

Receipt (bavli)

369/20549

पावती

Original/Duplicate

Friday, October 25, 2024

नोंदणी क्र.: 39म

5:54 PM

Regn.: 39M

पावती क्र.: 23422

दिनांक: 25/10/2024

गावाचे नाव: कुर्ला

दस्तऐवजाचा अनुक्रमांक: करल1-20549-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: डॉ. मिता हसमुख विरा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2540.00

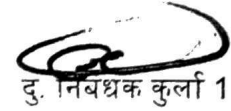
पृष्ठांची संख्या: 127

DELIVERED

एकूण:

रु. 32540.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
6:12 PM ह्या वेळेस मिळेल.


दु. निबधक कुर्ला 1

बाजार मूल्य: रु.5643790.13 /-

मोबदला रु.5715000/-

भरलेले मुद्रांक शुल्क : रु. 285800/-

सह. दुय्यम निबधक
कुर्ला-१ (वर्ग-२)

1) देयकाचा प्रकार: DHC रक्कम: रु.540/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024257419845 दिनांक: 25/10/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024251019667 दिनांक: 25/10/2024

बँकेचे नाव व पत्ता:

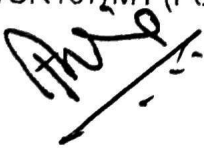
3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010372692202425P दिनांक: 25/10/2024

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी अत्तल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank
2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	2024102510482			25 October 2024, 05:20:28 PM	
मूल्यांकनाचे वर्ष	2024				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	107-कुर्ला - 3				
उप मूल्य विभाग	भुभाग: स.गो.बर्वे मार्गाच्या दक्षिणेकडील गावाचा सर्व भूभाग.				
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#11				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	गोजमापनाचे एकक
49960	125170	143940	178000	125170	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	40.99चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण- उद्ववाहन सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	0 TO 2वर्षे 11th floor To 20th floor	बांधकामाचा दर -	Rs.30250/-
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.137687/-		
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर			=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्के जोडा) * खुल्या जमिनीचा दर) = (((137687-49960) * (100 / 100))+49960) = Rs.137687/-		
A) मुख्य मिळकतीचे मूल्य			= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 137687 * 40.99 = Rs.5643790.13/-		
Applicable Rules			= ,10,4		
एकत्रित अंतिम मूल्य			= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅगाईन गजला क्षेत्र मूल्य + लगतच्या गळीचे मूल्य + वरील गळीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहने तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य - बंदिस्त बाल्कनी - मेकेनिकल वाहनेतळ = A + B + C + D + E + F + G + H + I + J = 5643790.13 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.5643790.13/-		

करल - १
२०५४९ १ १२०
२०२४

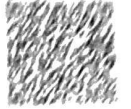
Home Print

सह. दुर्यम निबंधक
कुर्ला-१ (वर्ग-२)





CHALLAN
MTR Form Number-6



GRN MH010372692202425P	BARCODE [Barcode]	Date 24/10/2024 20:21:35	Form ID 257
Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)	
Office Name KRL1_JT SUB REGISTRAR KURLA NO 1		PAN No.(If Applicable) AAUFD7965D	
Location MUMBAI		Full Name	DERAYTA REALTORS PVT LTD
Year 2024-2025 One Time		Flat/Block No.	FLAT NO 1205 B WING 12TH FLOOR DERAYTA
		Premises/Building	CLASSICO
Account Head Details		Amount In Rs.	
0030046501 Stamp Duty	85800.00	Road/Street	NEHRU NAGAR NIRMAL CHSL BLDG NO 2 KURLA EAST
0030063301 Registration Fee	30000.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 2 4
		Remarks (If Any)	PAN2=ADMPV2569G~SecondPartyName=MITA HASMUKH VIRA~
Total	1,15,800.00	Amount In Words	One Lakh Fifteen Thousand Eight Hundred Rupees Only
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 100005020241024155
Cheque/DD No.		Bank Date	RBI Date 24/10/2024-20:29:15 Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सद्यः चलन केवल दूरस्थ निष्ठाक कार्यालयस लीडणी कयतयाया दख्खायाली लागु आहे . लीडणी न कयतयाया दख्खायाली सदर चलन लागु नाही .
 Mobile No. : 9076235238

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 20480 8 220
 2028



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AGREEMENT FOR SALE

AGREEMENT FOR SALE made at Mumbai, this 25th day of October 2024

BETWEEN

M/S. DERAIIYA REALTORS PVT. LTD., A Company registered under the Companies Act, 1956 having registered office at J-19, Mudi Bazar, Phase-II, APMC Market-1, Vashi, Turbhe, Navi Mumbai – 400 703, hereinafter referred to as the “Promoter” (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors, administrators and assigns) of the **One Part**,

AND


(1)



Promoter Allottee/s

करल - १		
२०५४६	१२	१२७
२०२४		



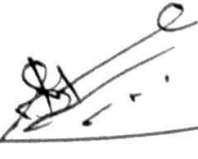
1. DR. MITA HASMUKH VIRA age about 48 years and 2. MRS. SHEELA HASMUKH VIRA age about 71 years, both are Indian Inhabitant/s having his / her / their address at 704 / Building No. 22, Omkar CHS, Nehru Nagar, Opp. Balasaheb Thackeray Centre, Kurla East, Mumbai – 400 024., Individuals / LLP / Partnership Firm / Private Limited Company registered and represented herein by its duly authorized representative, hereinafter referred to as the “Allottee/s” (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include, in the case of a/an: (i) individual or individuals, his, her or their respective heirs, legal representatives, executors, administrators, successors and permitted assigns, (ii) Limited Company, or Limited Liability Partnership, its successors and permitted assigns, (iii) Partnership Firm, the partners from time to time of the firm and the heirs, legal representatives, executors and administrators, of its last surviving partner its or their successors and permitted assigns, (iv) Hindu Undivided Family, the Karta and Manager and the coparceners from time to time thereof and the survivors or survivor of them and the heirs, legal representatives, executors and administrators, of the last



(a) Maharashtra Housing Area Development Authority (hereinafter called as MHADA) is the owner of the Larger Land and established in respect thereof a housing scheme popularly known as “Nehru Nagar Kurla”, consisting of self-contained undivided plots, open areas/gardens, roads, and other infrastructure and amenities and evolved an overall scheme for development thereof generally known as “Lower and Middle Income Group Housing Scheme”. The photocopy of the Property Register Card issued in respect of the Larger Land is annexed hereto and marked **Annexure ‘A’** and;

The said MHADA had constructed a Building Bearing Building No. 08 comprising Ground plus Four upper floors comprising a total of 40 tenements on the said plot to be allotted to members of the “Lower Income Group” for their residential purpose as defined in the scheme and accordingly the MHADA had allotted the same to individual persons as per provisions of the said scheme;

(b) The Various members of the tenements in the said old building no. 08 formed themselves into a Co-Operative Housing Society known as **NEHRU NAGAR NIRMAL CO-OPERATIVE HOUSING SOCIETY LTD.** a Society registered under provisions


(2)



