

AGREEMENT FOR SALE

FOR FLAT NO. 1712

ON THE 17th FLOOR

IN

(SKY ANNEX)

BY

M/S. STANS BUILDTECH HOMES

BETWEEN

MR. SANJAY PRABHURAO PADOLE

MRS. NILIMA SANJAY PADOLE

DATED: _____



Purchaser/s

 
Developer

5/9/2025

Tuesday, September 27, 2022

2:40 PM

पावती

(1)

Original/Duplicate

नोंदणी क्र 302

Regn: 39A1

पावती क्र.: 20190 दिनांक: 27/09/2022

गावाचे नाव: भारवली

दस्तऐवजाचा अनुक्रमांक: करल5-19125-2022

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: संजय प्रभुराव पडोळे . .

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 3000.00

पृष्ठांची संख्या: 150

DELIVERED

एकूण रु. 33000.00

Joint S.R. Kurle

बाजार मुल्य: रु.6067615.95/-

मोबदला रु.10144500/-

भरलेले मुद्रांक शुल्क : रु. 608700/-

सह. दुय्यम निबंधक

कुर्ला-५ (वर्ग-२)

1) देयकाचा प्रकार: DHC रक्कम: रु.1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2609202210918 दिनांक: 27/09/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2609202210911 दिनांक: 27/09/2022

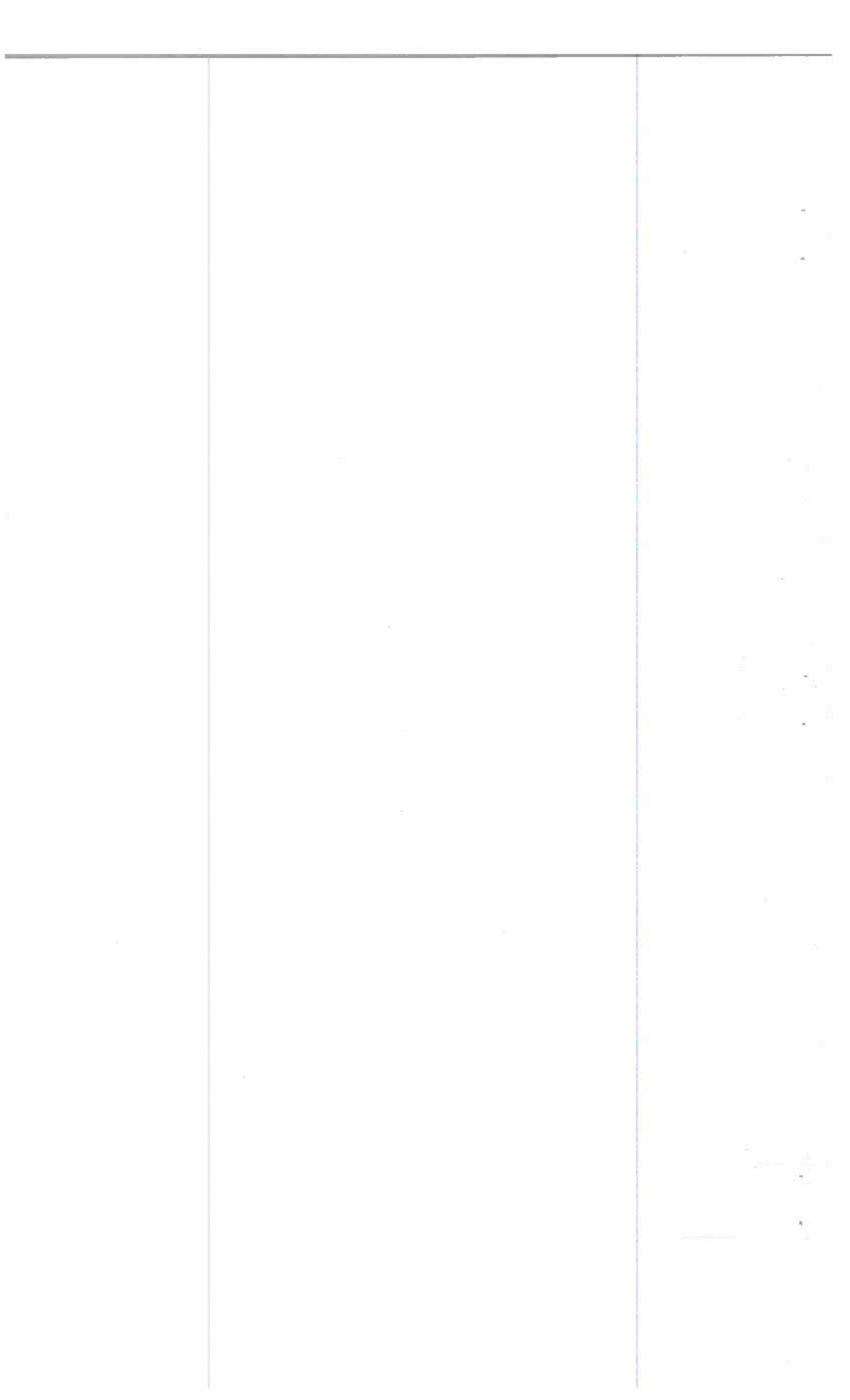
बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008311197202223P दिनांक: 27/09/2022

बँकेचे नाव व पत्ता:

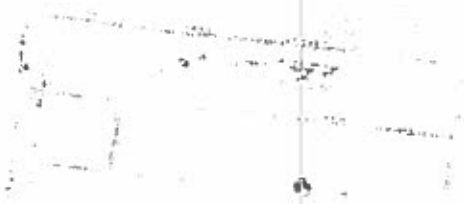




मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	2022(927) 83					27/09/2022 10:57:56 AM
मूल्यांकनाचे वर्ष	2022					१२९२५
जिल्हा	मुंबई (उपनगर)					९
मूल्य विभाग	१७-मारवली - कुर्ला					९५०
उप मूल्य विभाग	भुभाग उत्तरेस व पश्चिमेस गावाची सीमा, पूर्वेस आर सी चेंबुरकर मार्ग, दक्षिणेस ३६ (०) रस्ता पश्चिमेस मालवाहतूक रस्ते					
सर्व्हे नंबर व न भू क्रमांक	सि टी एस नंबर#128					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौरस मीटर
	33300	83010	95460	103760	83010	
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)-	66.45 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
	बांधकामाचे वर्गीकरण- उद्वहन सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	0 TO 2वर्ष 11th floor To 20th floor	बांधकामाचा दर -	Rs 30250/-
रस्ता सन्मुख -	Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट वाढ	= 110% apply to rate = Rs 91311/-					
घसा-पानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-पानुसार टक्केवारी) + खुल्या जमिनीचा दर) = (((91311-33300) * (100/100)) + 33300) = Rs 91311/-					
मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 91311 * 66.45 = Rs 6067615.95/-					
Applicable Rules	= 10.4					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य - तळपराचे मूल्य - मॅज्जनाईन मजला क्षेत्र मूल्य - लगतच्या गच्चीचे मूल्य - घरील गच्चीचे मूल्य - बंदिस्त माल तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भावतीच्या खुल्या जागेचे मूल्य - बंदिस्त बात्कनी - मेकॅनिकल वाट-नाळ = A + B + C + D + E + F + G + H + I + J = 6067615.95 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.6067615.95/-					

सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-३)





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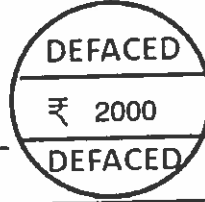


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2609202210911	Receipt Date	27/09/2022
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Received from self, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 19125 dated 27/09/2022 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	MAHB	Payment Date	26/09/2022
Bank CIN	10004152022092610177	REF No.	900261364
Deface No	2609202210911D	Deface Date	27/09/2022

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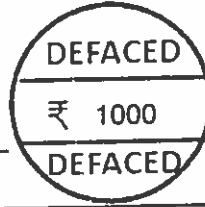


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2609202210918	Receipt Date	27/09/2022
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Received from SELF, Mobile number 0000000000, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered on Document No. 19125 dated 27/09/2022 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.

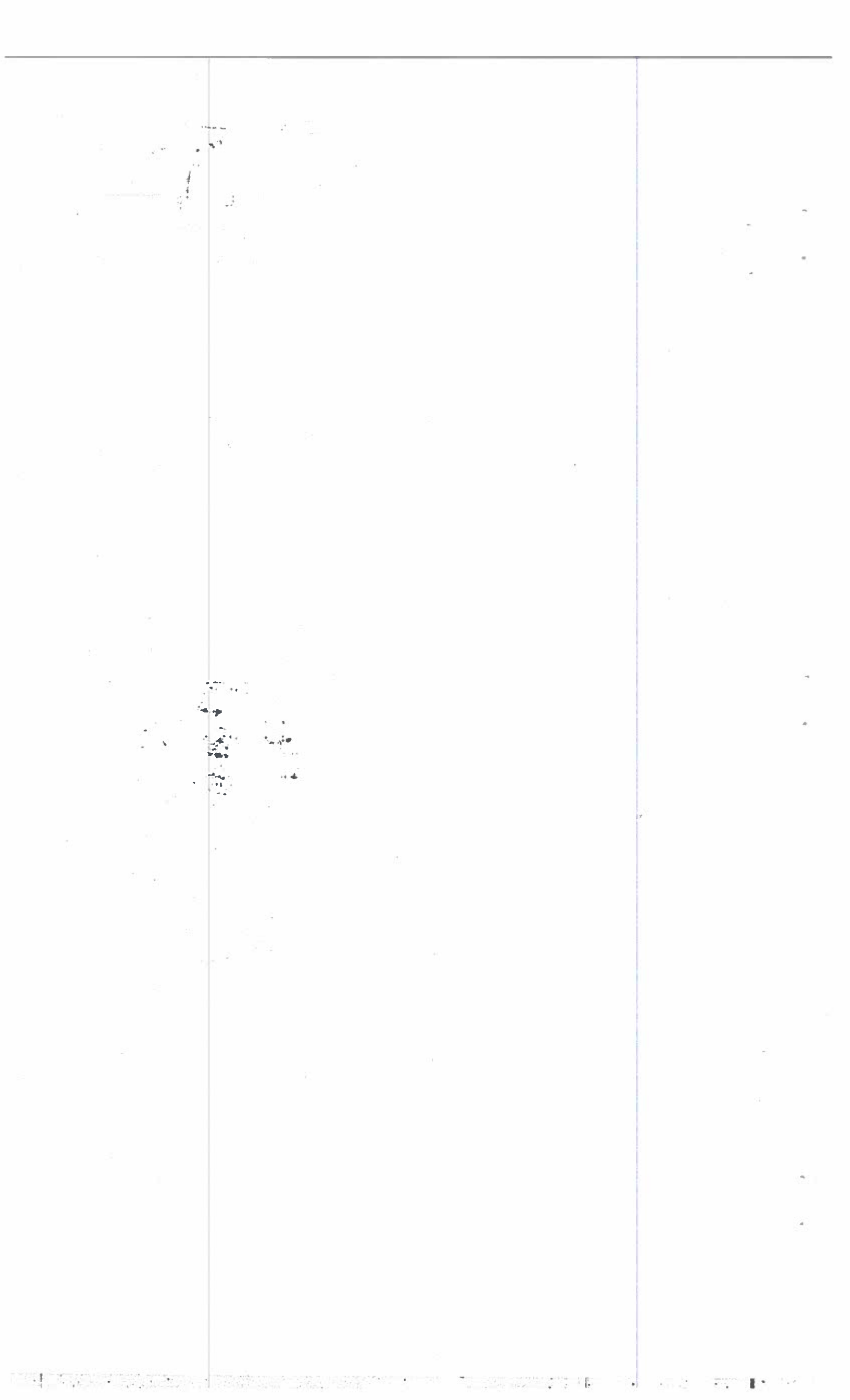


Payment Details

Bank Name	MAHB	Payment Date	26/09/2022
Bank CIN	10004152022092610185	REF No.	900274643
Deface No	2609202210918D	Deface Date	27/09/2022

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





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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2609202210911	Date 26/09/2022
Received from self, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name MAHB	Date 26/09/2022
Bank CIN 10004152C22C92610177	REF No. 900261364
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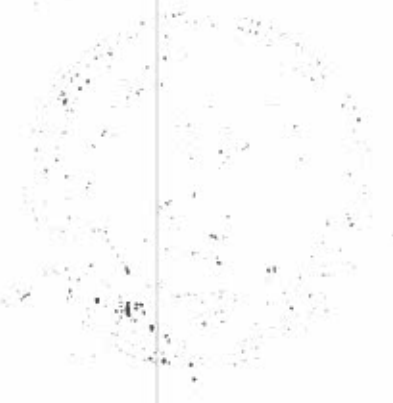


करल - ५		
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Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	26092022109-8	Date	26/09/2022
Received from SELF, Mobile number 0000000000, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	MAHB	Date	26/09/2022
Bank CIN	10004152022092610185	REF No.	900274643
This is computer generated receipt, hence no signature is required.			



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CHALLAN
MTR Form Number-6

करल - १
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GRN	MH008311197202223P	BARCODE	Date		26/09/2022-18:06:55	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
		PAN No.(If Applicable)	AGBPP0917A				
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1	Full Name	MR SANJAY PRABHURAO PADOLE AND OTHER				
Location	MUMBAI	Flat/Block No.	FLAT NO. - 1712, 17TH FLOOR, SKY ANNEX,				
Year	2022-2023 One Time	Premises/Building	CTS NO.				
Account Head Details	Amount In Rs.	Road/Street	P. C. MARG SH. RAJI NAGAR CHEMBUR				
0030045501 Stamp Duty	608700.00	Area/Locality	MUMBAI				
0030063301 Registration Fee	30000.00	Town/City/District	MUMBAI SUBURBAN DIST. MANDRA				
		PIN	0 7 4				
		Remarks (If Any)	PAN2=AAQFB9758A~SecondPartyName=MS STANS BUILDTECH HOMES-CA=10144500				
		Amount In	Six Lakh Thirty Eight Thousand Seven Hundred Rupee				
		Words	s Only				
Total	6,38,700.00						
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	10000502022092604660	5056990630228			
Cheque/DD No.	Bank Date	RBI Date	26/09/2022-18:07:34	Not Verified with RBI			
Name of Bank	Bank-Branch		STATE BANK OF INDIA				
Name of Branch	Scroll No. , Date		Not Verified with Scroll				

Mobile No. : 7045594559

Department ID :

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

याचर चलान कोचर दुरयम नितराक कार्यालयात नोदणी करावयाच्या दस्त्यासाठी लागू आहे. नोदणी न करावयाच्या दस्त्यासाठी याचर चलान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
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GRN : MH008311197202223P

Amount : 6,38,700.00

Bank : STATE BANK OF INDIA

Date : 26/09/2022-18:06:55

1	(IS)-520-19125	0004130227202223	27/09/2022-14:36:21	IGR561	30000.00
2	(IS)-520-19125	0004130227202223	27/09/2022-14:36:21	IGR561	608700.00
Total Defacement Amount					6,38,700.00

करल - ५
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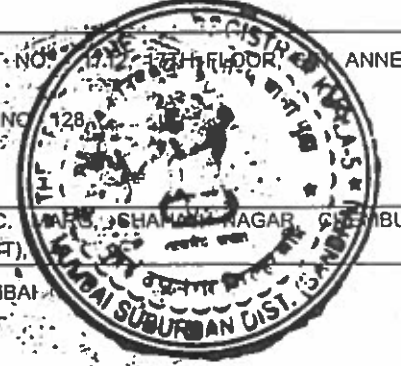




CHALLAN
MTR Form Number-6

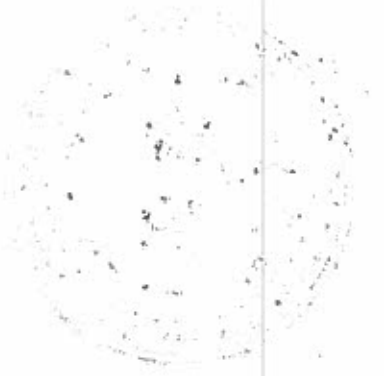
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GRN	MH008311197202223P	BARCODE	[Barcode]		Date	26/09/2022:18:06:55	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			PAN No.(If Applicable)	AGBPP0917A			
Location	MUMBAI			Full Name	MR SANJAY PRABHURAO PADOLE AND OTHER			
Year	2022-2023 One Time			Flat/Block No.	FLAT NO. 128, 17TH FLOOR, ANNEX, PREMISES/BUILDING			
Account Head Details		Amount In Rs.		Road/Street	R. C. WARS, CHANDNI NAGAR, CHEMBUR (EAST), MUMBAI			
0030045501 Stamp Duty		608700.00		Area/Locality	MUMBAI			
0030063301 Registration Fee		30000.00		Town/City/District	MUMBAI			
				PIN	4 0 0 0 7 4			
				Remarks (If Any)	PAN2=AAQFB9758A~SecondPartyName=MS STANS BUILDTECH HOMES-CA=10144500			
Total		6,38,700.00		Amount In Words	Six Lakh Thirty Eight Thousand Seven Hundred Rupee s Only			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	100005022092604660	5056990630228	
Cheque/DD No.				Bank Date	RBI Date	26/09/2022-18:07:34	Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		



Department ID : Mobile No. : 7045594559
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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AGREEMENT FOR SALE

करल - ५		
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THIS AGREEMENT FOR SALE ("this Agreement") is made and executed at Mumbai, on this 27th day of SEPTEMBER in the Christian Year Two Thousand and Twenty Two (2022);

BETWEEN:

M/S. STANS BUILDTECH HOMES, a partnership firm incorporated under the provisions of the Partnership Act 1932 and having its registered office at B/518, Samartha Aishwarya, Opp. Highland Park, Lokhandwala, Andheri (West), Mumbai: - 400 053, hereinafter referred to as "the Developer" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **ONE PART**;

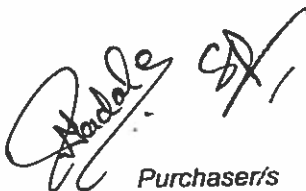
AND

The Person(s) as mentioned in Annexure 'A1' hereto, hereinafter called "the Purchaser/s" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include (a) in case of individual/s his/her/their heirs, executors, administrators and permitted assigns; (b) in case of partnership firm/s, partner/s for the time being of the said firm, the survivor/s of the said firm, his/their heirs, executors, administrators and permitted assigns of the surviving partner; (c) in case of a limited company or a limited liability partnership, its successors and permitted assigns; and (d) in case of an HUF, its Karta, beneficiaries, members and coparceners and their survivors and the heirs, executors, administrators and permitted assigns of the last survivor) of the **OTHER PART**;

The Developer and the Purchaser/s are hereinafter individually referred to as "a Party" and collectively as "the Parties".

WHEREAS:

A. Hilton Developers Private Limited (the Developer) had undertaken a slum redevelopment project in respect of the piece and parcel of land admeasuring approximately 4816 square meters ("Land") and bearing CTS No. 128 along with the structure(s)/slums standing thereon being at Shahaji Nagar, Ajit Baug, R. C. Marg, Village - Marvali, Chembur, Mumbai:- 400074 ("Project") in the District Bombay Suburban. The Land is shown as marked in diagonal striped pattern and black colour boundary lines on the plan annexed hereto and marked as Annexure 'A' and is more particularly described in the **First Schedule** hereunder written. The land and existing structure(s)/slums thereon, shall be collectively referred to as the "Properties".


Purchaser/s


Developer

B. The development rights in respect of the said Land have been acquired by the Developers in the following manner:

करा. 4	
C. On 21 st January, 2012 9e9a3	2012
2022	

the Developer entered into a development agreement ("Development Agreement") with Uttkarsha Co-operative Housing Society Limited, a society proposed to be formed by the slum dwellers in the Properties ("Society").

The Society also executed a power of attorney on the same day in favour of the Developer for the purpose of redevelopment of the Properties, including liaising with the concerned authorities and obtaining necessary approvals/licenses/permits for the purpose of redevelopment of the Properties.

D. The Developer had obtained the requisite 70% consent, as required by the SRA Act; from the slum dwellers for the purpose of redevelopment of the Properties, providing its eligibility to the Slum Rehabilitation Authority ("SRA") under the terms of the SRA Act. Thereafter, the SRA had issued a letter of intent on 13th January, 2011 ("LOI") in favour of the Developer. A copy of the said letter issued by the Slum Rehabilitation Authority ("SRA") in respect of the said Project, is annexed hereto and marked as Annexure 'B'.

E. The Developer complied with all the provisions of the LOI and obtained an intimation of approval on 19th October, 2011 from the SRA ("IOA"). Upon compliance of the terms and conditions of the above intimation of approval, the SRA had issued a Commencement Certificate on 29th May, 2012 ("Rehab CC") for Rehab Building No. 3, Wing A in favour of the Developer up to the plinth level. Currently, the said Rehab CC has been extended up to 7th floor by an endorsement dated 8th May, 2013 by the SRA. A copy of the said Commencement Certificate issued by the Slum Rehabilitation Authority ("SRA") in respect of the said project, is annexed hereto and marked as Annexure 'C'.

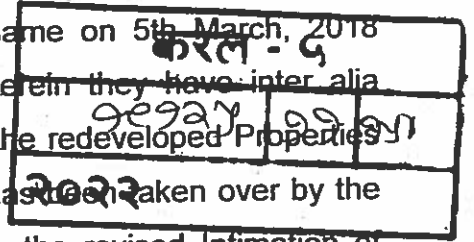
F. As the Developer was in need of an experienced developer and hence, the Developer approached the Promoter (M/S. STANS BUILDTECH HOMES) to take the responsibility as a promoter of the said project. Thereafter, the Society passed a resolution in its Special General Body meeting dated 5th October 2016, whereby they granted the consent to appoint the Promoter in respect of the Project with the requisite majority, i.e. more than 70% of the slum dwellers. A copy of the said resolution of special general body meeting in respect of the said project, is annexed hereto and marked as Annexure "D".

G. The Society executed fresh Tripartite Development Agreement and a Power of attorney on 3rd January, 2017 with the Promoter and the Developer. The SRA also issued a revised letter of intent on 19th November, 2016 ("Revised LOI"). Subsequently, the Developer and the Promoter executed a Joint Development

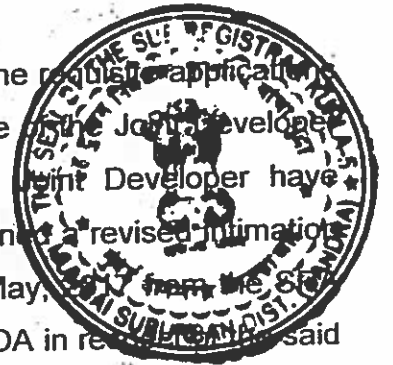

Purchaser/s


Developer

Agreement on 5th March, 2018 and registered the same on 5th March, 2018 bearing registration number KRL-1/2393 of 2018, wherein they have inter alia agreed their respective shares of the consideration in the redeveloped Properties and also the majority obligation regarding the Project has been taken over by the Promoter ("Joint Development Agreement"). Based on the revised Intimation of approval on 5th May, 2017 from the SRA ("Revised IOA"), the Developer and the Promoter identified the flats coming to the share of each of them vide the joint development agreement. A copy of the said JDA in respect of the said project is annexed hereto and marked as Annexure "E".



H. Thereafter, the Developer and the Joint Developer made the requisite applications to the SRA and paid the fees for the updation of the name of the Joint Developer as the joint developer. The Developer along with the Joint Developer have complied with the provisions of the Revised LOI and obtained a revised intimation of approval no. SRA/ENG/3870/ME/STGL/AP dated 5th May, 2017 from the SRA for the Sale Building ("Revised IOA"). A copy of the said IOA in respect of the said project is annexed hereto and marked as Annexure "F".



- I. Based on the Revised IOA of the Sale Building from the SRA Revised IOA - I, the Developer and the Promoter identified the flats coming to the share of each of them vide the joint development.
- J. In terms of the Joint Development Agreement, the Promoter is entitled to dispose of or alienate or otherwise deal with the Promoter's entitlement (referred to as the Joint Developer's Area in the Joint Development Agreement) (viz. all the free sale flats, car parking spaces in the new Building/s excluding tenants' new flats and tenant's car parking spaces) ("Promoter's Area"), as the Promoter deems fit and proper. The Flat (defined herein below) forms part of the Promoter's entitlement.
- K. The Promoter has registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority at Maharashtra under no. P51800015214, an authenticated copy of the same is attached herewith and marked as Annexure "G". In such registration the Developer has been shown as the Co-Promoter.
- L. The Developer complied with all the provisions of the Revised IOA - I and thereafter the SRA issued a commencement certificate on 24th January, 2018 bearing number SRA/ENG/3870/ME-STGL/AP for the work upto plinth level of the Sale Building ("Sale Building CC"). A copy of the said CC in respect of the said project is annexed hereto and marked as Annexure "C1".

Purchaser/s

Developer

M. However, the Promoter revised the plans of the proposed Sale Building and re-applied to the SRA for the approval of the amendments, vide an application made by its proposal dated 4th August, 2018. These amendments were approved by the SRA vide their letter dated 5th October, 2018 bearing number SRA/ENG/3870/ME/STGL/AP. A copy of the said revised plan in respect of the said project is annexed hereto and marked as Annexure "F1".

N. Thereafter, the SRA endorsed the Sale Building CC on 10th October, 2018, whereby the plinth CC of the Sale Building was re-endorsed as per amended plans dated 5th October, 2018. A copy of the Sale Building CC along with the endorsement dated 10th October, 2018 bearing number SRA/ENG/3870/ME/STGL/AP. A copy of Sale Building CC in respect of the said project is annexed hereto and marked as Annexure "C2".

O. The Promoter has given inspection to the Flat Purchaser/s of all the documents of title relating to the Land, plans, designs and specifications prepared by the Promoter and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 ("RERA") and the rules made thereunder, and satisfactory inspection of the certificate of title issued by their Advocate appointed by them, copy of property register card ("PRC") extracts, and all other revenue records showing the title of the Owner to the said Property. A copy of the said property card and map is annexed hereto and marked as Annexure "H".

P. The Flat Purchaser/s hereby confirm and acknowledge that they have obtained information relating to the sanctioned plans, layout plans along with specifications approved by the competent authority, stage wise time schedule of completion and all such information as required under the RERA and they have satisfied himself/herself/themselves about the title of the Promoter to the said Property and the Flat Purchaser/s confirm that he/she/they are entering into this Agreement after inspecting the aforesaid documents and shall never raise any objection/s to the same.

Q. As per the IOA and approved plans and the plans to be further approved hereafter by the SRA, the Developer shall be constructing a multistoried building comprising of Ground + 23 Storey building on the said Land (hereinafter referred to as "the Proposed Building"). The development/redevelopment of the said Land undertaken by the Developer by demolishing the hutments standing on the said Land and constructing thereon the Proposed Building, in the manner aforesaid, is hereinafter referred to as "the said Project". The term "the Project" wherever the same appears hereinafter shall include without limitation the entire project of

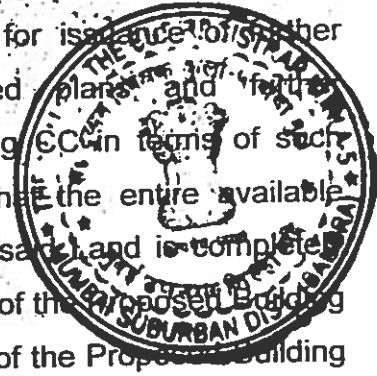

Purchaser/s


Developer

construction of the Proposed Building and other structures ~~about~~ the entire development of the said Land, as envisaged by the Developer

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R. It is further clarified that although the Developer has ~~envisaged~~ a broader scheme of development and construction, considering the fact that the SRA has presently granted the existing building approvals and that under the presently existing building approvals, only a part of the presently available development potential of the said Land is being utilized in the course of development and construction of the Proposed Building; the Developer shall from time to time be making applications to the SRA for amendments to the approved plans, and for issuance of further intimations of disapproval or approval of amended plans, and for commencement certificates or revalidation of the existing CCC in terms of such plans as may be approved from time to time, such that the entire available development potential available for consumption on the said Land is completely consumed in the course of development and construction of the Proposed Building on the said Land. Accordingly, the plans for construction of the Proposed Building on the said Land are subject to further modifications.



S. Presently, the Developer has commenced/will do construction on the said Land based on existing approvals already granted by the SRA and subsequent modifications will be done on the basis of the further development potential that is available and that may from time to time become available due to various factors and as per DCR and/or any statutory modification or re-enactment thereof. It is clarified that the Developer has designed the foundation, piling and other aspects pertaining to the load bearing capacity of the Proposed Building as also made provisions for utilities, common areas and common facilities like water tanks, lifts, etc. in such manner that the same would support, withstand and bear the load of the extensions to the Proposed Building as is envisaged by the Developer hereunder.

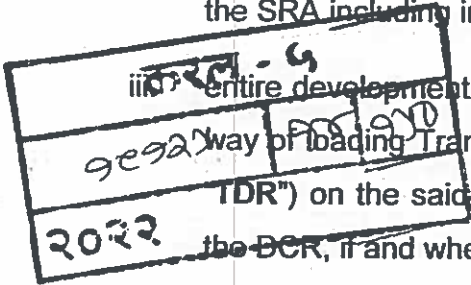
T. It is clarified that in the course of construction of the Proposed Building, the Developer shall be consuming on the said Land, maximum permissible FSI and development potential available as per the provisions of the DCR including but not limited to the following:

- i. entire development potential available for consumption on the said Land by way of FSI emanating from the said Land in the form of base land FSI, which can be consumed free of costs thereon;
- ii. entire development potential available for consumption on the said Land by way acquiring of FSI by way of payment of premium to the Government of Maharashtra or any other statutory authorities including but not limited to


Purchaser/s


Developer

the SRA including inter alia the layout incentive FSI or pro-rata FSI;



iii) entire development potential available for consumption on the said Land by way of loading Transferable Development Rights (hereinafter referred to as "TDR") on the said Land, including in accordance with Regulation 33(6) of the DCR, if and when the same becomes permissible;

iv. entire development potential available for consumption on the said Land by acquiring of compensatory fungible FSI in accordance with Regulation 33 (6) of the DCR; and

v. entire development potential available for consumption on the said Land under the provisions of Regulation 33(6) of the DCR as prevailing at the time of issuance of the LOI by SRA as recited above and any other Offer Letter which might be received at any time hereafter.

U. As per the existing approvals and further amendments thereto, as may be obtained by the Developer from time to time, the Developer would be constructing on the said Land the Proposed Building to be known as "**SKY ANNEX**" consisting of G + 23 floors & habitable home starts from 1st Floor onwards which would be capable of being used as residential in accordance with the building approvals.

V. The Developer has entered into an Agreement as prescribed by the [Council of Architects appointing the Architect **M/S. DESIGN SPHERE**, represented by **MR. SOHEL DHUKKA** (who is registered with the Council of Architects), and have also appointed **M/S. ALLIED CONSULTANTS**, represented by **MR. ARIF RUPALWALA** as structural designers/engineers for preparing structural design and drawings and specifications of the Proposed Building. The Purchaser/s accept/s the professional supervision of the said Architects and the said structural designer/engineer till the completion of the Proposed Building unless otherwise changed by the Developer.

W. The right and entitlement of the Developer to develop the said Land has been set out in the Report on Title dated 17th January, 2018 issued by **M/S. ZAID S. ANSARI & ASSOCIATES**, a copy of the said Report on Title is annexed hereto as **Annexure 'I'**.

X. The Purchaser/s has/have approached the Developer for acquiring a residential flat in the Proposed Building, as per the details more particularly described in the **Annexure 'J1'** hereunder written (hereinafter referred to as "**the said Flat**"). The said Flat is shown on the floor plan annexed hereto as **Annexure 'J'**. As per the terms of the said Development Agreement and as per the building approvals, the said Flat forms a part of the surplus area (therein referred to as the Free Sale

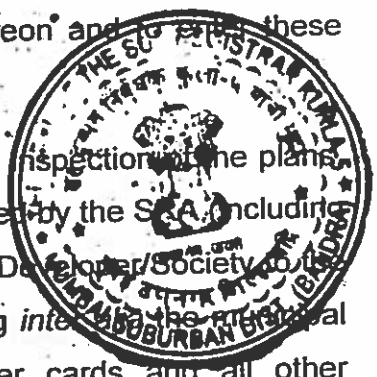

Purchaser/s


Developer

Area) that the Developer is entitled to sell in the open market (not being the area earmarked for rehabilitation of the exiting members of the Society)

Handwritten notes in a box: '20', '27', '970', '20' and 'IOA dated 06th May 2021 and 27th September 2021 respectively and Developer proposed to construct the sale building up to G+35 Floors.'

- Y. Thereafter, the Developer has obtained the revised ~~IOA~~ and IOA dated 06th May 2021 and 27th September 2021 respectively and Developer proposed to construct the sale building up to G+35 Floors.
- Z. The Purchaser/s has/have taken inspection of all the documents of title of the Society relating to the said Land and the Purchaser/s has/have satisfied himself/herself/themselves about the entitlement of the Developer to redevelop the said Land by construction of the Proposed Building thereon and to enter these presents.
- AA. The Purchaser/s has/have demanded and has also taken inspection of the plans, SRA Offer Letters and the existing building approvals issued by the SRA (including the conditions set out therein), undertakings given by the Developer/Society to the SRA, and other relevant documents and papers including inter alia the structural assessment bills, city survey records, property register cards and all other documents required to be furnished to the Purchaser/s by the Developer under the provisions of RERA and Real Estate (Regulation and Development) (Registration of the Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 (hereinafter referred to as "RERA Rules"), as well as under the provisions (to the extent applicable) of Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "MOFA") and the Maharashtra Ownership Flats (Regulation of promotion of Construction, Sale, Management and Transfer) Rules, 1964 (hereinafter referred to as "MOFA Rules") and the Purchaser/s confirm/s that he/she/they has/have entered into this Agreement after being aware of all the facts and after inspecting the aforesaid and other relevant documents and papers in respect of the said Land and the said Project.
- BB. The Purchaser/s has/have also read and understood the terms and conditions and the obligations as prescribed in the various approvals and sanctions obtained by the Developer and that some of such conditions and/or obligations shall require compliance in continuity even after the development and construction of the Proposed Building is completed and after the management of the Proposed Building is handed over to the Society and the Purchaser/s has/have agreed to abide by and comply with such continuing conditions and obligations.



Handwritten signature of the Purchaser/s
Purchaser/s

Handwritten signature of the Developer
Developer

CC. In the circumstances, pursuant to negotiations between the Parties, the Purchaser/s has/have agreed to purchase and acquire from the Developer and the Developer has agreed to sell to the Purchaser/s, the said Flat on the terms and conditions hereinafter contained.

Both the Parties are desirous of reducing to writing the terms and conditions agreed upon between themselves as hereinafter appearing.

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

1 RECITALS TO FORM AN INTEGRAL PART:

The Recitals above form an integral part of this Agreement and are not repeated in the operative part only for the sake of brevity and the same should be deemed to be incorporated in the operative part also as if the same were set out hereinafter and reproduced verbatim.

