

14668

पावती

Original/Duplicate

Wednesday, September 04, 2024  
3:18 PMनोंदणी क्र.: 39M  
Regn.: 39M

पावती क्र.: 15612 दिनांक: 04/09/2024

मावाचे नाव: माहिम  
दस्तावेजाचा अनुक्रमांक: बवई5-14668-2024  
दस्तावेजाचा प्रकार: करारनामा  
मादर करणाऱ्याचे नाव: पिटर जॉर्ज

नोंदणी फी ₹. 30000.00  
दस्त हाताळणी फी ₹. 1700.00  
पृष्ठांची संख्या: 85

एकूण: ₹. 31700.00

DELIVERED

वाजार मूल्य: ₹. 20459175.0275 /-  
माबदला ₹. 29682229 /-  
प्रसवेने मुद्राक मूल्य: ₹. 1781100 /-

सह दुय्यम निवृत्त मुंबई-5  
सह. दुय्यम निबंधक  
मुंबई शहर क्र. 4

1) दयकाचा प्रकार: DHC रकम: ₹. 1700 /-  
डॉ/घनादेश/पे ऑर्डर क्रमांक: 0924046909628 दिनांक: 04/09/2024  
बँकेचे नाव व पत्ता:  
2) दयकाचा प्रकार: eChallan रकम: ₹. 30000 /-  
डॉ/घनादेश/पे ऑर्डर क्रमांक: MH007657978202425M दिनांक: 04/09/2024  
बँकेचे नाव व पत्ता:

DELIVERED

04/2024





05/09/2024

सूची क्र.2

दुपयम निबंधक : सह दु.नि.मुंबई शहर 5

दस्त क्रमांक : 14668/2024

नोदधी :

Regn.83m

बाबाचे नाव : माहिम

(1) विनिश्चाचा प्रकार	करारनामा
(2) माबटना	29682229
(3) बाजारभावाप्रमाणे पट्टावाच्या बाबतितपट्टाकर आकारणी देणे की पट्टेदार न समूह करावे)	20459175.0275
(4) अ-मापन, पोटहिस्ता व भरकमाक (अमन्यास)	1) पानिकेचे नाव: मुंबई वनवा इतर वर्षन : इतर माहिती: सटनिक्र नं. 903, 9वा मजना, क्षेत्रफळ 768.030 चौ. फुट फारपेट, सोबत एन्क्विररी एरिया 42.195 चौ. फुट, टॉवर टी 02, खवनंद खेव, माहीम मुंबई 400016.. सोबत पोडिबय सेव्हल 4 मशीन 1 विचन कर पार्किंग स्पेस नं. 055, क्षेत्रफळ 13.75 चौ. मी., इतर माहिती दस्ताव नमूद केन्ना प्रमाणे. ( ( C.T.S. Number : 1500(Part), 2116(Part) and 2124(Part) ; ) )
(5) क्षेत्रफळ	1) 82.79 चौ.मीटर
(6) आकारणी किंवा सुधी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-बा/निहून ठेवणा-बा पत्रकाराचे नाव किंवा दिवाणी न्यायानाचा हुकुमनामा किंवा आदेश अमन्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- श्री निधी कॉन्सेप्ट रिबन्टर्न प्रा नि तर्फे कु.मु. एनएच रेसिडेन्शियल हाऊसिंग प्राव्हेट निमित्तेड तर्फे बंधोराइन्ड सिट्टेटी संघा नाबर तर्फे क्वनीडबाबाक्रीटा रिपक प्रघान बर:-62; पत्ता:- प्लॉट नं. .. माळा नं: पहिना मजना, .. इमारतीचे नाव: बंधेच भुवन, .. प्लॉट नं: खर एन 3, रोड नंबर 2, हिंदू कॉननी, .. रोड नं: दादर पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400013 पैन नं:-AAKCS2026H 2): नाव:- एनएच रेसिडेन्शियल हाऊसिंग प्राव्हेट निमित्तेड तर्फे बंधोराइन्ड सिट्टेटी संघा नाबर बांन्नातर्फे क्वनीडबाबाक्रीटा रिपक प्रघान बर:-62; पत्ता:- प्लॉट नं. .. माळा नं: .. इमारतीचे नाव: एन बँड टी हाऊस, .. प्लॉट नं: .. रोड नं: एनएम मार्ग, बॅनाई इस्टेट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पैन नं:-AAFCL4977R
(8) दस्तावेज करून घेणा-बा पत्रकाराचे व किंवा दिवाणी न्यायानाचा हुकुमनामा किंवा आदेश अमन्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- पिटर जॉर्ज बर:-46; पत्ता:- प्लॉट नं. .. माळा नं: .. इमारतीचे नाव: जॉर्ज मेशन, प्लॉट नं: विकास कॉम्प्लेक्स सगोर, एनबीएस मार्ग, रोड नं: उषळसर, टाचे पश्चिम, महाराष्ट्र, टाचे. पिन कोड:-400601 पैन नं:-AHDPG8278M 2): नाव:- विचन जॉर्ज बर:-44; पत्ता:- प्लॉट नं. .. माळा नं: .. इमारतीचे नाव: जॉर्ज मेशन, प्लॉट नं: विकास कॉम्प्लेक्स सगोर, एनबीएस मार्ग, रोड नं: उषळसर, टाचे पश्चिम, महाराष्ट्र, टाचे. पिन कोड:-400601 पैन नं:-AICPG6847R
(9) दस्तावेज करून दिन्नाचा दिनांक	04/09/2024
(10) दस्त नोदधी केन्नाचा दिनांक	05/09/2024
(11) अनुक्रमांक, खड व पृष्ठ	14668/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1781100
(13) बाजारभावाप्रमाणे नोदधी शुल्क	30000
(14) शरा	

मन्बाकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निबडलेला अनुसूचक :-

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



खरी प्रत

सह दु.नि.मुंबई शहर 5

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

2024090461

04 September 2024,08:24:46 AM

साल 2024  
 मूळ मालक ( मूळ मालक )  
 17-माहीम  
 1 भाग - दक्षिणेकडे शिवादेवी मंदिर मार्ग, पुर्वेकडे पश्चिम रेल्वे लाईन, उत्तरेस व पश्चिमेस माहिम खाडी यामधील भाग.  
 सि टी एस नंबर # 1500

मूळ मूल्य दर तक्त्यानुसार मूल्यदर रु.

वर्ग	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	गोजमापनावे एकक
	215620	247970	269530	215620	चौरस मीटर

पत्रक अत्राची माहिती

मूळ मालक ( मूळ मालक )	82.79 चौरस मीटर	मिळकतीचा वापर -	मिळकतीचा प्रकार -	बांधीव
मूळ मालक ( मूळ मालक )	1-आर सी सी	मिळकतीचे वय -	बांधकामाचा दर -	Rs.30250/-
मूळ मालक ( मूळ मालक )	आहे	मजला -	5th floor To 10th floor	
मूळ मालक ( मूळ मालक )	Above 2 hector	रस्ता सन्मुख -		

First Sale

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

प्रकल्प्याच क्षेत्रानुसार दर = (( मिळकतीचा प्रति चौ. मीटर मूल्यदर ) \* 105 % )

प्रकल्प्याच क्षेत्रानुसार निवासी सदनिका करिता प्रती चौ. मीटर दर = Rs.226401/-

प्रकल्प्याच क्षेत्रानुसार दर = 105% apply to rate = Rs.237721/-

प्रकल्प्यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (( वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) \* घसा-यानुसार टक्केवारी ) + खुल्या जमिनीचा दर )  
 = ( ( 237721-95970 ) \* ( 100 / 100 ) ) + 95970 )  
 = Rs.237721/-

प्रकल्प्यानुसार मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 237721 \* 82.79  
 = Rs.19680921.59/-

मिळकतीचा वाहन तक्रार शुल्क = 13.75 चौरस मीटर  
 मिळकतीचा वाहन तक्रार मूल्य = 13.75 \* ( 226401 \* 25/100 )  
 = Rs.778253.4375/-

अनुसूची नियम = 5, 8, 10, 4, 16

अंतिम मूल्य

= मूळ मिळकतीचे मूल्य + तक्रारचे मूल्य + मॅन्सार्डन मजला क्षेत्र मूल्य + लग्नानुसार गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिसा वाहन तक्रारचे मूल्य + खुल्या जमिनीवरील वाहन तक्रारचे मूल्य + इतर शहरी क्षेत्राच्या खुल्या जागेचे मूल्य + बंदिसा बाळकणी - मॅकेनिकल वाहन तक्रार  
 = A + B + C + D + E + F + G + H + I + J  
 = 19680921.59 + 0 + 0 + 0 + 778253.4375 + 0 + 0 + 0 + 0 + 0  
 = Rs.20459175.0275/-

Home Print



बबई - ५  
 २०२४







**CHALLAN**  
**MTR Form Number-6**



SRN	MH007658022202425M	BARCODE		Date	02/09/2024-10 13 22	Form ID	25.2
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Department		Inspector General Of Registration		Payer Details			
Type of Payment		Stamp Duty		TAX ID / TAN (If Any)			
Office Name		BOAM_UT SUB REGISTRAR MUMBAI 4		PAN No.(If Applicable)			
Location		MUMBAI		Full Name		Peter George	
Year		2024-2025 One Time		Flat/Block No.		Flat No 903 Tower T02	
Account Head Details		Amount in Rs.		Premises/Building			
90045501 Sale of NonJudicial Stamp		905550.00		Road/Street		Island Cove Mahim	
				Area/Locality		Mumbai	
				Town/City/District			
				PIN		4 0 0 0 1 6	
				Remarks (If Any)			
				SecondPartyName=LH Residential Housing Private Limited-			
905550.00				Amount In		Nine Lakh Five Thousand Five Hundred Fifty Rupees	
		9,05,550.00		Words		Only	

**बबई - ५**  
**१०६६ ३ / ५**  
**२०२४**



Payment Details		PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK			
Cheque No.		7157		Bank CIN	Ref. No.	03006172024090200132	020924M1533319
Name of Bank		PUNJAB NATIONAL BANK		Bank Date	RBI Date	02/09/2024-17 04 05	03/09/2024
Name of branch		PUNJAB NATIONAL BANK		Scroll No. , Date	1 . 03/09/2024		

This challan is valid for document registration only at the Sub Registrar office only. Not valid for unregistered document. Mobile No. 0000000000

Signature Not Verified  
Digitally signed by DN DIRECTORATE OF ACCOUNTS AND TREASURY, MUMBAI  
Date: 2024.09.02 06:30:15  
Reason: CRLS Signature Document Location: null

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	S-579-14668	0004306554202425	04/09/2024-15 17 08	IGR550	905550.00
Total Defacement Amount					9,05,550.00



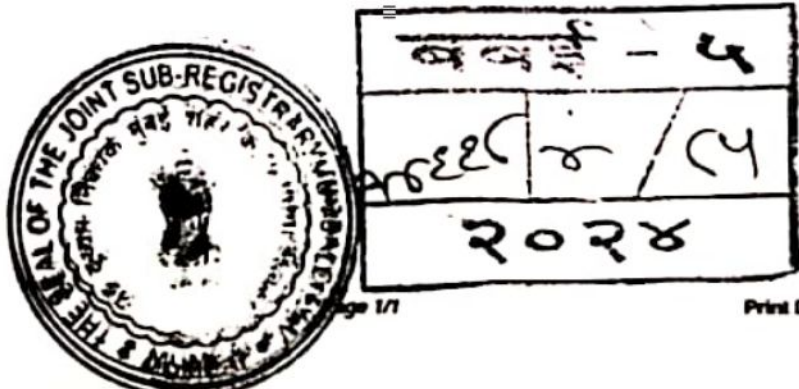
**CHALLAN**  
MTR Form Number-6



GRN MH007657878202425M    BARCODE [Barcode]    Date 02/09/2024-10:12:06    Form ID 252

Department Inspector General Of Registration		Payee Details			
Stamp Duty		TAX ID / TAN (If Any)			
Type of Payment - Registration Fee		PAN No.(If Applicable)			
Office Name BOM4_JT SUB REGISTRAR MUMBAI 4		Full Name		Peter George	
Location MUMBAI		Flat/Block No.		Flat No 903 Tower T02	
Year 2024-2025 One Time		Premises/Building			
Account Head Details		Road/Street		Island Cove Maham	
0030045501 Stamp Duty	Amount In Rs. 875550.00	Area/Locality		Mumbai	
0030063301 Registration Fee	30000.00	Town/City/District			
		PIN		4 0 0 0 1 6	
		Remarks (If Any)			
		SecondPartyName-LH Residential Housing Private Limited-			
		Amount In			
		Nine Lakh Five Thousand Five Hundred Fifty Rupees			
		Words			
		Only			
Total 9,05,550.00					
Payment Details PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	03006172024090200131 020924M1280430	
Cheque/DD No.		Bank Date	RBI Date	02/09/2024-15:29:43 Not Verified with RBI	
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID: [Blank]    Mobile No.: 0000000000  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सादर चलन काउन्स दफ्तरी निवासेक कर्तव्यकार नोदणी करवावया दस्त्यासी लागू आहे. नोदणी न करवावया दस्त्यासी सादर चलन लागू नाही.





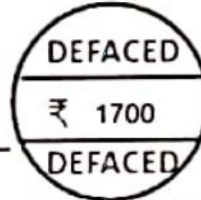


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	0924046909628	Receipt Date	04/09/2024
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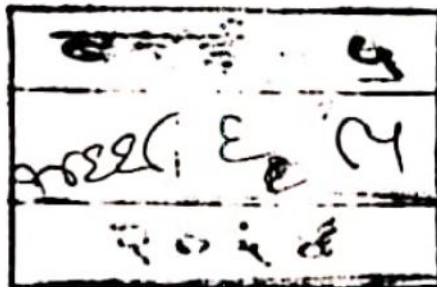
Received from DHC . Mobile number 0000000000, an amount of Rs.1700/-, towards Document Handling Charges for the Document to be registered on Document No. 14668 dated 04/09/2024 at the Sub Registrar office Joint S.R. Mumbai 5 of the District Mumbai District.