Promoter Allottee/s

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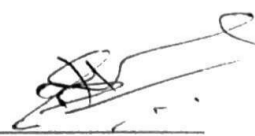
of Maharashtra Co-operative Society's Act, 1960 bearing registration No. MUM/MHADA/(WL)HSG(TC)/10308/1999-2000 dated 29.07.1999 and having its registered office located at Building No. 08, Nehru Nagar, Kurla (East), Mumbai- 400024, bearing Survey. No.229 & 267 and C.T.S. No.11 (Part) Mauje Kurla-3 at Nehru Nagar, Kurla (E), Mumbai- 400024 (hereinafter referred to as "**the said society**"). Each of the said 40 members became members of the said society and are hereinafter individually referred to as "**member**" and collectively as "**members**";

(c) WHEREAS the SOCIETY is well and sufficiently seized and possessed of/or well and sufficiently entitled to all that piece or parcel of land or ground, bearing Survey. No. 229 & 267 and C.T.S. No. 11 (Part) Mauje Kurla-3 at Nehru Nagar, Kurla (E), Mumbai-400024 admeasuring about 952.57 sq. mtrs. (i.e 759.26 m² Lease area + 193.31 m² Tit Bit area) as per the Demarcation letter of MHADA dated 9th day of December 2020 bearing No. EE/KD/MB/4589/2020 or thereabouts and more particularly described in the First Schedule written hereunder and shown, surrounded and marked by red colored boundary line area to the plan annexed here to, on leasehold basis for a period of 90 years, with effect from 1.1.1967 on the consideration and upon certain terms and conditions of an indenture of lease dated 14.7.2008 made, executed and entered into by and between Maharashtra Housing and Area Development Authority (MHADA), (herein referred to as the "**LESSOR**") and the SOCIETY as therein referred to as the "**LESSEE**"). Further promoter has also taken R.G. Plot from MHADA admeasuring about 340.8 Sq. Mtr for relocation.



(d) AND WHEREAS by the Deed of Sale dated 14.07.2008, made executed and entered into by & between the Maharashtra Housing and Area Development Authority (MHADA), a statutory corporation constituted under the Maharashtra Housing and Area Act, 1976, (MahXXVIII), having its registered office located at Griha Nirman Bhuvan, Kala Nagar, Bandra (East), Mumbai 400 051, (therein referred to as "**THE AUTHORITY**") of the One part and the SOCIETY HEREIN (therein referred to as the SOCIETY) of the Other part, duly registered before the office of Sub-Registrar. The said Authority alienated, demised, sold, transferred and conveyed all its right, title and interest in respect of 40 tenements in building No 08 structurally standing on the said lease hold plot more particularly described in the First Schedule written hereunder on the consideration and upon certain terms and conditions incorporated there under.

(e) AND WHEREAS the Society's building known as Building No.08 was very old and was in a dilapidated state, it necessitated with its extension the demolition and re-


(3)



Promoter Allottee/s

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construction to safeguard the lives and limbs of the respective members of the said society, hence the members of the society decided to adopt redevelopment / reconstruction by a Developer as per approved plans sanctioned by MHADA, MCGM and other Government, semi Government Authorities as required.

(f) AND WHEREAS as per the regulation of the Development Control Regulations for Greater Mumbai, read with regulation for the grant of FSI/Transferable Development Right (TDR) to Developer and conditions for grant of such right it is possible and permissible to the Society to consume use and appropriate the 2.5 or 3 or more FSI, if any as well as TDR/FSI, V. P. Quota, Prorata and put an additional construction after the demolition of the said dilapidated Building No. 08 and to reconstruct and restructure a new building on the said plot by availing of the 2.5 or 3 or more FSI/TDR and by utilizing the same within the permissible limits and in the manner prescribed thereunder.

(g) AND WHEREAS the society and its members being personally unable to put up construction, the members in the various meetings had unanimously decided to grant the rights in favour of Developer to demolish the existing building No. 08, and to construct multi-storied building upon the mutually agreed terms, conditions, and consideration;



(h) The Society from time to time considered the utilization of FSI issue severally, and ultimately decided to invite proposals from the intending Developers, and take suitable decision on the proposals which may be beneficial, and in favour of the Society as well as the members, and accordingly the society received bids/offers from several Builders, and the Developers. The Promoter **M/S. DERAIIYA REALTORS PVT. LTD.** A Company registered under the Companies Act, 1956 represented by it's Board of Directors, and Legal Attorneys; herein by their letter of interest dated 25/07/2018, and Offer Letter dated 19/12/2018, showed their readiness and willingness to develop the said leasehold plot by demolishing the existing building No. 08 and to reconstruct new building in accordance with the plans to be approved by MHADA/MCGM at their own costs in lieu of permitting them to demolish the existing building No. 08 and reconstruction of new building.

(i) AND WHEREAS Accordingly the members present at the Special General Meeting held on 25th September 2018, unanimously decided and passed a Resolution that M/s. Deraiya Realtors Pvt. Ltd be duly appointed as the official Builders & Developer, for the Redevelopment of NEHRU NAGAR NIRMAL CO-OPERATIVE HOUSING SOCIETY LTD. located at Building No. 08, Nehru Nagar, Kurla (East), Mumbai- 400024 to demolish the existing Building No. 08 and to reconstruct a multistoried building upon the mutually



Promoter

(4)



Allottee/s

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agreed terms, conditions and consideration.

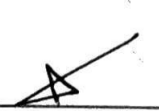


(j) AND WHEREAS vide Agreement for Redevelopment dated 18th day of May 2021 ("the said Agreement for Redevelopment"), The Nehru Nagar Nirmal Co-op. Housing Society Limited has granted in favor of M/s. Deraiya Realtors Pvt. Ltd., the development rights in respect of the society's property being all those pieces and parcels of land, hereditaments and premises together with the structures of Ground plus Four upper floors comprised of 40 tenements standing thereon constructed on land bearing CTS No 11 (Part) admeasuring about 952.57 sq. meters in the Nehru Nagar MHADA Layout of Village Kurla-III within the registration district and sub district of Mumbai Suburban situate, lying and being at Nehru Nagar, Kurla (East), Mumbai- 400024 for the consideration and upon the terms and conditioned more particularly state in the said agreement and also executed power of attorney in favour of Promoter. The said Agreement for Redevelopment has been duly adjudicated by the collector of stamps, Kurla Division and has been duly registered under Serial No. KRL-1/7913/2021.



(k) As per the said Agreement for Redevelopment, the Society has granted exclusive rights in favour of Promoter for redevelopment of said property by demolition of existing Building of the society standing thereon and constructing a new building U/s 33 (5) of the DCR and after allotting flats for all 40 members of the Society in the newly constructed Building to sell the balance constructed area in the open market for all consideration and allot parking slots to the prospective Allottee/s on the terms and conditions as the Promoter may deem fit.

(l) Accordingly all reference to "Project Land" in this Agreement shall mean the land described in the **First Schedule** hereunder written and shown on the plan annexed hereto and marked **Annexure 'B'**.

