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GURUKRUPA REALCON

AGREEMENT FOR SALE

FLAT NO. 1302, 13TH FLOOR, BLDG NO. 21,
“GURUKRUPA GYANAM”, POWAI MANIDWIP
COMMERCIAL PREMISES CHS LTD., A.S.
MARG, POWAI, MUMBAI-400076.

DEVELOPERS

M/S. GURUKRUPA REALCON INFRABUILD LLP

&

PURCHASERS

SHREENATH BHALCHANDRA PATKI

BHALCHANDRA BHASKAR PATKI

REKHA BHALCHANDRA PATKI

(KURLA 2)

Document No. KRL2/24980/2024

Date of Registration: 03/12/2024

SWAMI REGISTRATION

370/24980

पावती

Original/Duplicate

Tuesday, December 03, 2024

नोंदणी क्रं. :39म

10:38 AM

Regn.:39M

पावती क्रं.: 26758

दिनांक: 03/12/2024

गावाचे नाव: कोपरी

दस्तऐवजाचा अनुक्रमांक: करल2-24980-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: श्रीनाथ भालचंद्र पत्की

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी


रु. 2140.00

पृष्ठांची संख्या: 107

एकूण:

रु. 32140.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
10:57 AM ह्या वेळेस मिळेल.


सह दु.निबंधक कुर्ला 2

बाजार मुल्य: रु.15452731.8 /-

मोबदला रु.19432432/-

भरलेले मुद्रांक शुल्क : रु. 1166000/-

सह दुय्यम निबंधक कुर्ला -२
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु.140/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1224020320034 दिनांक: 03/12/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1224023119933 दिनांक: 03/12/2024

बँकेचे नाव व पत्ता:

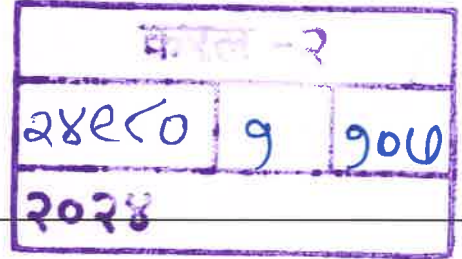
3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011938805202425E दिनांक: 03/12/2024

बँकेचे नाव व पत्ता:



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20241203281	03 December 2024, 10:05:09 AM करल2			
मूल्यांकनाचे वर्ष	2024				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	118-कोपरी - कुर्ला				
उप मूल्य विभाग	भुभाग: कोपरी गावातील सर्व मिळकती				
सर्व्हे नंबर /न. भू क्रमांक :	सि.टी.एस. नंबर#7				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
78710	173800	199870	217900	177120	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	77.66चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	बांधकामाचा दर -	Rs.30250/-
उद्दवाहन सुविधा-	आहे	मजला -	11th floor To 20th floor		
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.191180/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((191180-78710) * (100 / 100))+78710) = Rs.191180/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 191180 * 77.66 = Rs.14847038.8/-				
E) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य	13.94चौरस मीटर = 13.94 * (173800 * 25/100) = Rs.605693/-				
Applicable Rules	= .10,4,16				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बालकनी + मेकॅनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 14847038.8 + 0 + 0 + 0 + 605693 + 0 + 0 + 0 + 0 + 0 =Rs.15452731.8/-				



Home

Print



(Signature)
सह दुय्यम निबंधक कुर्ला - 2
मुंबई उपनगर जिल्हा



CHALLAN
MTR Form Number-6

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GRN	MH011938805202425E	BARCODE		Date	02/12/2024-18:03:38	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			Full Name	GURUKRUPA REALCON INFRABUILD LLP		
Location	MUMBAI			Flat/Block No.	FLAT NO. 1302, GURUKRUPA GYANAM,		
Year	2024-2025 One Time			Premises/Building	POWAI MANIDWIP COMMERCIAL PREMISES CHS LTD, A S MARG, POWAI		
Account Head Details	Amount In Rs.			Read/Street	MUMBAI		
0030045501 Stamp Duty	1166000.00			Town/City/District	MUMBAI		
0030063301 Registration Fee	30000.00			PIN	4	0	0
					0	7	6
				Remarks (If Any)	SecondPartyName=BHALCHANDRA BHASKAR PATKI~		
				Amount In	Eleven Lakh Ninety Six Thousand Rupees Only		
Total	11,96,000.00			Words			
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332024120214451	750196119
Cheque/DD No.				Bank Date	RBI Date	02/12/2024-18:05:04	Not Verified with RBI
Name of Bank				Bank-Branch	IDBI BANK		
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. : 9082920278

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1224023119933	Date 02/12/2024
Received from Self, Mobile number 9819733739, 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 2 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 02/12/2024
Bank CIN 10004152024120219082	REF No. 433726918396
This is computer generated receipt, hence no signature is required.	



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1224020320034	Date 02/12/2024
Received from Self, Mobile number 9819733739, an amount of Rs.140/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 02/12/2024
Bank CIN 10004152024120219173	REF No. 433727264192
This is computer generated receipt, hence no signature is required.	

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AGREEMENT FOR SALE OF FLAT

THIS **AGREEMENT** made at Mumbai this 3rd day of December, Christian Year Two Thousand Twenty-four (2024)

BY AND BETWEEN

GURUKRUPA REALCON INFRABUILD LLP, a registered partnership firm incorporated under the provisions of the Limited Liability Partnership Act 2013, having **LLPIN (AAV-7590)** and Permanent Account Number (**PAN: AAWFG3658E**) and office at C-106, Vashi Plaza, Sector-17, Vashi, Navi Mumbai - 400 703, represented by its authorised partner, **Mr. Mahesh Lira Verat**, hereinafter referred to as "**Developer/ Promoter**", (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partners or partner for the time being of the firm, the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner) of the **FIRST PART;**

AND

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1. **SHREENATH BHALCHANDRA PATKI**, Age: **28** Years, (PAN: **CXIPP6183E**);
2. **BHALCHANDRA BHASKAR PATKI**, Age: **68** Years, (PAN: **ABSPP2545C**);
3. **REKHA BHALCHANDRA PATKI**, Age: **64** Years, (PAN: **AFFPP4377M**), Indian Inhabitant/s having his/her/their address at A505 Shri Vijay Vihar IIT employees CHS Orchard Avenue Road off A S Marg Powai Mumbai 400076, hereinafter referred to as the '**FLAT PURCHASER(S)**' (which expression shall unless it be repugnant to the context or meaning thereof mean and include as individual his/her/their/its heirs, executors, administrators and permitted assigns/their respective heirs, executors, administrators and permitted assigns; and/or in case of a partnership firm, executors, administrators or the permitted assigns of such last survivor of them; and/ or in case of a company or a body corporate or juristic entity, its successors and permitted assigns) of the **SECOND PART**;

The Promoter and the Purchaser(s) are hereinafter for the sake of brevity collectively and jointly referred to as "**PARTIES**" and individually as "**PARTY**".

WHEREAS:

A. Maharashtra Housing and Development Authority (hereinafter referred to as "**MHADA**") is an owner of the plot of Land admeasuring approximately 727.81 Sq. mtr. or thereabouts as per the demarcation by the Executive Engineer, MHADA, plot bearing CTS No. 7/18(pt). As per Property card situated and being lying at revenue of Village Kopari, A S Marg, Powai, Mumbai- 400 076, in the Registration District and Sub-District of Andheri Mumbai Suburban District of Mumbai city, within the limits of Mumbai Corporation of Greater Mumbai. The MHADA had constructed/erected "Shop No. 1 to 8" having a Ground Floor structure commercial purpose on the land and allotted 8 commercial shops in the registration District of Mumbai and sub-district of Andheri Mumbai suburban, consisting more particularly mentioned in the **FIRST SCHEDULE OF THE PROPERTY** herewith, (hereinafter referred to as the "**SAID PLOT**"). The 8 tenants together later formed a Co-operative Housing society and named it as "**Powai Manidwip Commercial Premises Co Operative Housing Society Limited**" duly registered under Maharashtra Co-operative Societies Act, 1960', (Mah. XXIV of 1961) bearing registration No. **MUM/MHADB/HSG/TC/12121 of 2003-04** dated **14/01/2004**, for the sake of brevity hereunder referred to as "**THE SAID SOCIETY**". The copies of Society registration certificate and the copy of the Property card pertaining the said Plot of land is annexed hereto and marked as **ANNEXURE -A(Colly.)**;

B. Pursuant to the Indenture of Lease dated **23rd March, 2010** bearing registration No. **BDR-3-3341/2010** registered at Sub Registrar, Bombay Kurla, (hereinafter referred to as the "**Indenture of Lease**") executed by MHADA as the Lessor and the Society as the Lessee, registered in the office of the Sub-registrar of Bombay, demised unto the Society, a portion of the said Plot admeasuring approximately **727. 81 sq. mtrs, C.T.S. No. 7/18(pt)** of Powai, at Village Kopari, A. S. Marg, Powai, Mumbai (hereinafter referred to as "**said Leased Land**") for the

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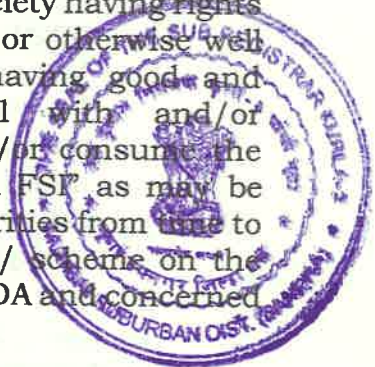
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term of Thirty years as recorded therein, commencing from 01.09.2000 and upon the terms and conditions as contained therein;

- C.** Pursuant to the **Deed of Sale** dated **23rd March 2010** bearing registration **No. BDR-3/3342/2010**, executed by MHADA as the Vendor and the Society as the Purchaser, registered in the office of Sub Registrar at Bombay Kurla, (hereinafter referred to as the "**Deed of Sale**"), MHADA sold, conveyed, transferred and assigned to the Society all right, title and interest in the commercial shops standing on the said Leased Land known as "Shop No. 1 to 8" (hereinafter referred to as the "**Existing Shops**");
- D.** In the premises aforesaid the said Society is seized and possessed of or otherwise well and sufficiently entitled to the leasehold right, title and interest in the said Land and is the owner of the said old Shops standing thereon and the old Shops hereinafter collectively referred to as the "**said Property**" which is more particularly described in the **First Schedule** hereunder written;
- E.** The said tenants or existing members of the Said Society having rights and being absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property having good and marketable title, are also entitled to deal with and/or assign/let/transfer the same in any manner and/or consume the additional / enhanced FSI as agreed under "total FSI" as may be allowed by MHADA. or concerned competent authorities from time to time and also to undertake redevelopment project/ scheme on the said property, but with prior permission of the MHADA and concerned competent authorities.
- F.** Whereas the Said Society being approximately 23 years-old & beyond repairs and society was desirous to erect a super structure by redeveloping the said Property comprising of the basement, ground floor, first floor, second/more floors along with the terrace. The reconstruction cost of the said Shops and superstructures shall be substantial, which the present members are not in a position to pay. Hence, all members decided to redevelop the said old Shops and for that purpose the said society followed the due process of law as provided under Section 79(a) of Maharashtra Co-operative Societies Act 1960 and to that effect the members at large decided to appoint Developer in their Special General body meeting. The Developer vide its resolution resolved to undertake and implement Redevelopment of the said society. Therefore, the schemes/objectives of proposed redevelopment project agreed between the Developer and the Society was;
- (i) To demolish the existing Shops, to commence the construction of new building as per eligible FSI, Intimation of Approval, Approved plans and drawings, Commencement Certificate, other permissions, etc., obtained/ to be obtained from MHADA and/or concerned competent authorities.
 - (ii) To allot new Flats/Shops on "ownership basis" to existing members of the said society.
 - (iii) To sell the proposed "New Flat/Shop" (other than society's existing members new Flat/Shop) forming part of "The Saleable Area/s of the Developer" at such terms and conditions as the Developer may deem fit and proper, to receive the sale proceeds/money in respect thereof and execute agreement/s for sale with prospective



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buyers/Flat/Shop Purchaser(s), handover vacant and physical possession upon obtaining Occupation Certificate.