2 DEVELOPER TO CONSTRUCT THE PROPOSED BUILDING:

The Developer shall construct the Proposed Building as recited above on the said Land comprising of G+23 floors and further comprising of such additional floors as may be sanctioned hereafter by the concerned authorities (by virtue of increase in the FSI or otherwise as stated in the Recitals hereof) on the said Land as recited above, in accordance with the plans, designs, specifications that area already approved by the SRA and any other concerned local authority and which may further be approved by the concerned local authorities (in respect of the additional floors or additional structures as provided herein); and which sanctioned plans as well as proposed plans have been seen and approved by the Purchaser/s with only such variations as the Developer may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any them PROVIDED THAT the Developer shall have to obtain prior consent in writing to the Purchaser/s in respect of such variations or modifications which may adversely affect the said Flat hereby agreed to be sold to the Purchaser/s.

3 TRANSACTION:

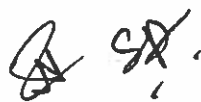
3.1 In consideration of the aggregate sum as mentioned in Annexure 'K' hereto (hereinafter referred to as "the Purchase Price") agreed to be paid by the Purchaser/s to the Developer in the manner contained in Annexure 'K' hereto, the Developer hereby agrees to sell to the Purchaser/s and the Purchaser/s hereby agree/s to purchase from the Developer, the said Flat as more particularly described in Annexure 'J1' hereunder in the Proposed


Purchaser/s


Developer

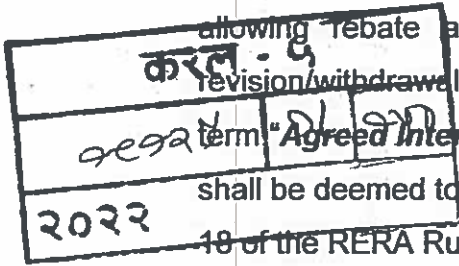
Building being constructed on the said Land together with all rights of and incidental thereto and together with the right to use and enjoy the limited common areas and facilities and the common areas and facilities in common as specified in Part A and Part B respectively of the Second Schedule hereunder written (all of which aforesaid rights and entitlements of the Developer agreed to be sold hereunder are hereinafter collectively referred to as "the said Premises").

- 3.2 It is agreed between the Parties hereto that a notice/intimation forwarded by the Developer to the Purchaser/s stating that a particular stage of construction is being commenced or achieved shall be sufficient proof that a particular stage of construction is being commenced or achieved (as the case may be) for the purpose of making payment of the installment of the Purchase Price, as per Annexure K' hereto. The Developer is not bound and shall not be called upon or required to give any further notice/intimation requiring any such payment; and non-furnishing of any further particulars or non-issuance of any further notice or intimation shall not be pleaded by the Purchaser/s as an excuse for non-payment of any amount/s due on the respective due dates or events.
- 3.3 The said amount of the Purchase Price referred to hereinabove excludes all taxes (comprising inter alia of tax paid or payable by the Developer by way of Value Added Tax or Service Tax or Goods and Services Taxes and Cess and any other similar taxes, which may be levied, in connection with the construction and development of and carrying out the Project payable by the Developer) up to the date of handing over possession of the said Flat, as elaborated herein below.
- 3.4 The said amount of Purchase Price is non-escalatory, save and except in the event of any increase in the development charges or any other charges payable by the Developer to SRA or any other governing authorities. In the event of such escalations in the Purchase Price as a result of the aforesaid events, then the Developer shall enclose a copy of the relevant notifications, circulars etc. together with the demand letter issued by the Developer to the Purchaser/s for the escalated Purchase Price.
- 3.5 The Developer may allow, in its discretion a rebate for early payments of the installments of the Purchase Price payable by the Purchaser/s by discounting such early payments at the Agreed Interest Rate (*as defined hereunder*) per annum for the period by which the respective installment has been preponed. Such rebate shall be provided to the Purchaser/s only


Purchaser/s


Developer

if mutually agreed upon between the Parties in writing. The provision for allowing rebate and the rate of rebate shall not be subject to any revision/withdrawal, once granted to the Purchaser/s by the Developer. The term "Agreed Interest Rate" wherever the same appears in this Agreement shall be deemed to be a reference to the Interest Rate as mentioned in Rule 18 of the RERA Rules.



3.6 It is clarified that the amount/quantum of the Purchase Price as mentioned in Annexure 'K' is arrived at and agreed upon between the Parties after considering the installments (and milestones) for payment of the Purchase Price as set out in Annexure 'K' hereto; and accordingly, the installments (and milestones) for payment of the Purchase Price, as set in Annexure 'K' hereto have been mutually agreed upon at after considering and negotiating the quantum of the Purchase Price, as arrived at and recorded herein. The Purchaser/s shall not by virtue of making timely payment of the installments of the Purchase Price (as per Annexure 'K' hereto) seek to claim or be entitled to claim any rebate or discount on the Purchase Price pursuant to Clause 3.6 hereof.

3.7 All the amounts towards the Purchase Price (other than GST and /or Sales Tax) shall be deposited by the Purchaser/s in the RERA Collection Account opened with "ICICI BANK LIMITED" bearing number "123605001460" and accordingly, all the cheques/demand drafts etc. towards the Purchase Price shall be drawn by the Purchaser/s in favour of and payable to the credit of "BUILDTECH HOMES – BUILDTECH HEIGHTS - RERA A/C".

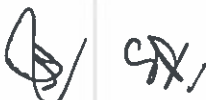
3.8 The Purchaser hereby declares that the Purchaser has obtained / to be obtained all necessary approvals under Foreign Exchange Management Act, to make the payment to the Developer / Seller.

The Purchaser hereby indemnifies and keeps identified the Developer / Seller from any claim, losses due to failure of the Purchaser for not taking requisite approval under FEMA regulation from time to time.

4 DEFAULT OR FAILURE IN PAYMENT OF PURCHASE PRICE:

Notwithstanding anything contained in this Agreement, it is specifically agreed that:

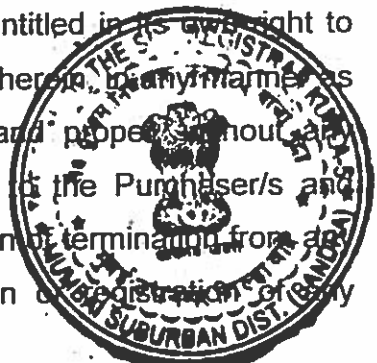
4.1 Time for making the payments of the installments of the Purchase Price as mentioned in Annexure 'K' is strictly of the essence of this Agreement and any delay by the Purchaser/s in making the said payment/s shall forthwith render this Agreement terminable at the sole and exclusive option of the


Purchaser/s


Developer

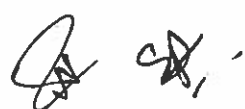
Developer by giving 30 days prior notice in writing without further act and/or reference and/or recourse to the Purchaser/s; and thus (a) in the event of the Developer so terminating this Agreement or (b) in the event of the Purchaser/s requesting the Developer to terminate this Agreement for any reasons whatsoever and howsoever arising, the Developer shall be entitled to forfeit 10% (Ten Percent) of the Consideration amount or a minimum 12% of the Consideration amount in case any brokerage being paid with respect to the Sale of the Flat of the total Purchase Price or as receivable by the Developer from the Purchaser/s hereunder; and thereupon the Developer shall also be free and entitled in its own right to deal with the said Flat and the Developer's rights therein in any manner as the Developer in its sole discretion deems fit and proper without any reference, recourse and/or payment whatsoever to the Purchaser/s and without the requirement of any orders of declaration of termination from any Courts and without the requirement of execution of any document or deed of cancellation.


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4.2 A termination letter issued by the Developer to the Purchaser/s regarding such termination shall effectively terminate this Agreement and thereupon the Purchaser/s shall have no right, title, interest, share, claim or demand in to or upon the said Premises and/or any part thereof and/or otherwise against the Developer in any manner whatsoever and howsoever arising. The refund pursuant to the termination as provided in this Clause [4] shall be made (without any interest thereon) as per mutual understating of the sale by the Developer of the said Flat to a third party or completion of the construction of the entire Proposed Building, whichever is earlier. The amount of refund in such an event shall further be after deduction of any taxes paid and other amounts expended by the Developer pursuant to this Agreement (including *inter alia* any brokerage charges paid by the Developer in pursuance of the transaction recorded in this Agreement) and other amounts payable by the Purchaser/s hereunder as may be payable up to the date of termination as well as the costs incurred by the Developer in finding a new willing acquirer/transferee who may acquire the said Flat (including brokerage charges as may be incurred by the Developer in that behalf).

4.3 The Purchaser/s hereby agree/s and undertake/s that he/she/they are not entitled to and shall not have any right, title, interest, share, claim, demand of any nature whatsoever and howsoever arising against the Developer/its transferee/s/allotted/s/nominee/s and/or otherwise in to upon the said


Purchaser/s


Developer

Premises in such an event of termination **PROVIDED HOWEVER THAT** the Developer shall not exercise the aforesaid right of termination as provided under this Clause [4] unless and until a notice of 30 (Thirty) days demanding payment of the due installment of the Purchase Price is given to the Purchaser/s and even thereafter, the Purchaser/s fail to make payment of the relevant installment **PROVIDED FURTHER** that strictly without prejudice to the aforesaid, the Developer in its sole and absolute discretion may (without being obliged to do so), instead of treating this Agreement void as aforesaid, permit the Purchaser/s to pay the said installments of the Purchase Price after their respective due dates but after charging interest at the Agreed Interest Rate on such outstanding amounts (from the date such amount/s has/have become due to be paid by the Purchaser/s till the date of actual payment thereof).

- 4.4 In the event of any delayed payment being received by the Developer from the Purchaser/s, the Developer shall notwithstanding any instructions to the contrary by the Purchaser/s accompanying such payment, be entitled to appropriate the amount received first towards the interest receivable from the Purchaser/s in respect of the delayed payment and thereafter towards the principal amount of the delayed payment.

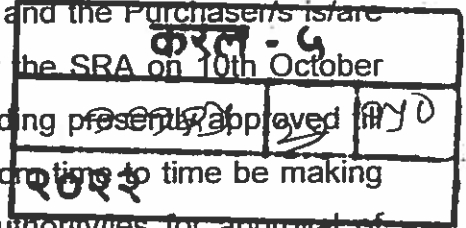
5 DISCLOSURE AS REGARDS TITLE:

- 5.1 The Developer has disclosed to the Purchaser/s that the State Government of Maharashtra, through their Legal Attorney named "Collector" is the owner of the said Land and has acquired title to the said Land in the manner recited above; and the Developer is appointed as a developer by the said Society in respect of the redevelopment of the said Land under and in accordance with the terms and conditions of the Development Agreement as recited above.
- 5.2 The Purchaser/s has/have conducted a detailed legal due diligence with regard to the title of the Society to the said Land and the Developer's entitlement to undertake the redevelopment of the said Land and has completely understood the nature of the title of the Society to the said Land and the Developer's entitlement to undertake the redevelopment of the said Land by construction of the Proposed Building thereon and the entitlement to enter into this Agreement; and the Purchaser/s is/are completely satisfied with the same and shall hereafter not raise any further objections/requisitions with regard thereto.


Purchaser/s

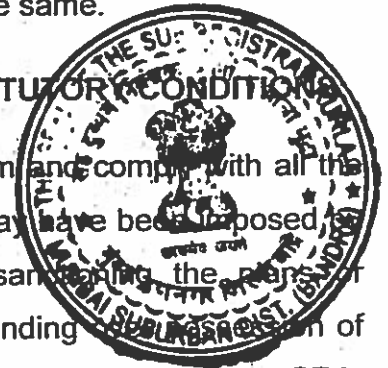

Developer

- 5.3 The Developer has informed to the Purchaser/s and the Purchaser/s is/are aware that, as per the latest plans approved by the SRA on 10th October 2018, the plans for construction of the Sale Building presently approved for G+25 floors respectively. The Developer shall from time to time be making further applications to the requisite statutory authority/ies for approval of plans for the additional floors above the top of the above mentioned floors. The Purchaser/s is/are aware that the plans in respect of the said Flat are approved and has/have agreed to purchase the said Flat with complete knowledge of the same and being satisfied with the same.



6 DEVELOPER TO COMPLY WITH APPROVALS AND STATUTORY CONDITIONS

- 6.1 The Developer hereby agrees to observe, perform and comply with all the terms, conditions and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the plans of the said Flat to the Purchaser/s, obtain from the SRA, Occupation/Occupancy certificate in respect of the said Flat.



- 6.2 The Developer hereby declares that the FSI available at present in respect of the Project on the said Land is 4 square meters; and that no part of the said FSI has been utilized by the Developer elsewhere for any purpose whatsoever. In case the said FSI has been utilized by the Developer elsewhere, then the Developer shall furnish to the Purchaser/s all the detailed particulars in respect of such utilization of the said FSI by it. The said FSI as available at present, may increase or decrease hereafter, for various reasons, including *inter alia* as set out in the Recitals of this Agreement. Nothing contained in this Clause shall be construed or deemed to be a restriction on the ability of the Developer to exploit the full construction and development potential of the said Land as recited above.

7 DESIGN SUBJECT TO AMENDMENTS AND CHANGES:

- 7.1 The design of the said Flat is subject to amendments and changes as may be stipulated by the SRA, Government, local authority and as per the requirements of the Developer from time to time.
- 7.2 The Purchaser/s hereby further agree/s and covenant/s with the Developer to render full co-operation to the Developer and to sign and execute all papers and documents, in favour of the Developer or otherwise as may be necessary for the purpose of enabling the Developer to construct the Proposed Building, in accordance with the said approvals or such other

Purchaser/s

Developer

plans, with such additions and alterations as the Developer may in its sole and absolute discretion deem fit and proper and/or for the purpose of applying for and/or obtaining the approval or sanction of the SRA or any other appropriate authorities in that behalf as well as for the approval or sanction relating thereto. The Purchaser/s hereby further agree/s and give/s his/her/their specific irrevocable consent to the Developer to carry out such amendments, alterations, modifications or variations in constructing the said Flat and the Proposed Building on the said Land and/or to the layout plan and/or to the building plans (whether or not envisaged and/or proposed to be constructed at present), provided that the aggregate area/size of the said Flat agreed to be acquired by the Purchaser/s is not in any manner reduced, beyond the Agreed Variation Limits, as set out in Clause [7.3] hereof.

7.3

Before the Purchaser/s is/are put in possession of the said Flat, the Developer shall confirm the final carpet area of the said Flat by furnishing the details of the changes, if any, in the carpet area thereof. The Parties agree and acknowledge that a change/variation (either due to planning constraints or due to any construction related exigencies) in such carpet area of the said Flat up to 3% (three percent) (plus or minus) is acceptable to each of the Parties hereto (hereinafter referred to as "the Agreed Variation Limits").

7.4

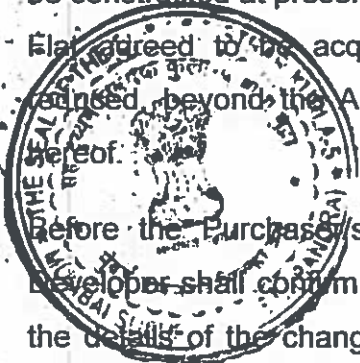
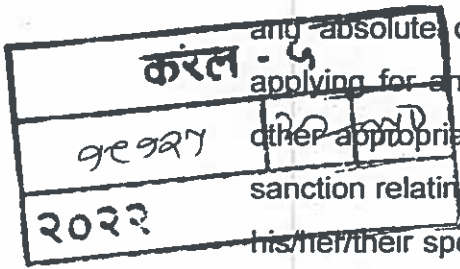
In the circumstances, if the carpet area of the said Flat is at a variation (increase or a decrease) from what is agreed under this Agreement (but within the Agreed Variation Limits) then neither Party shall have any claim against the other for such variation and the Purchaser/s shall not seek a discount or rebate or reduction of the Purchase Price or any other amounts on account of decrease in the carpet area of the said Flat within the Agreed Variation Limits.

8 DESCRIPTION OF COMMON AND INTERNAL AMENITIES:

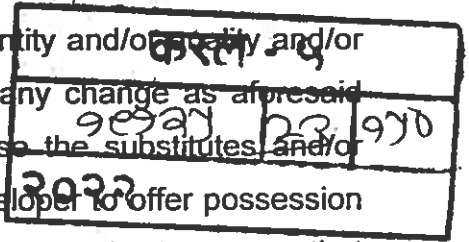
It is expressly agreed that the Proposed Building shall contain the common amenities and facilities as set out in Part A of Annexure 'L' hereto and the said Flat shall contain specifications, fixtures, fittings, and amenities as set out in Part B of Annexure 'L' hereto (hereinafter referred to as the "said Amenities and Facilities") and the Purchaser/s confirm/s that the Developer shall not be liable to provide any other additional specifications fixtures, fittings, and amenities in the said Flat. It is specifically agreed between the Parties hereto that the Developer shall have the right to change/alter/substitute the said Amenities and Facilities in the event that there is any


Purchaser/s


Developer



uncertainty about the availability thereof, either in terms of quantity and/or quality and/or for any other reason beyond the control of the Developer. If any change as aforesaid becomes necessary, the Developer shall be entitled to choose the substitutes and/or alternatives thereof in its absolute discretion to enable the Developer to offer possession of the said Flat on the specified date. The Developer shall however try to ensure that such substitutes and/or alternatives are similar to the amenities as hereunder agreed, in quality and quantity, as far as may be reasonably possible and subject to availability. The Purchaser/s agree/s not to claim any rebate and/or discount and/or concession in the Purchase Price on account of such change/substitution.



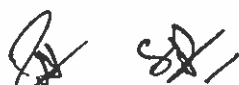
9 PURCHASER/S' SATISFACTION ON TITLE:

- 9.1 The Purchaser/s has/have independently inspected and verified the title deeds and all papers and documents hereinabove related and has/have fully satisfied himself/herself/themselves about the ownership of the said Land by the said Society, the entitlement of the Developer to undertake redevelopment of the said Land and the entitlement of the Developer to enter into this Agreement.
- 9.2 The Purchaser/s shall not be entitled to further investigate the title of the Society to the said Land and/or the entitlement of the Developer to construct the Proposed Building thereon and to enter into this Agreement and/or be entitled to make any requisition or raise any objection with regard to any other matters relating thereto.
- 9.3 The Purchaser/s has/have also taken inspection of the SRA Offer Letters, SRA NOC, orders and approved plans, IOA, amended approved plans and CC issued by the SRA and the undertakings given by the Developer/Society to the SRA; and other concerned authorities, and other relevant documents and papers including the municipal assessment bills, city survey records and other documents mentioned in RERA, RERA Rules, MOFA and MOFA Rules and the Purchaser/s confirm/s that he/she/they has/have entered into this Agreement after inspecting and understanding the aforesaid documents and papers.



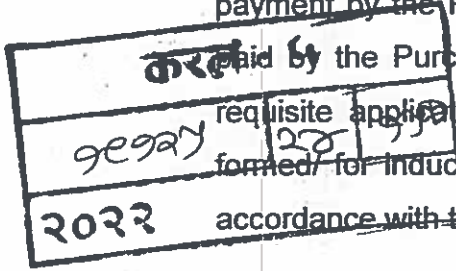
10 PURCHASER/S TO BECOME MEMBER/S OF THE SAID SOCIETY:

- 10.1 Pursuant to receipt of the Occupation/Occupancy Certificate in relation to the Proposed Building and after all the premises in the Proposed Building are agreed to be sold by the Developer under duly registered documents on the broad lines of this Agreement and subject to receipt of the entire Purchase Price hereunder agreed to be paid by the Purchaser/s to the

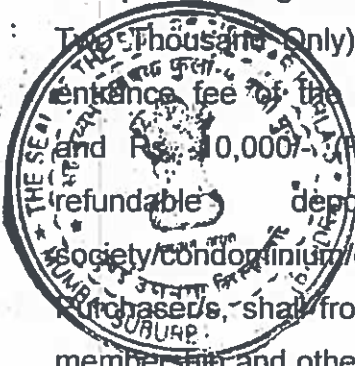

Purchaser/s


Developer

Developer as provided in Annexure 'K' hereto and further subject to payment by the Purchaser/s of all other amounts hereunder agreed to be paid by the Purchaser/s to the Developer, the Developer shall make the requisite application to the said Society duly formed or which is yet to be formed for inducting the Purchaser/s as member/s in the said Society in accordance with the provisions of the Development Agreement.



- 10.2 The Flat Purchaser/s herein shall be enrolled as members of the society within a period of 3 (Three) months after receiving a written intimation thereof from the Promoter along with a photocopy of this Agreement duly stamped and registered and on payment of a sum of Rs. 2,000/- (Rupees Two Thousand Only) towards share money/membership fees application entrance fee of the co-operative housing society/company/condominium and Rs. 10,000/- (Rupees Ten Thousand Only) towards corpus/non-refundable deposit to the co-operative housing society/condominium/company. For the aforesaid purpose, the Flat Purchaser/s, shall from time to time, sign and execute the application for membership and other papers and documents necessary for being member of such co-operative housing society PROVIDED HOWEVER that the Flat Purchaser/s shall be entitled to be enrolled as members of such co-operative housing society only after the Flat Purchaser/s has paid the full Consideration and all the amounts payable hereunder to the Promoter and/or any other authority/authorities.



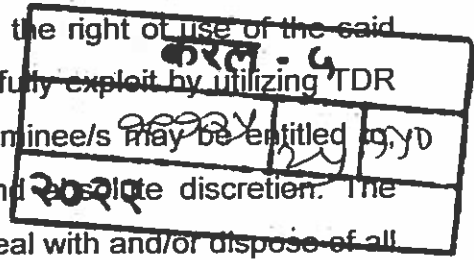
11 INCIDENTAL RIGHTS OF THE DEVELOPER:

- 11.1 The Developer has further informed the Purchaser/s that subject only to the terms and conditions of the Development Agreement, the Developer retains the right to sell, transfer, assign in favour of any person/s and/or deal with (a) future rights in respect of the said Land; (b) the balance development potential/rights in respect of the said Land (i.e. after having utilized the FSI available for the construction of the Proposed Building and as per the plans already submitted and/or to be submitted by the Developer from time to time and as per the proposed total scheme of development); (c) various rights that may accrue to and over the said Land in the future including additional development potential as recited above; and (d) the rights for advertising, signage and hoarding for advertising in the compound, common areas and facade of the said Land and Proposed Building (the rights referred to in above are hereinafter collectively referred to as "the Incidental Rights").

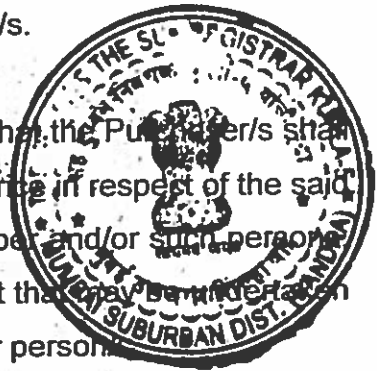

Purchaser/s


Developer

11.2 The Incidental Rights include without limitation, the right of use of the said Land as a receiving plot and/or to consume or fully exploit by utilizing TDR and/or DRC which the Developer and/or its nominee/s may be entitled to, from time to time, at the Developer's sole and absolute discretion. The Developer is also entitled from time to time to deal with and/or dispose of all or any of the Incidental Rights, by way of sale, assignment, lease, transfer, mortgage and/or in any other manner whatsoever as it may in its absolute discretion think fit and proper from time to time and at its entire discretion and convenience transfer such rights to any person/s.



11.3 The Purchaser/s expressly consent/s and agree/s that the Purchaser/s shall not claim any rebate or reduction in the purchase price in respect of the said Flat and/or any other benefit/right from the Developer and/or such person/s now and/or in future as a result of any development that may be undertaken either by the Developer and/or its nominee/s and/or person/s.



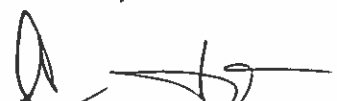
11.4 The Purchaser/s further agree/s and acknowledge/s that the Developer shall be solely and exclusively be entitled to use and exploit all common areas and the compound of the Proposed Building, the façade of the Proposed Building and the terrace on the top of the Proposed Building for advertising purposes and any other appropriate location as Developer may deem fit and shall be entitled to create such third party rights in respect of such advertising rights and shall be entitled to the entire purchase price/consideration in that behalf and the Purchaser/s shall not object thereto either in his/her/their personal capacity/ies or in his/her/their capacity/ies as the member/s of the said Society.

12 NO OBJECTION TO DEVELOPMENT/CONSTRUCTION:

12.1 As aforesaid, the Developer shall be constructing the Proposed Building and additional structures/wings/floors therein as stated above on the said Land and the Purchaser/s is/are not entitled to and shall not object to such construction for any reasons whatsoever and howsoever arising, at any time hereafter;

12.2 It is further agreed that save and except the aforesaid terrace over the top most habitable floor in the Proposed Building (which may be of an area lesser than the area of the plinth), the Developer is entitled to sell the terrace/s or pocket terrace/s or extended balcony/ies, which may be abutting the respective premises for the exclusive use of the purchaser/s of such premises (whether or not the same are approved as common areas).

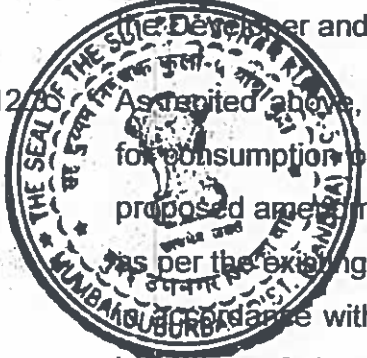

Purchaser/s


Developer

Further the Developer may at its sole and absolute discretion, grant license for exclusive use or maintenance in respect of the terraces to the purchaser/occupant of the premises that is abutting (or next to) the terrace. The terraces, if so permitted to be used by the Developer, shall not be enclosed by the respective purchaser/occupant without the permission in writing obtained from SRA and other concerned authorities and the Developer. The Purchaser/s hereby give his/her/their no-objection to such rights being retained by the Developer in respect of such terraces (and the right to allot the same as aforesaid) and the Purchaser/s shall not object thereto and/or claim any such terraces and/or any part thereof as common areas and/or have/make any other claim in respect of such terraces against the Developer and/or its nominee/s/ allottee/s /transferee/s/ licensee/s.

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12.3



As recited above, it is reasonably expected by the Developer that the FSI for consumption on the said Land shall be increased (including by virtue of proposed amendments to the DCR), from the FSI that is presently approved as per the existing building approvals and from what is presently approvable in accordance with the existing provisions of the DCR; (including inter alia by virtue of the re-enactment of the applicable DCR as per the draft Development Plan 2034, which is already published for objections/suggestions); and thereby the Developer will on availability of such additional FSI, be able to construct further floors as a part of the Proposed Building in addition to the presently approved floors as recited above. The Purchaser/s confirm/s that the Purchaser/s have no objection and shall not raise any objection to the Developer putting up additional construction on the said Land by increasing the number of floors in the Proposed Building as such or in any other manner whatsoever.

12.4

The Developer shall have full power and absolute authority, if so permitted by the concerned authorities, to make additions to and/or construct additional building/s or structure/s or wing/s on the said Land and/or additional storey/s in the Proposed Building including *inter alia* as recited above and such additional building/s/structure/s/wing/s/storey/s shall be the sole, exclusive and absolute property of the Developer. The Developer shall be entitled to dispose of such additional building/s/structure/s/wing/s/storey/s in such manner as the Developer may deem fit and proper in its sole and absolute discretion. The Developer shall be entitled to amend/alter/modify the layout plan of the said Land as also construct additional building/s/structure/s/wing/s/storey/s on the said Land or any portion or portions thereof and the Developer shall be entitled to


 Purchaser/s


 Developer

dispose of the premises in such additional building/s/structure/s/wing/s/storey/s as the Developer may deem fit proper in its sole and absolute discretion. The Purchaser/s is/are not entitled to object thereto and shall not object thereto and Clause [12.4] shall always operate as the Purchaser's/Purchasers' irrevocable, absolute and unconditional no objection in that behalf. This Clause [12.4] shall operate as and shall be deemed to be the consent of the Purchaser/s in accordance with the provisions of RERA, RERA Rules, MOFA and MOFA Rules and in particular section 14 of RERA and sections 7 and section 7A of MOFA.

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13 ENTITLEMENT OF THE PURCHASER/S TO RAISE LOAN:

The Purchaser/s is/are, at his/her/their sole risk, liability and responsibility, free to raise a loan from any financial institution or bank, for acquiring the said Flat by offering the rights of the Purchaser/s hereby created, as a security. However, such loan should be strictly personal to the Purchaser/s and the right of the Developer to receive the balance Purchase Price and other sums as hereunder provided from the Purchaser/s, shall override the rights of the financial institution/bank/organization/employer in respect of the loan so availed of by the Purchaser/s. No sum of such loan will be disbursed to the Purchaser/s till the entire amount of Purchase Price (as per Annexure 'J' hereto) is received by the Developer and till the Developer has received all other amounts hereunder receivable by the Developer from the Purchaser/s. The repayment of the loans, interest and other charges on such loan shall be the sole responsibility of the Purchaser/s. Once the Purchaser/s has/have paid the full Purchase Price as payable under this Agreement and other amounts hereunder agreed to be paid by the Purchaser/s and has/have taken possession of the said Flat, thereafter due to non-payment of the loan by the Purchaser/s, the recourse available to the financial institution would be only against the said Flat and against the Purchaser/s personally and not against the said Land, the Proposed Building or any one of them or any of the other premises in the Proposed Building, and not against any other assets/rights of the Developer or the said Society.



14 COMMON AREAS:

It is expressly agreed that the Purchaser/s along with the other occupants of premises in the Proposed Building shall be proportionately entitled to use, occupy and enjoy the common areas and facilities in the Proposed Building and the nature, extent and description of such common areas and facilities which the Purchaser/s will proportionately enjoy in the common areas and facilities is set out in Part A (limited common areas) and Part B (common areas) of the **Second Schedule** hereunder written. The Purchaser/s shall not claim use or entitlement to use any areas in the Proposed


Purchaser/s


Developer

Building on the ground that the same are approved as common areas in the plans; and the only common areas that the Purchaser/s is/are expecting to use/enjoy and claim to be entitled to use/enjoy are as set out in the **Second Schedule**, subject to what is set out

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15. RIGHT OF THE PURCHASER/S RESTRICTED TO THE SAID FLAT ONLY:

२७३२ Clarified that the right of the Purchaser/s is restricted to the said Flat agreed to be sold to him/her/them by the Developer as per the floor plan annexed hereto as Annexure 'I' and use and enjoyment of common areas and utilities in common as aforesaid and the Purchaser/s shall not be entitled to claim any right to any open space or passage, staircase, open parking space, stit parking spaces, basement parking spaces or any other area in to or upon the said Land and/or the Proposed Building or any other space surrounding the Proposed Building or any of them in any manner whatsoever, as the same belongs to and are the sole, exclusive and absolute property of the Developer.

16. NO CHANGE OF USER:

It is expressly agreed by and between the Developer and the Purchaser/s that the said Flat is agreed to be sold to the Purchaser/s for use as a residential flat only and it shall be utilized by the Purchaser/s for the purpose for which it is sold to the Purchaser/s and for no other purpose or purposes whatsoever and howsoever arising. The Purchaser/s agree/s not to change the user of the said Flat, without prior written consent in writing of the Developer and the concerned authorities.

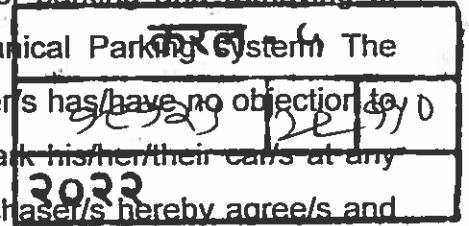
17. PARKING SPACES:

- 17.1 The Purchaser/s acknowledge/s and understand/s that due to paucity of physical spaces and requirement of a larger number of car parking spaces, a majority of the car parking spaces that will be provided by the Developer in the Proposed Building, shall be in the form of a mechanical pit or tower parking system or multi-level stack parking systems or any other form of mechanical parking wherein, there may be or may not be any specific identified spot/place which may be earmarked for a particular occupant of premises in the Proposed Building and which shall be designed to minimize the area and/or volume required for parking cars (hereinafter referred to as "the Mechanical Parking"). The Purchaser/s is/are aware that such Mechanical Parking involves or may involve operation of an automated machine for parking and removing cars from the Mechanical Parking system and the same could be time-consuming and the Purchaser/s acknowledge/s that the Purchaser/s has/have no objection to the same. The Purchaser/s is/are aware that such Mechanical Parking may also require a valet system


Purchaser/s


Developer

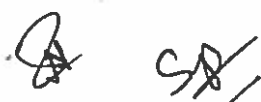
by appointment of qualified drivers, for ease of parking and removing of vehicles from the parking slots in the Mechanical Parking System. The Purchaser/s hereby confirm/s that the Purchaser/s has/have no objection to the same and that the Purchaser/s shall not park his/her/their cars at any other place in the Proposed Building. The Purchaser/s hereby agree/s and undertake/s that the Purchaser/s shall bear the costs and expenses of the maintenance of such Mechanical Parking system or also keep such valet parking facility at his/her/their costs for parking or removal of cars from the Mechanical Parking system. The Purchaser/s shall not refuse to bear such costs and/or expenses on the ground of non-utilization of such Mechanical Parking system or valet parking facility or on any other ground whatsoever and howsoever arising.



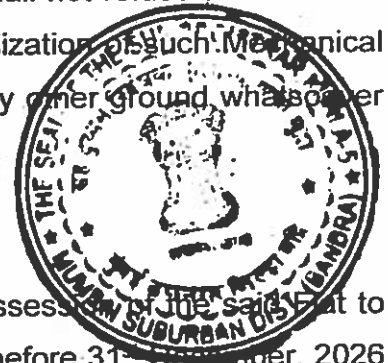
18 DATE OF POSSESSION OF THE SAID FLAT:

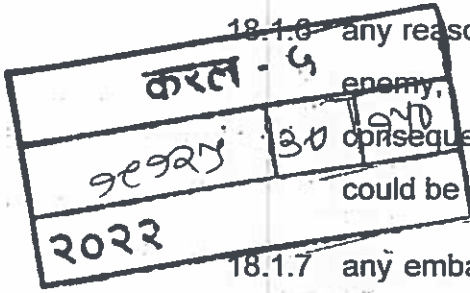
18.1 The Developer agrees to offer to hand over possession of the said Flat to the Purchaser/s in the Proposed Building on or before 31st December, 2026 or within a period 7 (Seven) days from the date of obtaining Occupation/Occupancy Certificate in respect of the said Flat, whichever is later subject to:

- 18.1.1 easy availability of cement, steel and other building materials; and
- 18.1.2 any conditions beyond the reasonable control of the Developer, including acts of God like earthquake, perils of the sea or air, fire, flood, or any drought, explosion, sabotage etc.; and
- 18.1.3 any riots, bandhs, strikes and/or labour unrest and in consequence whereof and the construction on the said Land could be adversely affected; and
- 18.1.4 any geological, subsurface ground conditions as a result of which construction, development on the said Land and construction on and development of the said Land is delayed or no longer financially or technically viable; and
- 18.1.5 any disruptions, challenges and placement of legal and traditional impediments by third parties notwithstanding the granting of any and all approvals by the concerned authorities which delays or materially adversely affects the implementation of the construction activities on the said Land; and


Purchaser/s


Developer

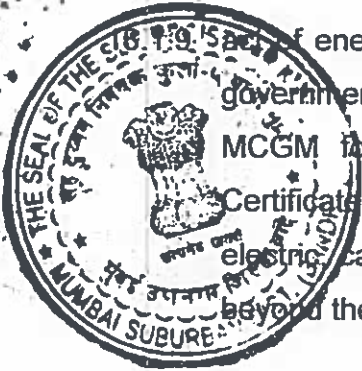




18.1.6 any reasons like war, civil commotion, acts of criminals or of public enemy, insurrection, blockade, embargo terrorism, etc. in consequence whereof the construction activities on the said Land could be adversely affected; and

18.1.7 any embargo, notice, order, rule or notification of the Government and/or any other public body or authority or of the Court and/or any Act or Ordinance in consequence whereof construction activities on the said Land could be adversely affected;

18.1.8 any change in byelaws, policy and regulations of statutory authorities; and



18.1.9 any act of enemy, riots, civil commotion, or war or any court order or government notification, circular or order or subject to delay by the MCGM for approval of plans, grant of Occupation/Occupancy Certificate, or subject to delay in the grant of water, sewerage, electric cable connection or any other service or any other cause, beyond the control of the Developer.