(m) The re-development of the Project Land as evolved by the Promoter and contemplated by the Agreement for Redevelopment, inter alia, involves: (i) demolition of the Old Buildings, (ii) development and construction of the Project known as "DERAIYA CLASSICO" over a period of time, (iii) development and construction of the Member's Flat, (iv) development and construction of the Promoter's Flat / Premises / Apartment / Unit / Multipurpose Room or as may be approved under applicable DCR and the Promoter's Parking Spaces by utilization of the Promoter's Free Sale Areas, (vi) allotments and sales, by the Promoter of


(5)



Promoter
Allottee/s

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२०२४		

Nehru Nagar, Kurla (East), Mumbai 400 024 admeasuring
 as per Lease Deed and 193.31 Sq.mtrs additional area) in
 the Registration Sub District of Kurla and District of Mumbai Suburban -400024. Project
 RERA Registration No - P51800050064.

AND WHEREAS in pursuance of the sanctioned terms and conditions, an
 Indenture of Mortgage dated 26-07-2023 executed between the Promoters as Mortgagor
 and AU Small Finance Bank Ltd. as Mortgagee and have created a Mortgage on the Project
 "Nehru Nagar Nirmal CHS LTD" upon the terms and conditions mentioned therein. The
 said Indenture of Mortgage dated 26-07-2023 is registered with Office of Joint Sub
 Registrar Kurla -1 under Serial No. KRL1-14892-2023.



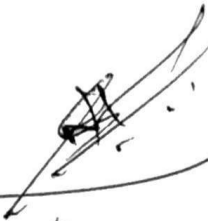


AND WHEREAS the authenticated copies of **Certificate of Title** issued by the
 Office of the Promoter, Flat / Premises / Apartment / Unit / Multipurpose Room have
 been annexed hereto and marked as **Annexure 'D'**
 AND WHEREAS the authenticated copies of the **plans of the Layout** as approved
 by the concerned Local Authority by Showing / Marking Apartment/ Unit / Flat /
 Multipurpose Room / Unit agreed to be purchase by the Allottee have been annexed hereto
 and marked as **Annexure 'E'**.

AND WHEREAS the Promoter has got some of the approvals from the concerned
 local authority(s) to the plans, the specifications, elevations, sections and of the said
 building/s and shall obtain the balance approvals from various authorities from time to
 time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said
 Building

AND WHEREAS while sanctioning the said plans concerned local authority
 and/or Government has laid down certain terms, conditions, stipulations and restrictions
 which are to be observed and performed by the Promoter while developing the project land
 and the said building and upon due observance and performance of which only the
 completion or occupancy certificate in respect of the said building/s shall be granted by
 the concerned local authority.

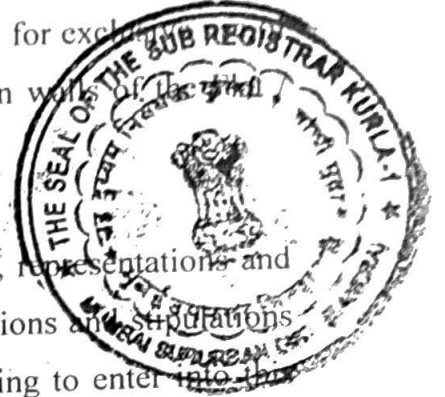
AND WHEREAS the Promoter has accordingly commenced construction of the
 said building/s in accordance with the said proposed plans.


 Promoter (8)  
 Allottee/s

AND WHEREAS the Allottee has applied to the Promoter for allotment of an Flat / Premises / Apartment / Unit / Multipurpose Room No. 1205 on 12th Floor in 'B' Wing, situated in the 'DERAIYA CLASSICO', building No. 08, Nehru Nagar Nirmal CHS Ltd., Nehru Nagar, Kurla (East), Mumbai - 400 024.

AND WHEREAS the RERA carpet area of the said Flat / Premises / Apartment / Unit / Multipurpose Room is 37.27 sq. mtr i.e. 401 sq. ft. and "carpet area" means the net usable floor area of an Flat / Premises / Apartment / Unit / Multipurpose Room, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat / Premises / Apartment / Unit / Multipurpose Room for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Flat / Premises / Apartment / Unit / Multipurpose Room for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Premises / Apartment / Unit / Multipurpose Room.



AND WHEREAS, the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;



AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Promoter a sum of **Rs. 26,57,100/- (Rupees Twenty Six Lakh Fifty Seven Thousand One Hundred only)**, being part payment of the sale consideration of the Flat / Premises / Apartment / Unit / Multipurpose Room agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Maharashtra, Registration No. **P51800050064**;

AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Flat / Premises / Apartment / Unit / Multipurpose Room with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.


(9)


Promoter Allottee/s

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


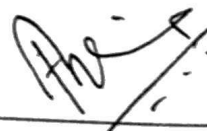
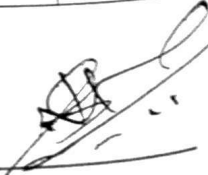
Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Flat / Premises / Apartment / Unit / Multipurpose Room of the Allottee except any alteration or addition required by any Government authorities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



The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee **Flat / Premises / Apartment / Unit / Multipurpose Room No. 1205** of the type 1BHK of RERA carpet area measuring **37.27 sq. mtr i.e. 401 sq. ft.** on **12th** floor in the '**B**' wing (hereinafter referred to as "the Flat / Premises / Apartment / Unit / Multipurpose Room") as shown in the Floor plan thereof hereto annexed and marked Annexure 'E' for the consideration of of **Rs. 57,15,000/- (Rupees Fifty Seven Lakh Fifteen Thousand only)** excluding Rs. 2,99,660/- (Rupees Two Lakh Ninety Nine Thousand Six Hundred Sixty only) being Other Charges shown separately.

1(b) The Allottee has paid on or before execution of this agreement a sum of **26,57,100/- (Rupees Twenty Six Lakh Fifty Seven Thousand One Hundred only)** as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs. 30,57,900/- (Rupees Thirty Lakh Fifty Seven Thousand Nine Hundred Thousand only) in the following manner :-

PAYMENT SCHEDULE		
Installment No.	Schedule	(%)
1	Booking Amount	10%
2	Within 15 Days from Registration of Agreement	20%
3	On Completion of Plinth of the Building or Wing in which the said Flat / Premises / Apartment / Unit / Multipurpose Room is located	15%
4	On Completion of 1st Slab of the Building or Wing in which the said Flat / Premises / Apartment / Unit / Multipurpose Room is located	5%


(10)


 Promoter Allottee/s

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has provided the Scheme/Offer to Allottee/s under which Promoter has given the benefit to Allottee/s of Zero Other Charges, therefore, And following amounts towards Other Charges will be waived off by the promoter, so therefore Allottee/s need not required to pay the other charges seperately.

Other Charges	Amount
Share Money and Entrance Fees	600
Society Formation Charges	25,000
Legal Charges	25,000
Infrastructure & LUC Tax	1,00,000
Development Charges	75,000
Water & Electricity Charges	40,000
Maintenance Charges for 12 months (Rs. 5/- per sq. ft. per month)	24,060
Miscellaneous Expenditure	10,000

11. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Allottee as follows:



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

The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;
- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- vii. The Promoter has not entered into any agreement for sale and/or or any other

Promoter

(16)

Allottee/s

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

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

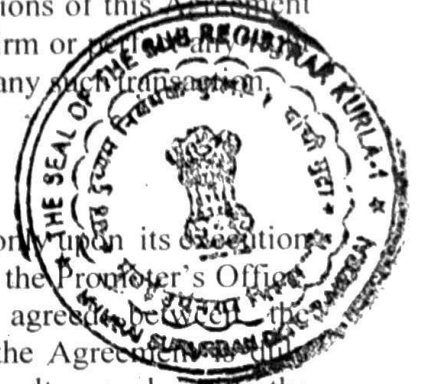
Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the [Flat / Premises / Apartment / Unit / Multipurpose Room] to the total carpet area of all the [Flat / Premises / Apartment / Unit / Multipurpose Room's] in the Project.