Hence, the new Flats/shops of the existing members of the society and new Premises/Flat/Shop" (other than society's existing members) forming part of the Saleable Area/s of the Developer collectively called as the **"SAID PROPOSED BUILDING"**.

G. The Developer has acquired the "Development Rights" for the proposed redevelopment project of the said Society by virtue of:

- i. A **Development Agreement** duly registered at the Sub-Registrar of assurances on **28th March, 2023** under **Sr. No. KRL-1-6324-2023** duly executed between Developer, Said Society and the existing members of the said society.
- ii. A **"Power of Attorney"** executed by the Said Society in the name of Developer to do various acts, deeds, matters and things for the development of said Property which is duly registered with the sub-registrar of assurances under **Sr. No. KRL-1-6325-2023, dated 28th March, 2023** thereby appointed "Developer" through its partner "Mr. Mahesh Lira Verat" as the true and lawful attorney of the existing 8 Members and of the Society for furtherance of the proposed redevelopment project, until its completion thereof. Copies of Index-II of the registered Development Agreement and receipt of registered Power of Attorney are annexed and marked as **ANNEXURE- B (colly)**;

H. The Developer shall execute the 'Permanent Alternate Accommodation Agreement' with the existing members of the said society and the said society through its 'Managing Committee and all being individually registered before the concerned Sub-Registrar of Assurances under respective serial numbers. The Developer has perfectly affected the terms and conditions of allotments and transfer of the ownership of 8 (Eight) proposed New Flat/Shop/New tenements unto each of the existing members of the Society and agreed to provide Power Covering Car Parking's to the existing society exclusively.

- I.** The existing members of the said Society jointly have handed over vacant, peaceful and physical possession of their individual tenement and also old shops mentioned in **FIRST SCHEDULE** hereunder, to the Developer for the redevelopment, on the basis of approvals and permissions issued by MHADA and other competent Authorities for demolition and further development of the old shops. Therefore on the basis of No Objections (N.O.C.), Intimation of Approval (I.O.A.), Amended Approved Plan/s, Commencement Certificate for plinth and other requisite permissions, sanctions etc. received from MHADA and/or MCGM and/or concerned competent authorities, Developer shall demolish the Said old shops and other structure/s standing thereon and shall commence the construction of new building/s consisting of **Ground Commercial plus stilt plus 1st floor to 15th Floor** residential purpose to be known as **"GURUKRUPA GYANAM"** as per the approvals and the permissions in the Offer Letter/s, and have complied with the terms and conditions appearing therein. The Developer has made payments to MHADA and/or concerned competent authorities towards premium for securing FSI and other permissions and made payment to the Existing members of the said

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Society towards various heads of expenses to secure temporary alternate accommodation etc. and that the entire scheme of proposed redevelopment project shall be executed as per permissions obtained/to be obtained from time to time and the terms and conditions as appearing in the Development Agreement. Collectively attached hereto are all requisite permissions, Approvals, Resolution as **ANNEXURE- C (Colly)**;

- J.** The Promoter has entered into standard Agreement with Architect namely **M/s. Ingenious Architects** as an Architect and also appointed **M/s. J. C. Consultants** as Structural Engineer for preparation of the plans, specifications, structural designs and drawings of the buildings to be constructed on the said Plot and the Promoter agrees to accept the professional supervision of the said Architect and Structural Engineer till completion of the buildings on said Plot.
- K. Shri. Mayur Kadam**, Advocate, by his certificate of Title dated **24/05/2023** has certified the title of the Promoter to the said Property and right and entitlement of the Promoter, to develop the said Property; A copy of the Title Certificate dated **24/05/2023** is annexed hereto and marked as **ANNEXURE -D**;
- L.** The Promoter is proposing to develop a Residential cum Commercial building known as "**GURUKRUPA GYANAM**" as per the Approved plans. The building shall be comprising of Ground Commercial plus stilt plus 1st floor to 15th Floor residential purpose;
- M.** The Promoter submitted layout and plans for development of the said Property to MCGM (hereinafter referred to as "Said Local Authority/Corporation) and the said local authority sanctioned and approved the layout and plans and issued (i) Development permission IOA vide its letter bearing **V.P. No. MH/EE/BP/CELL/GM/MHADA-36/1299/2023** dated **16/06/2023** which is further amended IOA vide its letter bearing **V.P. No. MH/EE/BP/CELL/GM/MHADA-36/1299/2024** dated **25/06/2024** (hereinafter collectively referred to as the "Approved Plans". The copies of the said amended IOA with Approved sanctioned Plans are annexed hereto and marked as **ANNEXURE- E**;
- N.** The said local authority has further issued (i) the Commencement Certificate bearing no. **MH/EE/(BP)/GM/MHADA-6/1299/2023/CC/1/New** dated **28th July, 2023** and granted permission to the Promoter to construct the building up to plinth level and this CC further extended (ii) vide Commencement Certificate bearing no. **MH/EE/(BP)/GM/MHADA-6/1299/2024/ FCC/1/AMEND 14 October, 2024** granted permission to the Promoter to construct the building 13th upper residential floor. The copies of the said Commencement Certificate is annexed hereto and marked as **ANNEXURE -F(Colly)**;
- O.** The Developer are constructing the said Building as a real estate project (hereinafter referred to as the "**SAID PROJECT**") as provided under Section 3 of Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 ("RERA Rules"). The Developer is



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the Promoter of the Real Estate project and has registered the said Project under the provision of the RERA and the RERA Rules with the Maharashtra Real Estate Regulatory Authority ("**RERA Authority**") at Mumbai under No. **P51800053259** on **23/10/2023** and therefore, the said Developer hereinafter referred to as "**the Promoter**". A copy of RERA Registration Certificate issued by the Authority is annexed and marked hereto as **ANNEXURE- "G"**;

(The relevant details attached to this Agreement are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in>.)

P. Upon understanding the scheme/objectives of proposed redevelopment project, the Purchaser(s) herein approached to the Promoter and expressed his/her/their desire to purchase 2 BHK Flat, RERA carpet of 70.60 sq. mtr Area in the under-construction redevelopment project with **One Tower Parking Space** and accordingly the Promoter agreed to sell the desired Flat as more particularly mentioned in **SECOND SCHEDULE** herein to the Purchaser(s) at a price, consideration, negotiated and agreed upon, as mentioned herein;

Q. The Purchaser(s) after having investigated and after being fully satisfied with all documents in respect of title of the Said Society and rights of the Promoter for said Proposed Redevelopment Project and hereby confirms that he/she/they shall not be entitle to raise any requisition or objection or have any dispute in that behalf. The Purchaser requested the Promoter to allot him/her/them **2 BHK Flat** on **13th Floor/habitable Floor**, and having **Flat No. 1302**, admeasuring RERA carpet of **70.60 Sq. Mt.** Area with **One Tower Parking Space** in the New Building to be constructed on the said Proposed Redevelopment Project Land, which is more particularly mentioned in **SECOND SCHEDULE** and highlighted in gray color on the typical floor plan annexed and marked as **ANNEXURE- H** hereto (hereinafter referred to as the "**SAID PREMISES**") for the total consideration of **Rs.1,94,32,432/- (Rupees One Crore Ninety-Four Lakh Thirty-Two Thousand Four Hundred Thirty-Two Only)**, (hereinafter referred to as the "**SAID SALE PRICE**") and on the terms and conditions described hereunder written.



Type	Wing	Flat No.	Total Area
2 BHK	-	1302	70.60 Sq. Mt.

R. That both the parties after signing, shall present this agreement at the applicable Sub registrar office for registration within the time limit prescribed by the Registration Act 1908 and the Promoter or their Constituted Attorney will attend such Sub-Registrar's office and admit the execution thereof.

S. The Purchaser(s) has/have demanded inspection from the Promoter and the Promoter have given inspection to the Purchaser(s) of all documents of title relating inter-alia to the said Property and the said Project including all the documents mentioned in the recitals hereinabove and also the plans, designs and specifications prepared by the Promoter's Architects, the Title Certificate, revenue records and all other documents as specified under the RERA Act and the RERA Rules, as amended up to date;

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- T. Under section 13 of the RERA, the Promoter are required to execute a written Agreement for Sale in respect of the said Premises agreed to be sold to the Purchaser(s), and the Parties are therefore executing these presents and also to register this Agreement under the Indian Registration Act, 1908;
- U. Relying upon the said applications, declaration and agreement herein contained, the Promoter have agreed to allot to the Purchaser(s) the said Premises, at the said Sale Price and on the terms and conditions hereinafter appearing.

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

1. RECITAL TO FORM AN INTEGRAL PART

All the aforesaid recitals and representations hereinabove shall form an integral and operative part of this Agreement as if the same were set out and incorporated verbatim in the operative part and the same are to be interpreted, construed and read accordingly.

2. DEFINITIONS AND INTERPRETATIONS

In the agreement, (i) Capitalized terms defined by inclusions in quotations and/or recitals and/or parenthesis have the meanings so ascribed and described and (ii) The following terms shall have the following meanings assigned to them;

a. "THE SOCIETY"

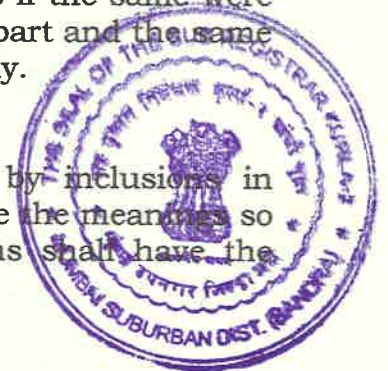
'The Society' shall always mean and include the "**Powai Manidwip Commercial Premises Co-Operative Housing Society Limited**, a society registered under the provisions of Maharashtra Co-operative Societies Act, 1960 bearing Registration No. **MUM/MHADB/HSG/TC/12121 of 2003-04** registered on **14/01/2004** having its registered office at Shops No. 1 to 8, MHADA Colony, Powai, Mumbai- 400 076, and comprising of 8 members. 'The Flat/Shop Purchaser/s' of respective Flat/Shop in the newly redeveloped shall be inducted as the incoming members of 'the Society'.

b. "MHADA."

