



पावती

Original/Duplicate

Thursday, September 22, 2016

नोंदणी क्र. :39म

7:05 PM

Regn.:39M

पावती क्र.: 6918 दिनांक: 22/09/2016

गावाचे नाव: पी.एस.पहाडीगोरेगांव  
दस्तऐवजाचा अनुक्रमांक: बरल9-6575-2016  
दस्तऐवजाचा प्रकार : करारनामा  
सादर करणाऱ्याचे नाव: नितिन ओ सिंह

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 2400.00
पृष्ठांची संख्या: 120	

एकूण: रु. 32400.00

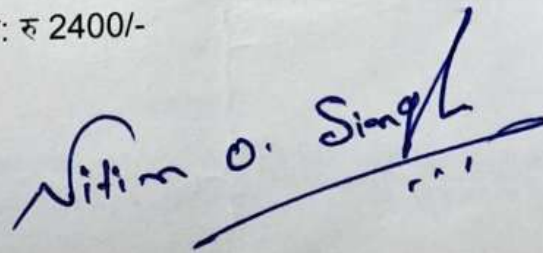
आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
7:24 PM ह्या वेळेस मिळेल.

 BRL9

बाजार मुल्य: रु.9833500/-  
मोबदला रु.13000000/-  
भरलेले मुद्रांक शुल्क : रु. 650000/-

सह. दुय्यम निबंधक, बोरिवली - ९  
मुंबई उपनगर जिल्हा.

- 1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004455289201617M दिनांक: 22/09/2016  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 2400/-

  
Nitin O. Singh

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

Valuation ID 201609222808 22 September 2016,07:41:28 PM

मूल्यांकनाचे वर्ष 2016  
 जिल्हा मुंबई(उपनगर)  
 मूल्य विभाग 57-पहाडी-गोरेगाव पश्चिम ( बोरीवली )  
 उप मूल्य विभाग 57/265भुभाग उत्तरेस गावाची हद्द, पूर्वेस एस व्ही रोड, दक्षिणेस गावाची हद्द व पश्चिमेस त्रिक रोड.  
 सर्व्हे नंबर /न भू क्रमांक : सि टी एस नंबर#50

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
71000	131600	176600	218300	131600		चौरस मीटर

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र-	74 72चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्ष	मूल्यदर/बांधकामाचा दर-	Rs.131600/-
उद्ववाहन सुविधा-	आहे	मजला -	Ground floor To 4th floor		

मजला निहाय घट/वाढ = 100% apply to rate= Rs.131600/-

घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) \* घसा-यानुसार नविन दर )+ खुल्या जमिनीचा दर )  
 = ( ( (131600-71000) \* (100 / 100) )+71000 )  
 = Rs.131600/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 131600 \* 74.72  
 = Rs.9833152/-

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मॅग्नोलाईन मजला क्षेत्र मूल्य + लगतच्या गच्छीचे मूल्य + वरील गच्छीचे मूल्य + बदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य  
 = A + B + C + D + E + F + G + H  
 = 9833152 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
 =Rs.9833152/-

Home

Print



बरल - ९/  
 ९ १०५  
 २०१६



महाराष्ट्र शासन -- नोंदणी व मुद्रांक विभाग  
मुल्यांकन अहवाल सन 20

दस्ताचा प्रकार : Agreement for Sale अनुसूचक क्रमांक : 34(b)

सादरकृत्याचे नाव : Nitin D. Singh

तालुका :- मुंबई / अंधेरी / बोरीवली / कूर्ला

गावाचे नाव :- Pahadi Chow (W)

नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- 50-A

मुल्य दरविभाग (झोन) :- 57 उपविभाग 265

मिळकतीचा प्रकार : खुली जमीन / निवासी / कार्यालय / दुकान / औद्योगिक

प्रति चौ.मी. दर :- 131,600/-

दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ : 670 कारपेट / ~~त्रिल्ट अप चौ.मीटर~~ / फूट

कार्यार्किंग :- गच्ची पोटमाला :-

मजला क्रमांक :- 2nd उदवाहन सुविधा :- आहे / नाही

बांधकाम वर्ष :- घसारा :-

बांधकामाचा प्रकार :- आरसीसी / इतर पक्के / अर्धे पक्के / कच्चे

बाजारमुल्यदर तदत्यातील मार्गदर्शक सूचना क्र. :- ज्यान्वये दिलेली घट / वाढ

भाडेकरू व्याप्त मिळकत असल्यास :-  
1. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) :-  
2. नवीन इमारतीत दिलेले क्षेत्र :-  
3. भाड्याची रक्कम :-

लिक्ड अँड लायसन्सचा दस्त :-  
निवासी / अनिवासी :-  
1. प्रतिमाह भाडे रक्कम :-  
2. अनामत रक्कम / आगावू भाडे :-  
3. कालावधी :-

निर्धारित केलेले बाजारमुल्य :-

दस्तामध्ये दर्शविलेला मोबदला :-

देय मुद्रांक शुल्क :- 6,50,000/- भरलेले मुद्रांक शुल्क :-

देय नोंदणी फी :- 30,000/-



98,33,500/-

1,30,00,000/-

650,000/-

लिपीक

सह. दुय्यम निबंधक

बरत - ९१		
अर्थ	३	१०५
२०१६		

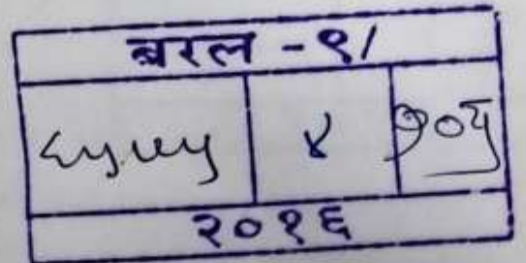
*[Handwritten signatures]*



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

GRN	MH004455289201617M	BARCODE			Date	22/09/2016-11:10:19	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty	TAX ID (If Any)								
	Registration Fee	PAN No. (If Applicable)		AWPPS3001E						
Office Name	BRL 9_JT SUB REGISTRAR BORIVALI 9			Full Name	NITIN OMPRAKASH SINGH ✓					
Location	MUMBAI			Flat/Block No.	FLAT NO. 203, 2ND FLOOR, B WING RA					
Year	2016-2017 One Time			Premises/Building	J RESIDENCY					
Account Head Details		Amount In Rs.	Road/Street		GOREGAON NAVJAGRUTI CHS LTD. SUBHAS					
0030045501	Stamp Duty	650000.00	Area/Locality		GOREGAON WEST, MUMBAI					
0030063301	Registration Fee	30000.00	Town/City/District							
			PIN		4	0	0	1	0	4
			Remarks (If Any)		PAN2=BBIPS0330P-SecondPartyName=RAJ ESH A SURTI-CA=13000000					
			Amount In		Six Lakh Eighty thousand Rupees Only					
Total		680000.00	Words		FOR USE IN RECEIVING BANK					
Payment Details		IDBI BANK								
Cheque-DD Details		Bank CIN	REF No.	691031320600221085	100617528					
Cheque/DD No		Date	22/09/2016-17:39:46 ✓							
Name of Bank		Bank-Branch	IDBI BANK							
Name of Branch		Scroll No. , Date	Not Verified with Scroll							

Mobile No. : 9819615150



as 'the Authority' and hereinafter referred to as 'MHADA', of

**AGREEMENT FOR SALE**



ARTICLES OF AGREEMENT made and entered into at Mumbai, this 22<sup>nd</sup> day of SEP in the Christian Year Two Thousand Sixteen BETWEEN: **M/S. RAJ BUILDERS & DEVELOPERS**, through its Sole Proprietor **Shri. Rajesh Arvind Surti**, having his administrative office at Gr. Floor Raj Residency Gregaon Nav Jagruti CHSL, Subhash Nagar New Hanuman Road Goregaon (W) Mumbai 400 104. Hereinafter referred to as '**THE DEVELOPERS**' (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the OTHER PART: AND **Mr. Nitin O. Singh**, Indian Inhabitant having his present address **1/19, Shiv Shakti Chawl, Near Shanker Mandir, Tank Lane, Kandivali Village, Kandivali (W), Mumbai - 400 067**. Hereinafter referred to as '**THE PURCHASER/S**' (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/her/their respective heirs, executors, administrators and assigns) of the OTHER PART:



**WHEREAS:**

- a. By an Indenture of Lease dated 10<sup>th</sup> February 1989, executed and entered into between Maharashtra Housing & Area Development Authority, a Corporation constituted under the Maharashtra Housing and Area Development Act, 1976 (Mah. XXVIII of 1977), "the Lessor" (therein referred to as 'the Authority' and hereinafter referred to as '**MHADA**'), of

बाल - ९/		
सुरेश	५	१०५
२०१६		

the One Part and **'Navjagruti Subhash Nagar Goregaon Co-operative Housing Society Ltd.'** duly registered under the Maharashtra Co-operative Societies Act, 1960 and bearing registration No. BOM (W.P.)/HSG(TO)/3924/ 1988-89, dated 21/12/1988, "the Lessee" (therein referred to as the Society) whereby MHADA granted a lease for a period of 30 years commencing from 10<sup>th</sup> February, 1989 with an option of further renewal of the lease terms and demised the piece or parcel of land admeasuring 1230.00 sq. mtrs or thereabout bearing C.T.S. No. 50-A (Part) (forming the part and parcel of the MHADA's Estate) of Revenue Village Pahadi Goregaon, Goregaon (West) situate at Subhash Nagar, Goregaon (West), Mumbai - 400 090. (hereinafter referred to as **'the said Plot of Land'**) unto the said Society for 'Slum Upgradation Scheme', subject to the payment of improvement charges and the yearly rent reserved and on the terms, conditions and covenants as contained therein.

b. By and Under a Deed of Rectification dated 12<sup>th</sup> April, 1994 executed by MHADA and **'Navjagruti Subhash Nagar Goregaon Co-operative Housing Society Ltd.'**, duly registered at Bandra, bearing Registration No. BDR/1988/7/1994 rectifying the name of the Society as **"Goregaon Navjagruti Co-operative Housing Society Ltd"** instead of Navjagruti Subhash Nagar Goregaon Co-operative Housing Society Ltd) as referred in the Indenture of Lease dt. 10<sup>th</sup> February, 1989 and the said Society **'Goregaon Navjagruti Co-operative Housing Society Ltd'** is hereinafter referred to as **the said Society'**.



and Under a Deed of Confirmation dated 12<sup>th</sup> April, 1994 executed between MHADA and Goregaon Navjagruti Co-operative Housing Society Ltd which is registered at Bandra under Sr. No. 1989/7/1994 in respect of the said Property.

d. That the said plot of land bearing CTS No. 50-A (part) admeasuring 1230.00 sq. mtrs. or thereabout of Revenue Village Pahadi Goregaon, Goregaon (West), Taluka Borivali, Mumbai Suburban District situate, lying and being at Subhash Nagar, Goregaon

बरल - ९/		
५५५५	५	२०१६
२०१६		

(West), Mumbai - 400 104 and more particularly described in the First Schedule hereunder written (hereinafter referred to as **'the said property'**) owned by **MHADA**, was fully encroached upon by the slum and/ or hutment dwellers (now, members of Goregaon Navjagruti Co-operative Housing Society Ltd.) who have been sitting on the said property, since last many years as such the said property is censused slum colony on MHADA records. The said Property is falling in 'Residential Zone', as per the Revised Development Plan as published by MCGM and sanctioned by the State Government;

e. The members of **'Goregaon Navjagruti Co-operative Housing Society Ltd.'** decided to avail the benefits of the Slum Upgradation Scheme/Redevelopment Scheme as per MHADA Norms and also, for its implementation in accordance with the prevailing Development Control Regulations for Greater Mumbai, 1991 as amended till date;

f. Therefore, by and under **Development Agreement** dated 29<sup>th</sup> February, 2008 executed and entered into between the said Society i.e. **'Goregaon Navjagruti Co-operative Housing Society Ltd.'**, on the one hand and the Developers viz. **M/s. Raj Builders & Developers** on the other hand, whereby the said Society has entrusted the development rights to the said Developers in respect of the said property and also, for the implementation of the said Redevelopment Scheme for the benefits of the members of the said Society, on the terms and conditions recorded herein, which is duly registered under serial no. BDR 5/02056/2008 before the Joint Sub-Registrar, Borivali No. 2, M.S.D. on 1<sup>st</sup> March, 2008 and to this effect the concerned Registering Authority has also issued the Index-II thereof;

g. In pursuance thereof, the said Society has also executed Irrevocable Power of Attorney dated 29<sup>th</sup> February, 2008 in favor of the said Developers for the fulfillment of the purposes of the aforesaid Development Agreement dated 29<sup>th</sup> February, 2008 and also, for obtaining various permissions and sanctions from MHADA, MCGM and other concerned Authorities for



बरल - १/		
अथर्व	७	१०९
२०१६		



implementation of the said Redevelopment Scheme on the said Property, which is also duly registered under serial no. BDR-5/02057/2008 before the Joint Sub-Registrar, Borivali No. 2, M.S.D. on 1<sup>st</sup> March, 2008;

- h. The Developers herein have already submitted the proposal for obtaining various permissions and sanctions for the implementation of the said Redevelopment Scheme to MHADA and MCGM through their Architects viz. Mahendra N. Associates under DCR 35(2) of Development Control Regulations for Greater Mumbai, 1991 as amended upto date, in order to provide 37 bonafide members of '**Goregaon Navjagruti Co-operative Housing Society Ltd.**' permanent alternative accommodation as and by way of new residential flat/s, in lieu of their respective premises in the old structures, the then standing on the said property;
- i. In response thereto, MHADA by and under a letter bearing No. CO/MB/ARCH/NOC/F-1194/3908/2008 dated 29<sup>th</sup> July, 2008 addressed to the Executive Engineer, Building Proposal (W.S.), 'P' Ward granted 'NOC' for the redevelopment of the said property, as per DCR 1991, 35(2) on certain terms and conditions as set out therein and at the instance of MHADA, the City Survey Officer, Borivali, M.S.D. has also carried out actual survey and measurements at site, of the said Property;



Thereafter, the plans for the construction of the proposed composite building on the said property got approved under file No. EB/CE/9670/BS/AP and I.O.D. dated 24<sup>th</sup> October, 2008 and the Commencement Certificate dated 7<sup>th</sup> January, 2009 upto still slab level of 'A' & 'B' Wings have been issued by Executive Engineer, (W.S.), P Ward of M.C.G.M.;

k. Subsequently, MHADA also, issued letter bearing No. CO/MB/ARCH/NOC/F-1194/3458/2009 dated 27<sup>th</sup> July, 2009 addressed to the Secretary, Goregaon Navjagruti Co-operative Housing Society Ltd., having considered the request of the said Society, for grant of 2197.20 sq. mtrs. (i.e. 2034.45 sq. mtrs. for Residential use plus 162.75 sq. mtrs. for Commercial use)

बरल - १/		
२०१६	(	१०६

allotment of additional T.D.R. for commercial use, as per the policy of Authority vide Mumbai Board's Resolution No. 239/2496 dated 6<sup>th</sup> February, 2009 and also, for allotment of 2197.20 sq. mtrs. additional B.U.A. in the form of T.D.R. (to be purchased by the Developers from open market or MHADA, at their own costs and expenses) for the proposed building, to be constructed on the said plot admeasuring about 1428.00 sq. mtrs. (i.e. 1230.00 sq. mtrs. as per Lease Deed plus additional land in the form of NTBNIB admeasuring about 198.00 sq. mtrs.) subject to the compliance of the terms and conditions as set out therein;

l. By and under another Letter bearing No. CO/MB/ARCH/NOC/F-1194/4271/2009 dated 10<sup>th</sup> September, 2009 issued by MHADA addressed to the Executive Engineer, Building Proposal (W.S.), 'P' & 'R' Ward, M.C.G.M granted 'NOC' for the redevelopment on the plot of land in aggregate admeasuring 1428.00 sq. mtrs. or thereabout (i.e. 1230.00 sq. mtrs. as per Lease Deed plus additional land in the form of NTBNIB admeasuring about 198.00 sq. mtrs.) as per the policy laid down by MHADA under Resolution No.6260 dated 4<sup>th</sup> June, 2007 and Resolution No. 6397 dated 5<sup>th</sup> May, 2009 respectively, subject to the compliance of the terms and conditions as set out therein;

m. The Developers herein have further submitted the amended plans of the Composite Building and the said amended Plans got approved, under the approval granted by the Executive Engineer, Building Proposal (W.S.), 'P' Ward, under his letter bearing No. CHE/9670/BP (WS)/AP dated 4<sup>th</sup> March, 2010 on the total plot area of 1428.00 Sq.mts. @ F.S.I. 1.00 and also, sanction/approval (including deficiency of open space) has been granted by Municipal Commissioner for Greater Mumbai for consumption of total 2.4 F.S.I. (including the permissible TDR to the extent of 2197.20 sq. mtrs. to be purchased from the open market or MHADA by the Developers at their own costs, for its utilization thereof) for the construction of the proposed composite building. The MCGM thereafter has re-endorsed the Commencement Certificate dt. 7<sup>th</sup> January, 2009 on 20<sup>th</sup> March, 2010 as per the approved amended



*Rej*  
5

बरल - ९/		
५५५	८	९०
२०१६		

plans, and further granted extension on 23<sup>rd</sup> April, 2010 extending the Commencement Certificate for Wing "A" and "B" Building upto Ground(pt) Plus Stilt(pt) plus first to Third floor as per Approved amended plans.

