCIETY:	NAME OF THE PROJECT:
PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO.03 KNOWN AS "KHERNAGAR KALA CO-OP.HSG. SOCIETY " UNDER SECTION 33 (5) MHADA SCHEME , ON PLOT BEARING CTS.604 OF (PT) OF VILLAGEBANDRA (EAST) ,SHRI RAM MANDIR ROAD BANDRA (E) , MUMBAI-400 051.	M/S. GURUKRUPA REALCON INFRASTRUCTURE LLP.	KHERNAGAR KALA CO - OP.HSG.SOCIETY	GURUKRUPA NIRMALAM

Annx - A

महाराष्ट्र शासन

मालमत्ता पत्रक

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम,१९६९ यातील नियम ७ नमुना "ड"]

ULPIN: 66583222824

गाव/पेठ : बांद्रा (पुर्व)	तालुका/न.भू.का. : नगर भूमापन अधिकारी,बांद्रा	जिल्हा : मुंबई उपनगर

नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
६०४			९३८७६.३०	एच-१	

सुविधाधिकार :	-
हक्काचा मुळ धारक :	H
वर्ष : १९६५	महाराष्ट्र गृहनिर्माण मंडळ
पट्टेदार :	-
इतर भार :	-
इतर शेरे :	-

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
24/03/2005	भाडेपट्ट्याने - सहाय्यक दुय्यम निबंधक, अंधेरी मुंबई उपनगर जिल्हा यांचेकडील नोंदणीकृत भाडेपट्टा करार नामा क्र.बदर-१/ ४७२६/दिनांक २/८/२००१, ९९ वर्षे कराराने महाराष्ट्र गृहनिर्माण मंडळ यांनी आपली मिळकत क्षेत्र १८३७.१४ चौ.मि. क्षेत्र भाडेपट्ट्याने खेरनगर विवेकानंद को.ऑ.हौसिंग सोसायटी लिमिटेड यांना दिलेने भाडेपट्टेदार म्हणून खेरनगर विवेकानंद को.ऑ.हौसिंग सोसायटी यांचे नांव दाखल केले.		L खेरनगर विवेकानंद को.ऑ.हौसिंग सोसायटी लिमिटेड	फेरफार क्र. १५७९ प्रमाणे सही- 24/03/2005 न.भू.अ.बांद्रा
07/10/2008	भाडेपट्ट्याने - सह दुय्यम निबंधक अंधेरी क्र.२ यांचेकडील नोंदणीकृत भाडेपट्टा करार नामा क्र.बदर-४/६६४७/२००८ दि.२/८/२००८ ३० वर्षे कराराने महाराष्ट्र गृह निर्माण मंडळ यांनी आपली मिळकत क्षेत्र ४०१.५२ चौ.मी. क्षेत्र भाडेपट्ट्याने प्रमुख कार्यवाहक मुंबई मराठी ग्रंथसंग्रहालय मुंबई यांना दिलेने भाडेपट्टेदार म्हणून प्रमुख कार्यवाह मुंबई मराठी ग्रंथसंग्रहालय मुंबई यांचे नांव दाखल केले.	-	L प्रमुख कार्यवाह मुंबई मराठी ग्रंथसंग्रहालय क्षेत्र ४०१.५२ चौ.मी.	फेरफार क्र. २४०७ प्रमाणे सही- 07/10/2008 न.भू.अ.बांद्रा
28/05/2013	खरेदी- सह जिल्हा निबंधक वर्ग-२ (अभिलेख) मुंबई उपनगर जिल्हा यांचेकडील नोंदणीकृत भाडेपट्टा दस्त क्र. बदर-१/७३३/९६ दि. १७/४/९८ अन्वये महाराष्ट्र गृहनिर्माण व क्षेत्र विकास प्राधिकरण यांनी आपले मिळकतीपैकी १६१८.८२ चौ.मी. क्षेत्र ९९ वर्षे करारानें बांद्रा अभिजात को.ऑ.हौ.सो.लि. यांना दिलेने भाडेपट्टा करुन घेणार बांद्रा अभिजात को.ऑ.हौ.सो.लि. यांचे नांव ९९ वर्षांसाठी भाडेपट्टेदार सदरी १६१८.८२ चौ.मी. क्षेत्रास दाखल केलेची नोंद केली.	-	L बांद्रा अभिजात को.ऑ.हौ.सो.लि. क्षेत्र १६१८.८२ चौ.मी	फेरफार क्र. ३८६५ प्रमाणे सही- 28/05/2013 न.भू.अ.बांद्रा
24/03/2017	ना.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बांद्रा (पुर्व)/फे.क्र५१६९ दिनांक २४/०३/२०१७ अन्वये मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी तेरा हजार आठशे शहात्तर पुर्णांक तीन दशांश चौ.मी नमूद केले.			फेरफार क्र. ५१६९ प्रमाणे सही- 24/03/2017 न.भू.अ.बांद्रा
16/07/2019	भाडेपट्ट्याने - सह दुय्यम निबंधक अंधेरी क्र. १ यांचेकडील नोंदणीकृत भाडेपट्टा दस्त बदर क्र. PBDR/१/०७/२००९, अभिहस्तांतरण बदर क्र. PBDR/१/०९/२००१ नोंदणी दिनांक २९/०१/२००१ तसेच सह दुय्यम निबंधक अंधेरी क्र. २ यांचेकडील नोंदणीकृत (Lease Deed Of Rectification), चुक दुरूस्ती पत्र दस्त बदर क्र. ५७०८/२०१९, चुक दुरूस्ती पत्र (Deed Of Sale Rectification) बदर क्र. ५७०९/२०१९, नोंदणी दिनांक ६/६/२०१९ या नोंदणी दस्ताच्या प्रमाणित प्रती, सुची क्र. २ अन्वये न.भू.क्र. ६०४ पैकी ९९१.३५ चौ.मी. क्षेत्र ९९ वर्षाच्या कराराने खेरनगर श्रीराम को. ऑप. हौ.सो. लि. यांना भाडेपट्ट्याने दिलेने पट्टेदार सदरी खेरनगर श्रीराम को.ऑप.हौ.सो. लि. यांचे नांव दाखल केले.	सह दु.नि. अंधेरी 1 5709/2001	L खेरनगर श्रीराम को.ऑप.हौ.सो.लि. क्षेत्र ९९१.५३ चौ.मी.	फेरफार क्र. ५९६३ प्रमाणे सही- 16/07/2019 न.भू.अ.बांद्रा

पुस्तक क्र. १ / ९७२२ / ९२० / २०२४

हि मिळकत पत्रिका (दिनांक **26/05/2020 12:05:00 AM** रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक **03/12/2022 04:12:39 PM**

वैधता पडताळणी साठी **https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard** या संकेत स्थळावर **2205100001561754** हा क्रमांक वापरावा.

नोंदणीचे प्रमाणपत्र

नोंदणी क्रमांक बीओम/एच.एस.बी. / ८०७४ सन १९८३

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

खेरनगर कला कोऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, मुंबई.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१)अन्वये नोंदण्यांत आलेली आहे.

उपरिनिर्दिष्ट अधिनियमांच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून उपवर्गीकरण इतर गृहनिर्माण संस्था आहे.

(सही) .....

(नाव)

(हुद्दा) सहाय्यक निबंधक सहकारी संस्था (गृह-नोंदणीचा क्षेत्र)

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ मुंबई

दिनांक :- २३-११-१९८३

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

बदर-९

पुस्तक क्र. १ / ५०२२२ / १९/५८

२०२४

ANNX-B (Colly.)

Index-II

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 3

दस्त क्रमांक : 5950/2023

नोंदणी :

Regn:63m

17/04/2023

गावाचे नाव : बांद्रा

बांद्रा-१

पुस्तक क्र. १ / ५०२२ / ५० / ९२८

२०२४

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	414281000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देती की पट्टेदार ते नमुद करावे)	225337000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :, इतर माहिती: जमीन व बांधकाम,सर्वे नं. 341,सीटीएस नं. 604 पार्ट,खेरनगर कला को-ऑप हौसिंग सोसायटी सी.,बिल्डिंग नं 3,खेरनगर,बांद्रा पूर्व मुंबई 400051,...मौजे बांद्रा पूर्व ...एडिझ/1100900/252/2023,दिनांक 31/03/2023,मायर मरजेले मु.सु.क 20907007/- बँक गॅरंटी 40000000/- +सिक्युरीटी डपॉजिट ,क 24319000/-((C.T.S. Number : 604 part ;))
(5) क्षेत्रफळ	1) 1616.49 चौ.मीटर
(6)अकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी सी. चे चेअरमन सुरेश महादेव गावडे वय:-62; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: खेर नगर कला को-ऑप हौसिंग सोसायटी सी., बिल्डींग नं 3 , ब्लॉक नं: खेर नगर , रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AABAK0429M 2): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी सी. चे सेक्रेटरी उदय मधुसूदन चोपडेकर वय:-56; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: खेर नगर कला को-ऑप हौसिंग सोसायटी सी., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AABAK0429M 3): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी सी. चे ट्रेझरर उन्नती प्रशांत कुलकर्णी वय:-58; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी सी., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AABAK0429M 4): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी सी. चे मेंबर स्वरूप प्रमोद दादरकर वय:-68; पत्ता:-प्लॉट नं: 109, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी सी., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-ACLPD6824G 5): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी सी. चे मेंबर साधना आनंद शुक्ला वय:-68; पत्ता:-प्लॉट नं: 110, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी सी., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AABPG8623L 6): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी सी. चे मेंबर हुकारुम हनुमंत राणगर वय:-90; पत्ता:-प्लॉट नं: 111, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी सी., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AWNPR8455M 7): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी सी. चे मेंबर भक्ती भालचंद्र कदम वय:-56; पत्ता:-प्लॉट नं: 114, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी सी., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-CHRPK7181C 8): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी सी. चे मेंबर मंदा चंदु पांजनकर वय:-68; पत्ता:-प्लॉट नं: 136, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी सी., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-CVLPP6893C 9): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी सी. चे मेंबर सुरेश महादेव गावडे वय:-62; पत्ता:-प्लॉट नं: 113, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी सी., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AMPPG2659A 10): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी सी. चे मेंबर मधुमालती अरविंद राणे वय:-67; पत्ता:-प्लॉट नं: 115, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी सी., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-ARJPR4076R 11): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी सी. चे मेंबर मधुमालती अरविंद राणे वय:-67; पत्ता:-प्लॉट नं: 118, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी सी., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-ARJPR4076R 12): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी सी. चे मेंबर शंकर सोनु एटवे वय:-84; पत्ता:-प्लॉट नं: 117, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी सी., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AAVPE1087A 13): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी सी. चे मेंबर स्वप्नाली स्वरुप दादरकर वय:-53; पत्ता:-प्लॉट नं: 118, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी सी., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-ACXPD2547G 14): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी सी. चे मेंबर सेसेस्टीन फ्रेनिक्स मॉन्टेरो वय:-59; पत्ता:-प्लॉट नं: 120, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी सी., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AZKPM2249N 15): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी सी. चे मेंबर कॅलेटन बापटिस्ट रॉड्रिग्स वय:-85; पत्ता:-प्लॉट नं: 121, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी सी., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AJKPR0403K 16): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी सी. चे मेंबर विल्सन मिगेल डिसिल्वा वय:-49; पत्ता:-प्लॉट नं: 122, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी सी., बिल्डिंग नं 3,

बांद्रा-१

पुस्तक क्र. १ / ५९५८ / ४२ / ९०

२०२३

Index-II

, ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AEOPD3680H

17): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर सुनिता अनिलकुमार डोंगरे वय:-40; पत्ता:-प्लॉट नं: 123, माळा नं: -, इमारतीचे नाव: खेर नगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AENPT3452N

18): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर रणजीत मोरेश्वर राणे वय:-66; पत्ता:-प्लॉट नं: 125, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AJLPR9030R

19): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर भावना जीवन कडू वय:-47; पत्ता:-प्लॉट नं: 126, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AYYPK9864G

20): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर सदानंद बालकृष्ण आंबेरकर वय:-83; पत्ता:-प्लॉट नं: 127, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-BAJPA0352D

21): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर अब्दुल मजीद सेख वय:-65; पत्ता:-प्लॉट नं: 128, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AKOPA7586R

22): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर सदानंद रामचंद्र जाधव वय:-67; पत्ता:-प्लॉट नं: 131, माळा नं: -, इमारतीचे नाव: खेर नगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AASPJ3420B

23): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर मेघा सदानंद जाधव वय:-66; पत्ता:-प्लॉट नं: 131, माळा नं: -, इमारतीचे नाव: खेर नगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AINPJ5485F

24): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर माधुरी मार्टीनो रॉड्रिग्स वय:-56; पत्ता:-प्लॉट नं: 132, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AGKPR5947D

25): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर मार्टीनो रुथाबीबी रॉड्रिग्स वय:-58; पत्ता:-प्लॉट नं: 133, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AGNPR8137Q

26): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर मेनका प्रमोद दादरकर वय:-68; पत्ता:-प्लॉट नं: 134, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AYUPD6269N

27): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर उदय मधुसूदन चोगळेकर वय:-56; पत्ता:-प्लॉट नं: 135, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-ABOPJ8386R

28): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर अरुण मधुसूदन चोगळेकर वय:-51; पत्ता:-प्लॉट नं: 135, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AGIPJ5554G

29): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर बंदु परशुराम पाळेकर वय:-66; पत्ता:-प्लॉट नं: 136, माळा नं: -, इमारतीचे नाव: खेर नगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-ADYPP2443B

30): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर निखिल सदानंद घोट वय:-50; पत्ता:-प्लॉट नं: 137, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-ARVPK9302K

31): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर प्रसाद प्रमोद घोट वय:-34; पत्ता:-प्लॉट नं: 138, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-BFBPK4893L

32): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर प्रमोद रामचंद्र नेमाणी वय:-68; पत्ता:-प्लॉट नं: 139, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-ARUPK6316L

33): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर वर्षा विजय चिंचाळकर भोसले वय:-79; पत्ता:-प्लॉट नं: 141, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AMRPK4153G

34): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर प्रीतेश मुरलीधर गेठ्ठी वय:-48; पत्ता:-प्लॉट नं: 143, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-APIPS9189M

35): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर ज्योती प्रीतेश गेठ्ठी वय:-44; पत्ता:-प्लॉट नं: 143, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-BGLPS4198H

36): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर निखिल विजय चिंचाळकर भोसले वय:-53; पत्ता:-प्लॉट नं: 144, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AMRPK4149Q

37): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर निखिल रमेश बलकावडे वय:-36; पत्ता:-प्लॉट नं: 145, माळा नं: -, इमारतीचे नाव: खेर नगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AKUPB6507F

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

बदर-९
पुस्तक क्र. १ / ७३ / ६०
२०२३

बदर-९
पुस्तक क्र. १ / ५७२६२ / ५१ / ४२०
२०२४

Index-II

38): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर अनिता अनंत वेंगुर्लेकर वय:-73; पत्ता:-प्लॉट नं: 146, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-ALMPV4386P

39): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर शरादचंद लखनशी हरिया वय:-60; पत्ता:-प्लॉट नं: 147, माळा नं: -, इमारतीचे नाव: खेर नगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AAAPH3888P

40): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर पद्मावती नंजाप्पा बंगेरा तर्फे मु मु म्हणून रवाकर नंजाप्पा बंगेरा वय:-52; पत्ता:-प्लॉट नं: 148, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AEXPB4571L

41): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर कीर्ति सलिलकांत नाईक वय:-74; पत्ता:-प्लॉट नं: 149, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-ADSPN8312K

42): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर हेना वासुदेव कांदळगांवकर वय:-84; पत्ता:-प्लॉट नं: 150, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-CLAPK2161B

43): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर प्रकाश दत्ताराम धामकर वय:-59; पत्ता:-प्लॉट नं: 152, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AEZPK8458D

44): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर रविंद्र संभाजी वाळवे वय:-69; पत्ता:-प्लॉट नं: 153, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AAWPW5301L

45): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर कुसुमिनी रविंद्र साळगांव[illegible] पत्ता:-प्लॉट नं: 155, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सो[illegible] पॅन नं:-[illegible] , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 [illegible]

46): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर सुधीर भगवान [illegible] नं: 156, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-ACVPR6074Q

47): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर पुष्पाकला [illegible] वय:-82; पत्ता:-प्लॉट नं: 157, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-CVKPD0995G

48): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर शंकर गोपाल [illegible] वय:-66; पत्ता:-प्लॉट नं: 159, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-

49): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर उन्नति प्रशांत कुलकर्णी वय:-58; पत्ता:-प्लॉट नं: 161, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-ADXPK1836A

50): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर अमृत श्रीधर पेडणेकर वय:-75; पत्ता:-प्लॉट नं: 119, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली. बिल्डिंग नं 3,, ब्लॉक नं: खेरनगर , रोड नं: बांद्रा पूर्व , महाराष्ट्र, मुम्बई. पिन कोड:-400051 पॅन नं:-ATPPP5052R

51): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर अंजली अजित कोरगांवकर वय:-67; पत्ता:-प्लॉट नं: 119, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली. बिल्डिंग नं 3,, ब्लॉक नं: खेरनगर , रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-BOUPK4619A

52): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर सुमेधा जॅक परेरा वय:-65; पत्ता:-प्लॉट नं: 119, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली. बिल्डिंग नं 3,, ब्लॉक नं: खेरनगर , रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-BFJPP4556H

53): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर गणपत श्रीधर पेडणेकर वय:-60; पत्ता:-प्लॉट नं: 119, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली. बिल्डिंग नं 3,, ब्लॉक नं: खेरनगर , रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-ARLPP5113B

54): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर उमेश कुसुमाकर पारकर वय:-65; पत्ता:-प्लॉट नं: 140, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेरनगर , रोड नं: बांद्रा पूर्व , महाराष्ट्र, मुम्बई. पिन कोड:-400051 पॅन नं:-ADHPP1383K

55): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर नरेंद्रकुमार कुसुमाकर पारकर वय:-59; पत्ता:-प्लॉट नं: 140, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेरनगर , रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AINPP3811H

56): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर सुधीर कुसुमाकर पारकर वय:-56; पत्ता:-प्लॉट नं: 140, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेरनगर , रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AGUPP2785R

57): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर [illegible] वय:-55; पत्ता:-प्लॉट नं: 140, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेरनगर , रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AWDPM2584N

58): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर शेखर नारायण मालवणकर वय:-55; पत्ता:-प्लॉट नं: 154, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेरनगर , रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AJYPM9174B

59): नाव:-[illegible] हौसिंग सोसायटी ली. चे मेंबर वृषाली विजय मालवणकर वय:-55; पत्ता:-[illegible] इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3,

बदर-१
पुस्तक १ / ५९५८ / ३४ / ६०
२०२३

बदर-१
क्र. १/१०२६२ / ५२ / ९२०
०.५४

, ब्लॉक नं: खेरनगर , रोड नं: बांदरा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-BBFPM7013J

60): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर [illegible] वय:-63; पत्ता:-प्लॉट नं: 114, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली. , ब्लॉक नं: खेरनगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, मुम्बई. पिन कोड:-400051 पॅन नं:-BXFPK5929P

61): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर [illegible] वय:-65; पत्ता:-प्लॉट नं: 114, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली. , ब्लॉक नं: खेरनगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-BGMPK3512N

62): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर [illegible] वय:-68; पत्ता:-प्लॉट नं: 114, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली. , ब्लॉक नं: खेरनगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AXKPM2883J

63): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर [illegible] वय:-59; पत्ता:-प्लॉट नं: 129, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली. , ब्लॉक नं: खेरनगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-ANKPD1522H

64): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर [illegible] वय:-51; पत्ता:-प्लॉट नं: 129, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली. , ब्लॉक नं: खेरनगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-BPBPK0407G

65): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर [illegible] वय:-28; पत्ता:-प्लॉट नं: 129, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली. , ब्लॉक नं: खेरनगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-CNNPP0918E

66): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर [illegible] वय:-25; पत्ता:-प्लॉट नं: 129, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली. , ब्लॉक नं: खेरनगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-DOOPP6798F

(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स गुरुकृपा रिअलकॉन इन्फ्रास्ट्रक्चर एलएलपी चे भागीदार महेश तिरा बेरात तर्फे कु मु राजेश आनंद कारभारी वय:-45; पत्ता:-प्लॉट नं: शॉप नं.सी.-106 , माळा नं: तळ मजला , इमारतीचे नाव: प्लॉट नं 80/81 , ब्लॉक नं: सेक्टर 17 , रोड नं: वाशी नवी मुम्बई , महाराष्ट्र, THANE. पिन कोड:-400703 पॅन नं:-AAYFG4348P
(9) दस्तऐवज करुन दिल्याचा दिनांक	31/03/2023
(10)दस्त नोंदणी केल्याचा दिनांक	17/04/2023
(11)अनुक्रमांक,खंड व पृष्ठ	5950/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	20907007
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

बदर-१
पुस्तक क्र. १ / ५९९५ / ७३ / ६०
२०२३

बदर-१
पुस्तक क्र. १ / ५७२२२ / ५३ / ४२०
२०२४

Index-II

Payment Details

sr.	Purchased	Type	Verification no/Vendor	GRN/Licance	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/1100900/252/2023	280	20907007	SD		
2		DHC		1204202305748	1400	RF	1204202305748D	13/04/2023
3		DHC		1204202305221	2000	RF	1204202305221D	13/04/2023
4		DHC		1204202314125	2000	RF	1204202314125D	13/04/2023
5		DHC		1204202305387	2000	RF	1204202305387D	13/04/2023
6		eChallan		MH000496526202324P	30000	RF	0000281800202324	13/04/2023

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

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

बदर-१
पुस्तक क्र. १ / ७९५८ / ०८ / ८०
२०२३

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST.

बदर-१
पुस्तक क्र. १ / ७२४२ / ५४ / १२०
२०२४

B

9909378
02-08-2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 3
दस्त क्रमांक : 9909/2023
नोंदणी :
Regn:63m

गावाचे नाव : बांद्रा

(1)विलेखाचा प्रकार	पुरवणी करारनामा
(2)मोबदला	0
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :, इतर माहिती: सर्वे नं. 341,सीटीएस नं. 604 पार्ट,खेरनगर कला को-ऑप हौसिंग सोसायटी ली.,बिल्डिंग नं 3,खेरनगर,बांद्रा पूर्व मुंबई 400051.,..मौजे बांद्रा पूर्व,मुळ दस्त क्र. बदर 9/5950/2023 दिनांक 17/4/2023 रोजी नोंदणी झालेल्या विकसन करारनामा दस्ताचे पुरवणी करार((C.T.S. Number : 604 part ;))
(5) क्षेत्रफळ	0 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे चेअरमन सुरेश मडादेव गावडे वय:-62 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: खेर नगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डींग नं 3 , ब्लॉक नं: खेर नगर , रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AABAK0429M 2): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे सेक्रेटरी उदय मधुसूदन जोगळेकर वय:-56 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: खेर नगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AABAK0429M 3): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे ट्रेजरर उन्नती प्रशांत कुलकर्णी वय:-56 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AABAK0429M 4): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर साविओ रॉबर्ट नरोन्हा वय:-53 पत्ता:-प्लॉट नं: 112, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AAOPN1790L 5): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर सपना साविओ नरोन्हा वय:-54 पत्ता:-प्लॉट नं: 112, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AAOPN1816D 6): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर विरेंद सर्जेराव आळवेकर तर्फे कु मु म्हणून अपर्णा नरेन गोरे -देशमुख वय:-48 पत्ता:-प्लॉट नं: 124, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AKGPA9346P 7): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर क्लिफर्ड लॉरेन्स डिकुन्हा वय:-71 पत्ता:-प्लॉट नं: 130, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AVOPD8481B 8): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर आयरीन क्लिफर्ड डिकुन्हा वय:-63 पत्ता:-प्लॉट नं: 130, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-ADYPD5058L 9): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर मीना मधुकर मयेकर तर्फे कु मु म्हणून राहुल शशिकांत मायनाक वय:-29 पत्ता:-प्लॉट नं: 162, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-CCEPM5607D 10): नाव:-खेरनगर कला को-ऑप हौसिंग सोसायटी ली. चे मेंबर पिंटू मेरसेन जोसेफ वय:-88 पत्ता:-प्लॉट नं: 160, माळा नं: -, इमारतीचे नाव: खेरनगर कला को-ऑप हौसिंग सोसायटी ली., बिल्डिंग नं 3, , ब्लॉक नं: खेर नगर, रोड नं: बांदरा पूर्व , महाराष्ट्र, मुम्बई. पिन कोड:-400051 पॅन नं:-AOGPP8160E
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स गुरुकृपा रिअलकॉन इन्फ्रास्ट्रक्चर एलएलपी चे भागीदार महेश लिरा वेरात तर्फे कु मु म्हणून राजेश अनंत कारभारी वय:-52; पत्ता:-प्लॉट नं: शॉप नं सी -106 , माळा नं: तळ मजला , इमारतीचे नाव: प्लॉट नं 80/81 , ब्लॉक नं: सेक्टर 17 , रोड नं: वाशी नवी मुम्बई , महाराष्ट्र, THANE. पिन कोड:-400703 पॅन नं:-AAYFG4348P

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

बदर-९
पुस्तक क्र. ९ / ५९५० / ५५ / २०२४
२०२४

Continue this Page

(9) दस्तऐवज करुन दिल्याचा दिनांक	16/06/2023
(10)दस्त नोंदणी केल्याचा दिनांक	16/06/2023
(11)अनुक्रमांक,खंड व पृष्ठ	9909/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

बुदर-१
पुस्तक क्र. १ ८७८२ ५६/१२०
२०२४

Annx: C' (Colly)

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)
MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)

स्वातंत्र्याचा अमृत महोत्सव

म्हाडा
MHADA

No.CO/MB/REE/NOC/F-1489/ 1701 — /2023
Date: 12 MAY 2023

OFFER LETTER

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN (DIST.) BANDRA

To,
The Secretary,
Kher Nagar Kala CHSL.,
Bldg. No.03, Kher Nagar,
Bandra (East),
Mumbai - 400 051.

Sub: Proposed redevelopment of existing Bldg. no.03 known as **Kher Nagar Kala CHSL,** bearing CTS No.604 (pt), Village Kher Nagar, Bandra (E), Mumbai - 400 051

Ref: 1. Your proposal dated 20.03.2023
2. Hon. V.P./A's approval dated 04.05.2023.

Sir,

The proposal submitted by you vide letter under ref. no.1 is approved by Competent Authority under Regulation 33 (5) of DCPR 2034,. The details of allotment are as mentioned below.

The allotment is on plot admeasuring **1,616.49 m2** (1571.44 m2 lease deed area + 45.05 m2 Titbit area) as per Demarcation. The total built up area shall be permitted as per 3.00 FSI i.e. up to 4,849.47 m2 (1,600.02 m2 existing BUA + 3249.45 m2 additional BUA) + 1,810.08 m2 Pro-rata BUA. Thus total BUA is **6,659.55 m2.**

MHADA's A.R. no.6260 dt. 04.06.2007, AR 6615 dt. 06.08.2013, AR 6349 dt.25.11.2008, AR No.6383 dt. 24.02.2009, AR No. 6397 dt. 05.05.2009, AR No. 6422 dt.07.08.2009, A.R. no 6749 dtd.11.07.2017 & Hon. VP/A circular no.713 & 714 dtd. 15.07.2020 are applicable in the instant case.

The details of Built up area as mentioned below.

Table no 1

Sr. No.	Particulars	Area in Sq.mtr.
1.	i. Area of plot as per demarcation plan of Executive Engineer / Bandra Div./ MB a) As per Lease deed 1,571.44 m2 b) Tit bit area 45.05 m2 Total Plot Area 1,616.49 m2 ii. As per Layout Plot area is 1,692.20 m2 • Plot area Considered for FSI calculation **1,616.49m2**	1,616.49

गृहनिर्माण भवन, कलानगर, वांद्रे (पू), मुंबई ४०० ०५१.
दूरध्वनी ६६४०५०००, २६५९२८७७, २६५९२८८१
फॅक्स नं. : ०२२-२६५९२०५८/ पत्रपेटी क्र. ८१३५
Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 66405000, 26592877, 26592881.
Fax No. : 022-26592058 / Post Box No. 8135
Website : mhada.maharashtra.gov.in

पावती क्र. A 0222 दि. 15/5/2023

2.	Permissible FSI	3.00
3.	Permissible BUA (1,616.49 m² x 3.00)	**4,849.47**
4.	Permissible Pro-rata BUA	1,810.08
5.	Total BUA (3+4+5)	**6,659.55**
6.	Less : Existing Built up area	1,600.02
7.	Additional BUA Offered through this letter (Sr. No. 5-6) (For Residential use)	**5,059.53**

In this regard you are requested to make payment as mentioned below:

Table – 2

Sr.No.	Particular	Amount in Rs.
1.	Scrutiny Fees (Residential Use)	Rs. 6,000.00
2.	Debris Removal	Rs.6,600.00
3.	Layout approval fees (Rs. 1,000/- X 54T/s)	Rs. 54,000.00
4.	Deposit Amount for Water Charges as per CE-II / A's Circular dated 02.06.2009	Rs. 1,00,000.00
5.	Ready Reckoner Rate of 2023-24 CTS No. 604(pt), Kher Nagar, Bandra (E), (Zone No.29/166)	Rs.91,380.00
6.	Rate of Construction for 2023-24	Rs.30,250.00
7.	LR /RC Ratio (91,380/ 30,250)	3.02
8.	Society Category	LIG
9.	Premium towards additional buildable area for **Residential** use of **5,059.53 sq.mt.** by charging Rs. **41,121/-** @ 45% current Ready Reckoner Rate of 2023-24 **(i.e.45% of Rs.91,380/-)** as per Table C-1, in Clause 33 (5) of DCPR-2034.	Rs. 20,80,52,933.13
10	Total Development Cess as per 5 (a) in Clause 33 (5) of DCPR-2034. (**5,059.53 m2** X R.R. rate of 2023-24, Rs.91,380.00X 7%)	Rs. 3,23,63,789.60
11.	Amount payable for MCGM in the office of the **EE,BP Cell, MHADA** (**5/7** of Rs. 3,23,63,789.60)	Rs. 2,31,16,992.57
12.	Amount to be paid to Mumbai Board (2/7 of Rs.3,23,63,789.60)	Rs. 92,46,797.03
	[illegible]tal Amount to be paid to MHADA [illegible]No.1+2+3+4+9+12) Say Amount	Rs. 21,74,65,330.16 **Rs. 21,74,66,330.00**
14.	**In [illegible]rds:-** Twenty One Crore Seventy Four Lakh Sixty Six Thousand Three Hundred Thirty Only.	

[illegible]er Authority Resolution No. 6749 dt. 11/07/2017 payment of [illegible] for additional BUA of 5,059.53 m2 (Residential Use) to be allowed in four installments and as per circular issued by Hon'ble VP/A vide No. 713, dtd 15.07.2020 & vide No.706, dtd. 26.03.2021 is as under.

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

Table-3

Premium & Other Charges payable to MHADA.

Sr. No	Install-ments	Minimum Amount of Installments	Time Limit from the issue of Offer Letter for payment of Installment	Penalty Interest in case delay in payment	Remarks
A	B	C	D	E	F
1)	First Install-ment	**Rs. 6,14,26,631/-** **[Rs. 5,20,13,233/-** (25 % of Rs.20,80,52,933.13) **+** **Rs. 94,13,398/-** (i.e. Scrutiny Fees Rs. 6,000 + Debris Removal Rs.6,600/- + Layout Approval Fees Rs. 54,000 + Water Charges Rs.1,00,000 + Development Cess for MHADA Rs.92,46,798)]	**6 Months** from the date of offer letter issued.	Simple Interest @ 8.50% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment as the amercible interest.	The amercible interest will be applicable on aggregate amount as per column No. C. The application of interest rate 8.5% for deferment payment / instalment facility is charged as per circular issued by Hon'ble VP/A vide No.713/2020, dated 15.07.2020 & vide No.706 dtd.26.03. 2021
2)	Second Installment	**Rs. 5,20,13,233/-** (25 % of Rs.20,80,52,933.13) **+** The simple interest shall be charged @ 8.50% p.a. from the date of issue of Offer letter till the date of payment.	Within **ONE year** from the date of offer letter issued	Simple Interest @ 8.50% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment as the amercible interest.	The amercible interest will be applicable on aggregate amount as per column No. C. The application of interest rate 8.5% for deferment payment / instalment facility is charged as per circular issued by Hon'ble VP/A vide No.713/2020, dated 15.07.2020 & vide No.706 dtd.26.03. 2021 .

बदर-१
पुस्तक क्र. १/१०२६२/५९/२०२४

3)	Third Installment	**Rs. 5,20,13,233/-** (25 % of Rs.20,80,52,933.13) + The simple interest shall be charged @ 8.50% p.a. from the date of issue of Offer letter till the date of payment.	Within **TWO years** from the date of offer letter issued.	Simple Interest @ 8.50% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment as the amercible interest.	The amercible interest will be applicable on aggregate amount as per column No. C. The application of interest rate 8.5% for deferment payment / instalment facility is charged as per circular issued by Hon'ble VP/A vide No.713/2020, dated 15.07.2020 & vide No.706 dtd.26.03. 2021
4)	Fourth Installment	**Rs. 5,20,13,233/-** (25 % of Rs.20,80,52,933.13) + The simple interest shall be charged @ 8.50% p.a. from the date of issue of Offer letter till the date of payment.	Within **THREE years** from the date of first offer letter issued.	Simple Interest @ 8.50% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment as the amercible interest.	The amercible interest will be applicable on aggregate amount as per column No. C. The application of interest rate 8.5% for deferment payment / instalment facility is charged as per circular issued by Hon'ble VP/A vide No.713/2020, dated 15.07.2020 & vide No.706 dtd.26.03. 2021

1) The amount of premium mentioned in table no.2 may be paid in installments as per Table no. 3. If Society pays all / Part installment within a Six months, no interest shall be charged as per circular issued of Hon'ble VP/A vide No. 706, dated 26.03.2021, else penalty/interest shall be charged as per A.R. no. 6749 dt. 11/07/2017 & as per circular issued by Hon. VP/A vide no.713, dt. 15.07.2020.

2) It is binding to the society to follow the terms and conditions of the Authority Resolution no. 6749 dt. 11/07/2017 & Hon'ble VP/A circular no. E.T.713 dtd. 15.07.2020.

3) The Society's Architect will have to verify the plot area and dimension as per site report given by Executive Engineer/Housing Bandra Division and submit report about confirmation.

4) This allotment is subject to payment of Stamp duty if / as and when may be imposed by the Govt. of Maharashtra (Under the relevance provisions of Maharashtra Stamp Duty Act. The allottee will have to submit an Undertaking to this effect on Stamp paper worth Rs.250/-)

5) M.C.G.M. has incurred expenditure for onsite infrastructure prior to modification in D.C.R. 33(5) & after modification in D.C.R. 33(5).The pro-rata premium shall be payable by the applicant and the pro-rata premium of revised layout under DCR 33(5) shall also payable by applicant as and when communicated, a notarized undertaking incorporating above shall be submitted in this office before final NOC.

6) Society will have to submit No dues certificate from concerned Estate Manager before asking NOC.

7) The society will have to execute a Supplementary Lease Deed with the Mumbai Board for allotment of additional Tit Bit area of 45.05 m2 before asking for consent letter for Occupation Certificate.

8) Your society will have to submit Property cards and CTS Plans as per approved sub-division Plot area before asking for Occupation Certificate.

9) All conditions in lease deed & sale deed are applicable to the society.

