

22/11/24
Rupesh
869226574

SBI Madantre Cama Road Branch
SBI RAC chinchpokali
Ret. Rupesh sir
Lyon - 55.89
6210540

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ["Agreement"] is made and entered into at Mumbai, on this ___ day _____ of the Christian Year Two Thousand Twenty Four, by and between **M/s. MAHALAXMI CONSTRUCTION COMPANY**, a partnership firm, duly constituted under the provisions of The Indian Partnership Act 1932, having its address at 101, Suvarna Plaza, Opp. IDBI Bank, 90 Feet Road, Bhayandar (West), District - Thane 401 101, hereinafter for the sake of brevity referred to as "**THE PROMOTER**" (which expression shall unless it be repugnant to the context or meaning thereof, would mean and deem to mean and include the said partnership firm, the partners constituting the said firm for the time being and from time to time, their heirs, representatives, executors, administrators and assigns) of the **FIRST PART**

A N D

OM GURU KRIPA CO-OPERATIVE HOUSING SOCIETY LTD., a co. operative housing society, duly registered under the provisions of Maharashtra Co. Op. Societies Act 1961 [Regn. No. BOM/W-KE/HSG/TC/3344/1988-89, dated 9th August 1988] having its address at Plot No. 306, Shere-E-Punjab Co-operative Housing Society Limited, Andheri (East), Mumbai - 400 093, hereinafter for the sake of brevity referred to as "**THE CO-PROMOTER**" (which expression shall unless it be repugnant to the context and meaning thereof, would mean and deemed to mean and include its successors and assigns) of the **SECOND PART**

A N D

SHRI/SMT./MS./MESSERS Sanjeevane S. Kamat & Mr. Siddhesh P. Kamat,

having his/her/their/its address at _____

hereinafter for the sake of brevity referred to as "**THE ALLOTTEE**" (which expression shall unless it be repugnant to the context and meaning thereof, would mean and deem to mean and include, in case of individual or individuals,

his/her/their legal heirs, executors, administrators and assigns/in case of body corporate, its successors and assigns/in case of partnership, the such firm, the partners constituting the said firm, for the time being and from time to time, their survivor/s and their respective legal heirs, administrators, executors and assigns/in case of Hindu Undivided Family, the co-parcenors of the such HUF, for the time being and from time to time, their survivors from time to time and their respective legal heirs, administrators, executors and assigns/in case of trust, the trustees for the time being and from time to time of the trust and the survivor/s of them and their respective legal heirs, representatives, executors, administrators and assigns of the last survivor of them) of the **THIRD PART**.

In this Agreement, for the sake of brevity and convenience, wherever the context so requires, the Promoter, the Co-Promoter and the Allottee are hereinafter collectively referred to as **"The Parties"** and individually as **"The Party"**.

Likewise, in this Agreement, for the sake of brevity and convenience wherever the context so requires, the Promoter and the Co-Promoter are hereinafter collectively referred to as **"The Promoters"**.

W H E R E A S :-

- a) Shere-E-Punjab Co-operative Housing Society Limited [**"Shere-E-Punjab Society"**] was the owner of various contiguous lands, being lands bearing Survey No./Hissa No. 29/2 & 4, 30/1, 31, 32, 33, 34, 35/1, 36, 37/3, 6 & 7, 38/1 & 43/3, all situate at, being and lying at Revenue Village - Mogra, Taluka - Andheri, Mumbai Suburban District and now falling within the local limits of 'KE' Ward of Municipal Corporation of Greater Mumbai, hereinafter collectively referred to as **"The Larger Land"**.
- b) The said Sher-E-Punjab Society had evolved a housing scheme of the Larger Land, inter-alia, by sub-dividing the Larger Land into several sub-divided plots and allot such sub-divided plots amongst its members, so

as to enable them to construct residential buildings in their respective allotted sub-divided plots.