21. FURTHER ASSURANCES

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

22. PLACE OF EXECUTION

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


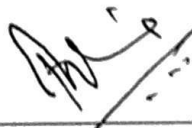



23. The Allottee and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

24. That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Allottee's Name, Address & Email ID :

1. DR. MITA HASMUKH VIRA
2. MRS. SHEELA HASMUKH VIRA
704 / Building No. 22, Omkar CHS,
Opp. Balasaheb Thackeray Centre, Nehru Nagar,
Kurla East, Mumbai - 400 024.
Notified Email ID: mitagmhvira@gmail.com


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Promoter Allottee/s

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Promoter's Name, Address & Email ID :
 Ms. Deraiya Realtors Private Limited
 J-19, Mudi Bazar, Phase-II, APMC Market-1,
 Vashi, Turbhe, Navi Mumbai - 400703.
 Notified Email ID: deraiya.office@gmail.com

It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

25. **JOINT ALLOTTEES**

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



Stamp Duty and Registration :- The charges towards stamp duty and Registration of this Agreement shall be borne by the Promoter. The Promoter has availed 50% reduction in MHADA Premium Facility, therefore Promoter is binding to pass on it to Allottee/s and therefore benefits of such reduction is passed to the Allottee/s by paying Stamp Duty of the said Flat / Premises / Apartment / Unit / Multipurpose Room on behalf of Allottee/s.

27. Dispute Resolution :- Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Competent Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

28. **GOVERNING LAW**

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

29. **AGREEMENT FOR ALLOTMENT & SALE**

29.1 The warranties of equipment, machinery and various other amenities, infrastructure and facilities installed by the Promoter in the Project and/or the Flat / Premises / Apartment / Unit / Multipurpose Room or as may be approved under applicable DCR, shall have standard warranties provided by the manufacturer only and accordingly any defect in any such amenities, infrastructure, facilities, equipment, appliances, electronic items, etc., and/or the installation thereof, shall

_____ (22) _____
 Promoter Allottee/s

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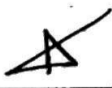


be rectified solely in accordance with the warranties provided by the system/equipment installer/manufacturer, and it is agreed and acknowledged that, beyond manufacturer warranties, comprehensive/non-comprehensive annual maintenance contracts shall be obtained by the Allottee/s or allottees and/or the Society, as the case may be; and,

- 29.2 The amenities, facilities, infrastructure, equipment, appliances and electronic items installed and forming a part of the Flat / Premises / Apartment / Unit / Multipurpose Room Amenities or Common Areas & Amenities or Limited Common Areas & Amenities, shall be maintained, serviced and repaired by authorized third party manufacturers, suppliers, dealers or maintenance providers who alone shall be appointed and engaged for such maintenance, service and repair etc. and if the same are maintained, serviced and repaired, and/or tampered with, in any manner by any person other than the authorized third party manufacturers, suppliers, dealers or maintenance providers, then the warranties in respect thereof shall or may be rendered void.



30. PURCHASE PRICE

- 30.1 (a) The Allottee/s agree/s and undertake/s to pay to the Promoter, the Purchase Price in installments, strictly in accordance with the schedule of payment set out in the Statement in the **SECOND SCHEDULE** hereto, and in terms of and subject to the terms and provisions of this Clause 30, or within fifteen (15) Days from the date of a written demand being made by the Promoter, as directed by it. All payments shall be made by cheques, and/or pay orders, and/or demand drafts drawn in favour of the Promoter or if directed by the Promoter, in its discretion, by direct bank transfer/RTGS deposited by the Allottee/s in the Promoter's Bank Account, along with the applicable Taxes thereon, subject to deduction of applicable TDS. As per the Income Tax Act, 1961 TDS is presently 1% (one per cent) of all amounts to be paid to the "transferor", that is, in the present case, to the Promoter (in installments or otherwise), which TDS shall be deducted by the Allottee/s at the time of making payments and remitted in government account in accordance with the provisions of Income Tax Act, 1961.

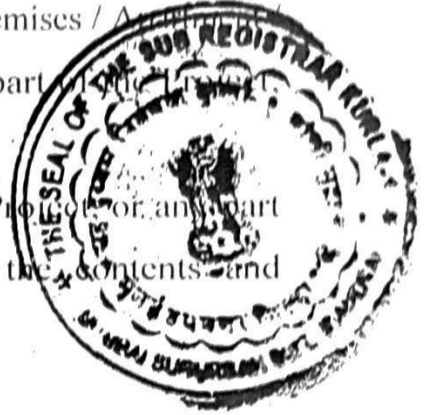


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Promoter
Allottee/s

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respective directors, officers, employees, agents, or contractors, shall be liable to the Allottee/s, and/or any persons claiming through or under the Allottee/s, or otherwise, for and/or in respect of:

- 42.1.1 Any harm, injury, loss or damage to any person/s, or property caused by, or through, or in any way associated with, a failure, malfunction, explosion or suspension of electricity, telephone, gas, water, drainage, or sewerage, supply or connections to the Project or any part thereof, and whether or not the same is caused by any Force Majeure Events, or otherwise however;
- 42.1.2 Any harm, injury, loss, damage, or inconvenience suffered by, and/or caused to, any person/s, or property, due to, or related to, or caused by, or in the course of the use, or entry into the Flat / Premises / Apartment / Unit / Multipurpose Room , and/or the access to any part of the Flat / Premises / Apartment / Unit / Multipurpose Room , and
- 42.1.3 For the security, safekeeping and insurance, of the Project or any part thereof, and of any person/s therein, and/or of the contents and possessions thereof.





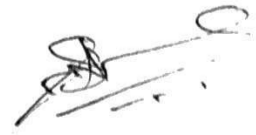
43. GENERAL PROVISIONS

Interest; Other Charges

43.1 Without prejudice to all the Promoter's rights and remedies herein, and under Applicable Law, the Allottee/s shall be liable to pay, to the Promoter, Interest on all outstanding, overdue, and/or unpaid, Aggregate Payments calculated from the due date for payment thereof till payment in full (with accrued Interest). In addition to the Allottee/s's liability to pay Interest as aforesaid, the Allottee/s shall also be liable to pay and reimburse to the Promoter, all costs, charges, expenses and damages whatsoever, which may be incurred, borne, suffered, or paid, by the Promoter, including in relation to any suits, actions, proceedings, or notices filed, instituted or issued by or against it, for the purpose of enforcing any of its claims, rights and/or benefits under this Agreement and/or for enforcing obligations, payments of and recovering from the Allottee/s such outstanding amounts, charges and liabilities, including Interest as aforesaid under this Agreement.