10) It should be sole responsibility of society to obtain the approval of plans / FSI as per 33(5) of DCPR 2034 from Planning Authority/MHADA and this allotment is made subject to approval of Planning Authority/MHADA, the minimum rehabilitation carpet area shall be as per provision of clause no.2 under action 33(5) of DCPR 2034.

11) It should be sole responsibility of society to obtain the approval of plans from EE,BP Cell, Greater Mumbai / MHADA and this allotment is made subject to approval of EE,BP Cell, Greater Mumbai / MHADA.

12) It should be sole responsibility of society / society's architect to obtain the approval for the Alignment of the Road / R.L. and boundaries of reservation and their area are subject to the actual demarcation on site by EE E & C / A.E. (Survey).

13) The society should have to submit the rectification / Correction in CTS in the sale deed / lease deed as per CTS plan and PR card before issuance of NOC for said building if applicable.

14) All the terms and conditions mentioned in the lease agreement & conveyance is binding on the society.

15) The society will have to obtain separate P. R. card as per the approved additional area leased out by the board duly signed by S. R. before asking for consent letter for Occupation Certificate of EE,BP Cell, Greater Mumbai / MHADA

16) This offer letter will not be misused for taking out any kind of permission from any departments.

17) The work of the proposed demolition & reconstruction of the new building will be undertaken by the society entirely at the risk and cost of the society and MHADA / MHADB will not be held responsible for any kind of damages or losses.

18) The society will undertake & entrust responsibility of the planning, designing approval from EE, BP Cell, Greater Mumbai / MHADA & day to day supervision of the proposed demolition and reconstruction / development of the new building by the Licensed Architect registered with the council of Architecture and licensed Structural Engineer.

पुस्तक क्र. १ / ४७२८२ / ६९ / ९२७
२०२४

19) The society is responsible for obtaining all necessary permissions & approvals for utilization of additional BUA from the EE,BP Cell, Greater Mumbai / MHADA & other concerned authorities (such as MOEF, MCZM, forest etc) before starting of the work & MHADA is not responsible for EE,BP Cell, Greater Mumbai / MHADA other authorities refuse to give permission for development of society's proposal.

20) Society will be responsible for any kind of litigation or legal consequence arising an account of the proposed redevelopment of the building.

21) No additional FSI will be utilized by the society other than permitted by the MHADA.

22) The work will be carried out within the land underneath and appurtenant as per approved sub-divisions, demarcation and plot area allotted by the concerned department of MHADA.

23) Responsibility of any damage or loss of adjoining properties if any will vest entirely with the applicant and MHADB will not be responsible in any manner.

24) The user of the proposed development / redevelopment will be as permitted by the MHADA.

25) The society will have to construct and maintain separate underground water tank, pump house and over-head tank to meet requirement of the proposed buildings and obtain separate water meter & water connection as per approvals of EE,BP Cell, Greater Mumbai / MHADA.

26) The Society will construct compound wall along boundary line of the plot allotted by the Board and as per the demarcation given by the concerned Executive Engineer / M.B.

27) Society will hand over the Road Set Back area if any to MCGM at their own cost.

28) The society at its cost will undertake up-gradation of all existing infrastructure and also carry-out laying of new infrastructural services at its cost as suggested by EE,BP Cell, Greater Mumbai / MHADA, and any other concerned Authority.

29) All the terms and conditions of the layout approval of the Planning Authority, Greater MHADA will be binding on the society.

30) Society has to ensure that Contractors / Sub-Contractors appointed by the society or Developer of the Society, who are in charge of construction work; [illegible] be registered with MBOCWW Board & are required to fulfill the [illegible]ons as contemplated in Building and other construction workers (Regulation of Employment and condition of service) Act,1996. And further these Contractors / Sub-Contractors are required to fulfill all the conditions stipulated in the above Act, for the benefits of workers.

31) Your society will have to submit an undertaking on stamp paper of Rs.250/- for [illegible]ing all the terms and conditions mentioned as above, then only NOC [illegible] issued to the subjective proposal.

32) MHADA reserves its right to withdraw, change, alter, amend their offer letter and conditions mentioned therein in future at any point of time without giving any reason to do so.

The Premium amount of **Rs. 21,74,66,330/-** (Rs. Twenty One Crore Seventy Four Lakh Sixty Six Thousand Three Hundred Thirty Only.) as mentioned in **table no.2,** may be paid in instalments **as per Table no.3** in the office of the **Assistant Accounts Officer/ Mumbai Board**, Third Floor, Griha Nirman Bhavan, Bandra (E), Mumbai – 400051 by Demand Draft/ Pay Order.

Also in addition to the above amount, you will have to pay Development Cess as per 5(a) in regulation no.33(5) of DCPR-2034. an amount of **Rs. 2,31,16,993/-** (In words Rs. Two Crore Thirty One Lakh Sixteen Thousand Nine hundred Ninety Three Only) payable for MCGM in the office of the **Executive Engineer (Western Suburb), Building Permission Cell/MHADA**, 4th Floor, Griha Nirman Bhavan, Bandra (E), Mumbai – 400051 and produce certified Xerox copy of the receipt in this office.

On receipt of the same the NOC for IOA purpose will be processed & NOC for Commencement Certificate will be processed as per payment of premium & Other Charges paid to MHADA as per Table-2, under certain terms and condition, which may please, be noted.

(Draft approved by CO/MB)

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1 MUMBAI SUBURBAN DIST.

(Prakash Sanap)
Resident Executive Engineer,
Mumbai Board.

Copy to The Executive Engineer (Western Suburb), Building Permission cell, Greater Mumbai, MHADA, Bandra (E), Mumbai 400 051. You are requested to accept the payment of **Rs. 2,31,16,993/-** towards Development Cess charges payable for MCGM.

Copy to Architect : Mr. Hansraj R. Vishwakarma, M/s. Ingenious Architects, Gala No.7, Singh Estate, Ashram Rd No.5, Thakur Village, Kandivali (E), Mumbai-101 For information.

Copy forwarded for information and necessary action in the matter to: -

1) Dy. Chief Engineer (West) / Mumbai Board for information.
2) Architect, Layout Cell, Mumbai Board
3) Executive Engineer, Bandra Division/ Mumbai Board
   i. He is directed to take necessary action as per demarcation & as per prevailing policy of MHADA.
   ii. He is directed to recover all the dues from the society concerned to Estate Department & intimate the same to this office.
   iii. He is directed to recover any dues, land revenue, audit remarks concerned to Land Department if any pending with the society & intimate the same to this office.
4) Chief Accounts Office/M.B.
   He is directed to accept the amount for all/ part installment as per schedule mentioned in table -3 above, with applicable interest for late payment, if any. And furnish certified copy of the same to this office. Also he is directed to check the interest calculations as per above table no.3. In case there is any changes/discrepancies found in the said offer letter the same should be intimated to this office.
5) Copy to Assistant Clerk for MIS record.

बदर-२
पुस्तक क्र. १ / ७०२९२ / ९३ / ९२७
२०२४

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)
MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)

स्वातंत्र्याचा अमृत महोत्सव म्हाडा MHADA

No.CO/MB/REE/NOC/F-1489/1501-/2023
Date: 02 JUN 2023

To,
The Executive Engineer (Western Suburb),
Building Permission Cell,
Greater Mumbai, MHADA,
Bandra (E),Mumbai 400 051.

Sub: N. O. C. for Redevelopment of existing Bldg. no.03 known as **Kher Nagar Kala CHSL**, bearing CTS No.604 (pt), Village Kher Nagar, Bandra (E), Mumbai - 400 051 under DCPR-2034.

Ref : 1. Offer letter No. CO/MB/REE/NOC/F-1489/1301/2023 Dtd.12.05.2023
2. Society Architect letter dated 01.06.2023

Sir,

The applicant has complied requisites for obtaining No Objection Certificate (NOC) for allotment of additional buildable area for redevelopment of their building under subject. There is no objection of this office to undertake construction as per the proposal of the said society under certain terms and conditions, as details given below.

Allotment of additional BUA approved and allotted by this NOC is as under:

i) The above allotment is on subdivided plot as per demarcation plan admeasuring about **1,616.49 m2** (1571.44 m2 lease deed area + 45.05 m2 Titbit area) as per Demarcation. The total built up area shall be permitted as per 3.00 FSI i.e. up to 4,849.47 m2 (1,600.02 m2 existing BUA + 3249.45 m2 additional BUA) + 1,810.08 m2 Pro-rata BUA. Thus total BUA is **6,659.55 m2.**

ii) Now, the society has paid 1st installment premium as per Offer letter dtd.12.05.2023 for additional BUA **1,264.88 m2** (Residential Use), hence the BUA **1,264.88 m2** (Residential Use) is allotted through this NOC. Thus, Total BUA **2,864.90 m2** (1,600.02 m2 Existing BUA + 1,264.88 m2 Addl. BUA) is permitted.

The NOC is granted as per policy laid down by the MHADA vide MHADA Resolution Nos. 6260 Dt.04/06/2007, A. R. No. 6397 dated 5/05/2009 , A. R. No. 6422 dated 07.08.2009 and A.R. no. 6749, Dt. 11/07/2017 and circular dated 16/06/2011 & 21/12/2011 subject to following conditions.

सदर - १
पुस्तक क्र. १ / ५०२६२ / ६५/२२०
२०२४

गृहनिर्माण भवन, कलानगर, वांद्रे (पू), मुंबई ४०० ०५१.
दूरध्वनी ६६४० ५०००, २६५९२८७७, २६५९२८८९
फॅक्स नं. ०२२-२६५९२०५८ / पत्रपेटी क्र. ८१३५

Griha Nirman Bhavan,Kalanagar, Bandra (East), Mumbai-400 051
Phone : 66405000, 26592877, 26592881.
Fax No. : 022-26592058 / Post Box No. 8135
Website : mhada.maharashtra.gov.in

1. The work of redevelopment should be carried out as per plans submitted to this office along with detailed proposal, with the prior approval of EE,BP Cell, Greater Mumbai / MHADA.
2. Necessary Approvals to the plans from EE,BP Cell, Greater Mumbai / MHADA should be obtained before starting of work.
3. The work should be carried out under the supervision of the Competent Registered Architect and Licensed Structural Engineer.
4. The work should be carried out entirely at applicant's own risk and cost and MHADA Board will not be responsible for any mishap or irregularity at any time.
5. **The built up area permitted as per statement below.**

Table – 1

Sr. No.	Built up Area	In m2
1)	i. Area of plot as per demarcation plan of Executive Engineer / Bandra Div./ MB a) As per Lease deed 1,571.44 m2 b) Tit bit area 45.05 m2 Total Plot Area 1,616.49 m2 ii. As per Layout Plot area is 1,692.20 m2 • Plot area Considered for FSI calculation **1,616.49 m2**	1,616.49
2)	Permissible FSI	3.00
3)	Permissible BUA (1,616.49 m² x 3.00)	**4,849.47**
4)	Permissible Pro-rata BUA	1,810.08
5)	Total BUA (3+4+5)	**6,659.55**
6)	**Total built up area permitted for obtaining I.O.A.** • Existing BUA 1,600.02 m2 • Additional BUA 5,059.53 m2 **Total BUA 6,659.55 m2**	**6,659.55**
7)	**Total built up area permitted for obtaining Commencement Certificate** • **BUA allotted through this NOC.** i. Existing BUA 1,600.02 m2 ii. BUA (Proportionate to the 1st installment paid by the Society as per Offer letter dtd.12.05.2023) **1,264.88 m2** **Total BUA (a+b) = 2,864.90 m2** • **The amount of Rs. 2,31,16,993/- towards 5/7 Development Cess to be deposited in the office of the EE,BP Cell, MHADA for MCGM is not yet paid by the society. The undertaking is submitted by society to this office stating that the Development cess will be deposited in B.P. Cell/MHADA before CC. On that basis NOC is issued by this office.**	**2,864.90**

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1 MUMBAI SUBURBAN DIST. BANDRA

6. No additional F.S.I. should be utilized other than mentioned above and the minimum rehabilitation carpet area shall be as defined in DCPR-2034 clause no.2.1 Explanation-b.

7. The work should be carried out within the land underneath as appurtenant to the society / society's building or plot leased by the Board / as per approved subdivision.

8. Responsibility of any damage or loss of adjoining properties if any will vest entirely with the society and M.H.& A. D. Board will not be responsible in any manner.

9. The user of this construction under this NOC should be restricted to **RESIDENTIAL** purpose only. Separate permission for other user will have to be obtained.

10. The society shall execute a Supplementary Lease Deed with the Mumbai Board for allotment of additional Tit Bit area of **45.05 m2** before asking for consent letter for Occupation Certificate.

11. Barbed wire fencing/ chain link Compound wall along boundary line is permitted after getting demarcation fixed from the Executive Engineer, Bandra Division, Mumbai Board.

12. The Society shall have to construct and maintain separate underground water tank, pump house and overhead water tank to meet requirement of the proposed and existing redevelopment and obtain separate water meter & water connection.

13. The society shall have to obtain approval for amended plans as and when amended else the NOC for Occupation Certificate from EE,BP Cell, Greater Mumbai / MHADA will not be granted.

14. One set of plan along with letter should be forwarded to the office of Resident Executive Engineer / Mumbai Board as token of your approval.

15. The Chief Officer / Mumbai Board reserve the right to cancel NOC without giving any notice.

16. All the terms and conditions mentioned in Offer letter, will be applicable to the society.

17. The redevelopment proposal should be prepared adhering to the Redevelopment Plan reservation, Building regulations and any other rules applicable to building construction by the EE,BP Cell, Greater Mumbai / MHADA.

18. The plans of the proposed building shall be submitted to EE,BP Cell, Greater Mumbai / MHADA within six months from the date of issue of this NOC positively for its approval, failing which the NOC will stand cancelled.

19. The Society will have to communicate the actual date of commencement of work and to submit progress report of the redevelopment scheme by every month till completion of scheme to the Executive Engineer / Bandra Div. / M.B. under intimation to this office.

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

बदर-१
पुस्तक क्र. १ | ८७२६ | ६६ | १२०
२०२४

20. If Society fails to start the redevelopment work within 12 months from the date of issue of NOC, the right is reserved to cancel the NOC by this office.

21. The construction of new building for the rehabilitation of old occupiers shall be completed within a period of 30 months from the date of issue of this NOC. In case Society fails to do so, extension to the above time limit may be granted depending on the merits of the case and on payment of an extension fee as may be decided by the office from time to time.

22. The road widening that may be proposed in the revised layout will be binding on the society & the society should handover the affected area of road widening to the MCGM at their own cost.

23. All terms & conditions of lease deed and sale deed are binding on the society.

24. After issue of NOC, during course of demolition of old buildings & during course of redevelopment work if any mishap / collapse occur, the entire responsibility of the same will lie with the society. However all the necessary precautionary measures shall be taken to avoid mishap / collapse and the work of demolition & redevelopment shall be carried out under strict supervision of Architect and R.C.C. Consultant.

25. The proposal of issue of NOC for obtaining occupation Certificate from EE,BP Cell, Greater Mumbai / MHADA to the newly constructed building will have to be submitted along-with the following documents / information.

a) Copy of approved plan along-with copy of IOD & C.C. from EE,BP Cell, Greater Mumbai / MHADA. The name of the occupiers against concerned tenements proposed to be allotted in new building should be clearly shown in the plan along-with carpet area to be given. Matching statement i.e. Name of occupant, Room No., existing area and proposed allotted area.

b) The concerned Architect & Society should give certificate that the newly constructed building is in accordance with the plans approved by EE,BP Cell, Greater Mumbai / MHADA & the tenements constructed for rehabilitation of the occupiers of building are as per the areas and amenities as prescribed in the agreement executed with the occupiers.

c) Photographs of the newly constructed building taken from various angles.

26. If it is subsequently found that the documents / information submitted with your application for NOC are incorrect or forged, mis-leading then the NOC will be cancelled and Society will be held responsible for the consequences / losses, if any thereof if arises in future.

27. Necessary trial pits / trial bores shall be taken at the captioned property to ascertain the bearing capacity of the soil and foundation shall be designed accordingly. R.C.C. design of the new proposed building shall be prepared taking into account the aspect of Mumbai Seismic Zone and same should be got approved from R.C.C. Consultant / Structural Engineer, registered with MCGM.

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1 MUMBAI SUBURBAN DIST.

28. By this letter you are requested not to issue Occupation Certificate unless consent letter duly signed by Chief Officer / Mumbai Board is obtained and submitted to your Department by the applicant.

29. After approval of layout with 3.00 FSI from Architect Layout Cell, Greater Mumbai / MHADA society will be entitled to additional Pro-rata share of FSI as per approved layout. Further society's allotted Pro-rata share as per this NOC will be adjusted against it's allotted pro-rata share as and when layout is approved by the Architect Layout Cell, Greater Mumbai / MHADA with 3.00 FSI.

30. Allotment of the layout pro-rata B.U.A. in this case will not create any imbalance of F.S.I. / B.U.A. in the layout though the same is not yet approved as per FSI 3.00 as per D.C.R. 33(5), DCPR 2034.

31. All the dues should be cleared by Society before issue of Occupation Certificate.

32. All the terms and conditions mentioned in the Layout which was processed to E.E./BP Cell / MHADA shall be applicable to the society.

33. The set of plans approved by E.E./BP Cell / MHADA duly certified by the Architect should be submitted to this office before commencement of work.

34. The society will have to submit stability of the existing structure / proposed work through Registered Licensed Structural Engineer to MCGM.

35. The society will have to obtain separate P. R. card as per the approved sub division / plot leased out by the board duly signed by the Architect and asking for Occupation Permission from E.E./BP Cell / MHADA.

36. The society will have to obtain approval for amended plans as and when the Society amends the plans.

37. The Society will have to hand over the set back area free of cost to MCGM & proof of the same will have to be submitted to this office. The society will have to inform about form encroachment to E.E./BP Cell / MHADA at their own cost and M.H.A.D. Board shall not be held responsible.

38. The pro-rata charges towards construction of D. P. as implemented by MCGM will be paid from the premium received from the society for the purchase of additional BUA for which receipts shall be submitted by the society from E.E./BP Cell / MHADA in favor of Chief Accounts Officer / MHAD Board.