- c) One Shri. Taranjit Singh Bedi, [for short "**Taranjit**"], was one of the members of the said Sher-E-Punjab Society and as such was holder of 5 (five) nos. shares of the face value of Rs. 50/- each fully paid-up [Certificate No. 76]. The Sher-E-Punjab Society subsequently issued a duplicate certificate in lieu of Original Certificate No. 573, bearing share numbers 2861 to 2865 [both inclusive].
- d) By virtue of being the member of the Sher-E-Punjab Society, the said Sher-E-Punjab Society had allotted, 1 (one) sub-divided plot, being **Plot No. 306**, [corresponding C.T.S. No. 368/25], admeasuring 449 sq. mtrs., or thereabout, which is delineated in red coloured ink in the authenticated copy of the Table Plan annexed hereto and marked as **Annexure - I**, more particularly described in the **First Schedule** written hereunder, hereinafter referred to as "**The Project Land**", by and vide its letter bearing No. SEP/2193/86 dated 26th October 1986 addressed to him, in favour of the said Taranjit.
- e) As per the abovesaid Allotment Letter dated 26th October 1986, the said Taranjit was entitled to construct a residential building on the Project Land, consisting of residential premises and sell the same in favour of the prospective purchasers and also form and register the co-operative housing society, as per the provisions of Maharashtra Co-operative Housing Societies Act 1960 [**"MCS Act"**] & Rules 1961 and thereafter, the Sher-E-Punjab Society would be transferring the Project Land in favour of such co-operative housing society to be formed.
- f) The said Taranjit, after obtaining all necessary and requisite permissions and sanctions, had constructed a building in the Project Land, which is known as "**Om Guru Kripa**", hereinafter referred to as "**Original Building**".

- g) The Said Land and the Original Building are hereinafter collectively referred to as "**The Said Property**".
- h) The Original Building was in Ground + 2 nos. upper floors, consisting of 10 (ten) nos. of residential units and a covered garage.
- i) The said Taranjit had sold the premises of the Original Building, vide separate Agreements For Sale in favour of prospective purchasers, which were as contemplated under the provisions of Maharashtra Ownership of Flats [Regulation of the Promotion, Construction, Sale, Management & Transfer] Act 1963.
- j) A co-operative housing society of the purchasers and owners of the premises of the Original Building was formed and registered in the name and style as given in the title of these presents i.e. Co-Promoter, which is as per the authenticated copy of the registration certificate annexed hereto and marked as **Annexure - II**.
- k) In the meanwhile, the Co-Promoter has already obtained the conveyance of the Project Land and the Original Building from the Sher-E-Punjab Society and the said Taranjit, by and vide a duly registered Deed of Conveyance dated 5th August 2021 [Regn. No. BDR18-10012-2021].
- l) Accordingly, the Project Land came to be mutated in the name of the Co-Promoter.
- m) Upon the DCPR 2034 of Municipal Corporation of Greater Mumbai coming into force, there was potential for additional F.S.I. entitlement in respect of the Said Property, by use of permissible F.S.I., which includes permissible T.D.R., Premium F.S.I. & Incentive F.S.I.
- n) Under such premises, the Co-Promoter in its General Body Meeting held on 10th January 2021, unanimously decided to avail such additional benefits of F.S.I. that may become available to the Said Property, by re-developing the Said Property, i.e. by demolishing the Original Building

through competent and capable developers by adopting the procedure and process of inviting bids.

- p) Accordingly, the Co-Promoter invited bids from prospective developers, for carrying out the re-development work of the Said Property, by demolishing the Original Building and constructing a new building in its place.
- p) In the Special General Body Meeting held of the Co-Promoter on 27th March 2021, when due quorum was present, all 4 (four) nos. bids so received from the prospective developers were placed before the said meeting for necessary evaluation and appraisal of the same by the members of the Co-Promoter and the bids submitted by the Promoter herein was unanimously accepted by the Co-Promoter, being in its best interest.
- q) In pursuance to the resolutions passed in the Special General Body Meeting held on 27th March 2021, by and vide a duly registered Agreement For Development dated 04th November 2022 [Regn. No. BDR18-18281-2022] [**"Development Agreement"**], the Co-Promoter has assigned the re-development rights of the Said Property in favour of the Promoter herein, at and on the terms and conditions, which are more particularly described in the said Development Agreement and in pursuant thereto, the Co-Promoter has also made and executed a duly registered General Power of Attorney vide a separate writing dated 04th November 2022, in favour of the partners of the Promoter, inter-alia, conferring upon various rights, powers and privileges, which are more particularly described in the said writing, including rights and powers to demolish the Original Building and construct a new building in its place, subject to the provisions of DCPR 2034 and simultaneously on execution thereof, the Co-Promoter has handed over the quiet, vacant, peaceful, actual and physical possession of the Said Property in favour of the Promoter herein.