n. The Developers herein have further submitted the amended plans and the said amended Plans got approved, under the approval granted by the Executive Engineer, Building Proposal (W.S.), 'P' Ward, under his Letter bearing No. CHE/9670/BP(WS)/AP dated 8<sup>th</sup> April, 2011 and Thereafter the Municipal Commissioner for Greater Mumbai further granted extension of Commencement certificate for entire work i.e. Ground (pt) Plus Stilt (pt) Plus 1<sup>st</sup> to 10<sup>th</sup> floor of Wing "A" and Ground(pt) Plus Stilt(pt) Plus 1<sup>st</sup> to 10<sup>th</sup> Floor of Wing "B" as per Approved amended plans dated 10<sup>th</sup> Dec, 2012.

o. By and under another Letter issued by MHADA bearing No. CO/MB/Arch/NOC/F-396/2245/2011 dated 11<sup>th</sup> April, 2011 addressed to the Secretary, Goregaon Navjagruti Co-operative Housing Society Ltd., having considered the request of the said Society for Allotment of additional buildable area of 2340.70 sq. mtrs. (i.e. 2143.22 sq. mtrs. for Residential use plus 197.48 sq. mtrs. for Commercial use) beyond the existing BUA as per 2.5 FSI on demarcated Plot vide Mumbai Board's Resolution No. 262/2905



dated 30<sup>th</sup> December, 2010 and as per MHADA Resolution No. dated 7<sup>th</sup> August, 2009, the additional Land area adm. 198.28 sq. mtrs is to be amalgamated while executing rectification Lease Deed. The Above Allotment is on the Sub-Divided plot as per demarcation Plan adm. about 1428 280 sq. mtrs i.e. (Lease area 1230.00 sq. mtrs plus additional land area 198.28 sq. mtrs. Total Built up area was permitted upto existing BUA 1230.00 sq. mtrs plus allotment of additional BUA 2340.70 sq. mtrs (i.e. 2143.22 sq. mtrs for Residential use plus 197.48 sq. mtrs. for Commercial use) thus the total BUA allowed is 3570.70 sq. mtrs only and existing 37 tenements (retain carpet area up to 45.00 sq.

mtrs as per Govt. resolution No. 1109/36/dt 26<sup>th</sup> August, 2009

plus additional residential 47 tenements aggregating to 84

बरल - १/	
६५५५	१०
२०१६	

*[Handwritten signature]*

Residential Tenements, subject to the compliance of the terms and conditions as set out therein;

- p. By and under another Letter bearing No. CO/MB/ARCH/NOC/F-396/5042/2011 dated 9<sup>th</sup> August, 2011 issued by MHADA addressed to the Executive Engineer (P & R ward), Building Proposal department (WS), granted 'NOC' for the redevelopment on the plot of land in aggregate admeasuring 1428.00 sq. mtrs. or thereabout (i.e. 1230.00 sq. mtrs. as per Lease Deed plus 198.28 as additional land) as per demarcation Plan as per the policy laid down by MHADA Vide MHADA Resolution No.6260 dated 4<sup>th</sup> June, 2007 and Resolution No. 6397 dated 5<sup>th</sup> May, 2009 respectively, subject to the compliance of the terms and conditions as set out therein;
- q. The Dy. Chief Engineer (Traffic), Municipal Corporation of Greater Mumbai by their letter No. Dy.Ch E/P-596/Traffic of 24/08/12 addressed to Mahendra N. Associates approved the Parking Layout Plan of the proposed Building to be constructed on the said property.
- r. Subsequently the Developers herein have further submitted the amended plans of the Buildings and the amended plans were approved under the approval granted by the Municipal Corporation of Greater Mumbai under Letter bearing No. CHE/967/12/PP (WS)/AP dated 10<sup>th</sup> December, 2012 for the construction of the proposed composite building;
- s. The Developers herein have already appointed Architects, Mahendra N. Associates and R.C.C. Consultant, Shri. Ramesh Chandra Tavase for the preparation of the structural designs and drawings for the proposed new building and the Developers accept the professional supervision of the said Professionals during the course of the construction of the new building to be constructed on the said property more particularly described in the First Schedule hereunder written, till the completion of the entire project in all respects;



*Ref*

बरल - ९/		
अमेय	११	१०६
२०१६		

t. As per the Area Statement certified by the Architects of the project viz. M/s. Mahendra N. Associates, the Rehab Component (for residential purpose) area is 1230.00 sq. mtrs. and earmarked in 'A' Wing meant for 37 bonafide members of the said Society and the Sale Component (for commercial purpose) is 162.75 sq. mtrs. in both Wings & (for residential purpose) is 2034.45 sq. mtrs. Aggregating to 2197.20 sq. mtrs. and earmarked in 'B' Wing meant for the Developers in the multistoried composite building to be constructed on the total plot area admeasuring 1428.00 sq. mtrs. or thereabout (i.e. 1230.00 sq. mtrs. as per Lease Deed plus additional land in the form of NTBNIB admeasuring about 198.00 sq. mtrs.) as per the approved Redevelopment Scheme and the approvals/sanctions granted by the MHADA/MCGM;

u. The Developers have decided to construct the multi-storied Composite Building on the said property more particularly described in the First Schedule hereunder written as per I.O.D dated 24<sup>th</sup> October 2008, under File No.CHE/9670/BP(WS)/AP issued by Municipal Corporation of Greater Mumbai, consisting of two Wings i.e. 'A' Wing (Rehab/Sale Component) for accommodating the said bonafide members of the said Society in respective flat/s and shop/s exclusively meant for the Developers, for free sale in the open market and also, 'B' Wing (Sale Component) having flats/shops exclusively meant for the Developers, for free sale in the open market as mentioned above



hereafter collectively referred to as **'the said Building'** in accordance with the plans sanctioned by MCGM and/or further modifications/amendments thereof and subject to the necessary compliance of I.O.D. conditions and also, on obtaining TDR from open market by the Developers at their own costs and expenses and further directions, which may be issued by the said Authorities from time to time;

v. Subject to what is stated above, **M/s. Raj Builders & Developers** herein are entitled to sell their earmarked area of the **'Sale Component'** in the said composite building **Wing "B"** to be known as **'Raj Residency'** as and by way

बरल. १२		
२२	२०१६	२०१६

of flats/shops, directly in the open market to the prospective buyers, in their own capacity and also, to enter into individual Agreements for Sale of flats/shops with the prospective buyers, at their own discretion;

- w. The Flat Purchaser/s has/have demanded from the Developers and the Developers accordingly have given inspection to the Flat Purchaser/s of all the Documents of Title relating to the said property the permissions and approvals granted by the MHADA, MCGM and/or concerned authorities, the Plans, Designs and specifications prepared by the Architects and all other such documents as specified under the Maharashtra Ownership Flats (Regulation of the Promotion, Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as '**the said Act**') and the Rules made thereunder and all other provisions of the statute. Also, the list of Flats earmarked for the Developers for open sale to the prospective Purchasers as per the plans sanctioned by MCGM and/or further modifications/amendments thereof;
- x. A copy of the Title Certificate issued by Smt. Payal B. Kotwani Advocate, in respect of the said property is annexed and marked as **Annexure - 'I'** hereto;
- y. A copy of the Property Registered Card of the said property is annexed and marked **Annexure - 'II'** hereto;
- z. The Developers have got sanction/approval of the Plans and the Amended Plans thereto, the specifications, elevations, sections and details of the proposed building as per the prevailing Development Control Regulations for Greater Mumbai, 1961 as amended till date and the Municipal Corporation of Greater Mumbai has issued I.O.D. dated 24<sup>th</sup> October, 2008 and the Commencement Certificate dated 7<sup>th</sup> January, 2009 under File No. CHE/9670/BP (WS)/AP from M.C.G.M. relating thereto. The copies of I.O.D. & the Commencement Certificate with further endorsements for construction of the said building are annexed and copy of Amended Plans and NOC are marked as **Annexure - 'III'**,



*Payal B. Kotwani*

बरल - ९/		
७३	७३	७३
२०१६		

Annexure - 'IV' , Annexure - V and Annexure- VI hereto respectively;

zz. While sanctioning the said plans, MCGM and/or MHADA has laid down certain terms, conditions, stipulations, restrictions which are to be observed and performed by the Developers while developing the said property and/or carrying out construction of proposed Building and upon the observance and performance therewith, the Occupation and Completion Certificate in respect of the said Building shall be granted by the concerned Authorities;

zz(i) The Developers have accordingly commenced the construction of the said New Building in accordance with the said Plans;

zz(ii) The Flat Purchaser/s applied and agreed to pay lumpsum price to the Developers for allotment of Flat No. **203** admeasuring **670.00** sq. ft. (carpet area) (inclusive of fungible FSI as per the DC rules and as approved by the Municipal Corporation of Greater Mumbai) the said carpet area can be reduce or increase by ten percent to fifteen percent of carpet area during the Completion of the said building work in this case the owner or the developers cannot be responsible for any inaccuracies on as approved by the Municipal Corporation of Greater Mumbai on **2<sup>nd</sup>** floor in '**B**' Wing of the sale Building Known as '**Raj Residency**' being constructed on the said property, and more particularly shown on the floor plan annexed and marked as Annexure -'VII' hereto;



Under Section 4 of the said MOFA Act, the Developers are required to execute a Written Agreement for Sale of the said Flat/ Shop to the Purchaser/s being in fact these presents;

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS UNDER:**

1. The Developers are proceeding further with the construction of the said multi-storied composite building on the said property at Revenue Village, Goregaon, Goregaon (West), Taluka Borivali, Mumbai Suburban District and more particularly described in the First Schedule	
बरल - ९/	
२०१६	

hereunder written, in accordance with sanctioned plans and specifications and it is agreed that the Developers shall be entitled to make such variations and modifications in the said building plans or layout of the building as may be required to be done by the Municipal Corporation of Greater Mumbai and/or MHADA or any other concerned authorities and/or the Developers themselves. The Flat Purchaser/s hereby accept/accepts and irrevocably grants to the Developers such right to modify the same.

2. The Flat Purchaser/s has/have entered into this Agreement with the notice of terms and conditions of the said hereinabove recited documents and Agreements and also all the documents referred to herein and subject to the terms and conditions that may be imposed by the Municipal Corporation of Greater Mumbai and/or MHADA and other Authorities concerned and also, subject to the Developers' right to make the necessary amendments, modifications and/or changes in the building plans or the materials and other specifications.

3. The Flat Purchaser/s has/have been given inspection of all the documents recited herein and also the documents referred to herein and all other papers and documents relating to the said property. The Flat Purchaser/s hereby accept/accepts and irrevocably grant/s to the Developers, right to modify the terms and conditions and agree/s to abide by, observe and perform the same so far as they are applicable to the said Flat and the Building/s /Structure/s.

4. The Flat Purchaser/s declare/declares that before the execution of this Agreement, the Flat Purchaser/s has/have made full and free inspection of particulars and disclosure of interalia as follows:

- (a) Nature of Developers' rights and the Owners' right, title and interest in the said property, along with all relevant documents;
- (b) all plans and specifications duly approved and sanctioned by the Municipal Corporation of Greater Mumbai under File No. CHE/9670/BP(WS)/AP and M.C.G.M. and correspondence ensued with MHADA;





बरल - ९/		
९५	९५	९५
२०१६		



- (c) Nature and particulars of specifications and amenities to be provided in the said building and the Flat/s/Shop/s to be constructed on the said property are those that are set out in the list annexed and marked **Annexure-VIII** hereto;
- (d) the nature of organization of persons to be constituted and to which the title is to be passed on, being the said Registered Co-operative Housing Society governed by the provisions of Maharashtra Co-operative Societies Act, 1960;
- (e) the various amounts that are to be paid interalia towards the revenue assessment, betterment charges, development charges, Municipal and other taxes, Municipal deposits and water and electricity charges, including water deposits and electricity deposits as are for the time being in force;

5. The Flat Purchaser/s hereby declare/s that after reading and having understood the contents of the aforesaid documents/papers etc. and all the disclosures made by the Developers, the Flat Purchaser/s with full knowledge thereof, has/have entered into this Agreement.

6. The Flat Purchaser/s has/ have, prior to the execution of this Agreement, taken inspection of the documents in respect of the rights/title/interest of the Developers/Owners to the said property described in the First Schedule hereunder written and is/are fully satisfied about the rights/title/interest of the Developers/Owners to the said land hereditaments and premises and the Flat Purchaser/s hereby accept/s and shall always be deemed to have accepted the rights/title/interest of the Developers/Owners to the said property and agrees not to raise any requisition or objection in connection with and in respect thereof.



The Flat Purchaser/s hereby agrees/s to purchase from the Developers and the Developers hereby agree to sell Flat No. **203** admeasuring **670.00** square feet (Carpet Area) or **62.24** sq. mtrs carpet area (inclusive of fungible FSI as per the DC rules and as approved by

the Municipal Corporation of Greater Mumbai) the said carpet area can be reduce or increase by ten percent to fifteen percent of carpet area during the completion of the said building work in this case the owner or the developers cannot be responsible for any inaccuracies on as

बरल - ९/

२०१६

*[Handwritten signature]*

approved by the Municipal Corporation of Greater Mumbai on 2<sup>nd</sup> floor in 'B' Wing of the sale Building to be known as 'Raj Residency' being constructed on the said property (hereinafter referred to as 'the said Flat') and the said Flat is shown in the Floor Plan annexed hereto.

8. As consideration for the acquisition of the said Flat No. 203 on 2<sup>nd</sup> Floor in 'B' Wing of the said New Building always to be known as 'Raj Residency', the Flat Purchaser/s hereby agree/s to pay the Developers the lump sum amount of **Rs. 1,30,00,000/- (Rupees One Crore Thirty Lac Only)** including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common/ limited area and facilities which are more particularly described in the Second Schedule hereunder written. The time for payment of each of the installments as specified in the Third Schedule hereunder written shall be the essence of the contract.

9. Notwithstanding anything stated in this Agreement elsewhere, the Flat agreed to be acquired/purchased by the Flat Purchaser/s herein shall be provided with specifications or amenities which are set out in the Annexure annexed hereto and that the Developers shall have right without any reference to the Flat Purchaser/s to vary or modify such amenities or specifications and the Flat Purchaser/s shall not raise any objection in respect thereof.

10. The Developers have agreed to hand over possession of the said Flat to the Flat Purchaser/s within 36 month from the date of sale agreement Provided the Flat Purchaser/s has/have complied with the terms of this agreement and paid all the dues, consideration amount including deposits, charges, outgoing, interest etc. in stipulated time. If the Developers, fail to hand over possession of the said Flat to the Flat Purchaser/s on account of reasons beyond their control or Developers' agents and as per the provisions of Section 9 of Maharashtra Ownership Flat Act, by the aforesaid date or the date or dates prescribed therein, then the Developers shall be liable to refund to the Flat Purchaser/s the amounts already received by them in respect of the Flat with simple interest at nine percent per annum from the date the Developers received the sum till the date the amounts and interest thereon is repaid by the Developers to the Flat Purchaser/s PROVIDED that by mutual consent it



 13 

बरल - ९/		
अग्र	१०	२०१६
२०१६		

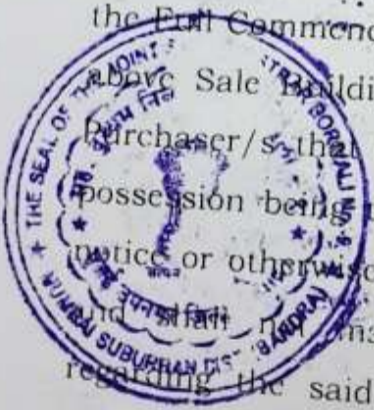
is agreed that dispute, whether the stipulations specified in Section 4 have been satisfied or not, will be referred to the Competent Authority who will act as an Arbitrator. It is agreed that upon the refund of the said amount together with interest thereon as stated hereinabove, the Purchaser/s shall have no right, title and interest, claim, demand or dispute of any nature whatsoever either against the Developers or against the said Flat in any manner whatsoever and the Developers shall be entitled to deal with or dispose of the said Flat to any person or party as the Developers may desire in its absolute discretion without any reference or recourse to the Purchaser/s.

PROVIDED that the Developers shall be entitled for reasonable extension of time for giving possession of the said Flat on the aforesaid date if the completion of the building in which the said Flat is to be situated is delayed on account of :-

- (i) non-availability of cement, steel, other building materials etc. or
- (ii) war, civil commotion or Act of God;
- (iii) any notice, order, rule, notification of the Government and/or other Public or Competent Authority;
- (iv) any riots, strike or problem by workmen;
- (v) any Other reasons beyond the control of Developer;

11. The Developers shall give the possession of the said Flat agreed to hand over possession of the said Flat within 48 month after the receiving the Full Commencement Certificate (C.C.) from the M.C.G.M for the said Building, the Developers giving written notice to the Flat Purchaser/s that the said Flat is ready for use and occupation. On possession being taken by the Flat Purchaser/s in pursuance of such notice or otherwise, the Flat Purchaser/s shall not be entitled to make any claim, objection, against the Developers regarding the said building or the said Flat or anything connected therewith the same including defects, quality or construction, materials, additions or alterations etc. and the same, if any, shall be treated and deemed to have been extinguished and/or waived.

PROVIDED that if within a period of six months from the date of handing over the Flat to the Purchaser/s, the Purchaser/s bring/s unto the



बाल-९/		
११	११	११
२०१६		

*[Handwritten signatures]*

notice of the Developers any structural defects in the Flat or the building in which the Flat are situated or the material used therein, wherever possible such defects or shall be rectified by the Developers at their own cost and expenses.