39. Before issuing the NOC for Occupation Tanker Water or Extra Water charges payment clearance should be produced by the Society

40. The redevelopment Proposal should be approved adhering to the Redevelopment Plan reservation, Building regulations and any other rules applicable to Building construction by the Building Proposal Dept. in Planning Authority, MHADA.

41. The charges as may be levied by MCGM/MHADA, from time to time (apart from FSI charges), for e.g. Pro-rata charges for Roads, shall be paid by the society to MCGM /MHADA directly, on demand from MCGM/MHADA.

42. The society shall indemnify MHADA against any legal action regarding payment of stamp duty for a) Transfer of built tenements to beneficiaries and b) Purchase of balance FSI /T. D. R. etc. as may be required under provisions of Stamp Duty Act.

43. This allotment is subject to payment of Stamp duty if / as and when may be imposed by the Govt. of Maharashtra (Under the relevance provisions of Maharashtra Stamp Duty Act. The allottee will have to submit an Undertaking to this effect on Stamp paper worth Rs.100/-)

44. MCGM has incurred expenditure for on site infrastructure prior to modification in DCR 33 (5) and after modification in DCR 33 (5). The Pro-rata premium shall be payable by the society as and when competent authority communicates to you.

45. This NOC is issued based on the documents submitted by the society/applicant. If there is any forged documents submitted by the Society/Applicant then this office will not be held responsible for any consequences.

46. This NOC is issued for the purpose of IOA and approval of plans for BUA of **6,659.55 m2** and Commencement certificate for BUA **2,864.90 m2** (Resi. use) (1,600.02 m2 Existing BUA + 1,264.88 m2 Addl. BUA) as shown in table no.1 above.

47. Society has to ensure that Contractors / Sub-Contractors appointed by the society or Developer of the Society, who are in charge of construction work; shall be registered with MBOCWW Board & are required to fulfill the obligations as contemplated in Building and other construction workers (Regulation of Employment and condition of service) Act,1996. And further these Contractors /Sub-Contractors are required to fulfill all the conditions stipulated in the above Act, for the benefits of workers.

48. MHADA reserve it's right to withdraw, change, alter, amend their offer letter and conditions mentioned therein in future at any point of time without giving any reason to do so.

It is, therefore, directed that the proposed work should be carried out strictly adhering to the terms and conditions as mentioned above. In case of any breach to above terms and condition, the NOC will stand cancelled

(Draft approved by CO/MB)

(Prakash Sanap)
Resident Executive Engineer,
Mumbai Board.

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

बदर-९
पुस्तक क्र. १ / ८०२४२ / ९८ / ८८०
२०२४

Copy to The Secretary, The Secretary, Kher Nagar Kala CHSL., Bldg. No.03, Kher Nagar, Bandra (East), Mumbai - 400 051.

Copy to Architect : Mr. Hansraj R. Vishwakarma, M/s. Ingenious Architects, Gala No.7, Singh Estate, Ashram Rd No.5, Thakur Village, Kandivali (E), Mumbai-101 For information.

Copy forwarded to information and necessary action in the matter to the: -

1. Executive Engineer, Housing Bandra Division.
   i) He is directed to take necessary action as per demarcation & as per prevailing policy of MHADA.
   ii) He is directed to recover all the dues from the society concerned to Estate Department & intimate the same to this office.
   iii) He is directed to recover any dues, land revenue, audit remarks concerned to Land Department if any pending with the society & intimate the same to this office.
2. Copy to Architect / Layout cell / M.B.
3. Copy to Asst. Clerk for MIS record.

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1 MUMBAI SUBURBAN DIST.

बदर-९

पुस्तक क्र. १ / ८७२२ / ६० / ४२०

२०२४

ANNX. D'

ADV. MAYUR S. KADAM

M.com, LLB, GDC&A, CS.

2c, Lawrence & Mayo Building, 276, D. N. Road, Fort, Mumbai - 400001

Communication Address: Office No.2, Gaurav Apartment, Vijay Society, Opp. Two Water Tank, Dombivli (W)-421202

Phone: 9833788573 Email : jklegal2020@gmail.com

FORMAT-A

(Circular No. 28/2022)

Date: 24/05/2023

To,
MAHARERA
6th & 7th floor, Housefin Bhavan,
Bandra Kurla Complex,
Bandra (East)
Mumbai- 400 051

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST.

LEGAL TITLE REPORT

SUB: Title clearance certificate with respect to all that piece and parcel of land bearing CTS No. 604 Part, admeasuring **1,616.49 Sq. meters area (i.e., 1,571.44 Sq. meters area + 45.05 Tit bit area)** of the building No. 3 known as "Kher Nagar Kala Co-Op. Housing Society Ltd situated at Village Bandra, Taluka Andheri & District Mumbai Suburban, Maharashtra (Hereinafter collectively referred to as "**Property**").

I have investigated the tile of the landed property described hereunder on the request of **M/s. Gurukrupa Realcon Infrastructure LLP through partner Mahesh Verat ("Developer")** and from information and following documents i.e., : -

(1) **Description of the Property-**

Mayur S. Kadam ADVOCATE Nayana V. Jadhav-Kadam

पावती क्रमांक १/१०२३२ ०१/१२०

All that piece and parcel of land bearing CTS No. 604 Part, admeasuring 1,616.49 Sq. meters area (i.e., 1,571.44 Sq. meters area + 45.05 Tit bit area) of the building no 3 known as "Kher Nagar Kala Co-Op. Housing Society Ltd situated at Village Bandra, Taluka Andheri & District Suburban, Mumbai, in Registration and Sub-Registration District of Mumbai Suburban ("**Property**").

(2) **The Documents referred to for the said Property**

a. The Property card for piece and parcel of land bearing CTS No. 604 Part, admeasuring 1,616.49 Sq. meters area (i.e., 1,571.44 Sq. meters area + 45.05 Tit bit area) situated at Village Bandra.

b. Registered Indenture of Lease dated 04th March 1997 executed between Maharashtra Housing and Area Development Authority ("MHADA") and Khernagar Kala Co-operative Housing Society ("Society").

c. Registered Sale Deed dated 04th March 1997 executed between Maharashtra Housing and Area Development Authority ("MHADA") and Khernagar Kala Co-operative Housing Society ("Society").

d. Registered Development Agreement dated 31st March 2023 executed between Khernagar Kala Co-Op. Housing Society Ltd. and M/s.Gurukrupa Realcon Infrastructure LLP.

e. Offer Letter dated 12th May 2023 bearing No.CO/MB/REE/NOC/F-1489/1301/2023 issued by MHADA to Society for redevelopment of Property.

f. Search report for 30 years from year 1994 till 15th May 2023.

पुस्तक क्र. १ / ८०२८२ / ७२/२८७
२०२४

Mayur S. Kadam
ADVOCATE
Advocate V. Jadhav-Kadam

(3) On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Property, I am of the opinion that the said Property is leasehold property, the MHADA being **"Lessor"** assigned leasehold right to the Society. That the said Society have a good, clear and marketable title, without any encumbrances subject to all the documents of developments mentioned above.

(4) The said property has now been given for development to M/s.Gurukrupa Realcon Infrastructure LLP and they have the possession of the same for development as per the details of documents hereinabove referred.

Owners of the Property:

The Maharashtra Housing and Area Development Authority ("**MHADA**") is the owner of the land and Kher Nagar Kala Co-Op Housing Society Ltd is the Lessee of the land.

Qualifying Comments/ remarks if any:- None

The report reflecting the flow of the tile of Developer M/s.Gurukrupa Realcon Gurukrupa Realcon Infrastructure LLP on the said Property is enclosed herewith as Annexure "A" hereto.

Encl: Annexure
Date: 22/0/2023

Mayur S. Kadam ADVOCATE Navana V. Jadhav-Kadam

Mr. Mayur S Kadam
Advocate High Court

THE SEAL OF THE SUB REGISTRAR OF ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

बदर-९
पुस्तक क्र. १ | ८०२४२ | ०३ | १८०
२०२४

ADV. MAYUR S. KADAM

M.com, LLB, GDC&A, CS.

2c, Lawrence & Mayo Building, 276, D. N. Road, Fort, Mumbai - 400001

Communication Address: Office No.2, Gaurav Apartment, Vijay Society, Opp. Two Water Tank, Dombivli (W)-421202

Phone: 9833788573 Email : jklegal2020@gmail.com

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1 MUMBAI SUBURBAN DIST.

Annexure-"A"

(1) FLOW OF THE TITLE OF THE SAID PROPERTY

a) That the MHADA granted lease of the said Property underneath the said building to the said Society starting from 01st April 1980 for 99 years by executing Indenture of Lease dated 04th March 1997.

b) That the MHADA sold tenements to respective allottees of said building and thereby allottees have become the owners of their respective tenements.

c) That the said allottees of said building have formed co-operative housing Society called Khernagar Kala Co-operative Housing Society Ltd.

d) That the MHADA vide Deed of Sale dated 04th March 1997 convey their right, title and interest in the said buildings to the said Society.

e) The said Society is the owner, absolutely seized, well possessed and legally entitled to buildings.

बंदर-९
पुस्तक क्र. १ ४०२२२ ७४ ९२०
२०२४

f) The said Society has entered in to a Development Agreement dated 31st March 2023 with M/s. Gurukrupa Realcon Infrastructure LLP, said development agreement registered on 17th April 2023 under Serial No.

Mayur S. Kadam ADVOCATE Nayana V. Jadhav-Kadam

Andheri-3/5950/2023 at the office of Sub Registrar Andheri-3 for development of said Property.

(2) Search report for 30 years from year 1994 till 15th May 2023 taken at the IGR and have gone through the available record at concerned office and have examined the Index-II in respect of the above-mentioned property.

(3) No other relevant title issues.

(4) No litigations found on search and information from the Society and said Developers.

Date:24/05/2023

Mayur S. Kadam * ADVOCATE * Nayana V. Jadhav - Kadam

Mr. Mayur S Kadam
Advocate High Court

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 * MUMBAI SUBURBAN DIST. BANDRA *

बदर-९

पुस्तक क्र. १	५७९२	७५/१२०
२०२४		

Annx. - 'E' (Colly.)

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY
स्वातंत्र्याचा अमृत महोत्सव
म्हाडा
MHADA

Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

INTIMATION OF APPROVAL (IOA)

No. MH/EE/(B.P)/GM/MHADA-95/ 1293 /2023

Date: 12 JUN 2023

To,
M/s GurukrupaRealcon Infrastructure LLP
C. A. to Khernagar Kala CHSL
Ground floor, Shop no. C/106,
Vashi Plaza, Plot no. 80/81,
Sector-17, Vashi,
Navi Mumbai – 400 703.

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST.

Sub: Proposed redevelopment of the existing building no. 3 known as "Khernagar Kala CHS LTD" on plot bearing C.T.S. No. 604(pt) of Village Bandra, Shri Ram Mandir Road, MHADA Layout, Bandra (East), Mumbai- 400 051.

Ref 1) Application of Architect dated 02/06/2023.
2) Offer letter of MB vide No. CO/MB/REE/NOC/ F-1489/1301/2023 dated 12/05/2023.
3) NOC letter of MB vide No. CO/MB/REE/NOC/ F-1489/1301/2023 dated 01/06/2023.
4) Concession approved by Hon'ble V.P. & CEO MHADA vide no. ET-239 dated 23/05/2023.

अंदर-१
पुस्तक क्र. १ / ८०२६२ / ०६ / १२०
२०२४

Dear Applicant,

With reference to your Notice u/s 44/69 of MRTP Act submitted with letter on 02.06.2023with plan, Sections Specifications and Description and further particulars and details of your building **Proposed redevelopment of the existing building no. 3 known as "Khernagar Kala CHS LTD" on plot bearing C.T.S. No. 604(pt) of Village Bandra, Shri Ram Mandir Road, MHADA Layout, Bandra (East), Mumbai- 400 051,** furnished to me under Architect letter, dated 02.06.2023. I have to inform you that I may approve the building work proposed to be erected or executed, and I therefore hereby formally intimate to you under section 346 of the

गृहनिर्माण भवन, कलानगर, वांद्रे (पूर्व), मुंबई ४०० ०५१.
दूरध्वनी ६६४० ५०००
फॅक्स नं. : ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 66405000
Fax No. : 022-26592058 Website : www.mhada.maharashtra.gov.in

Mumbai Municipal Corporation Act as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under:

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 shall be obtained before starting the proposed work.
2. That the Janata Insurance Policy shall be submitted.
3. That the requisitions of clause 49 of DCPR 2034 shall be complied with and records of quality of work, verification report, etc. shall be maintained on site till completion of the entire work.
4. That structural Engineer shall be appointed and supervision memo shall be submitted by him.
5. That the structural Design and calculation for the proposed work accounting for system analysis as per relevant IS code along with plan shall be submitted before C.C.
6. That the site supervisor shall be appointed to supervise the quality of work on site.
7. That the development charges as per M.R.T.P. (amendment) Act 1992 shall be paid.
8. That the requisite premium as intimated shall be paid before applying for C.C.
9. That the work shall be carried out between sunrise and sunset. And the provision of notification issued by Ministry of Environment and Forest department dated 14.02.2000 and Rules framed for noise pollution (Regulation & Control) Rules 2000 shall be duly observed.
10. That the Board shall be displayed showing details of proposed work, name of Owner, Developer, Architect/L.S., R.C.C. Consultant etc.
11. That the requisite Bank guarantee asper policy circular approved by Hon'ble MC U/NO-MGC/ F/ 6550 dated: 11.06.2018 shall be submitted before C.C.
12. That the SWM NOC shall be submitted.
13. That the authorized Pvt. Pest Control Agency to give anti malaria treatment shall be appointed in consultation with P.C.O.[H/East]
14. That the work start notice shall be submitted.

B. **BEFORE FURTHER C.C.:-**

1. That the health stability certificate from R.C.C. consultant shall be submitted.
2. N.O.C. from Civil Aviation department shall be obtained for the proposed height of the building.

3. That the plinth/stilt height shall be got checked by this office staff.

4. All the payments as intimated by various departments of MCGM/MHADA shall be paid.

5. That the Remarks of concerned authorities / empanelled consultants for the approved plan, if applicableshall be submitted for:

   a) Water Works
   b) Hydraulic Engineer
   c) PCO
   d) NOC from Electric Supply Company.
   e) A.A. & C.H/East (Ward)
   f) SWM NOC.
   g) Comprehensive undertaking indemnity and affidavit
   h) Janta insurance policy.

6. That the Material testing report shall be submitted.

7. That the yearly progress report of the work will be submitted by the Architect.

8. That the debris removal deposit shall be paid before further C.C.

C. **GENERAL CONDITIONS BEFORE O.C.:**

1. That canvas mounted plans shall be submitted along with Notice of Completion of work u/sec. 353A of M.M.C. Act for work completed on site.

2. That the separate vertical drain pipe, with a separate gully trap, water main, O.H. tank etc. for nursing home user shall be provided & that the drainage system or the residential part of the building will not be affected.

3. That some of drains shall be laid internally with C.I. pipes.

4. That the dust bin shall be provided as per C.E.'s circular No. CE/9297/II dated 26.6.1978.

5. That the open spaces as per approval and terrace will be kept open.

6. That the name plate/board showing Plot No., Name of the Bldg., etc. will be displayed at a prominent place.

7. That carriage entrance shall be provided.

8. That terraces, sanitary blocks, Nahani in kitchen will be made Water proof and same will be provided by method of pounding and all sanitary connections will be leak proof and smoke test will be done in presence of licensed plumber.

9. That the parking spaces shall be provided as per DPCR-2034.

10. That every part of the building constructed and more particularly overhead water

tank shall be provided with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.

11. That the letter box of appropriate size shall be provided for all the tenements at the ground floor.
12. That the regulation No.45 and 46 of D.C. Reg. 1991 shall be complied with.
13. That the Drainage Completion Certificate shall be submitted.
14. That the Lift Inspector's completion certificate shall be submitted.
15. That the structural stability certificate shall be submitted.
16. That the Site Supervisor's completion certificate shall be submitted.
17. That the smoke test certificate shall be submitted.
18. That the water proofing certificate shall be submitted.
19. That the final N.O.C. from A.A. & C. [H/East Ward] shall be submitted.
20. That the Vermiculture bin shall be submitted.
21. That the 270 – A Certificate as per MMC Act shall be submitted.
22. That the provision for electric charging point for electric vehicle shall be provided at stilt floor and podium floors.
23. That the Solar Power Generated System shall be provided.

Hon'ble VP & CEO / MHADA has appointed Shri. Rupesh M. Totewar/ Executive Engineer to exercise his powers and function of the PlanningAuthority under section 45 of the said Act.

(Rupesh M. Totewar)
Executive Engineer (W.S.)
B.P.Cell/Greater Mumbai/MHADA

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST.

बदर-९
पुस्तक क्र. १ A-2282 ७९/२०
२०२४

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

म्हाडा
MHADA

Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

"AMENDED PLAN"

No. MH/EE/(B.P)/GM/**MHADA-95 /1293/2024**

Date: 04 APR 2024

To,
Architect Shri. Hansraj R. Vishwakarma
of M/s. Ingenious Architects.
16 Dimple Arcade, Aasha Nagar, Thakur Village,
Kandivali(E), Mumbai-400101

Sub: Proposed redevelopment of the existing building no. 3 known as "Khernagar Kala CHS LTD" on plot bearing C.T.S. No. 604(pt) of Village Bandra, Shri Ram Mandir Road, MHADA Layout, Bandra (East), Mumbai- 400 051.

Ref: 1) Application of Architect vide no. ET-895dated 15/03/2024.
2) Concession approved by Hon'ble V.P. & CEO /MHADA vide no. ET-239 dated 23/05/2023.
3) IOA plan vide No. EE/BP Cell/GM/MHADA-95/1293/2023 dtd 12/06/2023.
4) Plinth C.C. vide No EE/BPCell/GM/MHADA- 95/1293/2023/CC-1/New dated 29/08/2023.
5) Further C.C. vide No EE/BPCell/GM/MHADA-95/1293/2024/FCC/1/New dated 21/02/2024.
6) Revised Concession approved from Hon'ble V.P. & CEO/A vide no. ET-484 dated 20/11/2023.