- r) In the premises as aforesaid, the Promoter herein become entitled to the re-development rights of the Said Property.
- s) As per the terms of the Development Agreement, the Promoter is required to handover 10 (ten) nos. of residential flats/premises, hereinafter referred to as **“The Members’ Premises”** and 10 (ten) nos. car parking, hereinafter referred to as **“The Members’ Parking”**, both free of costs, in the new building to be re-constructed in lieu of the Original Building in the Project Land. The Member’s Premises and the Member’s Parking are hereinafter collectively referred to as **“The Members’ Entitlement”**.
- t) The remaining or balance premises in the new building after handing over the Members’ Premises shall be owned by and belong to the Promoter herein and the same are hereinafter referred to as **“The Promoter’s Premises”**. Likewise, the remaining car parking that becomes available in the new building after handing over the Members’ Parking are hereinafter referred to as **“The Promoter’s Parking”**. The Promoter’s Premises and the Promoter’s Premises are hereinafter collectively referred to as **“The Promoter’s Entitlement”**.
- u) As per the terms of the Development Agreement, the Promoter is also entitled to deal with the Promoter’s Entitlement with the prospective purchasers on what is known as “Ownership Basis” and enter into Tri-Partite Agreement and receive consideration directly, without being accountable to anyone, including the Co-Promoter and further that such purchasers of the premises of Promoter’s Entitlement shall be admitted as members of Co-Promoter.
- v) The Promoter has already obtained the below mentioned sanctions, permissions and nocs from the authorities and bodies as mentioned hereunder:-

- a) Intimation of Disapproval bearing No. P-14232 / 2022 / 368 / 25 / K, E Ward / MCGRA, ICDD - New dated 29th March 2023, issued by MCGM, which is as per the Regulation 35 (1) b) of DCPR 2034;
- b) Commencement Certificate bearing No. P-14232 / 2022 / 368 / 25 / K, E Ward / MCGRA, CC - New dated 25 Jan 2023, issued by MCGM;
- c) Revised Commencement Certificate issued by P-14232 / 2022 / 368 / 25 / K, E Ward / MCGRA / FCC - 1 / Amend, issued by MCGM;
- d) Fire Noc issued by MCGM in respect of File No. P-14232 / 2022 / 368 / 25 / K, E Ward / MCGRA-CFO - 1 / New;
- e) Noc issued by Airports Authority of India bearing No. AAI / RHQ / WR / DoAS / Auth. / SWCR / WEST / B / 111123 / 736296 dated 23rd April 2024;

which are as per the authenticated copies of the same annexed hereto and marked as **Annexure - III (a), III (b), III (c), III (d) & III (e)** respectively and the same are hereinafter collectively referred to as "**The Procured Permissions, Sanctions & Nocs**".

w. **SCHEME OF DEVELOPMENT:-**

- i) The building to be re-constructed in the Project Land shall continue to be known as **Om Gura Kripa**, hereinafter referred to as "**The New/Said Building**";
- ii) The Project Land and the Said Building are hereinafter collectively referred to as "**The Project**";
- iii) The Sanctioned Plan of the Said Building presently consists of Ground + 10(Part) nos. upper floors and car parking and and the same may go upto 14 nos. upper floors or beyond, subject to the FSI entitlement in respect of the Said Property. The portion on ground + 7 floors is meant and separated for the purpose of providing mechanical parking.

including by use of TDR or Incentive / Premium FSI, the Said Building shall go upto 14 nos. upper floors or beyond.

Provided that the Promoter shall have to obtain prior written consent from the Allottee, in case, any variations or modifications, which may adversely affect the premises sought to be allotted to the Allottee except any alterations or additions are required to be carried out by any local authority or government authorities or on account of any change in the law or availability or entitlement of any additional or further F.S.I. on the Project Land, as the case may be.

03.