'MHADA' shall always mean and include (i) Maharashtra Housing and Area Development Authority, herein referred to as MHADA (ii) Maharashtra Housing and Area Development Board (MHADB) and (iii) Mumbai Buildings Repairs and Reconstruction Board (MBRRB) a statutory corporation constituted under Maharashtra Housing and Area Development Authority Act - 1976 (MAH-XXVIII of 1977), having its office at Griha Nirman Bhavan, Kala Nagar, Bandra (East), Mumbai - 400051, hereinafter referred to as 'MHADA'

c. "MCGM"

'MCGM' shall always mean and include Municipal Corporation of Greater Mumbai, a statutory corporation constituted under Bombay Municipal Corporation Act, 1988, having its Head Office at Brihanmumbai Municipal Corporation Building, Opp. Chhatrapati Shivaji Maharaj Terminus, Fort, Mumbai - 400001 and other offices in the respective Wards of Mumbai (City, Suburbs and Extended Suburbs).



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२०२४	d. "RERA"	

"RERA" shall always mean and include the Real Estate (Regulation and Development) Act, 2016 and rules made thereunder.

e. **"CONCERNED COMPETENT AUTHORITIES"**

'Concerned Competent Authorities' shall always mean and include all the departments of MHADA and/or MCGM and/or Collector, Tahsildar, Surveyor Land Records, Airport Authority of India, Honorable Courts etc. capable, competent and authorized to grant, allow, disallow etc., all the requisite permissions/sanctions etc., for the further of proposed redevelopment project, until its completions thereof.

3. **PROPOSED REDEVELOPMENT PROJECT**

3.1. The Proposed Redevelopment Project' shall always mean and include the building/s to be constructed on all that plot and/or piece or parcel of land bearing corresponding forming part of plot bearing CTS No. 7/18(pt) of Village Kopari, A S Marg, Powai, Mumbai- 400 076 and the said under construction building shall be known as "**GURUKRUPA GYANAM**". The New Building shall comprise of Ground Commercial plus stilt plus 1st floor to 15th Floor residential purpose.

3.2. The Promoter shall construct the said Building on the said Land/Plot in accordance with the plans, specifications, designs and elevations as approved by the concerned local authority and which have been seen and inspected by the Purchaser(s) with such variations and modifications as may consider necessary or as may be required by the Government, MHADA, Municipal Corporation of Greater Mumbai and/or any other local authority from time to time. The Promoter undertakes to intimate the Purchaser(s) in writing, in respect of any variations or modifications which may adversely affect the said Premises, except, any alteration or addition required by Government authorities or due to change in law or any change as contemplated by any of the disclosure already made to the Purchaser(s);

3.3. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Premises as are set out in the list of amenities is annexed and marked hereto as **ANNEXURE- "I"**.

3.4. The Purchaser(s) hereby further agree/s and covenant/s with the Promoter to render full co-operation to the Promoter and to sign and execute all papers and documents, in favour of the Promoter or otherwise as may be necessary for the purpose of enabling the Promoter to construct the said Project, in accordance with the approvals or such other plans as may be approved by Competent Authority (MHADA) and/or any other local/concerned authority from time to time.

3.5. **CARPET AREA AS PER RERA**

'Carpet Area as per RERA' shall always mean and include that the carpet area is means the net usable floor area of a Premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the

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Premises.”

3.6. THE REQUISITE DOCUMENTS TO SELL NEW FLATS

‘The Requisite Documents to Sell the New Flats shall always mean and include issuing and/or accepting and/or handing over (i) Application Form (ii) Allotment Letter / Reservation Letter of Flats (iii) Demand Letter/s for Payments towards Installments due, (iv) Notices, ‘No Objection Certificate’ (N.O.C.) for obtaining Home Loan/s, Mortgage etc. (v) Receipts of Payments (vi) Entering and Executing Agreement for Sale, Sale Deed, etc. (vi) and/or in case/s of cancellation to issue Letter for Cancellation of Allotment/ Cancellation of Reservations of Flats (vii) Cancellation Deed/Rectification Deed (viii) Possession Letter and/or any other documents, ancillary to such deals which the /Promoter may require to enter into in future, from time to time, with the Prospective Buyer/ Flats Purchaser(s), as the case may be. The documents mentioned above are indicative and not exhaustive.

3.7. THE SALEABLE AREA OF THE DEVELOPER/PROMOTER

That in future, from time to time, Promoter is entitled to load, use, utilize, either in parts or in full all the FSI as mentioned under ‘Total F.S.I.’ upon utilizing and/or consuming the ‘Total F.S.I.’, new Flats/Shop shall be constructed in the new ‘Said Building’ being the proposed 8 (Eight) New Flats/Shop’ allotted to ‘The Existing Members of said Society’, the remaining proposed New Flats/Shop to be constructed in the building, shall always be the part of the ‘Saleable Areas of the Developer/Promoter’.

3.8. THE REQUISITE COSTS

‘That the Requisite Cost’ shall always mean and include all the costs, from time to time at present and/or in future, including the payments of premiums/s and/or charges to MHADA and/or MHADB and/or to MCGM and/or to the Concerned Competent authorities for (i) F.S.I. (ii) Open Space Deficiency, Scrutiny Fees, Development Charges, other deposits etc. (iii) Construction of new building/s with amenities thereon including purchases of raw materials and delivering them at the site, viz. Cements, Sand (Reti), Iron Bars, Stones, Brick/s, Autoclave aerated concrete blocks, Ready mix cement concrete, Materials required for constructions, Doors, Tiles, Sanitary wares, Wires, Switches, Pipes, Aluminum, Glass, M.S. Grill, Paints, Decorative materials, Hardware items, and/or providing all the amenities as agreed herein and/or make payments to labor’s, wages, insurance premiums, and/or engaging services of agents, agencies, architects, engineers, consultant professionals and paying their professional fees and/or installing/erecting mechanism for providing other materials required for construction of the said building/s more particularly as agreed in the list of amenities, including supply of electricity and water and in short all the costs to be incurred to erect the said building/s and complete the flats with all internal amenities as agreed herein.

PROVIDED THAT the total price is escalation free, save and except escalations/increases, due to increase on account of Development charges/ Cement /Steel and/or any other increases in charges which may be levied or imposed by the competent authority Local Bodies/ Government from time to time.



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3.9. CAR PARKING(S)

- a. The Promoter is providing Tower car Parking space in the said New Building for parking of vehicle as per the parking layout plan approved by the Planning Authority out of which the Promoter hereby allot Tower Parking Space to the Purchaser(s) being incidental to the said Premises to park his/her/their vehicle. The Purchaser shall park his/her/their car only at the parking space.
- b. The Purchaser(s) herein agree/s and confirm/s that he/she/they shall not raise any objection to the designation/ selections of parking done/ to be done by the Promoter for other purchasers and accept designation of the Parking(s) to be allotted to the Purchaser(s) herein and the Purchaser(s) hereby agree/s and undertake/s that the Purchasers shall proportionately bear the costs and expenses of the maintenance of such Tower Car Parking system;
- c. The said premises Purchaser(s) shall not be entitled to park his/her/their vehicle anywhere else and he/she/they shall be liable to pay the Property Tax, Maintenance Charges in respect of said Parking as may be assessed by the local body or as may be determined by the Society. The said Premises Purchaser(s) shall only be entitled to transfer the said Parking along with the said Premises in favor of third party. The said Premises Purchaser(s) shall not use the said Parking for any such purpose which may or is likely to cause nuisance or annoyance to the occupiers of the neighboring premises nor for any illegal or immoral purpose. The said Premises Purchaser(s) agrees not to change the use of the said Parking without obtaining prior consent of the Society in writing and without obtaining approval from the Planning Authority.

4. PURCHASE OF THE SAID PREMISES AND SALE PRICE

- 4.1. The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell and allot to the Purchaser(s) the said Premises i.e. 2 BHK, Flat No. 1302, admeasuring RERA carpet of **70.60 Sq. Mt.** Area on 13th floor/habitable floor, in the said Building for the lump sum price of **Rs. 1,94,32,432/- (Rupees One Crore Ninety-Four Lakh Thirty-Two Thousand Four Hundred Thirty-Two Only)**, (hereinabove referred to as "**Said Sale Price**") payable by the Purchaser(s) to the Developer in the manner as mentioned below

PARTICULARS	PERCENTAGE
ON BOOKING (INCLUDING OF TOKEN AMOUNT)	10%
ON COMPLETION OF EXCAVATION	20%
ON COMPLETION OF PLINTH	15%
1ST SLAB	2%
2ND SLAB	2%
3RD SLAB	2%
4TH SLAB	2%
5TH SLAB	2%
6TH SLAB	2%
7TH SLAB	2%
8TH SLAB	2%
9TH SLAB	2%
10TH SLAB	1%
11TH SLAB	1%
12TH SLAB	1%

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13TH SLAB	1%
14TH SLAB	1%
15TH SLAB	1%
16TH SLAB	1%
ON COMPLETION OF BRICK WORK	5%
ON COMPLETION OF EXTERNAL & INTERNAL PLASTER	5%
ON COMPLETION OF FLOORING & TILING	5%
ON COMPLETION OF FITTING OF DOOR & WINDOWS	5%
ON COMPLETION OF PLUMBING & SANITARY WORK	5%
AT POSSESSION	5%
TOTAL	100%
GST 5%	
Deposit towards Reserve fund and maintenance charges extra.	

4.2 The Purchaser(s) hereby agree/s, covenant/s and undertake/s to pay the present outstanding and applicable tax shall be paid within 15 days from the date of execution of this Agreement failing to which the Purchaser(s) shall be liable to pay interest to the Promoters at the State Bank of India ("SBI") highest marginal cost of lending rate plus 2% p.a. as notified under the Act and Rules thereof or at such rate as is notified from time to time on all delayed payments from the due date till the date of payment thereof and it is agreed that any amount paid by the Purchaser(s) to the Promoter towards interest shall not be refunded and the Purchaser(s) cannot claim the refund of any interest paid to Promoter in any event, including event of termination and cancellation of this Agreement.

4.3 The Promoter shall confirm the final carpet area of the said Premises that has been agreed to be allotted to the Purchaser(s) only after construction of the said project is completed and occupancy certificate in respect thereof is granted by the competent authority, by furnishing details of the changes, (if any), in the RERA carpet area of the said Premises, subject to variation cap of three percent (3%). The said sale price payable for the said Premises shall be recalculated based on the carpet area of the said Premises. If there is any reduction in carpet area within the defined limit then the Promoter shall refund the excess money paid by the Purchaser(s) within forty-five (45) days with annual interest at the rate specified in the Rules. The interest payable by the Developer shall be the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon (hereinafter referred to as the "**SAID INTEREST RATE**"). In the event of increase in the carpet area of the said Premises, the Purchaser(s) shall make the payment of such excess area in the immediate next installment of the said sale price.

4.4. In addition to the said Sale Price and the Statutory Charges (defined hereinafter), the Purchaser(s) shall pay to the Promoter all other amounts mentioned herein including the amounts mentioned in the cost sheet as recorded hereinafter. Time as to payment shall be of the essence and the Purchaser(s) shall be liable to pay interest to the Promoters at the State Bank of India ("SBI") highest marginal cost of lending rate plus 2% p.a. as notified under the Act and Rules thereof or at such rate as is notified from time to time on all delayed payments from the due date till the date of payment thereof STATUTORY CHARGES The said Sale Price is escalation-free, save and except escalations / increases, due to increase on account of development

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charges, land under construction charges, cost or levies, etc. payable to the competent authority and/or any increase in other charges which may be levied or imposed by the competent authority Local Bodies / Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser(s) for increase in such charges, cost or levies imposed by the competent authorities, etc., the Promoter shall enclose such notification / order / rule / regulation / other document / etc. published / issued in that behalf to that effect along with the demand letter being issued to the Purchaser(s) or separately, which shall be collected from the Purchaser(s) during subsequent payments.