43.2 Intellectual Property

43.2.1 The Allottee/s acknowledge/s that all Intellectual Property is and shall


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Promoter Allottee/s

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always be exclusively owned and held by the Promoter alone and that the Allottee/s shall never have any right, title, interest or license in respect thereof;

43.2.2 The Allottee/s shall not reproduce/replicate/publish or use in any manner howsoever, whether for commercial purposes, personal reasons, or otherwise, any Intellectual Property, and/or any Plans, Approvals, Informative Materials and/or any such materials which may be created or intended/proposed to be created or marketed by the Promoter, and disclosed to the Allottee/s, prior to, or during the subsistence of, the Agreement;

43.2.3 The Allottee/s shall immediately bring to the notice of the Promoter any improper or wrongful use or any unauthorized replication or production of Intellectual Property, by any persons or parties, which has come to its/their knowledge;



43.3 Promoter's Overriding and Paramount Right Over the Flat / Premises / Apartment / Unit / Multipurpose Room or as may be approved under applicable DCR & Parking Space/s

Without prejudice, and in addition, to all its other rights and remedies under this Agreement, and the position that the Flat / Premises / Apartment / Unit / Multipurpose Room or as may be approved under applicable DCR and the Parking Space/s are, and continue to be, exclusively owned and held by the Promoter and is merely agreed to be allotted herein, the Promoter shall always be and be deemed to have first, overriding and paramount charge and lien over the Flat / Premises / Apartment / Unit / Multipurpose Room or as may be approved under applicable DCR and the Parking Space/s in respect of all outstanding and unpaid Aggregate Payments payable by the Allottee/s to the Promoter;

43.3.2 Nothing contained in this Agreement is intended to be, and/or shall be construed as, a grant, transfer, demise or assignment in law of any part of the Project Land, and/or the Project to the Allottee/s. So far as the Allottee/s right/s, interest and benefit/s are concerned, the nature and scope of this Agreement is limited to an agreement for allotment and sale of the Flat / Premises / Apartment / Unit / Multipurpose Room or as may be approved under applicable DCR strictly upon and subject to the terms, conditions and provisions herein. The Allottee/s shall also not

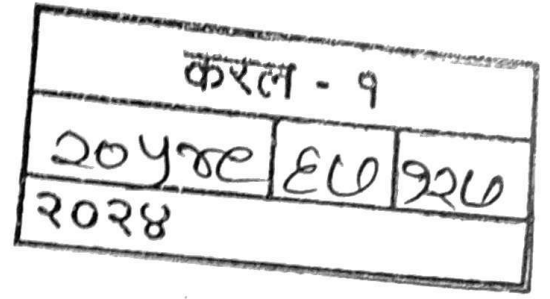
[Signature]

Promoter

[Signature]

Allottee/s

[Signature]



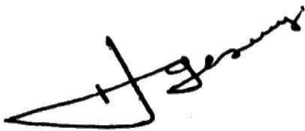
RECEIPT

RECEIVED OF AND FROM the Within named ALLOTEE/S, 1. DR. MITA HASMUKH VIRA and 2. MRS. SHEELA HASMUKH VIRA the sum of Rs. 26,57,100/- (RUPEES TWENTY SIX LAKH FIFTY SEVEN THOUSAND ONE HUNDRED ONLY) out of Total Consideration Amount of Rs. 57,15,000/- (RUPEES FIFTY SEVEN LAKH FIFTEEN THOUSAND ONLY) towards booking amount-cum-part payment in respect of Flat No. B-1205 on the 12th Floor admeasuring about 37.27 square meter i.e. 401 square feet RERA carpet area in the building to be known as DERAIIYA CLASSICO as mentioned hereinabove to be paid by him/her/them to us.

The Particulars of the payments are as under :

SR. NO.	DATE	INSTRUMENT NO.	DRAWN ON	AMOUNT
1.	08-10-2024	676437	State Bank of India	1,00,000/-
2.	15-10-2024	158669	State Bank of India	10,00,000/-
3.	15-10-2024	158668	State Bank of India	10,00,000/-
4.	18-10-2024	676439	State Bank of India	3,00,000/-
5.	22-10-2024	676440	State Bank of India	2,57,100
			Total	26,57,100/-
RUPEES : TWENTY SIX LAKH FIFTY SEVEN THOUSAND ONE HUNDRED ONLY				

WE SAY RECEIVED



PROMOTER



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

SIGNED AND DELIVERED

by the withinnamed the Promoter

M/S. DERAIIYA REALTORS PVT. LTD.

through its Authorised Signatory

MR. ASIF GANI DERAIIYA
For DERAIIYA REALTORS PVT. LTD.



Director



In the presence of

1)

2)



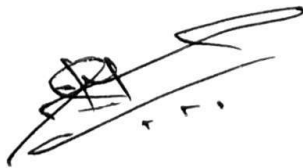
SIGNED AND DELIVERED

by the withinnamed the Allottee/s

1. DR. MITA HASMUKH VIRA




2. MRS. SHEELA HASMUKH VIRA




in the presence of ...

1)

2)





Promoter



Allottee/s

PART LAYOUT DEMARCATION PLAN SHOWING BUILDING NO 08 KNOWN AS NIRMAL CHSL, PLOT BEARING C.T.S. NO 12 (pt) AT- NEHRU NAGAR KURLA (E)