**Payment Details**

Bank Name	SBIN	Payment Date	04/09/2024
Bank CIN	10004152024090409053	REF No.	424847365922
Deface No	0924046909628	Deface Date	04/09/2024

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



**CHALLAN**  
**MTR Form Number-6**



GRN: M-0017657978202425M    **BARCODE**    Date: 02/09/2024-10 12 06    Form ID: 25 2

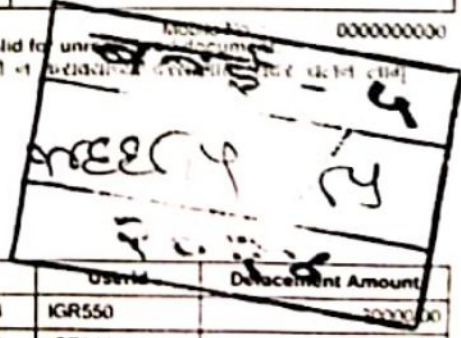
Department: Inspector General Of Registration		Payer Details			
Type of Payment: Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
		PAN No.(If Applicable)			
Office Name: BOMM_JT SUB REGISTRAR MUMBAI 4		Full Name		Peter George	
Location: MUMBAI		Flat/Block No.		Flat No 903 Tower T02	
Year: 2024-2025 One Time		Premises/Building			
Account Head Details		Amount In Rs.		PIN	
000045501 Stamp Duty	875550.00	Road/Street		Island Cove Mahim	
0000463301 Registration Fee	30000.00	Area/Locality		Mumbai	
		Town/City/District			
		PIN		4 0 0 0 1 6	
Remarks (If Any)					
SecondPartyName=LH Residential Housing					
905550.00		Amount In		Nine Lakh Five Thousand Five	
		Words		Only	



Payment Details: PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	03006172024090200131	020924M1260430
		Bank Date	RBI Date	02/09/2024-15 29 43	Not Verified with RBI
		Bank-Branch	PUNJAB NATIONAL BANK		
		Scroll No. , Date	1 , 03/09/2024		

Department ID: 0000000000  
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.

Sl. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	509-14668	0004306573202425	04/09/2024-15 17 18	IGR550	30000.00
2	509-14668	0004306573202425	04/09/2024-15 17 18	IGR550	875550.00
<b>Total Defacement Amount</b>					<b>9,05,550.00</b>





**AGREEMENT FOR SALE**

**Between**

**[SHREE NIDHI CONCEPT REALTORS PVT. LTD],  
(LH Residential Housing Private Limited)**

**&**

**[Mr. Peter George, Mrs. Dimple George]  
(The Allottee)**

**Apartment No. [903]**

**[9th] Floor, Tower [T02]**

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

बबई - ५	
२०२४	६/०५
२०२४	



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") is made and entered into at Mumbai on this 04<sup>th</sup> day of September 2024;

BETWEEN

**SHREE NIDHI CONCEPT REALTORS PVT. LTD.** (CIN: U45201MH2006PTC164533) (PAN: AAKCS2026H) a company incorporated under the Companies Act, 2013/1956 having its registered office at Ganesh Bhuvan, 1<sup>st</sup> Floor, R N 3, Road Number 2, Hindu Colony Dadar East, Mumbai 400 013, through its authorised signatory Sandhya Nair, duly authorized in this regard vide Board Resolution dated 23-Feb-24 hereinafter referred to as "SNCRPL" which expression shall unless repugnant to the context be deemed to mean and include its successors in title and permitted assigns) of the **One Part**;

And

**LH Residential Housing Private Limited**, a company registered under the provisions of the Companies Act, 2013 having CIN No. U68100MH2023PLC407788, having its registered office at L&T House, N.M. Marg, Ballard Estate, Mumbai 400 001, through its Authorized Signatory Sandhya Nair, duly authorized in this regard vide Board Resolution dated 20-Apr-24 (hereinafter referred to as "L&T" which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors in title and assigns) of the **Second Part**.

Handwritten notes in a box: वसु - 4, 2024, 2028

AND

**Mr. Peter George PAN: AHDPG9278N, Mrs. Dimple George, PAN: AICPG6847R** an adult Indian Inhabitant, residing at George Mansion, Opp Vikas Complex, LBS Marg Uthalsar, Thane (W), Mumbai - 400601, Maharashtra, India; hereinafter referred to as the "Allottee/s", (which expression shall unless it be repugnant to the context of meaning thereof, be deemed to mean and include in case of individual or individuals his/her/their respective heirs, executors, administrators and permitted assigns; in case of a company or company or companies their respective successors and assigns; in case of a partnership firms or limited liability partnership, the partners for the time being thereof, the survivor or survivors of them and the heirs, executors, administrators and permitted assigns of the last survivor; in case of a Hindu undivided families (HUF) the Karta and all coparceners, members of each of the HUFs from time to time, their respective heirs, legal representatives, executors, administrators and permitted assigns; in case of public charitable trusts, all trustees constituting the trusts for the time being and their permitted assigns; in case of private trusts, all trustees constituting the trust, beneficiaries and the heirs, executors and administrators of the surviving trustee or beneficiary and permitted assigns) of the **THIRD PART**.



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e) The Larger Land comprises of certain areas to be handed over to the competent authorities. The area to be handed over to the competent authority out of the Larger Land is an area admeasuring approximately 5021 sq. mtrs. and which area has been identified and is more particularly shown in Grey color on the plan annexed hereto and marked as "Annexure A".

f) Accordingly, SNCRPL is well and sufficiently entitled to construct free sale buildings along with the amenities and facilities therein on the balance portion of the Larger Land, i.e., on an area admeasuring approximately 6368 square meters. by utilization of the free sale component in a phase wise manner ("The said Free Sale Land"). The said Free Sale Land is more particularly described in the Third Schedule hereunder written and is more particularly hatched in orange color on the plan annexed hereto and marked as "Annexure A".

g) By and under a Joint Development Agreement dated 7<sup>th</sup> March 2024 , registered with the Sub – Registrar of Assurances at Mumbai 2 bearing reference No. BBE2-5658-2024 ,executed by and between Shree Nidhi Concept Realtors Pvt. Ltd as SNCRPL therein of the One Part and LH Residential Housing Private Limited as L&T therein of the Other Part, SNCRPL granted development rights to L&T to construct and develop free sale building on the said Free Sale Land, for the consideration and on the terms and conditions stated therein (hereinafter referred to as the "said Joint Development Agreement").

h) Accordingly, the Developers became well and sufficiently entitled to develop the said Free Sale Land and have proposed to develop the same in a phase wise manner and to utilize a total Floor Space Index including Fungible ("FSI") of 6.21 lakh sq. ft. equivalent to approximately 5.31 lakh square feet RERA Carpet Area on the said Free Sale Land.

i) The Developers have proposed to construct a multi-story residential-cum-commercial-retail building known as "Island Cove" on the said Free Sale Land comprising of 2 (Two) Towers, namely "Tower 1" and "Tower 2", and both the two towers shall be having 3 levels of common basement, ground floor (comprising of retail premises plus residential car parking space) plus 5 level of podium (comprising of partly stack/surface/tandem car parking space and partly of residential premises) plus a common amenity floor above the 5<sup>th</sup> level podium plus 1<sup>st</sup> to 28<sup>th</sup> habitable floors comprising of residential premises and 29<sup>th</sup> floor as an amenity floor in Tower "1" and 1<sup>st</sup> to 33<sup>rd</sup> habitable floors comprising of residential premises and 34<sup>th</sup> floor as an amenity floor in Tower "2" (hereinafter collectively referred to as "the Free Sale Building"). The Free Sale Building is more particularly depicted in the plan annexed hereto and marked as "Annexure A".

The said Free Sale Land shall be developed and constructed by the Developer in various phases (viz) Phase (will be comprising of Tower 1 and 2 and other phases will be comprising of other towers

The Developers have appointed Mr. Anand V. Dhokay of Messrs Anand V. Dhokay Architect & Designer, as their Architects and entered into a standard Agreement with them, registered with

SNCRPL and L&T are hereinafter collectively referred to as "the Developers".

The Developers and the Allottee/s are hereinafter collectively referred to as "Parties" and individually as "Party".

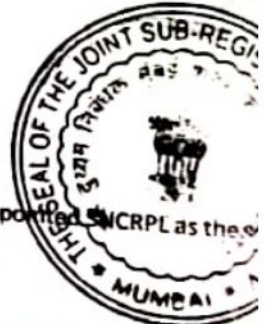
WHEREAS:

a) The Government of Maharashtra is the owner of land bearing C.S. Numbers 1500(Part), 2116(Part) and 2124(Part) of Mahim Division, admeasuring in the aggregate approximately 20,465.72 (Twenty Thousand Four Hundred and Sixty Five Point Seven Two) square meters, situated at village Mahim Mumbai 400 016, more particularly described in the First Schedule hereunder and shown in Red color boundary on the Plan annexed as "Annexure A" hereto (hereinafter referred to as "Larger Land").

b) The Larger Land was occupied by certain tenants/occupants and is a "censused slum" in terms of the provisions of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 ("SRA Act"). The tenants/occupants therein formed the following three Co-operative Housing Societies (for the rehabilitation of the slums on the Larger Land as per the SRA Act) which are duly registered under the Maharashtra Co-Operative Societies Act, 1960, viz.,

- Navkiran Welfare SRA Co-operative Housing Society Limited.
- New Janta Welfare SRA Co-operative Housing Society Limited; and
- Hind Ekta SRA Co-operative Housing Society Limited

(hereinafter collectively referred to as "Slum Societies"). and thereafter appointed SNCRPL as the promoter of the proposed slum rehabilitation scheme on the Larger Land.



c) The Slum Societies appointed SNCRPL for implementation of the Slum Rehabilitation Scheme on the Larger Land and accordingly, the SRA issued in letter of intent in favour of SNCRPL for implementation of the scheme on the Larger Land and thereafter a revised letter of intent dated 18<sup>th</sup> December 2020, bearing reference No. SRA/Eng/2025/GN/STGL/LOI granting its in-principle approval therein ("LOI"). A copy of the LOI is annexed and marked hereto as "Annexure B".

d) In terms of the LOI, SNCRPL shall construct buildings and rehabilitate the members of the Slum Societies on a portion of the Larger Land i.e., on an area admeasuring approximately 2.969 square meters only ("The said Rehab Land"), and on the balance portion of the Larger Land, SNCRPL shall be entitled to construct free sale buildings and shall be entitled to allot and sell the premises therein to any party or person at its sole and absolute discretion. The said Rehab Land is more described in the Second Schedule hereunder written and particularly shown as hatched in Blue color on the plan annexed hereto and marked as "Annexure A".

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s) The Developers have 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 Free Sale Buildings.

t) While sanctioning the aforesaid 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 Developers while developing the said Free Sale Land and the Project and upon due observance and performance of which, the Completion or Occupancy Certificate in respect of the Project shall only be granted by the concerned local authority.

u) The Developers have accordingly commenced construction of the Free Sale Building on the said Free Sale Land in accordance with the aforesaid proposed plans.

v) The Allottee/s has/have applied to the Developers for allotment of Residential/Commercial/Retail Premises/Unit/Apartment more particularly, described in the Fifth Schedule hereunder in the Free Sale Building of the project known as "Island Cove" ("The said Apartment") forming part of the Project and car parking space(s) ("Car Parking Space(s)"), in the stack/surface parking/tarred area, constructed on the said Free Sale Land and being more particularly described in the Fifth Schedule for a lumpsum consideration of Rupees as mentioned in Sixth Schedule and on the terms and conditions set out hereunder.

w) The Allottee/s is further desirous of using car parking space in the Project. Acceding to the aforesaid request of the Allottee/s, and pursuant to the discussions and negotiations between the Allottee/s and the Developer, the Allottee has requested the Developer for allotment of an car parking space and the Developer agrees to allot to the Allottee an car parking space more particularly stated in FIFTH SCHEDULE exclusively for the use of the Allottee/s's own vehicle and/or for parking guests/visitors' vehicle of such Allottee/s and for no other purpose whatsoever ("Car Parking Space"). The plans are annexed hereto and marked as "Annexure K" & "Annexure L". The Allottee/s will be bound to abide with the rules and regulations as may be framed in regard to the use of the said Car Parking Space by the Developer, from time to time. It is clarified that

the Developer has provided a mandated reserved area of car parking for the visitors/guests of the allottees of the Project

the carpet area of the said Apartment is more particularly referred in Fifth Schedule and for the purpose of this Agreement, "Carpet Area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee/s,

the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.