- i. The Sale Price shall be subject to Tax Deduction at Source ("TDS") as may be required under prevailing law. The Purchaser(s) shall make payment of each instalment as stated above subject to proportionate deduction of TDS thereon. Provided further that any deduction of an amount made by the Purchaser(s) on account of TDS shall be acknowledged/credited by the Promoter, only upon the Purchaser(s) submitting the original tax deduction at source challan / certificate and provided that the amount mentioned in the challan / certificate matches with the Income Tax Department site. It is further agreed and understood that notwithstanding what is stated herein below, the Promoter shall not handover possession of the said Premises to the Purchaser(s) in the event the Purchaser(s) fail to furnish the challan / certificate of the final payment due and payable by the Purchaser(s) under this Agreement.
- ii. The said Sale Price and all the other amounts payable by the Purchaser to the Promoter excludes all or any taxes or levies (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, GST, and Cess or any other similar taxes and which may be levied, in connection with the construction of and carrying out the Project / development of the said Project) on account of the transaction contemplated herein. All taxes, levies, duties, cesses, charges whether currently applicable or payable or which may become applicable or payable at any time in future including but not limited to service tax, GST, Swachh Bharat Cess, Krishi Kayan Cess, land under construction tax and VAT, LBT and/or all other direct / indirect taxes / duties, impositions applicable, levied by the Central and/or State Government and/or any local, public or statutory authorities / bodies and/or any increases thereof ("Statutory Charges") under the provisions of the applicable law or any amendments thereto pertaining or relating to the sale of the said Premises and/or the transaction contemplated herein and/or in respect of the Sale Price and/or the other amounts are payable by the Purchaser(s) alone. The quantum of such taxes, levies, duties, cesses, charges as decided / quantified by the Promoter shall be paid by the Purchaser(s) on demand made by the Promoter within 7 (seven) days from such demand, and the Purchaser(s) shall indemnify and keep indemnified the Promoter from and against the same. The Statutory Charges shall be borne and paid by the Purchaser(s) alone and the Promoter shall not be liable, responsible and/or required to bear and/or pay the same or any part thereof. Only upon payment of all amounts as contemplated in this Agreement the transfer of property in the said Premises shall take place.
- iii. The Purchaser(s) shall also fully reimburse the interests and expenses that may be incurred by the Promoter in the consequences upon any legal proceedings that may be instituted by the authorities concerned against the Promoter or vice versa on account of any liability accrued due to default / delay/ non-compliance by the Purchaser(s). The



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Promoter shall not be bound to accept the payment of any instalment unless the same is paid along with the amount of Service Tax / VAT / GST and other taxes, cesses, levies, etc. as applicable and the Purchaser(s) shall be deemed to have committed default in payment of amount due to the Promoter hereunder if such payment is not accompanied with the applicable Service Tax / VAT / GST and other taxes, cesses, levies, etc. and the Promoters may, at their sole discretion, without prejudice to their other rights, charge a payment of Rs. Rs.5,000/- as Cheque Dishonor Charges in addition to the delayed interest computed as per the Interest Rate.

iv. The Purchaser hereby agree that if Purchaser fails to make the payment as per the Agreement or in the repayment of the interest thereon or any of the agreed instalment of the payment on due date/s, the Promoter will have an unqualified right to disclose or publish Purchaser name, details and photograph(s) as defaulter in such manner and through such medium as the Promoter deem fit and proper and after that Purchaser will have no right, title and interest on the said Premises and the Promoter as its sole discretion have right to sale the said Premises to third party without executing deed of cancellation with the Purchaser.

4.5. The Purchaser(s) have/has to pay payment as per the payment cost sheet within 7 (Seven) days after the receipt of Demand Letter issued by the Promoters time to time against the Purchaser.

4.6 If Purchaser(s) intended discount in the sale price against the early payment then Purchaser(s) will indemnify and keep indemnified to the Promoters from all damages, loss, fine, cost which will be imposed by the MAHARERA due to early payment. In case of that Promoters allows to Purchaser(s), in its sole discretion, a rebate for early payments of instalments mention herein above in Clause No. 4.3 payable by the Purchaser(s) by discounting which respective installments has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/ withdrawal, once granted to Purchaser(s) by the Promoter.

4.7. If Purchaser(s), is the resident outside India or having Non- Resident Indian (NRI) status, shall solely be responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act (FEMA), Reserve Bank of India (RBI) Act and Rules/Guidelines made/ issued there under and all other applicable laws including that of remittance of payments, acquisition/sale, transfer of immovable properties in India. Purchaser(s) shall also furnish the required declaration to the Promoters in the prescribed format, if necessary. In case any such permission is ever refused or subsequently found lacking by any Statutory Authority, the amount paid towards the sale price will be refunded by Promoters as per rules without any interest and the allotment cancelled forthwith and Promoters will not be liable in any manner on such account. All refunds to Non-Resident Indians (NRI) and Persons of Indian Origin (PIO), if any, shall, however, be made in Indian Rupees and Purchaser(s) alone shall be liable to get all the necessary permission for getting the refund of the amount paid towards the Sale Price as mentioned above from the concerned authorities, after deducting earnest money.

4.8. In case of foreign remittance, the net amount credited to bank shall be taken as amount received and necessary bank charges shall be borne by Purchaser(s). The said Sale Price is exclusive of all taxes,

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levies, duties, cesses, etc. In addition to the said Sale Price, the Purchaser(s) shall pay all other amounts mentioned herein. Any of the taxes including Goods and Services Tax ("GST"), levies, duties, cesses etc. (whether applicable/payable now or become applicable/payable in future), whether on the said Sale Price or on other amounts payable under this Agreement, shall be borne and paid by the Purchaser(s) alone and the Promoters shall never be liable, responsible and/or required to bear, and/or pay the same or any part thereof.

4.9. The Purchaser(s) are aware that as per present statute, GST is leviable/ applicable on the said Sale Price payable hereunder and consequently the amount of each installment payable by the Purchaser(s) to the Promoters in respect of this transaction shall proportionately increase to the extent of the liability of such taxes. The Purchaser(s) hereby undertake(s) to pay the amount of the GST along with each installment from the effective date and further shall not dispute or object to payment of such statutory dues. The Promoters shall not be bound to accept the payment of any installment unless the same is paid along with the amount of GST applicable thereon and the Purchaser(s) shall be deemed to have committed default in payment of amount due to the Promoters hereunder, if such payment is not accompanied with the applicable GST. Provided further that if on account of change/amendment in the present statute or laws, statutes, rules, regulations and policies or enactment of new legislation of new laws by the Central and/or State Government or any other taxes become payable hereafter, on the amounts payable by the Purchaser(s) to the Promoters in respect of this transaction and/or aforesaid taxes levied is increased on account of revision by authorities, the Purchaser(s) shall be solely and exclusively liable to bear and pay the same and the Purchaser(s) do and both hereby agree and undertake to indemnify and keep indemnified the Promoters and its partners from time to time and their survivors and the heirs, executors, administrators and assigns of the last surviving partner in respect thereof.

4.10. The Purchaser(s) further agree/s, undertake/s and covenant/s that while making the payment of installments of the said Sale Price and GST thereon, the Purchaser(s) shall deduct TDS (at the rate of 1% of the amount paid) as may be applicable from time to time. The Purchaser(s) after making payment of TDS if applicable, shall file required forms with the Income Tax Authority in the prescribed format and on or before 1 month (one) from the date of registration or from the date of Installment amount paid on which respective form/s is/are filed, shall furnish challan to the Promoters. The Purchaser(s) is/are aware that the time to make the payment of installments and GST and all other taxes as mentioned hereinabove is the essence of contract and in the event of delay on part of the Purchaser(s) to make the payment of any of the installment together with GST and/or any other tax (including delivering challan/certificate thereof), then without prejudice to right of the Promoters to cancel and terminate this Agreement, the Purchaser(s) shall be liable to pay interest at the said Interest Rate to the Promoters on all delayed payments from the due date till the date of realization thereof.

5. EVENT OF DEFAULT, FAILURE IN PAYMENT OF THE SAID SALE PRICE AND CONSEQUENCES

5.1. The Promoters shall be entitled (but not obliged) to terminate this

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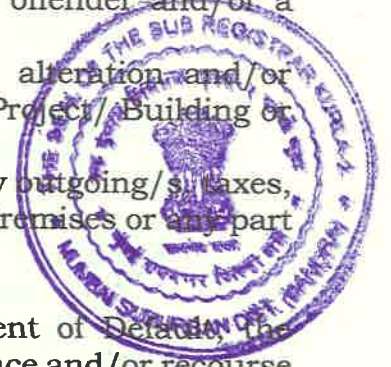
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Agreement on the happening of any of the following events ("Events of Default"):

- 5.1.1 If the Purchaser(s) delays or commits default in making payment any of the amounts and/or installments of any amount payable under this Agreement or otherwise;
 - 5.1.2 If the Purchaser(s) commits breach of any of the terms, conditions, covenants and representations of this Agreement and/or any other writing and/or the terms and conditions of layout, I.O.A., C.C. and/or any other sanction, permission, approvals, undertakings, writings and affidavits etc.;
 - 5.1.3 If the representation, declarations and/or warranties etc. made by the Purchaser(s) in the present Agreement and/or any other documents executed and/or entered into or to be executed and/or entered into by the Purchaser(s) is untrue or false;
 - 5.1.4 If the Purchaser(s) has/have been declared and/or adjudged to be insolvent, bankrupt etc. and/or ordered to be wound up;
 - 5.1.5 If receiver and/or a Liquidator and/or Official Assignee or any person is appointed of the Purchaser(s) or in respect of all or any of the assets and/or properties of the Purchaser(s);
 - 5.1.6 If the Purchaser(s) have received any notice from the Government in India (either Central, State or Local) or foreign Government for the Purchaser(s) involvement in any money laundering or any illegal activity and/or is declared to be a proclaimed offender and/or a warrant is issued against him/her/them.
 - 5.1.7 If the Purchaser(s) carries out any structural alteration and/or addition in respect of the said Premises or said Project/ Building or any part thereof;
 - 5.1.8 If the Purchaser(s) fail/s to make payment of any outgoing/s, taxes, maintenance charges etc. in respect of the said Premises or any part thereof;
- 5.2. On happening or occurring of any of the Event of Default, the Promoters without any further act and/or reference and/or recourse to the Purchaser(s) and in the event of the Promoters so terminating this Agreement, the Promoters shall be entitled to forfeit a sum equivalent to 5% (five percent) of the amount of the said Sale Price as receivable by the Promoters from the Purchaser(s) hereunder plus brokerage charges, if any. The Promoters shall also be free and entitled to deal with the said Premises, in any manner as the Promoters in its sole discretion deem 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 or registration of any document or deed of cancellation. The Promoters shall not be liable to refund GST and all other taxes paid or payable on this Agreement and/or on the said Sale Price and/or interest and/or otherwise.
- 5.3. Provided that prior to termination of this Agreement, the Promoters shall give a notice of 30 (thirty) days in writing to the Purchaser(s) ("Default Notice Period"), by courier/ e-mail/ registered post A.D. at the address provided by the Purchaser(s), intimating the Purchaser(s) with the specific breach or breaches of the terms and conditions of this Agreement. If the Purchaser(s) fail(s) to rectify the breach or breaches mentioned by the Promoters, within the Default Notice Period, then at the end of the Default Notice Period, the Promoters shall be entitled to terminate this Agreement by issuance of a written notice to the Purchaser(s) ("Promoters Termination