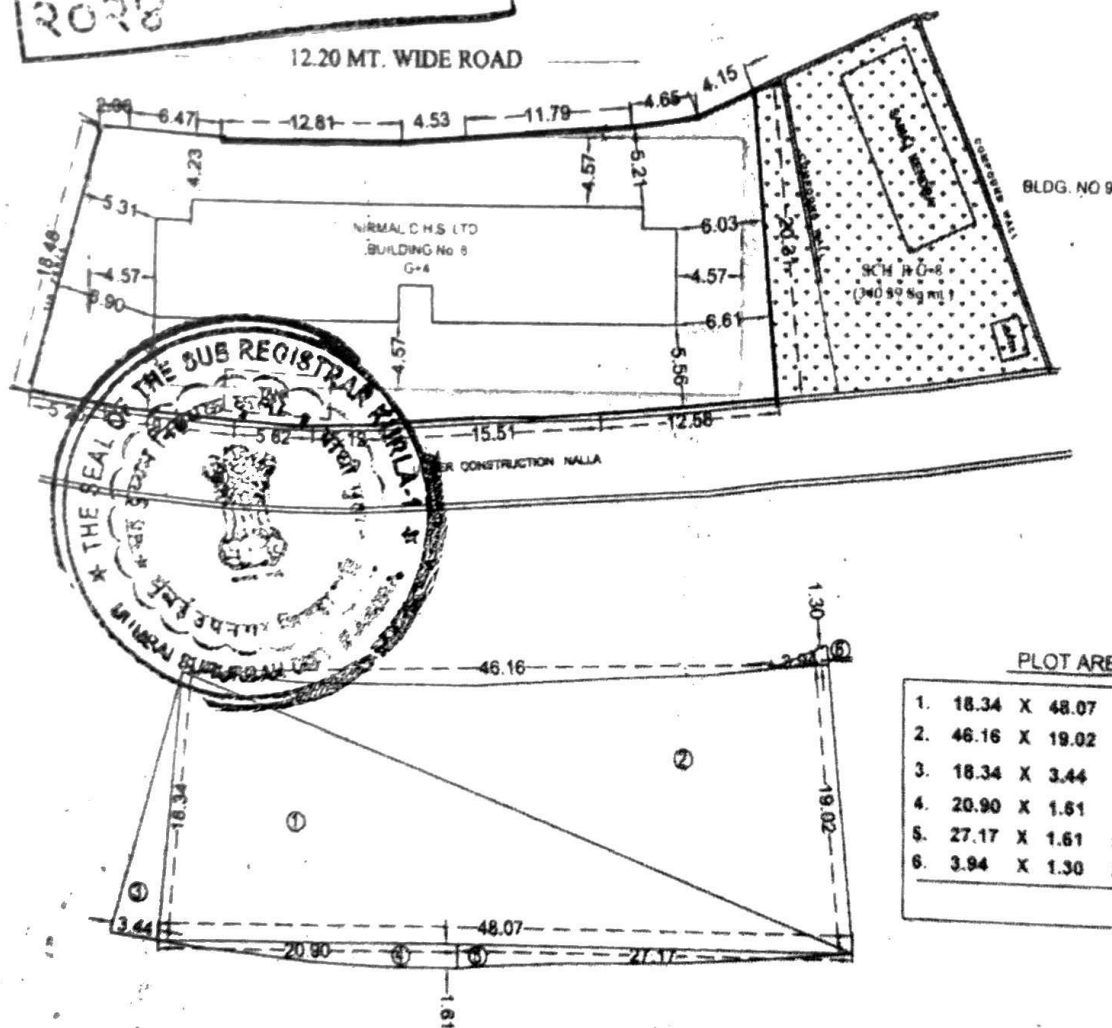
(THIS PLAN IS FOR DEMARCATION PURPOSE ONLY.)

NOTE :-

1. TOTAL PLOT AREA AS PER SITE MEASUREMENT BUILDING NO 08 IS = 952.57.SQ.MTR. SHOWN THUS.
2. AREA AS PER LEASE DEED IS = 759.26 .SQ.MTR.
3. DIFFERENCE PLOT AREA IS 193.31 SQ.MT.BETWEEN LEASE DEED AND AS PER LEASE DEED SHOWN
4. PLEASE READ THE PLAN WITH LETTER NO.EE/KURLA/SUB DIV-II/MB/

20/08/2020
2028

1/2020



PLOT AREA BUILDING NO-08

1.	18.34 X 48.07 x 0.50	= 440.80 SQ.M
2.	46.16 X 19.02 x 0.50	= 438.98 SQ.M
3.	18.34 X 3.44 x 0.50	= 31.84 SQ.M
4.	20.90 X 1.61 x 0.50	= 16.82 SQ.M
5.	27.17 X 1.61 x 0.50	= 21.87 SQ.M
6.	3.94 X 1.30 x 0.50	= 2.56 SQ.M
		952.57 SQ.M

This plan should be read with this office Letter No. EE / KURLA / MB / 4589/201 Date 10/09/17/2020

[Signature]
SECTIONAL ENGINEER
KURLA DIVISION / MB

[Signature]
DEPUTY ENGINEER
KURLA DIVISION / MB

[Signature]
EXECUTIVE ENGINEER
KURLA DIVISION / MB

[Signature]
T.A



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

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This registration is granted under section 5 of the Act to the following project under project registration number **P51800050064**

Project: **Nehru Nagar Nirmal C.H.S. Ltd.**, Plot Bearing / CTS / Survey / Final Plot No.: **CTS No 11 part Survey Nos 229 and 267 at Kuria, Kuria, Mumbai Suburban, 400024;**

1. **Deraiya Realtors Private Limited** having its registered office / principal place of business at Tehsil: **Kurla, District: Mumbai Suburban, Pin: 400070.**

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 **13/03/2023** 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 Premchand Prabhu
(Secretary, MahaRERA)
Date: 13-03-2023 15:26:29

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

Dated: **13/03/2023**
Place: **Mumbai**

N. A. GHATTE

B. Com., LL. M.
ADVOCATE HIGH COURT
PROFESSOR GOVT. LAW COLLEGE

करल - १

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RESIDENCE:

Phone: 23717448

Al-Aziz Palace, R. No. 1002

8/10, Dongri Cross Lane,

Jail Road (East & South),

Dongri, MUMBAI: 400 009

Email ID- ghattelawyer@gmail.com

OFFICE:

Ph: 23700050/23717441

2/18 Surmawala Bldg.

Office No. 2, Ground Floor

Imamwada Rd & Jail Rd (W)

MUMBAI: 400 009

Mobile No, 9821810998

BY REGD. A. D.
BY COURIER
BY HAND DELIVERY

DATE: - 20th day of February 2023

FORMAT -A

(Circular No – 28/2021)

LEGAL TITLE REPORT

To,

MahaRERA

Mumbai.