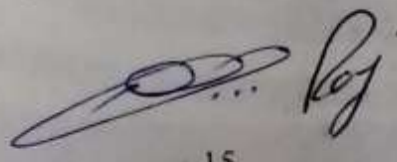
12. The Flat Purchaser/s of the respective Flat shall be entitled to use and occupy their respective Flat only.

13. The Flat Purchaser/s shall not use the said Flat or permit the same to be used for any purpose whatsoever other than what is prescribed by M.C.G.M. & other statutory authorities.

14. The Flat Purchaser/s admit/s having taken inspection of all the documents required to be given by the Developers under the provisions of the Maharashtra Ownership Flats Act and hereby agree/s and confirm/s that the Developers shall have irrevocable rights for the purposes set out hereinafter and the Developers shall be entitled to exercise the same as if the Flat Purchaser/s had given the written prior consent to the Developers as required under the said Act and with a view to remove any doubts the Flat Purchaser/s hereby confer/s upon the Developers the right and authority for the purpose set out herein below :-

- (a) The Developers shall be entitled to amend, modify and/or vary the building plans and/or the lay out and also specifications in respect thereof.
- (b) The Developers shall be entitled to demolish the existing or new structure/s or any part or portion thereof.
- (c) The Developers shall be entitled to consume such F.S.I. and/or T.D.R. as may be available in respect of the said property or any other property or otherwise and to consume on the said property at present or in future and for the purpose of consuming the balance and/or additional F.S.I. and/or T.D.R. for extension and/or putting up additional floors, as the Developers may think fit and proper;
- (d) The Developers shall be entitled after consuming such balance and/or additional F.S.I. and/or T.D.R. by constructing Flats and to sell such Flats for such permissible user as the Developers may think fit and proper to any person or persons for such





बरल - ९/		
७५५५	१६	१०५
२०१६		

consideration as the Developers may in their absolute discretion deem fit and proper;

- (e) The Developers shall also be entitled to consume additional and/or balance F.S.I. available under D. C. Regulations or T.D.R. or by any special concession being granted by the Municipal Corporation of Greater Mumbai or MHADA or any other Authorities, including the F.S.I. available in lieu of road widening, set back, reservation etc.
- (f) The Flat Purchaser/s herein and all the other Flat Purchasers in the said new building/wings shall not have any right, title claim or interest in respect of the open area, stilt area, parking spaces, etc. and that the rights of the Flat Purchaser/s are confined only to the Flat agreed to be sold;
- (g) Irrespective of the possession of the Flat being given to the Flat Purchaser/s and/or management being given to the Ad-hoc Committee of the Flat Purchaser/s or to the existing Registered Co-operative Housing Society, the rights under this Agreement reserved for the Developers for exploitation of the potentiality of the Property described in the First Schedule hereunder written, shall be subsisting and shall continue to vest in the Developers till the final documents are executed by MHADA in respect of the said Property in favor of the Registered Co-operative Housing Society or Societies as the case may be;

15. The Flat Purchaser/s agree/s and give/s his/her/their irrevocable consent that the Developers shall have a right to make additions, amendments and alterations in the building plans and/or the said building or any part thereof for any user or to change the user (excluding the said Flat/Shop) including to raise additional storeys or structures on the land or open part or parts of the said buildings including on the terrace, at any time either before or after transfer of the said property and such rights shall include the right to use the Fungible F.S.I. or the additional F.S.I. which may be available in respect of the said property or



बरेल	lands/	at
amendments/alterations	in the sanctioned plan as may be permitted by	
the Municipal Corporation	of Greater Mumbai or MHADA or other	
Authorities and such	additional structures or storeys or Flats shall be	

*[Handwritten signature]*

the sole property of the Developers who shall be entitled to deal with or dispose of the same. The Developers and/or their nominee/s shall also be entitled to display boards and/or hoardings on the parapet walls of the said Building and also, to install electronic equipments/gadgets on terrace and paraphernalia on any part of the said property, in consultation with the existing Registered Co-operative Housing Society.

16. Nothing contained in these presents is intended to be nor shall be construed to confer upon the Flat Purchaser/s any right, title, interest of any nature whatsoever in or upon the said property, land hereditaments and premises or any part thereof or of the building/s thereof.

17. The Flat Purchaser/s shall have no claim or right to any part of the said property and also, to any other parts of the said building other than the said Flat agreed to be purchased by him/her/them. All parking spaces, stilt areas, lobbies, staircases, pocket terraces, compounds, compound walls/fences, balance F.S.I. and/or future increase in F.S.I., if any etc. shall remain the property of the Developers and they shall be entitled to allot or otherwise dispose of the same to the concerned purchaser or purchasers at the Developers' own discretion.

18. It is also understood and agreed by and between the parties hereto that the terrace space in front or adjacent to the terrace Flat or any part terrace/s in the said building, if any, shall belong exclusively to the Purchaser/Purchasers of the Flat/Flats to whom the Developers have given their consent in writing and such terrace spaces are intended for the exclusive use of the concerned Purchaser/Purchasers of the Flat/Flats to whom the Developers have given their written consent for the same. The said pocket terrace/terraces shall not be encroached by the Purchaser/Purchasers of Flat/Flats till the permission in writing is obtained from the concerned Local Authority.



19. The Flat Purchaser/s hereby agree and accord/s his/her/their irrevocable consent that the Developers shall have sole right and absolute authority to make the changes in plans and to construct or erect additional floor or floors on the said building or to change the users as may be permitted by the Municipal Corporation of Greater Mumbai or MHADA or other authority for their benefit and also to use the terrace

बरल - १/		
२२	२०	२०२६
२०२६		

and the entire parapet walls of the said terraces for any purpose including for letting or leasing them out for advertisement and/or putting up and/or displaying hoardings in consultation with the existing registered Co-operative Housing Society. The Flat Purchaser/s hereby agree/s that all necessary facilities, assistance and co-operation will be rendered by him/her/them to the Developers to enable them to make any additions and alterations and/or to raise additional storey or structures in accordance with the plans sanctioned or which may be hereafter sanctioned by the concerned authorities. The Flat Purchaser/s hereby further agree/s that if required by the Developers, after becoming member/s of the existing Registered Society or the separate Society as the case may be, the Flat Purchaser/s as the member/s or shareholder/s of the Society, shall accord his/her/their consent through such Society, giving to the Developers full facility, assistance and co-operation to enable them to change the user, to make the said additional storeys which may be constructed by the Developers and also for the aforesaid purpose, to shift the water tanks on the upper floors or floor when so constructed. It is further agreed that if there is any increase in floor space index (F.S.I.) in future the benefits of such increase will always belong entirely to the Developers to the exclusion of the Flat Purchaser/s on the said Property or elsewhere at their absolute discretion and the Flat Purchaser/s hereby irrevocably consent/s to the same. The Flat Purchaser/s shall not be entitled to object to any of the aforesaid things or claim any reduction in price of the said Flat agreed to be acquired by him/her/them or compensation or damage on the ground of



inconvenience or any other ground including loss of air and/or light. The Flat Purchaser/s shall not have any right of easement by way of air, light or otherwise in respect of the said Flat or any portion of the said Property till the Developers confirm in writing that the said project is completed.

The Flat Purchaser/s for himself/herself/themselves with doth/do hereby covenant with the Developers as follows :-

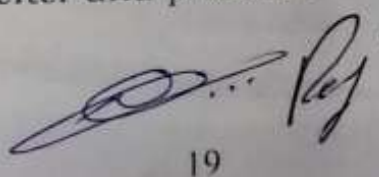
बसल To maintain		
लगुन	same in good	the said Flat at Purchaser's own cost and to keep the
	the Flat is taken	tenantable conditions from the date of possession of
२०१६		

*(Handwritten signature)*

or to the building in which the Flat/ Shop is situated, staircase or any passage which may be against the rules, regulations or bye-laws of concerned local or any other authority or change/alter or make additions in or to the building in which the Flat is situated and the Flat itself or any part thereof;

- (b) Not to store in the Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of building in which the Flat is situated or storing of such goods is objected under law by the concerned Local or Government authority and shall not carry heavy packages to upper floors which may damage or likely to damage the staircase, common passages or any other structure or the building in which the Flat is situated including entrances of the building in which the Flat/ Shop is situated and in case any damage is caused to the building in which the Flat is situated, on account of negligence or default of the Flat Purchaser/s in this behalf, the Flat Purchaser/s shall be liable for the consequences of the breach;
- (c) To carry at his/her/their own costs all internal repairs to the said Flat and maintain the Flat in the same conditions, stage and order in which it was delivered by the Developers to the Flat Purchaser/s and shall not do or cause to be done anything in or to the building in which the Flat is situated or the Flat which may cause breach of the rules and regulations and bye-laws of the concerned local authority or other public authority. However, in the event of the Flat purchasers committing any act in contravention of the above provision, the Flat Purchaser/s shall be responsible and liable for the consequences, thereof which may be initiated by concerned local authority and or other public authority.
- (d) Not to demolish or cause to be demolished the Flat 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 Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat is situated and shall keep, the portion, swears, drains, pipes in the Flat and appurtenances thereto in good tenantable repair and condition and in particular, so as to support, shelter and protect the other parts of the building





बरल - ९/		
२३	१०५	
२०१६		



in which the Flat is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs or R.C.C. partitions or other structural members in the Flat without the prior written permission of the Developers;

- (e) Not to throw dirt, rubbish, garbage or other refuse or permit the same to be thrown from window/balcony in the compound or in any portion of the said land and the building including staircase use and it's landing in which the Flat is situated;
- (f) Pay to the Developers within seven days of demand by the Developers, his/her/their share of security deposit or bills demanded by concerned Local Authority or Government for giving water, electricity or any other service connection to the building in which the Flat is situated.
- (g) To bear and pay increase in local taxes, water charges, insurance and such other levy, if any, which are imposed by the concerned Local Authority and/or Government and/or other Public Authority on account of change of user of the premises by the Flat Purchaser/s;
- (h) The Flat Purchaser/s shall observe and perform all the rules and regulations which the society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flat therein and for the observance and performance of the building rules regulations and Bye-laws for the time being of the concerned Local Authority and of Government and other Public Bodies. The Flat Purchaser/s shall also observe and perform all the stipulation and conditions laid down by the Society regarding the occupation and use of the Flat in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement;

- (i) Till the final documents of transfer of building in which the Flat is situated is executed, the Flat Purchaser/s shall permit the Developers and their surveyors and agents, with or without workmen and other at all reasonable times, to enter into and upon the said Flat/Shop, said land and building/s or any part thereof to



बरतल-१/	
Wey	2025
2025	

view and examine the state and condition thereof and also to proceed further with the addition or alteration to the building/s;

21. The Flat Purchaser/s shall not let, sub-let, sell, transfer, mortgage, charge or in any way encumber or deal with or dispose of his/her/their Flat or assign, underlet or part with his/her/their interest under this Agreement or the benefit of this Agreement or any part thereof till all the dues of whatsoever nature owing to the Developers are fully paid and only if the Flat Purchaser/s has/have not been guilty of breach of or non-compliance or non-observance of any of the terms and conditions of this Agreement and until the Flat Purchaser/s obtain/s prior consent in writing of the Developers.

22. From the date of the notice which is given by the Developers to the Flat Purchaser/s that the said Flat is ready or from the date on which the Flat Purchaser/s take/s the possession of the Flat/Shop, whichever is earlier, the Flat Purchaser/s shall be liable to bear and pay the proportionate share as may be determined by the Developers of all outgoing in respect of the said land and buildings including all Government rates, taxes and charges, electricity and water charges, insurance, wages, salaries, sanitation, additions and alterations, oil painting, colour, washing, repairs etc. more particularly and specifically mentioned in **Annexure-'IX'** annexed hereto and all other outgoing and expenses of and incidental to the management and maintenance of the said Property. The Flat Purchaser/s along with the purchasers of other Flats will not require the Developers to contribute proportionate share of the maintenance charges of the Flats which are not sold and disposed of or given possession by the Developers and the same shall be borne and paid by the Purchaser/s of the other Flats (including the Flat Purchaser/s herein. Until the said building is transferred to the Society, the Flat Purchaser/s shall pay to the Developers such proportionate share of outgoing as may be determined by the Developers. All the Municipal Taxes etc. are fixed and the exact amount is worked out for each Flat/Shop, meanwhile, the Flat Purchaser/s agree/s to pay to the Developers from the aforesaid date (i.e. date of the notice that the Flat/Shop is ready or the date on which possession is taken, whichever is earlier) provisional monthly contribution of **Rs. 8066/- (Rupees Eight**



*[Handwritten signature]*

बरल - ९/		
<i>[Handwritten signature]</i>	<i>[Handwritten signature]</i>	<i>[Handwritten signature]</i>
२०१६		

**Thousand Sixty Six only)** per month towards and on account of such and other outgoings and expenses, as aforesaid. The amount so paid by the Flat Purchaser/s to the Developers until final transfer document is executed in favour of the Society. The Flat Purchaser/s undertake/s to pay such provisional monthly contributions and such proportional share of outgoings regularly on the 10<sup>th</sup> day of each and every month in advance and shall not withhold the same for any reason whatsoever. The Flat Purchaser/s shall indemnify and keep indemnified the Developers against the aforesaid taxes and other payment and expenses. The Developers shall be at liberty to enhance the said provisional monthly contribution and the Flat Purchaser/s will not take any objection for the same. If, on account of the failure on the part of the Flat Purchaser/s to pay such provisional monthly contributions and if the said authority or authorities concerned take any action for the recovery of the same, the Developers shall not be liable or responsible for any loss or damages which may be suffered by the Flat Purchaser/s on account of such action.

23. The Flat Purchaser/s is/are aware that the Developers shall be paying the maintenance, municipal taxes and all the other outgoings in respect of the whole or part of the property for and on behalf of the Purchasers of the Flat and it shall be paramount responsibility and obligation of the Flat Purchaser/s to pay all the outgoings regularly. In the event of any default being committed by the Flat Purchaser/s herein or any of the Purchaser/s of any other Flat and in such event the Developers shall not be bound to pay the outgoings for and on behalf of such defaulting person/s and in the event of the essential supply being disconnected, it shall be the responsibility of the Flat Purchaser/s and all the Flat Purchasers together who shall be deemed to be managers under the provisions of the Maharashtra Ownership Flats Act in respect of the Flat in respect of which possession has been given by the Developers.



24. Until the said building is transferred by the Developers to the registered Co-operative Housing Society by execution of a document of transfer as hereinafter provided and/or juridical possession of the said property is delivered by the Developers, to such Co-operative Housing

13550-2/		
transfer	as hereinafter	provided
property	is delivered	by the Developers,
2023		

Society and intimation of the same is received by the Flat Purchaser/s from the Developers regularly and punctually all contributions and other amounts to be paid by the Flat Purchaser/s to the Developers under this Agreement and the Flat Purchaser/s shall not withhold any such payment to the Developers. However, if the Developers in their absolute discretion so desire, they shall be entitled to entrust the management of the said property to such Co-operative Housing Society for looking after maintenance and management only, including collection and disbursement of contributions from the Flat Purchaser/s of the Flat in the said buildings towards payment of outgoings and expenses referred to herein, then in such event the Developers shall not be under any obligations or liability to collect the said contribution or to pay the said outgoings and expenses or any of them or be liable for any consequence arising due to delay in payment or non-payment thereof or for any matter concerning maintenance or management of the said Property and all responsibilities and liabilities in that behalf shall be that of the such Co-operative Housing Society or the Purchaser/s as the case may be. In the event of the management being entrusted as provided hereinabove, the rights shall be to manage the said Flat and pay the outgoings, the same shall not affect the rights of the Developers provided under this Agreement, nor such an act on the part of the Developers shall be deemed to be a waiver of the rights of the Developers under this Agreement.

25. All the deposits payable to the Municipal Corporation of Greater Mumbai or any authorities or Reliance Energy Ltd or other electricity supply company or MGL or permanent deposits in respect of the said Flat/ Shop which are payable, shall be paid or reimbursed to the Developers by the concerned Flat Purchaser/s.



26. The Flat Purchaser/s shall also pay his/hers/their proportionate share in respect of the payment made and/or required to be made by way of development charges, betterment charges, sewerage charges, pro-rata costs, contributions, municipal taxes, property taxes, rates, cesses, charges, and/or other amounts in respect of the said property and/or portion thereof as the case may be without raising any objections.

*[Handwritten signature]*

बरल - १/		
२५	२०	२०२५
२०२६		

27. On or before taking possession of the said Flat/Shop, the Flat Purchaser/s agrees/s to pay to the Developers the following amounts;

- i) **Rs. 25,000/-** for legal charges, for preparation of these present agreement.
  - ii) **Rs. 1, 10,000/-** towards Purchaser's share of Non-Agricultural taxes and Municipal property assessment taxes and other outgoings charges.
  - iii) **Rs. 96,792/-** towards maintenance charges for 12 months in advance.
  - iv) **Rs. 30,000/-** Deposit towards Electric Connection and Water Meter charges.
  - v) **Rs. 600/-** Share Application Amount.
  - vi) **Rs. 25,000/-** as lump sum payment towards costs, charges and expenses for formation and registration of Society.
  - vii) **Rs. 51,000/-** towards gymnasium, membership fee.
  - viii) **Rs. 25,000/-** towards Corpus Fund.
  - ix) **Rs. 1, 54,000/-** towards Development and Infrastructure charges.
- Total Rs. 5, 17,392/-**

28. It is agreed to pay the Maharashtra VAT Tax 1% & Service Tax + 5% as per market/agreement value (which is higher), at a time of Registration of these Agreement.