- l) The Developers have appointed M/s. Mahimtura, as Structural Engineer for the preparation of the structural design and drawings of the buildings and the Developers accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building/buildings.
- m) The Developers have informed the Allottee/s and the Allottee/s are aware that the development of the said Free Sale Land will be in phases and at present, the SRA has granted the Intimation of Disapproval/approval (IOD/IOA) bearing No. SRA/ENG/GN/STGL/0006/20080827/S-1 dated 7<sup>th</sup> March 2024 and has thereafter issued Commencement Certificate ("CC") bearing No. GN/STGOVT/0006/20080827/S-1 dated 12<sup>th</sup> February 2024 in respect of the redevelopment scheme on the Larger Land. Hereto annexed and marked as "Annexure C" and "Annexure D", is the copy of the IOA/IOD dated 7<sup>th</sup> March 2024 and the copy of the CC dated 12<sup>th</sup> February 2024 respectively.
- n) The Developers have registered the Phase I under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the "Act") read with 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 (hereinafter referred to as the "Rules") with the Real Estate Regulatory Authority at Mumbai no P51900046369. authenticated copy is attached as "Annexure E" (hereinafter referred to as "the Project").
- o) The Developers have sole and exclusive right to sell the flats/shops/commercial units/car parking spaces in the Project and to enter into Agreement/s with the Allottee/s of such premises in the Project and to receive the sale consideration in respect thereof.
- p) On demand from the Allottee/s, the Developers have given inspection to the Allottee/s of all the documents of title relating to the Project and the plans, designs and specifications prepared by the Developer's Architects, Anand Dhokey, and of such other documents as are required under the Act and the Rules and Regulations made thereunder.
- q) The authenticated copy of Certificate of Title issued by the attorney at law or advocate of the Developers and the authenticated copy of Property Card have been annexed hereto and marked as "Annexure F" and "G" respectively.
- r) The authenticated copies of the plans of the layout as proposed by the Developers, and according to which the construction of the buildings and open spaces are proposed to be provided for in the Project, have been annexed hereto and marked as "Annexure H".



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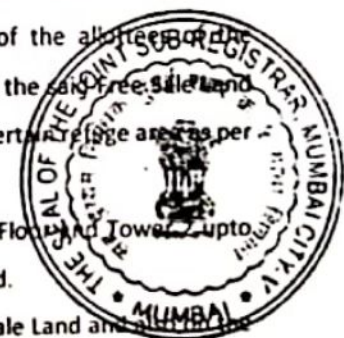


but includes the area covered by the internal partition walls of the apartment,

y) The authenticated copies of the plans of the said Apartment agreed to be purchased by the Allottee/s, , have been annexed and marked as "Annexure I".

z) The Developers have informed and the Allottees are aware about the following in respect of the development to be undertaken by the Developers on the said Free Sale Land:

- That the Developer shall be utilizing an aggregate FSI 6.21 lakh sq. ft. equivalent to approximately 5.31 lakh square feet RERA Carpet Area to construct and develop the Free Sale Building.
- That the Free Sale Buildings have 3 (three) level of common basements having stack/surface/tandem car parking spaces which shall be for the exclusive use of the allottees of the residential premises of the Free Sale Buildings.
- Ground floor of the Free Sale Building shall have commercial/retail units plus car parking space for the use of the occupiers for the residential premises of the Free Sale Buildings.
- 1<sup>st</sup> to 5<sup>th</sup> level podium shall comprise of partly residential premises and partly of car parking spaces for the exclusive use of the allottees of the residential premises in the Free Sale Building.
- A level above the 5<sup>th</sup> level podium shall comprise of a common floor for the Free Sale Building having amenities and facilities for the exclusive use of the allottees of the residential premises in the Free Sale Building ("Amenity Floor").
- 1<sup>st</sup> to 27<sup>th</sup> floor (over and above the Amenity Floor) of Tower "1" of the Free Sale Building shall comprise of residential premises, thereafter the 28<sup>th</sup> floor, shall comprise of the residential premises as well as amenity premises and 29<sup>th</sup> floor as an amenity floor. The amenity area on the 28<sup>th</sup> floor and 29<sup>th</sup> floor shall be for the exclusive use of the allottees of the residential premises of the Free Sale Buildings to be constructed on the said Free Sale Land and Future Developments (defined below). Tower 1 shall also have certain refuge area as per statutory approval.
- 1<sup>st</sup> to 33<sup>rd</sup> floor (over and above the Amenity Floor) of Tower "2" of the Free Sale Building shall comprise of the residential premises and thereafter 34<sup>th</sup> floor shall comprise of terrace/amenity premises, which shall be for the exclusive use of the allottees of the residential premises of the Free Sale Buildings to be constructed on the said Free Sale Land and Future Developments (defined below). Tower 2 shall also have certain refuge area as per statutory approval.
- Presently the Developers have obtained IOA for Tower 1 upto 29<sup>th</sup> Floor and Tower 2 upto 27<sup>th</sup> floor and the IOA upto 34 floors for Tower 2 is yet to be obtained.
- The Developers shall be constructing other tower on the said Free Sale Land and adjacent portion of and parcels, Future Developments (as provided below) comprising of retail/commercial as well as residential premises.
- The car parking spaces for the commercial/retail premises and visitors of Tower 1 and Tower



2 shall be provided in other phases to be constructed by the Developers on the said Free Sale Land and on the Future Developments and the allottees of the commercial/retail premises and their visitors (including visitors of residential premises) shall not be entitled to park their cars in the Project.

- There shall be 2 (two) capsule lift on the 29<sup>th</sup> floor of Tower 1 to reach to the 34<sup>th</sup> floor of the Tower 2.
- The Developers reserves the right to increase the floors/residential levels beyond 29 floors of Tower 1 and 34 floor of Tower 2, subject to the approvals from the Authorities. Accordingly the amenity floor on 29<sup>th</sup> floor in Tower 1 and on 34<sup>th</sup> Floor in Tower 2 may be shifted/reallocated as per the planning. The Developers shall have the right to register with RERA, the apartments above 28 floors and 33 floors of the Project, either as a separate real estate project or as part of the Project, and the possession/completion date of such separate real estate project may be different date or same as that of the Project.
- It is agreed and clarified that occupiers of the commercial/retail premises of the Free Sale Building shall not be entitled to use any amenities and facilities of the Free Sale Building, save and except as specifically provided in this Agreement.
- That the Developer may amalgamate adjacent plot bearing C.S. No.. 1500 (pt) and 2124 (pt) admeasuring approximately 874 sq. mtrs., C.S. No. 2116 (pt) admeasuring approximately 3822 sq. mtrs., and FP no. 772 to 778 and FP No 781 to 790 and CS no 1500 (pt) admeasuring approximately 5,280.61 sq. mtrs. (as shown as Future Development 1 hatched in light blue color on the plan annexed hereto at ANNEXURE A, Future Development 2 (including plot for proposed Hostel) hatched in light dark purple color on the plan annexed hereto at ANNEXURE A and Future Development 3 hatched in light purple color on the plan annexed hereto at ANNEXURE A respectively and shown in the plan annexed hereto as "Annexure A" collectively known as "Future Development") with the Free Sale Land and develop it in the manner as provided herein below and accordingly the layout may be amended to such an certain extent, and accordingly the said Free Sale Land shall include the Future Development. Presently the Developer have obtained LOI dated 18<sup>th</sup> December 2020 for Larger Land admeasuring 20,465.72 sq. mtrs comprising of Free Sale Land (6,368 sq mtrs), Rehab Land (2,459 sq mtrs), Religious structure (205 sq. mtr. not forming part of the Sale Land) Future expansion (Plot across 13.4 m wide road) (3,822 sq. mtr), Future expansion proposed Tower 3 (2285 sq. mtr), Road and other services (4,816 sq. mtr). SNCRPL has submitted a proposal in respect of Future Development 3 and the LOI is expected to be issued in due course.

The Future Development 1 and Future Development 3 shall comprise of commercial/retail premises and residential premises and Future Development 2 shall comprise of only commercial/retail premises and a hostel building and the amenities and facilities thereto as may be approved by the competent authority. The allottees of the residential premises of Future Development 1 and Future Development 3 shall be entitled to use and enjoy the amenities and facilities provided in the Project and the amenities and facilities to be provided in Future Development 1 and Future Development 3 shall be available for use for the residential premises of the Project.

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- That there are few religious structures on a portion of the Larger Land, however, it is not forming part of the Free Sale Land
- aa) 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.
  - bb) Accordingly, the Developers are absolutely seized and possessed of, and well and sufficiently entitled to develop the said Free Sale Land in accordance with the recitals hereinabove.
  - cc) Prior to the execution of these presents, the Allottee/s has/have paid to the Developers an amount towards part payment of the sale consideration of the said Apartment agreed to be sold by the Developers to the Allottee/s as advance payment, or Application Fee (the payment and receipt whereof the Developers both hereby admit and acknowledge) and the Allottee/s has agreed to pay to the Developers the balance of the sale consideration in the manner provided in Sixth Schedule.
  - dd) Under Section 13 of the said Act, the Developers are required to execute a written Agreement for sale of the said Apartment with the Allottee/s, being in fact these presents and also to register the said Agreement under the Registration Act, 1908.
  - ee) In accordance with the terms and conditions set out in this Agreement, and as mutually agreed upon by and between the Parties, the Developers hereby agree to sell, and the Allottee/s hereby agree(s) to purchase the said Apartment and the Car Parking Space (if applicable).

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



1. The Developers shall construct the Free Sale Building on the Free Sale Land i.e., the Project comprising of 2 (Two) Towers, namely "Tower 1" and "Tower 2" both the two towers shall be having 3 levels of common basement, ground floor (commercial/retail premises plus car parking spaces for residential premises) plus 5 level of podiums comprising of partly stack/surface/tandem car parking space and partly comprising of residential premises plus a common amenity floor above the 5<sup>th</sup> level podium plus 1<sup>st</sup> to 28<sup>th</sup> habitable floors comprising of residential premises in Tower "1" plus an amenity floor on 29<sup>th</sup> floor therein (to be utilized only by the occupiers of the residential premises in the Free Sale Building and Future Developments) and Tower "2" shall comprise of plus 1<sup>st</sup> to 33<sup>rd</sup> habitable floors comprising of residential premises plus an amenity floor on 34<sup>th</sup> floor therein (to be utilized only by the occupiers of the residential premises in the Free Sale Building and Future Developments), in accordance with The plans, designs and specifications, as approved by the concerned local authority from time to time. The

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- That there are few religious structures on a portion of the Larger Land, however, it is not forming part of the Free Sale Land
- aa) 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.
- bb) Accordingly, the Developers are absolutely seized and possessed of, and well and sufficiently entitled to develop the said Free Sale Land in accordance with the recitals hereinabove.
- cc) Prior to the execution of these presents, the Allottee/s has/have paid to the Developers an amount towards part payment of the sale consideration of the said Apartment agreed to be sold by the Developers to the Allottee/s as advance payment, or Application Fee (the payment and receipt whereof the Developers both hereby admit and acknowledge) and the Allottee/s has agreed to pay to the Developers the balance of the sale consideration in the manner provided in Sixth Schedule.
- dd) Under Section 13 of the said Act, the Developers are required to execute a written Agreement for sale of the said Apartment with the Allottee/s, being in fact these presents and also to register the said Agreement under the Registration Act, 1908.
- ee) In accordance with the terms and conditions set out in this Agreement, and as provided and agreed upon by and between the Parties, the Developers hereby agree to sell, and the Allottee/s hereby agree(s) to purchase the said Apartment and the Car Parking Space (if applicable).

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



1. The Developers shall construct the Free Sale Building on the Free Sale Land i.e., the Project comprising of 2 (Two) Towers, namely "Tower 1" and "Tower 2" both the two towers shall be having 3 levels of common basement, ground floor (commercial/retail premises plus car parking spaces for residential premises) plus 5 level of podiums comprising of partly stack/surface/tandem car parking space and partly comprising of residential premises plus a common amenity floor above the 5<sup>th</sup> level podium plus 1<sup>st</sup> to 28<sup>th</sup> habitable floors comprising of residential premises in Tower "1" plus an amenity floor on 29<sup>th</sup> floor therein (to be utilized only by the occupiers of the residential premises in the Free Sale Building and Future Developments) and Tower "2" shall comprise of plus 1<sup>st</sup> to 33<sup>rd</sup> habitable floors comprising of residential premises plus an amenity floor on 34<sup>th</sup> floor therein (to be utilized only by the occupiers of the residential premises in the Free Sale Building and Future Developments), in accordance with the plans, designs and specifications, as approved by the concerned local authority from time to time. The



Developers reserves right to increase the floors/residential levels beyond 29<sup>th</sup> habitable floor and 34<sup>th</sup> floor of the Project, subject to the approvals from the Authorities and register the same either as a separate real estate project or as part of the Project, and the possession/completion date of such separate real estate project may be different date or same as that of the Project.

Provided that, the Developers shall have to obtain prior consent in writing of the Allottee/s in respect of variations or modifications which may adversely affect the said Apartment of the Allottee/s, except any alteration or addition required by any Government authorities, or due to change in law.

2. The Allottee/s hereby agree/s to purchase from the Developers, and the Developers hereby agree to sell to the Allottee/s, Residential Premises / Commercial Unit / Apartment being more particularly described in the Fifth Schedule hereunder in the Phase 1 of the Free Sale Building of the project known as "Island Cove" (hereinafter referred to as "the said Apartment") as shown in the floor plan thereof, hereto annexed and marked as "Annexure I-1", and car parking space(s) more particularly described in Fifth Schedule ("Car Parking Space(s)"). The plans are annexed hereto and marked as "Annexure K" & "Annexure L" constructed on the said building for a total consideration of Rupees more particularly referred Sixth Schedule including Rs.0/- (Rupees NIL only) being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities, which are more particularly described in the Fourth Schedule annexed herewith.

2.1 The Allottee/s shall not be allowed to allot/transfer/let-out said Car Parking Space to any party or person and the same shall always be considered as married to the said Apartment. The Allottee/s shall keep the Car Parking Space in the same condition as has been handed over by the Developers to the Allottee/s and in terms of sanctioned plan of the Project and shall not enclose or cover it in any manner. The Car Parking Space shall be used by the Allottee/s only for the purpose of parking its own right motor vehicle, and not for any other purpose.

2.2 The total aggregate consideration amount for the said Apartment and the Car Parking Space is more particularly provided in the Sixth Schedule ("Total Consideration").