Dear Applicant,

With reference to your application dated 15.03.2024 for development permission and grant Approval for Amended plan for Proposed redevelopment of the existing building no. 3 known as "Khernagar Kala CHS LTD" on plot bearing C.T.S. No. 604(pt) of Village Bandra, Shri Ram Mandir Road, MHADA Layout, Bandra (East), Mumbai- 400 051. The Building Permit is granted subject to compliance of mentioned in IOA dated 12.06.2023 and following conditions:

THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DISTRICT BANDRA

बंदर-१
पुस्तक क्र. १ 4022 LO 920
२०२४

गृहनिर्माण भवन, कलानगर, बांद्रे (पू), मुंबई-४०० ०५१.
दूरध्वनी ६६४० ५०००
फॅक्स नं. : ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051
Phone : 6640 5000
Fax No.: 022-26592058 Website: mhada.maharashtra.gov.in

1. That all the conditions of IOA under even number MH/EE/BP Cell/GM/MHADA-95/1293/2023 dtd. 12.06.2023 shall be complied with.

2. That the revised R.C.C. design and calculation shall be submitted.

3. That all payments shall be paid before C.C.

4. That the C.C. shall be re-endorsed for carrying out the work as per amended plans.

5. That the revised NOC from H.E. shall be submitted before C.C.

6. That the extra water & sewerage charges shall be paid A.E.W.W. R/North Ward before C.C.

7. That the revalidated janata insurance policy shall be submitted before C.C.

8. That the latest paid assessment bill and receipt shall be submitted before C.C.

9. That the requisite SWM NOC and B.G. as per policy circular approved by Hon'ble MC U/NO – MGC / F/ 6550 dated:- 11.06.2018 shall be submitted before C.C.

10. RUT as per Govt. order of industry energy & labour dept. about the registration of all labours working on site shall be submitted.

11. Water work certificate of 270-A as per MMC act 1888 shall be submitted before issue of Occupation Certificate.

12. That the provision for electric charging point for electric vehicle shall be made.

13. That as per MHADA Circular vide no. ET-321, dated 25.10.2023, all precautionary measures shall be taken to control the environment pollution during the building construction activities.

14. That the Solar Power generated system shall be provided before asking

Occupation certificate

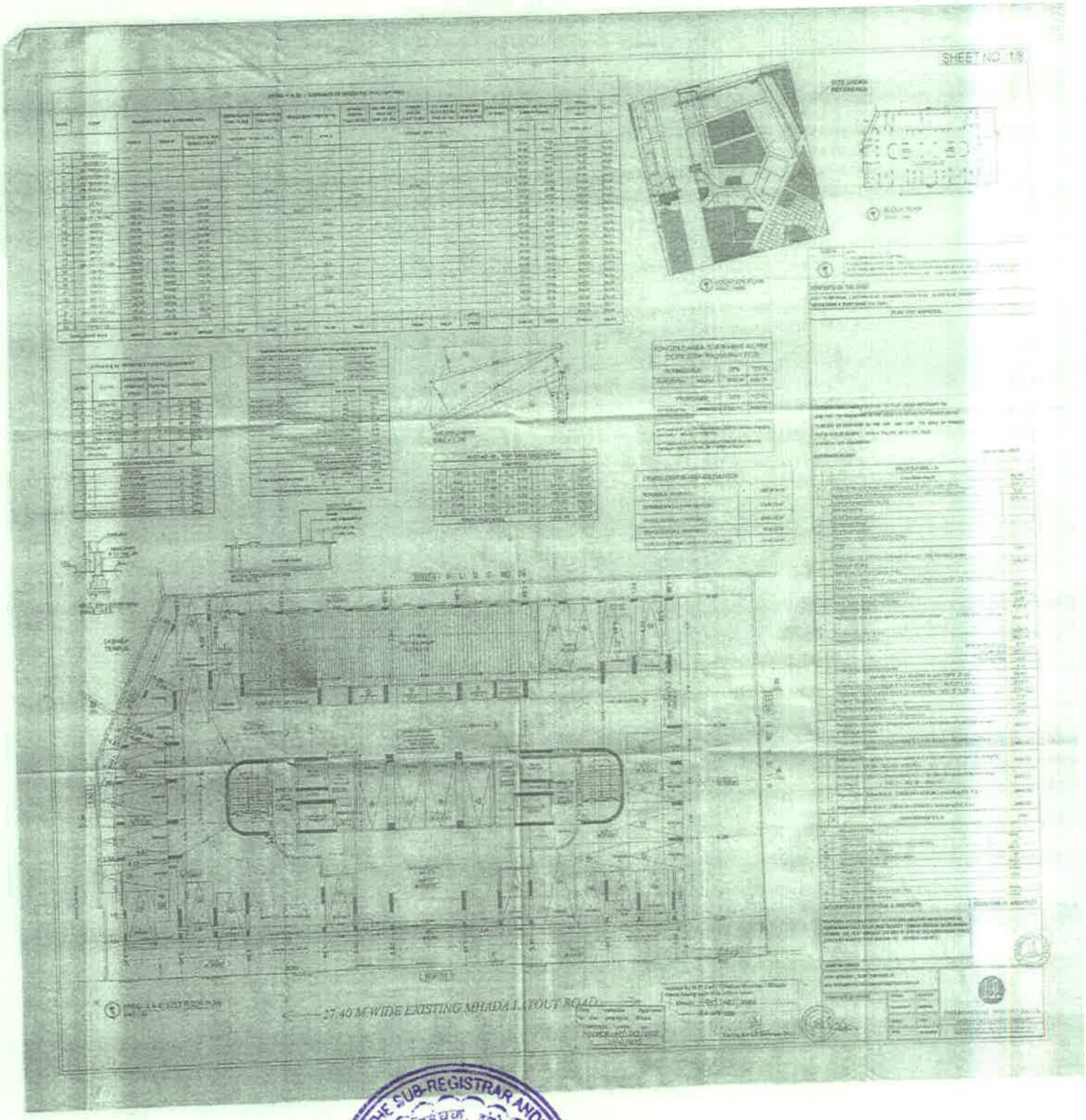
15. That the Carriage Entrance over SWD drain shall be provided and charges if any for the same shall be paid to MCGM.

VP & CEO / MHADA has appointed Shri. Rupesh M. Totewar / Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

(Rupesh M. Totewar)
Executive Engineer B.P. Cell (W/S)
GM/ MHADA.

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1 MUMBAI SUBURBAN DIST.

बदर-१
पुस्तक क्र. १ / १७२६२ / ८२ / १२७
२०२४

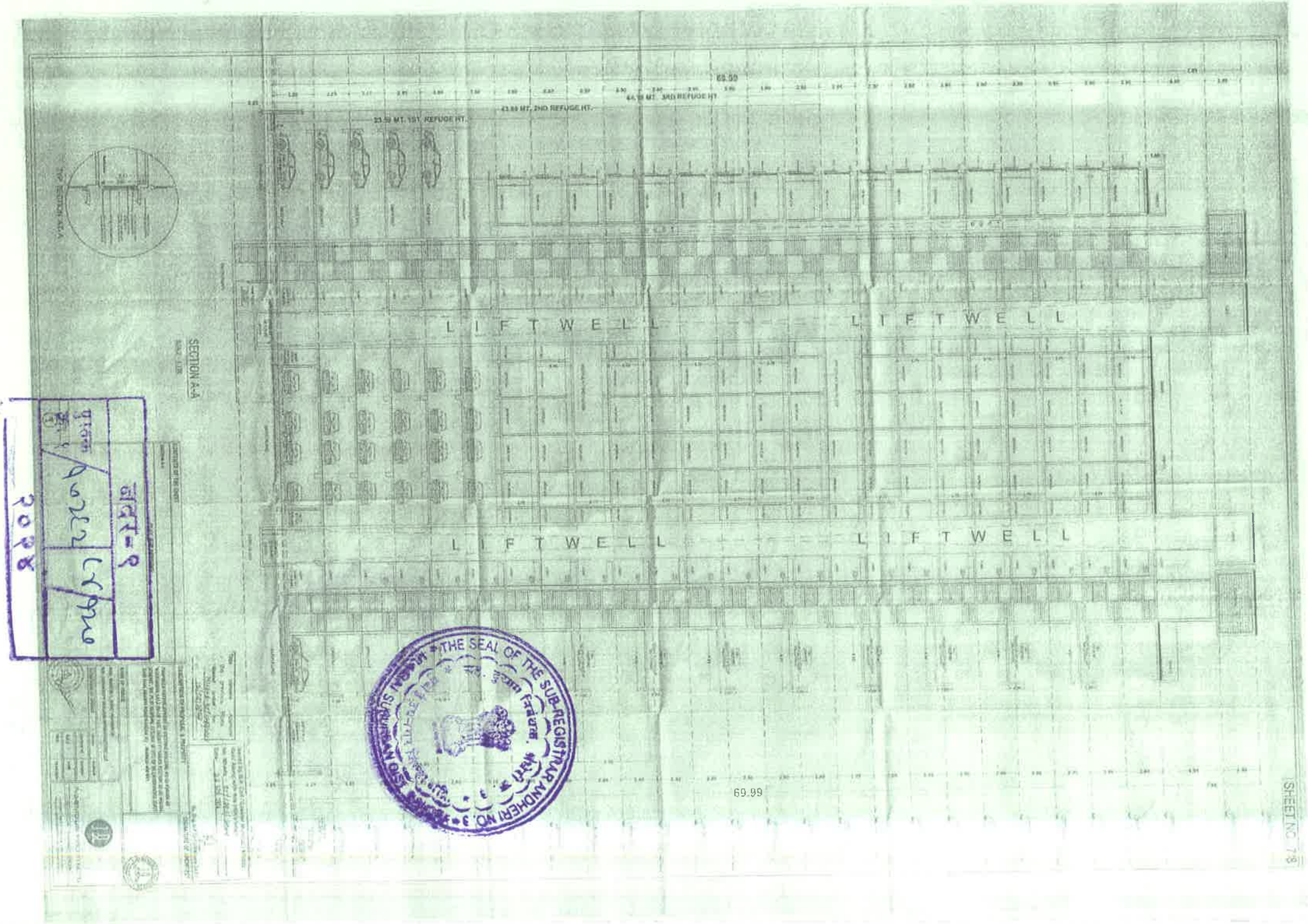


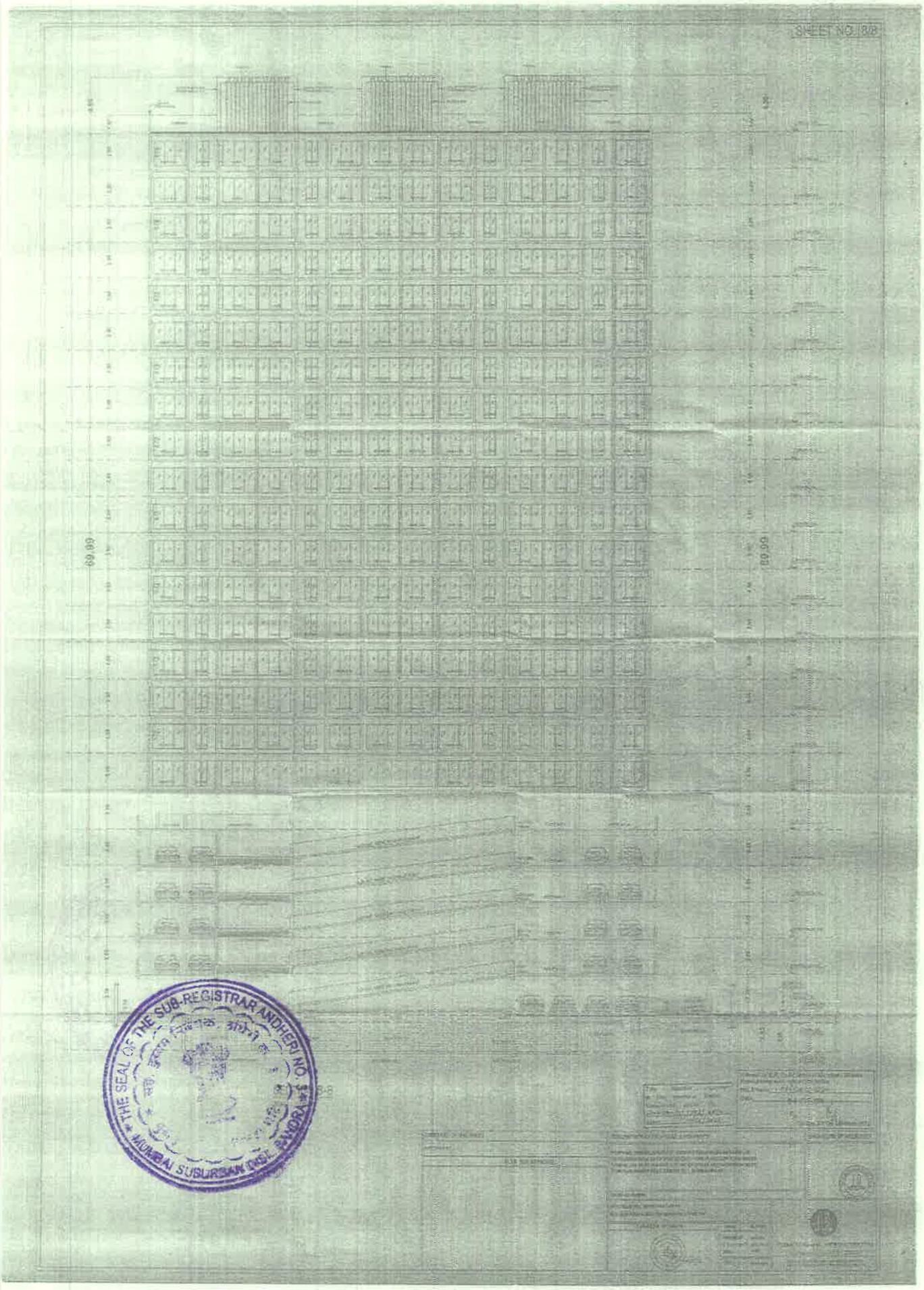
THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

सदर - १

पुस्तक क्र. १/१०२६२ | 13/२२०

२०२४





बदर-९

पुस्तक क्र. १ / ८०२२२ / ७५ / ८८

२०२४

ANNX. 'F'

Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB-3215/1587/CR-51/2015/UD-11 DT. 23 May, 2018.)

FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-95/1293/2024/FCC/1/New

Date : 21 February, 2024

To

mahesh Lira Verat (M/s.
Gurukrupa Realcon Infrastructure
LLP)

C-106, Vashi Plaza, Sector – 17,
Vashi, Navi Mumbai – 400 703

Sub : Proposed Redevelopment Existing Building no.3 Known as "Khernagar Kala Co-Op Housing Society Ltd", on Plot bearing CTS No.604 (Pt) Village Bandra (East), Shri Ram Mandir Road Bandra (E) Mumbai 400051

Dear Applicant,

With reference to your application dated 30 June, 2023 for development permission and grant of Further Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to **Proposed Redevelopment Existing Building no.3 Known as "Khernagar Kala Co-Op Housing Society Ltd", on Plot bearing CTS No.604 (Pt) Village Bandra (East), Shri Ram Mandir Road Bandra (E) Mumbai 400051.**

The Commencement Certificate/Building permission is granted on following conditions.

1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
5. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
   a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
   b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.
   c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or

misrepresentation and the appellant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966

7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
8. 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.

VP & CEO / MHADA has appointed Shri. Rupesh M. Totewar, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto dt. 27 August, 2024

Issue On : 28 August, 2023 Valid Upto : 27 August, 2024

Application No. : MH/EE/(BP)/GM/MHADA-95/1293/2023/CC/1/New

Remark :

This commencement certificate is granted for the work upto top of plinth level for Wing 'A' and 'B' (i.e. Plinth height 0.15 mt. AGL fc Stilt & Plinth ht.0.30 mt. AGL for Entrance lobby) as per approved IOA plans u/no. MH/EE/ (BP)/GM/MHADA-95/1293/2023 dt. 12.06.2023.

Issue On : 21 February, 2024 Valid Upto : 27 August, 2024

Application No. : MH/EE/(BP)/GM/MHADA-95/1293/2024/FCC/1/New

Remark :

This C.C. is now further extended upto top of 6th upper residential floors i. e.building comprising of part basement (-04.70 mtrs. below Wing-A) + Stilt for Surface car parking + 1st to 4th common podium floor for surface car parking + 5th podium floor partly used for Fitness center, society office, swimming pool, children play area, indoor play area & partly used for surface car parking and thereafter building is divided into two wings designed as Wing-A & Wing-B from 1st floor to 6th upper residential floors with total height of 35.19 mt. from AGLas per approved IOA plans u/no. MH/EE/ (BP)/GM/MHADA-95/1293/2023 dt. 12.06.2023.

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023 & Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 shall be strictly followed on site.