29. On or before taking possession of the said Flat, the Flat Purchaser/s agree/s to deposit with the Developers an amount of **Rs. 5, 17,392/- (Rupees Five Lac Seventeen Thousand Three Hundred Ninety Two Only)** without carrying any interest thereon, being proportional share of payment of Municipal taxes, water taxes, common electric bills, outgoings as mentioned hereto including payment to M.C.G.M. & Reliance Energy Ltd., for laying water lines and electric cables.



The Flat Purchaser/s agree/s to sign and deliver to the Developers before taking possession of the said Flat and also, thereafter, all writings

बसंत पत्र १/१

Developers including possession letter, declaration, electric meter, transfer forms and other papers, necessary and expedient for acquiring

membership rights in the registered Co-operative Housing Society or for formation and registration of separate Society as the case may be, in due course of time.

31. The Developers shall cause the said Owners to transfer the said property or portion thereof as per prevailing Norms to the concerned Society of the purchasers of the various Flats to be formed and registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 or to the existing Registered Co-operative Housing Society as the case may be and require the Flat Purchaser/s to join the such Society only on the completion of the said project.

32. Upon all the purchasers of the Flats giving their co-operation and executing necessary papers/writings the Developers herein shall take the necessary steps for formation of new Co-operative Housing Society and/or for admission and for acquiring valid membership rights in existing Registered Co-operative Housing Society, as the case may be and submit the same to the concerned authorities in accordance with prevailing law as the Developers may think fit and proper (such Body is herein referred to as 'the said Society').

33. The said Composite Building consisting of Wing "B" as mentioned above shall always be known as '**Raj Residency**' and this shall not be changed without the written consent of the Developers.

34. The Flat Purchaser/s of all flats in 'B' Wing of the said Composite Building including the Flat Purchaser/s herein and Shop Purchaser/s of all shops in 'A' & 'B' Wings of the said Composite Building shall apply and join in the Society, as the Developers may determine. The concerned Flat Purchaser/s shall, within seven days from the Developers calling upon to do, execute all acts, deeds, documents and papers for or in connection with the admission and for acquiring membership rights in existing Registered Co-operative Housing Society and/or formation and registration of the separate Society as the case may be and also do hereby irrevocably accord his/her/their consent to the Developers for making additions and alterations in the application and all annexure or accompaniments for or in connection with the admission/formation and registration of the society, bye-laws or constitution or rules thereof or



बरल - ९/		
सुनील	२६	२०१६
२०१६		

other papers to be submitted in connection therewith even subsequent to the same being signed or approved by the Flat Purchaser/s as may be required by the authorities concerned or as may be desired by the Developers and the Flat Purchaser/s agree/s to be bound by the said additions and alterations and hereby covenant/s and undertake/s not to take any objection or action in the matter or to do anything whereby the rights and interest of the Developers may be affected, prejudiced and/or endangered in any manner or likely so to be. It is clearly understood and agreed that responsibility for the formation and registration of the said Society, and/or acquiring Membership Rights in such Society shall be of the Flat Purchaser/s and other purchasers and not of the Developers notwithstanding anything done by the Developers in that behalf. The Flat Purchaser/s further agree/s to pay admission fees and share subscription amount for becoming the Member/s of the said Society and other incidental expenses.

35. The Developers shall have exclusive right over the unsold Flats etc. even after registration of the Society or even after execution of final documents of transfer in favor of the Society. The Purchaser/s of such unsold Flats will be admitted to the Society without charging any premium except for the entrance fee and share money.

36. The Purchasers of all such Flats shall be admitted by the Co-operative Society as members of the Society that may be formed with the same rights and the same benefits and subject to the same obligations as those of the Flat Purchaser/s and other members of such Society as the Purchaser/s, without any reservations or conditions. No transfer fees, premium or any other amount, save and except normal entrance fees, share money and other moneys shall be charged from such purchaser/s.

37. Irrespective of disputes, if any, arising between the Developers and the Purchaser/s and/or the said Co-operative Housing Society, all amounts, contributions and deposits, including amounts payable by the Flat Purchaser/s to the Developers under this Agreement, shall always be paid punctually by the Flat Purchaser/s to the Developers and shall not be withheld for any reason whatsoever.



बरल - १/  
 २०१६  
 ३०  
 २०१६

38. If the Flat Purchaser/s neglect/s, omit/s or fail/s, for any reason whatsoever, to pay to the Developers any of the amounts due and payable by the Flat Purchaser/s under the terms and conditions of this Agreement including Purchaser's proportionate share of outgoings as mentioned in 'Annexure-VII' hereto (whether before or after possession of Flat is taken) on their respective due dates and/or within the time herein specified or if the Flat /Shop Purchaser/s commit/s breach of any of the terms and conditions herein contained and contained in the documents herein referred to or prevents the Developers from exercising their rights as provided in this Agreement, then in that event, the Developers shall be entitled at their option to resume possession of the said Flat and this Agreement shall cease and stand terminated and the money already paid by the Flat Purchaser/s to the Developers shall stand absolutely forfeited to the Developers and the Flat Purchaser/s shall have no claim for refund or repayment of the money and the Flat Purchaser hereby agrees to forego all his/her/their right, title and interest in the said Flat and under this Agreement and in such event the Flat Purchaser/s and/or his/her/their nominee or nominees shall also be liable to immediate ejection as a trespasser. On termination of the Agreement, Developers shall be at liberty to dispose of and sell the said Flat to such person/s and at such price as the Developers may, in their absolute discretion, think fit.

39. In the event of non-observance and non-performance of any of the provisions of this Agreement on the part of the Flat Purchaser/s or if the Flat Purchaser/s in any other way default/s or fail/s to perform or observe any of the covenants and stipulations herein mentioned or mentioned in the documents herein referred to, this Agreement shall, at the option of the Developers, come to an end and all rights of the Flat Purchaser/s in respect of the said Flat shall extinguish and the Flat Purchaser/s shall not be entitled to take any objection or make any claim in respect thereof.

40. The Flat Purchaser/s hereby agree/s to pay all the amounts payable under the terms of this Agreement as and when they become due and payable, time in this respect being the essence of the contract.

Further the Developers are not bound to give notice requiring such



*[Handwritten signature]*

बरेल-२/		
२५५५	३९	१०५
२०१६		



payment and the failure thereof shall not be pleaded as an excuse for non-payment of any amount or amounts on the respective due dates. If the Flat Purchaser/s make/s any default in making payment of any of the amounts payable under the terms of this Agreement on their respective due dates, without prejudice to the rights of the Developers to treat such default as a breach of this Agreement and the right of the Developers to terminate this Agreement, the Flat Purchaser/s shall be liable to pay to the Developers interest @21% per annum on amounts due for the period of the delay in payment of such amount. The Developers shall in respect of any amount payable by the Flat Purchaser/s, under the terms and conditions of this Agreement, shall have a first lien and charge on the said Flat agreed to be acquired by the Flat Purchaser/s.

41. The Developers shall give possession of the said Flat to the Flat Purchaser/s only after the Flat Purchaser/s has/have paid to the Developers in full all the amounts and deposits that are payable under the terms and conditions of this Agreement and/or other additional or supplemental agreements.

42. The Flat purchaser/s hereby agree/s and confirm/s that in the event of the Flat Purchaser/s insisting on observance and performance of any of the terms and conditions of this Agreement or for carrying out any requirements and the Developers unable or unwilling to comply with the same, irrespective of the nature of such requirements, requisitions or the obligations, then the Developers shall have an option to terminate this Agreement and pay back all the amount/s paid by the Flat Purchaser/s to the Developers as provided under the provisions of the Maharashtra Ownership Flat Act and the Flat Purchaser/s shall not be entitled to insist upon the Developers and require to comply with or discharge such requisitions and/or the obligations as the case may be.

43. Any delay tolerated or indulgence shown by the Developers in enforcing the terms of this Agreement or any forbearance or any

बराबर/ of giving time to the Flat Purchaser/s shall not be construed		
as a waiver	on the part of the Developers of any breach or non-	compliance of any of the terms and conditions of this Agreement by the
32	90	2025
2025		

*[Handwritten signature]*

Flat Purchaser/s nor shall the same in any manner prejudice the rights of the Developers.

44. The Flat Purchaser/s hereby agree/s and give/s his/her/their consent that the Developers shall be entitled and at liberty to sell, assign, mortgage or otherwise deal with or dispose of their right, title and interest in the said building, constructed without prejudice to the rights hereby granted in favor of the Flat Purchaser/s in respect of the said Flat agreed to be purchased by the Flat Purchaser/s.

45. The Flat Purchaser/s agree/s and undertake/s on demand, to do, execute and deliver and cause to be done, executed and delivered all acts, deeds, matters, things, documents, letters, writings and papers as may be reasonably required by the Developers for further, better or more perfectly effectuating or preserving the right and interest of the Developers or for securing the due fulfillment of the provisions thereof.

46. All costs, charges and expenses in connection with the formation of the Co-operative Housing Society and/or acquiring Membership Rights in the Registered Co-operative Housing Society as well as the costs of preparing, engrossing, stamping and registering this Agreement or any other final documents of transfer to be executed by the said Owners in favor of such Co-operative Society or Societies and the professional costs, charges and expenses payable for the same shall be paid by the Flat Purchaser/s immediately on demand. All costs, charges, stamp duty and penalties, if any, under Bombay Stamp Act, registration charges and other expenses of and incidental to this Agreement, shall be borne and paid by the Flat Purchaser/s only.

47. The Flat Purchaser/s hereby agree/s to bear and pay all the statutory dues including service tax or sales tax etc., under the Works Contract Act, any other statutory enactment and shall not hold the Developers liable or responsible for the same. The Flat Purchaser/s also agree/s and undertake/s to indemnify and keep indemnified the Developers against any losses, suits, claims, demands etc. which may arise due to such acts or enactments.



*[Handwritten signature]*

बरल - ९/		
अमृत	३३	१०५
२०१६		

48. The Flat Purchaser/s, after execution of this Agreement, shall, at his/her/their own costs, lodge this Agreement within the time prescribed under the Registration Act, with the concerned Sub-Registrar Assurances forthwith and inform the Developers in writing sufficient advance, to enable them to admit execution of the same.

49. The Flat Purchaser/s hereby Agreed/s to pay all the Taxes if any Scrutiny or demand raised by the Income Tax office for the deferral of Agreement Value and Market Value as per Government norms. Whatever Tax/Demand raised by the income tax office for the market value of the said flat the tax will be Payable and Born by the Purchases only and the purchases will Agreed to pay the same whenever the Notice raised by income tax office in future in this case the developer will be not responsible for the same.

50. This Agreement Stamp duty, Registration fee, Service & Vat Tax payable by the Developer.

51. All letters, receipts and/or notices to be issued by the Developers and to be served on the Flat Purchaser/s as contemplated by this Agreement or other law, shall be deemed to have been duly served, if sent to the Flat Purchaser/s by Registered Post AD./Under Certificate of Posting at the address given by the Flat Purchaser/s, which is specified below: **Mr. Nitin O. Singh,**

**Address: - 1/19, Shiv Shakti Chawl, Near Shanker Mandir, Tank Lane, Kandivali Village, Kandivali (W), Mumbai - 400 067.**

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

ALL THAT pieces or parcels of leasehold land bearing C.T.S. No. 50-A (Part) admeasuring 1428.00 square meters or thereabout (i.e. 1428.00 sq. mtrs. as per Lease Deed plus additional land in the form of 198.00 sq. mtrs.) of Village Pahadi Goregaon, Goregaon (West), Taluka Borivali, Mumbai Suburban District together with existing old structures standing thereon, situate, lying and being in Subhash Nagar, Goregaon (West), Mumbai - 400 104 in the Registration District of Mumbai City and Sub-District of Mumbai Suburban and bounded as follows, that is to say:

बरल - ९/		
On or towards the North :	By CTS No.50(part) Subhash Nagar Society.	
On or towards the South :	By Public Road (12.20 mtrs. wide).	

*Raj*

On or towards the East : By CTS No.50(part), New Subhash Nagar CHSL.  
 On or towards the West : By existing Hanuman Nagar Public Road.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

Common areas and facilities/limited common area and facilities. The land on which the building is located, the foundations, columns, girders, beams, main walls, lobbies, stairways, lift, lift room, pump room, suction tank, septic tank, soak pit. It is further clarified that if open stilt portion, terrace, open space, parking space or any other covered areas is allocated to any Purchaser or any other person/s and maintained by him/her/them, then the said portion shall not be covered under the definition of 'common areas and facilities'.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

(The mode of payment of the Purchase Price and other amounts to be paid by the Purchaser/s of the Flat to the Developers)

**SCHEDULE OF PAYMENT**

1. Rs. 30, 00,000/- on or before the execution of these presents as earnest amount.
2. Rs. 98,00,000/- on or before completion of Plumbing Sanitary work,
13. Rs. 2, 00,000/- on Possession - being the balance of agreed sale consideration price as aforesaid within seven days of the Developers intimating in writing to the Purchaser/s that the said flat is ready for occupation in terms of Agreement herein and in any event prior to possession of the said Flat being given to the Purchaser/s whichever is earlier.



PROVIDED FURTHER that the Flat Purchaser/s shall pay the installment of the purchase price within seven days from the date of the intimation from the Developers that the Flat agreed to be purchased by him/her/them is ready for possession and if the Flat purchaser/s fail/s to make payments, the Developers shall be at liberty to exercise other rights as set out in the Agreement including the right to terminate this Agreement and sell the said Flat to any other person/s.

*[Handwritten Signature]*

बरल - १/		
६५५५	३५	१०५
२०१६		

PROVIDED FURTHER that the certificate which may be issued by the Developers' Architect certifying that the work has commenced and/or respective work of the plinth/slabs etc. have been completed, shall be binding upon the Flat Purchaser/s and the payment of the installment shall be forthwith due and payable by the Flat Purchaser/s to the Developers.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED  
by the within named **DEVELOPERS**  
**M/S. RAJ BUILDERS & DEVELOPERS**

Proprietor **Shri Rajesh A. Surti**

Pan No. BBIPS0330P

In the presence of .....

*[Handwritten signature]*



For **Raj Builders & Developers**

*[Handwritten signature: Raj Surti]*

Proprietor

SIGNED AND DELIVERED  
by the within named **PURCHASER/S**

**Mr. Nitin O. Singh**

Pan No. AWPPS3001E

In the presence .....

*[Handwritten signature: Shyam]*

*[Handwritten signature: Nitin O. Singh]*



बरल - १/		
क्या	३५	१०५
२०१६		

PAYAL B. KOTWANI  
B. COM. LL.B.LL.M  
ADVOCATE HIGH COURT

F-39, Sez Plaza premises Ltd.  
Near Nutan Vidya Mandir  
Marve Road, Malad (West),  
Mumbai 400 064.  
TEL: 40048070

### TITLE REPORT

I have investigated the title for **M/s. Raj Builders & Developers** having administrative office at Flat No. 404, Sheetal Enclave, New Link Road, Malad (West), Mumbai 400 064, hereinafter referred to as **'The Developers'** with respect to the Property more particularly described hereunder.

#### I DESCRIPTION OF THE PROPERTY

All that pieces or parcels of leasehold land bearing C.T.S. No. 50-A (Part) admeasuring 1428 square meters or thereabouts (i.e. 1230.00 sq. mtrs. As per Lease Deed plus additional land in the form of NTBNIB admeasuring about 198.00 sq. mtrs.) of Village Pahadi, Goregaon (West), Taluka Borivali, Mumbai Suburban District, together with existing all structures standing thereon, situate, lying and being in Subhash Nagar, Goregaon (West), Mumbai 400 090 in the Registration District of Mumbai City and Sub-District of Mumbai Suburban and bounded as follows:

- On or towards the North : By CTS No.50(part) Subhash Nagar Society
- On or towards the South : By Public Road (12.20 mtrs wide)
- On or towards the East : By CTS No.50(part), New Subhash Nagar Socy
- On or towards the West : By existing Hanuman Nagar Public Road

Hereinafter collectively referred to as **'the said Property'**



बरल - ९/	
७५५५	९/५
२०१६	

**EXHIBITS**

1. Copy of the Lease Deed entered into between the said Developers and the Maharashtra Co-operative Housing Society Ltd registered under bearing registration No. 2334/1988-89, on terms contained therein.

2. Deed of Confirmation dated between MHADA and Goregaon Navjagruati Housing Society Ltd registered No. 1989/1994 on 21-4-1994.

3. Deed of Rectification executed between Navjagruati Co-operative Housing Society Ltd and Navjagruati Subhash Nagar Housing Society Ltd) bearing Registration No. 2336 entered into between the Developers viz. Navjagruati Co-operative Housing Society Ltd and the Developers viz. Navjagruati Co-operative Housing Society Ltd which is duly registered on 11 March, 2008.

4. Copy of Development Agreement entered into between the said Developers and the Maharashtra Co-operative Housing Society Ltd registered under bearing registration No. 2334/1988-89, on terms contained therein.

**DOCUMENTS**

We have perused the photocopies of the following documents:

Copy of Indenture of Lease dated 10<sup>th</sup> February, 1989, executed and entered into between Maharashtra Housing & Area Development Authority, (therein referred to as '**the Authority**') and hereinafter referred to as '**MHADA**') of the One Part and '**Navjagruti Subhash Nagar Goregaon Co-operative Housing Society Ltd.**' duly registered under the Maharashtra Co-operative Societies Act, 1960 and Rules there under bearing registration No. BOM (W.P.)/ HSG (TO)/ 3924/ 1988-89, on terms, conditions and covenants as contained therein.