18.2 The date of delivery of possession of the said Flat is subject to certain terms as more particularly specified in the preceding Clause [18.1] and even after extension of the date of possession as stated in the preceding Clause [18.1], the Developer is unable to or fails to offer possession of the said Flat or license to enter the said Flat to the Purchaser/s, then and in such an event, the Purchaser/s shall at its own discretion be entitled either (i) to continue with the arrangement as recorded this Agreement and receive a compensation in the form of liquidated damages from the Developer to be calculated on a monthly basis at the Agreed Interest Rate on the amount of Purchase Price that is till then paid by the Purchaser/s to the Developer and received by the Developer, from the extended date of delivery of possession (extended due to any of the factors set out in Clause [18.1] hereof) till the date of offer of possession by the Developer to the Purchaser/s; or in the alternative (ii) to give notice to the Developer, thereby terminating this Agreement, in which event, the Developer shall refund to the Purchaser/s the amount of Purchase Price (but not any taxes, levies, charges, stamp duty, registration fees, brokerage, etc. or any other amounts, that may have been paid by the Purchaser/s till then received by the Developer from the Purchaser/s hereunder together with interest at the Agreed Interest Rate from the date of receipt by the Developer of such amounts of Purchase Price from the Purchaser/s till the date of refund

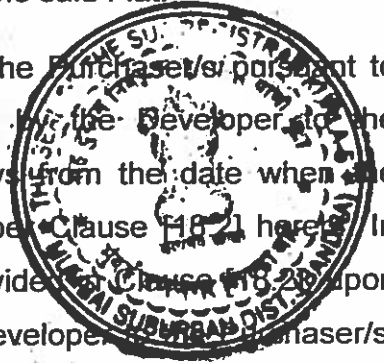

Purchaser/s


Developer

thereof to the Purchaser/s. It is clarified that the Developer shall not be liable to pay or refund to the Purchaser/s any additional amount/s either as liquidated damages or costs, charges, expenses in the event of such termination. It is further clarified that in the event if the provisions of this Clause [18.2] are applicable and in such an event, if the Purchaser/s once exercises the option to continue with this Agreement (and not to terminate it) then the Purchaser/s shall not be subsequently be entitled to exercise the alternative option to terminate this Agreement, regardless of the further period of delay in the delivery of possession of the said Flat.

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18.3 The refund to be made by the Developer to the Purchaser/s pursuant to Clause [18.2] (if applicable) shall be made by the Developer to the Purchaser/s within a period of 30 (thirty) days from the date when the Purchaser/s terminate/s this Agreement/s as per Clause [18.2] hereof. In case of termination by the Purchaser/s as provided in Clause [18.2] upon the aforesaid payment/s being made by the Developer to the Purchaser/s, neither Party shall have any claim against the other either in respect of the said Premises or otherwise arising out of this Agreement and the Developer shall be at liberty to sell and dispose of the said Premises and/or create third party rights therein in favour of any other person/s at and for such consideration and upon such terms and conditions as the Developer may deem fit and proper, in the Developer's sole and absolute discretion, without any reference and/or recourse to the Purchaser/s. It is clarified that in case of termination by the Purchaser/s as provided in this Clause, in the event if the Developer finds a willing buyer/purchaser to acquire the said Flat prior to the refund to the Purchaser/s under this Clause, then the Developer shall be entitled to sell the said Flat to such new buyer/purchaser but the Purchaser/s shall have a charge on the amounts receivable by the Developer from the new purchaser/acquirer to the extent of the amounts receivable by the Purchaser/s under this Clause.

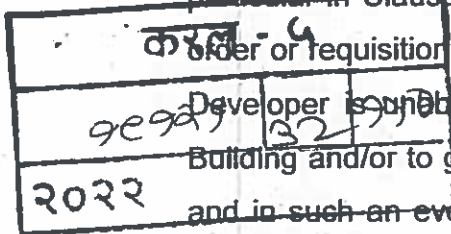


18.4 Save and except as provided in Clause [18.2] hereof, the Purchaser/s shall not be entitled to withdraw from this Agreement or terminate this Agreement; and in the event if the Purchaser/s for any reason/s communicates to the Developer that the Purchaser/s has/have so decided to withdraw from the this Agreement or terminate this Agreement other than for the reasons as set out in Clause [18.2] hereof, then the consequences of such withdrawal or termination shall be as set out in Clause [4] hereof.

[Handwritten signature]
 Purchaser/s

[Handwritten signature]
 Developer

18.5 Notwithstanding anything to the contrary contained in this Agreement and in particular in Clauses [18.2] to [18.4] hereof, if as a result of any legislative order or requisition or direction of the Government or public authorities, the Developer is unable to complete construction of the aforesaid Proposed Building and/or to give possession of the said Flat to the Purchaser/s, then and in such an event, the only responsibility and liability of the Developer will be, to refund to the Purchaser/s the amount of Purchase Price (but not any taxes, levies, charges, stamp duty, registration fees, brokerage, etc. or any other amounts that as may have been paid by the Purchaser/s) till then received by the Developer from the Purchaser/s hereunder, without any interest thereon, and thereupon this Agreement shall ipso facto and automatically stand terminated.



18.6 The Purchaser/s shall take possession of the said Flat within a maximum period of 1 (One) months from the Developer giving written notice to the Purchaser/s intimating that the said Flat is ready for use and occupation; but the obligation of the Purchaser/s to bear and pay the maintenance charges as provided hereinafter shall commence at the expiry of a period of (Seven) days from the offer of possession of the said Flat by the Developer to the Purchaser PROVIDED that if within a period of 5 (five) years from the date of offer to hand over possession of the said Flat to the Purchaser/s, the Purchaser/s bring/s to the notice of the Developer, any defect in the said Flat with regard to the material used therein or any unauthorized change in the construction of the Proposed Building, then, wherever possible such defects or unauthorized changes shall be rectified by the Developer at its own cost; and in case if it is not possible to rectify such defects or unauthorized changes, then the Purchaser/s shall be entitled to receive from the Developer, reasonable compensation for such defect or change, based on the estimates provided by any Architect appointed/nominated by the Developer.

18.7 Before delivery of possession or grant of license to enter the said Flat to the Purchaser/s, the Purchaser/s shall inspect the said Flat (including the size thereof) and the Amenities and Facilities provided; and thereafter the Purchaser/s will have no claim whatsoever and howsoever arising against the Developer with regard to any shortfall in size or the construction of the said Flat or the provision of the Amenities and Facilities.


Purchaser/s


Developer

- 18.8 The Purchaser/s shall be entitled to the possession of the said Flat only after the full Purchase Price as per Annexure 'K' hereto is paid by the Purchaser/s to the Developer; and the other sums mentioned hereunder are paid by the Purchaser/s to the Developer.

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- 18.9 The Developer shall not put the Purchaser/s in possession of the said Flat unless and until the Purchaser/s has/have paid the entire Purchase Price as provided by Annexure 'K' hereto and all the other amounts payable by him/her/them hereunder and/or otherwise in respect of the said Flat to the Developer, as specified herein and upon the Developer having received the Completion Certificate or Occupancy/Occupation Certificate in respect of the said Flat.

- 18.10 Upon completion of construction of the Proposed Building, the Developer may at its discretion, permit the Purchaser/s to enter upon the said Flat, limited for the purpose of carrying out fit out works of non-structural nature like installation of fixture and furniture in the said Flat at the entire risks and costs of the Purchaser/s. The Purchaser/s acknowledge/s that the Developer shall not be obliged to permit the Purchaser/s to enter upon the said Flat under any circumstances and the same shall be entirely at the discretion of the Developer. The Purchaser/s further acknowledge/s that at such stage the Occupation/Occupancy Certificate in respect of the Proposed Building may not have been received by the Developer from the SRA and at such stage the said Flat may not be capable of being occupied by the Purchaser/s. The Purchaser/s agree/s and undertake/s that in the event so permitted to enter upon the said Flat to carry out the said fit out works as contemplated in this Clause [18.10], the Purchaser/s shall not occupy the same or commence any use thereof for any reasons whatsoever and howsoever arising. The Purchaser/s further agree/s and undertake/s that in the event if the Purchaser/s is/are so permitted to enter upon the said Flat to carry out the said fit out works as contemplated in this Clause [18.10] then in such an event, the Purchaser/s shall be solely and exclusively responsible and liable to ensure that the workmen, laborer's, agents and other representatives of the Purchaser/s so entering upon the said Flat shall comply with and adhere to all health and safety guidelines, rules and regulations as may be prescribed by the Developer from time to time. The Purchaser/s acknowledge/s that Developer shall not be liable and/or responsible for untoward incident that may occur by virtue of the Purchaser/s being permitted to carry out the fit out works or to enter upon the said Flat as contemplated in this Clause [18.10].


Purchaser/s


Developer

18.11 The Purchaser/s also agree/s and undertake/s that prior to commencing any fit out or interior works in the said Flat, the Purchaser/s shall for the due adherence and performance with the terms and conditions of the Fit Out Manual (as may be drawn up by the Developer containing the guidelines for carrying out the fit-out works in the premises in the Proposed Building), keep deposited with the Developer a sum of Rs.2,00,000/- (Rupees Two Lakhs Only) as a security deposit and which amount shall be refunded by the Developer to the Purchaser/s on completion of the fit out works. In the event if the Purchaser/s commit/s any breach/es of the terms and conditions of the Fit-Out Manual or cause/s any damage or nuisance to the Proposed Building or any common areas therein or in any adjoining the said Flat, then and in any such event, the Developer shall be entitled to adjust or deduct any expenses incurred or likely to be incurred by the Developer from such security deposit for setting right such breach or rectifying such damage or nuisance caused. The Purchaser/s shall not dispute any adjustment or deduction from the security deposit on any ground whatsoever and howsoever arising.

18.12 Upon possession of the said Flat being offered to the Purchaser/s, he/she/they shall be entitled to the use and occupy the said Flat for the user specified herein only and for no other purpose whatsoever. Upon the Purchaser/s taking possession of the said Flat or license to enter the said Flat he/she/they shall have no claim against the Developer in respect of any item of work in the said Flat, which may be alleged not to have been carried out or completed.

19 REIMBURSEMENT OF EXPENSES AND MAINTENANCE CHARGES:

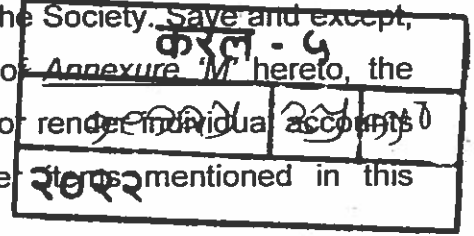
19.1 Over and above the amounts of the Purchase Price, as set out in Annexure 'K' hereto and other amounts agreed to be paid by the Purchaser/s to the Developer as set out hereinabove, the Purchaser/s shall, at the time of taking possession of the said Flat or within a maximum period of 7 (seven) days from the date of offer of delivery of possession of the said Flat (whether or not the Purchaser/s has/have taken possession of the said Flat or not), whichever is earlier pay to the Developer the amounts as specified in Annexure 'M' hereto:

19.2 The amount mentioned in Clause 2 of Annexure 'M' hereto, without any interest and after deduction therefrom of all arrears of taxes, premiums, cess, outgoings, maintenance charges and expenses, etc. incurred till then, shall be transferred by the Developer to the Society upon management of


Purchaser/s

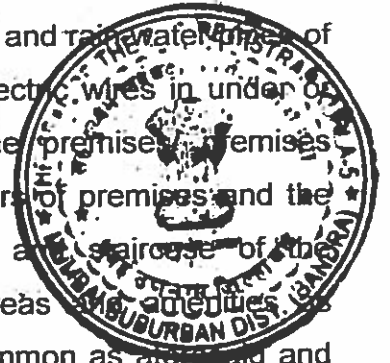

Developer

the Proposed Buildings being handed over to the Society. Save and except, for the amounts as mentioned in Clause 2 of Annexure 'M' hereto, the Developer shall not be liable to maintain and/or render individual accounts to the Purchaser/s in respect of any other things mentioned in this Agreement.



19.3 The maintenance charges to be borne by the Purchaser/s as aforesaid would include *inter alia* the following:

19.3.1 The expenses of maintenance, repairing, redecorating, etc., of the main structures and in particular the gutters and rainwater pipes of the Proposed Building, water pipes and electric wires in and upon the Proposed Building used by the premises holder/s in common with the other occupiers of premises and the main entrances, passages, landings, lift and staircase of the Proposed Building and other common areas and amenities enjoyed by the premises purchasers in common as aforesaid and the boundary walls of the Proposed Building, compounds etc.



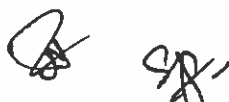
19.3.2 The cost of cleaning and lightning the passage, water pump, lifts, landings, staircases, common lights and other parts of the Proposed Building used by the premises purchasers in common as aforesaid.

19.3.3 The cost of the salaries of certain workers like clerks, accountant, liftmen, chowkidar, pump man, sweepers, drivers, house-keeping charges, etc., and the proportionate salary of certain part time workers like engineers, supervisors etc. their traveling expenses, welfare expenses like tea, coffee etc., the bonus to be given to them etc.

19.3.4 The cost of working and maintenance of common lights, water pump, lifts, common sanitary units and other services charges.

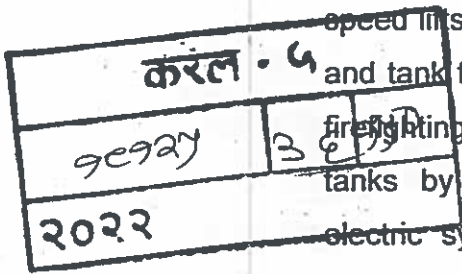
19.3.5 Premium for insurance of the Proposed Building (if and when taken).

19.3.6 The maintenance charges, cost, expenses and amounts required for maintenance and operation of various common equipment that may be installed in the Proposed Building including *inter alia* street lights, sewer line, storm water drain, water lines, internal roads, garden, civil, Mechanical Parking system, other mechanical and electrical system/s installed for reuse of the waste water, civil,


Purchaser/s


Developer

mechanical and electrical system for rain water harvesting, high speed lifts, submersible pumps installed in tank for municipal water and tank for storage of tanker/bore well water, pumps installed for firefighting, tank for municipal water, overhead tank and other water tanks by whatever name called, firefighting system, common electric system (which may be installed for the lights, pumps, equipment, lifts, security system etc.), common plumbing system, common security system and such other expenses as are necessary or incidental for the maintenance and upkeep of the Proposed Building.



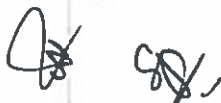
The above maintenance charges are only provisional and any additional expenses should be reimbursed by the Purchaser/s to the Developer, the above provisional maintenance does not include property and municipal tax (which shall be payable in addition to the aforesaid amounts by the Purchaser/s).

19.4

Purchaser/s is/are aware that after the possession of the said Flat is offered to the Purchaser/s and after he /she/they is/are admitted as member/s of the said Society, it may take at least 12 (twelve) to 18 (eighteen) months for the Developer/Society to work out and inform each of the premises occupants in the Proposed Building about the exact breakup of the maintenance charges payable by him / her / them. Therefore, during such a period the Developer/Society is likely draw up ad-hoc bills towards maintenance. The Purchaser/s agree/s that he/she/they shall not raise any objection for payment of such ad-hoc bills and would allow the said Society a time period of 12 (twelve) to 18 (eighteen) months, or more from the date of he/she/they is/are admitted as member/s of the Society, to enable the Developer/Society to work out the exact details of the maintenance charges payable by him/her/them.

19.5

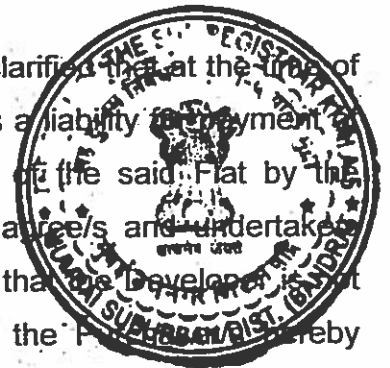
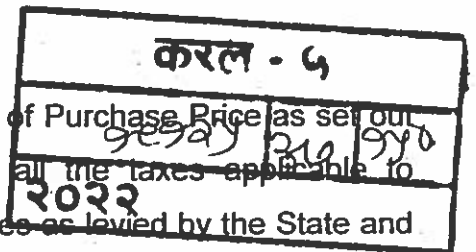
Over and above the Purchase Price and other amounts payable by the Purchaser/s, the Purchaser/s hereby agree/s that in that event of any amount becoming payable by way of levy or premium, taxes, cess, fees, charges, etc., after the date of this Agreement to MCGM or SRA or any other concerned local authority or to the State Government or in the event of any other payment for a similar nature becoming payable in respect of the said Land and/or in respect of the various premises to be constructed thereon, the same shall be paid by the Developer, however, the same would be reimbursed by the Purchaser/s to the Developer in proportion of the area of the said Flat to the total area of all the new premises being developed on the said Land.


Purchaser/s


Developer

20 TAXES:

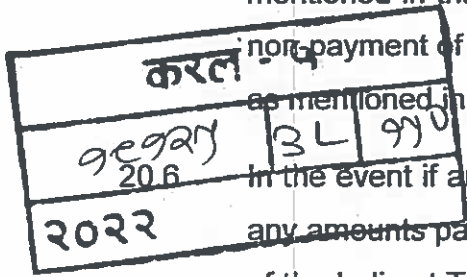
- 20.1 The Purchaser/s is/are aware that the amount of Purchase Price as set out in Annexure 'K' hereto, is exclusive of the ~~all the taxes applicable to~~ transactions for the sale of constructed premises ~~as levied by the State and~~ Central Government through their respective Finance Acts and other legislations and various clarifications/notifications and regulations have made Value Added Tax and Service Tax (hereinafter referred to as "the said Taxes").
- 20.2 It is hereby agreed between the Parties and it is clarified that at the time of execution of this Agreement for Sale, that there is a liability for payment of the said Taxes on this Agreement for the sale of the said Flat by the Developer to the Purchaser/s. The Purchaser/s agree/s and undertake that the same is payable by the Purchaser/s and that the Developer is not liable to bear and/or pay the same. Therefore, the Purchaser/s hereby irrevocably agree/s and undertake/s to pay the amounts for the said Taxes to the Developer or the concerned authorities within a period of 7 (seven) days from the date of the Developer calling upon the Purchaser/s to do so, without any delay or demur or without claiming to be entitled to any rebates or set offs or credits.
- 20.3 It is hereby further agreed that in addition to the said Taxes, in the event of any amount becoming payable now or in the future by way of levy or premium, taxes, cess, fees, charges, sales tax, value-added tax, service tax, goods and services tax (if and when made applicable), or any other tax by whatever name called, at the time of execution of this Agreement and/or any time thereafter to any authority or to the State Government or to the Central Government or in the event of any other payment of a similar nature, save and except the tax on income of Developer, arising out of or in connection with transaction contemplated hereby, the Purchaser/s shall be solely liable to bear and pay the same and the Developer shall not be liable for the same.
- 20.4 In the event if the applicable legislation permits an option to the Developer to opt for a particular type of computation for the purposes of applicability of the Indirect Taxes, then and in such an event, the Developer shall be free and entitled to opt for any permissible computation or avail of any scheme (as may be available) for the purposes of computation of such Indirect Taxes and the Purchaser/s shall not object to the same.




Purchaser/s


Developer

20.5 Non-reimbursement/Non-payment of the said Taxes and other amounts mentioned in this Clause [20] by the Purchaser/s shall be deemed to mean non-payment of the Purchase Price to the Developer and the consequences as mentioned in Clause [4] hereof shall apply.



In the event if any rebate or credit or set off is available to the Developer of any amounts paid by the Developer or the Purchaser/s against the payment of the Indirect Taxes, then and in such an event, the Developer shall, solely and exclusively be entitled to such credits or rebates. The Developer may in its sole and absolute discretion claim or not claim such set off or credit or rebate and the Developer shall not be liable to pass on the benefit thereof to the Purchaser/s. Therefore, the Purchaser/s hereby irrevocably agree/s and undertake/s to pay the amounts for the said Indirect Taxes to the Developer or the concerned authorities within a period of 7 (seven) days from the date of the Developer calling upon the Purchaser/s to do so, without any delay or demur or without claiming to be entitled to any rebates or set offs or credits.

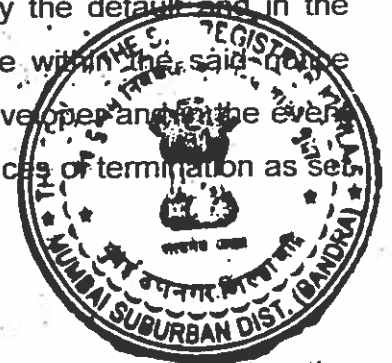
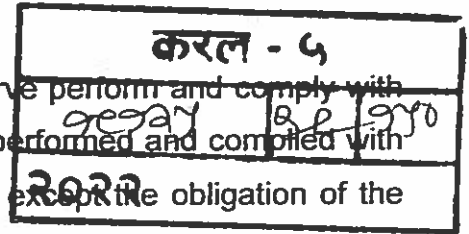
20.7 Further agreed by and between the Parties that that the Purchaser/s have negotiated the Purchase Price (as set out in Annexure 'J' hereto) with the Developer having regards to the set-off/tax credit that may be available or be hereafter made available to the Developer and after taking into consideration that such tax set-off or tax credit (by whatever name called) is or shall be available to the Developer. Thus, in the event if that such tax set-off or tax credit (by whatever name called) is or shall be available to the Developer with regard to any of the Indirect Taxes, then the Developer shall solely be entitled to claim the same and be solely entitled to the benefit of such tax set-off or tax credit and it is agreed and clarified that the Purchase Price and the installments thereof as mentioned in this Agreement are arrived at after taking into account and considering that the Developer shall be entitled to claim and be solely entitled to the benefit of such tax set-off or tax credit. The Purchaser/s shall under no circumstance/s not object to the Developer availing of such tax set-off or tax credit and the Purchaser/s shall not claim any amounts from the Developer in that behalf since the quantum of such estimated such tax set-off or tax credit is already factored in by the Parties at the time of agreeing upon the Purchase Price and the installments thereof as mentioned in this Agreement and the said quantum of Purchase Price is arrived at and finalized considering that the Developer shall be solely entitled to the benefit of such tax set-off or tax credit.

Purchaser/s

Developer

21 BREACHES:

The Purchaser/s agree/s and undertake/s to and shall observe perform and comply with all the terms and conditions and covenants to be observed performed and complied with by the Purchaser/s as set out in this Agreement (save and except the obligation of the Purchaser/s to pay the balance Purchase Price and other sums as aforesaid, for which the consequences as mentioned in Clause [4] hereof would apply) if the Purchaser/s neglect/s, omit/s, or fail/s to observe and/or perform the said terms and conditions and covenants for any reason whatsoever then in such an event, the Developer shall be entitled after giving 1 (one) months' notice to remedy or rectify the default and in the event of the Purchaser/s failing to remedy or rectify the same within the said time period, this Agreement shall be voidable at the option of the Developer and in the event of the Developer so treating this Agreement void, the consequences of termination as set out in Clause [4] hereof shall apply.

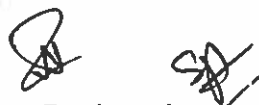
**22 ELEVATION OF THE PROPOSED BUILDING:**

The Purchaser/s shall not alter, amend, modify etc., the elevation of the said Flat or the Proposed Building whether the side, front or rear nor shall the Purchaser/s alter, amend, modify the entrance lobby, staircase, lift, passage/s, terrace etc. of the Proposed Building and shall keep the above in the same form as the Developer constructs the same and shall not at any time alter the said elevation in any manner whatsoever without the prior consent or alter the attachments to the elevation of the Proposed Building, including fixing or changing or altering grills, windows, air conditioners, chajjas etc., The Purchaser/s further irrevocably agree/s to fix their air-conditioners, whether window or split only after the written permission of the Developer and at such places as may be earmarked by the Developer for the same. The Developer's decision in this regard would be final and binding on the Purchaser/s.

23 COVENANTS OF THE PURCHASER:

The Purchaser/s with an intention to bring all persons into whose hands the said Flat may come, doth/do hereby represent/s and assure/s to and undertake/s and covenant/s with the Developer as follows:

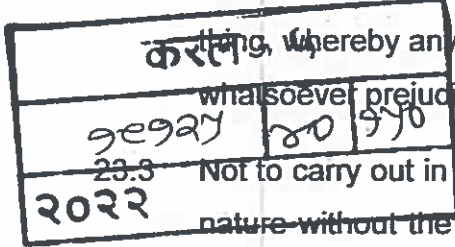
- 23.1 To maintain the said Flat at the Purchaser's/Purchasers' own cost in good and tenantable repair and condition from the date the possession of the said Flat is offered to the Purchaser/s and to not do anything or suffer anything to be done in or to the Proposed Building and to the balconies, elevation-projections, staircase or any passage, which may be against the rules, regulations or bye-laws of the concerned local or any other authority nor to the said Flat itself or any part thereof;


Purchaser/s


Developer

23.2 Not to enclose the open balcony, flower bed, ducts or any other open area pertaining to the said Flat, whereby any FSI whatsoever is deemed to be consumed and without prejudice thereto not to do any act, deed, matter or

thing, whereby any rights of the Developer/the said Society are in any manner whatsoever prejudiced/ adversely affected;



23.3 Not to carry out in or around the said Flat any alteration/changes of structural nature without the prior written approval of the Developer and the Structural Engineers and the RCC Consultants of the Proposed Building;

23.4 To ensure that no nuisance/annoyance/ inconvenience is caused to the other occupants of the Proposed Building by any act of the Purchaser/s;

23.5 Not to store in the said Flat any goods which are of hazardous, combustible or dangerous nature, save and except domestic gas for cooking purposes, or goods which are so heavy so as to damage the construction or structure of the Proposed Building or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried any heavy packages, showcases, cupboards on the upper floors which may damage or is likely to damage the staircase, common passage or any other structure of the Proposed Building. On account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be personally liable for the consequence of the breach and shall be liable to bear and pay the damages as may be determined by the Developer and the same shall be final and binding upon the Purchaser/s and the Purchaser/s shall not be entitled to question the same;

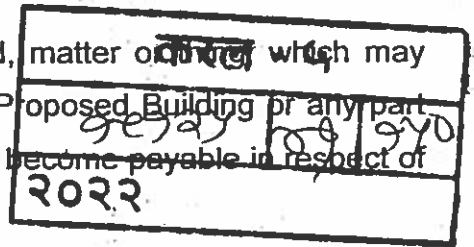
23.6 To carry out at his/her/their own cost all the internal repairs to the said Flat and maintain the said Flat in the same condition, state and order in which it was delivered by the Developer to the Purchaser/s (usual wear and tear excepted);


23.7 Not to demolish the said Flat or any part thereof including *inter alia* the walls, windows, doors, etc., thereof, nor at any time make or cause to be made any addition or any alteration in the elevation and outside colour scheme of the Proposed Building and shall keep the portion, sewers, drains, pipes, in the said Flat and appurtenance/s thereto in good, tenantable repair and condition and in particular so as to support, shelter and protect the other parts of the Proposed Building and shall not chisel or any other manner damage the columns, beams, walls, slabs or RCC pards or other structural members in the said Flat without the prior written permission of the Developer and/or the said Society;



Purchaser/s


Developer

- 23.8 Not to do or permit to be done any act, deed, matter or thing which may render void or void able any insurance of the Proposed Building or any part thereof or whereby any increase premium shall become payable in respect of the insurance;
- 23.9 Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or on the terrace or on the other premises or any portion of the said Land;
- 23.10 To bear and pay any increase in local taxes, water charges, insurances and such other levy/ if any which are imposed by the concerned local/public authority either on account of change of user or otherwise in respect of the said Flat by the Purchaser/s.
- 23.11 The Purchaser/s shall not be entitled to transfer, assign or part with their interest or any benefit of this Agreement, without the prior written consent of the Developer, until all the dues payable by the Purchaser/s to the Developer hereunder and/or otherwise are fully paid up;
- 23.12 The Purchaser/s shall abide by, observe and perform all the rules, regulations and bye-laws of the said Society as also the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the Proposed Building and the premises therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and the Government and other public bodies and not commit breach thereof and in the event of the Purchaser/s committing breach thereof and/or any act in contravention of the above provision, the Purchaser/s shall be personally responsible and liable for the consequences thereof to the said Society and/or the concerned authority and/or other public authority;
- 23.13 The Purchaser/s shall also observe, perform and comply with all the stipulations, terms and conditions laid down by the said Society regarding the occupation and use of the said Flat and shall bear and pay and contribute regularly and punctually towards the taxes, expenses or other outgoings as may be required to be paid from time to time;
- 23.14 The Purchaser/s shall permit the Developer and its surveyors and agents with or without workmen and others, at all reasonable times, to enter into and upon the said Land/Proposed Building/said Flat and/or any part thereof to view and examine the state and condition thereof, and to carry out the repair




Purchaser/s


Developer

or replacements therein for a period of 5 (Five) years from the Purchaser/s being put in possession of the said Flat;

23.15 The Purchaser/s undertake/s not to enclose any passage/s, lobby or other common areas in the Proposed Building in any manner whatsoever;

23.16 The Developer shall provide to the Purchaser/s the water connection in respect to said Flat. The Developer shall not be held liable or responsible in any respects whatsoever if the concerned authorities are unable to provide the water supply to the said Flat;

23.17 The Purchaser/s is/are also aware that the Developer has paid to MCGM / MHTA the various premiums towards the staircase, lift lobby, passages, premium, FSI, fungible FSI etc. and shall not raise any objection with regard

23.18 The Purchaser/s is/are aware that the construction of the Proposed Buildings is approved with inadequate sizes of the rooms, shafts, chowks therein, that the height approved for construction of the habitable rooms in the Proposed Buildings is 70 mtrs approx.; and the Purchaser/s shall not raise any objections with regard thereto and/or make any claims against the SRA or any other concerned authorities with regard thereto;

23.19 The Purchaser/s is/are aware that as per one of the conditions imposed by the SRA whilst sanctioning the plans for construction of the Proposed Buildings, the SRA have prescribed that the dry and wet garbage generated in the Proposed Buildings shall be kept separate and that the dry garbage and wet garbage shall be treated separately on the Larger Land by the occupants of the New Buildings (including the Purchaser/s herein); and the Purchaser/s shall comply with such condition and any further/other conditions as may be prescribed by the MCGM and SRA with regard to garbage generated from the Proposed Buildings;

23.20 The Purchaser/s is/are aware of various concessions, approvals granted to the Developer at the time of construction of the Proposed Building including the condoning of open space deficiencies and the Purchaser/s undertake/s not to raise any objection in respect of the open space deficiency and shall also not raise any objection in respect to the construction and/or development activities carried on in the adjoining plots; and

23.21 The Purchaser/s has/have also read and understood the terms and conditions and the obligations as prescribed in the various approvals and sanctions obtained by the Developer and that some of such conditions and/or


Purchaser/s

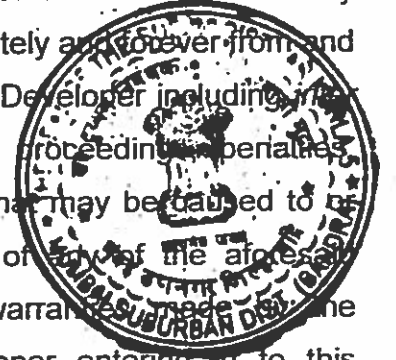

Developer

obligations shall require compliance in continuity even after the development and construction of the Proposed Building is completed and after the management of the Proposed Building is handed over to the Society and the Purchaser/s has/have agreed to abide by and comply with such continuing conditions and obligations.

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24 INDEMNITY:

The Purchaser/s is/are aware that only on the basis of and relying on the representations, assurances, declarations, covenants and warranties made by him/her/them herein, the Developer has agreed to and is executing this Agreement and Purchaser/s hereby agree/s to indemnify and keep indemnified the Developer absolutely and forever from and against all and any damage or loss that may be caused to the Developer including *inter alia* against and in respect of all actions, demands, suits, proceedings, penalties, impositions, losses, damages, costs, charges and expenses, that may be caused to be incurred, sustained or suffered by the Developer, by virtue of any of the aforesaid representations, assurances, declarations, covenants and warranties made by the Purchaser/s being untrue and/or as a result of the Developer entering in to this Agreement and/or any other present/future writings with the Purchaser/s and/or arising there from.



25 STAMP DUTY AND REGISTRATION:

At the time of execution of this Agreement the Purchaser/s shall pay the applicable amount of stamp duty and registration charges etc. and other out of pocket expenses, payable in respect of this Agreement and the Purchaser/s shall lodge this Agreement for registration with the concerned Sub-Registrar of Assurances a period of 15 (fifteen) days from the execution hereof; and shall within a period of 30 (thirty) days from the date of execution hereof inform the Developer of the serial number, under which the same is lodged for registration by forwarding the photocopies of the receipt issued by the concerned Sub-Registrar; to enable the Developer and/or its authorized representative/s to visit the office of the Sub-Registrar of Assurances and to admit execution of this Agreement within the time prescribed for registration of documents under the Registration Act, 1908.