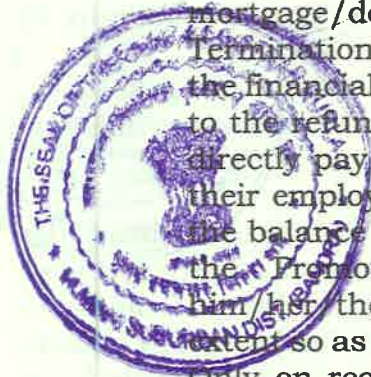


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Notice") to be served by courier / e-mail / registered post A.D. at the address provided by the Purchaser(s) and thereafter, this Agreement shall stand terminated and cancelled. The refund without any interest thereon shall be made to the Purchasers within a period of 30 (thirty) days from date of termination provided the Purchasers executes a Deed of Cancellation in respect of the said Premises with the Promoters and admits execution of such Deed of Cancellation before the concerned sub-registrar of assurances at the costs and expenses of the Purchasers and hands over originals of all the documents executed in respect of the said Premises including the Agreement for Sale, to the Promoters . The amount of refund to be paid by the Promoters in such an event shall further be subject to deduction of any taxes paid and other amounts expended by the Promoters pursuant to this Agreement and other amounts payable by the Purchaser(s) hereunder (as may be payable by the Purchaser(s), up to the date of termination).

- 5.4. In the event of the Purchaser(s) committing default of the payment of the installments of the said Sale Price or otherwise and in the event of the Promoters exercising their right to terminate this Agreement, the Purchaser(s) shall and hereby undertake to clear the mortgage debt outstanding at the time of such termination. The Purchaser(s), at his/her/their own cost and expenses, shall obtain necessary letter/no due certificate from such financial institution, banks etc. stating that the Purchaser(s) has/have cleared the mortgage/debt/charge within 15 days from the Promoter Termination Date. On receipt of such letter/no due certificate from the financial institution, banks etc. the Purchaser(s) shall be entitled to the refund of the amount (if any). However, the Promoters shall directly pay the amount payable to the financial institution, bank, their employer or other such institutions by the Purchaser(s) from the balance amount standing to the credit of the Purchaser(s) with the Promoters towards the said Premises and (paid by him/her/ them to the Promoters towards the said Sale Price) to the extent so as to clear the mortgage/debt/charge on the said Premises. Only on receipt of such letter of clearance of mortgage debt from such bank, financial institution etc. the Purchaser(s) shall be entitled to refund the balance amount standing credited to the account of the Purchaser(s) (if any) with the Promoters towards the said Premises. Notwithstanding all that is stated hereinabove, it shall ALWAYS be obligatory on the part of the Purchaser(s) to pay the installments of the consideration amount as and when due under the terms of this Agreement and the Purchaser(s) shall duly and promptly pay the installments of the consideration amount irrespective of the fact that the Purchaser(s) has/have applied for the loan to such financial institution, banks, their employers or such other institution and irrespective of the fact that the said loans are being under process and sanction awaited and/or is rejected. The Purchaser(s) shall not be permitted to raise any contention in respect of his/her/their failure to pay the installments of the consideration amount on time and on the due dates on the basis that the Purchaser(s) has applied for loan to such financial institution, banks, their employers or such other institutions and that the same are under process of disbursement or that the said loan application of the Purchaser(s) is rejected. In the event of the failure of the Purchaser(s) to pay the installments of the consideration amount, the Promoters shall be entitled to enforce its rights as mentioned herein. In case, there shall be deficit in this



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regard, the Purchaser(s) shall forthwith ^{२०२४} on demand pay to the Promoters his /her / their proportionate share to make up such deficit.

- 5.5. 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 Promoters /its transferee/s/ allotted/s/ nominee/s and/or otherwise into upon the said Premises, in an event of termination of this Agreement by the Promoters PROVIDED HOWEVER THAT strictly without prejudice to the aforesaid, the Promoters in its sole and absolute discretion may (without being obliged or being bound to do so), instead of terminating this Agreement as aforesaid, permit the Purchaser(s) to pay the said installments after their respective due dates but after charging interest thereon 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).
- 5.6. In the event of any delayed payment being received by the Promoters from the Purchaser(s), the Promoters shall, notwithstanding any instructions to the contrary, by the Purchaser(s) accompanying such payment, be entitled to appropriate the amount received first towards the taxes and statutory dues in relation to the said Premises and/or this Agreement, interest shall be the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% receivable from the Purchaser(s) in respect of the delayed amounts payable hereunder and thereafter towards the principal amount of the delayed payment. Under any circumstances and except in the manner as aforesaid, no express intimation or communication by the Purchaser(s), with regard to appropriation/ application of the payments made hereunder shall be valid or binding upon the Promoters.
- 5.7. The Purchaser(s) declares and affirms that in case of joint purchase, their liabilities and obligations would be joint and several. The failure to pay by anyone shall be deemed as failure to pay by both and all Purchaser(s) shall be treated as one single person for the purpose of this Agreement and both shall be liable for the consequences jointly as well as severally.
- 5.8. in case there are joint Purchaser(s) all communications shall be sent by the Promoters to the Purchaser(s) which address and email id motioned in clause No. 34.1 which shall for all purposes be considered as served upon all the Purchaser(s).
- 5.9. If the Purchaser(s) in order to augment the resources in his/her/their hand for the purpose of payment of consideration amount to the Promoters under this Agreement, seeks a loan from the Purchaser's Lender against the security of the said Premises subject to the consent and approval of the Promoters, then in the event of (a) the Purchaser(s) committing a default of the payment of the instalments of the consideration amount as mentioned herein, and (b) the Promoters exercising its right to terminate this Agreement, the Purchaser(s) shall clear the mortgage debt outstanding at the time of the said termination. The Purchaser(s) shall obtain the necessary letter from such Purchaser's Lender stating that the Purchaser(s) has / have cleared the mortgage debt.

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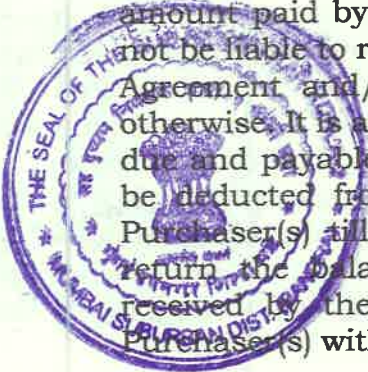
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On receipt of such letter from the Purchaser's Lender, the Purchaser(s) shall be (subject to what is stated in Clause 5.2 regarding the forfeiture) entitled to the refund of the amount so paid by him/her/them to the Promoters towards the Premises excluding the Taxes paid till then. Notwithstanding all that is stated hereinabove, it shall always be obligatory on the part of the Purchaser(s) to pay the instalments of the consideration amount as and when due under the terms of this Agreement, irrespective of the fact that the Purchaser(s) has / have applied for the loan to the Lender and further irrespective of the fact that the said loan is under process and sanction is awaited and/or is rejected.

5.10. All the rights and/or remedies of the Promoters including aforesaid rights and remedies of the Promoters are cumulative and without prejudice to one another.

6. VOLUNTARY CANCELLATION BY PURCHASER(S)

In the event, the Purchaser(s) desire/s to cancel the allotment of the said Premises for any reason whatsoever (save and except the Promoter fail(s) to offer the possession of the said Premises in terms of this Agreement), then Promoter shall be entitled to forfeit the amounts equivalent up to 5% (five per cent) of the said Sale Price plus brokerage charges, if any and the Purchaser(s) shall not be entitled to such amount paid by him/her/them to the Promoter. The Promoter shall not be liable to refund GST and all other taxes paid or payable on this Agreement and/or on the said Sale Price and/or interest and/or otherwise. It is agreed by and between the parties that all the amounts due and payable by the Purchaser(s), as specified hereinabove, shall be deducted from the amount received by the Promoter from the Purchaser(s) till the time of such cancellation. The Promoter shall return the balance amount (without interest) as may have been received by the Promoter towards the Sale Price (if any), to the Purchaser(s) within 30 (thirty) days from the date of such cancellation.



7. SATISFACTION OF TITLE

7.1. The Purchaser(s) has/have independently inspected and verified the title deeds and all papers and documents and approvals as recited hereinabove through their Advocates/ Solicitors and has/have fully satisfied himself/herself/ themselves about the entitlement of the Promoter to develop the said Property as well as the entitlement of the Promoter to develop the said Property in the manner set out in this Agreement; to construct/develop the said Project and to enter into this Agreement; and the Purchaser(s) shall not be entitled to further investigate the entitlement of the Promoter and/or be entitled to make/administer any requisitions or raise any objections with regard to any other matters relating thereto.

7.2. The Purchaser(s) has/have also taken inspection of the approvals, including inter alia the approved plans, approvals, orders and undertakings given by the Promoter to the MHADA and other concerned authorities, and other relevant documents and papers as well as the municipal assessment bills, city survey records, record of rights, property register cards and all other documents that are required to be furnished to the Purchaser(s) by the Promoter under the provisions of RERA and its Rules and the provisions of MOFA and its 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.

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7.3. 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 Promoter from the MHADA inter alia as referred to in this Agreement and other concerned authorities and also the conditions of the undertakings given by the Promoter to the MHADA and other concerned authorities; and is/are aware that some of such conditions and/or obligations shall or may require compliance in continuity even after the development and construction of the said Project is completed; and the Purchaser(s) has/have agreed to abide by and comply with such continuing conditions and obligations after being put in possession of the said Premises.

7.4. The design of the said Premises is subject to amendments and changes as may be stipulated by competent Authority, MHADA and/or any other local or planning authority, Government and as per the requirements of the Promoter. The Purchaser(s) hereby further agree/s and covenant/s with the Promoter to render full co-operation to the Promoter and to sign and execute all papers and documents, in favour of the Promoter or in accordance with the Building Approvals or such other plans as may be approved by the Competent Authority hereafter.

8. SAID PREMISES PURCHASER(S) BECOMING MEMBER/S OF SOCIETY

8.1. The Society and/or The Existing Member(s) hereto confirm that The Prospective Purchaser(s) of the New Premises forming part of the Saleable Area of the Promoter shall be inducted as members of the Society' as per the list which shall be provided by the Promoter from time to time. That it shall be mandatory for all the prospective buyers/purchasers, upon becoming the members of the Society to comply with all the requirements of Maharashtra Co-operative Society Act 1930, the Rules framed there under and the bye-laws of the Society and 'Share Certificate' shall be allotted to respective prospective buyers/purchasers/incoming member(s) in accordance with the bye-laws of the ' Society'.

8.2. That the 'The Prospective Purchaser(s)' of New Premises forming part of the Saleable Area of the Promoter, shall also pay below amounts

I.Rs.500/- (Rupees Five Hundred only) towards allotment of ten (10) shares of Rs.50/- each.