2. Deed of Confirmation dated 12<sup>th</sup> April, 1994 executed between MHADA and **Goregaon Navjagruti Co-operative Housing Society Ltd** registered at Bandra SRO under Sr. No 1989/1994 on 21-4-1994.

3. Deed of Rectification executed by MHADA and "**Goregaon Navjagruti Co-operative Housing Society Ltd.**" (instead of **Navjagruti Subhash Nagar Goregaon Co-operative Housing Society Ltd**) duly registered at Bandra bearing Registration No. 1988/1994 on 21<sup>st</sup> April, 1994.

4. Copy of Development Agreement dated 29<sup>th</sup> February, 2008 executed and entered into between the said Society '**Goregaon Navjagruti Co-Operative Housing Society Ltd**' and the Developers viz. **M/s. Raj Builders & Developers** which is duly registered under serial no. BDR-5/ 2056/ 2008 before the Joint Sub-Registrar, Borivali No. 2, M.S.D. on 1<sup>st</sup> March, 2008 and to this effect the concerned

Registering Authority has also issued the Index-II thereof  
5. Copy of Irrevocable Power of Attorney dated 29<sup>th</sup> February, 2008 executed in favour of the said Developers viz. **M/s. Raj Builders & Developers** which is also duly registered under



बल - ९/		
2008	32	905
20१६		

- serial no. BDR-5/ 2057/ 2008 before the Joint Sub Registrar, Borivali No. 2, M.S.D. on 1<sup>st</sup> March, 2008.
6. Copy of NOC granted by MHADA, under a letter bearing No. CO/ MB/ ARCH/ NOC/ F-1194/ 3908/ 2008 dated 29<sup>th</sup> July, 2008 for the redevelopment of the said Property, as per DCR 1991, 35(2) on certain terms and conditions as set out therein.
  7. Copy of Intimation of Approval dated 24<sup>th</sup> October, 2008 under file No. EB/CE/9670/BS/AP IOD for construction of the proposed composite buildings on the said property,
  8. Copy of Commencement Certificate dated 7<sup>th</sup> January, 2009 upto stilt slab level of 'A' & 'B' Wings have been issued by Executive Engineer, B.P. (W.S.), P Ward of M.C.G.M for construction of the proposed composite buildings on the said property,
  9. Copy of Letter issued by MHADA under letter bearing No. CO/ MB/ ARCH/ NOC/ F-1194/ 3458/ 2009 dated 27<sup>th</sup> July, 2009 addressed to the Secretary, Goregaon Navjagruhi Co-operative Housing Society Ltd., for grant of 2197.20 sq. mtrs. (i.e. 2034.45 sq. mtrs. for Residential use plus 162.75 sq. mtrs. for Commercial use) allotment of additional T.D.R. for commercial use.,
  10. Copy of NOC granted by MHADA, under letter bearing No. CO/ MB/ ARCH/ NOC/ F-1194/ 4271/ 2009 dated 10<sup>th</sup> September, 2009 for the redevelopment on the plot of land in aggregate admeasuring 1428.00 sq. mtrs. or thereabout (i.e. 1230.00 sq. mtrs. as per Lease Deed plus additional land in the form of NTBNIB admeasuring about 198.00 sq. mtrs.) subject to the compliance of the terms and conditions as set out therein.
  11. Copy of Amended Plans granted by the Executive Engineer, Building Proposal (W.S.), 'P' Ward under his Letter bearing No. CHE/ 9670/ BP (WS)/ AP dated 4<sup>th</sup> March, 2010 on the total plot area of 1428.00 Sq.mts. for the construction of the proposed composite building.



बरल - ९/		
६५५५	५०	१०५
२०१६		



12. Copy of another Letter issued by MHADA bearing No. CO/ MB/ Arch/ NGC/ F-396/2245/2011 dated 11<sup>th</sup> April, 2011 addressed to the Secretary, Goregaon Navjagruti Co-operative Housing Society Ltd., , for Allotment of additional buildable area of 2340.70 sq. mtrs.
13. Copy of another Letter bearing No. CO/ MB/ ARCH/ NOC/ F-396/ 5042/ 2011 dated 9<sup>th</sup> August, 2011 issued by MHADA addressed to the Executive Engineer (P & R ward), Building Proposal department (WS), granted 'NOC' for the redevelopment on the said Property.
14. Copy of Amended plans granted by the Municipal Corporation of Greater Mumbai under Letter bearing No. CHE/ 9670/ BP (WS)/ AP dated 10<sup>th</sup> December, 2012 for the construction of the proposed composite building;
15. Copy of approved Parking Layout Plan issued by the Dy. Chief Engineer (Traffic), Municipal Corporation of Greater Mumbai by their letter No. Dy.Ch.E/P-596/ Traffic of 24.08.12.
16. Copy of Undertaking dated 13<sup>th</sup> December, 2012 given by the Developer to MCGM
17. Copies of Resolutions passed by the said Society in Meetings.
18. Copies of property Register Card in respect of the said Property.
19. Search report Dated 2<sup>nd</sup> February, 2008, 4<sup>th</sup> October, and 24<sup>th</sup> January, 2013 of searches carried out by Mr. N. D. Rane, Search Clerk for the period starting from 1978 to 2013.
20. Copy of Public Notice dated 11<sup>th</sup> January, 2013 for inviting Claims on the said Property, inserted in the Journal and Nav Shakti Newspaper.



बसल - १/		
Free press	४९	१०५
सुजय		
२०१६		

**III DEVOLUTION OF TITLE & DEVELOPMENT AGREEMENT AND PERMISSIONS :**

1. The Maharashtra Housing & Area Development Authority, a Corporation Constituted under the Maharashtra Housing and Area Development Act, 1976 (therein referred to as '**the Authority**') and hereinafter referred to as '**MHADA**') has been and is the absolute Owner of all the piece or parcel of land admeasuring 1230 Square Metres or thereabout bearing C.T.S. No. 50-A (Part) (forming the part and parcel of the MHADA's Estate) of Revenue Village Pahadi, Goregaon (West) situate at Subhash Nagar, Goregaon (West), Mumbai 400 090 (hereinafter referred to as '**the said Plot of Land**').
2. By and under an Indenture of Lease dated 10<sup>th</sup> February, 1989, executed and entered into between **MHADA**, the **Lessor** of the One Part and '**Navjagruti Subhash Nagar Goregaon Co-operative Housing Society Ltd.**', the Lessee of the Other part and the said lease is duly registered under the Maharashtra Co-operative Societies Act, 1960 and Rules thereunder bearing registration No. BOM (WP)/ HSG (TO)/ 3924/ 1988-89, whereby MHADA granted a lease for a period of 30 years commencing from 10<sup>th</sup> February, 1989 with an option of further renewal of the lease terms and demised the piece or parcel of land admeasuring 1230 sq mtrs or thereabout bearing C.T.S. No. 50-A (Part) (forming the part and parcel of the MHADA's Estate) of Revenue Village Pahadi, Goregaon (West) situate at Subhash Nagar, Goregaon (West), Mumbai 400 090 (hereinafter referred to as '**the said Plot of Land**') unto the said Society for 'Slum Upgradation Scheme', subject to the payment of improvement charges and the yearly rent reserved and on the terms, conditions and covenants as contained therein. By and Under a Deed of Rectification executed by MHADA and "Goregaon Navjagruti Co-operative Housing Society Ltd rectifying the name of the Society as" Goregaon Navjagruti Co-operative Housing Society Ltd" instead of Navjagruti Subhash Nagar Goregaon Co-operative Housing Society Ltd as referred in the Indenture of Lease dt. 10<sup>th</sup> February, 1989



बरल - १/		
५	२	१००
२०१६		

and the said Society **Goregaon Navjagruti Co-operative Housing Society Ltd** is hereinafter referred to as 'the said Society'). The said Deed of Rectification is duly registered at Bandra, SRO bearing Registration No. 1988/1994 on 21<sup>st</sup> April, 1994.

4. By and Under a Deed of Confirmation dated 12<sup>th</sup> April, 1994 executed between MHADA and Goregaon Navjagruti Co-operative Housing Society Ltd registered at Bandra SRO under Sr. No. 1989/1994 on 21-4-1994.

5. It appears that the said Plot of land owned by **MHADA**, was fully encroached upon by the slum and/or hutment dwellers (now, members of Goregaon Navjagruti Co-operative Housing Society Ltd.), who have been sitting thereon, since last many years as such the said property is censused slum colony on MHADA records. The said Property is falling in 'Residential Zone', as per the Revised Development Plan as published by MCGM and sanctioned by the State Government.

6. It also, appears that the members of '**Goregaon Navjagruti Co-operative Housing Society Ltd.**' decided to avail the benefits of the Slum Upgradation Scheme/ Redevelopment Scheme as per MHADA Norms and also, for its implementation in accordance with the prevailing Development Control Regulations for Greater Mumbai, as amended till date.

7. The Said Society Pursuant to the Resolution passed by its General Body Meeting gave the Redevelopment rights for the implementation of the said Redevelopment Scheme for the benefits of the members of the said Society in respect of the Said Property to the said Developers.

8. By and Under a Development Agreement dated 29<sup>th</sup> February, 2008 executed and entered into between the said Society i.e. '**Goregaon Navjagruti Co-Operative Housing Society Ltd.**', on the one hand and the Developers viz. **M/s. Raj Builders & Developers** on the other hand, the said Society has entrusted the development rights to the said



बरल - ९/		
29 <sup>th</sup>	४३	२००८
२०१६		

Developers in respect of the said Property and also, for implementation of the said Redevelopment Scheme for benefits of the members of the said Society, on the terms and conditions as recorded therein, which is duly registered under serial no. BDR-5/ 2056/ 2008 before the Joint Sub-Registrar, Borivali No. 2, M.S.D. on 1<sup>st</sup> March, 2008 and in this effect the concerned Registering Authority has also issued the Index-II thereof.

9. The said Society has executed an Irrevocable Power of Attorney dated 29<sup>th</sup> February, 2008 in favour of the said Developers viz. **M/s. Raj Builders & Developers** for the fulfillment of the purposes of the aforesaid Development Agreement dated 29<sup>th</sup> February, 2008 and also, for obtaining various permissions and sanctions from MHADA, MCGM and other concerned Authorities for implementation of the said Redevelopment Scheme on the said Property, which is also duly registered under serial no. BDR-5/ 2057/ 2008 before the Joint Sub-Registrar, Borivali No. 2, M.S.D. on 1<sup>st</sup> March, 2008.

10. Thereafter the said Developers have submitted the proposal for obtaining various permissions and sanctions through their Architects viz. Mahendra N. Associates under DCR 35(2) of Development Control Regulations for Greater Mumbai, 1991 as amended upto date, in order to provide 30 bonafide members of 'Goregaon Navjagruti Co-operative Housing Society Ltd.' permanent alternative accommodation as and by way of new residential flat/s, in lieu of their respective premises in the old structures, the then standing on the said property.

Subsequently, MHADA has granted NOC under a letter bearing No. CO/ MB/ ARCH/ NOC/ F-1194/ 3908/ 2008 dated 29<sup>th</sup> July, 2008 addressed to the Executive Engineer, Building Proposal (W.S.), 'P' Ward for the redevelopment of the said Property, as per DCR 1991, 35(2) on certain terms and conditions as set out therein, and at the instance of



बरल-९/  
 २०१६

MHADA, the City Survey Officer, Borivali, M.S.D. has also carried out actual survey and measurements at site, of the said Property.

12. Subsequently by an Intimation of Disapproval dated 24<sup>th</sup> October, 2008 under file No. EB/CE/9670/BS/AP IOD for construction of the proposed composite buildings on the said property.
13. Copy of Commencement Certificate dated 7<sup>th</sup> January, 2009 upto stilt slab level of 'A' & 'B' Wings have been issued by Executive Engineer, B.P. (W.S.), P Ward of M.C.G.M for construction of the proposed composite buildings on the said property.
14. Copy of Letter issued by MHADA under letter bearing No. CO/ MB/ ARCH/ NOC/ F-1194/ 3458/ 2009 dated 27<sup>th</sup> July, 2009 addressed to the Secretary, Goregaon Navjagruti Co-operative Housing Society Ltd., having considered the request of the said Society, for grant of 2197.20 sq. mtrs. (i.e. 2034.45 sq. mtrs. for Residential use plus 162.75 sq mtrs. for Commercial use) allotment of additional T.D.R. for commercial use, as per the policy of Authority vide Mumbai Board's Resolution No. 239/ 2496 dated 6<sup>th</sup> February, 2009 and also, for allotment of 2197.20 sq. mtrs. additional B.U. in the form of T.D.R. (to be purchased by the said Developer from open market or MHADA, at their own costs and expenses) for the proposed building, to be constructed on the said plot admeasuring about 1428.00 sq. mtrs. (i.e. 1230.00 sq. mtrs. as per Lease Deed plus additional land in the form of NTBNIB admeasuring about 198.00 sq. mtrs.) subject to the compliance of the terms and conditions as therein.



बरल - ९/		
अनुमति	४५	२०१६
२०१६		

5. Copy of NOC granted by MHADA, under letter bearing No. CO/ MB/ ARCH/ NOC/ F-1194/ 4271/ 2009 dated 10<sup>th</sup> September, 2009 addressed to the Executive Engineer, Building Proposal (W.S.), 'P' Ward, MHADA granted 'NOC' for the redevelopment on the plot of land in aggregate

admeasuring 1428.00 sq. mtrs. or thereabout (i.e. 1230.00 sq. mtrs. as per Lease Deed plus additional land in the form of NTBNIB admeasuring about 198.00 sq. mtrs.) as per the policy laid down by MHADA under Resolution No.6260 dated 4<sup>th</sup> June, 2007 and Resolution No. 6397 dated 5<sup>th</sup> May, 2009 respectively, subject to the compliance of the terms and conditions as set out therein.

16. Copy of Amended Plans under approval granted by the Executive Engineer, Building Proposal (W.S.), 'P' Ward under his Letter bearing No. CHE/ 9670/ BP (WS)/ AP dated 4<sup>th</sup> March, 2010 on the total plot area of 1428.00 Sq.mts. @ F.S.I. 1.00 and also, sanction/ approval (including deficiency of open space) has been granted by Municipal Commissioner for consumption of total 2.4 F.S.I. (including the permissible TDR to the extent of 2197.20 sq. mtrs. to be purchased from the open market or MHADA by the Developers at their own costs, for its utilization thereof) for the construction of the proposed composite building.
17. By and under another Letter issued by MHADA bearing No. CO/ MB/ Arch/ NOC/ F-396/2245/2011 dated 11<sup>th</sup> April, 2011 addressed to the Secretary, Goregaon Navjagruti Co-operative Housing Society Ltd., having considered the request of the said Society, for Allotment of additional buildable area of 2340.70 sq. mtrs. (i.e. 2143.22 sq. mtrs. for Residential use plus 197.48 sq. mtrs. for Commercial use) beyond the existing BUA as per 2.5 FSI on demarcated Plot vide Mumbai Board's Resolution No. 262/2905 dated 30<sup>th</sup> December, 2010 and as per MHADA Resolution No. 6422 dated 7<sup>th</sup> August, 2009, the additional Land area adm. 198.28 sq. mtrs is to be amalgamated while executing rectification of Lease Deed. The Above Allotment is on the Sub-Divided plot as per demarcation Plan adm. About 1428.280 sq. mtrs i.e (Lease area 1230.00 sq. mtrs plus additional land area 198.28 sq. mtrs. The Total Built up area was permitted upto existing BUA 1230.00 sq. mtrs plus



बरल - ९/		
५५५५	४५	१०५
२०१६		

allotment of additional BUA 2340.70 sq. mtrs (i.e 2143.22 sq. mtrs for Residential use plus 197.48 sq. mtrs. for Commercial use) thus the total BUA is 3570.70 sq. mtrs only and existing 37 tenaments (retain carpet area up to 45sq. mtrs as per Govt. resolution No. 1109/36/dt 26<sup>th</sup> August, 2009 plus additional residential 47 tenaments aggregating to 84 tenaments, subject to the compliance of the terms and conditions as set out therein;

18. By and under another Letter bearing No. CO/ MB/ ARCH/ NOC/ F-396/ 5042/ 2011 dated 9<sup>th</sup> August, 2011 issued by MHADA addressed to the Executive Engineer (P & R ward), Building Proposal department (WS), granted 'NOC' for the redevelopment on the plot of land in aggregate admeasuring 1428.00 sq. mtrs. or thereabout (i.e. 1230.00 sq. mtrs. as per Lease Deed plus 198.28 as additional land) as per demarcation Plan as per the policy laid down by MHADA Vide MHADA Resolution No.6260 dated 4<sup>th</sup> June, 2007 and Resolution No. 6397 dated 5<sup>th</sup> May, 2009 respectively, subject to the compliance of the terms and conditions as set out therein;

19. Copy of Amended plans granted by the Municipal Corporation of Greater Mumbai under Letter bearing No. CHE/ 9670/ BP (WS)/ AP dated 10<sup>th</sup> December, 2012 for the construction of the proposed composite building;

20. The Dy. Chief Engineer (Traffic), Municipal Corporation of Greater Mumbai by their letter No. Dy.Ch.E/P-596/ Traffic of 24.08.12 addressed to Mahendra. N. Associates approved the Parking Layout Plan of the proposed Building to be constructed on the said property.