Executive Engineer/B.P.Cell
Greater Mumbai/MHADA

Copy submitted in favour of information please

1. Chief Engineer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.

3. Asst. Commissioner H East Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to : -

5. EE Bandra Division / MB.
6. A.E.W.W H East Ward MCGM.
7. A.A. & C H East Ward MCGM
8. Architect / LS - Hansraj Raghuraj Vishwakarma.
9. Secretary Khernagar Kala Co-Op Housing Society Ltd

म्हाडा
MHADA

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

बदर-९
पुस्तक क्र. १ / ९०२९२ / ११/२०
२०२४

FORM NO.1 RECEIPT

el - 2034

Maharashtra Housing And Area Development Authority 02.09.24 No. 819012

Authority HOUSING AND AREA DEVELOPMENT BOARD

Subject to realisation of cheque

ORGANISATION CODE

Received Cash / Cheque / Draft Rs. 12,560/-

Voucher No.	0	8				
Date	0	3	0	9	2	0	2	4

Rupees Twelve Thousand five hundred sixty only

From ~~Group Builders & Developers LLP~~ Gurukrupa Realcon Infrastructure LLP

Cheque / Draft No. MPS Dated 02-09.24 Name of Bank

09 0217 464006131 Branch

For (Purpose) proposed redevelopment of ex. bldg No. 03, known as Kher Nagar Kala CHSL, plot CTS No. 604 (pt), village Bandra (E), MHADA layout

Major Code	Sub Major Code	Ledger Code	Sub Ledger Code	Sr. No. of BUD	Account Description	DR/ CR	Amount Rs.	P.
019	02	228	006		C.C. Revalidation Charges	CR	12,560	/-
					(28.08.24 to 27.08.25)	CR		
						CR		
						CR		
						CR		
						CR		
813 To Bank						DR	12,560/-	

Signature of Receiver / Cashier

Approved By

DIVISIONAL ACCOUNTANT
BUILDING PERMISSION CELL
(GM) MHADA

Authorised Officer

ANNX - G.

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 : **P51900053380**
Project: ***GURUKRUPA NIRMALAM*** *, Plot Bearing / CTS / Survey / Final Plot No.:* ***CTS NO 604 PT VILLAGE BANDRA EAST*** *at* ***Mumbai City, Mumbai City, Mumbai City, 400051****;*

1. **Gurukrupa Realcon Infrastructure Llp** having its registered office / principal place of business at *Tehsil:* ***Thane****, District:* ***Thane****, Pin:* ***400703****.*
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 (I) of sub-section (2) of section 4 read with Rule 5;
     OR
     That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
   - The Registration shall be valid for a period commencing from **27/10/2023** and ending with **31/12/2026** 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:27-10-2023 12:55:15

Dated: **27/10/2023**
Place: **Mumbai**

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

बंदर - १
पुस्तक क्र. १ | ५०२२२ | १० / ४२०
२०२४

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

ई– स्थायी लेखा संख्या कार्ड

e - Permanent Account Number (e-PAN) Card

AAYFG4348P

नाम / Name	GURUKRUPA REALCON INFRASTRUCTURE LLP
निगमन / गठन की तारीख Date of Incorporation / Formation	22/07/2022

Signature valid

Digitally signed by Income Tax Dep[illegible] Date: [illegible]22.07.2[illegible]7:03 GMT[illegible]

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
  स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग की सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)
  आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
  एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card.
  संलग्न पैन कार्ड में एनहान्स्ड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Out

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAYFG4348P
नाम / Name
GURUKRUPA REALCON INFRASTRUCTURE LLP

If this card is lost / misplaced / lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.
Tel: 91-20-2721 8080/Tel: 91-27217081/8081
e-mail: tinpan@nsdl.co.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendment by clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (3) of Rule 114 of the Income Tax Rules, 1962. For more details, click here

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST.

बदर-९

पुस्तक क्र. १ / ५०२९२ / ९१ / ५००

२०२४

GURUKRUPA REALCON
INFRASTRUCTURE LLP

C-106, Vashi Plaza, Sector-17, Vashi, Navi Mumbai - 400 703. | Email: gurukruparealcon@gmail.com
www.gurukrupagroup.in

RESOLUTION

Date:01.12.2022

The extract of the Resolution passed at the meetings of Partners of M/S GURUKRUPA REALCON INFRASTUCTURE LLP held on 01.12.2022 at the registered office of the situated at C-106, Vashi Plaza, Sector 17, Vashi, Navi Mumbai 400 703.

Authority to Sign on behalf of the Firm on Various Documents in connection with Redevelopment of property bearing "Building No.03" bearing Survey No. 341 and City Survey No. 604 part at Kher Nagar, Bandra (East) in Bombay 400051 standing on it, belonging to 'KHER NAGAR KALA Co-operative Housing Society Limited'.

Mr. Mahesh Lira Verat, designated Partner informed that, further to our appointment as developer in respect of above property the partners of the firm are required to execute and register various documents. After discussion following resolution was passed

RESOLVED THAT the Firm has noted the appointment of M/S GURUKRUPA REALCON INFRASTUCTURE LLP as an exclusive developer of the property bearing "Building No.03" bearing Survey No. 341 and City Survey No. 604 part at Kher Nagar, Bandra (East) in Bombay 400051 standing on it, belonging to 'KHER NAGAR KALA Co-operative Housing Society Limited' vide letter dated 1st December, 2022.

FURTHER RESOLVED THAT, Mr. Mahesh Lira Verat and Mrs. Urmila Mahesh Verat designated partners of the Firm are singly authorised to do all such acts, deed, matters and things including signing and registration of various documents such as Development Agreement, Power of Attorney, Permanent Alternate Accommodation Agreement and other documents/writing as may be necessary for and or behalf of the firm to give effect to the above resolution and proceed further with the redevelopment of above property.

CERTIFIED COPY
FOR M/S GURUKRUPA REALCON INFRASTUCTURE LLP

Mrs. Mahesh Lira Verat
(Designated Partner)

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

बदर-९
पुस्तक क्र. १ / ८७६२ / ९२/२०
२०२४

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MIDRA MUMBAI SUBURBAN DIST.

बदर-१

पुस्तक क्र. १	५०२५२	९३	५८

२०२४

74/14285
Friday,May 24 ,2024
8:38 AM

पावती

Original/Duplicate
नोंदणी क्रं. :39[illegible]
Regn.:39[illegible]

पावती क्रं.: 16108 दिनांक: 24/05/2024

गावाचे नाव: वाशी
दस्तऐवजाचा अनुक्रमांक: टनन2-14285-2024
दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: महेश लिरा वेरात

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 500.00
पृष्ठांची संख्या: 25	
एकूण:	रु. 600.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 8:56 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 2
सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. २

बाजार मुल्य: रु.1 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.500/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0524157116146 दिनांक: 24/05/2024
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002064364202425E दिनांक: 24/05/2024
बँकेचे नाव व पत्ता:

मूळ दस्त मिळाला

THE SEAL OF THE SUB-REGISTRAR AND REGISTRAR NO. 2 MUMBAI SUBURBAN DIST.

बदर-९
पुस्तक क्र. १ / ८०२२ / ९२ / ९२०
२०२४

ट न न — २
दस्त क्रमांक १४२८५/२०२४
९ / २५

CHALLAN
MTR Form Number-6

GRN MH002064364202425E	BARCODE	Date 15/05/2024-15:52:31	Form ID 48(f)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AEGPV3758J
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR	Full Name	MAHESH LILA VERAT
Location	THANE		
Year	2024-2025 One Time	Flat/Block No. Premises/Building	Flat No. 802, 8th Floor, Plot Bo. 1,2,C-31, Poonam Tower
		Road/Street	Sector 20, Near Gaondevi mandir, Navi Mumbai
		Area/Locality	Nerul Node 3, Thane
		Town/City/District	
		PIN	4 0 0 7 0 6
		Remarks (If Any)	PAN2=DAIPK3732E~SecondPartyName=Kunpara Rishikumar Dilipbhai~
		Amount In Words	Six Hundred Rupees Only

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	500.00
0030063301 Registration Fee	100.00
Total	600.00

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	69103332024051516838 / 2869186712
Cheque/DD No.		Bank Date / RBI Date	15/05/2024-15:53:33 / Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID : Mobile No. : 9819733739

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

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

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST.

THE SEAL OF THE SUB-REGISTRAR सह दुय्यम निबंधक, ठाणे २ यांचे मुद्रा ठाणे – २ THANE - 2

Manthan Patel

बदर-१
पुस्तक क्र. १ / ५७२२ / १५ / २०२४
२०२४

Print Date 15-05-2024 03:53:44

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0524157116146	Date	15/05/2024
Received from Self, Mobile number 9819733739, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Thane 2 of the District Thane.			
Payment Details			
Bank Name	SBIN	Date	15/05/2024
Bank CIN	10004152024051514901	REF No.	413669438918
This is computer generated receipt, hence no signature is required.			

ठाणे – २
दस्त क्रमांक ४२५/२०२४
२ / २५

THE SEAL OF THE SUB-REGISTRAR ठाणे – २ THANE - 2

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

बदर-९	
पुस्तक क्र. १ / ५०२८२	९६ / २२०
२०२४	

ट न न – २
दस्त क्रमांक ७१२(५)/२०२४
३ / २५

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME,

I, **MR. MAHESH LILA VERAT** son of **LIRA GHELA VERAT, AEGPV3758J** Indian Inhabitant of Mumbai present address at Flat No. 802, 8th Floor, Plot No. 1, 2, C-31, Poonam Tower, Near Gaondevi Mandir, Sector 20, Nerul, Navi Mumbai, Thane 400 706., having registered firm address at Plot No. 80/81, C 106, Vashi Plaza, Vashi, Sector 17, Navi Mumbai Thane Maharashtra 400 703**SENDGREETINGS**:

WHEREAS I have interest in various firms, LLP, Society as a partner, Managing Partner, Designated partner, Developer/Builder, etc. and/or otherwise, described in the **Schedule I** hereto.

AND WHEREAS under the various Partnership Deeds I am authorised to act as the Managing Partner and I am mostly looking after the business of the said partnership.

AND WHEREAS I am not able to attend regularly the business of the said partnership because of either my preoccupations or other reasons and for reasons of convenience it is necessary that I should appoint an attorney and confer upon him the powers hereinafter stated.

AND WHEREAS in order to enable him to carry on the said business and to do all acts and things required to be done alone and without being required to be approached every time for my consent or authority or signature, I have proposed to appoint them as my express and authorised attorney or agent to do all acts and things hereunder mentioned and which they have agreed to do singly or severally.

बुक नं.-१
पुस्तक क्र. १ / २०२२ / ८० / ७८०
२०२४

NOW KNOW YOU ALL BY THESE PRESENTS WITNESS that I the said **Mr. Mahesh Lila Verat, as a partner of the various firms/LLPs,** do hereby nominate, constitute and appoint 1. **Shri. KunparaRishikumarDilipbhai**, aged **29 years**, PAN no. **DAIPK3732E** , residing at Sat Rasata Petrol Pump, Air Force Road Near Shree Pan, Khodiyar Colony, Jamnagar, Gujarat – 381 006 and 2. **Kishankumar J. Viroja**, aged **28 years**, PAN no. **AXJPV0323R**, residing at 52Gr Floor, Radha Mandir Society -3, Yogi ChokPunagam, Near Savaliya Circle, Surat, Gujarat- 395 010, and 3. **SavjiBhachuBharasadiya**, aged **42** years, PAN No. **BWLPB2324Q,** residing at Room No. 503, TulsiVihar Apartment Plot No 238, Sector 36, Opp. Podar School Nerul West, Navi Mumbai, Nerul Node – 3 Maharashtra 400 706,and4. **Rinkesh ManishbhaiVasoya**, aged **24** years, PAN No. **BJYPV6927R,** residing at Amarnagar, Amarnagar Rajkot, Gujarat, 364485,they are Indian Inhabitant, as my true and lawful Attorney, singly and severally authorised for me in the name and on behalf of myself and/or my said Attorney and in any of my said capacities and in my name and on behalf of my any partnership firm, beneficiary or businesses in which I am now or may in future in any manner become interested to do, exercise, execute and perform all and any of the following acts, deeds and things, namely:

1. To carry on the business of the said partnership firms or LLPs in terms of the Deed of Partnerships of the respective Firms.
2. To commence, transact, manage, carry on, close down any of my business and to do all things requisite or necessary or connected therewith including correspondence with any person or authority.
3. To open branches: To open, establish, conduct, shift and/or close any branch of any business at any place or places.
4. To contract: To enter into, sign, execute, vary, alter, terminate, suspend, and repudiate any contracts.
5. Partnership business: To act as a partner in the firm or firms in which I am a partner at present and commence, carry, close, dissolve or retire from any business of any partnership with any person and for the said purpose to do all acts as partner or partners therein including banking operations, execution of partnership, retirement, dissolution or other deeds and documents.

6. To promote LLPs: To promote or form or cause to be promoted or formed or join with any other person in promoting or forming and to do all things necessary or proper to be done or causing to be formed and incorporated a company with limited liability for any object and to settle and sign the Deeds, applications, Forms etc. and all other papers required for or in connection with incorporation, commencement of business of such company and other acts, relating thereto.

7. To spend money in promoting a LLPs: To expend or agree to expend moneys for promoting and forming any such LLPs as aforesaid and in taking up and paying for any shares in my name in any such LLPs as aforesaid.

8. To contract to take shares: To sign and file with the Registrar of Firm or any other appropriate authorities contract in writing to take from and/or pay for any share or shares in any such LLPs as aforesaid in my name.

9. To apply for, accept and deal with shares: To make application or applications for and take allotment or allotments or purchase or otherwise acquire or hold any share or shares in any company in my name and to sell, transfer, pledge, hypothecate and/or deal with any share or shares held by me or acquired by me hereafter and to execute and/or deliver all deeds and documents including transfer deeds in connection therewith and/or for registration of transfer and/or transmission.

10. To exercise shareholder's privileges: To attend, vote at and otherwise act in the meetings of any LLPs or to appoint or act as proxy or representative in respect of any shares now held by me or which may hereafter be acquired by me and generally to exercise all rights and privileges and perform all duties in respect of any shares, stocks or debentures as the holder, owner and/or registered owner thereof or as otherwise being interested in any company including carrying on correspondence and making or consent in the making of any applications in connection therewith before the Central Government, court or other authority under the Companies Act or any other law for the time being in force.

11. General: To do such acts and deeds and to execute such papers and documents as may be necessary in any capacity as shareholder, debtor, creditor or otherwise in relation to any company which may be required to be done by me.

दस्त क्रमांक ७४२५/२०२४

बुद्धर-९
पुस्तक क्र. १ / ७०२४२ / ९९
२०२४

12. To sell or give on lease or otherwise dispose of any moveable or immovable property or assets of the Firm if not required by the Firm for its business or if it Is profitable to do so on such terms as the said attorney may think fit.

13. To purchase, or take on lease or otherwise acquire any immovable property consisting of land or land with building or a flat or other premises in a building or ownership basis or any godown, store room and other premises required for effectually carrying on the business of the Firm including godowns, store rooms for storing goods.

14. To take any moveable property required for the business of the Firm on hire or on hire purchase basis on such terms as the said attorney may think proper and to enter into and execute agreements in that behalf.

15. To apply and obtain necessary licences and permits for business purpose of the said partnership firms or LLPs.

16. To write and maintain accounts of all other dealings and business of the Firm and for that purpose to maintain necessary Books of Accounts and to get them audited by a Chartered Accountant.

17. BANKER/BANKING

17.1. Banking operations: To open, operate, continue or close any account including any overdraft or other loan account and/or saving account, current, fixed or other accounts, and all accounts whatsoever in the name of my firm or firms/LLPs or business or businesses and on my behalf with any bank or banks that may be existing or may in future be opened on my name or in the name of my firm or firms/LLPs or business or businesses with any bank or banks.

17.2. Drawing and negotiations of cheques: To draw, sign, negotiate and/or endorse cheques, payment orders, drafts, and/or any other instruments and to execute, enter into, acknowledge, do and present all such deeds, instruments, contracts, agreements, acts, deeds and things as shall be requisite or deemed fit and proper for or in relation to all or any of the purposes, matters or things herein contained or others with any bank or banks.

17.3. Loans and advances: To borrow moneys as may be required from time to time for the business of the company from any bank by way of overdraft or cash credit account without security or with security by way of hypothecation or pledge of the goods and moveable assets of the Firm or by mortgage,

equitable or legal of any immovable property of the Firm or by way of drawing hundies or in other way as possible and with such rate of interest and on such terms and conditions as the said Attorney may think fit.

18. **REPRESENTATIONS**

18.1. To represent before bank or banks, insurance companies, etc: To represent any of my firm or firms or business in any of the bank or banks, insurance companies, courts, registration offices, municipal offices, office of competent authority, urban land ceiling, post offices, sales tax offices, income-tax offices, customs offices, revenue offices or any co-operative society, Central or any other State Government or other authority, society, body corporate or other person for any purpose or purposes whatsoever and do all acts as may be expedient before the same or in connection therewith.

18.2. To prepare, sign and file tax returns: To prepare, sign, execute and/or file any of my firm or firms or business or businesses in my personal capacity or as trustee or beneficiary of any trust, sales tax returns, income-tax returns, wealth- tax returns, gift tax returns or any other returns under the Income-tax Act, 1961, Wealth-tax Act, 1957, Gift-tax Act, 1958 and/or any other law for the time being in force or other returns, statements, papers, documents in connection with the aforesaid Acts, to sign and/or submit returns, statements of accounts, balance sheets, declaration forms, to receive refund orders or vouchers from any of the aforesaid authorities, to apply for and to sign and submit to necessary authorities and to represent me or any of the firm or firms or business or businesses, trusts, proprietary concerns in which I am now or may hereafter be interested as proprietor, partner, trustee or beneficiary with such authority or authorities concerned therewith.

18.3. To appear before Assessing Officer, etc.: To appear before any Assessing Officer, Deputy Commissioner and/or Assistant Commissioner and/or Commissioner and/or Central Board of Direct Taxes and/or tribunal and/or any other authority or authorities in connection with any matter or matters and to represent me or my proprietary concerns, firm or firms, business or businesses, trusts in which I am trustee or beneficiary and to produce, explain books of accounts, documents and papers as may be necessary and to pay income tax and other taxes and other amounts to such authorities and to any other authority by virtue of these presents and to sign, execute and deliver all other papers, documents and deeds in connection therewith.

टनन – २
क्रमांक ९२५५/२०२४
८/२५

18.4. To appear before registrar, notary public, magistrate, etc.:- To appear before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar of Assurances, Metropolitan Magistrate and other officer or officers or authority having jurisdiction and to acknowledge and register or have registered and perfected all deeds, instruments and writings, executed, signed or made by me as a partner of any firm or firms or business or businesses or by my said attorneys or any of them by virtue of the powers herein conferred.