II.Rs.100/- (Rupees One Hundred only) towards entrance fee along with proportionate share in the reserve fund in the society and a sum of Rs.25,000/- being premium and also

III.Rs. 5000/- Document verification charges of the Society Advocate

8.3. On payment of the amount mentioned above, the prospective purchaser shall be unconditionally admitted as the member of the Society by the society.

8.4. The Purchaser(s) shall sign and execute all necessary applications, forms and documents for getting admitted and becoming member of the society.

8.5. The Promoter shall allot all Premises intended to be constructed on the said Property with a view ultimately that the purchasers/allottees of all the Premises etc., in the said Project/ Said Building shall be admitted as member/s of the Society. It is agreed and clarified that

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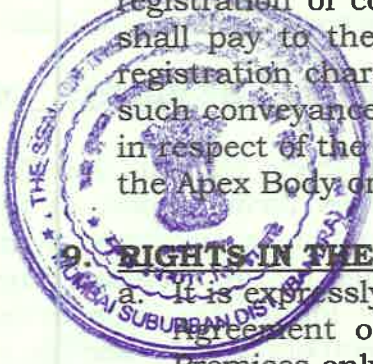
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Promoter shall have all the rights and be entitled to sell, allot, transfer, lease, give on leave and license basis and/or otherwise deal with and dispose of the Premises etc. separately and independently and the purchasers/allottees of all the Premises, etc. in the said Project/ Said Building shall be admitted as members of the Society.

8.6. The Purchaser(s) and the person/s, to whom the said Premises is permitted to be transferred shall, from time to time, sign all applications, papers and documents and do all acts, deeds, and things as Promoter or the said Society may require for safeguarding the interest of Promoter as also of the Society, in the said Project/ Said Building.

8.7. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.



9. RIGHTS IN THE SAID PREMISES AND COMMON AREA

a. It is expressly agreed that the right of the Purchaser(s) under this Agreement or otherwise shall always be restricted to the said Premises only, and such right will accrue to the Purchaser(s) only on the Purchaser(s) making payment of all the amounts including the said Sale Price to the Promoters strictly in accordance with this Agreement and only on the Purchaser(s) performing and complying with other terms, conditions, covenants, obligations, undertakings etc. hereof. All other unsold Premises/units, portion or portions of the said Project including common area shall always be the sole and absolute property of the Promoters till that time of said Project is transferred to the society. The Purchaser(s) hereby confirm/s and consent/s to the irrevocable, absolute and unfettered right of the Promoters to develop, redevelop, sub-develop and/or assign their rights and/or deal with and dispose-off all other unsold Premises/units and portion or portions of the said Property and the said Property, in the manner deemed fit by the Promoters without any consent or concurrence of the Purchaser(s) or any other person. The Purchaser(s) are aware that recreational facilities, which may be made available for the use and enjoyment of the Purchaser(s) shall also be available to the holders of various premises in the said Project/ Said proposed Building along with the users/ occupiers of other Apartment/units/premises of the said Project/ Said proposed Building.

b. The Promoters shall always be the owner and will have all the rights, title, interest in respect of the Common Areas and Amenities of the said Project, and will be entitled to deal with and dispose of the same in such manner as the Promoters may deem fit till the said Project is transferred unto the Said society.

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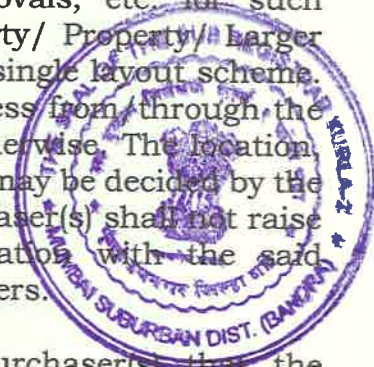
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- c. The Purchaser(s) shall only be permitted to use the Common Areas and Amenities of the said Project/ Said Building on such terms and conditions as the Promoters and/or Said society may deem fit.
- d. The said Premises contain specifications, fixtures, fittings and amenities as set out in the THIRD SCHEDULE hereunder written.

10. CLUBBING OF SCHEMES AND INCIDENTAL RIGHTS

- 10.1. The FSI for constructing any new and additional on any part of the layout of the said Property/ Larger Land and/or otherwise howsoever, as the Promoters may desire and deem fit and proper and the TDR generated from the same; and
- 10.2. Sell/transfer the TDR, if any generated from such scheme/ amalgamation/clubbing, in the open market and to receive and appropriate to themselves the sale proceeds in respect thereof; and
- 10.3. Sell/alienate the units/flats/apartments/the said Premises constructed thereon to third party/ies and appropriate the sale price thereof, without any recourse/claim from the Purchasers either individually or through the society.
- 10.4. The Promoters shall be entitled to amalgamate/merge the layout/development of the said Property/ Property/ Larger Land with any other adjacent property and/or amalgamate the present scheme with any other scheme and to apply for and obtain the necessary sanctions, permissions, orders, NOCs, approvals, etc. for such amalgamation, and to develop the said Property/ Property/ Larger Land along with the amalgamated plot/s as a single layout scheme. The Promoters shall be entitled to provide access from/through the said Property to such amalgamated plot or otherwise. The location, area, size and extent of such access shall be as may be decided by the Promoters at its absolute discretion. The Purchaser(s) shall not raise any objection to or dispute such amalgamation with the said Property/ Property/ Larger Land by the Promoters.
- 10.5. The Developer have further informed the Purchaser(s) that the Promoters retain the right to sell, transfer, assign in favour of any person/s and/or deal with (a) future rights in respect of the said Property/ Larger Land; (b) the balance development potential/rights in respect of the said Property (i.e. after having utilized the FSI available for the construction of the Said Building and as per the plans already submitted and/or to be submitted by the Promoters from time to time to the MHADA or any other concerned authorities and as per the proposed total scheme of development); (c) various rights that may accrue to and over the said Property in the future including additional development potential as recited above; (d) the rights for advertising, signage and hoarding for advertising in the compound, common areas and facade of the said Property/ Larger Land; and (e) rights to receive the TDR arising out of implementing the project of redevelopment of the said Property/ Larger Land (the rights referred to in above are hereinafter collectively referred to as **"THE INCIDENTAL RIGHTS"**).
- 10.6. The Incidental Rights include the right to use the said Property/ Larger Land as a receiving plot and/or to consume or fully exploit by utilizing TDR and/or Development Rights Certificate and/or any other type of development potential either by payment of premium to the MHADA or MCGM and/or any other concerned authorities or available otherwise



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howsoever which the Promoters and/or its nominee/s may be entitled to, from time to time, at the Promoters' sole and absolute discretion.

10.7. The Promoters are 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, transfer, mortgage and/or in any other manner whatsoever as the Promoters may in its absolute discretion think fit and proper, from time to time and at the Promoters' entire discretion and convenience, transfer such rights to any person/s. 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 Premises and/or any other benefit/right from the Promoters and/or such persons, now and/or in future as a result of any development that may be undertaken either by the Promoters and/or its nominee/s and/or person/s.

10.8. In the event the Promoter is desirous of carrying out any amendments to the plans, which do not affect the layout and area of the said Premises, as regards the said Project, the Promoter shall after obtaining the necessary consents from the Purchaser(s) and other Flats purchasers, be entitled to carry out the same. It is agreed that the Purchasers/s shall execute such writings and documents as may be requested by the Promoter from time to time without any objection and consideration of any nature whatsoever.

10.9. In the event any law for the time being in force requires the Promoters to obtain consent of the Purchaser(s) and/or the other Flats purchasers in the said Project for any reason whatsoever, then the Allottee shall not claim any amount, consideration, compensation, etc. and shall cooperate and assist the Promoter fully. The Purchaser(s) and/or the said Organization shall not be entitled to claim any rebate or reduction in price or any other advantage from the Promoter on the ground of the Promoter making additional construction or any other ground whatsoever.

11. PURCHASER(S) ENTITLEMENT TO RAISE LOAN

11.1. 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 Premises by offering the rights of the Purchaser(s) hereby granted as a security. However, such loan should be strictly personal to the Purchaser(s) and the right of the Promoters to receive the balance of the said Sale Price and other sums as hereunder provided from the Purchaser(s), shall override the rights of the financial institution/bank in respect of the loan so availed of by 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 Sale Price as payable under this Agreement and has/have taken possession of the said Premises, 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 Premises and against the Purchaser(s) personally and not against the said Property, the said Property, the said Project/ Said Building or any one of them or any of the other premises in the said Project/ Said Building, and not against any other assets/rights of the Promoters.

11.2. Notwithstanding anything contrary contained herein or in any other letter, no objection, permission, deeds, documents and writings

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(whether executed now or in future) by Promoters and notwithstanding the Promoters giving any no objection/permission for mortgaging the said Premises or creating any charge or lien on the said Premises and notwithstanding the mortgages/charges/lien of or on the said Premises, the Promoters shall have first and exclusive charge on the said Premises and all the right, title and interest of the Purchaser(s) under this Agreement for recovery of any amount due and payable by the Purchaser(s) to Promoters under this Agreement or otherwise.

11.3. In case the Purchaser(s) obtain finance from any financial institution/bank or any other sources, the Purchaser(s) obligation to purchase the said Flat pursuant to this Agreement shall not be contingent on the Purchaser(s) ability or competency to obtain such financing and the Purchaser(s) will remain bound under this Agreement whether or not he/she/it has been able to obtain finance for the purchase of the said Premises or any reason whatsoever. The Purchaser(s) hereby agrees that he/she/it shall not be absolved from his/her/its liabilities and obligations under this Agreement in case bank/financial institute doesn't sanction loan or delays in sanctioning loan or delay in disbursements for any reasons whatsoever irrespective whether financial institution/bank or any other sources insinuated by the promoter or their employees. Further in the event that the Purchaser(s) obtains a loan after execution of this Agreement against the security of the said Premises, then it shall be solely the Purchaser(s) responsibility to satisfy any charge/lien in respect of the said Premises and the Promoter shall not be liable in any form or manner whatsoever. It is clarified that in the event the Purchaser(s) defaults in its payment obligation to such lender the rights of such financial institution/bank shall be subject to the first charge of the Promoter on the said Premises for the entire Purchase Consideration, GST, TDS contribution, maintenance charges, outgoings and all other amounts payable by the Purchaser(s) under this Agreement and such lender of the Purchaser shall have rights only to the extent of the Purchase Consideration paid under the said Agreement through the disbursements by such lender to the Promoter on behalf of the Purchaser. Further, in the event that this Agreement is cancelled at any time, then the Purchaser(s) shall ensure that such financial institution/ bank returns to the Promoter, the original Agreement for Sale, Registration Receipt, Index II and any other document in respect of the said Premises which may be in their possession and after receiving all the documents, Promoter/Developer is liable to refund the amount as per the terms and condition mention in the Agreement for sale. The Purchaser(s) shall inform and give proper notice to the Common Organization as and when formed, about the said Premises being so mortgaged and the Promoter shall not be under any obligation to provide such intimation in any manner whatsoever.