21. Registered undertaking dated 13<sup>th</sup> December, 2012 executed between M/s. Raj Builders and Developers and MCGM duly regd before Sub-Registrar Borivali -4 bearing regn. No. BRL-4/10810/2012

22. In the Circumstances aforesaid, the said M/s. Raj Builders and Developers are having valid binding and subsisting



बरल - ९/		
अनुमोदित	२०	१०/१२
२०१६		

rights to carry on the Redevelopment of the said Property bearing C.T.S. No. 50-A (Part) adm. 1428 square mtrs of thereabout of Village Pahadi, Goregaon (West), under Regulations 35(2) of Development Control regulations 1991.

IV. SEARCH REPORT AND PUBLIC NOTICE

I have caused usual searches to be taken with the Sub-Registrar of Assurances at Bandra and Mumbai in respect of the said Property and also have inserted the Public Notice on behalf of the Developers in the Free Press Journal and Navshakti times on 11<sup>th</sup> January, 2013 and have not received any Objections/claims in respect of the said Property.

V. TITLE

In view of the aforesaid, I am of the Opinion that the title of the Owners viz. Maharashtra Housing & Area Development Authority relating to the said Property is clear, marketable and free from all encumbrances and M/s. Raj Builders and Developers are entitled to implement the Redevelopment SCHEME of '**Goregaon Navjagruti Co-operative Housing Society Ltd.**' in respect of the said property approved by MHADA, for the construction of new building/s thereon, subject to the compliance of the terms and conditions set out in NOC, IOD dated 24<sup>th</sup> October, 2008 and Commencement Certificate dated 7<sup>th</sup> January, 2009 and Subject to what is stated above, **M/s. Raj Builders & Developers** are entitled to sell the flats/Units to be constructed by them in the Free Sale Component of the aforesaid Redevelopment Project.

Mumbai, dated this 27<sup>th</sup> day of January, 2013.

Sd/  
( **PAYAL. KOTWANI** )  
Advocate, High Court.



बरल - ९/		
६५५५	४	१०५४
२०१६		



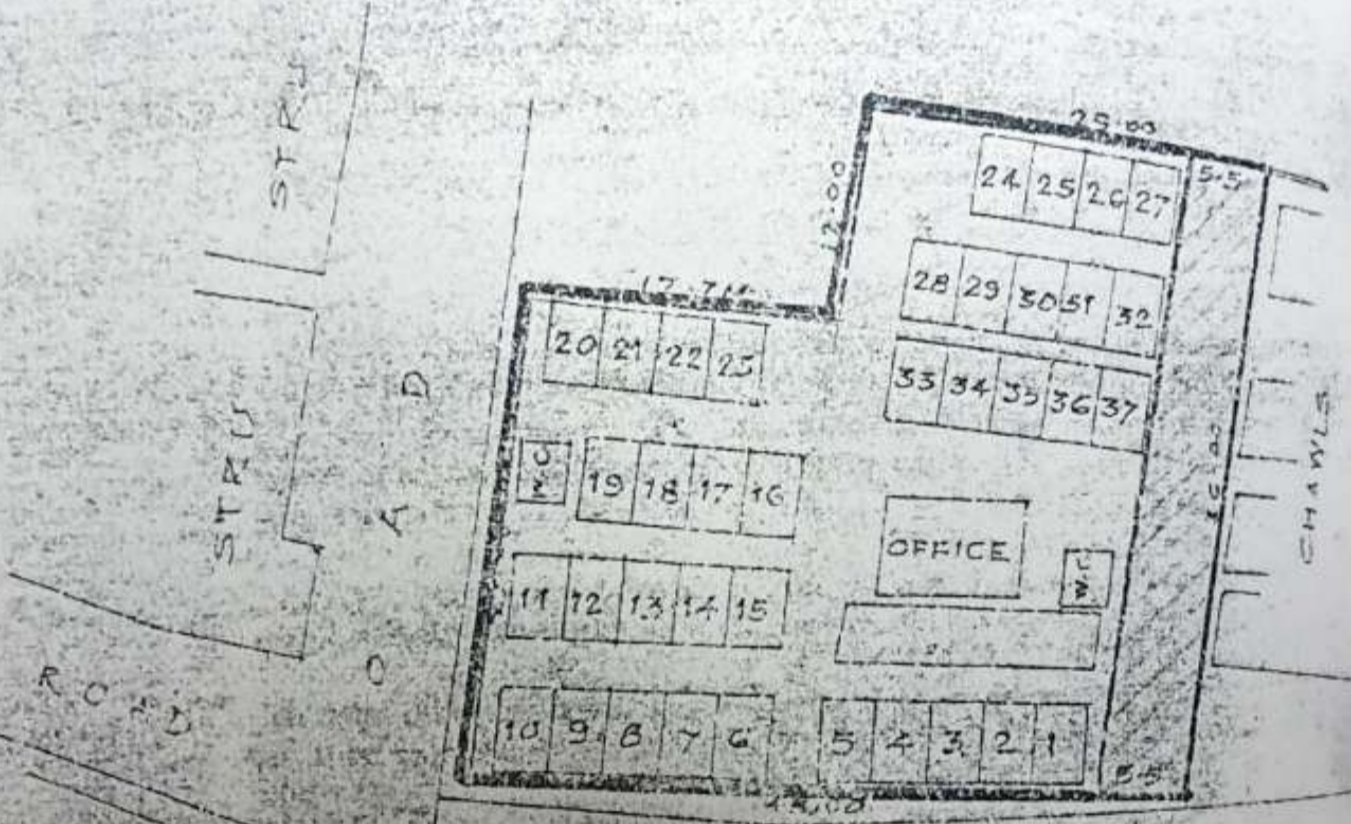
EX-ENGR. HOUSING BANDRA DN'S PLAN  
 PART LAY-OUT PLAN SHOWING  
 BEARING NAVJAGRUTI SOCIETY  
 MOTILAL NAGAR, M.G. ROAD, GOREGAON



SCALE:- 1:500

NOTES:-

- 1) TOTAL PLOT AREA = 1428.00 SQ.M. SHOWN THROUGH THIS PLAN
- 2) PLOT AREA AS PER CONVEYANCE = 1230.00 SQ.M. SHOWN THROUGH THIS PLAN
- 3) AREA OF TIT-BIT LAND IS = 158.00 SQ.M. SHOWN THROUGH THIS PLAN



बरल - २/

42 908

2028

*Handwritten signature*

OFFICE OF THE  
EX. ENGR. BLDG. DEPT. (W.B.) 8 & 9 WARD  
DR. PABASAHEE MPELAKAR MARKET BLDG.  
KANDIVALI/EAST MUMBAI-40007  
In replying please quote No. \_\_\_\_\_  
and date of this letter.

THIS I.O.D./C.C. IS ISSUED SUBJECT TO THE PROVISIONS OF URBAN LAND CEILING AND REGULATIONS ACT 1978

EC-48

**Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.**

No. E.B./CE/ 9670 BS/A P of 200 - 200 24 OCT 2008

MEMORANDUM

Municipal Office,

Mumbai .....200

**Owner - Shri Rajesh A. Surti, C.A. to M/s. Goregaon Nav Jagruti CHS I**

With reference to your Notice, letter No. <sup>337</sup> 7980 dated <sup>5/11</sup> 2008 and delivered on ..... 200 and the plans, Sections Specifications and Description and further particulars and details of your buildings at Proposed redevelopment on plot bearing CTS No. 50-A 2 (pt.) of village - Pahadi Goregaon at Subhash Nagar, New Hanuman Road, Off. M.G. Road, Goregaon (W). I have to inform you that I cannot approval of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to your, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

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

1. That the C.C. under Sec. 44\69 (1) (a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C.Reg.No.382/07.
3. That the low lying plot will not be filled up to a reduced level of at least 92 T.H.D. or 6' above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled, consolidated and sloped towards road side, before starting the work.



TRUE COPY

of Maharashtra Association  
*[Signature]*

बरल-९/ ५३ १०६

( ) That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.

( ) That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the day of 23/10/09 200, but not so as to contravance any of the provision of the said Act as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

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

Sd  
Executive Engineer, Building Proposals,  
Zone, P Wards.

### SPECIAL INSTRUCTIONS

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

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

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

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

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

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

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

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

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

(b) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1)(aa) of the Bombay Municipal Corporation Act.

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

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

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

TRUE COPY

of Mahanaya

*[Handwritten Signature]*



बरल - ९/		
५५	५४	१०५
२०१६		

24 OCT 2008

4. That the specification for layout/D.P.road/or access roads/development of setback land will not be obtained from E.E.Road Construction(W.S.)Z-IV before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D. the completion certificate will not be obtained from E.E.(R.C.)/E.E.(S.W.D) of W.S.Z-IV/E.E.(T & C) before submitting B.C.C.
5. That the Structural Engineer will not be appointed, supervision memo as per Appendix XI (Regulation 5(3) (ix) will not be submitted by him.
6. That the structural design including provision of seismic/wind load and or calculations and for the proposed work shall not be submitted before C.C.
7. That the sanitary arrangement for workers shall not be carried as per Munl. Specifications and drainage layout will not be submitted before C.C.
8. That the regular /sanctioned/proposed lines and reservations will not be got demarcated at site through A.E.(Survey)/E.E.(T & C)/E.E.D.P.//DILR before applying for C.C.
9. That the Registered Undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Ward Officer that the ownership of the setback land will not be transferred in the name of M.C.G.M. before C.C.
10. That the agreement with the existing tenant alongwith the plans will not be submitted before demolition of existing structure.
11. That the consent letter from the existing tenants for the proposed additions/alterations in their tenement will be submitted before demolition of existing structure.
12. That the Indemnity Bond indemnifying the Corporation for damages, risks accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
13. That the existing structure proposed to be demolished and shifted will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.



TRUE COPY

*M. Anwar*  
Architects co

बरल - ९/		
44	905	
2028		

14. That the requirements of N.O.C. of E.E. (S.W.D.)/E.E. (T&C)/E.E. (R.C.)/E.E. (SEW)/E.E. (W.W.) will not be obtained before requesting for C.C. and the requisition will not be complied with before occupation certificate / B.C.C.
15. That the qualified/registered site supervisor through Architects / Structural Engineer will not be appointed before applying for C.C.
16. That the No dues Pending Certificate from A.E.(W.W.)P/South shall be submitted before C.C.
17. That the N.O.C. from A.A. & C. (P/3) shall not be submitted before requesting for C.C. and final N.O.C. shall not be submitted before requesting for occupation / B.C.C.
18. That the N.O.C. from H.E. shall not be submitted before requesting for C.C.
19. That the copy of the application made for non-agricultural user permission shall not be submitted before requesting for C.C.
20. That the regd. u/t. from the developer to the effect that meter cabin, Still Portion, society office, servants toilet, part/pocket terrace shall not be misused in future shall not be submitted before requesting for C.C.
21. That the development charges as per M.R.T.P. Act (Amendment) Act 1992 will not be paid before C.C.
22. That the C.T.S. Plan and P.R Card area written in words through S.L.R. shall not be submitted before C.C.
23. That the provision from Reliance Energy Ltd. shall not be made.
24. That the P.C.O. Charges shall not be paid to Insecticide Officer before requesting for C.C. for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall not be made as and when required by Insecticide officer for inspection of water tanks by providing safe and stable ladder etc. and requirements as communicated by the Insecticide Officer shall not be complied with.

That the separate P.R.C. for setback shall not be submitted before requesting balance F.S.I.



THIS IS ISSUED SUBJECT TO THE PROVISIONS OF URBAN LAND CEILING AND REGULATIONS ACT 1976

TRUE COPY

By *[Signature]*

*Patel*  
EXECUTIVE ENGINEER,  
BUI...

बरल - ९१		
अग्र	५५९०५	
२०१६		

24 OCT 2008

26. That the proportionate sewerage line charges as worked out by Dy.Ch.Eng. (Sew. Planning) shall not be paid in this office before requesting for C.C.
27. That the Janata Insurance Policy shall not be submitted before C.C.
28. That the requisitions of clause 45 & 46 of DCR 91 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.
29. That the NOC from society alongwith extract of general body resolution for development, addition & alteration shall not be submitted before C.C.
30. That the regd. U/T. shall not be submitted for payment of difference in premium paid and calculated as per revised land rates before requesting for C.C.
31. That the building will not be designed complying requirements of all the relevant I.S. codes including I.S. Code 1893 for earthquake design, the certificate to that effect shall not be submitted from Structural Engineer.
32. That the soil investigation will not be done and report thereof will not be submitted with structural design before requesting for C.C.
33. That the N.O.C. from Tree Authority shall not be submitted and requirements therein shall not be complied with before requesting for C.C.
34. That the alternate arrangement for drinking water shall not be made for the existing tenants before demolishing the existing overhead water storage tank before C.C.
35. That the requirement of clause 40 & 41 of D.C.R. 1991 shall not be incorporated in proposed plan and requirements shall not be complied with before submitting B.C.C.
36. That the provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall not be made to the satisfaction of Municipal Commissioner while developing plots having area more than 1000 sq.mtrs.
37. That the PAN Card with the photo of the applicant as per prescribed proforma shall not be submitted.
38. That the N.O.C from A.E. (Environment) shall not be submitted before C.C.



TRUE COPY

Mahendra Associates  
*Mahendra Associates*  
Architects

4

बरल - ९/		
८५५५	५०	१०६
२०१६		

39. That the bore well shall not be constructed in consultation with H.E. before requesting for C.C.
40. That all exterior wall shall not be constructed as per circular No.C/PD/12387 dtd. 17.03.2005.
41. That the N.O.C. from Additional Collector for royalty of excavated earth will not be submitted.
42. That the requisitions from fire safety point of view as per D.C.R. 1991 shall not be complied with.
43. That the use of fly ash bricks and fly ash based building material shall not be used in construction work and test report to that effect will not be submitted to this office.

B. CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.

1. That the plinth/stilt height shall not be got checked by this office staff.
2. That the water connection for construction purposes will not be taken before C.C.
3. That the plan for Architectural elevation and projection beyond proposed building line will not be submitted and got approved before C.C.
4. That the permission for constructing temporary structure of any nature shall not be obtained.

C. GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C.

1. That the conditions of MHADA lease agreement/Govt. order u/no. \_\_\_\_\_ dated \_\_\_\_\_ shall not be complied with and compliances of conditions mentioned therein will not be submitted before submission of B.C.C.
2. That the final N.O.C. from MHADA shall not be submitted and requirements therein shall not be complied with before submission of B.C.C.
3. That the dust bin will not be provided as per C.E.'s Circular No. CE/9297/II of 26.6.1978.

4. That 3.00 mt wide paved pathway upto staircase will not be provided.

5. That the surrounding open spaces, parking spaces and terrace will not be kept open.



REGULATED SUBJECT  
 ACTING CHIEF ENGINEER OF URBAN LAND  
 DEVELOPMENT AUTHORITY, MUMBAI  
 BUILDING REGULATIONS ACT 1973

TRUE COPY

EXECUTIVE ENGINEER,  
 BUILDING REGULATIONS (P&P) WARD

*[Handwritten Signature]*  
 24/10

बरल - ९/		
८५५५	५८	१०५
२०१६		

24 OCT 2008

6. That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place before O.C.C./B.C.C.
7. That carriage entrance shall not be provided before starting the work.
8. That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years.
9. That the non-agricultural permission/revised N.A. shall not be submitted before occupation.
10. That terraces, sanitary blocks, nahans in kitchen will not be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will not be done in presence of municipal staff.
11. That final N.O.C. from H.E.(Deptt.)/ E.E. (S.W.D.) / E.E. (R.C.) / E.E.(T.&C.)/E.E. (sew) shall not be submitted before occupation.
12. That final N.O.C. from A.A. & C. P/North shall not be submitted before occupation.
13. That the Co.Op.Hsg. Society of the prospective purchaser shall not be formed and regd. certificate to that effect shall not be submitted before B.C.C.
14. That Structural Engineers laminated final Stability Certificate along with upto date Licence copy and R.C.C. design canvas plan shall not be submitted.
15. That the debris shall not be removed before submitting B.C.C.
16. That canvas mounted plans shall not be submitted with Notice of Completion of work u/sec. 353A of M.C.A. for work completed on site.
17. That every part of the building constructed and more particularly O.H. tank will not be provided with proper access for staff of P.C.O. office with a provision of fire escape ladder.
18. That Site Supervisor certificate for quality of completion of the work shall not be submitted in prescribed format.



TRUE COPY

*A. S. Sankar*  
architect

6

बरल-९/		
Copy	4e	905
2018		



19. That some of the drains shall not be laid internally with C.I Pipes.
20. That in case of Govt. / MHADA layout, the reqd u/t shall not be submitted stating that the shortfall in area of PRC shall not be set right by availing additional area from MHADA authority or by demolishing the excess area
21. That the Vermiculture bins for disposal of Wet Waste as per the design and specifications of organizations/ individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M., shall not be provided to the satisfaction of Municipal Commissioner.

D - CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.

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

THIS I.O.D/J.C.G. IS ISSUED SUBJECT TO THE PROVISIONS OF URBAN LAND CEILING AND REGULATIONS ACT 1973

My Documents \ SJR \ IOD \ 9670.doc

*[Signature]*  
EXECUTIVE ENGINEER,  
BUILDING PROPOSAL (U.S.) DEPT.