2.3 The Allottee/s has/have paid, prior or before execution of this Agreement, an amount as advance payment of application fee to the Developers, and hereby agrees to pay to the Developers the balance amount of Rupees more particularly referred Sixth Schedule in the manner more particularly provided in the Sixth Schedule.

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The Developers have the discretion to raise invoices for the milestones which have been completed/Achieved irrespective of sequences of the aforesaid milestones.  
The Allottee/s shall pay the respective payment as stipulated hereinabove along with applicable

competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Developer. If there is any reduction in the carpet area within the defined limit then Developers shall refund the excess money paid by the Allottee/s within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee/s. If there is any increase in the carpet area allotted to the Allottee/s, the Developers shall demand additional amount from the Allottee/s as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 2 of this Agreement.

2.17 The Allottee/s authorizes the Developers to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Developers may in its sole discretion deem fit and the Allottee/s undertakes not to object/demand/direct the Developers to adjust his payments in any manner.

3. The Developers hereby agree to observe, perform, and comply with all the terms, conditions, stipulations, and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans, or thereafter and shall, before handing over possession of the said Apartment to the Allottee/s, obtain from the concerned local authority Occupancy and/or Completion Certificates in respect of the said Apartment.

3.1 Time is of essence for the Developers as well as the Allottee/s. The Developers shall abide by the time schedule for completing the Project and handing over the said Apartment to the Allottee/s and the Common Areas to the Association of the Allottees after receiving the Occupancy Certificate, or the Completion Certificate, or both, as the case may be. Similarly, the Allottee/s shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Developers as provided in Clause 1 hereinabove.

4. The Developers hereby declares that the Floor Space Index available as on date of completion of the said Free Sale Land is 52994 square meters only and Developers have planned to utilize additional Floor Space Index of 4728 sq mtrs by availing of fungible FSI on payment of incentive. The Developers may further propose to utilize any FSI available as incentive FSI, by implementing various schemes as mentioned in the Development Control Regulation, or based on expectation of increased FSI, which may be available in future, upon modification to Development Control Regulations, which are applicable to the Project. The Developers have disclosed the overall development to be undertaken by the Developers including on the Free Sale Land, and the Future Development, and the Allottee/s has/have agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Developers by utilizing the proposed FSI, and on the understanding that the declared proposed FSI shall belong to the Developers only.



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x. The Developers have duly paid, and shall continue to pay and discharge under governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable in respect to the Project to the competent Authorities;

xi. No notice from the Government, or any other local body or authority, or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said Free Sale Land) has been received or served upon the Developers in respect of the said Free Sale Land and/or the Project, except those disclosed in the Title Report.

23. The Parties confirm that the Developers reserves to itself the unfettered right to the full, free and complete right of way and means of access over the said Larger Land *inter alia* the Free Sale Land and the Project, with the authority to grant such rights to the Allottee/s and/or users of apartment(s)/premises/units in the building(s)/Wing(s) being constructed on the said Free Sale Land at all times and the right of access to the said Free Sale Land for the purpose of installing, repairing, maintaining and inspecting the club house and meeting room, and amenities (including underground and overhead) other amenities necessary for the full and proper use and enjoyment of the said Free Sale Land without in any way obstructing or causing nuisance to the ingress and egress of the Allottee/s /other occupants of apartment(s)/premises/units in the Project.

23.1 The Parties confirm that necessary provisions for the above shall be made in the transfer documents such as deeds of transfer/assignment/declaration/deeds of said Apartment to be executed in respect of the sale/transfer of apartment(s)/premises/units in the buildings to be constructed on the said Free Sale Land. The Allottee/s hereby expressly agree/s to the same.

24. The Allottee/s himself/herselves with the intention to bring all persons into whose hands the said Apartment may come, hereby covenants with the Developers as follows: -



To maintain the said Apartment at the Allottee's own cost, in good and tenantable repair and condition from the date on which the possession of the said Apartment is received and shall not do, or suffer to be done anything in or to the building in which the said Apartment is situated which may be against the rules, regulations or bye-laws of change/alter or make addition in, or to the building in which the said Apartment is situated and the said Apartment itself, or any part thereof, without the consent of the local authorities, if required.

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packages which may damage or are likely to damage the staircases, common passages or any other structure of the building in which the said Apartment is situated, including entrances of the building in which the said Apartment is situated and in case any damage is caused to the building in which the said Apartment is situated or the said Apartment on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach.

- iii. To carry out at his own cost, all internal repairs to the said Apartment and maintain the said Apartment in the same condition, state and order in which it was delivered by the Developers to the Allottee/s and, shall not do or suffer to be done anything in, or to the Building in which the said Apartment is situated or to the said Apartment, which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish, or cause to be demolished, the said Apartment or any part thereof, nor at any time, make or cause to be made any addition or alteration of whatever nature in, or to the said Apartment, or any part thereof, nor any alteration in the elevation and external colour scheme of the Building in which the said Apartment is situated, and shall keep the portion, sewers, drains and pipes in the said Apartment and the appurtenances thereto, in good tenantable repair and condition, and in particular, so as to support, shelter and protect the other parts of the building in which the said Apartment is situated, and shall not chisel, or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the said Apartment without the prior written permission of the Developers and/or the Society or the Limited Company.
- v. Not to do, or permit to be done, any act or thing which may render void or voidable any insurance of the said Land and the Building in which the said Apartment is situated or any part thereof, or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage, or other refuse, or permit the same to be thrown from the said Apartment in the compound, or any portion of the said Land and the Building in which the said Apartment is situated.
- vii. That the dry and wet garbage shall be separated, and the wet garbage generated in the Project shall be treated separately Free Sale Land by the residents/occupants of the Project.
- viii. Pay to the Developer, within fifteen days of demand by the Developer, his share of security deposit demanded by the concerned local authority or Government giving water,



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31. **RIGHT TO AMEND**

This Agreement may only be amended through written consent of the Parties.

32. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/S/ 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 said Apartment, in case of a transfer, as the said obligations go along with the said Apartment for all intents and purposes.

33. **SEVERABILITY**

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder, or under other applicable laws, such provisions of the 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 Act 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.

34. **WAIVER**

Any delay tolerated or indulgence shown by the Developer, in enforcing the terms, conditions, covenants, stipulations and/or provisions of this Agreement, or any forbearance, or giving of time, to the Allottee/s by the Developer, shall not be treated/construed /considered, as a waiver or acquiescence on the part of the Developers of any breach, violation, non-performance or non-compliance by the Allottee/s of any of the terms, conditions, covenants, stipulations or provisions of this Agreement, nor shall the same in any manner prejudice, the rights or remedies of the Developer.

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

Wherever in this Agreement it is stipulated that the Allottee/s has to make any payment, in common with other Allottee(s) in the Project, the same shall be in proportion to the carpet area of the said Apartment to the total carpet area of all the apartments in the Project.

36. **FURTHER ASSURANCES**

Both Parties agree that they shall execute, acknowledge, and deliver to the other, such

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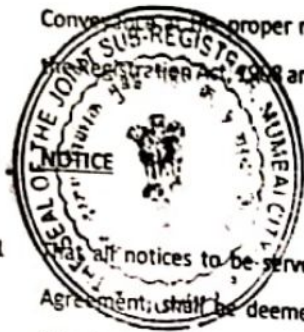
instruments and take such other actions, in addition to the instruments and actions specified provided for herein, as may be reasonably required in order to effectuate the provisions of the Agreement, or of any transaction contemplated herein, or to confirm or perfect any right to be created or transferred hereunder, or pursuant to any such transaction.

37. PLACE OF EXECUTION

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

The Allottee/s and/or Developers shall present this Agreement as well as the Lease Deed/Conveyance at the proper registration office of registration within the time-limit prescribed by the Registration Act, 1908 and the Developers will attend such office and admit execution thereof.

38.



38.1

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

Name of Allottee/s: Mr. Peter George, Mrs. Dimple George  
Allottee's Address: George Mansion, Opp Vikas Complex, LBS Marg Uthalsar, Thane (W), Mumbai - 400601, Maharashtra, India  
Notified Email ID: peterbriangeorge@yahoo.co.in

38.2

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

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In case of more than one Allottee/s, default notice, letters, receipts, demand notices to be served under this Agreement may be served upon to the first mentioned Allottee/s onto the above mentioned address or any address later notified by the first mentioned Allottee/s and the same shall be a sufficient proof of receipt of default notice, letters, receipts, demand notices and other communication by all the Allottee/s and the same shall fully and effectively discharge the Developer of its obligation in this regard.

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**SATISFIED WITH THE DEVELOPER'S TITLE**

The Allottee/s hereby declare/s that he/she/they/it has gone through this Agreement and all the documents relating to the Project and has expressly understood the contents, terms and conditions of the same and the Developers have entered into this Agreement with the Allottee/s relying solely on the Allottee/s agreeing, undertaking and covenanting to strictly observe, perform, fulfill and comply with all the terms and conditions, covenants, stipulations, obligations and provisions contained in this Agreement and on part of the Allottee/s to be observed, performed and fulfilled and complied with and therefore, the Allottee/s hereby jointly and severally (as the case may be) agrees, undertake/s and covenant/s to indemnify, save, defend and keep harmless at all times hereafter, the Developers and their successors and assigns from and against all costs, charges, expenses, losses, damages, claims, demands, suits, actions, proceedings, prosecutions, fines, penalties and duties which they or any of them may have to bear, incur or suffer and/or which may be levied or imposed on them or any of them, by reason or virtue of or arising out of any breach, violation, non-observance, non-performance or non-compliance of any of the terms, conditions, covenants, stipulations and/or provisions hereof by the Allottee/s.

40. **JOINT ALLOTTEES**

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

41. **STAMP DUTY AND REGISTRATION**

The charges towards Stamp Duty and Registration of this Agreement shall be borne by the Allottee/s.

42. **DISPUTE RESOLUTION**

Any dispute between parties shall be settled amicably. In case of failure to settle amicably, it shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

43. **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. Further, all the terms & conditions, rights and obligations of the parties as contained hereunder shall be subject to the provisions of



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Real Estate (Regulation and Development) Act, 2016 ("Act") and the schedule Rules and Regulations made thereunder ("Rules and Regulations") and the exercise of such rights and obligations shall be subject to the provisions of the Act and the Rules and Regulations made thereunder. Any change so prescribed by the Act shall be deemed to be automatically included in this Agreement and similarly any such provision which is inconsistent or contradictory to the Act shall not have any effect.

IN WITNESS WHEREOF, parties hereinabove named have set their respective hands and signed this Agreement for Sale at Mumbai in the presence of attesting witnesses, signing as such on the day first hereinabove written.

**THE FIRST SCHEDULE REFERRED HEREINABOVE**

(Description of the Larger Land)

All land bearing C.S. Numbers 1500(Part), 2116(Part) and 2124(Part) of Mahim Division, admeasuring in the aggregate approximately 20,465.72 (Twenty Thousand Four Hundred and Sixty-Five Point Seven Two) square meters, situated at village Mahim Mumbai 400 016.

**THE SECOND SCHEDULE REFERRED HEREINABOVE**

(Description of the said Rehab Sale Land)

All that piece and parcel of land forming part of the Larger Land, admeasuring 2969 square meters only or thereabouts.



**THE THIRD SCHEDULE REFERRED HEREINABOVE**

(Description of the Free Sale Land)

All that piece and parcel of land forming part of the Larger Land admeasuring in the aggregate approximately 666 Sq. Mtrs, which forms part of said Land and is hatched in Light Green colour on the plan annexed hereto and marked as ANNEXURE "A".

**THE FOURTH SCHEDULE REFERRED HEREINABOVE**

(The said common area and facilities above referred to)

Project Name/Amenities	
CLUB AREA	
Gym	
Meditation/Yoga Room/CrossFit	
Dance Studio	
Changing Room	
Pilates Zone	
Billiards	
Kids Activity zone	
Swimming Pool	
Spa	

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Study Arena
Guest Room
Card Room/Games Room
Party Hall
Juice Bar & Restaurant
Mini Theater
<b>SPORTS</b>
Badminton Court
Squash Court
<b>Next-Gen Amenities</b>
Salon
Healthcare/Medical Room
Co-working pods
Business Centre
Library /Reading Room
Creche powered by Klay daycare
Pet Spa
Futsal Arena
Jogging Track
Lawn Area

**THE FIFTH SCHEDULE REFERRED HEREINABOVE**  
(THE SAID APARTMENT ABOVE REFERRED TO)

Apartment bearing No. 903 admeasuring about 71.352 Sq. Meters. of Carpet area equivalent to 768.030 sq. feet and Ancillary area 3.920 sq. mtrs. equivalent to 42.195 sq. feet on 9th Floor in Tower T02 of the building known as "Island Cove" situated at Mahim Division, Mumbai - 400016 along with 1 SINGLE car parking at Podium 4 level car parking unit bearing No. 055 each admeasuring 10.35 sq. mtrs. having 4.5 mtrs. Length 2.3 mtrs. Breadth 2.4 mtrs. Vertical Clearance. The plans are annexed hereto and marked as "Annexure K" & "Annexure L" of the project known as "Island Cove" which is constructed in or upon the above referred said Free Sale Building, which Apartment is shown on the Floor Plan thereof as "Annexure I-1".

**THE SIXTH SCHEDULE REFERRED HEREINABOVE**

(Details of payments to be made by the Allottee/s, Payment Plans, etc.)