ALLOTMENT OF THE PREMISES AND CONSIDERATION:-

a) ALLOTMENT:-

The Allottee hereby agrees to seek allotment from the Promoter and the Promoter do hereby agree to allot to the Allottee, a premises, being **Flat . 703**, on Seventh Floor, admeasuring 365.33 sq. mtrs. (carpet) as per RERA and the same is not taken into consideration for calculating the sale price as described hereunder] of the Said Building i.e. building known as "**Om Guru Kripa**" to be constructed on the Project Land, more particularly described in the **Second Schedule** written hereunder, hereinafter referred to as "**The Said Flat / Shop / Premises / Apartment**", as shown in authenticated copy of the Floor Plan thereof, annexed hereto and marked as **Annexure – VII**.

b) The Allottee has also sought from the Promoter, a parking space in the mechanical parking which is having an area of NIL sq. mtrs., hereinafter referred to as "**The Parking**".

b) CONSIDERATION:-

In consideration of the allotment of the Said Flat as aforesaid, the Allottee shall pay to the Promoter, a sum of Rs. 5914880/- (Rupees Fifty Nine Lakhs Fourteen Thousand Eight Hundred and Eighty Only) (i.e. Rs. 16190/- X 365.33 sq. mtrs.), including Rs. Nil/- (Rupees Nil Only) being the proportionate price of the common areas

49.

STAMP DUTY & REGISTRATION FEES:-

The charges towards stamp duty fees and registration fees of this Agreement and all out of pocket costs, charges and expenses on all documents for sale and/or transfer of the Said Premises and the Parking Space shall be borne by the Allottee.

50.

GOVERNING LAW & JURISDICTION:-

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 Courts of Mumbai shall have the jurisdiction for this Agreement.

51.

DETAILS OF PROMOTER'S BANK FOR PAYMENT:-

a) **RERA:-**

Account Name : Mahalaxmi Construction Co.Om Guru Kripa
CHS Mas Coll Escrow Acct.

Bank : HDFC Bank

Branch : Bhayandar (West)

Account No. : 57500001555952.

IFSC Code : HDFC0001024.

b) **GST:-**

GST No. : 27ABUFGM7519D1ZU

IN WITNESS WHEREOF, the Parties hereunto have set and subscribed their respective hands to these presents, on the day, month and year first written hereinabove.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO

[Description of the Project Land]

Sub-divided **Plot No. 306**, [corresponding C.T.S. No. 368/25], admeasuring 449 sq. mtrs. or thereabout, and which is delineated in red coloured ink in the copy of the Table Plan annexed hereto and marked as Annexure - I, situate at, being

and lying at Revenue Village - Mogra, Taluka - Andheri, Mumbai Suburban District and now falling within the local limits of 'KE' Ward of Municipal Corporation of Greater Mumbai along with the building known as "Om Guru Kripa" standing thereon and which is bounded as under:-

That is to say that:-

- On or towards East : By Plot No. 295, C.T.S. No. 368/14
- On or towards West : By existing 18 mtrs. road opp. Gurunanak High School
- On or towards North : By Plot No. 305, C.T.S. No. 368/24
- On or towards South : By existing 18 mtrs. road, C.T.S. No. 368/98

THE SECOND SCHEDULE HERINAbove REFERRED TO

[Description of the New Flat/Parking]

A flat, being Flat No.703, on Seventh Floor, admeasuring 365.33 sq. mtrs. (carpet), as per RERA, of a new building which is known as "**Om Guru Kripa**" and which is bounded as under:-

That is to say that:-

- On or towards North : _____
- On or towards South : _____
- On or towards East : _____
- On or towards West : _____

along with a Car Parking which will be by way of mechanical, having an area of Nil sq. mtrs. (the same shall be identified upon obtaining of Occupation Certificate or Building Completion Certificate).

THE THIRD SCHEDULE HERINAbove REFERRED TO

(The nature, extent and description of common areas and facilities)

Name Sanjivane Siddhesh Kamat/Siddhesh Prasad Kamat

Project Name	Om Gurukripa
Floor	7
Unit	703
Typology	1 RK
Rera ca Area(in Sq.ft)	365.33
Agreement Value	5914800
Stamp Duty 6%	354888
Gst on AV 5%	295740
Registration charges	30000
Total	6595428

Payment Schedule	%	AV	GST	AV with GST
On Booking	10%	591480	29574	621054
On completion of Plinth	35%	2070180	103509	2173689
On completion of 2nd Slab	4%	236592	11829.6	248421.6
On completion of 4th Slab	4%	236592	11829.6	248421.6
On completion of 6th Slab	4%	236592	11829.6	248421.6
On completion of 8th Slab	4%	236592	11829.6	248421.6
On completion of 10th Slab	3%	177444	8872.2	186316.2
On completion of 12th Slab	3%	177444	8872.2	186316.2
On completion of RCC	3%	177444	8872.2	186316.2
On Completion of Walls, Internal Plaster, Floorings, Doors & Win	5%	295740	14787	310527
On Completion of Sanitary Fittings, Staircases, Lift Wells, Lobbie	5%	295740	14787	310527
On Completion of External Plumbing & External Plaster, Elevator	5%	295740	14787	310527
On Completion of the Lifts, Water Pumps, Electrical Fittings, Elec	10%	591480	29574	621054
At the time of handing over the possession of the Apartment d	5%	295740	14787	310527