18.5. To sign all applications and papers required for obtaining different kind of licenses and permits from Government Municipal and other local authorities required to be obtained under the law and to obtain such licences and permits.

19. **EXECUTION AND REGISTRATION OF DOCUMENTS**

19.1. To execute documents (Redevelopment of Real estate projects and sale of Real estate products/premises): To execute all deeds, agreements, documents and other instruments necessary or proper for transferring any Real estate product/premises held by me as a Developer/Builder/ Contractor hereafter to the purchaser or purchasers thereof.

19.2. To execute and register deeds: To sign, execute, enter into, modify, cancel, alter, draw, approve, present for registration and admit registration of all papers, documents, contracts, agreements, conveyances, sell, mortgage deeds, leases, grants, assurances, applications, declarations, deeds and other documents as may in any way be required to be so done for or in connection with any movable or immovable property belonging to any of the firm or firms or business or to be acquired by me hereafter or of any part thereof or any interest therein or otherwise be interested for the time being including those connected with the management and development of any business and also in connection with the sale, purchase, lease, transfer and disposition or construction or sanction of plan or obtaining of clearances or permits from the Government or for any other purpose whatsoever.

20. **REAL ESTATE BUSINESS ACTIVITIES:**

20.1. To apply for Tenders of Redevelopment projects of MHADA, SRA, BMC or MCGM, Purchase the Tenders, make the payment for the Tenders, fill the tenders, attend the meetings of the Societies, enter into bids, issue interest letters, offers letters to the Societies, negotiate the commercial terms, terms and conditions of the redevelopment projects with the society/ies or Society committees, etc.

बदर-१
क्रमांक
क्र. १/९२५५ १०२/९२०
२०२४

टनन - २
दस्त क्रमांक १०२८५/२०२४
e / २५

20.2. To attend the meetings with the Societies, competent authorities, corporations, Government bodies, etc.

20.3. To get prepare and/or cause to be get prepared as such lay outs, sub-divisions, plans, specifications, designs, maps, construction etc. for the development or re-development of the said society buildings and to submit the same to the MHADA/SRA/BMC or Municipal corporation of Greater Mumbai, Collectors, Town Planning etc. for obtaining approval (including IOA/IOD, & Commencement Certificate, Occupation and Building completion Certificates), Building Stability Certificate of the same.

20.4. To apply and to submit proposals from time to time for the amendments or modification or variations or alterations of the said lay-out, sub- divisions, building plans, permissions, sanctions, approvals, etc., in respect of the redevelopment building to be erected and/or to be reconstructed or reconstructed on the said Development Property to the said MHADA/Municipal corporation of Greater Mumbai and/or any other concerned authorities and / or Government of Maharashtra and / or local bodies including the Collector, Town Planning, etc. and to get sanction of the same from them and for that purpose to engage the services of any Architect, Engineer, Surveyor, Consultants or any person as may be necessary or advisable at the discretion of our said Attorney.

20.5. To appear and represent in my name and on my behalf before Town Planning and B.M.C., MHADA authorities and other competent authorities and to obtain final allotment of the plot and / or permission and sanction for development of the said development property.

20.6. To get the said development property surveyed by all authorities including by surveyors, Architects or S.L.R. authorities and upon such survey being done to execute Deed of Rectification, Supplemental agreements or any other writings or writing confirming the variation of the area if any, of the said development property and to do all necessary acts, deeds, things and matters including presenting and getting such documents registered with the authorities concerned and to get the area accordingly altered in all records with all authorities including Municipal, Revenue, etc.

20.7. To hire the Architect, Advocates, Engineers, Surveyor, Structural engineer, Contractor, sub-contractor for the purpose of Redevelopment projects.

बंदर - १
पुस्तक क्र. १ | १०२८२ | १०३ | १२०
२०२४

टनन – २
दस्त क्रमांक १४२५/२०२४

20.8. To get prepared the relevant documents and drafts necessary for the Redevelopment projects of the Firm/LLP in the name of my Firm/Firms /LLP/Business/s etc.

20.9. To negotiate the terms of the Development/Redevelopment agreement, enter into Development /Redevelopment Agreements in the name of my Firm/s or LLP/s with Society or owners of the of the redevelopment property.

20.10. Sign, execute and get registered the Deeds, documents, all Agreements, letters, application, Development agreement, Power of Attorney, Supplementary Deed, Rectification Deeds etc.

20.11. To obtain the Power of attorney from the Societies or owners of the redevelopment property for or on behalf of my Firm/s or LLP/s.

20.12. To obtain the vacant possession of the redevelopment properties from the society, tenants, members or owner of the property for and on behalf of my Firm or LLPs.

20.13. To get the said Property surveyed, demarcated and for that purpose to apply to the DILR, City Survey Officer, Tehsildar, Collector, Talathi or any other officer of the Government or public body concerned and for that purpose to sign, execute necessary forms application etc. and / or do any such act necessary in the matter for redevelopment of the said Property.

20.14. To enter into contract, subcontracts with the vendors, contractors, sub contractors, franchisees, seller of materials, labour service providers. Negotiate with terms of the contracts or subcontracts etc. Sign and issue work orders or purchaser orders for and on behalf of the Firm/LLPs.

20.15. To sign and deliver all requisite forms, applications, letters, declarations, undertakings, indemnities and other documents as may be required to be submitted to the Maharashtra Real Estate Regulatory Authority including executing the declaration of the Promoter without entrusting upon the society any financial burden/liability of any third person or party and/or levy of any fine or penalty (if so required and applicable as per the applicable law) in respect of the redevelopment Property.

बंदर-२
क्र. १ / १०२२ / ४०८ / १२०
२०२४

20.16. To get registered the saleable, redevelopment projects in Maharashtra Real Estate Regulatory Authority (MahaRERA) or with such other authorities established or formed under the provisions of the Real Estate (Regulation and Development) Act, 2016 and to look after all the compliances of the MahaRERA Act and all the other Acts applicable for the Real Estate business of my Firm/s, or LLPs in Maharashtra.

ठाणे - २
दस्त क्रमांक ९९२५/२०२४
९९ / २५

20.17. To sign, deliver, or correspond in the name of my Firm/LLPs with any society, any Government, Semi Government, judicial or quasi-judicial authorities or any officer, the necessary documents, drafts, forms, letters, applications, notices, documents, for compliance of all the laws.

20.18. To reply the letters, notices, summons, petitions, warrants issued in the name of my Firm/LLPs, on or before time without fail.

20.19. To get removed encroachments from or get vacated the encroached lands or plots or property of the property of my Firm/s or LLP/s, business etc., to demolish the illegal or unauthorised structures if any standing on the property of my Firm/s or LLP or business by following the due process of law.

20.20. To protect the rights, title, interests with the possessions in the property my Firm/s or LLP or business by following the due process of law.

20.21. To deal and to correspond with and to represent us before the MCGM, MHADA or any other planning authority and all other concerned authorities inter alia for obtaining all requisite approvals, consents, no objections etc. for the implementation of the redevelopment scheme on the redevelopment projects properties of my Firm/LLP or businesses including the sanction of plans and for effectively undertaking the full, free and uninterrupted redevelopment of the said property.

20.22. To sign and enter into Agreement for sale, Alternate accommodation agreements, Allotment letters,

20.23. To demand, receive, recover. collect all debts outstanding, trade dues and all moneys or property due and payable, by and to the Firm/LLPs and to pass receipts for the same in the name of my Firm/LLPs.

21. LEGAL PROCEEDINGS

21.1. To commence and prosecute any suit, or other civil or criminal proceedings or legal action in any civil or criminal court of law or Tribunals or Government offices having quasi-judicial powers or forums and to recover any moneys or other property moveable or immovable to establish any legal right or to enforce any agreement or to claim and recover damages as may be necessary for the benefit of the business of the Firm.

बदर-१
पुस्तक क्र. १ / ४६२६२ / १०५ / ४२०
२०२४

टनन — २
क्रमांक १४२५ २०२४

21.2. To defend any suit or other legal proceedings against the Firm and its partners for recovery of any claim or money or property or any other cause of action.

21.3. To appoint advocates as -and when required for advice or for conducting any matter of litigation or dispute in which the firm is involved and to pay their fees.

21.4. To sign plaints and other papers: To sign, declare and/or affirm any plaints, written statements, petitions, consent petition, affidavits, memorandum of appeal or any other document or paper in my name in any proceeding or in any way connected therewith.

21.5. To deposit and receive documents from court: To deposit and receive documents and moneys in and from any court or courts and/or any other person or authority in my name and give valid receipts and discharges therefor.

21.6. To agree to refer any dispute between the Firm and other party in any transaction or any claim made by or against the Firm for moneys or otherwise, to arbitration of one or more arbitrators and to attend such arbitration on behalf of and to represent the Firm and file all statements of claim, defence and evidence before the Arbitrator or Arbitrators.

21.7. To compound, compromise or settle any claim due to or due by the Firm from or to any person on such terms and conditions as the said attorney may think fit or to abandon or waive any claim including a claim in any suit or legal proceeding.

22. Receipts and discharges:

22.1. Receiving monies and goods: To demand, collect, sue for, recover and receive of and from all and every person or persons, body or bodies, politic or corporate, court or authority including government and/or local bodies whomsoever concerned or chargeable therewith all or every sum or sums of money including rent, documents, securities, goods, effects, dues, duties, interests, rents, profits, income, purchase consideration, compensation and/or any other money or moneys which shall belong or be or become payable to me or to any of my firm or firms, business or businesses or companies in which I am interested.

सह दुय्यम निबंधक
पुस्तक क्र. १ ९०६/२०
२०२४

टनन - २
दस्त क्रमांक ७२८५/२०२४
23 / 24

22.2. To collect debts: To demand, collect, sue for, recover and receive in my name, from all and every person, body, politic or municipal or corporate or firm or company wheresoever and whatsoever all sums of money, debts, dues, goods, wares, merchandise, chattels, effects and things of any nature or description whatsoever which now are or which at any time or times hereafter shall or may become due or owing or payable to or recoverable including those from or by the bank by virtue of any hypothecations, bonds, mortgages, pledges, agreements or other securities whatsoever or upon or by virtue of any bills of exchange, promissory notes, cheques, bills of lading or other mercantile or negotiable instruments whatever or otherwise.

22.3. To give receipts: To receive and give effectual receipts, releases or discharges in my Firm/LLPs or business name for all monies, securities for monies, debts, goods, chattels and personal estate which are or may become due, owing, payable or transferable in or by any right, title, ways or means howsoever from any person or persons or corporation or other body or authority.

22.4. To receive debts, gifts, legacies, etc.: - To receive and give good and valid receipts and discharges in my name for share of assets of any business or for the purchase money of any share therein or of any part of such share and all such other monies as may be payable to me in any manner whatsoever.

22.5. To draw, accept, negotiate, pay or satisfy any bills of exchange, promissory notes, cheques, hundies, drafts. orders for payment or delivery of money, securities for goods, bills of lading, railway receipts and other negotiable instruments which the said attorney as partner may think necessary or desirable in the course of the business of the Firm and the promotion thereof.

23. Agents

23.1. Agency: To act as agent for any person or to appoint any person as agent for any purpose in connection with any business or matter herein contained or otherwise and, on such terms, and with such powers and authorities as may be deemed by my said attorney to be expedient and to vary, modify and/or terminate such appointment and/or appointments and make other or others.

बदर-९
पुस्तक क्र. १ / ४०२६२ / २०४ / ९२०
२०२४

टनन - २
दस्त क्रमांक ११२५/२०२४

23.2. To employ persons in any capacity: To appoint managers, accountants, clerks, peons and other persons for carrying on different types of work in connection with the said business, to pay their salaries, wages and other emoluments as are normally paid and if necessary to remove or dismiss any one or more of them as occasion may require.

23.3. To employ professionals: For the better and more effectually executing the powers or authorities aforesaid or any of them to retain and employ Architect, Engineers, solicitors, advocates, chartered accountants, managers, consultants or any other professional persons and/or debt collecting or other agents.

24. Miscellaneous

24.1. To enter into bond and indemnities: For all or any purpose to give and execute all such bonds, guarantees, indemnities, covenants and obligations in my name.

24.2 It is hereby expressly clarified that the said constituted attorney, shall do and carry out or purport to do and carry out all the acts, deeds, matters and things under or in pursuance of this power of attorney, at his sole and entire risk, costs and consequences and that the said attorneys, alone shall be responsible and liable for the same and for the truthfulness or veracity of all statements, declarations and representations that he may make in course of he acting as such attorney under or in pursuance hereof as also for any unlawful use of any controlled materials and he alone shall be liable for any misuse of such controlled materials and that the said attorneys shall indemnify and from time to time keep me and/or my said Firms and/or LLPs indemnified from and against all actions, suits, proceedings, claims or demands as may be instituted, made or taken against and/or losses suffered by me and/or my said Firms and/or LLPs on account of or arising out of any act, deed, matter or thing of omission or commission made, done or committed or omitted to be made or done by the said constituted attorney, in pursuance of or under this power of attorney.

25. And generally my said attorney shall have the power to do all such acts, deeds and things on my behalf that I could have lawfully done, if personally present.

बंदर-९
पुस्तक क्र. १ ११२५ १०८/१२०
२०२४

ठाणे - २
दस्त क्रमांक १४२८५/२०२४
२५/१

AND I do hereby for myself, my heirs, executors, administrators of acts done and legal representatives ratify and confirm and agree to ratify and confirm all and whatsoever my said attorney or his substitute or substitutes shall lawfully do or purport to do by virtue of these presents.

This power of attorney shall remain valid and subsisting from the date of its execution for one year or till the date of termination by written notice to the other side, whichever is earlier. On any of the event, this power of attorney shall also stand terminated and come to an end.

IN WITNESS WHEREOF, I have hereunto set and subscribe my hand and signatures to this writing at Mumbai on this 24 th day of **May, 2024**.

SCHEDULE I

above referred to

Description of various firms, LLP, Society as a partner, Managing Partner, Designated partner, Developer/Builder, etc. and/or otherwise:

Sr. no.	Name of the Entity	Form of the Entity with registration Details (if registered- the registration no.)
1.	Gurukrupa Realcon Developers Pvt Ltd	CIN-U45400MH2019PTC327651
2.	Gurukrupa Realcon Builders & Developers	MB000057846
3.	Gurukrupa Realcon Infra LLP	AAS-4982
4.	Gurukrupa Group Builders and Developers LLP	AAW-7205
5.	Gurukrupa Realcon Lifespaces LLP	AAV-5263
6.	Gurukrupa Realcon Infrabuild LLP	AAV-7590
7.	Gurukrupa Realcon Infrastructure LLP	ABB-8444
8.	Gurukrupa Realcon Infrastructure Developers	
	And other future Entities	

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

THE SEAL OF THE SUB-REGISTRAR ठाणे - २ THANE

बदर-९
पुस्तक क्र. १ / ४७२६२ / २०२४
२०२४

ठाणे – २
दस्त क्रमांक ७१२५/२०२४
१६ / २५

SIGNED AND DELIVERED)

by the wthinnamed EXECUTOR)

MR. MAHESH LIRA VERAT)

in the presence of....)

1) श्री. महेंद्र नारायण कदम)

2) Swami Naga)

ACCEPTED by the wthinnamed)

CONSTITUTED ATTORNEY)

1.**Shri. Kunpara Rishikumar Dilipbhai**)

2. **Kishankumar J. Viroja**)

3. **Savji Bhachu Bharasadiya**)

THE SEAL OF THE SUB-REGISTRAR
सह दुय्यम निबंधक, ठाणे २ यांचे मुद्रा
ठाणे – २
THANE - 2

4. **Rinkesh Manishbhai Vasoya**)

in the presence of

1))

2) Swami Naga

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3
सह. दुय्यम निबंधक, अंधेरी क्र. ३
SUBURBAN DIST. BANDRA

बदर-१
क्रमांक ७०२८/२०२०
२०२४

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

MAHESH LIRA VERAT

LIRA GHELA VERAT

01/03/1987

Permanent Account Number
AEGPV3758J

Signature

ठाणे - २
दस्त क्रमांक १४२८५/२०२४
१७/ २५

आधार

भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणी क्रमांक:/Enrolment No.: 2017/50057/20912

To
महेश लिरा वेरात
Mahesh Lira Verat
S/O: Lira Ghela Verat
Flat No 802, Plot No 1,2,C-31, Poonam Tower
Sector 20, Nerul
Near Gaondevi Mandir
Navi Mumbai
Thane Nerul Node - 3
Maharashtra - 400706
9833138284

Downloaded Date: 14/07/2017

Generation Date: 31/03/2016

THE SEAL OF THE SUB - REGISTRAR
ठाणे - २
THANE - 2

आपला आधार क्रमांक / Your Aadhaar No. :

6931 2888 0519

माझे आधार, माझी ओळख

भारत सरकार
Government of India

महेश लिरा वेरात
Mahesh Lira Verat
जन्म तारीख/ DOB: 01/03/1987
पुरुष / MALE

6931 2888 0519

माझे आधार, माझी ओळख

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3
MUMBAI SUBURBAN DIST. BANDRA

बदर-१
पुस्तक क्र. १ / १०२६२ / ११ / १२०
२०२४

सत्यमेव जयते

ठाणे – २
दस्त क्रमांक 12L५/२०२४
9L / 2५

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Central Registration Centre

Form 16
[Refer Rule 11(3) of the Limited Liability Partnership Rules, 2009]
CERTIFICATION OF INCORPORATION

LLP Identification Number: **AAV-7590**

It is hereby certified that GURUKRUPA REALCON INFRABUILD LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008.

Given under my hand at Manesar this Sixth day of February Two thousand twenty-one.

SHIV PAL SINGH
ASST. REGISTRAR OF COMPANIES
For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar Office:
GURUKRUPA REALCON INFRABUILD LLP
PLOT NO 80/81, C 106, VASHI PLAZA,VASHI, SECTOR 17,NAVI MUMBAI,Thane,Maharashtra,400703,India

THE SEAL OF THE SUB-REGISTRAR ठाणे – २ THANE

बदर-२
पुस्तक क्र. १ | ४०२९२ | ११२/२२० | २०२४

ट न न – २
दस्त क्रमांक १२५/२०२४
१९ / २५

THE SEAL OF THE SUB - REGISTRAR
उप निबंधक, ठाणे २ कार्यालय
ठाणे – २
THANE - 2

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1
MUMBAI SUBURBAN DIST.