11.4. The Purchaser(s) agrees and confirms that the payment of instalments shall be made on the due dates, without any delay or default, in accordance with the terms of this Agreement. The Purchaser(s) agrees and undertakes that the time for payment is the essence of the contract. An intimation in writing (including but not limited to an emails) forwarded by the Promoter to the Purchaser(s) that a particular stage of construction is completed shall be sufficient proof that a particular stage of construction is completed. It is specifically agreed by the Purchaser(s) that this Agreement shall not

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create any right, interest and/or claim of the Purchaser(s) on the said Premises until and unless all the amounts due and payable by the Purchaser(s) as recorded herein are paid by the Purchaser(s) to the Promoter in accordance with the terms and conditions of this Agreement. It is however clarified that the Promoter shall not be bound to allow / offer such rebate to the Purchaser(s). It is agreed and clarified that notice being sent by the Promoter by way of an email shall be deemed to be good service of the intimation / notice and the Purchaser(s) shall not be liable to raise any claims for lack of service thereof.

- 11.5.** The Purchaser(s) authorize the Promoter to adjust / appropriate all payments made by him / her/ them / it under any head (s) of dues against the lawful outstanding, if any, in his / her / its name as the Promoter may in its sole discretion deem fit and the Purchaser(s) undertakes not to object / demand / direct the Promoter to adjust his / her / their / its payment in any manner.
- 11.6.** The Purchaser(s) is fully satisfied with and has accepted the title of the Promoter inter alia the right of the Promoter to construct the said Buildings on the said Free Sale Property and to sell various flats therein and the Purchaser(s) hereby agrees and undertakes not to further investigate and/or to raise any requisitions on or objections to the same, any time hereafter.

12. PROCEDURE FOR TAKING POSSESSION

12.1. The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the [Premises/Plot], to the Allottee in terms of this Agreement within 1 (One month) from the date of issue of such notice and the Promoter shall give possession of the [Premises/Plot] to the Allottee. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be.

12.2. The Allottee shall take possession of the Premises within 15 days of the written notice from the promotor to the Allottee intimating that the said Premises are ready for use and occupancy.

12.3. Upon receiving a written intimation from the Promoter, the Allottee shall take possession of the [Premises/Plot] from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the [Premises/Plot] to the allottee. In case the Allottee fails to take possession within the time, such Allottee shall continue to be liable to pay maintenance charges as applicable.

13. POSSESSION DATE, DELAY AND TERMINATION

13.1. The Promoters shall endeavour to offer possession of the said Premises on or before **31/12/2026** ("the said Date") with an additional grace period of 6 (six) months. The Purchaser hereby also agree that the Promoter shall be entitled to further extension for completion of the said Project, if the completion of the said Project is delayed on account of:

- explosions or accidents, air crashes, act of terrorism;
- strikes or lock outs, Pandemic situation, industrial disputes,

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- c. election code of conduct;
- d. non-availability of cement, steel or other construction/raw material, due to strikes of manufacturers, water or electric supply/connection or drainage/sewerage connection, suppliers, transporters or other intermediaries or due to any reason whatsoever;
- e. Any notice, order, rule, regulation, notification or directive of the Government, and / or any local or public or private body or authority and / or any other Competent Authority or any Court, or Tribunal or any quasi-judicial body or authority;
- f. the promulgation of or amendment in any law, regulations rule or regulation or the issue of any injunction, court order or direction from any governmental or statutory authority that prevents or restricts the Promoter from complying with any or all the terms and conditions as agreed in this Agreement including Development Control regulation or issuance of any notice, order, rule or notification of the government and/or any other public or competent authority or sanctioning authorities or of the court or on account of delay in issuance of NOC's, licenses, Approvals, occupation certificate etc. or non-availability of essential amenities and services such as lifts, electricity and water connections or sewage or drainage lines or for any other reason technical or otherwise or for any reason beyond the control of the Promoter whereby the work of construction is stayed or stalled.
- g. any legislation, order or rule or regulation made or issued by the Government or any other authority or if any competent authority(ies) refuses, delays, withholds, denies the grant of necessary approvals/certificates for the Project /the said Sale Property; or
- h. Any claim, challenge or objection to the said Project or to the said Property or part thereof or on the rights of Promoter on the said Property and/or Free Sale Property and/or the said Project;
- i. Any hazardous, dangerous, perilous, unsafe chemical substance material or property, which is found beneath the said Property which renders liable or endangers the health and safety of either Party or the general public;
- j. Any change in Applicable Laws adversely affecting the development of the said Project/the said Free Sale Property;
- k. Delay in issue of the Occupation Certificate and/or any other certificates and/or grant of any permission, sanction, approval and/or order, as may be required in respect of the said Sale Building, by the SRA/Corporation or any other concerned authority.
- l. other cause beyond the reasonable control of the Promoter or its agent or not directly attributable to any willful act or omission of the Promoter and or any other unforeseen circumstances which may prevent, restrict, interrupt or interfere with or delay the construction of the Sale Building including the said Premises.
- m. Any force majeure events.
- n. In case more than 25% of the Purchaser(s) have failed to pay their instalment/s or dues on their respective due dates, then the said Purchaser(s) herein will not hold the Promoter responsible or liable for delay in delivery of possession of the said Premises.

13.2. The Promoters have informed to the Purchaser(s) that the date of completion of the Project as has been declared under RERA is **31/12/2026** ("AGREED DATE OF POSSESSION").

13.3. It is agreed between Promoters and the Purchaser(s) that the Promoters shall be entitled to undertake the development of the said

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Property and construct building/s thereon subject to the approval of statutory authorities in a phased manner as the Promoters may deem fit and desire. The Purchaser(s) unequivocally consent/s and agree/s not to raise any objection or dispute regards the same now or any time in the future and the Purchaser(s) acknowledge/s that certain hardship may be caused to him/her/them during such construction and hereby agree/s and undertake/s expressly never to object to the same.

13.4. The date of delivery of possession of the said Premises shall be the Agreed Date of Possession as agreed hereinabove and if the Promoters fail(s) to offer the possession of the said Premises to the Purchaser(s) on or before the Agreed date of Possession with the grace period and even after extension of the date of delivery of possession on account of circumstances deemed reasonable by RERA including for the reasons as stated in this Agreement then the Purchaser(s) shall be entitled to either of the following:

13.5. Call upon the Promoters by giving a written notice ("Interest Notice"), to pay interest at the Interest Rate for every month of delay from the date of delivery subject to extension by competent authority, on the said Sale Price paid by the Purchaser(s). The interest shall be paid by the Promoters to the Purchaser(s) till the date of offering the possession of the said Premises by the Promoters to the Purchaser(s);

13.6. Without prejudice to the other rights and remedies available to the Promoter under this Agreement and/ or under the law, in the event, if the Purchaser(s) is in default three times of any of his / her / its obligations under this Agreement, including (but not limited to) making payment of all due amounts as per the payment schedule (and interest thereon, if any) within 7(seven) days of the date of the demand letter, the Purchaser(s) shall be entitled to terminate this Agreement. In the event of such third default, the Promoter shall issue a notice to the Purchaser(s) [of such default], and the Purchaser shall be provided with a further period of 7(seven) days, from the date of such notice, to cure the aforesaid default. In the event that the Purchaser(s) fails to cure the default within 7(seven) days, from the date of notice of such default (or such default is not capable of being rectified), the Promoter shall have the option to terminate this Agreement by sending a termination letter, to the Purchaser(s) by Regd. AD/Speed Post. On such termination, the following terms shall apply: -

- A. The Purchaser(s) shall cease to have any right, title, interest, claim demand etc. of any nature whatsoever in the said Premises or any part thereof and/ or against the Promoter;
- B. The Promoter shall be entitled to deal with and dispose off the said Premises to any other person/s as it deems fit on at such consideration and on such terms and conditions as the Promoter deems fit, without any further act or consent of the Purchaser(s).
- C. Only on the realization of the entire consideration from the prospective new flat Purchaser(s) of the said Premises, the Promoter shall become liable to refund to the Purchaser(s) the amount paid by the Purchaser(s) to the Promoter in pursuance of this Agreement after deducting therefrom:









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- i. an amount equal to 5% of the Sale Price for the said Premises plus applicable government levies therein (if any) as and by way of adjustment, recovery and pre-estimated and agreed liquidated damages.
 - ii. service tax, VAT, GST and all other taxes paid or payable on this Agreement as well as on the cancellation Agreement.
 - iii. the taxes and outgoings, if any, due and payable by the Purchaser(s) in respect of the said Premises up to the date of termination of this Agreement;
 - iv. the amount of interest payable by the Purchaser(s) to the Promoter in terms of this Agreement from the dates of default in payment till the date of termination as aforesaid;
 - v. any diminution in sale price or market value of the said Premises at the time of termination;
 - vi. the amount of brokerage paid by the Promoter;
 - vii. Registration and stamp duty charges and expenses for the execution and registration of the Cancellation Deed.
 - viii. Charges of postage, telephone/sms charges, transportation charges.
 - ix. All cost, charges and expenses, including reasonable legal fees, incurred by the Promoter in exercising any right, power or remedy conferred by this Agreement in favour of promoter and all such sums shall become part of the Outstanding Balance and shall be paid to the promoter by the Purchaser immediately and without any delay or demur.
- D. The amount shall be accepted by the Purchaser(s) in full satisfaction of all his/ her/ their claim under this Agreement and/or in or to the said Premises. The Purchaser(s) agree/s that receipt of the said refund by cheque from the Promoter by the Purchaser(s) by registered post acknowledgement due at the address given by the Purchaser(s) in these presents whether the Purchaser(s) accept/s or encashes the cheque or not, will result in the amount being refunded and the Purchaser(s) shall have no claim in respect of the said Premises and/or against the Promoter.
- E. The Promoter, shall have an absolute right upon terminating this registered Agreement, to unilaterally inform the Sub-Registrar that this registered Agreement stands terminated on account of the Purchaser(s) default in making the contractual payment under this clause, to the Promoter.
- F. Without prejudice to what is stated in this clause, the Promoter shall, in respect of any installment/ amount remaining unpaid by the Purchaser under the terms and conditions of this Agreement, have first lien and charge on the said Premises agreed to be allotted to the Purchaser(s).

14. FORCE MAJEURE

For the purpose of this section, the expression "Force Majeure" shall mean a case of war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project.

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15. NO OBJECTION TO FUTURE DEVELOPMENT / CONSTRUCTION OF THE SAID PROPERTY

It is agreed between the Promoter and the Purchaser(s) that the Promoter shall be entitled to undertake the development of the said Property and construct buildings thereon subject to the approval of statutory authorities in a phased manner as the Promoter may deem fit and desire. The Purchaser(s) unequivocally consent/s and agree/s not to raise any objection or dispute regards the same now or any time in the future and the Purchaser(s) acknowledge/s that certain hardship may be caused to him/her/them during such construction and hereby agree/s and undertake/s expressly never to object to the same.

16. USAGE

The Purchaser(s) shall use the said Premises only for residential purpose and not for any commercial or other activity.