BRIHANMUMBAI MUNICIPAL CORPORATION
MUMBAI FIRE BRIGADE

Sub: Fire protection and fire fighting requirement for the Proposed Construction of High-rise Residential Building (Proposed redevelopment of residential building) on plot No. 306 bearing C.T.S. No. 368/25 of Village Mogra situated in Sher-E-Punjab CHS Ltd, Andheri (E), Mumbai 400093, in K/East Ward.

Ref: 1) Online submission from **Mr. Manoj Jangid, Architects**
2) Online file No. **P-14232/2022/(368/25)/K/E Ward/MOGRA-CFO/1/New.**

Mr. Manoj Jangid, Architects

This is a proposal for the construction of high-rise residential building comprising of part basement for U.G. tank & Pump room + ground floor for shops + 1st to 14th upper residential floors with a total height of 44.95 mtrs. measured from general ground level up to terrace level as shown on the plan. Architect has proposed mechanized car parking tower annexed to the building at West side within the building line having total height of 23.60 mtrs. measured from general ground level with 0.90 mtrs. wide fire-fighting platform railing at alternate car parking level & 0.90 mtrs. wide spiral staircase as shown on the plan. The wall between car parking & proposed building shall be of 4 hours fire resistance as shown on the plan.

Floor wise users of the building:

Floors	User
Part Basement	For U.G. tank + Pump room + Battery room.
Ground floor	Entrance lobby + 05 Nos. of shops + Meter room + Society office + Servant toilet.
1 st to 7 th floors	03 Nos. of residential flats on each floor.
8 th floor	02 Nos. of residential flats + Refuge area.
9 th to 13 th floors	03 Nos. of residential flats on each floor.
14 th floor	02 Nos. of residential flats + Fitness center.
Terrace	Open to sky (treated as refuge area).

The details of staircases:

No. of staircase	Type of staircase	Width	From – to
One	Enclosed type	1.50 mtrs	Leading from basement to terrace level

The staircases are externally located and adequately ventilated to outside air, as shown on plans.

The details of lifts:

No. of lifts	Type of lifts	Profile
01 No.	Passenger lift	Leading from basement to top floor
01 No.	Passenger lift	Leading from ground to top floor

One passenger lift leading from ground to top floor will be converted into fire lift. The lift lobby/common corridor at each floor level is ventilated to outside air, as shown on the plans.

The details of open spaces:

The site abuts on 18.30 mtrs. wide D.P. Road on South & West side as shown on the plan by Architect.

The side open spaces around the building are as under:

Sides	From Bldg. line ground level to CTS plot boundary
North	3.26 mtrs. to 3.57 mtrs. from building line & 1.50 mtrs. from mechanized car parking tower
South	3.00 mtrs. + 18.30 mtrs. wide D.P. Road
East	3.00 mtrs. (Including Surface car parking)
West	3.00 mtrs. + 18.30 mtrs. wide D.P. Road

The details of refuge area:

Floor	Refuge area in Sq. mtrs. (Required)	(Proposed)	At the height of refuge floor in mtrs from general ground level,
8 th	42.98 sq mtrs.	43.12 sq mtrs.	24.65 mtrs.

In addition to above, terrace of the building will be treated as refuge area. E.E.B.P.(W.S.) shall verify the Refuge area calculation and Excess refuge area if any, shall be counted in F.S.I. as per DCPR 2034.

The proposal has been considered favorably taking into consideration the following:

- i) The site abuts on 18.30 mtrs. wide D.P. Road on South & West side as shown on the plan by Architect.
- ii) There shall be no compound wall on 18.30 mtrs. wide D.P. Road on South & West side as shown on the plan.
- iii) The Architect has proposed refuge area facing road side i.e., on West side from where specialized fire appliances of this department can be operated in case of emergency.
- iv) Automatic sprinkler system shall be provided in each shop on ground floor, in fitness center, society office & in lift lobby/common corridor of each floor of the building as per relevant I.S. standards laid down.
- v) Any additional fire safety requirements for proposed building recommended in future from Mumbai Fire Brigade Officer before final occupation shall be complied with.