बदर-९
पुस्तक क्र. १ १०२६२ ११३ ४२०
२०२४

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
KUNJARA RISHIKUMAR DILIPBHAI
DILIPBHAI MADHUBHAI KUNJARA
DAIPK3126

5302 6801 8360

टनन – २
दस्त क्रमांक १४२८५/२०२४
२० / २५

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
KISHANKUMAR J VIROJA
JITUBHAI DHANJIBHAI VIROJA
AZ[illegible]

Viroja Kishankumar Jitubhai
DOB: 15/10/1995
MALE
Mobile No.: 9727176839
5662 5944 5672
MERA AADHAAR, MERI PEHCHAN

THE SEAL OF THE SUB-REGISTRAR
मुंबई उपनगर जिल्हा, ठाणे २ वांद्रे मुद्रा
ठाणे – २

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
SAVJI BHACHU BHARASADIYA
BACHU HIRA BHARASADIYA
13/09/1981
Permanent Account Number
BWLPB2324Q
Signature

5314 9379 9343
आधार - सामान्य माणसाचा अधिकार

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3
मुंबई उपनगर जिल्हा अंधेरी क्र. ३
MIRABAI SUBURBAN DIST. BANDRA

बंदर-१
पुस्तक क्र. १ | १५२६२ | ११४ | १२०
२०२४

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
Permanent Account Number Card
BJYPV6927R
RINKESH MANISHBHAI VASOYA
Father's Name
MANISHBHAI VALLABHBHAI VASOYA
13/09/1999
Signature

Vasoya Rinkesh Manishbhai
2002 3840 8328
મારો આધાર, મારી ઓળખ

४

टनन – २

दस्त क्रमांक १४२५/२०२४

२१/२५

THE SEAL OF THE SUB-REGISTRAR
उप दुय्यम निबंधक, ठाणे २
ठाणे – २
THANE-2

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3
उप. दुय्यम निबंधक, अंधेरी क्र. ३
MUMBAI SUBURBAN DIST. BANDRA

बदर-१

पुस्तक क्र. १ / ४०२४२ / १५५ / ४८०

२०२४

साक्षीदार

भारत सरकार
GOVERNMENT OF INDIA

मचिंद्र नारायण कदम
Machindra Narayan Kadam
DOB: 18-03-1975
Gender:Male

7246 0743 9187

आधार - आम आदमी का अ

टनन – २
दस्त क्रमांक १२८५/२०२४
२२ / २५

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O: नारायण कदम, लक्ष्मी निवास एच नं 403-639 आर नो 2, सेक्टर 1 शिरवने, नवी मुंबई, नेरूल नोड - 3, ठाणे, ठाणे, महाराष्ट्र, 400706

Address:
S/o: Narayan Kadam, Laxmi Niwas H No 403-639 R No 2, Sector 1 Shiravane, Navi Mumbai, Nerul Node - 3, Thane, Thane, Maharashtra, 400706

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947, Bengaluru-560 001

THE SEAL OF THE SUB - REGISTRAR
सह दुय्यम निबंधक, ठाणे २ यांची मुद्रा
ठाणे – २
THANE - 2

साक्षीदार

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
VENKATI NAGA SWAMY
NAGA SWAMY
15/06/1989
BYQPS1838D
Signature

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3
सह. दुय्यम निबंधक, अंधेरी क्र. ३
उपनगर जिल्हा मुंबई
MUMBAI SUBURBAN DIST. BANDRA

बदर-९
पुस्तक क्र. १ / ८०९६२ / १८ / ९२०
२०२४

74/14285
शुक्रवार,24 मे 2024 8:38 म.पू.

दस्त गोषवारा भाग-1

टनन2 23/25
दस्त क्रमांक: 14285/2024

दस्त क्रमांक: टनन2 /14285/2024

बाजार मुल्य: रु. 01/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. टनन2 यांचे कार्यालयात

अ. क्रं. 14285 वर दि.24-05-2024

रोजी 8:35 म.पू. वा. हजर केला.

पावती:16108 पावती दिनांक: 24/05/2024

सादरकरणाराचे नाव: महेश लिरा वेरात

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 500.00
पृष्टांची संख्या: 25	
एकुण:	600.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane 2

Joint Sub Registrar Thane 2

दस्ताचा प्रकार: कुलमुखत्यारपत्र

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

शिक्का क्रं. 1 24 / 05 / 2024 08 : 35 : 30 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 24 / 05 / 2024 08 : 36 : 38 AM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

वर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. वस्तापपोत संपुर्ण मजकुर निष्पादक व्यक्ती,साक्षीदार व सोबत जोडलेले सत्यापन दस्ताची सत्यता करण्देबीर यांची साठी जबाबीस निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर कस्तांतरच दस्तांमुळे राज्यशासन/केंद्रशासन यांच्या कोणत्याही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही.

1) नेहमुन देवार सही

नेहमुन देवार सही

2)

3)

4)

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

THE SEAL OF THE SUB-REGISTRAR ठाणे - 2 THANE - 2

बदर-१
पुस्तक क्र. १ 14282 / 940 / 900
२०२४

दस्त गोषवारा भाग-2

टनन2 २४/२१
दस्त क्रमांक:14285/2024

24/05/2024 8 45:10 AM

दस्त क्रमांक :टनन2/14285/2024
दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:कुन्पारा ऋषीकुमार दिलीपभाई पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सात रस्ता पेट्रोल पंप, एअरफोर्स रोड, श्री पान जवळ, रोड नं: खोडियार कॉलनी, जामनगर, गुजरात, गुजरात, जामनगर. पॅन नंबर:DAIPK3732E	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-29 स्वाक्षरी:-		✓
2	नाव:किशनकुमार जे. विरोजा पत्ता:प्लॉट नं: 52, माळा नं: तळ मजला, इमारतीचे नाव: राधा मंदिर सोसायटी -3 , ब्लॉक नं: योगी चौक पुनगम, सावलीया सर्कल जवळ, रोड नं: सूरत,गुजरात , गुजरात, सूरत. पॅन नंबर:AXJPV0323R	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-29 स्वाक्षरी:-		✓
3	नाव:सावजी भन्नु भारमदिया पत्ता:प्लॉट नं: रूम नं 503 , माळा नं: पाचवा मजला, इमारतीचे नाव: तुलसी विहार अपार्टमेंट प्लॉट नं. 238 , ब्लॉक नं: सेक्टर 36, पोद्दार स्कूल समोर, रोड नं: नेरूळ पश्चिम, नवी मुंबई, नेरूळ नोड 3 , महाराष्ट्र,.ठाणे. पॅन नंबर:BWLPB2324Q	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-42 स्वाक्षरी:-		✓
4	नाव:रिकेश मनीषभाई वसोया पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: अमरनगर, रोड नं: अमरनगर राजकोट, गुजरात , गुजरात, राजकोट. पॅन नंबर:	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-24 स्वाक्षरी:-		✓
5	नाव:महेश लिरा वेरात पत्ता:प्लॉट नं: फ्लॅट नं. सी-106 , माळा नं: पहिला मजला, इमारतीचे नाव: वाशी प्लाझा , ब्लॉक नं: सेक्टर-17, रोड नं: वाशी, नवी मुंबई , महाराष्ट्र, ठाणे. पॅन नंबर:AEGPV3758J	कुलमुखत्यार देणार वय :-37 स्वाक्षरी:-		✓

वरील दस्तऐवज करुन देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:24 / 05 / 2024 08 : 42 : 20 AM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:मचिंद्र नारायण कदम वय:48 पत्ता:लक्ष्मी निवास, एच नं 403-639 आर नं 2, सेक्टर 1, शिरवणे, नवी मुंबई, नेरूळ, ठाणे पिन कोड:400706 स्वाक्षरी		✓
2	नाव:स्वामी नागा वय:31 पत्ता:ऑफिस नं. 5, आदित्यराज बिल्डिंग नं 54, रेजीस्टेशन ऑफिस टागोर नगर 7,विक्रोळी पूर्व, मुंबई पिन कोड:400083 स्वाक्षरी		✓

शिक्का क्र.4 ची वेळ:24 / 05 / 2024 08 : 44 : 36 AM

शिक्का क्र.5 ची वेळ:24 / 05 / 2024 08 : 44 : 41 AM नोंदणी पुस्तक 4 मध्ये

Joint Sub Registrar Thane 2

बदर-१
पुस्तक क्र. १ ८०२८२ / ११८ / १२०
२०२४

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MAHESH LILA VERAT	eChallan	69103332024051516838	MH002064364202425E	500.00	SD	0001348459202425	24/05/2024
2		DHC		0524157116146	500	RF	0524157116146D	24/05/2024
3	MAHESH LILA VERAT	eChallan		MH002064364202425E	100	RF	0001348459202425	24/05/2024

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

14285 /2024

Know Your Rights as Registrants

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

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

टनन – २
दस्त क्रमांक १४२५/२०२४
२५ / २५

प्रमाणित करण्यात येते कि सदर
दस्त क्रं. १४२५ मध्ये २५
पाने आहेत.
चौथे पहीले नंबराचे बुकात अ. न.....
१४२५ वर नोंदला

सह. दुय्यम निबंधक ठाणे क्र. २
दि. २५/०५/२०२४

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

बदर-१
पुस्तक क्र. १ / ८०६८ / १९/२०
२०२४

घोषणापत्र

मी .....किशनकुमार जी. विरोजा.....

याव्दारे घोषित करतो की, दुय्यम निबंधक .....कुर्ला-वांद्रे-९.....यांचे

कार्यालयात .....करारनामा..... या शिर्षकाचा

दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. ..महेश लिरा वेराण.....

व इ. यांनी दि. ..५ मे २०२४..... रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या

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

दिला आहे. सदर कुलमुखत्यारपत्र लिहुन देणार यांनी कुलमुखत्यारपत्र रद्द केलेले

नाही किंवा कुलमुखत्यारपत्र लिहुन देणार व्यक्तीपैकी कोणीही मयत झालेले नाही

किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्द बातल ठरलेले नाही. सदरचे

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

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

अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक :- 10/10/2024

कुलमुखत्यारपत्र धारकाचे नांव

व सही

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

बदर-९			
पुस्तक क्र. १	१०२४२	१२०	१२०
२०२४			

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

बांद्रा - १		
पुस्तक क्र. १	१७२९२	१२९/१२७
२०२४		

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

ROHIDAS DATTATREY NAKASHE
DATTATREY SHANKAR NAKASHE

15/11/1970

Permanent Account Number
ADVPN7358Q

Signature

भारत सरकार
Government of India
आधार

Issue Date : 06/10/2015

रोहीदास दत्तात्रेय नकाशे
Rohidas Dattatrey Nakashe
जन्म तारीख / DOB : 15/11/1970
पुरुष / Male

4689 7040 3698

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DKGPN6828C

नाम / Name
LOKESH ROHIDAS NAKASHE

पिता का नाम / Father's Name
ROHIDAS DATTATREY NAKASHE

जन्म की तारीख / Date of Birth
25/05/2006

हस्ताक्षर / Signature

03062024

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3
MUMBAI SUBURBAN DIST. BANDRA

भारत सरकार
Government of India
आधार

Issue Date : 06/10/2015

लोकेश रोहीदास नकाशे
Lokesh Rohidas Nakashe
जन्म तारीख / DOB : 25/05/2006
पुरुष / Male

3153 4638 5708

माझे आधार, माझी ओळख

बदर - ९
पुस्तक क्रं. १ / ४०२२२ / १२२ / १२०
२०२४

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3
MUMBAI SUBURBAN DIST. BANDRA

बंदर-१			
पुस्तक क्र. १	८०२५२	२३	२०२४
२०२४			

भारत सरकार
Government of India

शिवदत्त गजानन बावडेकर
Shivdatta Gajanan Bavadekar
जन्म तारीख/DOB: 22/11/1968
पुरुष/ MALE

3354 7535 2866

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
S/O गजानन बावडेकर, फ्लॅट नं - 9,संकल्प सिद्धी,
खरनगर., मुंबई, मुंबई उपनगर,
महाराष्ट्र - 400051

Address:
S/O Gajanan Bavadekar, Flat No-9,Sankalp
Siddhi, Khernagar., Mumbai, Mumbai
Suburban,
Maharashtra - 400051

QR Code with Photograph

3354 7535 2866

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3
MUMBAI SUBURBAN DIST. BANDRA

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DQNPP4383P

नाम/Name
AKSHAY BHAURAO PANDIT

पिता का नाम /Father's Name
BHAURAO KACHARU PANDIT

जन्म तारीख /
22/05/1993

हस्ताक्षर /Signature

खंड - १		
पुस्तक क्र. १	९०२९२	९२८/९२०
२०२४		

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

बदर-५

पुस्तक क्र. १ १०२८२ १४५/२८

२०२४

378/17262
गुरुवार,10 ऑक्टोबर 2024 10:02 म.पू.

दस्त गोषवारा भाग-1

वदर9
दस्त क्रमांक: 17262/2024

दस्त क्रमांक: वदर9 /17262/2024

बाजार मुल्य: रु. 1,33,67,731/- मोबदला: रु. 1,96,19,048/-

भरलेले मुद्रांक शुल्क: रु.11,77,200/-

दु. नि. सह. दु. नि. वदर9 यांचे कार्यालयात

अ. क्रं. 17262 वर दि.10-10-2024

रोजी 9:58 म.पू. वा. हजर केला.

पावती:18890 पावती दिनांक: 10/10/2024

सादरकरणाराचे नाव: रोहीदास दत्तात्रेय नकाशे

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 2540.00
पृष्टांची संख्या: 127	
एकुण:	32540.00

दस्त हजर करणाऱ्याची सही:

सह.द.नि.अंधेरी-3
सह दुय्यम निबंधक अंधेरी क्र. ३.

सह.द.नि.अंधेरी-3
सह दुय्यम निबंधक अंधेरी क्र. ३.

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 क्रं. 1 10 / 10 / 2024 09 : 58 : 35 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 10 / 10 / 2024 10 : 01 : 12 AM ची वेळ: (फी)

प्रतिज्ञापत्र

* सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. * दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे

लिहून घेणारे

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

वदर-९
पुस्तक क्र. १ / १७२६२ / १२६१२०
२०२४

दस्त गोषवारा भाग-2

वदर9
दस्त क्रमांक:17262/2024

10/10/2024 10 03:07 AM

दस्त क्रमांक :वदर9/17262/2024
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मेसर्स गुरुकृपा रिअलकॉन इन्फ्रास्ट्रक्चर एलएलपी चे भागीदार महेश लिरा वेरात तर्फे मुखत्यार किशनकुमार जे. विरोजा पत्ता:प्लॉट नं: ऑफिस नं.सी-106, माळा नं: पहिला , इमारतीचे नाव: वाशी प्लाझा , ब्लॉक नं: सेक्टर 17, रोड नं: वाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पॅन नंबर:AAYFG4348P	लिहून देणार वय :-29 स्वाक्षरी:-		
2	नाव:रोहीदास दत्तात्रेय नकाशे पत्ता:प्लॉट नं: फ्लॅट नं. 103, माळा नं: पहिला मजला, इमारतीचे नाव: सर्वोदया वी विंग बिल्डिंग नं. 11 , ब्लॉक नं: खेरनगर, रोड नं: बांद्रा पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:ADVPN7358Q	लिहून घेणार वय :-54 स्वाक्षरी:-		
3	नाव:लोकेश रोहीदास नकाशे पत्ता:प्लॉट नं: फ्लॅट नं. 103, माळा नं: पहिला मजला, इमारतीचे नाव: सर्वोदया वी विंग बिल्डिंग नं. 11 , ब्लॉक नं: खेरनगर, रोड नं: बांद्रा पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:DKGPN6828C	लिहून घेणार वय :-18 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत करारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:10 / 10 / 2024 10 : 02 : 08 AM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	ठसा प्रमाणित
1	नाव:शिवदत्त गजानन बावडेकर वय:55 पत्ता:फ्लॅट नं. 9, संकल्प सिद्धी, खेरनगर, मुंबई पिन कोड:400051	स्वाक्षरी		
2	नाव:अक्षय पंडित वय:32 पत्ता:ऑफिस नं. 5, आदित्यराज बिल्डिंग नं 54, रेजीस्ट्रेशन ऑफिस समोर, टागोर नगर 7,विक्रोळी पूर्व, मुंबई पिन कोड:400083	स्वाक्षरी		

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण 920 पाने आहेत.

शिक्का क्र.4 ची वेळ:10 / 10 / 2024 10 : 02 : 38 AM

सह.द.नि.अंधेरी-3
सह दुय्यम निबंधक अंधेरी क्र. ३.

सह दुय्यम निबंधक, अंधेरी क्र. ३
मुंबई उपनगर जिल्हा

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	GURUKRUPA REALCON INFRASTRUCTURE LLP	eChallan	69103332024101010133	MH009551378202425E	1177200.00	SD	0005259944202425	10/10/2024
2		DHC		1024107600525	540	RF	1024107600525D	10/10/2024
3		DHC		1024105100337	2000	RF	1024105100337D	10/10/2024
4	GURUKRUPA REALCON INFRASTRUCTURE LLP	eChallan		MH009551378202425E	30000	RF	0005259944202425	10/10/2024

बदर-१/१७२६२ /२०२४

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

पुस्तक क्रमांक १ क्रमांक १७२६२ वर
नोंदला
दिनांक 10 OCT 2024 17262 /2024

पुस्तक क्र. १ १७२६२ ९२० / ९२०
२०२४

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

Know Your Rights as Registrants
For feedback, please write to us at feedback.sarita@gmail.com

सह दुय्यम निबंधक, अंधेरी क्र. ३
मुंबई उपनगर जिल्हा