26 TRANSFER OF THE SAID FLAT:

If the Purchaser/s, before being put in possession of the said Flat, desire/s to sell or transfer his/her/their interest in the said Flat or wishes to transfer or give the benefit of this Agreement to person, the same shall be done only after the Purchaser/s obtain/s the prior written permission of the Developer in that behalf. In the event of the Developer granting such consent, the Purchaser/s shall be liable to and shall pay to the Developer


Purchaser/s


Developer

such sums as the Developer may in its absolute discretion determine by way of the transfer charges and administrative and other costs, charges, expenses pertaining to the same **PROVIDED HOWEVER** that such transferee/s/assignee/s of the Purchaser/s shall always be bound and liable by the terms, conditions and covenants hereof and on the part of the Purchaser/s to be observed, performed and complied with. All the provisions of this Agreement shall *ipso facto* and automatically apply mutatis mutandis to such transferee/s/assignee/s also.

27 MISCELLANEOUS:

27.1 **Co-operation:** The Purchaser/s shall, from time to time, sign and execute all applications, papers and documents, and do all the acts, deeds, matters and things as the Developer may require, for safe guarding the interest of the Developer to the Proposed Building and/or the premises therein.



Notices: All letters, circulars, receipts and/or notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served, if posted or dispatched to the Purchaser/s by Registered Post Acknowledgement Due ("RPAD") or mailed at the electronic mail (e-mail) address as provided by the Purchaser/s to the Developer or hand delivered at the address set out in Annexure 'A1' hereto; and the same shall effectually and completely discharge the Developer.

27.3 **Income Tax PAN:** The Income Tax Permanent Account Number of the Purchaser/s is as set out in Annexure 'A' hereto; and the Income Tax Permanent Account Number of the Developer is **AAQFB9758A**.

27.4 **TDS:** all amounts towards the Purchase Price as payable by the Purchaser/s to the Developer in accordance with Annexure 'K' hereto, shall be made by the Purchaser/s, subject to deduction of tax at source as per the provisions of Section 194IA of the Income Tax Act, 1961; and the Purchaser/s shall within the time prescribed by the provisions of the Income Tax Act, 1961 and the Rules framed there under, furnish to the Developer the requisite certificates of deduction of tax at source. It is clarified that non-payment of the amount of the deduction of tax at source to the concerned authorities or non-furnishing by the Purchaser/s of the requisite certificate of deduction of tax at source to the Developer shall be deemed to be a breach equivalent to non-payment of Purchase Price amount and shall accordingly attract the consequences as mentioned in Clause [4] hereof.


Purchaser/s


Developer

27.5 **Obligations:** all obligations of the Purchaser/s and covenants made by the Purchaser/s herein shall be deemed to be obligations and covenants, as the case may be, running with immoveable property and the observance performance and compliance with such obligations and/or covenants shall be the responsibility of all persons into whose hands the said Flat may come.

27.6 **Lien and Charge of the Developer:** Notwithstanding anything contained herein, the Developer shall, in respect of any amount remaining unpaid by Purchaser/s under the terms and conditions of this Agreement, have a first lien and charge on the said Flat agreed to be purchased by the Purchaser/s hereunder.


27.7 **Dispute Resolution:**

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

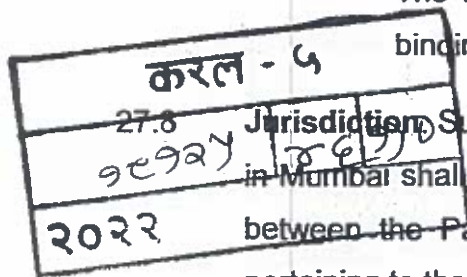
27.7.2 Subject to what is provided in Clause [27.7.1], any dispute, controversy, claim or disagreement of any kind whatsoever between or among the Parties in connection with or arising out of this Agreement or the breach, termination or invalidity thereof shall be referred to and finally resolved by arbitration. The invoking of arbitration in case of a Dispute shall not affect the termination of this Agreement (if terminated in accordance with the provisions hereof). The seat of the arbitration shall be Mumbai, India and the arbitration proceedings shall be conducted under and in accordance with the provisions of the Arbitration and Conciliation Act, 1996, or any statutory re-enactment thereof in force in India at the time such arbitration is commenced. The arbitration proceedings shall be conducted by a sole arbitrator to be mutually appointed by the Parties and failing such mutual agreement on the appointment, the sole arbitrator shall be appointed in accordance with the provisions of the Arbitration and Conciliation Act, 1996. The language of the arbitration proceedings shall be English. The award rendered by the Tribunal shall be in writing and shall set out the reasons for the arbitral tribunal's decision. The award shall allocate or


Purchaser/s



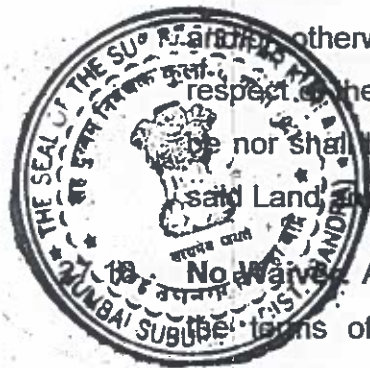

Developer

apportion the costs of the arbitration, as the Tribunal deems fair. The Parties agree that the arbitration award shall be final and binding on the Parties.



Subject to what is provided in Clause [27.7] above, the Courts in Mumbai shall have exclusive jurisdiction to try and entertain all disputes between the Parties hereto arising out of this Agreement or otherwise pertaining to the said Premises.

27.9 No Demise or Grant or Assignment: The Purchaser/s shall have no right, title, interest, share, claim demand of any nature whatsoever and howsoever arising in to upon the said Land and/or the Proposed Building otherwise howsoever against the Developer, save and except in respect of the said Flat. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Land and/or the Proposed Building and/or any part thereof.



No Waiver: Any delay or indulgence shown by the Developer in enforcing terms of agreement or any forbearance or giving of time to the Purchaser/s shall not be construed as a waiver on the part of the Developer of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser/s nor shall the same in any manner prejudice any rights of the Developer hereunder or in law.

27.11 Name of the Proposed Building: Unless otherwise decided by the Developer the name of the Proposed Building shall be **SKY ANNEX**. The Purchaser/s shall not either in his/her/their personal capacity/ies or in his/her/their capacity/ies as the member/s of the said Society seek to alter or modify the name of the Proposed Building, without the prior written consent of the Developer.

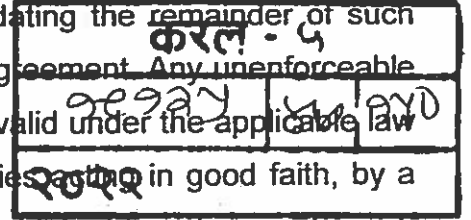
27.12 Disclaimer: "General Public to take notice that, We, Buildtech Homes and/or any other Partnership and/or proprietary concern of our "Buildtech Group of companies" are not affiliated, associated, interrelated, connected, interconnected in any manner whatsoever with Dr. Naozer B. Baldawala's proprietor concern – "M/s BUILDTECH INDIA" having their office at 27, Kailas Darshan, 7th Floor, Kennedy Bridge, Nana Chowk, Mumbai 400 007".

27.13 Enforceability: Whenever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Agreement should be prohibited or rendered


Purchaser/s

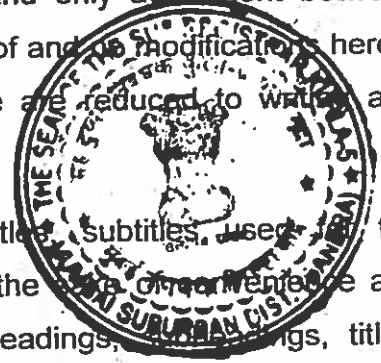

Developer

invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity without invalidating the remainder of such provision or the remaining provisions of this Agreement. Any unenforceable provision or provision which is ineffective or invalid under the applicable law shall be replaced and substituted by the Parties acting in good faith, by a provision which most nearly reflects the Parties' intent in entering into such unenforceable provision or provision which is ineffective or invalid under the applicable law.



27.14 **Entire Agreement:** The Parties hereto acknowledge, declare and confirm that this Agreement represents the entire and only agreement between themselves regarding the subject matter hereof and no modifications hereto shall be valid and binding unless the same are reduced to writing and signed by both the Parties.

27.15 **Headings:** The headings, subheadings, titles, subtitles, used in the Clauses under this Agreement are only for the purpose of convenience and easy identification of the provisions and headings. Headings, titles, subtitles to Clauses or paragraphs are for information only and shall not form part of the operative provisions of this Agreement or the Schedules and Annexures hereto and shall be ignored in construing and interpreting the same.



THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT pieces and parcels of land admeasuring approximately 4816 square meters and bearing CTS No. 128 along with the structure(s)/slums standing thereon having Municipal M Ward lying and being at Shahaji Nagar, Ajjj Baug, R. C. Marg, Village - Marvali, Chembur - District Mumbai Suburban and bounded as follows:-

On or towards the East by: C.T.S. No. 130

On or towards the West by: C.T.S. No. 127

On or towards the South by: C.T.S. No. 130

On or towards the North by: C.T.S. No. 124, 129


Purchaser/s


Developer

THE SECOND SCHEDULE ABOVE REFERRED TO

करल - ५

Common Areas and Facilities

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०८

१५

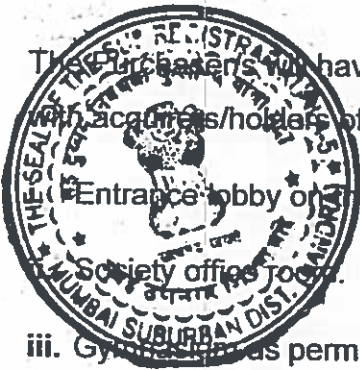
PART A - LIMITED COMMON AREAS

२०२२ All the Purchaser/s of Flats on each floor will have a proportionate un-divided interest with their fellow neighbors on the same floor in respect of the flat entrance lobby and lift lobby at every floor adjacent to the respective flats;

- ii. Parking Spaces in accordance with the provisions of Clause [17] of this Agreement.

PART B - COMMON AREAS

The Purchaser/s will have a proportionate un-divided interest in the following along with acquirers/holders of the premises in the Proposed Building:



Entrance lobby on the Ground Floor,

Society office room.

- iii. Gymnasium as permissible by SRA
- iv. Lifts provided in the Proposed Building.
- v. Staircase of the Proposed Building including the floor landing and the mid-landing, for the purpose of ingress and egress.
- vi. Terrace on the topmost floor of the Proposed Building.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribe their respective hands on the day and year the first above written.


Purchaser/s


Developer

SIGNED SEALED AND DELIVERED

By the within named "Developer"

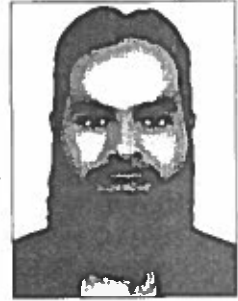
M/S. STANS BUILDTECH HOMES

Through its duly Authorized Partner

1) MR. MOHAMMED SOHAIL ANSARI

For STANS BUILDTECH HOMES

[Signature]
Partner



2) MR. AZIZUR REHMAN UMAR MOMIN

For STANS BUILDTECH HOMES

In the presence of two independent witnesses

[Signature]
Partner



1. *[Signature]*

2. *[Signature]*



SIGNED AND DELIVERED

By the within named "Purchaser/s"

1) MR. SANJAY PRABHURAO PADOLE

[Signature]



2) MRS. NILIMA SANJAY PADOLE

In the presence of two independent witnesses

[Signature]



1. *[Signature]*

2. *[Signature]*

[Signature]
Purchaser/s

[Signature]
Developer

करल - ५ ⁴²		
१९९२५	४६	१५०
२०२२		

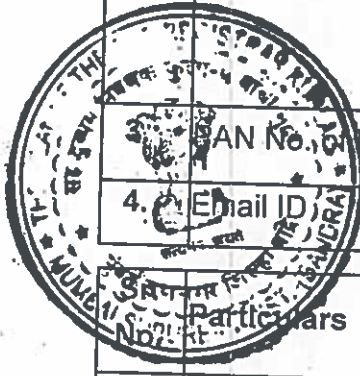
करल - ५
१९९७
५० १५०
२०२२



करल - ५		
१९९२५	५२	९५०
२०२२		

ANNEXURE 'A1'
Particulars of the Purchaser/s

Sr. No.	Particulars	Details
1.	Name of Purchaser/s	<u>MR. SANJAY PRABHURAO PADOLE</u>
2.	Address of Purchaser/s	<u>Near R.C.F Sports Complex, Type - B / 2/ 9</u> <u>R.C.F Colony, Chembur East, Mumbai</u> <u>400074</u>
3.	PAN No. of Purchaser/s	<u>AGBPP0917A</u>
4.	Email ID	<u>sanjaypadole17@gmail.com</u>
Sr. No.	Particulars	Details
1.	Name of Purchaser/s	<u>MRS. NILIMA SANJAY PADOLE</u>
2.	Address of Purchaser/s	<u>Near R.C.F Sports Complex, Type - B / 2/ 9</u> <u>R.C.F Colony, Chembur East, Mumbai</u> <u>400074</u>
3.	PAN No. of Purchaser/s	<u>ASEPP1975B</u>
4.	Email ID	<u>nilupadole@gmail.com</u>



For STANS BUILDTECH HOMES


Partner

For STANS BUILDTECH HOMES


Partner



Purchaser (s)

Developer (s)



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१९९२५	५३	९५०
२०२२		

SLUM REHABILITATION AUTHORITY

No.:- SRA/ENG/1520/ME/STGL/LOI

Date:- 6 MAY 2021

1. **L.S.** : Shri. Ketan Belsare (LS.)
M/s. Ellora Project Consultants.
317-321, Ninad Chs Ltd.
Bldg. No.7, Kher Nagar,
Service Road, Bandra (E),
Mumbai-400 051.
2. **Developer** : M/s. Hilton Developers Pvt. Ltd.
J/V with
Stans BuildTech Homes.
B/518, Samartha Aishwarya
Opp. Tarapore Tower, Lokhar
Andheri (West), Mumbai - 400
3. **Society** : Utkarsh SRA CHS.(Ltd.)



Sub:- Issue of Revised LOI for the approved S. R. Scheme under Reg. 33 (10) of DCPR-2034 on plot bearing C. T. S. No.128 of Village Marvali, Shahaji Nágar, Ajj Baug, R.C. Marg, Mumbai- 400 074, for "UTKARSH SRA CHS.(Ltd.)".

Ref :- SRA/ENG/1520/ME/STGL/LOI.

Society :- Utkarsh SRA CHS Ltd.

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by you, this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent (Revised LOI)** subject to the following conditions.

This Revised LOI is issued in continuation with the earlier LOI issued under no. SRA/ENG/1520/ME/STGL/LOI dated 13/01/2011 & 19/11/2016. It stands modified with respect to the conditions mentioned herein below and continuing the balance conditions as per said earlier LOI:-

That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the salient features Annexed herewith.

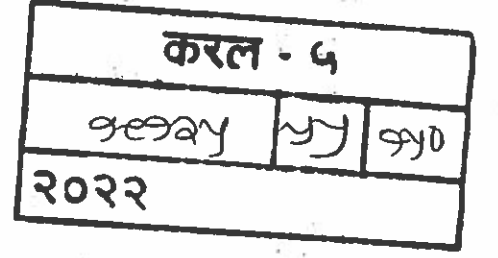
करल - ५		
१९९२५	५४	३५०
The salient features of the scheme are tabulated as under:-		

Sr. No.	Description	Parameter
		As per DCR 2034
		Area in sq.mt.
1	Area of plot considered for the scheme	4816.00
2	Deductions for	
	Road setback area	Nil
	A.O.S. as per Reg. 14 of DCPR 2034	96.84
	Total Deduction	96.84
3	Balance Area of Plot	4719.16
4	Area of A.O.S.	96.84
5	Total Plot Area	4816.00
6	Proposed built-up area of Rehab.	10151.43
7	Rehab Component	13497.10
8	Sale Component (1.15 X Rehab Component)	15521.67
9	Total BUA sanctioned for the project	25673.10
10	Sale BUA proposed	15521.67
11	Total BUA proposed	25673.10
12	FSI Consumed	5.33

Note :- All the other conditions mentioned in earlier LOI dated 13/01/2011 & 19/11/2016 is intact & shall be complied along with following additional conditions:-

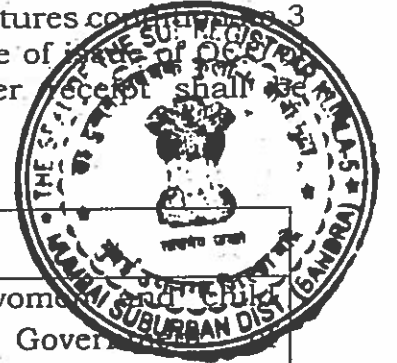
1. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer / Society or Owner are proved fraudulent/misappropriated before the Competent Court/AGRC and if directed by Competent Court /AGRC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society /Developer/Architect are liable for action under version provision of IPC 1860 and Indian Evidence Act.1872.

(Handwritten mark)



2. Details of land Ownership: - STGL.
3. Details to access :- The plot u /r accessible by existing 6.70 mt. wide private road as per road status remarks vide u/no. ACM/W/721615476/Maint. dtd. 09/07/2013, copy as at page C-137 to C-139, the said road is having average width of 7.80 mtr. wide Ghatkopar Mahul Road (R.C.), the same road is to be widened upto 9.15 mtr.
4. The Amenity Tenements as mentioned in salient features column 3 shall be handed over within 30 days from the date of issue of CC to Composite bldg. & handing over / Taking over receipt shall be submitted to SRA by the developer.

Sr. No.	Amenity	Amenity handed over to
1	Balwadi	Handed over to the women Welfare Department, Government of Maharashtra.
2	Society office	Handed over to the slum dwellers society.
3	Welfare Centre	Handed over to the women and child Welfare Department, Government of Maharashtra.
4	Amenity No.1	Handed over to the slum dwellers society.
5	Amenity No. 2	Handed over to the slum dwellers society.



5. The conditions if any mentioned in certified Annexure-II issued by the Competent Authority, it shall be complied and compliances thereof shall be submitted to this office in time.
6. The Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.
7. The Developer shall submit & add here to various NOCs including that from MOEF as applicable from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.
8. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 1st Rehab building as mentioned below :-

Plot area up to 4000 sq.mt.	→ 36 months.
Plot area between 4001 to 7500 sq.mt.	→ 60 months.

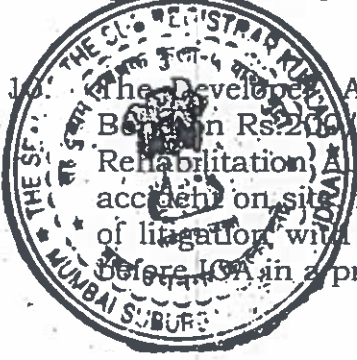
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१९२७	५६५०
Plot area more than 7500 sq.mt.	
२०२२	

→ 72 months.

In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.

9. The Developer shall register society of all Eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before issue of CC. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.



The Developer Architect shall submit the duly notarized Indemnity Bond on Rs.200/- non-judicial stamp papers indemnifying the Slum Rehabilitation Authority and its officers against any kind of dispute, accident on site risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or any others before IOA in a prescribed format.

11. The Developer shall not block existing access/easement right leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.
12. The Amended IOA/Building plans will be approved in accordance with the Development Control & promotion Regulation 2034 and prevailing rules, policies and conditions at the time of approval.
13. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
14. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as maybe necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.
15. That you shall register with rera authority as per rera act.
16. That Developer shall ensure compliance of the provision of building & other construction worker (Regulation & Employment and condition of service) Act ,1996 and submit documentation to that effect in order to comply various order of Hon'ble Supreme Court of India in IA 127961/2018 on SWM (c) No(s) 1/2015.
17. That you shall submit Remarks from Solid Waste Management (SWM) Department of MCGM for Medical waste collection on organic waste composter before requesting further CC to sale building under reference and Accordingly , complied with the requirement of SWM of MCGM on site .

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१९९२	५१०	१५०
२०२३		

18. That you shall submit Registered Undertaking stating therein that the adequate safety measures shall be taken during entire construction activity as per the recommendation of Registered Structural Consultant & Geotechnical Consultant & or any other Consultant required as per specific site conditions. The entire responsibility in this regard shall vest with the Developer.
19. That you shall abide with all the proceedings/ orders of court of law if any arising out of S.R. Scheme u/ref. and you shall submit proposals by taking due cognizance of it.
20. That the owner/developer shall incorporate a clause in the purchase agreement with the purchaser, owner of the premises/occupiers or society of the occupiers or the society of purchasers stating that, waste will be treated in situ and shall have to be maintained in operational condition as per the requirement of MCGM if any.
21. That the work shall not be carried out between 10.00 pm to 6.00 am, only in accordance with Rule 5A (3) of Noise Pollution (Regulation and control) Rules 2000 and the provision of Notification issued by Ministry of Environment and Forest Department.
22. That you shall submit Registered Undertaking from Developer before approving O.C. to the 1st rehab bldg. stating that they will hand over the PAP tenements to SRA/MCGM or any designated Govt. Authority.
23. Rehab/Sale Building :-
 - a. That you shall appoint Project Management Consultant with prior approval of Dy.Ch.E./E.E.(S.R.A.) for implementation / supervision / completion of S.R. Scheme.
 - b. The Project Management Consultant appointed for the scheme shall submit quarterly progress report to Slum Rehabilitation Authority after issue of LOI.
 - c. That the developer shall execute tri-partite Registered agreement between Developer, Society & Lift Supplying Co. or maintenance firm for comprehensive maintenance of the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the High-rise Rehab building. Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.
 - d. The Third Party Quality Auditor shall be appointed for the scheme with prior approval of Dy.Ch.E./E.E. (SRA) for quality audit of the building work at various stages of the S.R. Scheme.
 - e. That the developer shall install fire fighting system as per requirements of C.F.O. and to the satisfaction of this department. The developer shall execute tri-partite registered agreement between Developer, Society & Fire Fighting equipment supplying Co. and/or maintenance firms for comprehensive maintenance for a period of ten years from the date of issue of occupation certificate to the High-rise Rehab building.



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१९९२५	५५	१५०
२०२२	Entire maintenance cost shall be borne by the developer and copy of the Registered Agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.	

- f. That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer / educational institute.
24. The developer shall have to maintain the rehab building for a period of 3 years from the date of granting occupation to the rehab bldg. The security deposit bank guarantee deposited with the SRA will be released the date of completion of the rehab building.
25. That the Registered Undertaking for not misusing the stilted/parking area, pocket/park terrace, fitness centre & other amenities on terrace floor in Sale bldg no.1 shall be submitted from Society/Developer.
26. That the specific NOC/ remark from Electric Supply Co. shall be submitted regarding proposed substation & space for meter room in rehab & sale buildings.
27. That all the conditions in Circular dtd. 28.08.2019 issued by GOM relevant to amendment in Sec. 15A of Slum Act 1971 shall be complied with.
28. That The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of Ready Reckoner rate as prevailing on the date of issue of LOI per sq.mtr. for the BUA over and above the Zonal FSI to the Slum Rehabilitation Authority as per clause no. 9.2 of 33(10) of DCPR 2034.
29. That the developer shall submit the certified Annexure-II for Non-Eligible tenements as provisional PAP's before asking OCC to Rehab Bldg. in layout.
30. That you shall pay Open Space Deficiency premium at the rate of 2.5% of ASR for Rehab Component & 10% for Sale Component before further C.C. to Composite Building u/ref.
31. That the premium payable towards FC FSI, paid earlier, shall not be adjusted/refunded as per circular issued by Government of Maharashtra on 20th August 2019.
32. That the ornamental projection covered by the provision of the Regulation No. 31(2) of DCPR 2034 shall not be permitted for Rehab Tenements in excess of 27.88 sq.mtr. and shall be converted into chajja covered by the provision of Regulation No. 31(1) of DCPR 2034.
33. That you shall submit revised CFO NOC before further C.C. to Rehab bldg. no.3 wing 'B' & Sale bldg. no.1
34. That you shall submit structural stability certificate from Reg. Structural Engineer for mechanical puzzle parking system in the layout.

X

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१९२५	५९	१५०
२०२२		

35. That you shall submit specific NOC from (H.E.) dept. of MCGM for swimming pool in sale bldg. 1 before further C.C.
36. That you obtain deletion of 'Talao' from SLR/MSD before granting further C.C. to any building in layout.
37. That the developer shall pay open space deficiency premium for Inner chowk in Sale bldg. no. 1 before further C.C.
38. That you shall develop 9.15 mt. wide road before granting further C.C. to any building in layout.
39. That you shall submit revised railway NOC before further C.C. to bldg. no. 3 wing 'B' & Sale bldg. no. 1.
40. That you developer shall execute a Registered Agreement to lease & lease deed as per SRA's circular no. 195 vide no. CEO/SRA/2020/150 dated 14.09.2020.
41. That you Shall submit undertaking of time limit for construction of 15 mt. access road before requesting for IOA.

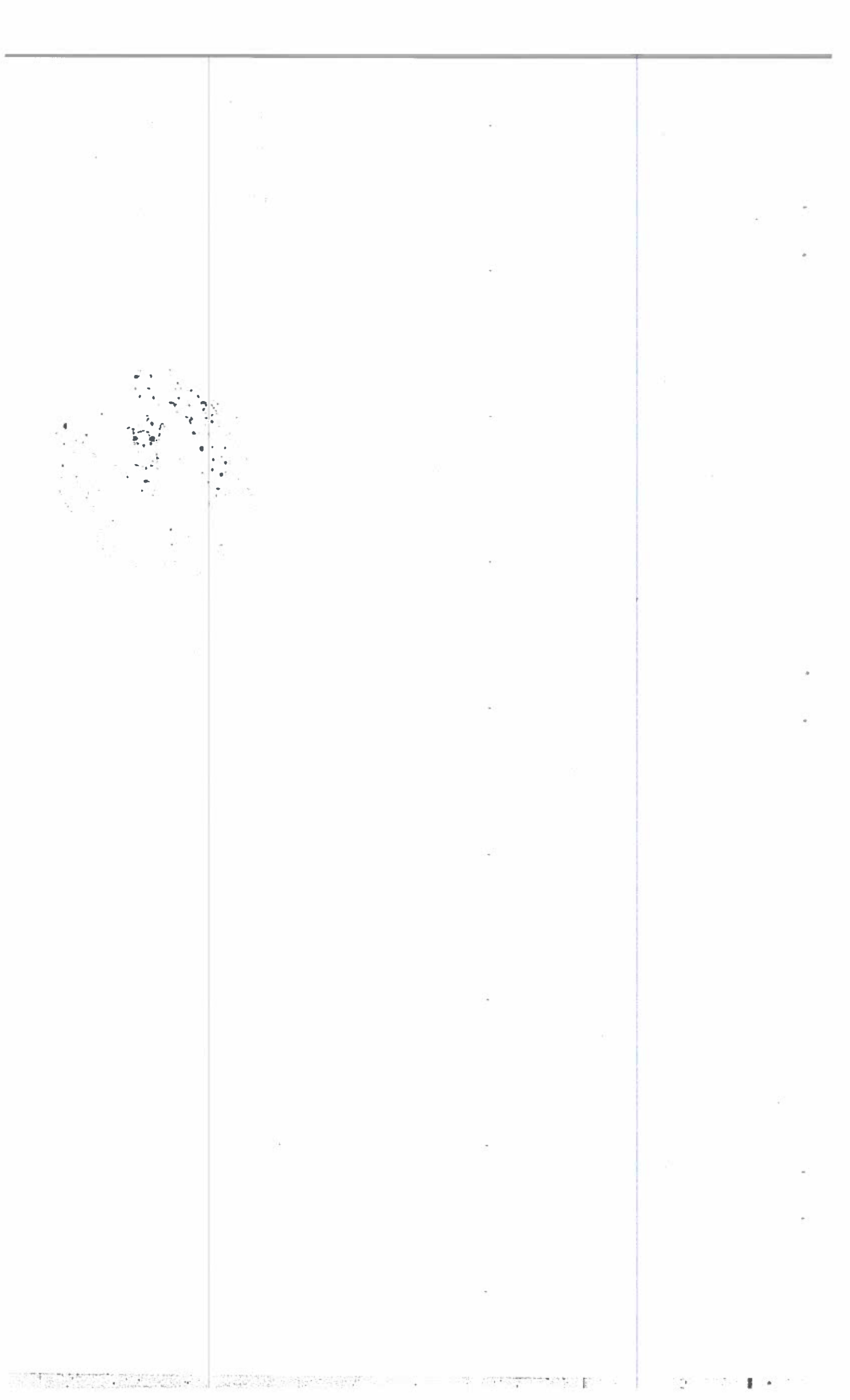


If applicant Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the DCPR 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,


Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO (SRA) has approved the Revised LOI)





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१९२५	६०	१५०
२०२२		

SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/3870/ME/STGL/AP
COMMENCEMENT CERTIFICATE

24 JAN 2018
(Sale Building)

TO,
M/s. Hilton Developers Pvt Ltd, J/V
with Build.Tech Homes, A 404,

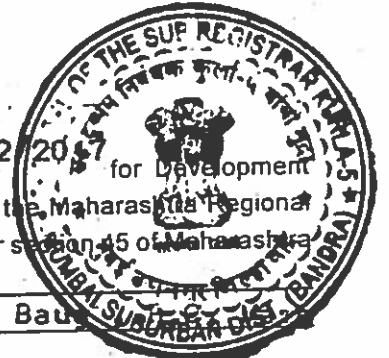
Samartha Aishwarya, opp Tarapore,
Tower, Lokhandwala Andheri(W), Mumbai-53.

Sir.

With reference to your application No. 2836 dated 16/02/2017

Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No.

C.T.S.No.128 of village Marvelli, Shahji Nagar, Aji Baudh,
Mumbai - 400 074, for 'Utakasha SRA CHS (LT)'



of village Marvelli T.P.S. No. -
ward M/1 Situated at R.C. Marg, Chembur, Mumbai - 74

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI
U/R No. SRA/ENG/1520/ME/STGL/LCI dt. 13/01/2011
IDA U/R No. SRA/ENG/3870/ME/STGL/AP dt. 05/05/2017
and on following conditions.

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act. 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) 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 condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

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

This C.C. is granted for work up to Plinth Level.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

Seah
24-01-18
Executive Engineer (SRA)

FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

10 OCT 2018

10 SEP 2018

No. SRA/ENG/3870/ME/STGL/AP (Sale Bldg)

This Plinth C.C re-endorsed as per amended plan dated 05/10/2018.

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१९९२५	६९	१५०
२०२२		

Seah
 10-10-18
 Executive Engineer
 Slum Rehabilitation Authority

No. SRA/ENG/3870/ME/STGL/AP (Sale Bldg.)

This plinth C.C. is re-endorsed as per amended plans dated 27/09/2021.

23 DEC 2021

[Signature]
 23/12/2021
 Executive Engineer m/w
 Slum Rehabilitation Authority





03/04/2018

सूची क्र.2

कुपण निबंधक : गद दु नि कुर्ला 1

दस्त क्रमांक 2393/2018

नोंदणी

Regn: 2393

2022

गावाचे नाव : मारवली

(1) विलेखाचा प्रकार विकसनकरारनामा

(2) मोबदला 0

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 278964500

(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : , इतर माहिती : मुंबई नगरपालिका, कुर्ला येथील मिळकत जमीन व बांधकाम, सीटीएस नं 128, क्षेत्र 4816.00 चौ.मी. अभिनिर्णित दस्त क्रमांक एडिजे/1100901/17/18/के/02/2018, दिनांक 02 / 2018, मध्ये बाजारमूल्य 27,89,64500/- वर मुद्रांक शुल्क 1,39,49,000/- एवढे भरलेले आहे. इतर वर्णन - दस्तात नमुद केलेले प्रमाणे. ((C.A. Number : 128 ;))

(5) क्षेत्रफळ

1) 4816 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:-हिल्टन डेव्हलपर्स प्रायव्हेट लिमिटेड तर्फे ऑथो सिग्नोरी मेहुल एच बारवलीया - वय:-38; पत्ता:-ऑफिस 611, -, नीलयोग स्केवर, घाटकोपर ईस्ट मुंबई - 400077, आर बी मेहता रोड , राजावडी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400077 पॅन नं:-AABCH7465G

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-बिल्डटेक होम्स चे भागीदार मोहम्मद सोहेल असादी - वय:-43; पत्ता:-ए/404, 4, समर्थ ऐश्वर्या , अंधेरी वेस्ट - 400053, तारापोर टॉवर समोर , अंधेरी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400053 पॅन नं:-AAQFB9758A
2): नाव:-बिल्डटेक होम्स चे भागीदार अझिझुर रहमान उमर मोमीन - वय:-48; पत्ता:-ए/404, 4, समर्थ ऐश्वर्या , अंधेरी वेस्ट - 400053, तारापोर टॉवर समोर , अंधेरी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400053 पॅन नं:-AAQFB9758A

(9) दस्तऐवज करून दिल्याचा दिनांक 05/03/2018

(10) दस्त नोंदणी केल्याचा दिनांक 26/03/2018

(11) अनुक्रमांक, खंड व पृष्ठ 2393/2018

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 13949000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेर

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

Summary 2 (वस्तु गोप्यवारा भाग - २)

करल - ५		
१९९२१	६३	१११
EPayment Details.		
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Sr. Epayment Number
1 MH010396275201718M

Defacement Number
0006225922201718

2393 /2018

Know Your Rights as Registrants

1. Verify the scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
Print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com



प्रमाणित करण्यात येते कि या दस्तामध्ये
एकूण (६७२१) ठाणे आहेत.
करल - १/ २३९३ / २०१६
पुस्तक क्रमांक १ क्रमांकावर
दिनांक २६/३१ २०१६
नोंदला :

Shashika

सह. दुय्यम निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा.

करल = ६		
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SLUM REHABILITATION AUTHORITY

करल - ५		
१९९२५	६४	१५०
२०२२		

No. SRA/ENG/3870/ME/STGL/AP
Date :-

27 SEP 2021

To,
Shri. Ketan Belsare (LS.)
M/s. Ellora Project Consultants
317-321, Ninad Chs Ltd.
Bldg. No.7, Kher Nagar,
Service Road, Bandra (E),
Mumbai-400 051.



Sub : Amended plans of Sale Building No.1 in the approved S. R. Scheme under Reg. 33 (10) of DCPR-2034 on plot bearing C. T. S. No.128 of Village Marvali, Shahaji Nagar, Ajij Baug, R.C. Marg, Mumbai- 400 074, for "UTKARSH SRA CHS.(Ltd.)".

Ref : Your proposals submitted vide letter dated 05/08/2021.

Gentleman,

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

1. That all the conditions mentioned in LOI issued under No. SRA/ENG/1520/ME/STGL/LOI dated 13/01/2011. The Revised LOI dated 19/11/2016 & 06/05/2021 shall be complied with.
2. That all the conditions mentioned in IOA issued under No. SRA/ENG/3870/ME/STGL/AP dated 05/05/2017. The Amended IOA on 05/10/2018 shall be complied with.
3. That the Revised Drainage approval as per amended plans shall be obtained before starting drainage work.