1   <u>Consideration</u>	<u>Rs. 2,96,82,229/- (Rupees Two Crore Ninety Six Lakh Eighty Two thousand Two hundred Twenty Nine Only) excluding GST &amp; other applicable tax.</u>
2   <u>Earnest Money/Part Payment</u>	<u>Rs. 29,39,953/- (Rupees Twenty Nine Lakh Thirty Nine thousand Nine hundred Fifty Three Only), being 9.9 % of the Consideration (excluding GST &amp; other applicable tax).</u>

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3	<u>Balance Consideration</u>	<b>Rs. 2,67,42,276/- (Rupees Two Crore Sixty Seven Lakh Four thousand Two hundred Seventy Six Only) excluding GST &amp; applicable tax.</b>
4	The Bank Account details of the Developer for the purpose of making payment by the Allottee/s	<b>Payee Name: LH LNT ISLAND COVE T1 T2.</b> <b>Bank Name: ICICI Bank.</b> <b>Account No: 777705003281.</b> <b>IFSC Code: ICIC0001247.</b>
5	Rebate for early payments at the sole discretion of the Developer	NIL% of equal installments payable by the Allottee/s.
6	<u>Nominee</u>	The Allottee/s hereby nominate/s the person.  NAME OF NOMINEE: NA  ADDRESS OF NOMINEE: NA  RELATIONSHIP OF NOMINEE WITH THE ALLOTTEE/s: NA  PAN NO: NA  AADHAR CARD NO. OF NOMINEE: NA



**Payment Plan (Clause 2.3)**

SR No	Milestone Description	%	Amount
1	Earnest Money		
2	Balance Earnest Money	10%	10,47,619.05
3	After Execution of Agreement or within 75 days of Booking		19,20,603.85
4	On completion of Plinth	5%	14,84,111.45
5	On Completion of 2nd podium slabs	10%	29,68,222.90
6	On Completion of 1st floor slab	5%	14,84,111.45
7	On Completion of 7th floor slab	10%	29,68,222.90
8	On Completion of 14th floor slab	5%	14,84,111.45
9	On Completion of 21st floor slab	10%	29,68,222.90
10	On Completion of 28th floor slab	5%	14,84,111.45
11	On Completion of Terrace slab	3%	14,84,111.45
12	On Completion of Internal Walls, Internal Plaster, Floorings of the said apartment	3%	14,84,111.45
	On Completion of the electrical fittings, windows, doors of the said apartment, including staircases and lobbies upto the floor level of the said apartment	8%	14,84,111.45
13	On Completion of External Plumbing and External Plaster, entrance lobbies of the building or wing in which the said apartment is located and sanitary fittings of the said apartment	5%	14,84,111.45
14	On Completion of lifts, water pumps, electrical fittings, electro, mechanical and environment, requirements, entrance lobby/s, plinth protection, paving of areas appurtenant	5%	14,84,111.45
15	On receipt of Part OC / Occupation Certificate	10%	29,68,222.90
16		5%	14,84,111.45
			<b>2,96,82,229.00</b>

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**THE SEVENTH SCHEDULE REFERRED HEREINABOVE**

(The Allottee/s shall, on or before delivery of possession of the said Apartment make following payment. Clause 14)

- (i) Rs. 600/- for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.
- (ii) Rs. NIL/- for formation and registration of the Society or Limited Company/Federation/ Apex body.
- (iii) Rs. NIL/- for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body
- (iv) Rs. NIL/- for deposit towards provisional monthly contribution towards outgoings of Society or Association or Limited Company/Federation/ Apex body.
- (v) Rs. NIL/- for Deposit towards Water, Electric, and other utility and services connection charges &
- (vi) Rs. NIL/- for deposits of electrical receiving and Sub Station provided in Layout.
- (vii) Rs. NIL/- for club house membership.
- (viii) Rs. NIL/- refundable interest free security deposit for carrying out fit-out work in the said Apartment.
- (ix) Rs. NIL/- for document handling charges.

The Allottee/s agree/s, confirm/s and acknowledges that all the charges stated above are estimates and tentative and are subject to change, without notice and at the sole discretion of the Developers

**Holding Charges (Clause 10.2)**

Allottees to pay to the Developers holding charges at the rate of Rs. NIL/- per month per square meter of the Carpet Area of the said Apartment

**Outgoing Charges (Clause 13.8)**

The Allottee/s shall pay to the Developers provisional monthly contribution of Rs. 5,669/- (Rupees Five Thousand Six hundred Sixty Nine Only) per month towards the outgoings for maintenance of Building in advance for 12 months on/before possession of the said Apartment and Rs. 1,36,053/- (Rupees One Lakh Thirty Six thousand Fifty Three Only) towards the outgoings for common amenities in advance for 24 Months for the common amenities.

**Legal Charges in connection with formation of the said Society, or Limited Company, or Apex Body, or Federation (Clause 15)**

The Allottee/s shall pay to the Developers a sum of Rupees NIL/- for meeting all legal costs, charges, and expenses, including professional costs of the Attorney-at-Law/Advocates of the Developers in connection with formation of the said Society, or Limited Company, or Apex Body, or Federation, and



for preparing its rules, regulations and bye-laws, and the cost of preparing and engrossing the conveyance or assignment of lease

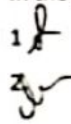
SIGNED AND DELIVERED by the  
within named SNCRPL  
Through its Constituted Attorney  
LH Residential Housing Private Limited  
Sandhya Nair  
in the presence of ...

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SIGNED AND DELIVERED  
By the within named  
"LH Residential Housing Private Limited"  
by its Authorized Signatory  
Sandhya Nair  
authorized by the Resolution  
dated 20-April-24  
passed by its Board of Directors

In the presence of  
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SIGNED & DELIVERED BY THE WITHIN NAMED "ALLOTTEE/S"

1) Mr. Peter George

2) Mrs. Dimple George







In the presence of

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**BLURM REHABILITATION AUTHORITY**  
No. SRA/Eng/2025/08/STOL/LOI  
Date: 18 DEC 2024

- 1. **Architect** : M/s. Anand Architects & Designers  
Plot No. 40, Mahatma Phule Road, Mahul  
East, Mumbai - 400018
  - 2. **Developer** : M/s. Shree Nitya Concept Builders Pvt. Ltd.  
Unit No. 108, 14 Eastern Express Highway,  
100 West, Southside, Sion, East,  
Mumbai - 400022
  - 3. **Survey** : 1. Nandan Builders SRA Co-Op Hsg. Soc. Ltd.  
2. New Janta SRA Co-Op Hsg. Soc. Ltd.  
3. New Janta SRA Co-Op Hsg. Soc. Ltd.
- Subj:** Proposed SRA Scheme No. S No. 1502PH/2116PH/2124PH of village Mahul, Mumbai District - Nandan Builders SRA Co-Op Hsg. Soc. Ltd., New Janta SRA Co-Op Hsg. Soc. Ltd., and New Janta SRA Co-Op Hsg. Soc. Ltd. (SRA) and SRA Co-Op Hsg. Soc. Ltd.

With reference to the above mentioned State Rehabilitation Scheme and on the basis of documents submitted by Architect, this office is pleased to issue in principle approval of the scheme in the form of this Detailed Letter of Intent for start of E.O. & P.C. (Since there New Scheme) in accordance with Regulation No. 23(1)(b) of D.P. 2034.

This LRI is issued in supersede of all earlier LRI issued under No. SRA/Eng/2025/08/STOL/LOI Dated 05/02/2024, 22/06/2024 & 08/03/2024. It stands modified with respect to the conditions mentioned here in below:-

Administrative Building, Plot Area Kanaka Shree, Sion East, Mumbai - 400022  
Tel: 2654 5622, 2654 5623, 2654 5624, 2654 5625, 2654 5626, 2654 5627, 2654 5628, 2654 5629

SRA/Eng/2025/08/STOL/LOI

The built up area for sale and rehabilitation shall be as per the scheme or better parameters. In the event of change in area or per cent of built up area or better parameters etc. The parameters shall be the revised built up area.

Sl. No.	Description	Area (sq. m)
1	Area of plot	12000
2	Area affected due to CRZ	1000
3	Plot area after deduction of plot in abeyance (1)	11000
4	Indebtedness of Area under D.P. Road	1000
5	Area under 11.4m wide D.P. Road	1000
6	Area under 10.7m wide D.P. Road	1000
7	Area under reserved reservation	1000
8	Rehabilitation and Reinvestment Facilities - Educational Facilities - Green Yard - Public Amenities - Water Management Facilities	1000
9	Area under [R.P. 1.4	1000
10	Total (Indebtedness + reserved)	1000
11	Net Area (R.P. 1.4)	1000
12	Additions For Floor Space Index	1000
13	100% of 3	1000
14	Total Area (R.P. 1.4)	1000
15	Proposed Urban RUA	1000
16	Area under Common passages, Security office	1000
17	Amenities	1000
18	Total Rehab Component	1000
19	Sub Component ratio as per LR/RC ratio as per DCRP 2034	1000
20	Sub Component (R x 10)	1000
21	Sub in m/s	1000
22	Total RUA generated on site (7 + 11)	1000
23	Floor Space Index sanctioned for Scheme	1000
24	No. of flats dwellers to be accommodated (11115 R - 13 P.C. + 12% Commercial + 07 Ea. Amenities & 11 Other Amenities)	1000
25	Provisional PAP to be provided (Total Tenements 1267 - RM 23 per Tenements)	1000

This LRI is issued on the basis of documents submitted by the Architect / Developer. No part of the documents submitted before the concerned authority and if directed by Competent Court / MPC, to cancel the LRI, then the liability to be cancelled and concerned person/Authority (Developer) are liable for action under various provisions of (S.A. 1961) and of Evidence Act 1972.

SRA/Eng/2025/08/STOL/LOI

- 1. **Details of Ownership**  
The ownership of the land is per Scheme C.S No. 1502PH/2116PH/2124PH of village Mahul, Mumbai District with State Government Land.
- 2. **Details of Access**  
The plot under reference is accessed from proposed 15 meters and 30.36 meter wide D.P. Road.
- 3. **Details of D.P. remarks**  
As per DCRP 2034:  
The land under reference is situated in "Residential Zone R", it is per R.R. 2.1. This includes group reservation of Rehabilitation Development (R.D. 2.1) and the ancillary provisions such as Management Facilities (M.F. 1.1), Municipal Facilities (M.F. 1.2), Public Amenities (P.A. 1.3), Social Amenities (S.A. 1.4) and Sustainable reservation of culture (C.R. 2.1) affected by D.P. Roads having width of 11.4 meters and 10 meters.
- 4. If the land is owned by Government or public body, the Developer shall pay premium of the rate of 20% as per Annual Schedule B and as per the latest notification issued in the TPO 4(SA) 143 on 12.11.2018 (2018-2019) in respect of State Rehabilitation being undertaken in public and housing in Govt. Municipal (M.M.L.A.) as per the scheme as mentioned in the last under in item 9 (P.P. 10/197) 2048 in force, and as per Circular No. 114 dated 14/07/2019.
- 5. The Developer shall pay to Govt. or M.L.A. or to all concerned Competent Authority all the fees, charges, penalties, etc. as applicable and listed in the following:-
- 6. The Developer shall pay Rs. 50,000/- per tenement towards Management Deposit and shall also pay infrastructural Development charges at the rate of 2% of built up area or as prevailing on the date of issue of LRI per sq. meter or such an amount as may be decided by the LRI per sq. meter to be paid to the State Rehabilitation Authority for built up area over and above the State issue. This including Sample Compensatory area, be reserved by Competent Authority, as decided by the Authority in an order of R.O.
- 7. The Developer shall fund over PAP tenements of six units, three months after grant of LRI, provided by the S.R. Scheme after deduction of required before amount 10% of the building. The said PAP tenements are mentioned in subject Scheme conditions no. 2 above be handed over to the Rehabilitation Authority within 30 days of the date of issue of the Authority by Project Allocated Person (PAP) of approved list of PAP.



SRA/Eng/2025/08/STOL/LOI

The PAP tenements shall be started as a PAP tenement or PAP tenements. After completion of the building PAP tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security payments etc.

Amenity Tenements of Amalgamated Mahul as mentioned in the above conditions no. 3 above shall be handed over to the State Rehabilitation Department, Government of Maharashtra, as per the Rehabilitation Centre, Security Office as mentioned in subject Scheme. The PAP tenements shall be handed over to the State Rehabilitation Authority within 30 days from the date of issue of LRI. The PAP tenements shall be handed over to the State Rehabilitation Authority by the developer.

The Developer shall rehabilitate all the additional business dwellers and other in future till issue of C.C. or last State Director of the State Rehabilitation Authority after successful status of the tenements or as may be directed.

The Developer shall submit required various R.U.A.s including (S.A. 1.3) (E.C.) as applicable from the concerned authorities in the office of the Rehabilitation Authority from time to time during the execution of the S.R. Scheme.

13. If it is agreed that less land premium is charged then the additional premium paid and contributed as per the revised land value shall be paid to the developer on per page.

14. The Developer shall reimburse the rehab component of PAP to be stipulated over period from the date of issue of LRI. The PAP tenements shall be mentioned below:

Plot area up to 4 (000) sq. m. - 50,000/-  
Plot area between 4 (000) to 7 (500) sq. m. - 60,000/-  
Plot area more than 7 (500) sq. m. - 72,000/-

In case of failure to reimburse the project within stipulated time period, the amount to be advanced from the C.E.O/SRA with valid reasons.

15. The developer shall ensure security of all eligible state tenements of the State under State Rehabilitation Scheme within 30 days of the date of issue of LRI in response to the structure rehab building.

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# ANNEXURE - C



## SLUM REHABILITATION AUTHORITY

No. : SRA/ENG/GN/STGL/0006/20080827/S-1

Date : - 7 MAR 2024

To,  
Shri. Anand V. Dhokay of  
M/s. Anand V. Dhokay Architect & Designer,  
F-63, Palm Acres,  
Mahatma Phule Road, Mulund(E).,  
Mumbai-400 081.