TRUE COPY

*[Signature]*  
[Illegible text]



बरल - ९/		
६५५५	६०	१०५
२०१६		

No. EB/CE/ 9670 /BS

1/AP 24 OCT 2008

NOTES

- (1) The work should not be started unless objections are complied with
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage-entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. \_\_\_\_\_ of \_\_\_\_\_ should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The acces road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting paving and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in Concrete having brick glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.



TRUE COPY  
*[Signature]*  
Architect

बरल - ९/		
Wany	५९	१०५
२०१६		

- (20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing commissioner under Section 13 (A) (B) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347 (1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be with drawn.
- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
- Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the area in occupation of each.
  - Specifically signed agreement between you and the existing tenants that they are willing to avail of the alternative accommodation in the proposed structure at standard rent.
  - Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) the bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 metre.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the nahanis and other appurteances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of a lock and the warning pipes of the ribbet pretessed with screw or dome shape pieces (like a garden mari rose) with copper pipes with perforations each not exceeding 1.5 mm. in diameter. the cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be fixed an its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plasters for coping over compound wall.

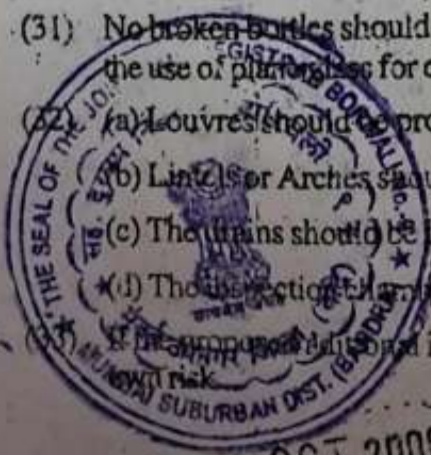
(32) (a) Louvres should be provided as required by Bye-law No. 5 (b).

(b) Lintels or Arches should be provided over Door and Window opening.

(c) The drains should be laid as require under Section 234-1 (a).

(d) The inspection chamber should be plastered inside and outside.

If the proposed construction is intended to be carried out on old foundations and structures, you will do so at your own risk.



24 OCT 2008

COPY TO LICENSED SURVEYOR/OWNER

TRUE COPY

बरल - ९/		
अनुमति	४२	२०१६
२०१६		

Executive Engineer, Building Proposals  
 EXECUTIVE ENGINEER, BUILDING PROPOSALS  
 24 OCT 2008  
 18th WARD



NO.CO/ MB/ARCH/NOC/ F-396/ 5042/ 2011,  
Dated 9/18/11.

To,  
Executive Engineer (P & R ward),  
Building Proposal Department (WS),  
M.C.G.M. Thakur Complex,  
Kandivali (E),  
Mumbai - 400101

Subject: NOC for proposed Redevelopment on the plot bearing CTS No.50-A, Village-Goregaon (W) situated at Subhash Nagar, Goregaon (W) Mumbai-400090 for Subhash Nagar Nav Jagruti Co-Op. Housing Society Ltd.,

Reference: 1. This office Offer letter No. CO/MB/Arch /NOC /F-396 /2245/2010, dt. 11-04-2011  
2. M/s. Mahendra N. Associates's letter dated 18-05-2011

The Society has complied with all requisites for obtaining No Objection Certificate (NOC) for redevelopment of their existing property under subject. There is no objection of this office to undertake construction by society as per the proposal of the said society under certain terms and conditions, on the Plot measuring about 1428.28 m<sup>2</sup> (i.e. 1230.00 m<sup>2</sup> as per lease deed + 198.28 m<sup>2</sup> as additional land ) as per demarcation plan. The NOC is granted as per policy laid down by the MHADA vide MHADA Resolution Nos. 6260 Dt. 04/06/2007, Resolution No. 6397 dated 5/05/2009 & Resolution No. 6422 dated 07/08/2009 subject to following conditions. The other additional terms and conditions as per Annexure-I shall also apply & are appended separately.

#### TERMS & CONDITIONS

The work of redevelopment should be carried out as per plans submitted to this office along with detailed proposal, as per prior approval of MCGM.

Necessary Approvals to the plans from M.C.G.M. should be obtained before starting of work.

The work should be carried out under the supervision of the Competent Registered Architect and Licensed Structural Engineer.

The work should be carried out entirely at applicant's own risk and cost and MHAD Board will not be responsible for any mishap or irregularity at any time.



1/7

कलानगर, बान्द्रे (पूर्व), मुंबई - ४०० ०५९.  
फोन, २६५९२८७७, २६५९२६२२  
२६५९२०५८ / २६५९०६६० पत्रपेटी क्र. ८१३५

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.  
Phone : 66405000, 26599877 - 26592622  
Fax No. : 022-26592058 / 26590000 Post Box No. 8135

बस-९/१  
२०१६

- 23 After issue of NOC, during course of demolition of old buildings & during course of redevelopment work if any mishap / collapse occur, the entire responsibility of the same will lie with NOC holder. However all the necessary precautionary measures shall be taken to avoid mishap / collapse and the work of demolition & redevelopment shall be carried out under strict supervision of Architect and R.C.C. Consultant.
  - 24 The proposal of issue of NOC for obtaining occupation Certificate from MCGM to the newly constructed building will have to be submitted along-with the following documents / information.
    - a) Copy of approved plan along-with copy of IOD & C.C. from MCGM. The names of the occupiers against concerned tenements proposed to be allotted in new building should be clearly shown in the plan along-with carpet area to be given. Matching statement i.e. Name of occupant, Room No., existing area and proposed allotted area.
    - b) The concerned Architect & NOC Holder / Developer should give certificate that the newly constructed building is in accordance with the plans approved by MCGM & the tenements constructed for rehabilitation of the occupiers of building are as per the areas and amenities as prescribed in the agreement executed with the occupiers.
    - c) Photographs of the newly constructed building taken from various angles.
  - 25 If it is subsequently found that the documents / information submitted with your application for NOC are incorrect or forged, mis-leading then this NOC will be cancelled and NOC holder will be held responsible for the consequences / losses, if any thereof if arises in future.
  - 26 Necessary trial pits / trial bores shall be taken at the captioned property to ascertain the bearing capacity of the soil and foundation shall be designed accordingly. R.C.C. design of the new proposed building shall be prepared taking into account the aspect of Mumbai Seismic Zone and same should be got approved from R.C.C. Consultant / Structural Engineer, registered with MCGM.
  - 27 As far as possible separate building for rehabilitation of existing tenants & for the purpose of free sale, taking into account the plot area of the captioned property shall be constructed. The NOC holder has to form the independent Co.Op. Society for rehab building of tenants as well as for free sale component after giving possession to the existing tenants & prospective buyers, wherever possible.
- holder proposes to construct separate buildings for rehab and free sale, the Commencement Certificate for free sale buildings shall be issued only after the work of rehab buildings is started.



बरल - २/	
Wjuey	Wjuey
२०१६	

The additional Tit-Bit Plot / NTBNIIB area beyond leased plot area is allotted along with 2.5 FSI of the said tit-bit/NTBNIIB plot to facilitate redevelopment on the total plot and to create additional housing stock. These Tit-bit/NTBNIIB plots are the property of MHADA & the permissible FSI on them are a part of balance FSI in the Layout. On approval of the layout, the 2.5 FSI on roads, open spaces and such tit-bit plots shall be clubbed for computation of prorata BUA per tenements and shall be duly adjusted deducting 2.5 FSI on tit-bit/ NTBNIIB plots already allotted to the Society.

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

Now, MHADA is considering the proposal for amendment of the layout for 2.5 FSI. Further 2.5 FSI is granted to the society on the notionally sub-divided area, hence the proposal should be considered for 2.5 FSI and all the directives given in the Govt. Resolution of U.D.D. vide No. TPB /4308 /74 /C. NO.11 /2008 /UD-11, dated 6/12/2008 shall be applicable to the society.

ENCL.- ANNEXURE -I

*A. B. Shivankar*  
.. 9/8/11

(Draft copy approved by CO/MB)

for Chief Officer,  
M. H. & A. D. Board,  
Mumbai - 51.

Copy to Lessee: - Secretary, Subhash Nagar Nav Jagruti Co-Op. Housing Society Ltd. Subhash Nagar, Goregaon (W), Mumbai-400090 ENCL.- ANNEXURE -I

✓ Copy to Architect: M/s. Mahendra N. Associates, 6/1, Radha Kunj Bhabhal Naka, Before Ram Mandir, L. T. Road, Borivali (E), Mumbai-92 for information Encl.- ANNEXURE -I.

Forwarded to information and necessary action in the matter to the:-

1. Executive Engineer, Housing Ghatkopar /Maintenance/ Division. /M.
2. Estate Manager (IV) / M. B.
3. Chief Accounts Officer/M.B.
4. Asst. Land Manager / (Kurla) M.B.
5. Secretary / Mumbai Board as per Mumbai Board's Resolution 262/2905, dated 30-12-2010

\*\*\*



बरत 5/8/		
अध्यक्ष	उप	सचिव
२०१६		

NO.CO/ MB/ARCH/NOC/ P-396/  
Dated

/ 2011.

**ANNEXURE -I****TERMS AND CONDITIONS**

The additional buildable area is granted as per policy laid down by MHADA vied NOC mentioned above as per resolution no.5998 dated:09/01/2004 and amended A.R.No.6041, dt.29/7/2004, A. R.No. 6260 Dt. 04/06/2007, A. R. 6349 dated 25/11/2008, A. R. No. 6383 dated 24/02/2009, A. R. No. 6397 dated 5/05/2009 & A. R. No. 6422 dated 07/08/2009 are subject to following terms and conditions.

1. All the terms and conditions mentioned in the M.C.G.M's Layout approval Letter would be applicable to the society.
2. The set of plan approved by M.C.G.M. duly certified by the Architect should be submitted to this office before commencement of work.
3. The Society will have to construct and maintain separate tank if necessary with approval M.C.G.M.
4. The Society will have to enter into a separate Lease Agreement of Society will have to get the rectification deed done through concern Estate Manager of Legal Department of the Board for additional area granted before asking for Occupation Certificate form M.C.G.M.
5. The Society will have to submit stability of the existing structure / proposed work through Registered Licensed Structural Engineer by M.C.G.M.
6. The Society will have to obtain separate P. R. card as per the approved sub division / plot leased out by the board duly signed by S. L. R. before asking for Occupation Permission for M.C.G.M.
7. The Society will have to obtained approval for amended plans as and when the society amends the plans.

Society should submit undertaking on Rs. 250/- Stamp paper for having any objection if the newly developable plots are either developed by the Board or by the allotted of the Board in Subhash Nagar Goregaon (W) Layout.

The Society will have to hand over the set back area free of cost to M.C.G.M. proof of the same will have to be submitted to this office society will have to inform about form encroachment to M.C.G.M. at their own cost and M.H.A.D. Board shall not be held responsible.



बरल - १/	
अनुमति	२०११
२०१६	

10. The pro-rata charges towards construction of D.P. Road as implemented by M.C.G.M. will be paid from the premium received from the society for the purchase of additional BUA for which receipts shall be submitted by the society from M.C.G.M. in favour of Chief Accounts Officer/MHAD Board.
11. The Society will have to submit Undertaking on Rs. 250/- stamp paper agreeing to pay the difference in premium if any as and when MHADA reviews the policy for allotment of F.S.I. / T.D.R.
12. The redevelopment Proposal should be approved adhering to the Development Plan reservation, Building regulations and any other rules applicable to Building construction by the Building Proposal Dept. in MCGM.
13. The charges as may be levied by MCGM, from time to time (apart from FSI charges), for e.g. Pro-rata charges for Roads, shall be paid by the society to MCGM directly, on demand from MCGM.
14. The Society shall indemnify MHADA against any legal action regarding payment of stamp duty for a) Transfer of built tenements to beneficiaries and b) Purchase of balance FSI / T. D. R. etc. as may be required under provisions of Stamp Duty Act.
15. It is therefore, directed that the proposed work should be carried out strictly adhering to the terms and conditions mentioned as above. In case of any breach to above condition the NOC will stand cancelled.



(Draft Approved by CO/MB)

*Anshivandker*  
.. 9/8/11  
for Chief Officer,  
M. H. & A. D. Board, Mumbai.

7/7

बरल - ९/		
२०११	२२	२०११
२०१६		



**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
No. CHE/ 9670/BP(WS)/AP of **4 MAR 2010**

To,  
Shri M.N. Panchal  
Architect.

उपसंग्रह अधीनता इमारत (प्रस्ताव) प.उ.क्षेत्र  
नकाशात्मक इमारत, सी विंग, रांमट्टी पॉन्डवेस,  
१० फुट डी.पी. रोड, रॉट सरिम्स रांमट्टी,  
कादिवली (पूर्व), मुंबई-४०० १०१.

Sub : Proposed Redevelopment on plot bearing C.T.S.  
No. 50-A (pt.) of village Pahadi Goregaon at  
Subhash Nagar, New Hanuman Road, Off M.G.  
Road, Goregaon (West).

Ref : Your letter dated 28.01.2010

\*\*\*\*\*

Sir,

There is no objection to carry out the work as per amended plans submitted by you vide your letter under reference subject to the following conditions :-

- 1) All the objections of this office Intimation of Disapproval under No. dt. 24.10.2008, shall be applicable and should be complied with.
- 2) That all the changes proposed shall be shown on the canvas plans to be submitted at the time of Building Completion Certificate.
- 3) That the revised R.C.C. design and calculation should be submitted.
- 4) That the Revised Drainage approval shall be obtained before C.C.

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

That the requirements of N.O.C. from C.F.O. shall be obtained before requesting for C.C.

That separate P.R.C. in words and C.T.S. plan shall be submitted before requesting for full F.S.I.



बरत - १/		
५५५५	५०	१०५
२०१६		

- 8) That the Regd. Undertaking for not objecting to the granting the concession in open spaces whenever adjoining plot owners come for development shall be submitted before C.C.
- 9) That the sale agreement copy showing the clause of deficiency in open space aware by flat purchaser, shall be submitted before C.C.
- 10) That the Regd. Undertaking for not misusing elevation features in future, shall be submitted before C.C.
- 11) That the Regd. Undertaking for refuse floor will be kept permanently open in future, shall be submitted before C.C.
- 12) That the Regd. Undertaking for not misusing the part / pocket terrace in future shall be submitted before C.C.

One set of approved plan is returned herewith as a token of approval.

Yours faithfully,

Encl.: 1 set of plan.

*sdl*  
Executive Engineer Bldg. Propls.  
(W. S.) 'P' Ward



No. CHE/9670/BP/WS/AP of

Copy to : 1. Owner Raj Builders and Developers  
C.A. to Goregaon Nav Jagruti C.H.S. Ltd.

2. Asstt. Commissioner P/South,

3. A.E.W.W. 'P/South

For information please.

बरल - ९१		
अनुमति	२९/०५	
२०१६		

*Sathi*  
4/3/16  
E.E.B.P. (W.S.) 'P' Ward.

**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
No. CHE/ 9670/BP(WS)/AP of **10 DEC 2012**

To,  
✓ M/s. Mahendra N. Associates  
Architect.

Sub : Proposed Residential building on plot bearing C.T.s. No. 50/A of village Pahadi Goregaon at Subhash Nagar, New Hanuman Nagar, Off M.G. Road, Goregaon (W), Mumbai known as Navjagruti CHS Ltd.

Ref : Your letter dated 19.11.2012.

\*\*\*\*\*

Sir,

There is no objection to carry out the work as per amended plans submitted by you vide your letter under reference subject to the following conditions :-

- 1) All the objections of this office Intimation of Disapproval under No. dt. 24.10.2008 shall be applicable and should be complied with.
- 2) That all the payments shall be paid before C.C.
- 3) That the C.C. shall be re-endorsed for carrying out the work as per Amended plans.
- 4) That the monthly progress report will be submitted.

That the submission of proforma 'A' & appointment of private doctor shall be made.

That the Revalidation of Janata Insurance shall be submitted before C.C.

That the R.U.T. from the owner/developer shall be submitted stating that member/prospective buyers shall be made aware about utilization of Fungible F.S.I. and clause to that effect will be incorporated in the flat sale agreement.

TRUE COPY

*M. Anand*  
Architect



बरल - ९/
2012

8) That the RUT from the Owner / Developer shall be submitted stating that member / prospective buyers shall be made aware about the size of parking available at site for parking & will not hold MCGM responsible for failure of mechanized parking.

9) That revised N.O.C. from H.E. shall be submitted before requesting for C.C.

One set of approved/certified plan is returned herewith as a token of approval.

Yours faithfully,

Encl.: 1 set of plan.

*[Handwritten Signature]*

Executive Engineer Bldg. Propls.  
(W. S.) 'P' Ward.

10 DEC 2012

*[Handwritten mark]*

TRUE COPY

*[Handwritten Signature]*  
architects etc



बरल - ९/		
<i>[Handwritten]</i>	<i>[Handwritten]</i>	<i>[Handwritten]</i>
२०१६		

BRIHANMUMBAI MAHANAGARPALIKA

MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')

No. CHE/ 9670 /BP(WS)/AP/AR 17 JAN 2009

COMMENCEMENT CERTIFICATE

To, M/s. Raj Builders & Developers  
C.A. to Goregaon - Navjagruti CHE Ltd.

Sir,

With reference to your application No. 1990 dated 05.08.08 for Development Permission and grant of Commencement Certificate under Section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of

Residential

C.T.S. No. 50/A  
at premises at Street Subhash Nagar, New Hanuman Road, Off. M.G. Road  
Village Pahadi Goregaon Plot No. \_\_\_\_\_  
situated at Goregaon (W) Ward P/South

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

1. The land vacated in 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 not observed or not complied with.

(c) If the Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application 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.