करल - ५		
१९२५	६५	१५०
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4. That the Revised R.C.C. design & calculation as per amended plans shall be submitted.
5. The NOC from Ch. Eng. (M & E) of MCGM for mechanical parking system & remarks from E.E. (T & C) of MCGM for the parking layout will be insisted before granting further C.C. to Sale Building No.1 u/ref.
6. That the you shall submit Revised CFO NOC before further C.C. to Sale Building No.1 u/ref.
7. That you shall submit Revised CFO NOC for mechanical ventilation for inner chowk from (E.E. Mech.) of MCGM before approval of further C.C. to Sale bldg.no.1.
8. That you shall submit specific NOC from (H.E.) Department of MCGM for swimming pool in Sale Building No.1 before further C.C. to building u/ref.
9. That you shall submit Stability Certificate from Registered Structural Engineer for mechanical puzzle parking system to building u/ref.
10. That the Registered Undertaking for not misusing stilted/parking area, pocket/part terrace, Fitness Centre & other amenities on terrace floor in Sale Building No.1, shall be submitted from Society/Developer.

One set of amended plans is returned herewith as token of approval.

Yours faithfully


Executive Engineer - M/W
Slum Rehabilitation Authority

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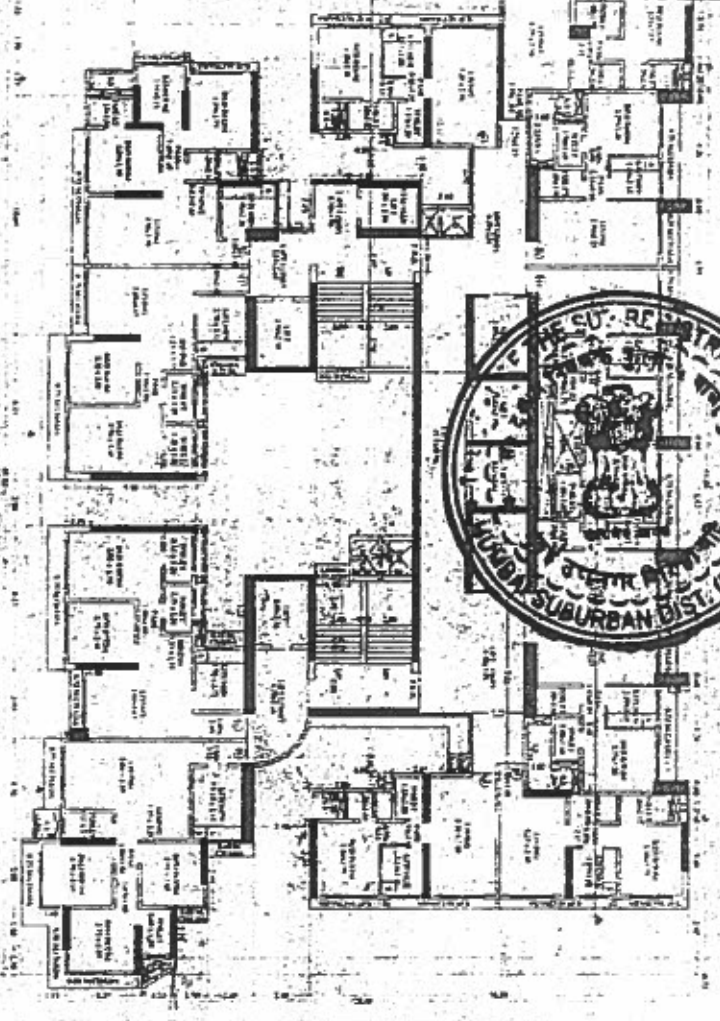
- ✓ 1. M/s. Hilton Developers Pvt. Ltd. J/V with Stans Build Tech Homes.
2. Designated Officer "M/W" Ward, M.C.G.M.
3. H.E. of MCGM.
4. I.T. Section (SRA).
5. Estate Department (SRA).


27.09.2024
Executive Engineer - M/W
Slum Rehabilitation Authority

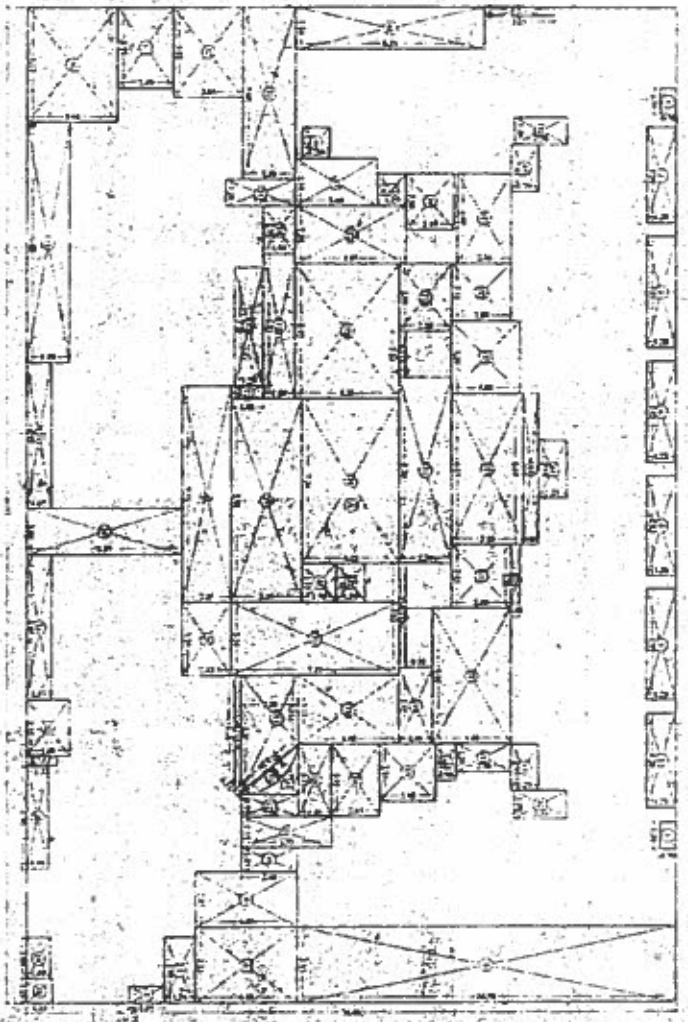
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TYPICAL PLAN FOR 2ND TO 5TH & 7TH TO 12TH & 14TH TO 15TH & 18TH TO 25TH FLOOR



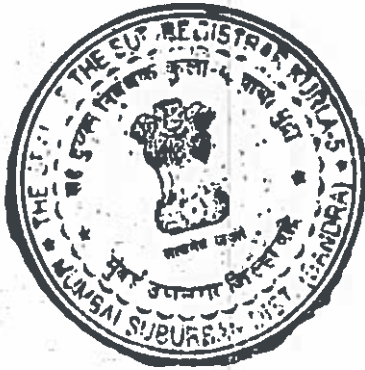
LINE AREA DIAGRAM FOR TYPICAL FLOOR PLAN

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करल = ५		
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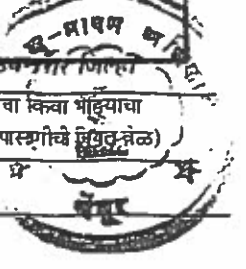


मालमत्ता पत्रक

करल - ५	
१९७२५	ANNEXURE "H"
२०२२	

विभाग/मौजे - मारवली तालुका/न.भू.मा.का. -- न.भू.अ. चेंबुर

नगर भूमापन क्रमांक / फा. प्लॉट नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनादालेच्या अकरणांचा किंवा भूमिच्या तपशील अर्गण त्याच्या फेर तपासणीचे विधिलेख
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सुविधाधिकार	
हक्काचा मुळ धारक वर्ष १९६७	महाराष्ट्र सरकार.
पट्टेदार	
इतर भार	
इतर शोरे	



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)
१५/१२/२०१५			<p>मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख(म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दिनांक १६/२/२०१५ व इकडील आदेश क्र.न.भू.मारवली/फे.क्र.२०५/२०१५ दिनांक १५/१२/२०१५ अन्वये मिळकत पत्रिके वर नमूद असलेले अंकी क्षेत्र अक्षरी चार हजार आठशे सोळा पूर्णांक शून्य दशांश मात्र चौ.मी. दाखल केले.</p>

फरफार क्र.२०५/२०१५
सही -
१५/१२/२०१५
न.भू.अ.चेंबुर

तपासणी करणारा -

खरी नक्कल -

न.भू.अ. चेंबुर
मुंबई उपनगर जिल्हा

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१२/२/२०१५

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न.भू.अ. चेंबुर

खरी नक्कल
न.भू.अ. चेंबुर
मुंबई उपनगर जिल्हा

करल - ५		
१८१२५	६६	१५०
२०२२		



Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: SKY ANNEX Plot 128 at Kurla, Kurla, Mumbai Suburban, 400074* registered with the regulatory authority vide project registration certificate bearing No P51800015214 of

Stamp: *Stansfield Tech Homes* having its registered office / principal place of business at *Tehsil: Andheri, District: Mumbai Suburban, Pin 400053.*

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

- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-cause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- The registration shall be valid up to 31/12/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Dated: 29/06/2022
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasanti Premanand Prabhu
Signature (Secretary, Maharashtra Real Estate Regulatory Authority)
Date: 29/06/2022 18:47:37
Maharashtra Real Estate Regulatory Authority

करल - ५
१९१२५ ७० १५०
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IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION
IN ITS COMMERCIAL DIVISION
COMIP SUIT NO.594 OF 2018

WITH
NOTICE OF MOTION NO.1047 OF 2018
WITH
CONTEMPT PETITION NO. 65 OF 2019



DR. NAOZER B. BALDAWALA, being the)
sole proprietor of M/s. Buildtech India)
having its principal place of business at)
27 Kailas Darshan, 7th Floor,)
Kennedy Bridge, Nana Chowk,)
Mumbai - 400 007) ... PETITIONER /
PLAINTIFF

Versus

1. BUILD TECH LIFESPACES)
PRIVATE LIMITED being a company)
registered under the Companies Act, 2013)
and having its registered office at)
15, Wing B, Sagar Tower CHS Ltd,)
Aqsa Masjid Road, Off. S.V. Road,)
Opp. 24 Karat Cinema, Jogeshwari (W))
Mumbai 400 102)
2. AZIZUR REHMAN MOHAMMED)
UMAR MOMIN, an adult, Indian)
Inhabitant, having his office address at)
15, Wing B, Sagar Tower CHS Ltd,)
Aqsa Masjid Road, Off. S.V. Road,)

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करल - ५		
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Opp. 24 Karat Cinema, Jogeshwari (W))
Mumbai 400 102)

3. MOHAMMED SOHAIL ANSARI,)

an adult, Indian Inhabitant, having his)
office address at 15, Wing B, Sagar Tower)

CHS Ltd, Aqsa Masjid Road,)
Off. S.V. Road, Opp. 24 Karat Cinema,)
Jogeshwari (W) Mumbai 400 102)

MOHAMMED TOFAIL ANSARI,)

an adult, Indian inhabitant, having his)
office address at 15, Wing B, Sagar Tower)

CHS Ltd, Aqsa Masjid Road,)
Off. S.V. Road, Opp. 24 Karat Cinema,)
Jogeshwari (W) Mumbai 400 102)

5. NASIRHUSAIN MOHAMMADALI)

MULLA, an adult, Indian Inhabitant,)
having his office address at 15, Wing B,)

Sagar Tower'CHS Ltd, Aqsa Masjid Road)
Off. S.V. Road, Opp, 24 Karat Cinema,)
Jogeshwari (W) Mumbai 400 102)

)...RESPONDENTS

/ DEFENDANTS

CONSENT TERMS

The parties to the captioned suit and Contempt Petition have amicably resolved their dispute on the following terms:-

1. The Respondents to the Contempt Petition bearing No. 65 of 2019 hereby agree and undertake that they shall within a period of 8 weeks from today, i.e. 10th April 2019, or if consented to by the Petitioner in writing, by a further period of 2 weeks, change, remove, alter and / or

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take necessary steps to modify the word 'Buildtech' appearing in any material, on any platform, media, format and in any way, shape or form of whatsoever nature to read as 'Stans Buildtech'. It is clarified that the Respondents shall only be permitted to use the word / mark 'Buildtech' with the prefix 'Stans' and no other prefix is being agreed to / permitted by the Petitioner herein. However, the Respondents may vary/modify/change the prefix 'Stans' after due prior approval from the Petitioner in writing. The Petitioner will not unreasonably withhold the approval. This undertaking shall apply to all / any formats of publication, digital, print or otherwise, and it is an undertaking given by Respondent Nos.2 to 5 on behalf of Respondent No.1, and for themselves, and also on behalf of any firms, partnerships, proprietorship concerns, companies, LLPs, sister concerns or any other concerns / entities of any nature whatsoever, in which the Respondents or any of them have, as on date, any interest, share, stake or the like.



2. The Respondents agree and undertake to continue to comply with and give the disclaimer during the 8 week period (or extended further by 2 weeks) as directed by this Hon'ble Court in its Order dated 25th May 2018 passed in Notice of Motion No.1047 of 2018.
3. Subject to clause 1 above, the Respondents to Contempt Petition No. 65 of 2019, agree and undertake that at no point in future from today i.e. 10th April 2019, shall the Respondents or any of them use the mark / word 'Buildtech' on any material, platform, media, format and in any way, shape or form of whatsoever nature or on any logos, social media or any other platform or format, in digital, in print, or otherwise, without the prefix 'Stans'. The Respondents undertake that the word / prefix 'Stans' used in any manner will not be smaller than the suffix 'Buildtech'. This undertaking shall apply to all / any formats of publication, digital, print or otherwise, and it is an undertaking given by Respondent Nos.2

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to 5 on behalf of Respondent No.1, and for themselves, and also on behalf of any firms, partnerships, proprietorship concerns, companies, LLPs, sister concerns or any other concerns / entities of any nature whatsoever, in which the Respondents or any of them have, as on date, any interest, share, stake or the like.



The parties agree and clarify that the above undertakings in Clause 1, shall apply to the use of the word / mark 'Buildtech' and use it only with the prefix 'Stans', shall apply save and except to the limited extent of use of the word / mark 'Buildtech' (i) appearing in agreements already registered prior to today's date i.e. April 2019 or any building statutory permission(s) already obtained or applied for, prior to today's date i.e. 10th April 2019 in respect of the project Buildtech Heights at Chembur, (ii) appearing in agreements already registered prior to today's date i.e. 10th April 2019 or any building statutory permission(s) already obtained or applied for, prior to today's date i.e. 10th April 2019 in respect of the projects of the entities of Respondent Nos.2 to 5, named hereinbelow viz.:

- a. Buildtech Life Spaces - Partnership- Project "Bhawani Heights" "Avenue Park" and "Bhavya Heights"
- b. Bhavya Buildtech Associates Project: "Bhavya Heights"
- c. Buildtech Shelter- Project: "Bhavya Enclave"
- d. Buildtech Homes -Project: "Buildtech Heights"
- e. Buildtech Group- Project: "Savera and Serene Shelter"
- f. Buildtech Associates -Project: "Surbhi CHS"
- g. Buildtech Housing- Project: "Prayag Heights"
- h. Buildtech Realty- Project: "Gulmohar Society"
- i. Buildtech Realcon - Project: "Siddheshwar CHS"
- j. Buildtech Construction- Project: "Shree Krishna Kunj"
- k. Buildtech Infra - Project: "Pragat Shikshan Sanstha"

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करल-३५		
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- l. Bulldtech Realtors – Project: "Shallgram CHS"
- m. Bulldtech Development and Marketing- Project: "Avenue Park"
- n. Bulldtech Development Associates – Project: NIL
- o. Bulldtech MSK Construction – Project: NIL
- p. Bulldtech Development and Marketing Enterprises – Project: "Vallabh Residency"
- q. Bulldtech Lifespaces Pvt. Ltd – Project: "NIL"
- r. Bulldtech Shelcon – Project: "NIL"
- s. Bulldtech MSK Realtors- Project: "NIL"
- t. Bulldtech Global Associates – Project: Conveyance



And (iii) In the name 'Bhavaya Bulldtech Associates'

It is agreed and clarified that the undertakings in Clause 1 to 3 above shall apply in full, save and except to the limited extent set out above, and to agreements for 14 flats in the project 'Prayag Heights' at Dindoshi, Goregaon East of one M/s. Bulldtech Housing, which are to be executed in respect of Flats nos. A-602, A-303, A- 1003, A-1301, A-1401, A-1802, A-1503, A-1501, A-1703, A-1801, A-1203, A-1502, A-2301 and A-2303 . It is agreed and undertaken that for the project i.e. Bulldtech Heights at Chembur and the agreements for the 14 flats of Prayag Heights as set out hereinabove, the Respondents shall give the disclaimer set out in the Order dated 25th May 2018 in Notice of Motion No.1047 of 2018.

5. The Respondents agree and undertake that there are is no project other than Bulldtech Heights at Chembur where they or their concerns/entities described herein are using the name/mark Bulldtech as the name of the project; if however there is any such use, they agree and undertake that

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करल - ५		
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as regards the same, they will be bound by the undertakings given hereinabove and act accordingly.

6. The Respondents undertake that within two weeks from today i.e. 10th April 2019, the Respondents shall withdraw the Application filed before the Intellectual Property Board, for setting aside / cancelling the registration of the Petitioner's registered trade marks bearing Trade Mark No. 746907 in Class 37, Trade Mark No. 746907 in-Class 1, Trade Mark No. 746908 in Class 2; Trade Mark No. 746909 in Class 16 and provide the letter of withdrawal to the Advocates of the Petitioner. The Respondents agree and undertake that they do not have any objection to any of the Petitioner's registered trade marks and undertake not to raise any such objections to the same in the future.

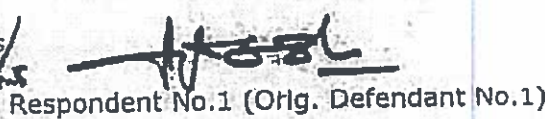
7. In the light of the above undertakings and the unconditional apology tendered by the Respondents, the parties shall request this Hon'ble Court to dispose of the Contempt Petition and to decree the Commercial IPR Suit No. 594 of 2018 in terms of these Consent Terms, with appropriate directions as to Court Fees.

Dated this 10th day of April, 2019.


Advocates for the Plaintiff


Petitioner (Orig. Plaintiff)

29 —
Advocates for the Defendants/
For Solicitor Respondents


Respondent No.1 (Orig. Defendant No.1)

करल - ५		
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Respondent No.2 (Orig. Defendant NO.2)

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Respondent No.3 (Orig. Defendant No.3)

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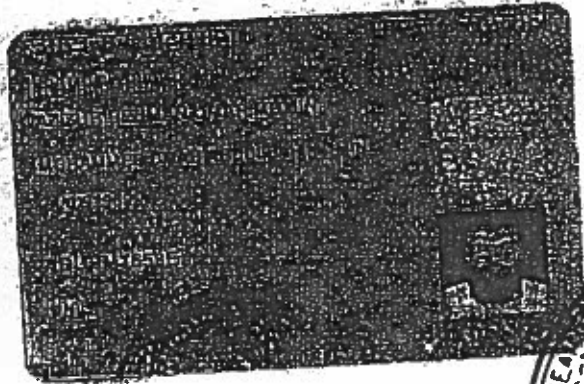
Respondent No.4 (Orig. Defendant No.4)

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Respondent No.5 (Orig. Defendant No.5)



करल - ५		
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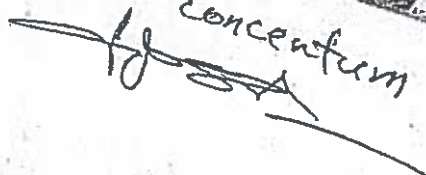


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for consent Form
11/4/2019



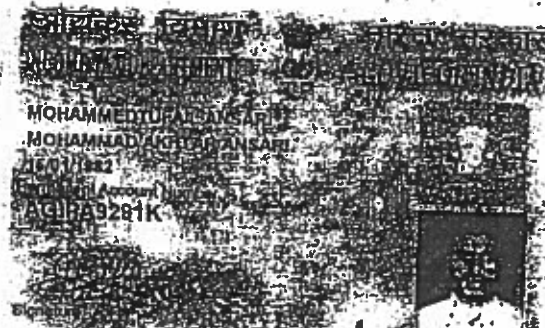
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For consent given
[Signature]

10/02/2019



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आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 NASIR HUSAIN MULLA
 MOHAMMADALI MULLA
 0811/4870
 Permanent Account Number
 AFIPM6098R



Consent
 For Consent fees

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IN THE HIGH COURT OF JUDICATURE AT
BOMBAY
O.O.C.J.

IN ITS COMMERCIAL DIVISION
COMIP SUIT NO.594 OF 2018
WITH
NOTICE OF MOTION NO.1047 OF 2018
WITH
CONTEMPT PETITION NO. 65 OF 2018
DR. NAOZER B. BALDAWALA
v/s
BUILD TECH LIFESPACES PVT.
... PLAINTIFF
... DEFENDANTS



CONSENT TERMS
Dated this 10th day of April, 2019

M/S.N.N.VAISHNAWA & CO.,
Advocates for Plaintiff,
Jer Mahal, 1st floor,
Dhobi Talao,
Mumbai-400 002

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FORM 'H' / नमुना 'ह'

(See rule 17 / नियम १७ पढा)

CERTIFICATE OF REGISTRATION
नोंदणीचे प्रमाणपत्र



THE INDIAN PARTNERSHIP ACT, 1932
(ACT NO. IX OF 1932)
भारतीय भागीदारी अधिनियम, १९३२
(सन १९३२ चा अधिनियम क्रमांक ९)



Registration No. MU000019622

It is certified that a firm by name " Stans Buildtech Homes " with its head office at 15-B , Sagar Tower , Off S. V. Road , Aqsa Masjid Road , Jogeshwari (West) , Mumbai(Suburban) , Mumbai Suburban , Maharashtra , 400102.

India has this day been duly registered under The Indian Partnership Act, 1932 (Act No. IX of 1932).

या द्वारे असे प्रमाणित करण्यात येते आहे की, १५/बी, सागर टावर, ऑफ एस. वी रोड, अक्सा मजिद रोड, जोगेश्वरी (पश्चिम), मुंबई (उपनगर), मुंबई (उपनगर), महाराष्ट्र, ४००१०२.

India

येथे मुख्यालय असलेल्या " स्टॅन्स बिल्डटेक होम्स "

दिनांक २८ Apr, २०२२ या दिवशी माझ्या सहीने देण्यात आले.



Signature valid

Digitally Signed by
V Kamble
Asst. Registrar Of Firms, Mumbai

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IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION
IN ITS COMMERCIAL DIVISION
COMMERCIAL IP SUIT NO. 594 OF 2018
WITH
NOTICE OF MOTION NO. 1047 OF 2018
WITH
CONTEMPT PETITION NO. 65 OF 2018



Dr. Naozer B. Baldawala

... Plaintiff/Petitioner

Versus

Build Tech Lifespaces Private Limited and others

... Defendants/Respondents

Mr. Rohaan Cama instructed by N.M. Vaishnava & Co. for the Plaintiff/Petitioner.
Mr. Hiren Kamod alongwith Mr. Tushar Gujjar instructed by Solicis Lex for the
Defendants/Respondents.

CORAM : S.J. KATHAWALLA, J.
DATED : 10th APRIL, 2019

P.C.:

The Learned Advocates appearing for the parties have tendered Consent Terms dated 10th April, 2019. They submit that the Consent Terms be taken on record and the above Suit, Notice of Motion and Contempt Petition be disposed off in terms of Consent Terms. The Consent Terms are taken on record and marked 'X' for identification. The Consent Terms are signed by the Plaintiff/Original Petitioner, Respondent No.2./Original Defendant No.2, Respondent No.3./Original Defendant

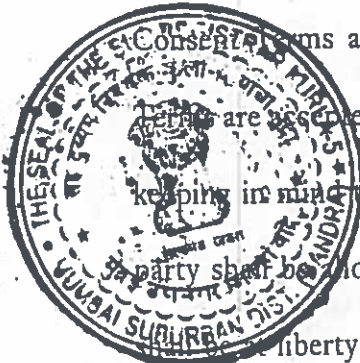
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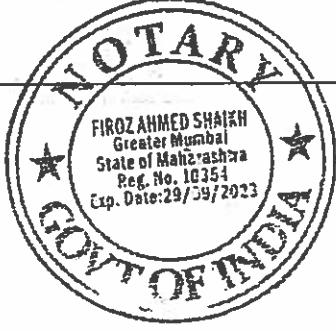
COMIP-594-2018.doc

No.3 for self and for Respondent No.1/Original Defendant No.1, Respondent No.4/Original Defendant No.4, Respondent No.5/Original Defendant No.5. The Consent Terms are also signed by the Advocates for the parties. Signatories to the Consent Terms are present in Court. The undertakings recorded in the Consent Terms are accepted. Parties agree that the above Consent Terms are executed by them keeping in mind the facts and circumstances in the above matter and no other third party shall be allowed to rely upon the Consent Terms as a precedent. Defendants are at liberty to move the Court, if any of the partners of the partnership firms mentioned in sub-clauses (a) to (p) and (r) to (t) in paragraph 4 of the Consent Terms, do not co-operate with them qua the enforcement of the Consent Terms. In such circumstances, all the rights and contentions of the Plaintiff are kept open. The Suit, Notice of Motion as well as Contempt Petition are disposed off in terms of Consent Terms marked 'X'. Refund of court fees as per rules.



(S.J.KATHAWALLA, J.)

करल : ५		
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२०२२		



FORM 'A'
नमुना 'अ'

Application for Registrations of
Firms

Application No./ अर्ज क्र.

4780006055339

User ID : STANSBUILDTECH

भागीदारी संस्थेच्या नोंदणीसाठी अर्ज

We, the undersigned, being partners, hereby apply for registration as a firm for that purpose supply the following particulars pursuant to section 58 of the Companies Act, 1932-

आम्ही, खाली सही करणारे भागीदार, भागीदारी संस्था म्हणून नोंदणी केली जाण्यासाठी वेदना अर्ज करित आहोत
व त्या प्रयोजनाकरिता भारतीय भागीदारी अधिनियम, १९३२ याच्या अन्वये तपशील सादर करित



(a) Firm Name (अ) भागीदारी संस्थेचे नाव	Stans Buildtech Homes स्टॅन्स बिल्डटेक होम्स
(b) Nature of Business of the Firm	Builders & Developers, general construction work and to own, purchase, sell acquire, process, develop, contract, demolish, enlarge, rebuild, renovate, decorate, plotting and developing of land
(ब) भागीदारी संस्थेच्या व्यवसायाचे स्वरूप	बांधकाम व्यावसायिक आणि विकसक, सामान्य बांधकाम काम आणि जमीन विकत घेणे, खरेदी करणे, विक्री करणे, प्रक्रिया करणे, विकसित करणे, करार करणे, पाडणे, मोठे करणे, पुनर्बांधणी करणे, नूतनीकरण करणे, सजावट करणे, भूखंड तयार करणे आणि विकसित करणे
(c) Principal Place of Business of the Firm	15-B, Sagar Tower, Off S. V. Road, Aqsa Masjid Road, Jogeshwari (West), Mumbai (Suburban), Mumbai Suburban, Maharashtra, 400102, India
(क) भागीदारी संस्थेच्या व्यवसायाचे मुख्य ठिकाण	१५/बी, सागर टावर, ऑफ एस. वी रोड, अक्सा मजिद रोड, जोगेश्वरी (पश्चिम), मुंबई (उपनगर), मुंबई (उपनगर), महाराष्ट्र, ४००१०२, India

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(d) Names of any other places where the firm carries on business in the above name
(ड) भागीदारी संस्थान वरील नावाने जेथे व्यवसाय करीत असेल अश्या इतर कोणत्याही

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ठिकाणांची नावे



[Handwritten signatures]

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Sr. No.	(e) Full Name and permanent address (residential) of all partners (ई) सर्व भागीदारांची संपूर्ण नावे व कायम (घरचे) पत्ते	(f) Date on which each partner joined the firm (फ) ज्या दिनाकाला भागीदारी संस्थेत सहभागी झाला तो दिनांक
1	Azizur Rehman Mohammad Umar Momin, B-202 , White Towers CHS , Off S. V. Road , Aqsa Masjid Road , Jogeshwari (West) , Mumbai(Suburban) , Mumbai Suburban , Maharashtra , 400102.India	01 April 2021
2	Mohammad Sohail Ansari, B/1203 , Chouhan Classic , Off S. V. Road , Captain Sawant Marg , Jogeshwari (West) , , Mumbai(Suburban) , Mumbai Suburban , Maharashtra , 400102.India	01 April 2021
3	Nasir Husain Mohammad Ali Mulla, A/1501 , Khan Tower, Chandiwala Complex , Off S. V. Road , Aqsa Masjid Road , Jogeshwari (West) , Mumbai(Suburban) , Mumbai Suburban , Maharashtra , 400102.India	
4	Mohammad Tufail Ansari, B/1203 , Chouhan Classic , Off S. V. Road , Captain Sawant Marg , Jogeshwari (West) , Mumbai(Suburban) , Mumbai Suburban , Maharashtra , 400102.India	01 April 2021



(g) Duration of the firm. In case there is any other provision made by the contract for the duration of the partnership or for the determination of the partnership, please state the provisions briefly. If no such provision is made, words 'At WILL' may be stated
(ग) भागीदारी संस्थेची मुदत, भागीदारांच्या मुदतीबाबत किंवा भागीदारीच्या समाप्तीबाबत संविदेद्वारे कोणतीही तरतूद करण्यात आली असल्यास कृपया त्या तरतुदी थोडक्यात नमूद करा, अशी कोणतीही तरतूद करण्यात आली नसल्यास 'मर्जनुसार' हे शब्द नमूद करता येतील At WILL .

Duration Description:

(h) In case there are any minors admitted to the benefits of the partnership -

(ह) भागीदारीचे लाभ कोणत्याही अज्ञान व्यक्तींना मिळत असतील त्याबाबत

Sr. No.	Name and Address of Minor अज्ञान व्यक्तीचे नाव व पत्ता	Name and Address of the Guardian पालकाचे नाव व पत्ता	Date of Admission to Benefits लाभ उपलब्ध करून देण्याचा दिनांक	Date when He/She will attain majority ज्या दिनाकाला तो / ती सज्ञान होईल तो दिनांक

We are sending the prescribed registration fee by cash/money order. We the abovenamed, solemnly affirm that what is stated in the paragraphs is true to our own knowledge and that what is stated in the remaining paragraphs is stated on the information and belief, and I /

Printed On: 11 Feb 2022

Printed By: STANSBUILDTECH

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(Signatures)

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We believe the same to be true
विहित नविणी फी आम्ही रोखीने/धनादेशाद्वारे पाठवीत आहोत, आम्ही उपरीनामित गांभीर्यपूर्वक प्रतिपादन करतो की, परिच्छेद ----- मध्ये नमूद केलेल्या सर्व गोष्टी व उरलेल्या परिच्छेदमध्ये नमूद केलेल्या गोष्टी आमच्या माहितीनुसार व विश्वासनुसार नमूद करण्यात आल्या असून त्या खऱ्या आहेत असा मला / आम्हाला विश्वास वाटतो.

Note 1 - For the registration of each firm a separate application is necessary. Accordingly the applicants should supply into this application only particulars of Firm in respect of which the application is made. This applies to the case of the same persons carrying on business partnerships under different Firm names.

टीप १ - प्रत्येक भागीदारी संस्थेच्या नोंदणीकरिता स्वतंत्र अर्ज करण्याची आवश्यकता आहे. त्याच व्यक्तींनी ज्या संस्थेच्या संबंधात अर्ज करण्यात आला आहे अशा भागीदारी संस्थेच्या बाबतीतीलच तपशील या अर्जात दिला पाहिजे. निरनिराळ्या भागीदारी संस्थेच्या बाबतीत व्यक्तींच्या ठराविक व्यक्तीच्या प्रकरण ही बाब लागू होते.

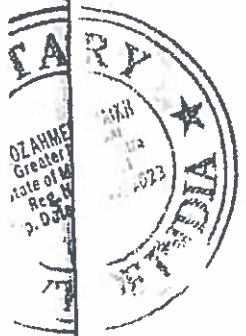
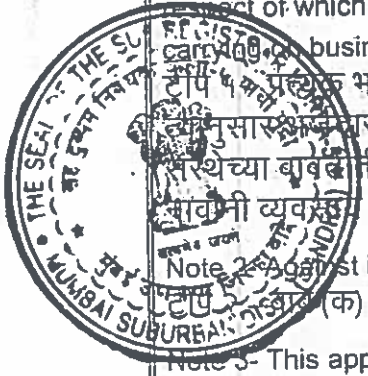
Note 2 - Against items (c) and (d), the exact location of the place should be given.
टीप २ - (क) व (ड) समोर जागेचे नेमके ठिकाण दिले पाहिजे.

Note 3 - This application must be signed by all partners or their agents specially authorised on this behalf, on solemn affirmation before a Magistrate or other officer duly empowered to administer Oaths.

टीप ३ - सर्व भागीदारांनी किंवा या बाबतीत विशेष करून प्राधिकृत करण्यात आलेल्या त्याच्या एजंटनी दंडाधिकार्यासमोर किंवा शपथ देवविण्याकरिता यथोचित रीत्या अधिकार प्रदान करण्यात आलेल्या अन्य अधिकार्यासमोर गांभीर्यपूर्वक प्रतिपादन करून या अर्जावर साह्य केल्या पाहिजेत.

Note 4 - Making a false, untrue or incomplete statement is punishable under section 70 of the Indian Partnership Act, 1932.

टीप ४ - खोटे, असत्य किंवा अपूर्ण निवेदन सादर करणे हि गोष्ट भारतीय भागीदारी अधिनियम १९३२ याच्या कलाम ७० अन्वये शिक्षा पात्र आहे.



[Handwritten signatures and stamps]

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We also declared on solemn affirmation that up to the date of submission of this application there has not been any change whatever in any of the particulars aforesaid. आम्ही गांभीर्यपूर्वक असेही जाहीर करतो कि, हा अर्ज दाखल करण्यात तारखेपर्यंत वर दाखविलेल्या बदलाशिवाय पूर्वी कळविलेल्या तपशिलात दुसरा कोणताही बदल झालेला नाही.

Solemnly affirmed at

येथे गांभीर्यपूर्वक प्रतिज्ञेवर सादर केले

Day of

Date

Names of Partners

Azizur Rehman Mohammad Umar Momin

Mohammad Sohail Ansari

Nasir Husain Mohammad Ali Mulla

Mohammad Tufail Ansari



Certified that the persons who have signed the application have signed in presence and have solemnly affirmed the particulars furnished there in are true

प्रमाणित करण्यात येते की, या अर्जावर सही करणाऱ्या व्यक्तींनी माझ्या समक्ष सही केली असून अर्जात नमूद केलेला तपशील खरा असल्याचे गांभीर्य पूर्वक प्रतिपादन केले आहे

Name of Attesting Witness

साक्षांकन करणाऱ्या साक्षीदाराचे नाव

Designation

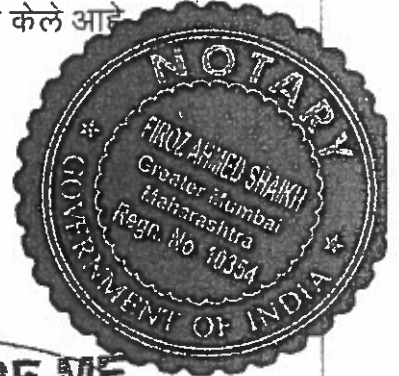
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Address

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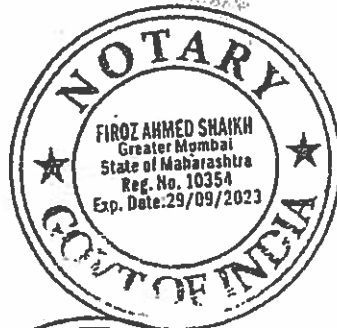
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व मुद्रा



BEFORE ME

14/2/2022
FIROZ A. SHAIKH
 NOTARY GOVT. OF INDIA
 Room No. 2, Akhtari Begam Chawl,
 Marol Pipe Line, Andheri (E), Mumbai-59.