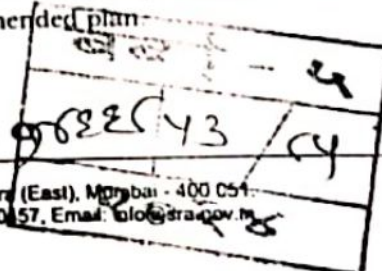
Sub: Approval of Amended Plans for Sale Building No.1 of the S.R. Scheme  
on C. S. No.1500(Pt.),2116(Pt.),2124(Pt.) of village Mahim, Mumbai-16  
for "Navkiran Welfare SRA Co.Op. Hsg. Soc. (Ltd).

Ref: Your application dated 04/03/2024

Gentleman,

With reference to the above amended plans submitted by you for the  
Sale Building No.1 are hereby approved by this office subject to following  
conditions :-

1. That conditions of Revised LOI under No. SRA/ENG/2025/GN/STGL/LOI. 05/02/2016, 08/03/2017 and 18/12/2020 shall be complied with.
2. That conditions of IOA SRA/ENG/GN/STGL/0006/20080827/S-1 dated 30/01/2024 shall be complied with.
3. That you shall submit the revised Structural Calculations
4. That revised drainage approval shall be obtained as per the amended plans before asking further CC to said building
5. That you shall submit NOC from CFO before asking CC beyond 32 mtr. to said building as per proposed amended plan



Administrative Building, Prof. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051  
Tel.: 2656 5800, 2269125800 / 1879, Fax : 022-2659 0457, Email: info@sra.gov.in

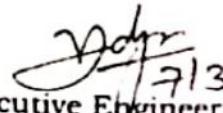


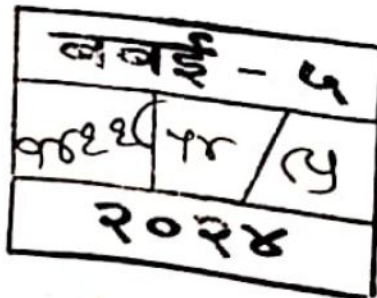
SRA/ENG/GN/STGL/0006/20080827/S-1

6. That you shall get the project/building registered with Maharashtra Real Estate Regulatory Authority in compliance with Real Estate (Regulation and Development) Act, 2016.
7. That you shall submit Remark for parking layout from E.E (T&C) of MCGM before asking the Full CC to said building under reference as per proposed amended plan.
8. That you shall submit NOC from M & E Department of M.C.G.M. for adequacy of artificial light and ventilation required for the basement before full CC to building under reference
9. That you shall submit NOC from High Rise Committee before asking further CC beyond 120.00 mtr. as per amended plan for Tower-2 to building under reference.
10. That the plans of balance fungible floors i.e. 28<sup>th</sup> to 34<sup>th</sup> Upper Floor of Tower-2 of Sale Building No. 1 will be issued only after payment of fungible premium.
11. That the final plan mounted on canvas shall be submitted before asking for OCC permission.



Yours faithfully,

  
713  
Executive Engineer- G-N  
Mumbai Rehabilitation Authority



# ANNEXURE - D



DEVELOPER COPY

Sr No. 698

## SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051  
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

NO GN/STGOVT/0006/20080827/S-1

COMMENCEMENT CERTIFICATE

22 FEB 2024

To  
M/s. Shree Nidhi Concept Realtors Pvt. Ltd.  
~~Outer House, Off Eastern Express Highway,~~  
Opp. Sion Chunabhatti Signal,  
Sion (East), Mumbai-400 022.

Sale Building No.01

With reference to your application No 1674 dated 24/12/2019 for Development permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. C.S. No. 1500 (pt.), 2116 (pt.) & 2124 (pt.) of Village Mahim, Mumbai-400 016 For: Navkiran Welfare SRA CHS, New Janta SRA CHS and Hind Ekta SRA CHS

Plot No. Mahim TPS No. ---  
G/N --- Situated at ---

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI  
SRA/ENG/2025/GN/STGL/001 dt 18/12/2020  
GN/STGOVT/0006/20080827/S1 dt 22/12/2020

and on following conditions.

- The land vacated in consequence of endorsement of the setback line / road widening line shall from part of the Public Street
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
- The Commencement Certificate / Development permission shall remain valid for one year from the date of issue. However the construction work should be commenced within three months 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.
- 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 lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966
- This Certificate is liable to be revoked by the C.E.O. (SRA) if:-
  - 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 permit is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
  - The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of sections 43 and 45 of the Maharashtra Regional and Town Planning Act 1966.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.



The C.E.O. (SRA) has appointed Shri. Dinesh D. Mahajan  
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

The C.C. is granted for work up to plinth level including 3 level basement.  
as per sanctioned plan dated 30/01/2024.

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7088/47/CY

For and on behalf of Local Authority  
The Slum Rehabilitation Authority

[Signature]  
Executive Engineer (SRA)  
FOR  
CHIEF EXECUTIVE OFFICER





Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: Project: Island Cove, Plot Bearing / CTS / Survey / Final Plot No.: 1500 Part, 2116 Part, 2124 Part Village Mahimad Mumbai City, Mumbai City, Mumbai City, 400016; registered with the regulatory authority vide project registration certificate bearing No P51900046369 of

1. Lh Residential Housing Private Limited having its registered office / principal place of business at Tehsil: Mumbai City, District: Mumbai City, Pin: 400001.

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

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

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

- The registration shall be valid up to 31/12/2028 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



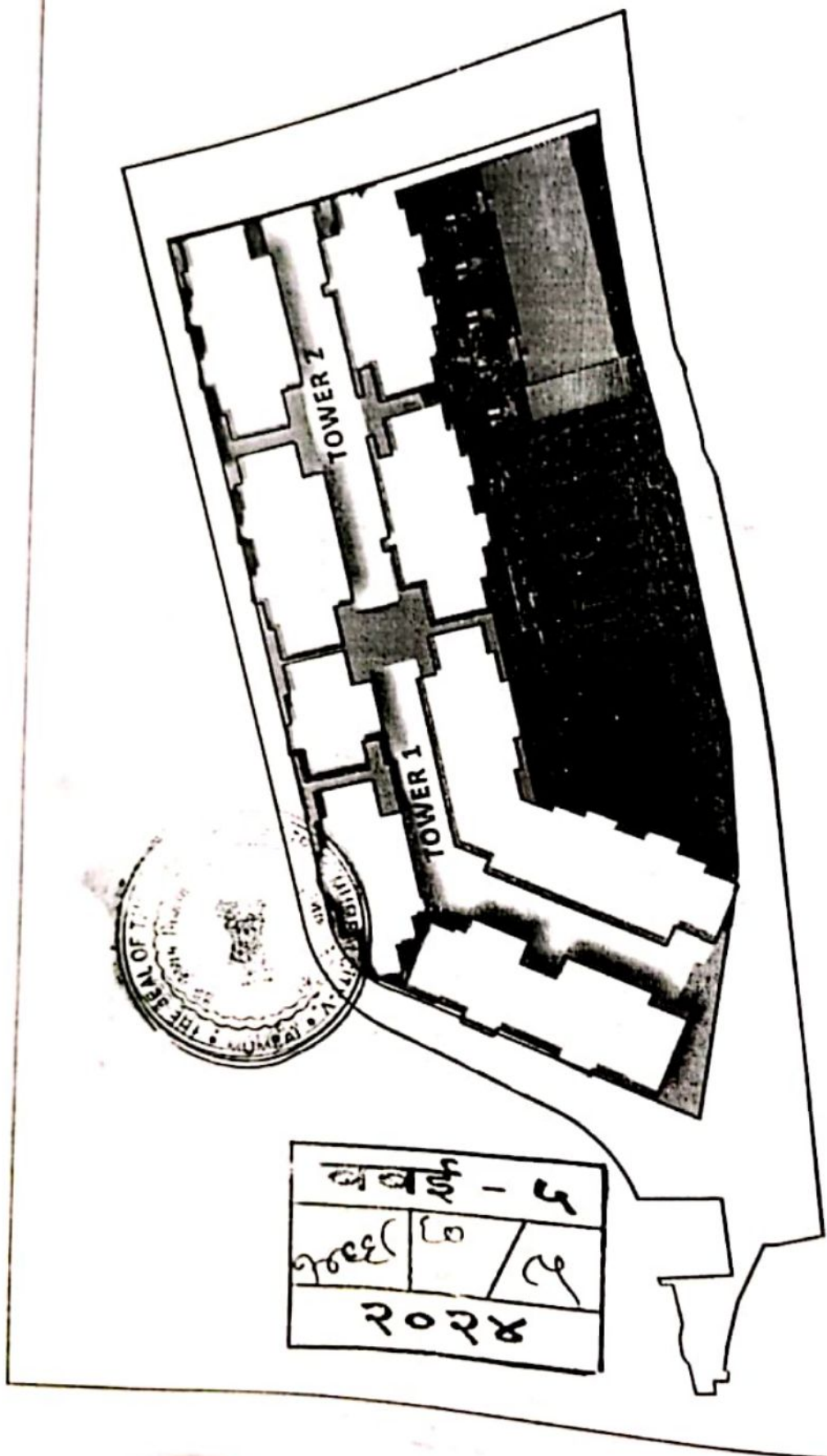
Dated: 28/06/2024  
Place: Mumbai

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११६६	५६ / ०५
२०२४	

Signature valid  
Digitally Signed by  
Dr. Vasantrao Ramnand Prabhakar  
(Secretary, MahaRERA)  
Date: 28/06/2024, 14:07:13 AM  
Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

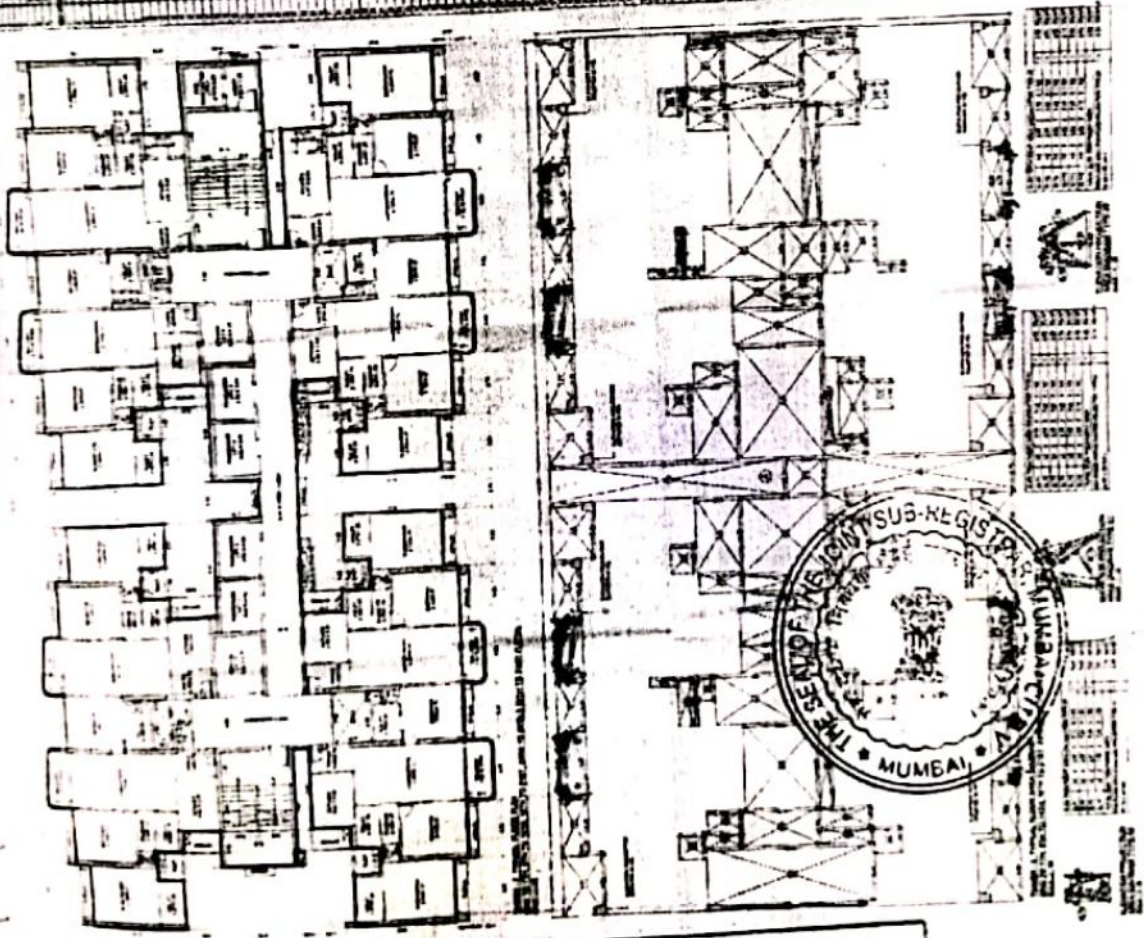
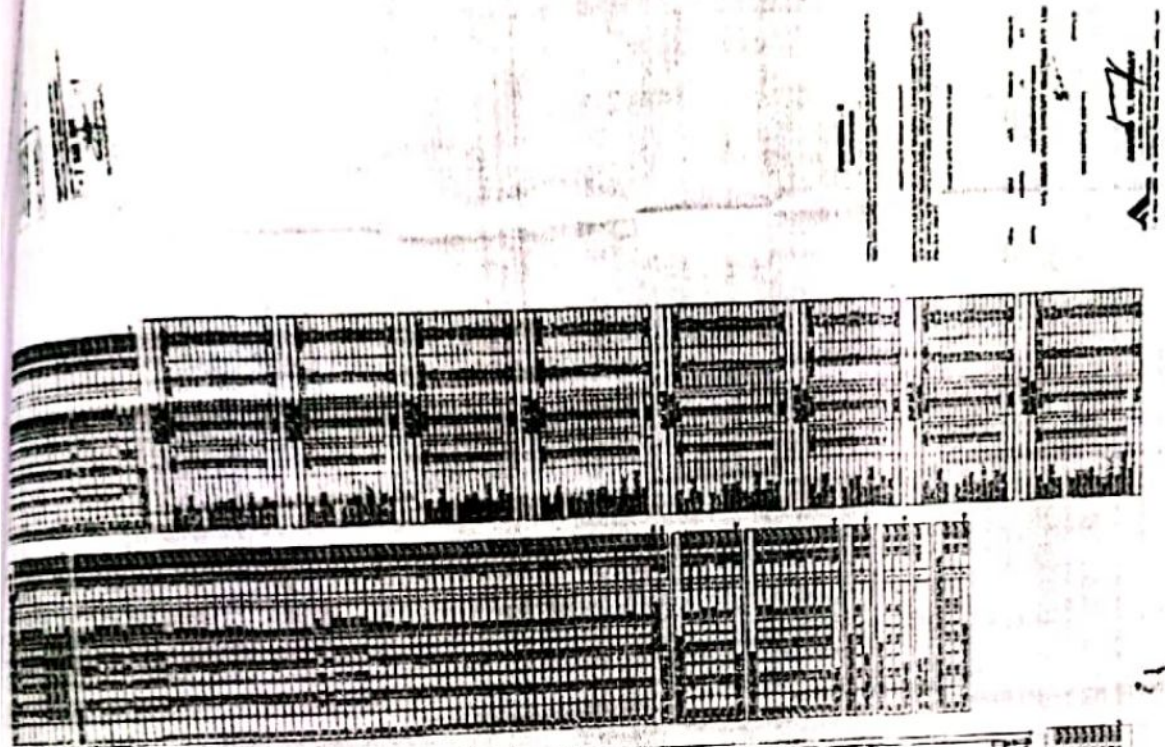
MAHIM PLOT LAYOUT