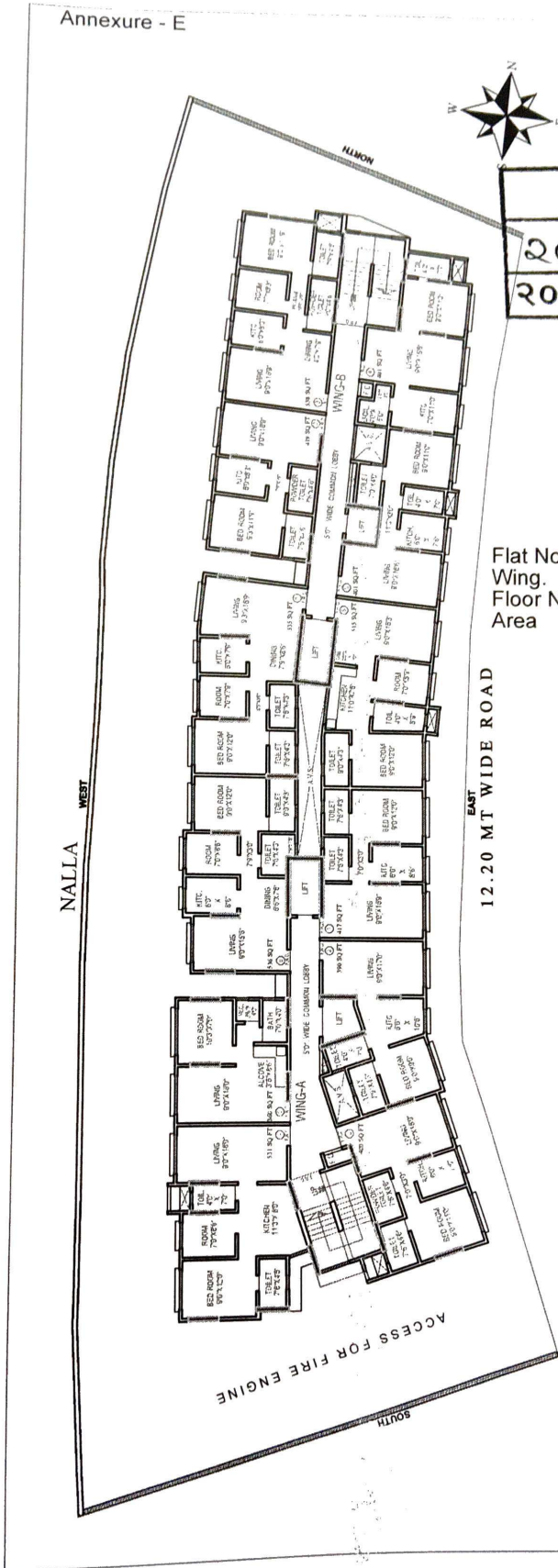


Sub.: Title Clearance Certificate with respect to all that piece or parcel of Land or ground with the Building no. 08 of Nehru Nagar Nirmal Co-operative Housing Society Ltd., standing thereon, situate, lying, and being at Nehru Nagar, Kurla (E), Mumbai-400024 in the Registration District and Sub-District of Mumbai Suburban District, Taluka-Kurla and bearing, Survey No. 229 & 267 and C.T.S. No. 11(pt.) of Village - Kurla 3. Admeasuring 759.26 sq. mts. as well as Tit bit plot area of 193.31 sq. mts, totalling to 952.57sq.mts and within the limits of the Mumbai Municipal Corporation and assessed by the "L" ward of Mumbai Municipal Corporation and bounded as follows;

On or towards North : By Building No. 7,
On or towards South : By Scheme RG,
On or towards East : By 12.20-meter-wide road, and
On or towards West : By Nalla.

The said plot of Land and building thereon shall be hereinafter referred to as "the Said Property".





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S4 Studios
Architects

DEVELOPER
DERAIYA REALTORS PVT LTD

Flat No. : 1205
Wing. : "B" wing
Floor No.: 12th Floor
Area : 401 sq.ft. Rera Carpet



TYPICAL FLOOR PLAN

DESCRIPTION OF PROPERTY
DERAIYA CLASSIC
PROPOSED REDEMPTION OF BUILDING NUMBER OR

[Handwritten signatures and marks]



Annexure - 4



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-22/1205/2023
Date- 20/09/2024

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20/09/24	LY	226
2024		

To,
Shri. Chandan Kelekar (Architect)
M/s. Space Moulders
281/2229, Motilal Nagar No.1,
Goregaon (W), Mumbai - 400 014.

Sub : Amended plan for proposed redevelopment of Existing Bldg. No. 8 known as Nehru Nagar Nirmal Co. Op. Hsg. Soc. Ltd. on plot bearing C.T. No. 11 (pt) of village Kurla - III, at Nehru Nagar, Kurla (East), Mumbai.
Ref : Your application inward no. ET- 2557 dtd. 11.09.2023.



Dear Applicants,

With reference to your above letter this is to inform you that the above plans submitted by is hereby issue subject to the compliance of the conditions I.O.A. dated 25.11.2022 and subject to compliance of following conditions-

A: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

1. That the R.C.C. design and calculation as per the amended plans shall be submitted through the registered Structural Engineer.
2. That all requisites payment fees, deposits, premium shall be paid.
3. That C.C. shall get endorsed.
4. That the up-to-date paid receipts of A. A. & C. L ward shall be submitted.
5. That the Extra water and sewerage charges shall be paid to MCGM & receipt shall be submitted.
6. That the Valid Janta Insurance policy shall be submitted.

गृहनिर्माण भवन, कलानगर, बान्द्रे (पूर्व), मुंबई ४०० ०५१.
दूरध्वनी ६६४० ५०००
फैक्स नं. : ०२२-२६५९२०५६

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051. 1/3
Phone : 66405000
Fax No. : 022-26592058 Website : www.mhada.maharashtra.gov.in

18. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.

19. 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.

A copy of set of amended plans is hereby returned for approval.

करल - १		
२०२४	२०२४	२०२४
२०२४		

--Sd--

(Prashant D. Dhattrak)
Ex.Eng.B.P. Cell (E/S)
MHADA

Copy to:

- 1) The Hon'ble Chief Officer / M.B.
- 2) Dy. Chief Engineer/B.P. Cell/GM/MHADA
- 3) Chief ICT officer/A for info, upload on MHADA web site.
- 4) Executive Engineer/Kurla Division/Mumbai Board.
- 5) Asst. Commissioner 'L' Ward (MCGM)
- 6) A.A. & C. 'L' Ward (MCGM)
- 7) A.E.W.W. 'L' Ward (MCGM)
- 8) M/s. Deraiya Realtors Pvt. Ltd.
C.A. to Nehru Nagar Nirmal Co. Op. Hsg. Soc. Ltd.



(Prashant D. Dhattrak)
Ex.Eng.B.P. Cell (E/S)
MHADA

Annexure-11



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layout) MHADA layout is not government registration No. 199411/16/CR
11/2017/CR/11 DT 21 Mar 2019

FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-22/1205/2024/PCC/1/New

To
M/s. Deraiya Realtors Pvt. Ltd.
F-97, Kohinoor City Mall, Off LBS
Marg, Kurla (West), Mumbai -
400 070

Date: 16 January 2024		
करल - 9		
2024	LL	900
2028		

Sub : Proposed redevelopment of Nehru Nagar Nirmal C.H.S.L. bearing Plot No.8,C.T.S. No. 11(pt.), Survey No. 229 & 267 of Village Kurla-III, MHADA Layout at Nehru Nagar, Kurla (East), Mumbai. For M/s. Deraiya Realtors Pvt. Ltd. C.A. to Nehru Nagar Nirmal C.H.S.L.

Dear Applicant,

With reference to your application dated 12 January, 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 carry out **Proposed redevelopment of Nehru Nagar Nirmal C.H.S.L. bearing Plot No.8,C.T.S. No.11(pt.), Survey No. 229 & 267 of Village Kurla-III, MHADA Layout at Nehru Nagar, Kurla (East), Mumbai. For M/s. Deraiya Realtors Pvt. Ltd. C.A. to Nehru Nagar Nirmal C.H.S.L.**

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

- The land vacated in consequence of endorsement of the setback line / road widening shall form part of the public street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used by any person until occupancy permission has been granted.
- The Commencement Certificate / Development permission shall remain valid for one year from the date of issue.
- 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.
- This Certificate liable to be revoked by the VP & CEO, MHADA if:
- 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.
 - 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.
 - 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.
 - The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MITA HASMUKH VIRA
HASMUKH KUPERJI VIRA



20/10/1976
Permanent Account Number

ADMPV2569G

Signature



कल - १
२०४८९
९९८९
२०२४



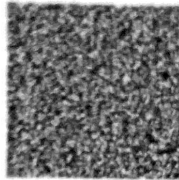


भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No.: 0000/00424/18457

To
Mita Hasmukh Vira
D/O Sheela Vira,
704/Bldg no 22 Omkar chs,
Nehrunagar,
Opp Balasaheb Thackeray centre,
Kurla east,
VTC, Mumbai,
PO: Nehru Nagar,
District Mumbai Suburban,
State Maharashtra,
PIN Code: 400024,
Mobile: 9852576219



Signature Not Verified
Signature verification failed. Please verify your details and try again.