Sr. No 24/2022

Date 14/2/2022

(Handwritten signatures and initials)

करल - 4
१९१२
२०२२

Documents Submitted by the user
Certified True Copy of Partnership Deed (Certified by C.A. or Advocate)
Certified True Copy of Marathi Translation of Partnership Deed (Certified by C.A. or Advocate)
Other Document



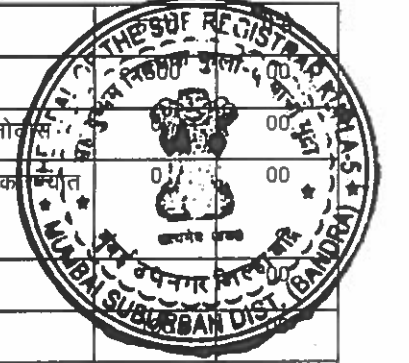
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करल - ५		
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निबंधक भागीदारी संस्था (म. रा) यांचे कार्यालय, मुंबई			
			भागीदारी संस्था क्रमांक
Application No.	4780006055339	Receipt No.	MB000105624
Stans Buildtech Homes यांच्याकडून			
रुपये/पैसे (अक्षरी)	Thcusand Six Hundred Only		
खालील बाबींसाठी फी म्हणून मिळेल			
भारतीय भागीदारी अधिनियमाचे कलन ५८ अन्वये भागीदारी संस्थेच्या वितरणपत्राची नोंदणी करणे			
भारतीय भागीदारी अधिनियमाचे कलन ६०, ६१, ६२, ६३(१) (१) (१३)(२) आणि ६४ (१) खालील फेरफारांची नोंदणी			
पाठविलेली निवेदने नोंदव्याकरिता भारतीय भागीदारी अधिनियमाच्या कलम ६१-अ अन्वये आकारल्यात			
आलेले दंड			
निरीक्षणाकरिता			
नकलेकरिता			
इतर		0	00
	एकूण	1600	00



11 Feb 2022

तारीख

निबंधक भागीदारी सरथा,

महाराष्ट्र राज्य

This is computer generated receipt, no signature or stamp required

	रुपये	पैसे
MAHAONLINE Service Charges	20	00
SGST	1	80
CGST	1	80
एकूण	23	60
Gross Total	1,623	60



करल - ५		
१९२५	२४	१५०
२०२२		

Zaid S. Ansari & Associates
(ADVOCATES, HIGH COURT)

Offices:

Mumbai City: 203, 2nd Floor, Rustom Building, Veer Nariman Road, Fort, Mumbai - 400021

T: 022 22611295/96

Mumbai Suburban: Ground Floor, AI Tower, Hill Park Complex, Capt. Samant Marg, Jogeshwari (W), Mumbai - 400 102

T: 022 26111295/96

E: 9004140521

G: zaidsheryansari@yahoo.com



LEGAL TITLE REPORT

To,

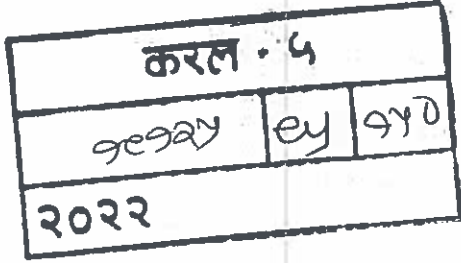
Maharashtra Real Estate
Regularotry Authority (MahaRERA)
Housefin Bhavan, Plot No. C-21,
Bandra Kurla Complex,
Bandra (East), Mumbai - 400 051.

Sub: Title Report with respect to all that piece and parcel of land bearing C.T.S No. 128 being, lying and situate at Village Maravali, Taluka Chembur, Mumbai Suburban District admeasuring 4816 (Four Thousand Eight Hundred and Sixteen) sq. meters or thereabout ("**the said Land**").

1. We have investigated the title of the said Land on the request of (a) M/s. Stans Buildtech Homes (formerly known as Buildtech Homes) having its office at B/518, Samarth Aishwarya, Opp. Tarapore Tower, Lokhandwala, Andheri (West), Mumbai 400 102 and (b) Hilton Developers Private Limited having its office at 611, Neelyog Square, R.B. Mehta Road, Adjoining Railway Station, Ghatkopar (East), Mumbai - 400 077 (hereinafter collectively referred to as the "**Developers**"). The Developers have provided us with the following information/representations and documents, as stated hereinbelow:

(i) **Description:**

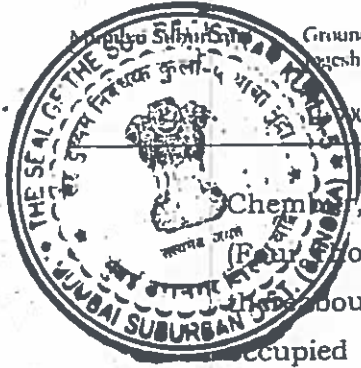
All that piece and parcel of land bearing C.T.S No. 128 being, lying and situate at Village Maravali, Taluka



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Ground Floor, AI Tower, Hill Park Complex, Capt. Samant Marg,
Jogeshwari (W), Mumbai 400 102

☎: 022-26794006

PKM140521

✉: zaidsheryansari@gmail.com

Chamber, Mumbai Suburban District admeasuring 4816
(Four Thousand Eight Hundred and Sixteen) sq. meters or
about i.e. the said Land. The said Land is/was
occupied by various structure(s)/slum(s) and resultantly,
came to be declared as a 'Slum Area' in accordance with
the provisions of Section 4 of the Maharashtra Slum Area
(Improvement, Clearance and Redevelopment) Act, 1971
(for the sake of convenience hereinafter referred to "the
Slum Act"). The said Land and the aforesaid
structure(s)/slum(s) standing thereon are hereinafter
collectively referred to as "the said Property".

- (ii) The documents, papers provided to us by the Developers in
respect of the said Land are as under:

Sr.No.	Particulars
1.	Development Agreement, notarized on 10 th June, 2006, by and between UTTKARSH SRA CHS LTD, and Hilton Developers Pvt. Ltd.
2.	Power of Attorney, notarized on 11 th December, 2006, by and between UTTKARSH SRA CHS LTD, and Hilton Developers Pvt. Ltd.
3.	Development Agreement dated 21 st January, 2012, notarized on the same day, by and between

M

करल - ५		
१९२५	२६	१९९०
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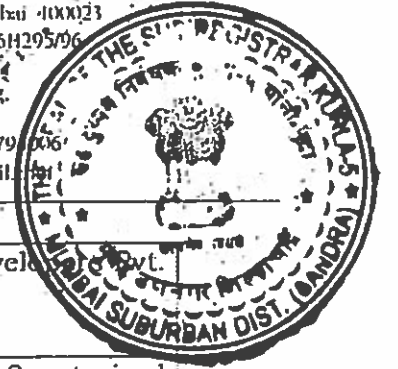
☎: 022-2264295/96

Mumbai Suburban: Ground Floor, AI Tower, Hill Park Complex, Capt. Samant Marg, Jageshwari (W), Mumbai 400102

☎: 022-26790016

☎: 9004140521

✉: zaidsheryansari@gmail.com



	UTTKARSH SRA CHS LTD, and Hilton Developers Pvt. Ltd.
4.	Power of Attorney dated 21 st January, 2012 notarized on the same day, by and between UTTKARSH SRA CHS LTD, and Hilton Developers Pvt. Ltd.
5.	Joint Development Agreement dated 17 th October, 2016, notarized on same day i.e. 17 th October, 2016 under Serial No. 905/2016, by and between Hilton Developers Pvt. Ltd. and Buildtech Homes (now known as M/s. Stans Buildtech Homes).
6.	Joint Development Agreement, notarized on 03 rd January, 2017, by and between UTTKARSH SRA CHS LTD, Hilton Developers Pvt. Ltd. and Buildtech Homes (now known as M/s. Stans Buildtech Homes).
7.	Joint Development Agreement and Irrevocable Special Power of Attorney both dated 05 th March, 2018, registered on even date under Serial Nos. KRL-1/2393/2018 and KRL-1/2394/2018 respectively, by and between Hilton Developers Pvt. Ltd. and Buildtech Homes (now known as M/s. Stans Buildtech Homes).
8.	Supplemental Agreement dated NIL executed by and between Hilton Developers Pvt. Ltd. and M/s. Stans

M

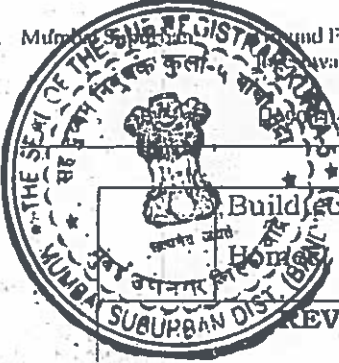
करल : ५		
१९९२५	६०	१११०
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Zaid S. Ansari & Associates
(ADVOCATES, HIGH COURT)

Offices:

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Mumbai Suburban District: Ground Floor, A1 Tower, Hill Park Complex, Capt. Samant Marg,
Waverly (W), Mumbai 400 102
☎: 022-26794006
✉: zaidshcryansari@gmail.com



Buildtech Homes (formerly known as Buildtech
Homes)

REVENUE DOCUMENTS AND OTHER
CORRESPONDENCE(S)

9.	Letter dated 08 th December, 2010 bearing no. SRA/ENG/1520/ME/STGL/LOI issued by Slum Rehabilitation Authority to Hilton Developers Pvt. Ltd.
10.	1 st installment Payment Receipt bearing no. 8817 dated 12 th January, 2011 issued by Slum Rehabilitation Authority in favour of Hilton Developers Pvt. Ltd.
11.	Letter Of Intent (LOI) dated 13 th Jan, 2011 bearing no. SRA/ENG/1520/ME/STGL/LOI issued by Slum Rehabilitation Authority in favour of Hilton Developers Pvt. Ltd.
12.	Society registration certificate bearing no. MUM/ SRA /HSG /(TC) /12003 /2011 dated 28 th March, 2011.
13.	Intimation Of Approval (IOA) dated 19 th October, 2011 bearing No. SRA/ENG/2668/ME/STGL/AP for Rehab Building No. 3 issued by Slum Rehabilitation Authority in favour of Hilton Developers Pvt. Ltd.
14.	2 nd Installment Payment Receipt bearing no. 14035

करल - ६
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Mumbai City: 203, 2nd Floor, Rustom Building, Veer Nariman Road, Fort, Mumbai - 400023

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Mumbai Suburban: Ground Floor, AI Tower, Hill Park Complex, Capt. Samant Marg, Jogheshwari (W), Mumbai - 400 102

☎: 022-26794000

☎: 9004140521

✉: zaidsheryaransari@gmail.com



	dated 15 th May, 2012 issued by Slum Rehabilitation Authority in favour of Hilton Developers Pvt. Ltd.
15.	Commencement Certificate (C.C.) dated 29 th May, 2012 bearing no. SRA/ENG/2668/STGL/AP issued by Slum Rehabilitation Authority in favour of Hilton Developers Pvt. Ltd.
16.	Amended Letter of Intent dated 19 th November, 2016 bearing no. SRA/ENG/1520/ME/STGL/LOI issued by Slum Rehabilitation Authority in favour of Hilton Developers Pvt. Ltd.
17.	Intimation of Approval (IOA) dated 05 th May, 2017 bearing No. SRA/ENG/3870/ME/STGL/AP for Sale Building issued by Slum Rehabilitation Authority jointly in favour of Hilton Developers Pvt. Ltd. and M/s. Buildtech Homes (now known as M/s. Stans Buildtech Homes).
18.	25% of 3 rd Installment Payment Receipt bearing no. 36035 dated 19 th December, 2017 issued by Slum Rehabilitation Authority in favour of Hilton Developers Pvt. Ltd. and M/s. Buildtech Homes (now known as M/s. Stans Buildtech Homes).
19.	Commencement Certificate (C.C.) dated 24 th January,

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करल - ५		
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Zaid S. Ansari & Associates
(ADVOCATES, HIGH COURT)

Offices:

Mumbai City: 203, 2nd Floor, Rustom Building, Veer Nariman Road, Fort, Mumbai 400023
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Mumbai Suburban: Ground Floor, AI Tower, Hill Park Complex, Capt. Samant Marg,
Jogeshwari (W), Mumbai 400102
☎: 022-26794006
☎: 9004140521 ✉: zaidshery@ansari@gmail.com



2018 bearing no. SRA/ENG/3870/ME/STGL/AP for Sale Building issued by Slum Rehabilitation Authority in favour of Hilton Developers Pvt. Ltd. J/V with M/s. Stans Buildtech Homes.

20. Amended Letter of Intent dated 06th May, 2021 bearing no. SRA/ENG/1520/ME/STGL/LOI issued by Slum Rehabilitation Authority in favour of Hilton Developers Pvt. Ltd. J/V with M/s. Stans Buildtech Homes.

21. Amended Intimation of Approval (IOA) dated 12th July, 2021 bearing No. SRA/ENG/2668/ME/STGL /AP for Rehab Building No. 3 issued by Slum Rehabilitation Authority in favour of Hilton Developers Pvt. Ltd. J/V with M/s. Stans Buildtech Homes.

22. Amended Intimation Of Approval (IOA) dated 27th September, 2021 bearing No. SRA/ENG/3870/ME /STGL/AP for Sale Building issued by Slum Rehabilitation Authority jointly in favour of Hilton Developers Pvt. Ltd. J/V with M/s. Stans Buildtech Homes.

करल - ५		
१९९२५	१००	१५०
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Zaid S. Ansari & Associates
(ADVOCATES, HIGH COURT)

Offices:

Mumbai City: 203, 2nd Floor, Rustom Building, Veer Nariman Road, Fort, Mumbai - 400021

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Mumbai Suburban: Ground Floor, AI Tower, Hill Park Complex, Capt. Samant Marg, Jogeshwari (W), Mumbai 400 102

☎: 022-26111000

☎: 9004140521

✉: zaidsheryansari@gmail.com



- (iii) Property Register Card in respect of the said Land issued by the City Survey Officer, Chembur on 05th March 2022 under no. 1364.
- (iv) Search Reports for more than 30 years from the year 1988 to 2022, details of which are elaborately mentioned in the Annexure 'A' annexed hereto.
- (v) Public Notices issued and/or caused to be issued from time to time for verifying the title of the Developers to develop the said Property thereby calling upon all persons, having any objections/claims with respect to the Developers jointly developing the said Land, details of which are elaborately mentioned in the Annexure 'A' annexed hereto.

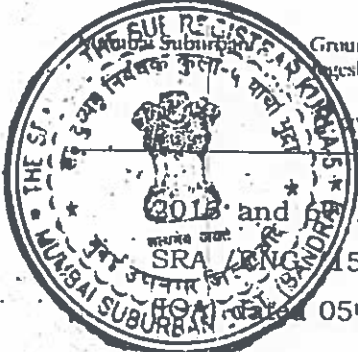
2. We have perused the copies of the aforesaid documents and in view of what is provided in the Search Reports provided to us by the Developers, subject to what is provided in the Annexure 'A' annexed hereto, subject to the production of the original Documents, subject to truthfulness and genuineness of the representations/confirmations/declarations made/given to us by the Developers, which we believe to be true, subject to the application filed by the Developers before Maharashtra Real Estate Regulatory Authority and subject to compliance with the terms and conditions mentioned in the Letter of Intent dated 13th January, 2011, revised Letter of Intent dated 19th November,

करल - ५		
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Zaid S. Ansari & Associates
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Offices:

Mumbai City: 203, 2nd Floor, Rustom Building, Veer Nariman Road, Fort, Mumbai 400023
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Ground Floor, AI Tower, Hill Park Complex, Capt. Sunant Marg,
Jogeshwari (W), Mumbai 400102

☎: 022-26794006
✉: zaidsheryansari@gmail.com

May, 2021 respectively, all bearing identical No. 1520 /ME /STGL /LOI, the Intimation Of Approval dated 05th May, 2017, as amended from time to time and Commencement Certificate dated 24th January, 2018 bearing identical No. SRA/ENG/3870/ME/STGL/AP issued in respect of the Sale Building of the said Scheme, we are of the view that,

- a. The title of the Developers i.e. Hilton Developers Pvt. Ltd. and M/s. Stans Buildtech Homes in respect of the Sale Building is clear, marketable and without any encumbrances and the Developers herein are entitled to construct the Sale Building (as defined in the Annexure A annexed hereto) in the said Scheme (as defined in the Annexure A annexed hereto) and sell the premises to be constructed in the Sale Building inter alia by virtue of (i) Joint Development Agreement dated 17/10/2016, notarized on same date i.e. 17/10/2016 under Serial No. 905/2016, executed by and between Hilton Developers Pvt. Ltd. and M/s. Buildtech Homes (now known as M/s. Stans Buildtech Homes), (ii) Joint Development Agreement, notarized on 03rd January, 2017 under Sr. No. 18/2017, executed by and between Uttkarsh SRA CHS LTD and Hilton Developers Pvt. Ltd. and M/s. Buildtech Homes (now known as M/s. Stans Buildtech Homes), (iii) Intimation Of Approval (IOA) dated 05th May, 2017 and Amended Intimation of Approval dated 27th September, 2021 both

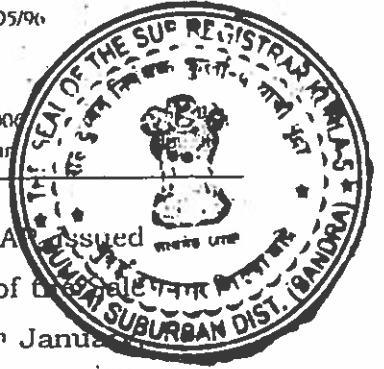
करल - ५		
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Zaid S. Ansari & Associates
(ADVOCATES, HIGH COURT)

Offices:

Mumbai City: 235, 2nd Floor, Rustom Building, Veer Nariman Road, Fort, Mumbai - 400023
☎: 022-22611295/96

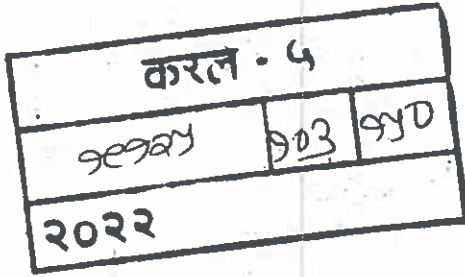
Mumbai Suburban: Ground Floor, Al Tower, Hill Park Complex, Capt. Samant Marg,
Jogeshwari (W), Mumbai 400102
☎: 022-26794000
✉: zaidsheryaransari@gmail.com
☎: 9004140521



bearing identical No. SRA/ENG/3870/ME/STGL/A issued by Slum Rehabilitation Authority (SRA) in respect of Building, (iv) Commencement Certificate dated 24th January 2018 issued by Slum Rehabilitation Authority (SRA) in respect of the Sale Building and re-endorsed from time to time (v) Joint Development Agreement dated 05/03/2018 executed by and between Hilton Developers Pvt. Ltd. and M/s. Buildtech Homes (now known as M/s. Stans Buildtech Homes) and registered on even date under Serial No. KRL-1/2393/2018 and (vi) Supplemental Agreement dated NIL executed by and between Hilton Developers Pvt. Ltd. and M/s. Stans Buildtech Homes (formerly known as Buildtech Homes).

b. Owner of the said Land is Government of Maharashtra and as per clause 34 and 27 of the Letter of Intent dated 13th January, 2011, the said Land will be leased out by the Government of Maharashtra before obtaining approvals of building plans for last 25% of permissible built-up area in the said Scheme, wherein, a portion of the said Land on which the rehab building/s of the said Scheme is/are standing will be leased out to society formed by the occupants of such rehab building/s and the other portion of the said Land on which the Sale Building of the said Scheme is/are standing will be leased out to the society formed by the prospective purchasers of various premises in the Sale Building and in

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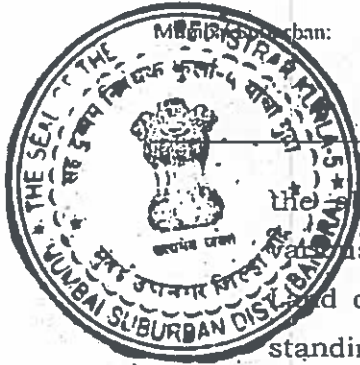


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(ADVOCATES, HIGH COURT)

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Jogeshwari (W), Mumbai -400 102
☎: 022-26794006
☎: 9004140521 ✉: zaidsheryaransari@gmail.com



The presence of such society of prospective purchasers of this premises in the Sale Building, the portion of the said on which the Sale Building of the said Scheme is/are standing will be leased out to Developer of the said Scheme i.e. the Developers herein.

3. The report reflecting the flow of title in favour of the Developers to develop the said Property and other relevant representations/undertakings/confirmation made/given by the Developers to us is elaborately narrated in the annexure annexed hereto and marked as **Annexure 'A'**.

Enclosure: Annexure 'A'

Dated this 27th Day of July, 2022.

For Zaid S. Ansari & Associates,

Mansari

Advocates, High Court, Mumbai.

करल - ५		
१९९२५	१०४	१५०
२०२२		

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☎: 022-26794006
✉: zaidsheryaransari@gmail.com
☎: 9004140521

ANNEXURE A

I. Flow of title of the said Property:

- a. The Government of Maharashtra is the owner of the said Land i.e. all that piece and parcel of land, bearing C.T.S. No. Village: Marvali, Taluka, Chembur admeasuring 4816 sq. meters or thereabout, situated at Shahaji Nagar, Ajit Baug, R.C. Marg, Chembur, Mumbai - 400 074 in Mumbai Suburban District. The Municipal Ward for the said Land is 'Ward M'.
- b. The said Land is/was occupied by various structure(s)/slum(s) and resultantly, came to be declared as a 'Slum Area' in accordance with the provisions of the Maharashtra Slum Area (Improvement, Clearance and Redevelopment) Act, 1971 (for the sake of convenience hereinafter referred to "the Slum Act"). The said Land and the aforesaid structure(s)/slum(s) are hereinafter collectively referred to as "the said Property".
- c. The slum dwellers residing on the said Land for the purpose of developing their slum under the provisions of the Slum Act read with the then Development Control Regulation (DCR) 33(10) had formed themselves into a proposed society, namely, 'UTTKARSH SRA Co-Operative Housing Society



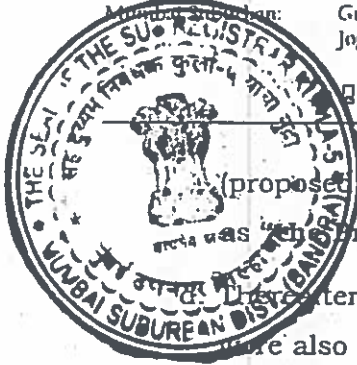
करल - ५		
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Zaid S. Ansari & Associates
(ADVOCATES, HIGH COURT)

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Mumbai City: 203, 2nd Floor, Rustom Building, Veer Nariman Road, Fort, Mumbai 400023
☎: 022 22611295/96

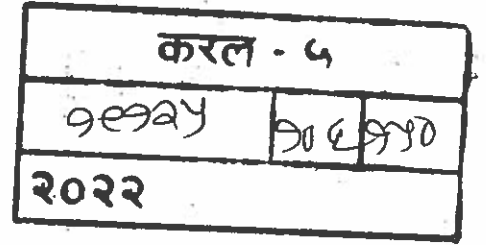
Mumbai Suburban: Ground Floor, AI Tower, Hill Park Complex, Capt. Samant Marg,
Jogeshwari (W), Mumbai 400 102
☎: 022-26791006
✉: zaidshery.ansari@gmail.com



(proposed) (for the sake of convenience hereinafter referred to as "Prop. Society").

Thereafter, the slum dwellers residing on the said Land, who were also members of the Prop. Society, in its Annual General Body Meeting held on 05th March, 2006, passed a resolution, consented to by 70% of the members of the Prop. Society, to appoint Hilton Developers Pvt. Ltd. as "Developer" to develop the said Property under the provisions of the Slum Act read with DCR 33 (10) and accordingly, the Prop. Society executed a Development Agreement, notarized on 10th June, 2006, and a Power of Attorney, notarized on 11th December, 2006, in favour of Hilton Developers Pvt. Ltd.

- e. Thereafter, as required under the Slum Act, Hilton Developers Pvt. Ltd., submitted a scheme for development of the said Land under Regulation 33 (10) of DCR (for the sake of convenience hereinafter referred to as "the said Scheme") before the Slum Rehabilitation Authority (SRA) and accordingly, the Competent Authority (Enc/Rem) issued an Annexure-II dated 25th February, 2009 thereby certifying the number of eligible and non-eligible slum dwellers in the said Scheme.
- f. Pursuant thereto, the Hilton Developers Pvt. Ltd. proved its eligibility before the Slum Rehabilitation Authority (SRA) to



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(ADVOCATES, HIGH COURT)

Offices:

Mumbai City:	203, 2 nd Floor, Rustom Building, Veer Nariman Road, Fort, Mumbai 400023 ☎: 022-22611295/96
Mumbai Suburban:	Ground Floor, A1 Tower, Hill Park Complex, Capt. Samant Marg, Jogeshwari (W), Mumbai 400102 ☎: 022-26794006 ☎: 9004140521 ✉: zaidsheryansari@gmail.com

continue with the development/implementation of the said Scheme by submitting the requisite 70% consent of the slum dwellers residing on the said Land and therefore the Slum Rehabilitation Authority (SRA) vide its Letter dated 13th December, 2010 informed Hilton Developers Pvt. Ltd. that the said Scheme is principally approved by the Slum Rehabilitation Authority (SRA) and since the said Property is owned by Government of Maharashtra, the developer/society is required to pay premium at the rate of 25% of Ready Reckoner, as per the Govt. notification issued u/no. TPB/4308/897/CR-145/08/UD-11 and further intimated them the schedule for payment of the aforesaid premium and demanded 1st installment of Rs. 17,88,000/- (Rupees Seventeen Lakhs Eighty Eight Thousand Only) before issuance of Letter of Intent (LOI).

- g. Accordingly, Hilton Developers Pvt. Ltd. paid the aforesaid 1st installment and a receipt bearing no. 8817 was issued by the Slum Rehabilitation Authority (SRA) against such payment. Pursuant thereto, a Letter of Intent dated 13th January, 2011 bearing no. SRA/ENG/1520/ME/STGL/LOI was issued by the Slum Rehabilitation Authority (SRA) in favour of Hilton Developers Pvt. Ltd. and accordingly, the Prop. Society was registered under the provisions of Maharashtra Co-operative Societies, Act, 1960 on 28th March, 2011 under registration

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Zaid S. Ansari & Associates
(ADVOCATES, HIGH COURT)

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☎: 022-26794006
✉: zaidsheryaransari@gmail.com



MUMBAI SRA /HSG / (TC) /12003 /2011 comprising of eligible slum dwellers as its members. (for the sake of convenience hereinafter referred to as "the Reg. Society").

In furtherance of the foregoing, another Development Agreement and Power of Attorney both dated 21st January, 2012, notarized on the very same day, came to be executed by and between the said Hilton Developers Pvt. Ltd. (therein referred to as "Developer" being Party of the First Part) and the said Reg. Society (therein referred to as "the Society" being Party of the Second Part) wherein the said Reg. Society granted rights to Hilton Developers Pvt. Ltd. to develop the said Property under the provisions of the Slum Act read with DCR 33 (10).

- i. Thereafter, on compliance with the statutory requirements, the Slum Rehabilitation Authority (SRA) issued in favour of Hilton Developers Pvt. Ltd., Intimation of Approval (IOA) dated 19th October, 2011 bearing No. SRA/ENG /2668/ME /STGL /AP for Rehab Building No. 3, pursuant to which, Hilton Developers made payment of 2nd installment of Rs. 29,80,000/- (Rupees Twenty Nine Lakhs Eighty Thousand Only), as per letter dated 08th December, 2012 for which receipt no. 14035 was issued by the Slum Rehabilitation Authority (SRA) and Hilton Developers Pvt. Ltd. was granted Commencement Certificate No. SRA/ENG /2668 /ME

20

करल - ५		
१९१२५	१०४	१५०
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Zaid S. Ansari & Associates
(ADVOCATES, HIGH COURT)

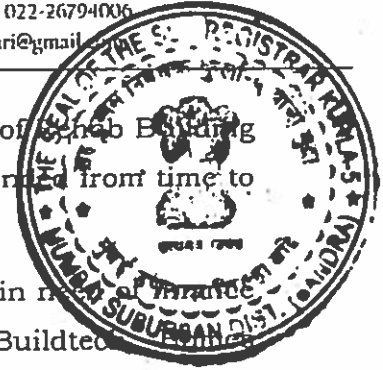
Offices:

Mumbai City: 203, 2nd Floor, Rustom Building, Veer Nariman Road, Fort, Mumbai - 400021.
☎: 022-2261295/96

Mumbai Suburban: Ground Floor, AI Tower, Hill Park Complex, Capt. Samant Marg,
Jogeshwari (W), Mumbai 400 102
☎: 022-26794006
✉: zaidsheryansari@gmail.com

/STGL/AP, dated 29/05/2012 for Wing 'A' of 8th floor B Building No. 3 upto plinth level, which has been extended from time to time.

- j. Thereafter, Hilton Developers Pvt. Ltd. was in need of a joint developer and hence, approached M/s. Stans Buildtech Homes (formerly known as M/s. Buildtech Homes) to act as joint developer in developing the said Scheme and after both of them arriving at a mutual understanding, Hilton Developers Pvt. Ltd. obtained the resolution from the said Reg. Society passed by it in a Special General Body meeting conducted on 05/10/2016, thereby resolving, with the requisite 70% majority of its members, to appoint M/s. Stans Buildtech Homes (formerly known as M/s. Buildtech Homes) as joint developer in respect of the said Scheme.
- k. Pursuant thereto, Hilton Developers Pvt. Ltd. (in its capacity of being developer of the Scheme) entered into a Joint Development Agreement dated 17/10/2016, which was notarized on even date under Serial No. 905/2016, with M/s. Stans Buildtech Homes (formerly known as M/s. Buildtech Homes) (in its capacity of being joint developer of the Scheme), for the consideration and on the terms and conditions therein contained.



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In the meantime, Hilton Developers Pvt. Ltd. through their Architect's M/s. Mayuree Consultant had applied before Slum Rehabilitation Authority (SRA) vide application dated 22/10/2013 bearing no. झोपुप्रा/अभि/कार्यासन-२/१३६८९/N for amending the Letter of Intent dated 13th January, 2011 bearing no. SRA/ENG/1520/ ME/ STGL/LOI, which application was in principle approved by the Slum Rehabilitation Authority (SRA) by issuing Amended Letter of Intent bearing no. SRA/ENG/1520/ ME/ STGL/LOI dated 19th November, 2016 on such terms and conditions as contained therein.

m. Thereafter, vide Joint Development Agreement, notarized on 03rd January, 2017 under Sr. No. 18/2017, entered between the said Reg. Society, referred to therein as "the Society" being Party of the First Part, Hilton Developers Pvt. Ltd., referred to therein as "the Developer" being party of the Second Part and M/s. Stans Buildtech Homes (formerly known as M/s. Buildtech Homes), referred to therein as "the Joint Developer" being Party of the Third Part, the said Reg. Society granted rights to M/s. Stans Buildtech Homes (formerly known as M/s. Buildtech Homes) to implement/develop the said Scheme jointly with Hilton Developers Pvt. Ltd. on the

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☎: २००४१४०५२१

☎: 022-26794000

✉: zaidshery.ansari@gmail.com



consideration and on the terms and conditions therein contained.

- n. Pursuant to the aforesaid and on compliance with required statutory obligations jointly and/or severally by Hilton Developers Pvt. Ltd. and M/s. Stans Buildtech Homes (formerly known as M/s. Buildtech Homes), the Slum Rehabilitation Authority (SRA) issued Intimation of Approval (IOA) dated 05th May, 2017 bearing No. SRA/ENG/3870/ME/STGL/AP for Sale Building, which has been amended from time to time, pursuant to which, Hilton Developers and M/s. Stans Buildtech Homes (formerly known as M/s. Buildtech Homes) made payment of 25% of the 3rd installment, as per letter dated 08th December, 2012 amounting to Rs. 17,88,000/- (Rupees Seventeen Lakhs Eighty Eight Thousand Only) for which receipt no. 36035 was issued by the Slum Rehabilitation Authority (SRA) and accordingly Commencement Certificate dated 24th January, 2018 bearing No. SRA/ ENG/ 2668/ ME/ STGL/ AP, for Sale Building of the said Scheme, was issued by Slum Rehabilitation Authority (SRA), which has been extended from time, on such terms and conditions as more particularly stated therein.
- o. Accordingly, Hilton Developers Pvt. Ltd. (in its capacity of being developer of the Scheme) and M/s. Stans Buildtech

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(ADVOCATES, HIGH COURT)

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☎: 9004140521 ☎: zaidsheryaransari@gmail.com



Homes (formerly known as M/s. Buildtech Homes) (in its capacity of being joint developer of the Scheme) executed and registered a Joint Development Agreement dated 05th March, 2018 duly registered on same day under Serial No. KRL-1/2393/2018, for the consideration and on the terms and conditions therein contained and Hilton Developers Pvt. Ltd. also executed and registered an Irrevocable Special Power of Attorney dated 05th March, 2018 registered on even date under Serial No. KRL-1/2394/2018, in favour of Mr. Mohammed Sohail Ansari and Mr. Azizur Rehman Umar Momin in their capacity as the then partners of M/s. Stans Buildtech Homes (formerly known as M/s. Buildtech Homes) to do such acts, deeds, matters and things as more particularly stated in the aforesaid Irrevocable Special Power of Attorney dated 05th March, 2018.

p. Pursuant thereto, the Development Control and Promotion Regulation, 2034 (DCPR-2034) came into effect due to which the maximum potential of the FSI available under the said Scheme also changed resulting into renegotiations of commercial terms between Hilton Developers Pvt. Ltd. and M/s. Stans Buildtech Homes, which were recorded by them by executing a Supplemental Agreement dated NIL. The Slum Rehabilitation Authority has also issued in favour of Hilton Developers Pvt. Ltd. J/V with M/s. Stans Buildtech Homes, a)

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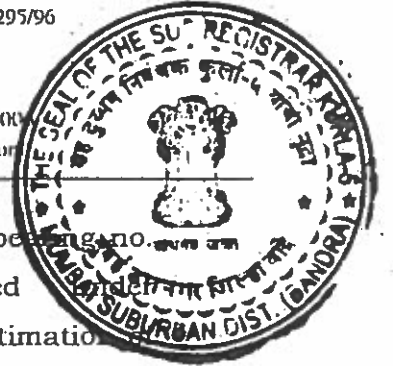
Zaid S. Ansari & Associates
(ADVOCATES, HIGH COURT)

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✉: zaidsheryansari@gmail.com

☎: 9004140521



Amended Letter of Intent dated 06th May, 2021 bearing no. SRA/ENG/1520/ME/STGL/LOI duly approved Regulation 33 (10) of DCPR-2034, b) Amended Intimation Approval (IOA) dated 12th July, 2021 bearing No. SRA/ENG/2668/ME/STGL /AP for Rehab Building No. 3 and c) Amended Intimation Of Approval (IOA) dated 27th September, 2021 bearing No. SRA/ENG/3870/ME /STGL/AP for Sale Building

- q. M/s. Stans Buildtech Homes (formerly known as M/s. Buildtech Homes) have registered the Sale Building of the said Scheme with Maharashtra Real Estate Regulatory Authority bearing Registration No. P51800015214 and accordingly Maharashtra Real Estate Regulatory Authority had initially issued Registration Certificate in the name of M/s. Buildtech Homes on 08th February, 2018, on such terms and conditions as more particularly stated in the Certificate, the validity of which has been extended from time to time either Suo-Moto by MahaRERA due to Covid-19 Pandemic or on an application made by M/s. Stand Buildtech Homes and thus, as on date the validity of the Certificate is upto 31/12/2026, as can be ascertained from the MahaRERA Website.