ब्लॉक - ५		
१०००	६	२
२०२४		



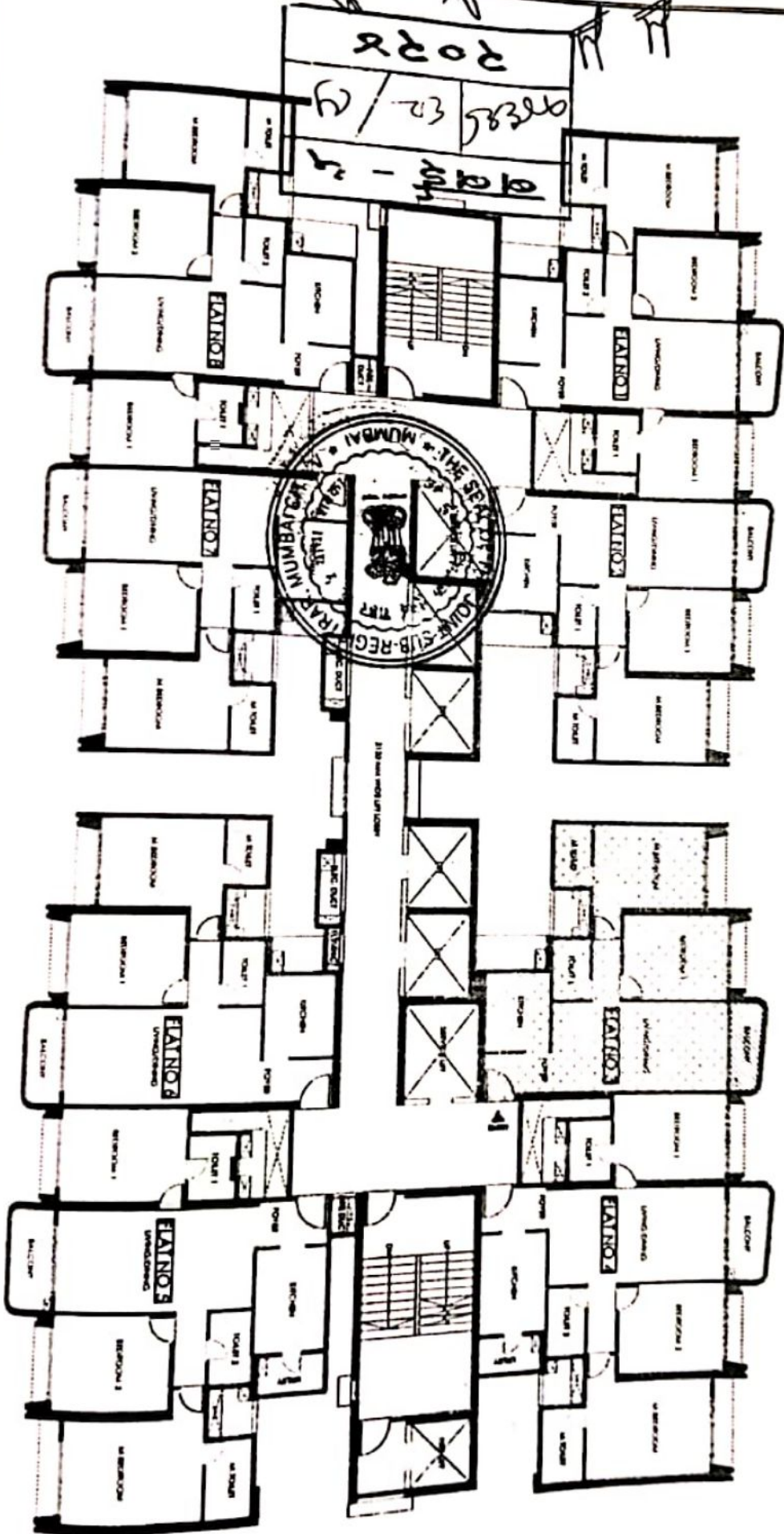
# ANNEXURE - I



बवई - ५  
२०१९ ११ / १५



ISLAND COVE, MAHIM  
Annexure 11-Floor plan of said unit



TOWER B 2ND TO 7TH 9TH TO 14TH 16TH TO 21ST 23RD TO 28TH 30TH TO 33RD FLOOR (TYPICAL)  
1000000000

HOORN 2/15



## ANNEXURE - J

FLOOR NO. 37E

### Specifications of Apartment

- 1 Natural Imported Marble flooring in living, dining, passage.
- 2 Vitrified tiles Flooring in Kitchen and all Bedrooms (Kajaria/Nitco/Orient Bell/RAK or equivalent make)
- 3 Vitrified tiles - Dado above Kitchen platform up to two feet height (Kajaria/Nitco/Orient Bell/RAK or equivalent make)
- 4 Quartz platform, stainless Steel sink in the kitchen (FRANKE / FUTURA/ HAFELE or Equivalent make)
- 5 Vitrified tiles in toilet flooring and dado (Kajaria/Nitco/Orient Bell/RAK Or Equivalent make)
- 6 Sanitary ware and CP fittings in toilets of reputed brands. (Grohe/American Standard/Kohler or Equivalent make)
- 7 Toilet shower area -Glass partition in Master toilet. Mirror above wash basin in toilets
- 8 Powder Coated Aluminium windows.
- 9 Wooden frames for main door, bedrooms and toilet doors and flush door shutters.

### Facilities in Apartment

- 10 Water inlet and outlet provisions and one electric point each for Washing machine and dishwasher in kitchen.
- 11 Exhaust Fan in toilets (Havells /Bajaj /Usha /Khaitan or equivalent make).
- 12 Video Door Phone (Zicom / Honewell/ Onetouch or Equivalent)
- 13 Concealed flushing cistern in toilets (Grohe/ Kohler/ Gebrit or Equivalent)
- 14 Intercom facility
- 15 Split AC in living / dining room (Blue star/ Toshiba/ Daikin/ Carrier/ LG/ Samsung or Equivalent)
- 16 Geyser in toilets (Bajaj/ Havells/ Racold or equivalent)
- 17 Water purifier: (AO Smith/ Eureka Forbes/ Livpure or equivalent).
- 18 Internet and FTTH- Fibre to the Home provision.
- 19 Hot & Cold-water provision in Wash Basin and Shower in toilets
- 20 Under Slung Drainage system in Toilets.



### Specifications & Facilities of Common Area

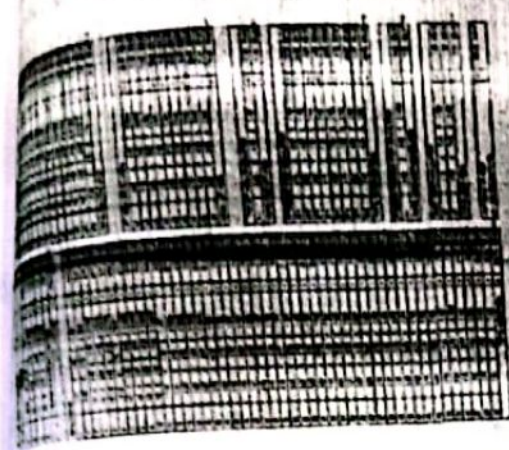
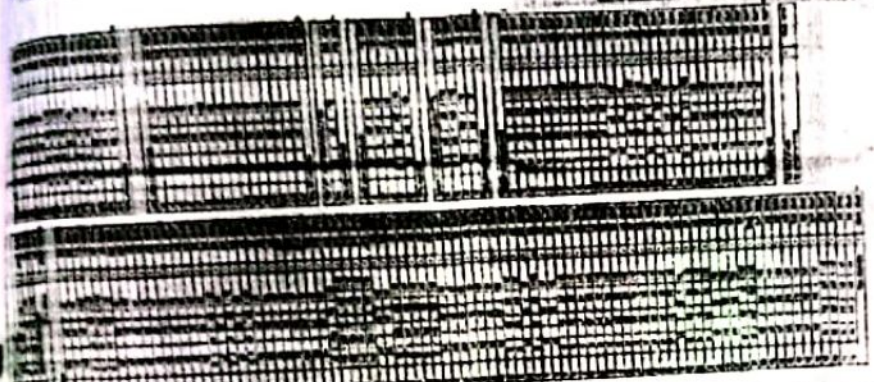
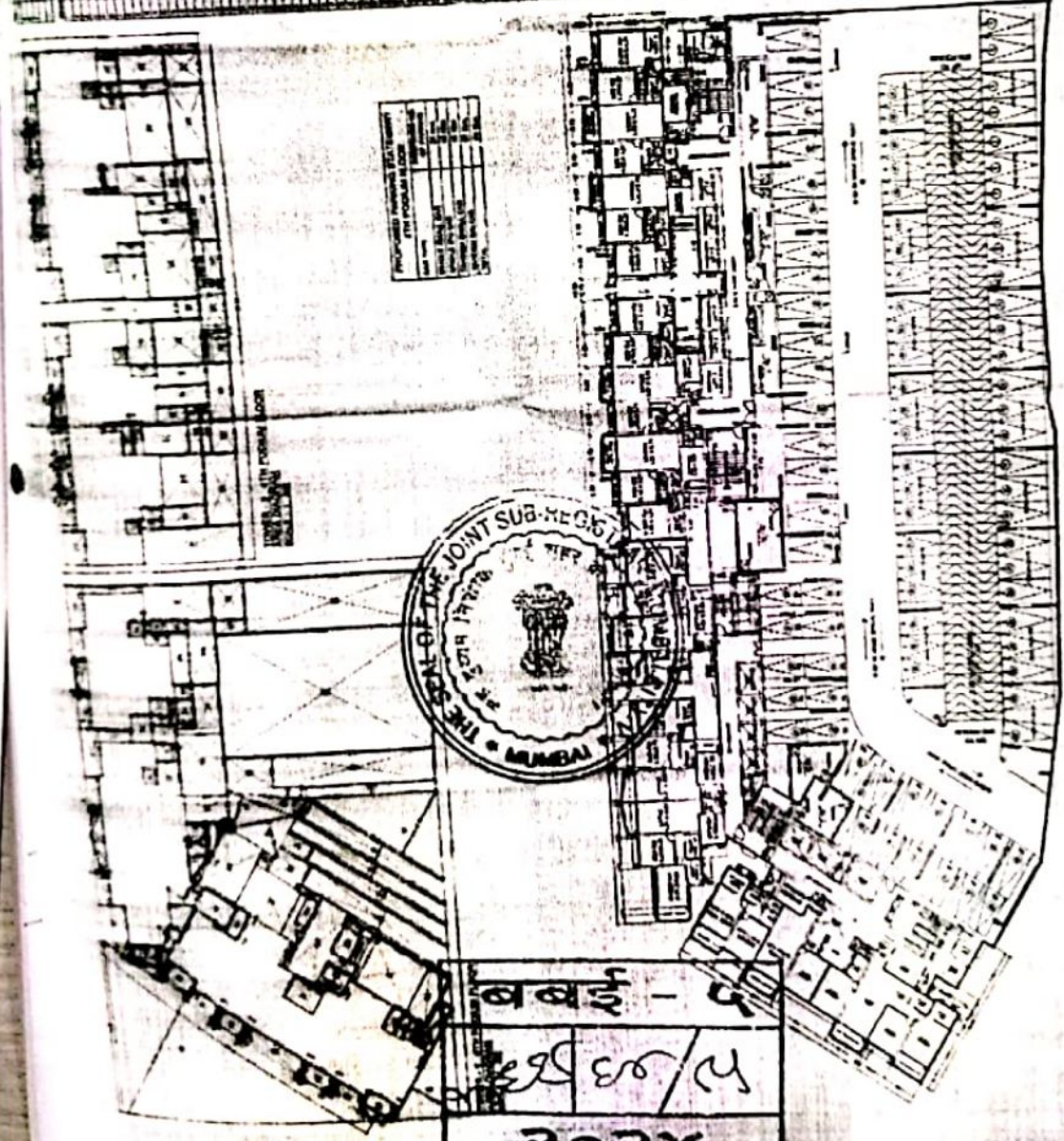
- 21 Passenger Elevators of reputed brand - (OTIS/ Fujitec/ Toshiba/ Hitachi/ Schindler/ Thyssenkrupp or Equivalent)
- 22 Firefighting system with Hydrant & Sprinklers
- 23 CCTV Camera at tower entrance / exit and inside lifts
- 24 Power backup for lift and emergency lighting
- 25 Vitrified flooring in Typical Lobby Area (Kajaria/Nitco/Orient Bell/RAK make or equivalent)
- 26 DGVT Tile Flooring in Entrance Lobby (Kajaria/Nitco/Orient Bell/RAK or equivalent make)