आपका आधार क्रमांक / Your Aadhaar No. :

5326 3242 8288

VID : 9158 8435 4231 8294

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Mita Hasmukh Vira
Date of Birth/DOB: 20/10/1976
Female/ FEMALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मदिन का नहीं।
इसका उपयोग सार्वजनिक (ऑनलाइन प्रमाणीकरण, या स्कैनर कोड/
ऑनलाइन एक्सेसप्लस की स्कैनिंग) के साथ किया जाना चाहिए।
Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XML).

5326 3242 8288

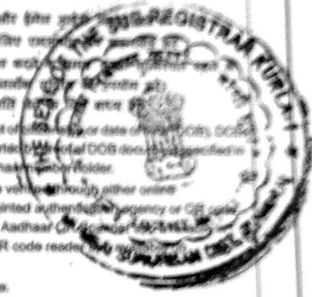
मेरा आधार, मेरी पहचान



करल - 9
20/10/2019
2019

सूचना / INFORMATION

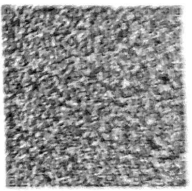
- आधार पहचान का प्रमाण है, नागरिकता या जन्मदिन का नहीं। आधार पहचान का उपयोग सार्वजनिक (ऑनलाइन प्रमाणीकरण, या स्कैनर कोड/ ऑनलाइन एक्सेसप्लस की स्कैनिंग) के साथ किया जाना चाहिए।
- आधार पहचान का प्रमाण है, नागरिकता या जन्मदिन का नहीं। आधार पहचान का उपयोग सार्वजनिक (ऑनलाइन प्रमाणीकरण, या स्कैनर कोड/ ऑनलाइन एक्सेसप्लस की स्कैनिंग) के साथ किया जाना चाहिए।
- आधार पहचान का प्रमाण है, नागरिकता या जन्मदिन का नहीं। आधार पहचान का उपयोग सार्वजनिक (ऑनलाइन प्रमाणीकरण, या स्कैनर कोड/ ऑनलाइन एक्सेसप्लस की स्कैनिंग) के साथ किया जाना चाहिए।
- आधार पहचान का प्रमाण है, नागरिकता या जन्मदिन का नहीं। आधार पहचान का उपयोग सार्वजनिक (ऑनलाइन प्रमाणीकरण, या स्कैनर कोड/ ऑनलाइन एक्सेसप्लस की स्कैनिंग) के साथ किया जाना चाहिए।
- Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).
- This Aadhaar letter should be verified through other online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR code scanner app stores or using secure QR code reader available at www.uidai.gov.in.
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.
- Entities seeking Aadhaar are obligated to seek consent.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address:
D/O Sheela Vira, 704/Bldg no 22 Omkar chs,
Nehrunagar, Opp Balasaheb Thackeray
centre, Kurla east, Mumbai, PO: Nehru
Nagar, DIST: Mumbai Suburban,
Maharashtra - 400024



5326 3242 8288

VID : 9158 8435 4231 8294

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

सूची क्र.2

दुय्यम निबंधक : मह. द. नि. कुर्ला 1

दस्त क्रमांक : 20549/2024

नांदणी :

Regn:63m

गावाचे नाव : कुर्ला

शहरनामा

5715000

पट्ट्याच्या

5643790.13

प्राकारणी दंतो की पट्टेदार ने

स्मा व घरक्रमांक(अमल्याम)

1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :मदनिका नं: 1205, माळा नं: 12 वा मजला,बी-बिंग, इमारतीचे नाव: डेरैया क्लामिको,नेहरू नगर निर्मल को.हौ.सो.लि, ब्लॉक नं: बिल्डिंग नं.08,नेहरू नगर, रोड : कुर्ला पूर्व,मुंबई - 400024, इतर माहिती: मीजे - कुर्ला-3 मदनिकेचे एकूण क्षेत्रफळ 401 चौ. फूट रंग कारपेट,मदर दस्तातील मिळकत महिला खरेदीदार अमल्यानं थापन आदेश क्र. मुद्रांक 2021/अनी. सं.क्र.12/ प्र.क्र.107/म -1(शोरण)दि. 31/03/2021 अन्वये मुद्रांक शुल्क मध्ये 1 टक्के सवलत देण्यात आली.((C.T.S. Number : 11 पार्ट ;))

1) 40.99 चौ.मीटर

जूडी देण्यात असेल तेव्हा.

दंडणा-या/लिहून ठेवणा-या

वा दिवाणी न्यायालयाचा

आदेश अमल्याम,प्रतिवादिचे

1): नाव:-डेरैया रिपल्टर्स प्राईवेट. लिमिटेड. चे संचालक आसिफ गनी डेरैया तर्फे मुखत्यार श्रीलेश लक्ष्मण रोकडे वय:-28; पत्ता:-प्लॉट नं: ऑफिस नं.जे-19, माळा नं: ., इमारतीचे नाव: मुदी बाज़ार, ब्लॉक नं: फेम-2, ए.पी.एम.सी. मार्केट-1, वाशी, नवी मुंबई, रोड नं: ., महाराष्ट्र, THANE. पिन कोड:-400703 पॅन नं:- AADCD7365D

घेणा-या पक्षकाराचे व किंवा

आचा हुकूमनामा किंवा आदेश

चे नाव व पत्ता

1): नाव:-डॉ. मित्ता हसमुख विरा वय:-48; पत्ता:-प्लॉट नं: फ्लॅट नं 704 , माळा नं: ., इमारतीचे नाव: ओमकार कॉ-ऑप. हौ. सो. लि., ब्लॉक नं: बिल्डिंग नं.22, बालाहेव ठाकरे मॅटर् समोर, रोड नं: कुर्ला पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400024 पॅन नं:-ADMPV2569G
2): नाव:-शीला हसमुख विरा वय:-71; पत्ता:-प्लॉट नं: फ्लॅट नं 704 , माळा नं: ., इमारतीचे नाव: ओमकार कॉ-ऑप. हौ. सो. लि., ब्लॉक नं: बिल्डिंग नं.22, बालाहेव ठाकरे मॅटर् समोर, रोड नं: नेहरू नगर,कुर्ला पूर्व, मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400024 पॅन नं:-ABBPV7069A

न दिल्याचा दिनांक

25/10/2024

कल्याचा दिनांक

25/10/2024

ड व पृष्ठ

20549/2024

प्रमाणे मुद्रांक शुल्क

285800

प्रमाणे नांदणी शुल्क

30000

वेचाराग घेतलेला तपशील:-

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



AGREEMENT FOR SALE

By and Between
M/s. Deraiya Realtors Pvt. Ltd.
(Promoter)

And

1. Mita Hasmukh Vira

2. Sheela Hasmukh Vira

(Allottee/s)

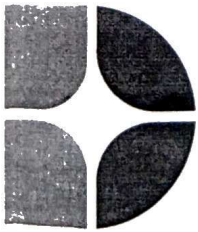
FOR

Flat No. 1205 in B Wing on 12th Floor

in the building DERAIYA CLASSICO, Building No. 8,

Nehru Nagar Nirmal C.H.S. Ltd., Nehru Nagar,

Kurla (E), Mumbai - 400 024.



DERAIYA
CLASSICO