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Jogeshwari (W), Mumbai 400 102
☎: 022-26794006
☎: 9004140521 ✉: zaidsheryaransari@gmail.com



Search Reports:

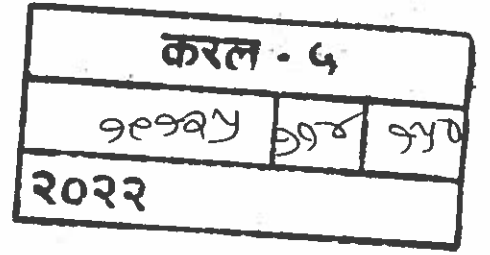
Details of Search Reports provided to us by the Developers for the last 30 years from the year 1988 to 2022, are as under:

- Search Report dated 23rd November, 2017 issued by Mr. S.M. Sawant, Title Investigator, for the year 2017.
- Search Report dated 19th December, 2017 issued by Mr. Ganesh Y. Gawde, Title Investigator, for the period from 1988 to 2017.
- Search Report dated 22nd July, 2022 issued by Mr. Pradeep S. Waghmare, Title Investigator, for the period from 2017 to 2022.

III. Public Notices:

Details of Public Notices issued and/or caused to be issued from time to time for verifying the title of the Developers to develop the said Property thereby calling upon all persons, having any objections/claims with respect to the Developers jointly developing the said Land, are as under:

- Public Notice issued by Mr. Devang Mehta, Partner of M/s. Solicis Lex & Associates, Advocates & Solicitors, in Navshakti newspaper on 08th November, 2017. In respect of the aforesaid Public Notice, the Developers have represented to us that no objections/claims of any nature whatsoever were



Zaid S. Ansari & Associates
(ADVOCATES, HIGH COURT)

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Mumbai Suburban: Ground Floor, AI Tower, Hill Park Complex, Capt. Samant Marg,
Jogeshwan (W), Mumbai 400 102
☎: 022-26794006
✉: zaidsheryaransari@gmail.com

received by Mr. Devang Mehta, Partner of M/s. Scheris Lex & Associates, Advocates & Solicitors.

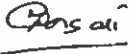
- b. Public Notice issued by us in Times of India and Navshakti newspapers on 11th August, 2019 and Public Notice issued by us in Free Press Journal and Navshakti Newspaper on 09th July, 2022 and till date we have not received, any objection/claim in writing from any person in respect of the aforesaid Public Notices dated 11th August, 2019 and 09th July, 2022.

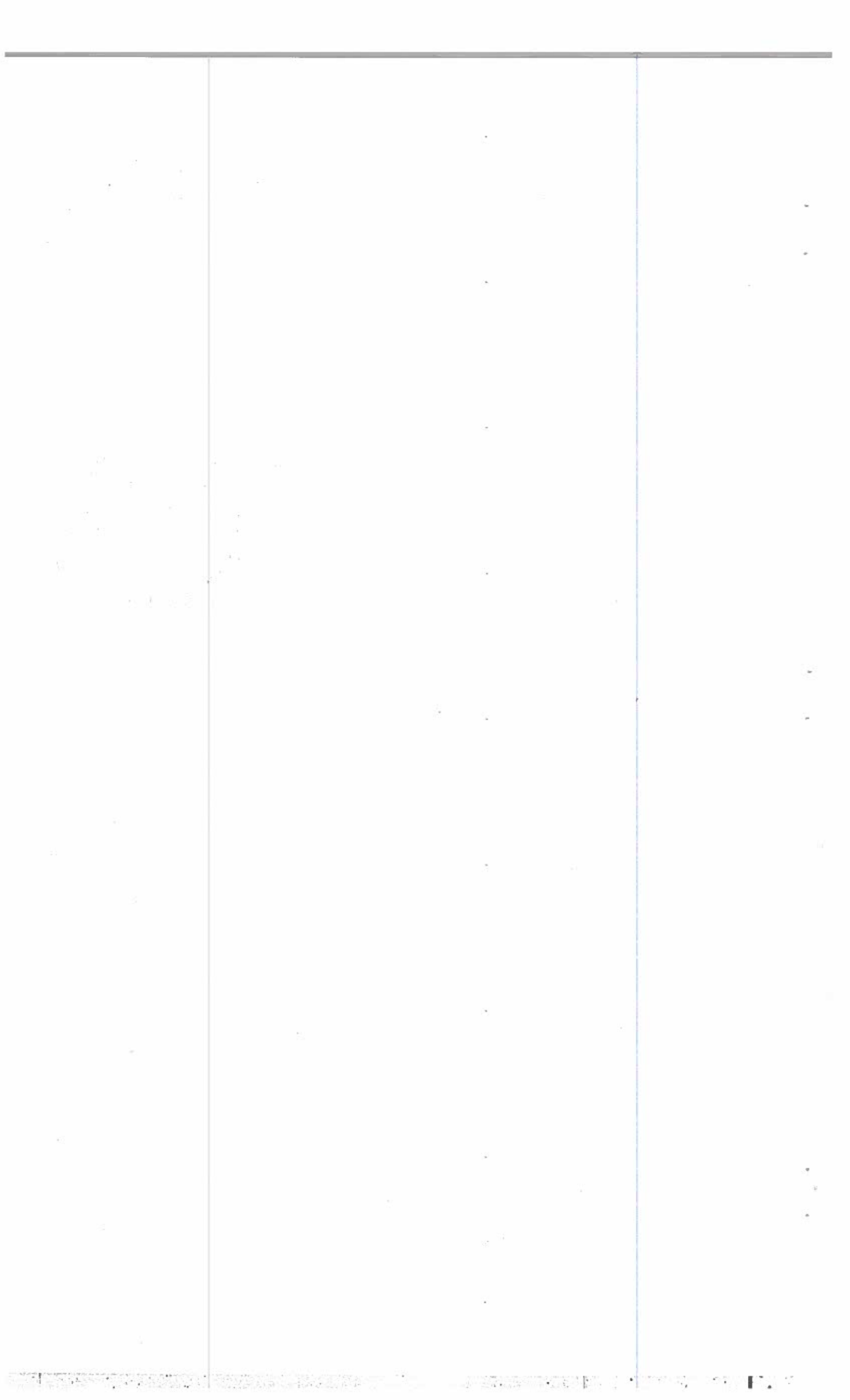
IV. Litigation:

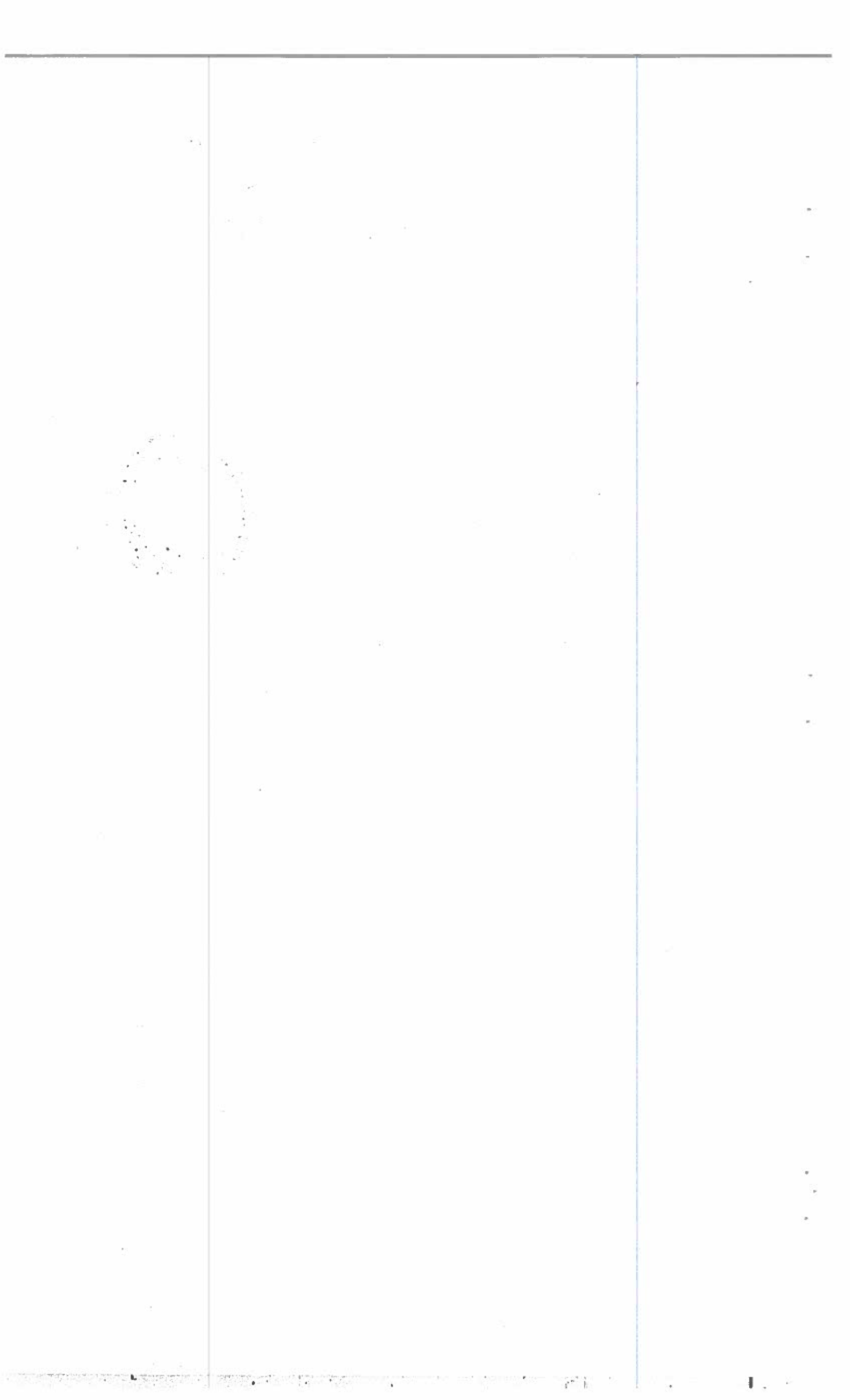
On perusing the application on Maharashtra Real Estate Regulatory Authority website at <https://maharera.it.mahaonline.gov.in>, filed by M/s. Stans Buildtech Homes and upon confirmation from the Developers, it is observed that there are no litigations pending with respect to the Sale Building of the said Scheme and/or which restrains Hilton Developers Pvt. Ltd. and M/s. Stans Buildtech Homes from carrying out the construction of the Sale Building.

Dated this 27th day of July, 2022.

For Zaid S. Ansari & Associates,


Advocates, High Court, Mumbai.

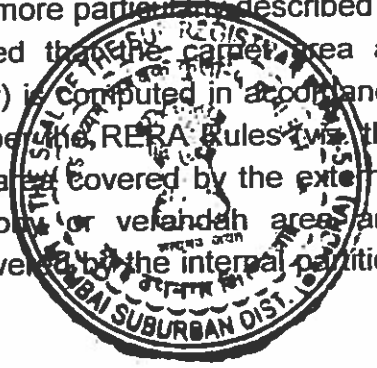




करल - ५		
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ANNEXURE 'J1'

SKY ANNEX, Flat No. **1712**, on the **17th** Floor, admeasuring approximately **650.00** Sq. Ft. RERA Carpet Area , inclusive of one car park to be provided mentioned in the agreement of clause number 17 (excluding the area of the balconies) (as per the definition of the term "carpet area" under Section 2 (k) of RERA); and in addition thereto having an attached/enclosed balcony with an area of - - - - square meters carpet area, thus aggregating to an area of - - - - square meters, in the Proposed Building to be constructed on the said Land more particularly described in the First Schedule hereinabove written. It is clarified that the carpet area as mentioned hereinabove (excluding the area of balcony) is computed in accordance with the provisions of Section 2 (k) of RERA and as per the RERA Rules 2017, the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but including the area covered by the internal partition walls of the apartment).



For STANS BUILD

[Signature]
Partner

For STANS BUILDTECH HOMES

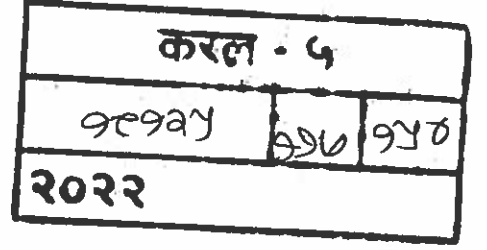
[Signature]
Partner

[Signature] *[Signature]*

Purchaser (s)

[Signature]
Developer (s)





ANNEXURE 'K'

DETAILS OF CONSIDERATION AND INSTALLMENTS OF CONSIDERATION

- The total consideration (purchase price) payable by the Purchaser/s to the Developer in respect of the said Flat shall be Rs. 1,01,44,500/- (Rupees One Crore One Lakh Forty-Four Thousand Five Hundred Only)
- All cheques, pay orders, demand drafts issued towards sale bookings, allotment receipts and/or installments by the Purchaser/s in respect of Consideration Value shall be issued favouring "BUILDTECH HOMES - BUILDTECH HEIGHTS - RERA Account" RERA COLLECTION Account bearing account no. "123605001460" with ICICI Bank Ltd or in such other name as may be communicated to the Purchaser/s in writing by the Developer.
- The Purchaser/s has/have already paid to the Developer a sum of Rs. 40,42,000/- (Rupees Forty Lacs Forty-Two Thousand Only) of the Consideration Value and the balance amount of Rs. 61,02,500/- (Rupees sixty-one lacs two thousand five hundred only) (hereinafter referred to as "the Balance Consideration") is still to be paid by the Purchaser/s to the Developer.
- The Total Consideration is to be paid by the Purchaser/s to the Developer in the following installments:

Sl. No.	Payments to be made in the following manner	Amount to be paid
1.	Earnest Token Money for Booking (39%).	Rs. 39,16,791/- (Rupees Thirty-Nine Lacs Sixteen Thousand Seven Hundred Ninety-One Only)
2.	Balance Earnest Money on Execution of Agreement For Sale (6%)	Rs. 602,583/- (Rupees six lacs two thousand five hundred eighty-three only)
3.	On Commencement or Completion of Piling or Raft (0%)	Rs. 0/- (Rupees only)
4.	On Commencement or Completion of Plinth (0%)	Rs. 0/- (Rupees only)
5.	On Commencement or Completion of 4th Habitable Floor (5%)	Rs. 502,153/- (Rupees five lacs two thousand one hundred fifty-two only)
6.	On Commencement or Completion of 8th Habitable Floor (4%)	Rs. 401,722/- (Rupees four lacs one thousand seven hundred twenty-two only)


Purchaser (s)


Developer (s)

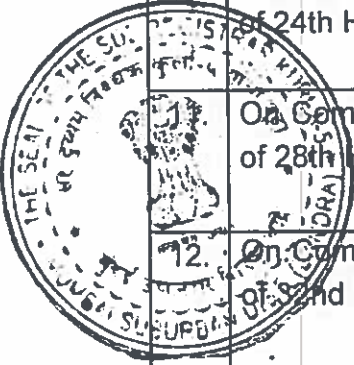
करल - ५

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7.	On Commencement or Completion of 12th Habitable Floor (4%)	Rs. 401,722/- (Rupees four lacs one thousand seven hundred twenty-two only)
8.	On Commencement or Completion of 16th Habitable Floor (4%)	Rs. 401,722/- (Rupees four lacs one thousand seven hundred twenty-two only)
9.	On Commencement or Completion of 20th Habitable Floor (4%)	Rs. 401,722/- (Rupees four lacs one thousand seven hundred twenty-two only)
10.	On Commencement or Completion of 24th Habitable Floor (4%)	Rs. 401,722/- (Rupees four lacs one thousand seven hundred twenty-two only)
11.	On Commencement or Completion of 28th Habitable Floor (4%)	Rs. 401,722/- (Rupees four lacs one thousand seven hundred twenty-two only)
12.	On Commencement or Completion of 32nd Habitable Floor (4%)	Rs. 401,722/- (Rupees four lacs one thousand seven hundred twenty-two only)
13.	On Commencement or Completion of 36th Habitable Floor (4%)	Rs. 401,722/- (Rupees four lacs one thousand seven hundred twenty-two only)
14.	On Commencement or Completion of Walls & Internal Plaster of the said Apartment (3%)	Rs. 301,292/- (Rupees three lacs one thousand two hundred ninety-one only)
15.	On Commencement or Completion of Floorings, Doors and Windows of the said Apartment (3%)	Rs. 301,292/- (Rupees three lacs one thousand two hundred ninety-one only)
16.	On Commencement or Completion of Sanitary Fittings, Staircases, Lift Wells & Lobbies upto floor level of the said Apartment (3%)	Rs. 301,292/- (Rupees three lacs one thousand two hundred ninety-one only)
17.	On Commencement or Completion of External Plumbing, External Plaster in which the said Apartment is located (3%)	Rs. 301,292/- (Rupees three lacs one thousand two hundred ninety-one only)
18.	On Commencement or Completion of the Lifts, Water Pumps, Electrical Fittings in which the said Apartment is located (3%)	Rs. 301,292/- (Rupees three lacs one thousand two hundred ninety-one only)
19.	On Commencement or handover of possession of Apartment or on receipt of OC or BCC Whichever is earlier (3%)	Rs. 301,292/- (Rupees three lacs one thousand two hundred ninety-one only)



Purchaser (s)

Developer (s)

करल - ५		
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२०२२		

TOTAL	Rs. 1,00,43,055/-
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(Rupees One Crore Forty-Three Thousand Fifty-Five Only)

Sr. No	Cheque No/RTGS/NEFT	DATE	Bank & Branch	Amount in Rs.
1	000655298577	31/08/2022	PAYTM, N/A	42,000
2	941479	04/09/2022	SBI BANK, CHEMBUR	40,00,000
Total : Rs. 4,042,000/- (Rupees Forty Lacs Forty-Two Thousand Only)				

For STANS BUILDTECH HOMES



Partner

For STANS BUILDTECH HOMES


Partner






Purchaser (s)


Developer (s)



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१९९२५	१२०	१५०
२०२२		

ANNEXURE - 'L'

LIST OF THE SAID AMENITIES AND FACILITIES

PART A

COMMON AMENITIES AND FACILITIES FOR THE ENTIRE PROPOSED BUILDING

RCC framed structure with transfer girder system
 Pile Foundation with Earth Quake resistant structural norms
 Well-designed compound wall and entrance gate
 Well decorated entrance lobby
 Provision of Wi-Fi connectivity in entrance lobby
 Paving at ground level and still area
 Mechanical stack parking at still level
 Mechanical stack parking at pit level
 Passenger lifts of reputed make
 Fitness Center with all Equipment's
 CCTV and Intercom system
 Planters and open-to-air seating at terrace level
 Provision of Rain Water Harvesting system



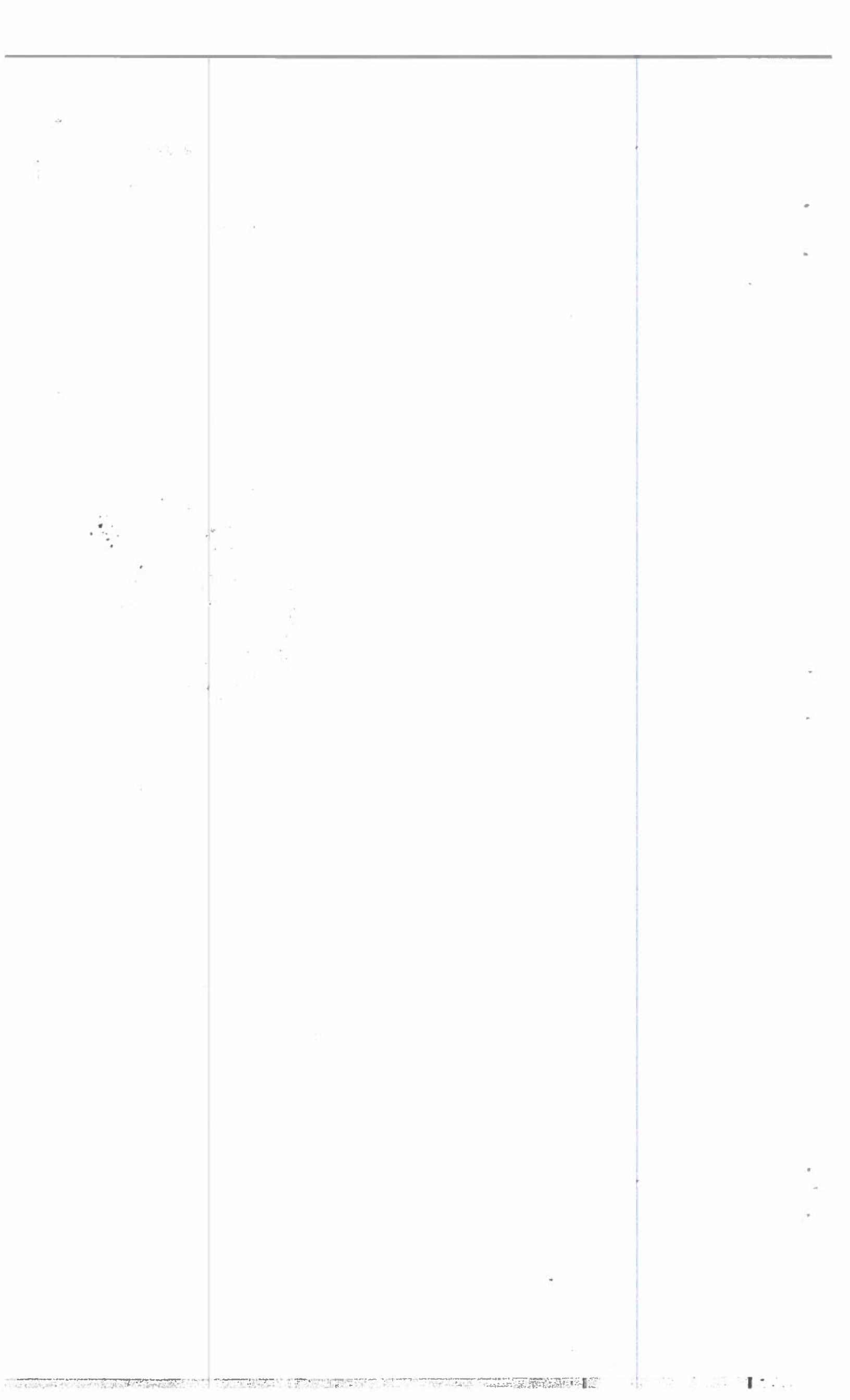
PART B

SPECIFICIATIONS, AMENITIES FIXTURES, FITTINGS, AND AMENITIES TO BE PROVIDED IN THE SAID FLAT

Marble/Granite/Wooden jambs for doors and windows
 Anodized/Powder coated aluminum sliding/openable windows
 POP/Gypsum finished Internal walls with quality paint
 Vitrified flooring of reputed make in all rooms
 Floor and wall tiles of reputed make in kitchen and bathroom(s)
 Granite cooking/preparation platform in kitchen
 Storage cabinets under platform counter
 Stainless steel sink in kitchen
 Provision of water purifier connection in kitchen
 Provision of geyser and exhaust fan connection in kitchen and bathroom(s)
 European WC, Washbasin and C.P. fittings of reputed make in bathroom(s)
 Concealed UPVC/ CPVC/ GI plumbing
 Concealed copper wiring and electrical points
 Provision of Telephone and Cable TV points
 Modular switches and plug points of reputed make

Purchaser (s)

Developer (s)

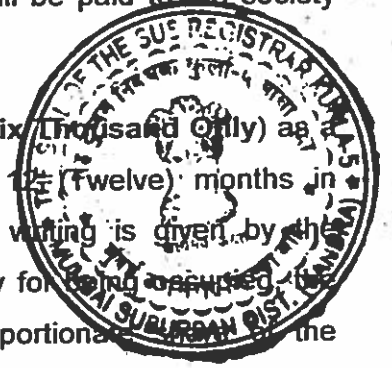


ANNEXURE - 'M'

करल - ५		
१९९२५	१२५	१५०
२०२२		

Amounts to be paid by the Purchaser/s to the Developer as per Clause 10.1 of the Agreement

1. A sum of Rs. 500/- towards acquiring the shares of the Society and entrance fee of Rs.100/- for the admission of the Purchaser/s to the Society, totaling to Rs. 600/- (Rupees Six Hundred Only).
2. A sum of Rs. 5000/- (Rupees Five Thousand Only) shall be paid to the society towards Sinking fund/Corpus fund.
3. A sum of Rs. 1,56,000/- (Rupees One Lakh and Fifty Six Thousand Only) as deposit towards provisional maintenance charges for 12 (Twelve) months in advance, commencing 7 (Seven) days after notice in writing is given by the Developer to the Purchaser/s that the said Flat, is ready for being occupied. The Purchaser/s shall be liable to bear and pay the proportionate of the maintenance charges and other monthly outgoings in respect of the said Flat. After the completion of the initial 12 (Twelve) months as aforesaid or exhaustion of the said deposit amount (whichever is earlier), the Purchaser/s shall be liable to bear and pay the maintenance charges in respect of the said Flat and the Purchaser/s further undertake/s to pay such provisional monthly contribution on or before the 5th day of each month in advance till handover of the management of the Proposed Buildings to the Society to the Developer and thereafter to the Society; and the Purchaser/s shall not withhold the same for any reason whatsoever. It is further agreed that the Purchaser/s will be liable to pay the Agreed Rate of Interest to the Developer for any delay in payment of such outgoings;
4. A sum of Rs. 10,000/- (Rupees Ten Thousand Only) towards legal and documentation charges (Non-Refundable);
5. A sum of Rs. 4,37,000/- (Rupees Four Lakhs and Thirty seven Thousand Only) towards Development charges, Maintenance of puzzle car parking charges, infrastructure charges, charges for various utility meters/connections, Gymnasium charges, etc. (Non-Refundable);
6. Balance of all taxes including but not limited to GST if any, applicable towards the items mentioned hereinabove above and otherwise in the Agreement. Time as to payment of the aforesaid amounts shall be of the essence of this Agreement.



Q X

Handwritten signature

करल - ५		
१९९५	१२२	१५०
२०२२		



513/8506

पावती

Original/Duplicate

Thursday, June 23, 2022

5:56 PM

नोंदणी क्र. 39M

Regn. 39M

करल - 4

पावती क्र.: 9031 दिनांक: 23/06/2022

92927 923 970

2022

गावाचे नाव: अंधेरी

दस्तावेजाचा अनुक्रमांक: वदर17-8506-2022

दस्तावेजाचा प्रकार: पॉवर ऑफ अॅटर्नी

मादर करणाऱ्याचे नाव: मेमर्स स्टान्स विल्डटेक होम्स चे भागीदार मोहम्मद सोहेल अंसारी -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 460.00

पृथांची संख्या: 23

एकूण:

रु. 560.00

आपणाम मूळ दस्त ,थंवेनेल प्रिंट,सूची-२ अंदाजे

6:11 PM ह्या वेळेस मिळेल.

सह. दु. नि. का. अंधेरी-6

वाजार मूल्य: रु.0.01 /-

मोबदला रु.0/-

थंवेनेल मुद्रांक शुल्क : रु. 500/-

सह. दु. नि. का. अंधेरी-6
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रकम: रु.460/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2306202213387 दिनांक: 23/06/2022

वैकचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH003882781202223E दिनांक: 23/06/2022

वैकचे नाव व पत्ता:

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 22/06/2022



CHALLAN
MTR Form Number-6



GRN	008882781202223E	BARCODE	Date 23/06/2022-17:24:10		Form ID	48(I)
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Registration Fee		TAX ID / TAN (If Any)			
			PAN No.(If Applicable)			
Office Name	BDR17_JT SUB REGISTRAR ANDHERI 6		Full Name	MS STANS BUILDTECH HOMES		
Location	MUMBAI		Flat/Block No.			
Year	2022-2023 One Time		Premises/Building			
Account Head Details		Amount In Rs.	Road/Street			
0030045501	Stamp Duty	500.00	Area/Locality	MUMBAI		
0030062200	Registration Fee	100.00	Town/City/District			
			PIN	4	0	0
				1	0	2
			Remarks (If Any)	SecondPartyName=AHMAD RAZA-		
			<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>बदर-१७/६</p> <p>८५०६ १ २३</p> </div>			
Total		600.00	Amount In Words	Six Hundred Rupees Only		
Payment Details		BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	02300042022062315498	01G103769	
Cheque/DD No.		Bank Date	RBI Date	23/06/2022-17:25:54	Not Verified with RBI	
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA			
Name of Branch		Scroll No. , Date	Not Verified with Scroll			



Department ID :

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

Mobile No. : 9999999999

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



करल - ५		
१२९२१	५२६	५१०
२०२२		

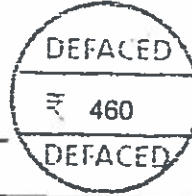


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2306202213387	Receipt Date	23/06/2022
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Received from dhc, Mobile number 9899999999, an amount of Rs.460/-, towards Document Handling Charges for the Document to be registered on Document No. 8506 dated 23/06/2022 at the Sub Registrar office Joint S.R. Andheri 6 of the District Mumbai Sub-urban District.



Payment Details

SBIN	10004152022062312378	Payment Date	23/06/2022
Deface No	2306202213387D	REF No.	217429436561
		Deface Date	23/06/2022

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

बदर-१७/१५		
५०६	५	२३
२०२२		



करल - ५		
१९२५	९५०	९५०
२०२२		



बदर-१७/१५		
८५०९	७	२३
२०२२		

SPECIAL POWER OF ATTORNEY



TO ALL TO WHOM THESE PRESENTS SHALL COME: We, (1) **MR. MOHAMMED SOHAIL ANSARI** aged about 47 years at Mumbai, Indian Inhabitant, 1203, Chouhan Classic, Captain Samant Marg, Hill Park, Jogeshwara, Mumbai: - 400102 and (2) **MR. AZIZUR REHMAN UMAR MOMIN** aged about 53 years at Mumbai, Indian Inhabitants residing at B-202, White Tower, Aqsa Masjid Road, Opp. 24 Karat, Jogeshwari (West), Mumbai: - 400102. **SEND GREETINGS:-**

WHEREAS:-

- We are the Partners of **M/S. STANS BUILDTECH HOMES**, a Partnership Firm having its office at Office No. - 518, "B" Wing, Samarth Aishwarya, Near High Land Park, Opp. Samartha Vaibhav, Off. K. L. Walawal Road, Oshiwara, Andheri (West), Mumbai: - 400 053 and carrying on the business of Builders & Developers for Real Estate Development & Construction of Flats, Shops. And further entering into Agreement for sale in respect thereof in favour of Prospective buyers of "SKY ANNEX" situated at C.T.S. No. 128 of Village - Marvali, Shahaji Nagar, Ajj Baug, R. C. Marg, Chembur (East), Mumbai: - 400074, for "UTAKARSHA SRA CHS. (Ltd.)"
- In the Course of our business we are entering Agreement for sale, Deed of Cancellation and Deed of Rectification of the Flats, Shops, Sometimes it is very difficult to attend personally each transaction for the purpose of registration of flats/shops/ on behalf of the above said Partnership Firm at the Sub-Registrars of Assurances.

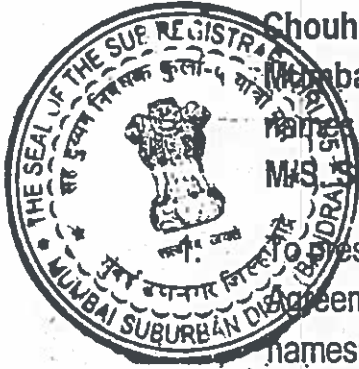
[Handwritten signature]

[Handwritten signature: Anad Raza]

c. Due to that, we are desirous of appointing some fit and proper person to personally remain present before the concerned Sub-Registrar of Assurances Mumbai and to lodge and admit execution of the said Agreement executed by us. (Hereinafter called "The Attorney") to act for us and manage and look after our affairs which the Attorney has consented to do.

करल - ५	
१९९२	२३/६/२०२२
२०२२	

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that we hereby nominate, constitute and appoint **MR. AHMAD RAZA** having address at **B-1203, Chouhan Classic, Captain Samant Marg, Hill Park, Jogeshwari (West), Mumbai: - 400102** to be our true and lawful attorney to act for us and in our name for the purpose expressed hereinafter above said Partnership Firm i.e. **M/S. STANS BUILDTECH HOMES** for the purpose that is to say;



to present and lodge in the office of the concerned Sub Registrar of Assurances Agreements that may be executed us, to appear before him and to admit in our names and on our behalf execution thereof and to do all acts and things necessary for effectively registering the said documents.

बदर - १७५	
१२/६/२०२२	२३
२०२२	

To answer to the queries and doubts if any, raised by the concerned registrar of Assurances or any other concerned authorities in respect of the documents executed and/ or any hereafter be executed by us.



After registration of such Agreements to collect the originals from the concerned Sub-Registrar of Assurances and its department and also apply and obtain Index and certified true copy thereof, if necessary.

WE DO HEREBY agree to ratify and confirm all and whatsoever our said Attorney shall do or cause to be done by virtue of these presents.

IN WITNESS WHERE OF we have hereunto set out our respective hands at this 23RD day of June, 2022.