### Common Amenities for Entire project

- 27 Rainwater Harvesting System
- 28 STP treated water for landscaping and flushing

2028  
 2028





FORMA - II

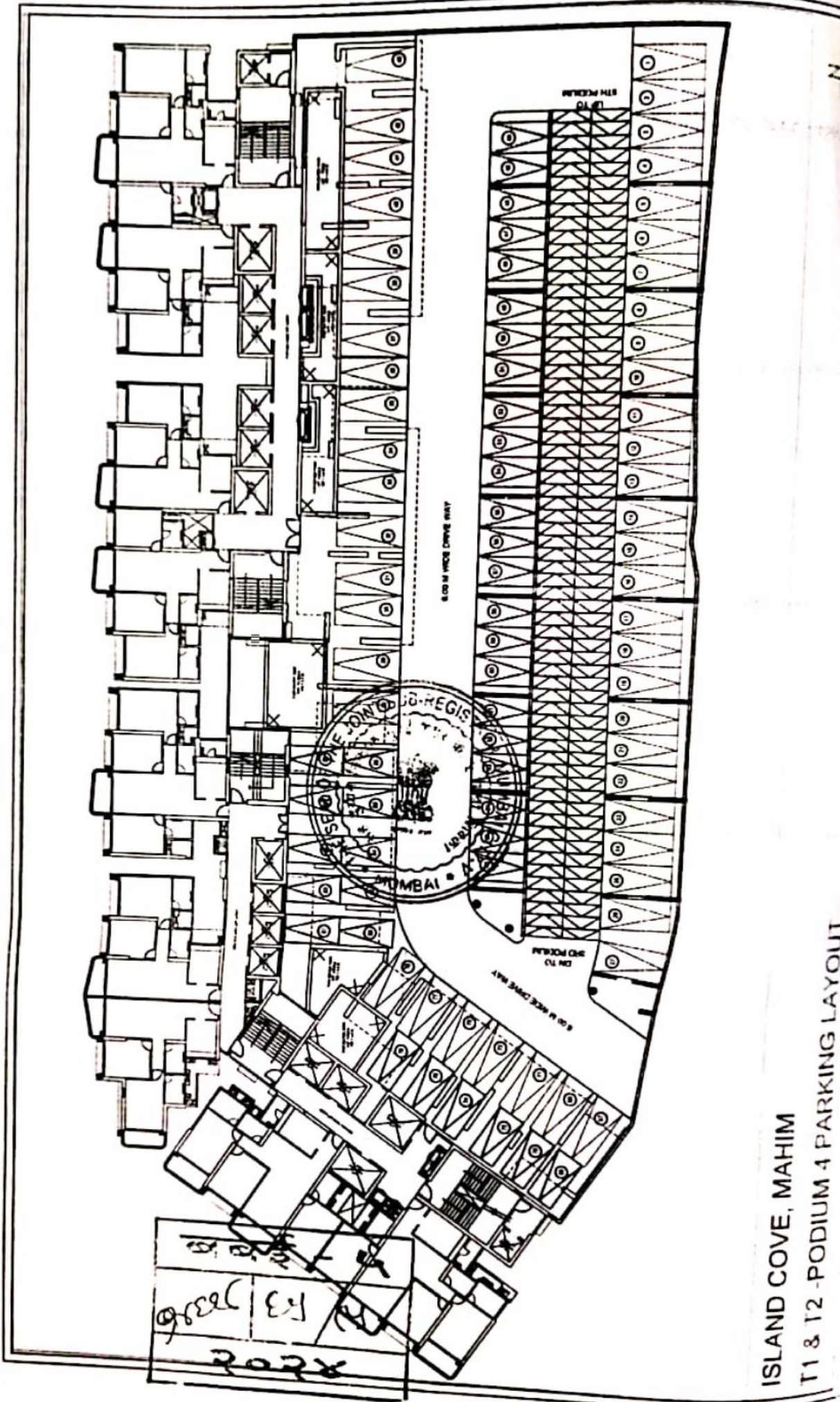
THE PROJECT IS A PROPOSED OFFICE BUILDING CALLED "FORMA", 21 HERTZ ROAD, MUMBAI (INDIA) WITH 15 FLOORS, 100,000 SQ. FT. AREA. THE ARCHITECT IS M/S. SHREYA KUMAR ARCHITECTS (PVT.) LTD. (INDIA) PVT. (INDIA).

DATE: 10/10/2024  
 SCALE: 1:100  
 DRAWN BY: A.V.B.  
 CHECKED BY: A.V.B.  
 M/S. SHREYA KUMAR ARCHITECTS PVT. LTD.



THIS DRAWING IS THE PROPERTY OF SHREYA KUMAR ARCHITECTS (PVT.) LTD. AND SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.





ISLAND COVE, MAHIM  
T1 & T2 - PODIUM-4 PARKING LAYOUT

# घोषणापत्र

मी ..... दिवस इतना

द्वारा घोषित करतो की, दुय्यम निबंधक ... बबई ५ ..... यांचे

कार्यालयात (२१/१२/१५) ..... या शिर्षकाचा

दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. निधी कॉन्सेप्ट प्रो. अल्बर्ट २५. १६) व  
बबई ५ व कथन ३१०८ चे कलम ८२ चे  
व इ यांनी दि. .... २५/१२/१५.. रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या

आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुली जबाब

दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले

नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही

किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द बातल ठरलेले नाही. सदरचे

कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.

सदरच कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२

अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक :



कुलमुखत्यारपत्र धारकाचे नांव

व सही

बबई - ५





भारत सरकार  
GOVT. OF INDIA



सिंहधर सिंह  
INCOME TAX DEPARTMENT

PETER BRIAN GEORGE

JOSEPH GEORGE

06/08/1978

Permanent Account Number

AHDPG9278N

ब.ब.सं - ५  
२०२५  
२३/०७/२०२५



Signature





3:21:10 PM

दत्त क्रमांक: 14668/2024

क्यागनामा

पक्षकाराचे नाव व पत्ता  
 पक्षकाराचे नाव: ... माळा नं: ... इमारतीचे नाव: जाई मॅजिन, ब्लॉक नं: ...  
 विधान काँग्रेस समोर, एनबीएम मार्ग, रोड नं: उषळमर, ठाणे  
 पोस्ट महाराष्ट्र, ठाणे.  
 पत्र नंबर AHDPG9278N

पक्षकाराचा प्रकार  
 निवृत्त पेशेदार  
 वय :-46  
 स्वाक्षरी:-

निवृत्त पेशेदार  
 वय :-44  
 स्वाक्षरी:-

साक्षात्कार

ठसा प्रमाणित



पक्षकाराचे नाव व पत्ता  
 पक्षकाराचे नाव: ... माळा नं: ... इमारतीचे नाव: जाई मॅजिन, ब्लॉक नं: ...  
 विधान काँग्रेस समोर, एनबीएम मार्ग, रोड नं: उषळमर, ठाणे  
 पोस्ट महाराष्ट्र, ठाणे.  
 पत्र नंबर AICPG6847R

स्वाक्षरी

पक्षकाराचे नाव व पत्ता  
 पक्षकाराचे नाव: ... माळा नं: ... इमारतीचे नाव: जाई मॅजिन, ब्लॉक नं: ...  
 विधान काँग्रेस समोर, एनबीएम मार्ग, रोड नं: उषळमर, ठाणे  
 पोस्ट महाराष्ट्र, ठाणे.  
 पत्र नंबर AICPG6847R

पक्षकाराचे नाव व पत्ता  
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 विधान काँग्रेस समोर, एनबीएम मार्ग, रोड नं: उषळमर, ठाणे  
 पोस्ट महाराष्ट्र, ठाणे.  
 पत्र नंबर AICPG6847R

साक्षात्कार

ठसा प्रमाणित



पक्षकाराचे नाव व पत्ता  
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 विधान काँग्रेस समोर, एनबीएम मार्ग, रोड नं: उषळमर, ठाणे  
 पोस्ट महाराष्ट्र, ठाणे.  
 पत्र नंबर AICPG6847R

स्वाक्षरी

पक्षकाराचे नाव व पत्ता  
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 विधान काँग्रेस समोर, एनबीएम मार्ग, रोड नं: उषळमर, ठाणे  
 पोस्ट महाराष्ट्र, ठाणे.  
 पत्र नंबर AICPG6847R

स्वाक्षरी

पक्षकाराचे नाव व पत्ता  
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 विधान काँग्रेस समोर, एनबीएम मार्ग, रोड नं: उषळमर, ठाणे  
 पोस्ट महाराष्ट्र, ठाणे.  
 पत्र नंबर AICPG6847R

पक्षकाराचे नाव व पत्ता  
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 विधान काँग्रेस समोर, एनबीएम मार्ग, रोड नं: उषळमर, ठाणे  
 पोस्ट महाराष्ट्र, ठाणे.  
 पत्र नंबर AICPG6847R

निबंधक

मालिका क्रमांक	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
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		MH007658022202425M	905550.00	SD	0004306554202425	04/09/2024
		24046909628	1700	RF	0924046909628D	04/09/2024

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दस्तावेज क्रमांक: 14668/2024

कार्यालय: अशासना

दस्तावेज क्रमांक: 14668/2024

वर्ष: 2024  
दस्तावेज क्रमांक: 14668/2024

क्र.सं.	पत्रकारांचे नाव व पत्ता	पत्रकारांचा पत्ता	प्राचार्य	उत्तर द्यायलाय
1	नाम: श्री विधी कॉन्सल्टिंग सर्व्हिसेस प्रा. लि. व. नु. एम.एच. कॉम्प्लेक्स हाऊसिंग सोसायटी लिमिटेड मळे कॉॅम्पाउंड मिहरी मरवा नागर मळे कृष्णीवडावाडी दिपक इंधान पत्ता: प्लॉट नं. ... बाळा नं. ... इमारतीचे नाव: एम व्ही टी हाऊस, ब्लॉक नं. ... राह नं. ... राह नं. 3, रोड नंबर 2, हिंदू कॉमिटी, रोड नं. ... राह नं. मुंबई, महाराष्ट्र, पिन कोड: 400001	निवृत्त वेपार बच :- 82 स्वाक्षरी:-		
2	नाम: एम.एच. कॉम्प्लेक्स हाऊसिंग सोसायटी लिमिटेड मळे कॉॅम्पाउंड मिहरी मरवा नागर मळे कृष्णीवडावाडी दिपक इंधान पत्ता: प्लॉट नं. ... बाळा नं. ... इमारतीचे नाव: एम व्ही टी हाऊस, ब्लॉक नं. ... राह नं. ... राह नं. 3, रोड नंबर 2, हिंदू कॉमिटी, रोड नं. ... राह नं. मुंबई, महाराष्ट्र, पिन कोड: 400001	निवृत्त वेपार बच :- 82 स्वाक्षरी:-		
3	नाम: विद्युत वीट पत्ता: प्लॉट नं. ... बाळा नं. ... इमारतीचे नाव: वीट वेल्थ, ब्लॉक नं. ... विकास कॉम्प्लेक्स मरवा, एम.एच. कॉम्प्लेक्स मरवा, रोड नं. उषळकर, टाचे पश्चिम, महाराष्ट्र, टाचे पिन कोड: 400001	निवृत्त वेपार बच :- 46 स्वाक्षरी:-		
4	नाम: विद्युत वीट पत्ता: प्लॉट नं. ... बाळा नं. ... इमारतीचे नाव: वीट वेल्थ, ब्लॉक नं. ... विकास कॉम्प्लेक्स मरवा, एम.एच. कॉम्प्लेक्स मरवा, रोड नं. उषळकर, टाचे पश्चिम, महाराष्ट्र, टाचे पिन कोड: 400001	निवृत्त वेपार बच :- 44 स्वाक्षरी:-		

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क्र.सं.	पत्रकारांचे नाव व पत्ता	प्राचार्य	उत्तर द्यायलाय
1	नाम: मरवा मरवा पत्ता: 18, मंडिवनी मरवा, वी एन रोड, पोस्ट मुंबई पिन कोड: 400001		
2	नाम: मरवा मरवा पत्ता: 18, मंडिवनी मरवा, वी एन रोड, पोस्ट मुंबई पिन कोड: 400001		

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प्रमाणित करणेत येते की  
दस्तावेज एकूण ... पावे आहेत  
पुस्तक क्र. - 1, मळे ...  
नोंदता.  
दिनांक 05/09/2024

Sl. No.	Vendor Name	Verification no/Vendor	GRN/Licence	राह	दस्तावेज क्रमांक	पुस्तक क्रमांक	Deface Date
1	Peter George	eChattan 03006172024060200131	MH007657978202425M	875550 00	SD	0004306573202425	04/09/2024
2	Peter George	eChattan 03006172024060200131	MH007658022202425M	805550 00	SD	0004306554202425	04/09/2024
3	Peter George	DH...	0624046900628	1700	RF	0624046900628D	04/09/2024
4	Peter George	eChattan 03006172024060200131	MH007657978202425M	30000	RF	0004306573202425	04/09/2024