In the view of above, as far as this department is concerned, this approval is issued stipulating fire protection measures and fire fighting safety requirements for the proposed construction of high-rise residential building comprising of part basement for U.G. tank & Pump room + ground floor for shops + 1st to 14th upper residential floors with a total height of 44.95 mtrs measured from general ground level up to terrace level as shown on the plan along with mechanized car parking tower annexed to the building at West side within the building line having total height of 23.60 mtrs measured from general ground level with 0.90 mtrs wide fire-fighting platform railing at alternate car parking level & 0.90 mtrs wide spiral staircase, as shown on uploaded plan, signed in token of approval, subject to satisfactory compliances of the following requirements:

C - 3



BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-14232/2022/(368/25)/K/E Ward/MOGRAMFCC/1/Amend

COMMENCEMENT CERTIFICATE

To,
MAHALAXMI CONSTRUCTION CO.
101, SUVARNA PLAZA, OPP. IDBI BANK 90FT
ROAD, BHAYANDAR WEST, Dist Thane 401101

Sir,
With reference to your application No. **P-14232/2022/(368/25)/K/E Ward/MOGRAMFCC/1/Amend** Dated. **22 Dec 2022** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **22 Dec 2022** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **368/25** C.T.S. No. **368/25** Division / Village / Town Planning Scheme No. **MOGRA** situated at **SHEREPUNJAB ROAD Road / Street in K/E Ward Ward** .

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

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

The Municipal Commissioner has appointed **Shri. Asst. Eng. (BP)H/East & K/East Ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.**

This CC is valid upto 25/6/2024



Issue On: 26 Jun 2023 Valid Upto: 25 Jun 2024

Application Number: P-14232/2022/(368/25)/K/E
Ward/MOGRA/FCC/1/New

Remark:

C.C. up to top of basement i.e ht. 0.30 to 0.75 mt. AGL as per approved plan dated 09.03.2023

Approved By

Executive Engineer (BP) K/East Ward
Executive Engineer

Issue On: 30 Apr 2024 Valid Upto: 29 Apr 2025

Application Number: P-14232/2022/(368/25)/K/E
Ward/MOGRA/FCC/1/New

Remark:

Further C.C. up to top of 2nd floor (i.e. 10.15 mtr. AGL) as per approved plans dated 09-03-2023 by restricting 3rd floor.

Approved By

Asst. Eng. (BP)H/East & K/East Ward
Assistant Engineer (BP)

Issue On: 11 Sep 2024 Valid Upto: 25 Jun 2025

Application Number: P-14232/2022/(368/25)/K/E
Ward/MOGRA/FCC/1/Amend

Remark:

Re-endorsement of earlier C.C. and FCC upto 10th part upper floor + LMIR+ OHT (i.e. height up to 37.85 mtr. AGL) as per approved plans dated 03.09.2024.

P-14232/2022/(368/25)/K/E Ward.MOGRA/FCC/1/Amend

Digitally signed by SAHILCH ASIF MUSA
Date: 11 Sep 2024 17:18:26
Organization: Brihanmumbai Municipal Corporation
Designation: Assistant Engineer (BP)



For and on behalf of Local Authority
Brihanmumbai Municipal Corporation
Assistant Engineer . Building Proposal
Western Suburb I K/E Ward Ward

Cc to :
1. Architect.
2. Collector Mumbai Suburban /Mumbai District.



MOB = 9619489490

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA


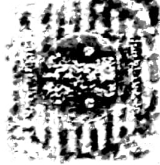
व्यक्तिगत आयकर विभाग
Permanent Account Number Card
AVKPC3093N

SA. BEVANEE S KAMAT

ROHIT PURUSHOTTAM CHITRE

21/04/19

Signature



GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

Permanent Account Number Card
ANSPK2059G

EVANEE S KAMAT

Father's Name
ROHIT PURUSHOTTAM CHITRE

21/04/1986

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

सिद्धेश कामत
SIDDHESH KAMAT

प्रसाद विश्नु कामत
PRASAD VISHNU KAMAT

08/12/1986

Permanent Account Number
ANSPK2059G

भारत सरकार
GOVT. OF INDIA

Signature