(Handwritten signatures)

Amad Raza

SIGNED SEALED AND DELIVERED by the)

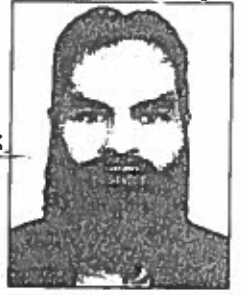
Within named M/S. STANS BUILDTECH HOMES)

Through its Partners

1) MR. MOHAMMED SOHAIL ANSARI

For STANS BUILDTECH HOMES

[Signature]
Partner



2) MR. AZIZUR REHMAN UMAR MOMIN

For STANS BUILDTECH HOMES

[Signature]



Witness.....

1. *[Signature]*

2. *[Signature]*

Executors

बदर-१७/११		
६५०६	२	२३
२०२२		



SIGNED IN ACCEPTANCE

By the within named

MR. AHMAD RAZA



[Signature]
Ahmad Raza



Witness.....

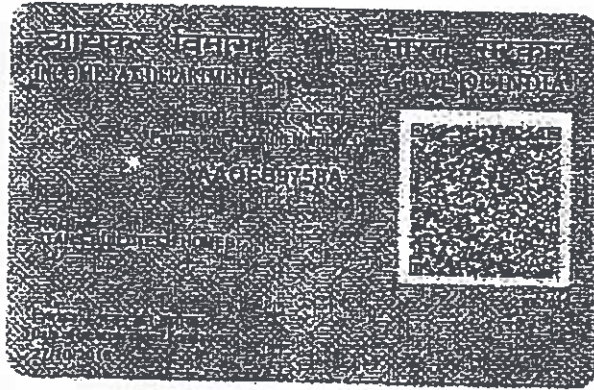
1. *[Signature]*

2. *[Signature]*



करल - ५		
१९२५	१३०	११७
२०२२		

बदर-१७/६८		
८५६	११	२३
२०२२		



For STANS BUILDTECH HOMES

For STANS BUILDTECH HOMES


Partner


Partner



बदर-१७/१५		
८५०६	१२	२३
२०२२		

करल - ५		
१९१२५	१३१	१५०
२०२२		

FORM 'H' / नमुना 'ह'
(See rule 17 / नियम १७ पढा)
CERTIFICATE OF REGISTRATION
नोंदणीचे प्रमाणपत्र



THE INDIAN PARTNERSHIP ACT, 1932
(ACT NO. IX OF 1932)
भारतीय भागीदारी अधिनियम, १९३२
(सन १९३२ चा अधिनियम क्रमांक ९)



Registration No. MU000019622

It is certified that a firm by name " Stans Buildtech Homes " with its head office at 15-B , Sagar Tower , Off S. V. Road , Aqsa Masjid Road , Jogeshwari (West) , Mumbai(Suburban) , Mumbai Suburban , Maharashtra , 400102.

India has this day been duly registered under The Indian Partnership Act, 1932 (Act No. IX of 1932).

या द्वारे असे प्रमाणित करण्यात येते आहे की, १५/बी, सागर टावर, ऑफ एस. वी रोड, अक्सा मजिद रोड, जोगेश्वरी (पश्चिम), मुंबई (उपनगर), मुंबई (उपनगर), महाराष्ट्र, ४००१०२.

India

येथे मुख्यालय असलेल्या " स्टॅन्स बिल्डटेक होम्स "

या नावच्या संस्थेची २८ Apr, २०२२ या दिवशी भारतीय भागीदारी अधिनियम, १९३२ (सन १९३२ चा अधिनियम क्रमांक ९) अन्वये योग्य रीतीने नोंदणी करण्यात आली आहे.

Given under my hands this 28 Apr, 2022

दिनांक २८ Apr, २०२२ या दिवशी माझ्या सहीने देण्यात आले.

Signature valid

Digitally Signed by
V Kamboj
Asst. Registrar Of Firms, Mumbai



करल - ५		
१८९२७	१३२	१५०
२०२२		



(Amended)

Government of India
Form GST REG-06
[See Rule 10(1)]

बदर-१७/१८		
६५०६	१३	२३
२०२२		

Registration Certificate



Registration Number: 27AAQFB9758A1Z4

1.	Name of the Business	Stans BUILDTECH HOMES			
2.	Trade Name, if any	Stans BUILDTECH HOMES			
3.	Constitution of Business	Partnership			
4.	Address of Principal Place of Business	15 B, SAGAR TOWER CHS LTD, AQSA MASJID ROAD, OFF S V ROAD, JOGESHWARI WEST, Mumbai Suburban, Maharashtra, 400102			
5.	Date of Liability	01/07/2017			
6.	Date of Validity	From	01/07/2017	To	Not Applicable
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority	Maharashtra Goods and Services Tax Act			
Signature					
Name	Devidas Paradkar				
Designation	STATE TAX OFFICER				
Jurisdictional Office	MUMBAI NODAL DIVISION-8				
9. Date of issue of Certificate	27/06/2019				
Note: The registration certificate is required to be prominently displayed at all places of Business/Office(s) in the State.					



For STANS BUILDTECH HOMES

Partner

For STANS BUILDTECH HOMES

Partner

करल - ५

YOUR BILL OF SUPPLY

Consumer Number (CA no.): 9000 0100 0421
Name: MOHAMMED SOHAIL ANSARI & MOHAMMED TUFAIL ANSARI
Address: OFF NO - 518 B WING, SAMARTHA AISHWARYA, HIGH LAND PARK OSHIWARA, OPP. SAMARTHA VAIBHAV, OFF. K. L. WALAWAL ANDHERI (W), MUMBAI, 400053

YOU CAN REACH OUT TO US
TOLL FREE NO.: 1800209511
WHATSAPP: 7045116237
IN CASE OF FIRE/ ACCIDENT: 022 2577 4399
EMAIL: customercare@tatapower.com
WEBSITE: cp.tatapower.com



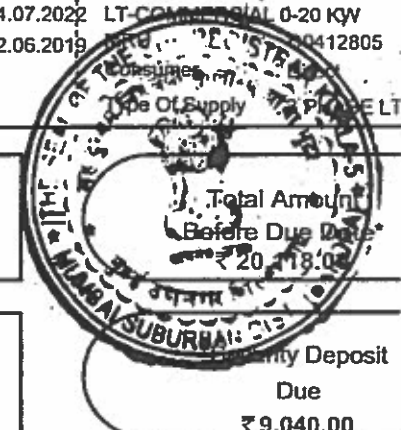
The Tata Power Company Ltd., Commercial Department,
Senapati Bapat Marg, Lower Parel, Mumbai 400 013

Dis. Seq.: SC/D0412805/164/0000

बदर-१७/१५

Register Bill 98 123 Bill Month: JUN 2022 Bill Period: 12.05.2022 to 11.06.2022 Bill Date 13.06.2022

Bill No 0022 : 099626731357 Meter No : 10224266 Meter Status : OK
Metered Units : 2,324 Billed Units : 2,324 Supply Zone : Metro SC01 Dispatch Zone : Metro SC01 Nxt. Mtr. Rdg. Dt.: 11.07.2022 (Tent)
Discount Date : 20.06.2022 Due Date : 04.07.2022 Supply Date : 12.06.2019
Tariff Category : LT II(A) : LT-COMMERCIAL 0-20 KW
Dis. Seq.: SC/D0412805/164/0000



Current Bill Amount ₹ 20,118.00	+	Net Other Charges ₹ 0.00	+	Past Dues ₹ 0.00	Total Amount Before Due Date ₹ 20,118.00	
Amount By Discount Date ₹ 19,958.00		Amount After Due Date ₹ 20,369.00		Security Deposit Available ₹ 24,140.00		Security Deposit Due ₹ 9,040.00

*Due date is applicable for current bill only.

Switch ON Smart Switch ON Green POWER HOME

SMART PLUG WITH IR REMOTE
CONTROLS MULTIPLE APPLIANCES LIKE AC, TV, SETTOP BOX & MORE

4,493/-
1,749/-

Switch on Smart
For More Details, Contact 1800-2-12345

*T&C Apply

Your nearest offline payment centres: Customer Relations Centre (MON TO SAT: 9:00 TO 17:00 HRS & LUNCH: 14:00 TO 14:30 HRS; 2ND & 4TH SATURDAY: 9:00 TO 13:00 HRS)
Shop No 07, 7A Shri Hari Co-op Society, RTO Road, Lokhandwala Complex, Landmark-Nxt to Ambedkar Hall, Andheri (W) Mumbai 400053

MESSAGE TO CONSUMER
Beware of fraudulent messages being received by you. Tata Power does not send SMS from an unregistered number and asks you to share any Password, OTP, Bank Details and the mobile/laptop screen with our executives while making payments. Please use our authorized payment modes only. YOUR SAFETY IS OUR TOPMOST PRIORITY!

Nilesh Kane
Chief - Distribution
(Mumbai Operations)

FOLLOW US ON: [Social Media Icons]

11062022_5017796/011063 UPI UNIFIED PAYMENTS INTERFACE

THE TATA POWER COMPANY LIMITED			
Consumer Name: MOHAMMED SOHAIL ANSARI & MOHAMMED TUFAIL ANSARI		Consumer No: 9000 0100 0421	
Bill No : 099626731357	Bill Date : 13.06.2022	Bill Amount : ₹ 20,118.00	
Cheque No. :	Discount Date : 20.06.2022	Amt by Disc DL : ₹ 19,958.00	
Cheque Date :	Due Date : 04.07.2022	Amt After Due Dt. : ₹ 20,369.00	

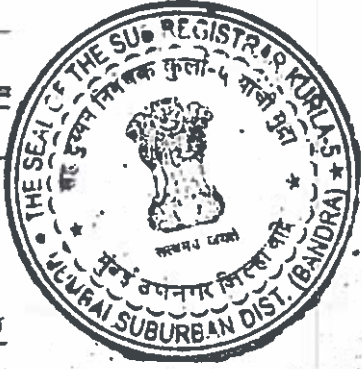
Payment should be made by crossed cheque/DJ in favour of Tata Power CA.NO.9000 0100 0421 For multiple payments, write CA no & break-up of amount on back side of cheque. Please don't issue postdated or outstation cheques. Pls attach payment slip(s).



Handwritten signatures and scribbles at the bottom of the bill.

करल - 4		
१११११	१३४	१५०
२०२२		

बदर-१७/१८		
८५०६	१५	२३
२०२२		



(Handwritten signature)



करल - ५
२०२२

बदर-१७/११
२५०६ १६ २३
२०२२



भारत सरकार
Government of India

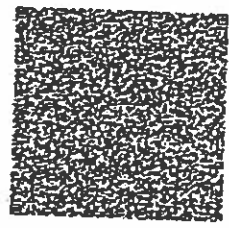
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 1088/16697/01198

To
मोहम्मद सोहेल अन्सारी
Mohammed Sohail Ansari
S/O Mohammed Akhtar Ansari
B/1203, Chouhan Classic
Captain Samant Marg, Hill Park
Jogeshwari West
Mumbai
Jogeshwari West
Mumbai Maharashtra - 400102
9869037286

Download Date: 17/02/2020
Issue Date: 09/10/2018

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :
9973 2021 4677
VID : 9147 2866 1578 5542
मेरा आधार, मेरी पहचान



मोहम्मद सोहेल अन्सारी
Mohammed Sohail Ansar
जन्म तिथि/DOB: 11/06/1975
पुरुष/ MALE

Download Date: 17/02/2020

Issue Date: 09/10/2018

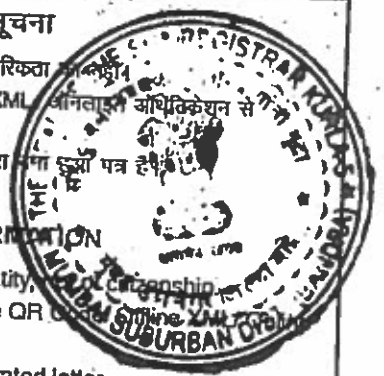
9973 2021 4677
VID : 9147 2866 1578 5542

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता प्रमाणित करे।
- सुरक्षित QR कोड / ऑफलाइन XML अनिवार्य ऑथेंटिकेशन से पहचान प्रमाणित करे।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।



INFORMATION

- Aadhaar is a proof of identity, citizenship and residence.
- Verify identity using Secure QR Code or Offline XML Authentication.
- This is electronically generated letter.

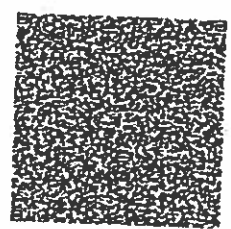
- आधार देश पर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



पता:
S/O मोहम्मद अख्तर अन्सारी, B/1203, चौहान क्लासिक, कैप्टन समन्त मार्ग, जोगेश्वरी वेस्ट, मुंबई, मुंबई महाराष्ट्र - 400102

Address:
S/O Mohammed Akhtar Ansari, B/1203, Chouhan Classic, Captain Samant Marg, Hill Park, Jogeshwari West, Mumbai, Mumbai, Maharashtra - 400102



9973 2021 4677
VID : 9147 2866 1578 5542

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



Handwritten signature

करल - ५		
१२१२५	१३६	१५१०
२०२२		

बदर-१७/१५		
२५०६	१७	२३
२०२२		



[Handwritten signature]



बदर-१७/१९
 ५०६ १८ २३
 २०२२

करल - ५
 १९९२५ १३५ ११०
 २०२२



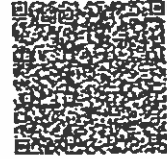
भारत सरकार
 Unique Identification Authority of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/61181/02704

To,
 Azizur Rehman Mohammed Umar Momin
 202/B, White Tower
 Aqsa Masjid Road
 Opp 24 Karat Jogeshwari West
 Mumbai
 Jogeshwari West Mumbai
 Maharashtra 400102
 9702534638

Ref: 4 / 13D / 6995 / 7980 / P

SH366093995DF



आपला आधार क्रमांक / Your Aadhaar No. :

2904 6138 3677

आधार — सामान्य माणसाचा अधिकार



अजिजुर रेहमान मोहम्मद उमर मोमीन
 Azizur Rehman Mohammed Umar Momin
 जन्म वर्ष / Year of Birth : 1969
 पुरुष / Male



2904 6138 3677

आधार — सामान्य माणसाचा अधिकार

(Handwritten signature)

करल - ५		
१९९२५	०३८	१३०
२०२२		

बदर-१७/१८		
८५६६	१२	२३
२०२२		

आयकर विभाग
INCOME TAX DEPARTMENT

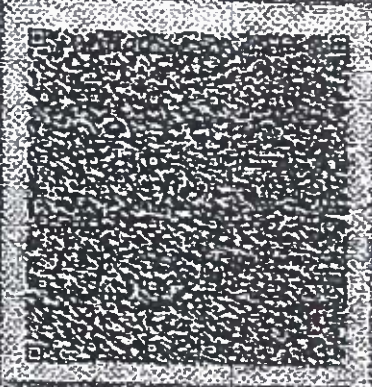

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
CZJPR3986C

Taxpayers Name

Signature

15/09/2022

Amad Raza



बदर-१७/IV
 ८५०६ 20 23
 २०२२

करल - ५
 १९९२५ ०१२/१५०
 २०२२



भारत सरकार
 Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India



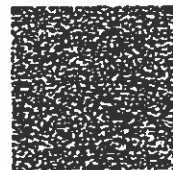
सामंन्य क्रम / Enrollment No. : 0000/00115/635

To
 Ahmad Raza
 अहमद रज़ा
 Md Mustaque,
 B-1203, Chouhan Classic,
 Captain Swami Marg,,
 Off SV road Jogeshwari west,
 VTC: Mumbai, PO: Jogeshwari West,
 District: Mumbai Suburban,
 State: Maharashtra, PIN Code: 400102,
 Mobile: 9507213839

89791702



KF897917024F1



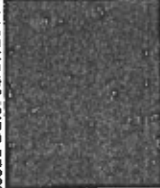
आपका आधार क्रमांक / Your Aadhaar No. :

9681 0005 7615

मेरा आधार, मेरी पहचान



Issue Date: 09/07/2014



अहमद रज़ा
 Ahmad Raza
 जन्म तिथि / DOB: 15/09/1998
 पुरुष / Male

9681 0005 7615

मेरा आधार, मेरी पहचान



Ahmad Raza

करल - ५
 १९१२५ ११०१५०
 २०२२

बदर-१७/५१
 १५०६ २९ २३
 २०२२

WITNESS NO-01



आधार

भारत सरकार
 Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 1249/90051/00970


To
 मोहम्मद सिराज मोहम्मद मेराज खान
 Mohammed Siraj Mohammed Meraj Khan
 S/O Mohammed Meraj Khan
 Opp. Fire Brigada Bandra Kuria Complex Road
 Flat No.708 7th Floor Building No.1 Motilal Nehru Nagar
 Bandra (East)
 Mumbai Maharashtra - 400051
 7506377344

Download Date: 28/11/2017
 Generation Date: 15/08/2017

आपका आधार क्रमांक / Your Aadhaar No.

4813 7164 2242

मेरा आधार, मेरी पहचान



मोहम्मद सिराज मोहम्मद मेराज खान
 Mohammed Siraj Mohammed Meraj Khan
 जन्म तिथि/DOB: 15/08/1994
 पुरुष/ MALE

4813 7164 2242

मेरा आधार, मेरी पहचान



MAHARASHTRA
 DL No. [REDACTED]
 Valid Till [REDACTED]

Name: MANCJ S...
 SO/W of MANGES...
 Rdj-301,3RD FLOOR...
 NEAR KANCHAN...
 WLSAI,PALGHAR...
 Pin: 401209
 Signature & ID of Issuing Authority: [REDACTED]

[Handwritten Signature]

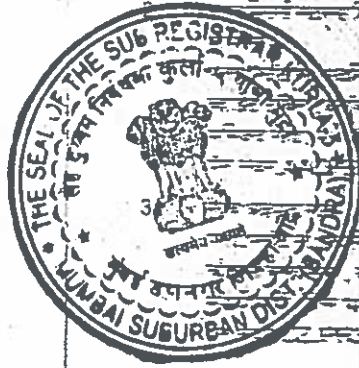
बट्टा-१ (Summary-2)
 दस्तावेज क्रमांक-2
 ८५०६ २३ २३
 २०२२

बट्टा 17
 दस्तावेज क्रमांक: 8506/2022

२३/०६/२०२२
 करतः
 २०२२

पुस्तक क्रमांक
 पुस्तक प्रकार
 वयः-47
 जातिः
 पुस्तक क्रमांक
 वयः-53
 जातिः
 पुस्तक क्रमांक
 वयः-23
 जातिः

छायाचित्र	अंगठ्याचा दृमा



वरील दस्तावेज पुस्तक क्रमांक ८५०६ वरून पुस्तक क्रमांक ८५०६ वरून दिव्याचे वसुध करताना.
 शिक्का क्र.३ ची वेळ: 23 / 06 / 2022 05 : 53 : 08 PM

आठवडा:
 खानगीत इतम अने निवेदीन करताना की ते इतम करताना इतम करताना इतम करताना इतम करताना इतम करताना

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव: मदीन भेलनेकर -
 वय: 30
 पत्ता: शांति नं. २, विवेदी निवास, न्यू नागदाम रोड, अंधेरी पूर्व मुंबई
 पिन कोड: 400069
 - 2 नाव: मोहम्मद निगात्र मोहम्मद मेगात्र खान -
 वय: 28
 पत्ता: फायर ब्रिगड च्या नमोड कुर्ता कॉम्प्लेक्स रोड, नदविका नं. 302, 3 वा मजला, विन्डिंग नं. १, मोर्नीनातम मेहरन मार्ग, वांद्रा पूर्व
 पिन कोड: 400051

छायाचित्र	अंगठ्याचा दृमा

बट्टा-१७/- ८५०६ /२०२२
 पुस्तक क्रमांक ८५०६, क्रमांक... ८५०६... वर
 नोंदला.
 दिनांक: २३... माहे... २३... २०२२

शिक्का क्र. 4 ची वेळ: 23 / 06 / 2022 05 : 53 : 44 PM

सह. मुख्य निबंधक, अंधेरी - ६
 Paymaster

sr.	Type	Verification no/Vendor	GRN/Licence	Amount	सह. मुख्य निबंधक, अंधेरी क्र.-६, अंधेरी उपनिवेश क्रमांक	Deface Date
1	MS SANS BULDOZERS	19496	MH003882781202223E	500.00	SD 0001986761202223	23/06/2022
2			06202213387	460	RF 2306202213387D	23/06/2022
3	MS SANS BULDOZERS		003882781202223E	100	RF 0001986761202223	23/06/2022

[SD: State Standing Charges]

करल - ५
०९९२५००३ ०५०

आयकर विभाग
INCOME TAX DEPARTMENT
AZIZUR REHMAN UMAR MOMIN
MOHAMMED UMAR ABDULLAH MOMIN
०२/१९६९
Permanent Account Number
ADUPM7653E
Signature
भारत सरकार
GOVT. OF INDIA

Signature



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAQFB9758A
QR Code
23052018
नाम / Name
STANS BUILDTECH HOMES
निगम / रजम की तिथि
Date of Incorporation / Formation
27/08/2016

For STANS BUILDTECH HOMES
Signature
Partner

For STANS BUILDTECH HOMES
Signature
Partner

करल - 5
आकवर विभाग
INCOME TAX DEPARTMENT
2022

भारत सरकार
GOVT. OF INDIA

MOHAMMED SOHAIL ANSARI
MOHAMMED AKHTAR ANSARI
11/06/1975
Permanent Account Number
ADIPA4224H

12/22008



For flat registration
[Signature]

करल - ५		
१९१२५	१०५	१५०
२०२२		



[Handwritten signature]

करल - ५
१९१२५ १०६ ११०
२०२२



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रमांक / Enrollment No.: 2722/40074/84624

To
संजय प्रभुराव पडोळे
Sanjay Prabhurao Padole
C/O Sanjay Prabhurao Padole,
NEAR R.C.F SPORTS COMPLEX, TYPE-B/ 2/ 9/ R.C.F
COLONY,
VTC: Chembur,
District: Mumbai,
State: Maharashtra,
PIN Code: 400074,
Mobile: 9819938321
104620027
MG046200272F1



आपका आधार क्रमांक / Your Aadhaar No. :

8256 6336 3814

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date : 26/02/2012



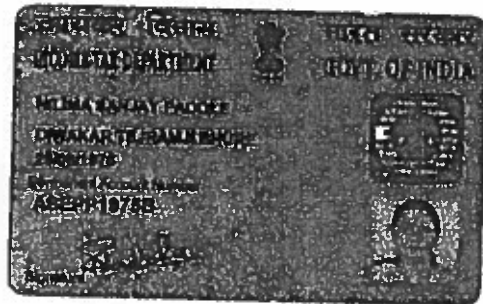
संजय प्रभुराव पडोळे
Sanjay Prabhurao Padole
जन्म तिथि / DOB : 17/01/1969
पुरुष / Male

8255 6336 3814

मेरा आधार, मेरी पहचान

(Handwritten signature)

करल - ५		
१९९२५	१४७	१३०
२०२२		



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भारत सरकार
GOVT OF INDIA

भारत बीजन
Bharat Kaushal

जन्म वर्ष / Year of Birth : 1980
पुरुष / Male

Handwritten signature: Bharat Kaushal

7915 6333 3661

आधार - सामान्य माणसाचा अधिकार

वित्त विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

पंजीकृत करदाता
PAN: AABP12345678

3012021

करल - ५
१९९२५ ९४८९५०
२०२२



भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नॉदविष्णुयुध क्रमांक / Enrollment No. : 2821/27055/09946

To
Nilima Sanjay Padole
नीलिमा संजय पडोळे
W/O Sanjay Padole,
NEAR R.C.F SPORTS COMPLEX,
TYPE-B/ 2/ 9/ R.C.F COLONY,
VTC: Chembur,
District: Mumbai,
State: Maharashtra, PIN Code: 400074,
Mobile: 9819982551

82294365



KF822943652F1



आपला आधार क्रमांक / Your Aadhaar No. :

4514 3453 8642

माझे आधार, माझी ओळख



भारत सरकार
Government of India



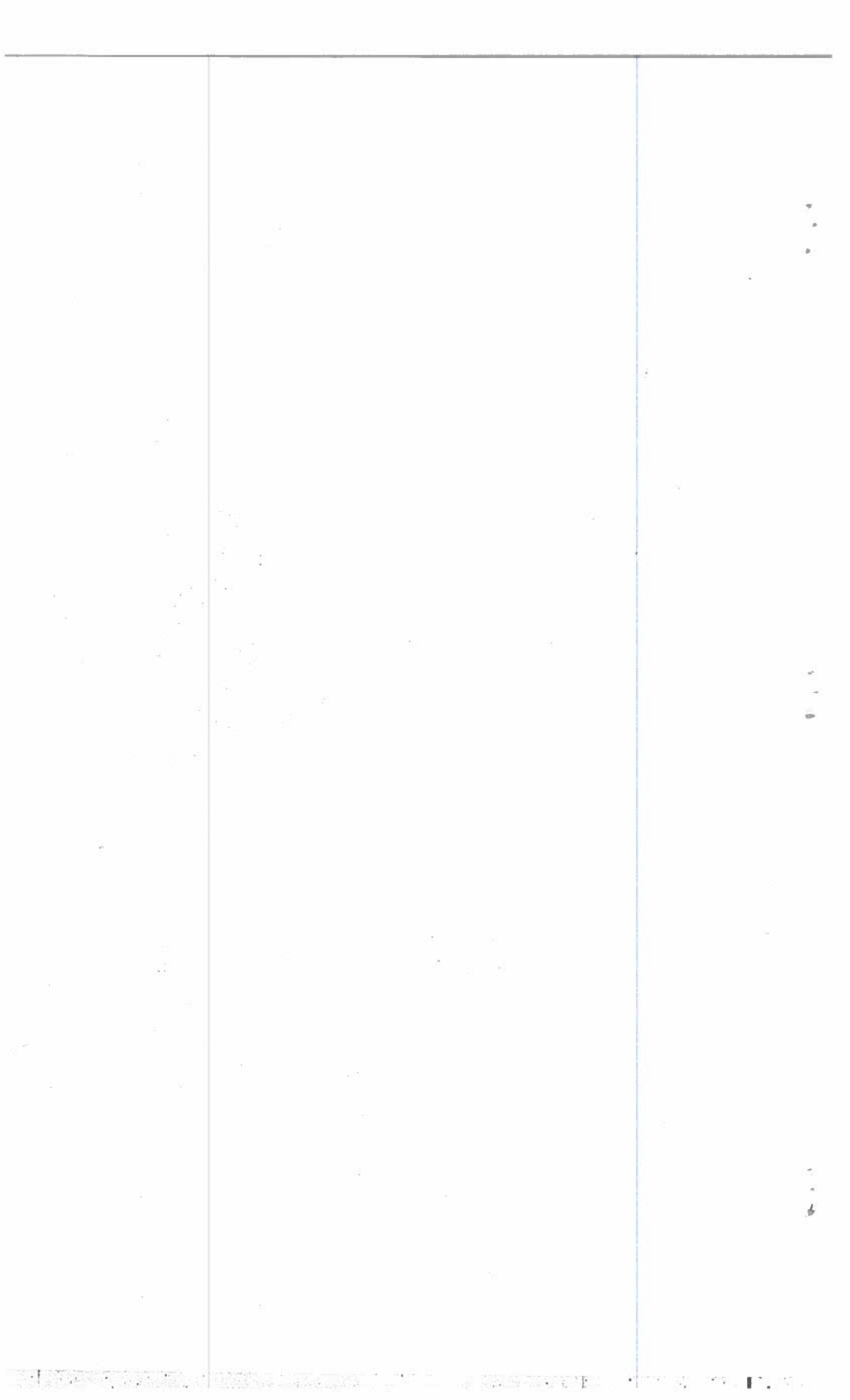
Issue Date: 20/02/2012



नीलिमा संजय पडोळे
Nilima Sanjay Padole
जन्म तारीख / DOB: 29/08/1976
स्त्री / Female

4514 3453 8642

माझे आधार, माझी ओळख





27/09/2022 2 41:01 PM

दस्ता क्रमांक : करल5/19125/2022

दस्ताचा प्रकार : करारनामा

दस्त गोपवारा भाग-2

करल5

दस्त क्रमांक: 19125/2022

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मेसर्स स्टॉस बिल्डटेक होम्स चे भागिदार मोहम्मद सोहेल अन्सारी तर्फे मुखत्यार अहमद राजा पत्ता: प्लॉट नं: ऑफिस नं. बी/518, माळा नं: -, इमारतीचे नाव: समर्थ ऐश्वर्या, ब्लॉक नं: तारापोरे टॉवर समोर, रोड नं: लोखंडवाला, अंधेरी पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: AAQFB9758A	लिहून देणार वय :- 23 स्वाक्षरी :-		
2	नाव: मेसर्स स्टॉस बिल्डटेक होम्स चे भागिदार अझीझुर रहमान उमर मोमीन तर्फे मुखत्यार अहमद राजा पत्ता: प्लॉट नं: ऑफिस नं. बी/518, माळा नं: -, इमारतीचे नाव: समर्थ ऐश्वर्या, ब्लॉक नं: तारापोरे टॉवर समोर, रोड नं: लोखंडवाला, अंधेरी पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: AAQFB9758A	लिहून देणार वय :- 23 स्वाक्षरी :-		
3	नाव: सजय प्रभुराव पडोळे पत्ता: प्लॉट नं: टाईप बी/२/९, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: आर सी एफ स्पोर्ट्स कॉम्प्लेक्स जवळ, चेंबूर पूर्व मुंबई, रोड नं: महाराष्ट्र, मुंबई. पिन नंबर: AGBPP0917A	लिहून घेणार वय :- 53 स्वाक्षरी :-		
4	नाव: नीलिमा सजय पडोळे पत्ता: प्लॉट नं: टाईप बी/२/९, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: आर सी एफ स्पोर्ट्स कॉम्प्लेक्स जवळ, चेंबूर पूर्व मुंबई, रोड नं: महाराष्ट्र, MUMBAI. पिन नंबर: ASEPP1975B	लिहून घेणार वय :- 46 स्वाक्षरी :-		

वरील दस्तऐवज करून देणार तशीकथीत करारनामा चा दस्त ऐवज करून दित्याचे कबुल करतात.
शिक्का क्र. 3 ची वेळ 27 / 09 / 2022 02 : 32 : 05 PM

श्रीळख -
शातील इसम असे निवडी: करतान की ते दस्तऐवज करून देणा-याना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: करण आर गुप्ता वय: 34 पत्ता: चेंबूर मुंबई पिन कोड: 400071		
2	नाव: भरन कोशल वय: 49 पत्ता: चेंबूर मुंबई पिन कोड: 400071		

शिक्का क्र. 4 ची वेळ 27 / 09 / 2022 02 : 33 : 19 PM

शिक्का क्र. 5 ची वेळ 27 / 09 / 2022 02 : 34 : 20 PM नोंदणी पुस्तक 1 मध्ये

सह. दुय्यम निबंधक

क्र.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used	Deface Number	Deface Date
1	MR SANJAY PRABHURAO PADOLE AND OTHER	eChallan	10007502022092604660	MH008311197202223P	508700.00	SD	0004130:27202223	27/09/2022
2		DHC		2609202210918	1000	RF	2609202210918D	27/09/2022
3		DHC		2609202210911	2000	RF	2609202210911D	27/09/2022
4	MR SANJAY PRABHURAO PADOLE AND OTHER	eChallan		MH008311197202223P	30000	RF	0004130:27202223	27/09/2022

[SD:Stamp Duty] [DHC:Document Handing Charges] [DHC: Document Handing Charges] जाने आहेत.



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Verify Scan of the document for correctness through the online portal (4 pages on a side) printed on both sides.
Get print in the e-file after registration.
For feedback, please write to us at santa@gmail.com

पुस्तक क्रमांक १ क्रमांकावर

नोंदणी

दिनांक: 27/09/2022

सह. दुय्यम निबंधक, कुर्ला - ५
मुंबई उपनगर जिल्हा

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Faint, illegible markings or text in the middle right area.

Faint, illegible markings or text in the top right corner.

Faint, illegible markings or text in the middle right area.

Faint, illegible markings or text in the bottom right corner.



27/09/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

दस्त क्रमांक : 19125/2022

नोंदणी :

Regn:63m

गावाचे नाव : मारवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	10144500
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकर आकारणी देतो की पट्टेदार ते नमुद करावे)	6067615.95
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: प्लॉट नं. 1712, माळा नं: 17 वा मजला, इमारतीचे नाव: स्काय एंनेक्स, ब्लॉक नं: शहाजी नगर, अजीज़ बाग, रोड : आर.सी मार्ग, चेंबूर मुंबई-400074, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 650 चौ फूट रेरा कारपेट. ((C.T.S. Number : 128 ;))
(5) क्षेत्रफळ	1) 650 चौ.फूट
(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 स्टॉस बिल्डटेक होम्स चे भागिदार मोहम्मद सोहेल अन्सारी तर्फे मुखत्यार अहमद रजा वय:-23; पत्ता:-प्लॉट नं: ऑफिस नं. बी/518, माळा नं:-, इमारतीचे नाव: समर्थ ऐश्वर्या, ब्लॉक नं: तारापोरे टॉवर समोर, रोड नं: लोखंडवाला, अंधेरी पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन नं:-AAQFB9758A 2): नाव:-मेसर्स स्टॉस बिल्डटेक होम्स चे भागिदार अझीझुर रहमान उमर मोमीन तर्फे मुखत्यार अहमद राजा वय:-23; पत्ता:-प्लॉट नं: ऑफिस नं. बी/518, माळा नं:-, इमारतीचे नाव: समर्थ ऐश्वर्या, ब्लॉक नं: तारापोरे टॉवर समोर, रोड नं: लोखंडवाला, अंधेरी पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन नं:-AAQFB9758A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-संजय प्रभुराव पडोळे . . वय:-53; पत्ता:-प्लॉट नं: टाईप बी/२/९, माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: आर सी एफ स्पोर्ट्स कॉम्प्लेक्स जवळ, चेंबूर पूर्व मुंबई, रोड नं: ., महाराष्ट्र, मुंबई. पिन कोड:-400074 पॅन नं:-AGBPP0917A 2): नाव:-नीलिमा संजय पडोळे - वय:-46; पत्ता:-प्लॉट नं: टाईप बी/२/९, माळा नं:-, इमारतीचे नाव: ., ब्लॉक नं: आर सी एफ स्पोर्ट्स कॉम्प्लेक्स जवळ, चेंबूर पूर्व मुंबई, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400043 पॅन नं:-ASEPP1975B
(9) दस्तऐवज करून दिल्याचा दिनांक	27/09/2022
(10) दस्त नोंदणी केल्याचा दिनांक	27/09/2022
(11) अनुक्रमांक, खंड व पृष्ठ	19125/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	608700
(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.



सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MR SANJAY PRABHURAO PADOLE AND OTHER	eChallan	10000502022092604660	MH008311197202223P	608700.00	SD	0004130227202223	27/09/2022
2		DHC		2609202210918	1000	RF	2609202210918D	27/09/2022
3		DHC		2609202210911	2000	RF	2609202210911D	27/09/2022
4	MR SANJAY PRABHURAO PADOLE AND OTHER	eCrallan		MH008311197202223P	30000	RF	0004130227202223	27/09/2022

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