The conditions of this certificate shall be binding not only on the applicant by his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri R.S. Hadavale Executive Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act.

This C.C. is restricted for work up to Still slab level of Wing A & B

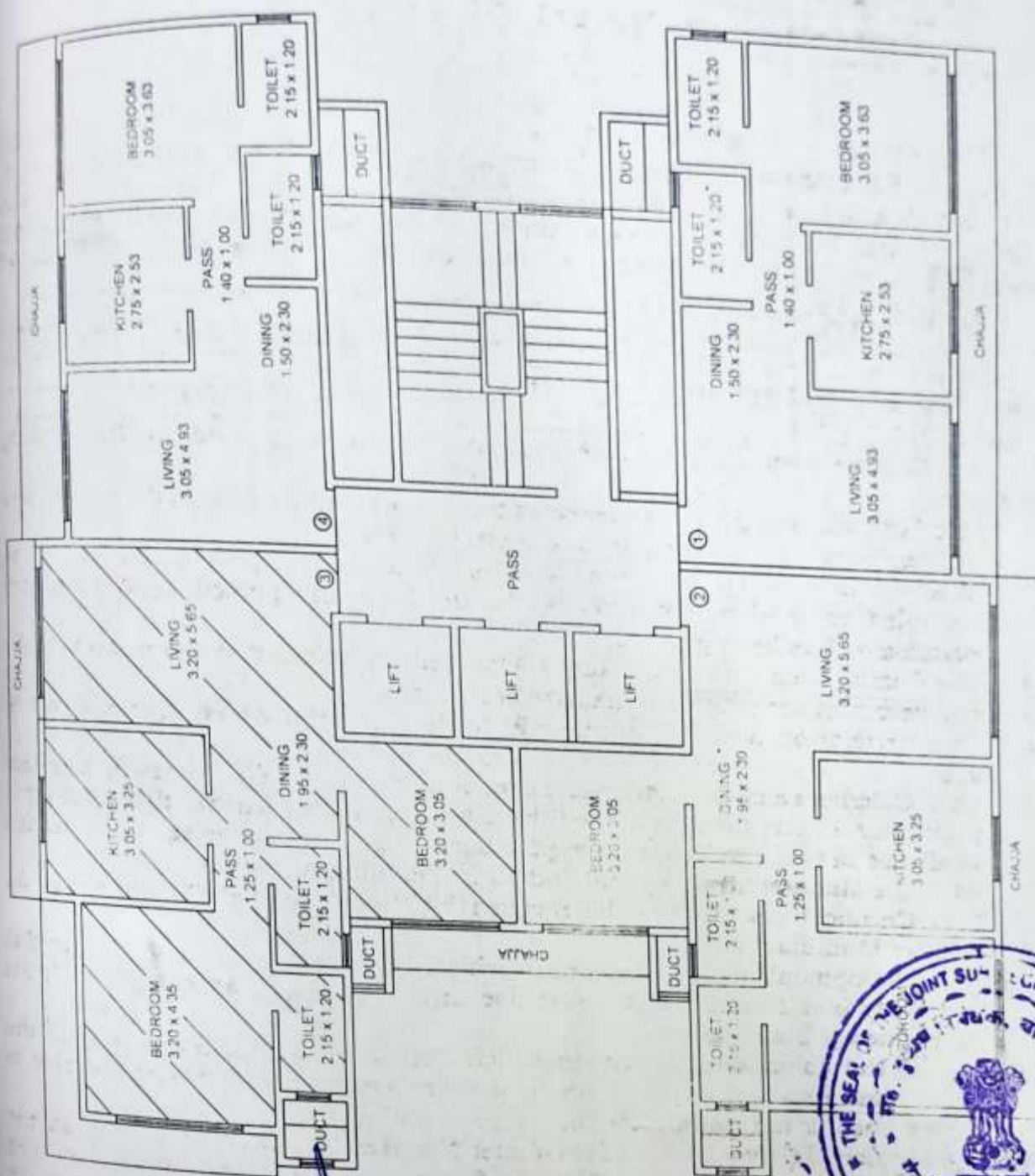
For and on behalf of Local Authority  
Brihanmumbai Mahanagarपालिका

Executive Engineer Building Department



बसल - १/	
६५५५	७४ २०२५
२०२६	TRU COPY

# ANNEXURE IX



TYPICAL FLOOR PLAN



बरल - ९/		
६५५५	५५	१०४
२०२६		

Flat No. 203

Floor. 2nd

Wing. B

Signature.

Signature.

*[Handwritten Signature]*

*M. M. Singh*

CHET 9670 JBP (W.S.) P WARD

8] This c.c. is now valid and send to seal upto Stilt Slab level of wing 'A' & 'B' as per amended approved plans dtd. 04-03-2010.

20 MAR 2010

*[Signature]* 20/3/10  
EXECUTIVE ENGINEER,  
BUILDING PROPOSAL (W.S.) P WARD

9] This C.C. is now valid and further extended for entire work i.e. Ground (Pt) + Stilt (Pt) + 1<sup>st</sup> to 3<sup>rd</sup> floor of Wing 'A' and 'B' as per approved amended plan dated 04-03-2010.

23 APR 2010

*[Signature]* 23/4/10  
EXECUTIVE ENGINEER,  
BUILDING PROPOSAL (W.S.) P WARD

10] This C.C. is now valid & further extended for work i.e., Gr (Pt) + Stilt (Pt) + 1<sup>st</sup> to 4<sup>th</sup> of wing 'A' + Gr (Pt) + Stilt (Pt) + 1<sup>st</sup> to 3<sup>rd</sup> + 4<sup>th</sup> (Pt) of wing 'B' as per approved amended plan dtd. 08/04/2010.



- 8 APR 2011

*[Signature]* 8/4/11  
EXECUTIVE ENGINEER,  
BUILDING PROPOSAL (W.S.) P WARD

11] This C.C. is extended for entire work i.e. wing A - Ground (Pt) + Stilt (Pt) + 1<sup>st</sup> to 9<sup>th</sup> floor + (part) 10<sup>th</sup> floor & wing B - Ground (Pt) + Stilt (Pt) + 1<sup>st</sup> to 10<sup>th</sup> floor as per approved amended plan dtd. 10/12/12.

TRUE COPY

28 DEC 2012

*[Signature]* 28/12/12  
Executive Engineer  
Bldg. Proposal (W.S.) P Ward.

*[Signature]*  
Architects

बरल - ९/		
अनुमोदित	२८	१०/१२
?		

बुधवार, 03 जानेवारी 2013 3:12 म.नं.

दस्त गोषवारा भाग-1

बरल-4

दस्त क्रमांक: 86/2013

दस्त क्रमांक: बरल-4 /86/2013

बाजार मुल्य: रु. 00/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 500/-

दु. नि. सह. दु. नि. बरल-4 यांचे कार्यालयात

अ. क्र. 86 वर दि. 03-01-2013

रोजी 3:11 म.नं. वा. हजर केला.

पावती: 96

पावती दिनांक: 03/01/2013

सादरकरणाचे नाव: राज बिल्डर्स अँड डेव्हलपर्स चे ग्रोप - राजेश ए सुरती

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 400.00
डाटा एन्ट्री	रु. 20.00
पृष्ठांची संख्या: 20	

एकूण: 520.00

*Raj's Sub.*

दस्त हजर करणाऱ्याची सही:

*[Signature]*

सह दु. नि. का-बोरीवली 4



दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतीफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही स्थान मालमत्ता विक्रीचा प्राधिकार मिळत असेल तेव्हा

शिक्षा क्र. 1 03 / 01 / 2013 03 : 10 : 01 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 03 / 01 / 2013 03 : 12 : 24 PM ची वेळ: (फी)



प्रतिज्ञापत्र

सदर तम्नाऐषज हा नोंदणी कायदा १९०८ अंतर्गत अमलेला तम्नाऐषज दाखल केलेला आहे. तम्नातील संपूर्ण मसुदा, निघात मोक्षन जोडलेल्या कागदपत्रांची सत्यता संपादली आहे. कायदेशीर बाबींसाठी दस्त निघातकरील कर्तव्यपत्रांनी

*Raj's Sub.*  
लिहून देणारे: *[Signature]*  
बरल-९१  
२०१६



03/01/2013 3 13:59 PM

दस्त गोषवारा भाग-2

बरल-4  
दस्त क्रमांक:86/2013

दस्त क्रमांक :बरल-4/86/2013  
दस्ताचा प्रकार :-कुलमुखत्यारपत्र

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव:राज बिल्डर्स अॅण्ड डेव्हलपर्स चे प्रोप - राजेश ए सुरती  
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गोरेगांव नव जागृती को ऑ हौ सोसा ली, ब्लॉक नं: सुभाष नगर, रोड नं: न्यु हनमुमान नगर गोरेगांव प, . . .  
पॅन नंबर:
  - 2 नाव:राजेश बी उपाध्याय  
पत्ता:प्लॉट नं: सी 201, माळा नं: 2, इमारतीचे नाव: एकाई अपार्ट, ब्लॉक नं: कांदीवली प, रोड नं: . . . . .  
पॅन नंबर:

पक्षकाराचा प्रकार  
कुलमुखत्यार देणार  
वय :-38  
स्वाक्षरी:-  
पोवर ऑफ अटॉर्नी  
होल्डर  
वय :-30  
स्वाक्षरी:-



वरील दस्तऐवज करुन देणार तथाकृत... चा दस्त ऐवज करुन दिल्याचे कबुल करतात.  
शिक्रा क्र.3 ची वेळ:03 / 01 / 2013 03:03



बरल - ४ १८  
८६ २०  
२०१३

- ओळख:-  
खालील इसम असे निवेदीत करतो की ते... यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटविताना
- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव:जितेश जे कंडोलिया  
वय:31  
पत्ता:3/8सरदार चाळ कांदीवली  
पिन कोड:400067
  - 2 नाव:रोहित एस सांवत  
वय:22  
पत्ता:वरीलप्रमाणे  
पिन कोड:400067

स्वाक्षरी



८ १२०१३  
०३/०१/२०१३

शिक्रा क्र.4 ची वेळ:03 / 01 / 2013 03 : 13 : 54 PM

शिक्रा क्र.5 ची वेळ:03 / 01 / 2013 03 : 13 : 57 PM नोंदणी पुस्तक 4 मध्ये

सह निवेदीत वरीवली4

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण २० पाने आहेत.

सह. दुय्यम निबंधक, वरीवली क्र. ४, मुंबई उपनगर जिल्हा.

बरल - ९१  
८६/२०१३  
२०१६

घोषणापत्र

मी Rajesh B Oadhyay याद्वारे घोषित करतो की, दुय्यम

निबंधक Bo-y यांच्या कार्यालयात Agreement for sale या शिर्षकाचा दस्त

नोंदणीसाठी सादर करण्यात आला आहे. M/S Raj Bai & Dev व इ. यांनी

दि. 3-1-2013 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त

नोंदणीस सादर केला आहे / निष्पादीत करुन कबुलीजवाव दिला आहे. सादर कुलमुखत्यारपत्र लिहून

देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही

मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुले कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही. सादरचे

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

आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये निक्षेस मी पात्र राहीन याची मला

जाणीव आहे.



*[Handwritten signature]*

कुलमुखत्यारपत्रधारकाच नाव  
व सही

दिनांक : 22-9-2016

बरल - १/ -
१०२१०५
२०१६

गुरुवार, 22 सप्टेंबर 2016 7:05 म.नं.

दस्त गोश्वारा भाग-1

बरल 9  
दस्त क्रमांक: 6575/2016

दस्त क्रमांक: बरल 9 /6575/2016

बाजार मूल्य: रु. 98,33,500/-

मोबदला: रु. 1,30,00,000/-

भरलेले मुद्रांक शुल्क: रु.6,50,000/-

डु. नि. सह. दु. नि. बरल 9 यांचे कार्यालयात

अ. क्र. 6575 वर दि.22-09-2016

रोजी 7:03 म.नं. वा. हजर केला.

पावती:6918

पावती दिनांक: 22/09/2016

सादरकरणाराचे नाव: नितिन ओ सिंह

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2400.00

पृष्ठांची संख्या: 120

एकूण: 32400.00

दस्त हजर करणाऱ्याची सही:

*Nitin O. Singh*

*[Signature]*  
सह. दुय्यम निबंधक बोरिवली - ९  
मुंबई उपनगर जिल्हा.

निबंधक, बोरिवली - ९  
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: करारनामा

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

शिक्षा क्र. 1 22 / 09 / 2016 07 : 03 : 45 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 22 / 09 / 2016 07 : 04 : 06 PM ची वेळ: (फी)

**प्रतिज्ञापत्र**

\*सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. \*दस्तातील संपूर्ण गजबत, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता आहे. \*दस्ताची सत्यता, बंधता कायदेशीर बाबीसाठी दस्त निष्पादक व क... हे संपूर्णपणे जबाबदार राहतील

*[Signature]*  
लिहून घेणारे :

*Nitin O Singh*  
लिहून घेणारे :

बरल - ९/  
६५७५ ७०५ ७०५  
२०१६





22/09/2016 7 06:33 PM

दस्त गोपवारा भाग-2

बरल9

दस्त क्रमांक:6575/2016

दस्त क्रमांक :बरल9/6575/2016

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:नितिन ओ सिंह पत्ता:प्लॉट नं: 1/19, माळा नं: -, इमारतीचे नाव: शिव शक्ती चावल, ब्लॉक नं: शंकर मंदिरच्या जवळ, रोड नं: टांक लेन कांदिवली वॅस्ट, महाराष्ट्र, मुंबई. पिन नंबर:AWPPS3001E	लिहून घेणार वय :-33 स्वाक्षरी:- <i>Nitin O. Singh</i>		
2	नाव:मेसर्स राज बिल्डर्स अँड डेवेलपर्स प्रोप्रायटर राजेश ए सुरती तर्फे मुखत्यार राजेश बी उपाध्याय पत्ता:प्लॉट नं: -, माळा नं: जीआर, इमारतीचे नाव: राज रेसिडन्सी गोरेगाव नव जेगुती च्स्ल, ब्लॉक नं: सुभाष नगर, गोरेगाव वॅस्ट 104, रोड नं: न्यू हनुमान रोड, महाराष्ट्र, मुंबई. पिन नंबर:BBIPS0330P	लिहून देणार वय :-34 स्वाक्षरी:- <i>Rajesh B. U.</i>		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिफा क्र.3 ची वेळ:22 / 09 / 2016 07 : 04 : 58 PM

बरल - ९/	
५५७५	१०५१०५
२०१६	
छायाचित्र	अंगठ्याचा ठसा

ओळख:-

व्यालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्याम बी राठोड वय:36 पत्ता:2 बच्चू कालिदास रतन सिंग चावल कांदिवली वॅस्ट पिन कोड:400067	<i>Shyam B. R.</i>		
2	नाव:जितेश जे कंडोलिया वय:35 पत्ता:3/8 सरदार चावल एस व्हि पी रोड कांदिवली वॅस्ट पिन कोड:400067	<i>Jitesh J.</i>		

शिफा क्र.4 ची वेळ:22 / 09 / 2016 07



निबंधक, बोरिवली - ९

उपनगर जिल्हा. EPayment Details

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण १०५ पाने आहेत.  
पुस्तक क्र. १/बरल-९/ ५५७५ २०१६  
वर नोंदला, दिनांक २२ / ९ / २०१६*Shyam B. R.*  
सह. दुय्यम निबंधक, बोरिवली क्र.-९,  
मुंबई उपनगर जिल्हाEpayment Number  
MH004455289201617MDefacement Number  
0002596436201617

6575 /2016

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.  
2. Get print immediately after registration.  
For feedback, please write to us at feedback.isarita@gmail.com



22/09/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.बोरीवली 9

दस्त क्रमांक : 6575/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) पी.एस.पहाडीगोरेगांव

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	13000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9833500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: बी/203, इमारतीचे नाव: राज रेसिडन्सी गोरेगाव नव जेयुती च्स्ल, ब्लॉक नं: सुभाष नगर,गोरेगाव प 104, रोड : न्यू हनुमान रोड (( C.T.S. Number : 50-A ; ))
(5) क्षेत्रफळ	1) 74.72 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स राज बिल्डर्स अँड डेवेलपर्स प्रोप्रायटर राजेश ए मुरती तर्फे मुखत्यार राजेश बी उपाध्याय वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: जीआर, इमारतीचे नाव: राज रेसिडन्सी गोरेगाव नव जेयुती च्स्ल, ब्लॉक नं: सुभाष नगर, गोरेगाव वॅस्ट 104, रोड नं: न्यू हनुमान रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-BBIPS0330P
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नितिन ओ सिंह वय:-33; पत्ता:-प्लॉट नं: 1/19, माळा नं: -, इमारतीचे नाव: शिव शक्ती चावल, ब्लॉक नं: शंकर मंदिरच्या जवळ, रोड नं: टांक लेन कांदिवली वॅस्ट, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-AWPPS3001E
(9) दस्तऐवज करून दिल्याचा दिनांक	22/09/2016
(10)दस्त नोंदणी केल्याचा दिनांक	22/09/2016
(11)अनुक्रमांक,खंड व पृष्ठ	6575/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	650000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



खरी प्रत

सह. दुय्यम निबंधक, बोरीवली क्र - ९  
मुंबई उपनगर जिल्हा.