17. COVENANT AND REPRESENTATIONS OF THE PURCHASER(S)

The Purchaser(s) by himself/herself/themselves with intention to bind all persons into whose hands the said Premises and other premises may hereinafter come, even after said Project/ Said Building and said Property are conveyed in favour of the said society, is executed, hereby covenant/s with the Promoter as follows:

17.1. Not to do or suffer to be done anything in or to the said Project/ Said Building, Premises, staircase common areas or any passages which may be against the rules, regulations or byelaws of concerned local or any other authority or change/alter or make addition in or to the building or to the said Premises itself or any part thereof and to maintain the said Premises at the Purchaser(s)' own cost in good repair and condition from the date on which the Purchaser(s) is/are permitted to use the said Premises. In the event of the Purchaser(s) committing any act in contravention of the above provision, the Purchaser(s) shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority and also pay any penal charges levied by the authorities.

17.2. Not to store anything in the refuge floor and/or in fire check floor nor store any goods in the said Premises which are hazardous, combustible or of dangerous nature or are so heavy as to damage the construction or structure of the said Project/ Said Building or storing of such goods which is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages on the upper floors which may damage or likely to damage the staircases, common passages or any other structure of the said Project/ Said Building and in case any damage is caused to the said Project/ Said Building on account of negligence or default of the Purchaser(s) in this behalf, the Purchaser(s) shall be liable for the consequences of the breach and shall repair the same at his/her/their own costs.

17.3. Not to change the user of the said Premises and/or make any structural alteration and/or construct any additional structures, mezzanine floors, whether temporary or permanent, in the said Premises and not to cover or construct anything on the open spaces, garden, recreation area and/or refuge areas.

17.4. Not to demolish or cause to be demolished the said Premises or any part thereof, neither at any time make or cause to be made any addition

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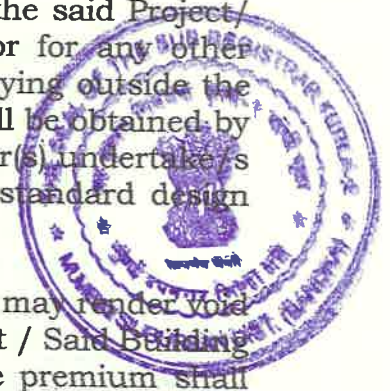
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or alteration of whatsoever nature in or to the said Premises or any part thereof and keep the portion, sewers, drains, pipes in the said Premises and appurtenances thereto in good repair and condition and in particular so as to support, shelter and protect other parts of the said Project/ Said Building.

- 17.5.** Not to make any alteration in the elevation and outside colour scheme of paint and glass of the said Project/ Said Building and not to cover/enclose the planters and service ducts or any of the projections from the said Premises, nor chisel or in any other manner cause damage to the columns, beams, walls, slabs or RCC partition or walls, pardis or other structural members in the said Premises without the prior written permission of the Promoter, nor do / cause to do any hammering for whatsoever use on the external / dead walls of the said Project/ Said Building or do any act to affect the F.S.I potential of the said Property.
- 17.6.** Not to affix any fixtures or grills on the exterior of the said Project/ Said Building for the purposes of drying clothes or for any other purpose and undertakes not to have any laundry drying outside the said Premises. The standard design for the same shall be obtained by the Purchaser(s) from the Promoter and the Purchaser(s) undertake/s to not fix any grill having a design other than the standard design approved by the Promoter.
- 17.7.** Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Property/ Project / Said Building or any part thereof or whereby any increase in the premium shall become payable in respect of the insurance.
- 17.8.** Not to delay/ default in payment of the amounts to be paid to the Promoter within 7 days of demand by the Promoter, their share of security deposit demanded by any concerned local authority or government, M.C.G.M. for giving water, gas connection or any electric supply company for giving electricity or any other service connection to the said Project.
- 17.9.** Not to delay/ default in payment of increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority from time to time.
- 17.10.** Not to transfer or assign the Purchaser(s) right, interest or benefit under this Agreement and / or let, sub- let, sell, mortgage and / or otherwise transfer, assign or part with occupation or give on leave and license, care taker, paying guest or tenancy basis or induct any person/s into or part with the said Premises without the prior written consent of the Promoter / Said society of respective project out of the said Project/ Said Building. Such consent, if granted shall be subject to the terms and conditions imposed and stipulated by the Promoter herein.
- 17.11.** The structure of the said Building may be got insured for one or more perils like fire, earthquake, riots and civil commotion, militant action etc. by the Promoter on behalf of the Purchaser(s) and the cost thereof shall be payable by Promoter as the part of the maintenance bill raised by the Promoter but contents inside each Premises shall be insured by the Purchaser(s) at his/her/its own cost. The cost of ensuring the



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building structure shall be recovered from the Purchaser(s) as a part of total Maintenance Charges and the Purchaser(s) hereby agrees to pay the same. The Purchaser(s) shall not do or permit to be done any act or thing which may render void or voidable insurance of any Premises or any part of the said Building or cause increased premium to be payable in respect thereof for which the Purchaser(s)) shall be solely responsible and liable.

17.12. Shall not violate and shall abide by all rules and regulations framed by the Promoter / its designated Project Manager or by the said society, for the purpose of maintenance and up-keep of the said Project/ Said Building and in connection with any interior/civil works that the Purchaser(s) may carry out in the said Premises.

17.13. Shall not violate and shall observe and perform all the rules and regulations which the society may have at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Project/ Said Building and the said 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 of government and other public bodies. The Purchaser(s) shall also observe and perform all the stipulations and conditions laid down by the said society regarding the occupation and use of the said Premises in the said Project and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

17.14. Shall not do or permit or suffer to be done anything in or upon the said Premises or any part of the said Project/ Said Building which is or may, or which in the opinion of the Promoter is or may, at any time be or become a danger, a nuisance or an annoyance to or interference with the operations, enjoyment, quiet or comfort of the occupants of adjoining premises or the neighborhood provided always that the Promoter shall not be responsible to the Purchaser(s) for any loss, damage or inconvenience as a result of any danger, nuisance, annoyance or any interference whatsoever caused by the occupants of the adjoining premises of the said Project/ Said Building and the Purchaser(s) shall not hold the Promoter so liable;

17.15. Shall not obstruct, cause or permit any form of obstruction whatsoever whether by way of depositing or leaving any article, item or thing of whatsoever nature, movable or otherwise, within the said Premises or in or on the common stairways, refuge areas, corridors and passageways in and of the said Project/ Said Building.

17.16. Shall never in any manner enclose any Appurtenant Area/chhajja/flower beds/pocket terrace/s and other areas to be kept open in any manner including installing any temporary or part shed or enclosure and shall not include the same in the said Premises and keep the same unenclosed at all time. The Promoter shall have the right to inspect the said Premises at all times and also to demolish any such addition or alteration or enclosing of the open areas without any consent or concurrence of the Purchaser(s) and also to recover costs incurred for such demolition and reinstatement of the said Premises to its original state.

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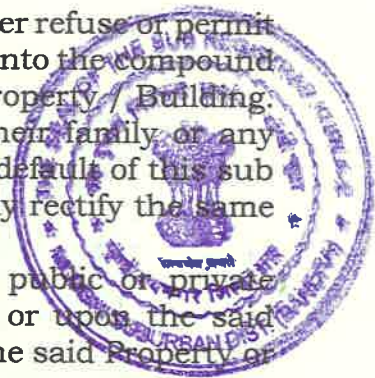
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17.17. Not to permit any person in the employment of the Purchaser(s) (such as domestic help, drivers, cleaners etc.) to sleep and/ or occupy the common area of the said Project/ Said Building such as passage, lobby, stair case and / or any part of the said Property and/or Property.

17.18. Breach of any of these conditions shall cause this Agreement, ipso facto, to come to an end and notwithstanding anything contained to the contrary herein and without prejudice to all other rights that the Promoter may have against the Purchaser(s) either under this Agreement or otherwise, the Promoter shall have the right to terminate this Agreement on the breach of the aforesaid conditions by giving one-month notice to the Purchaser.

17.19. In addition to the aforesaid conditions, the Purchaser(s) further binds himself/herself/themselves in respect of the said Premises and covenants as under:

- i. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises into the compound or the refuge floor or any portion of the said Property / Building. If the Purchaser(s) or members of his/her/their family or any servant or guest of the Purchaser(s) commits default of this sub clause then the Purchaser(s) shall immediately rectify the same at his/her/their own costs and expenses.
- ii. Shall not at any time cause or permit any public or private nuisance or to use the loud speaker etc. in or upon the said Premises, the said Project/ Said Building or the said Property or any part thereof or do anything which shall cause an annoyance, inconveniences, suffering, hardship or disturbance to the occupants or to the Promoter. If the Purchaser(s) or members of his/her/their family or any servant or guest of the Purchaser(s) commits default of this sub-clause then the Purchaser(s) shall immediately take remedial action at his/her/their own costs and expenses.
- iii. Shall not discharge, dump, leave or burn nor to cause or permit the discharging, dumping, leaving or burning of any wastage including but not limited to pollutants into the surface or other drains or in or upon any part of the said Premises and/or said Project/ Said Building nor litter or permit any littering in the common areas in or around the said Premises and/or the said Project/ Said Building and at the Purchaser's own cost and expense to make good and sufficient provision for the safe and efficient disposal of all waste generated at the said Premises and/or Project/ Said Building to the requirement and satisfaction of the Promoter and/or relevant government and statutory authorities. If the Purchaser(s) or members of his/her/their family or any servant or guest of the Purchaser(s) commits default of this sub clause then the Purchaser(s) shall immediately take remedial action.
- iv. Shall not do either by himself/itself or any person claiming through the Purchaser(s) anything which may or is likely to endanger or damage the Project/ Said Building or any part thereof, the garden, greenery, fencing, saplings, shrubs, trees and the installations for providing facilities in the said Project/ Said Building. No damage shall be caused to the electricity poles, cables, wiring, telephone cables, sewage line, water line, compound gate, or any other facility provided in the said Project/ Said Building. If the Purchaser(s) or members of his/her/their family or any servant or guest of the Purchaser(s) commits



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default of this sub clause then the Purchaser(s) shall immediately take remedial action.

- v. Shall not display at any place in the said Project/ Said Building any bills, posters, hoardings, advertisement, name boards, neon signboards or illuminated signboards. The Purchaser(s) shall not stick or affix pamphlets, posters or any paper on the walls of the said Project/ Said Building or common area therein or in any other place or on the window, doors and corridors of the said Project/ Said Building.
- vi. Shall not affix, erect, attach, paint or permit to be affixed, erected, attached, painted or exhibited in or about any part of the said Project/ Said Building or the exterior wall of the said Premises or on or through the windows or doors thereof any placard, poster, notice, advertisement, name plate or sign or announcement, flag-staff, air conditioning unit, television or wireless mast or aerial or dish antenna any other thing whatsoever save and except the name of the Purchaser(s) in such places only as shall have been previously approved in writing by the Promoter in accordance with such manner, position and standard design laid down by the Promoter ;
- vii. The said Purchaser shall allow the Promoter to put up, affix, place, display or exhibit its name, board, sign boards, glow sign boards and other sign boards displaying the Promoter's Name at the Promoter's own cost and expenses and by obtaining any requisite permissions, if any, to that effect from the concerned authorities.
- viii. Shall cause the society to paint the said Project/ Said Building at least once in every five years maintaining the original colour scheme even after the agreement is executed in favour of the society.



18. REPRESENTATIONS AND WARANTEES OF THE PROMOTER

The Promoter hereby represent and warrant to the Purchaser(s) as follows, subject to what is stated in this Agreement and all its Schedules and Annexes, subject to what is stated in the Title Certificate:

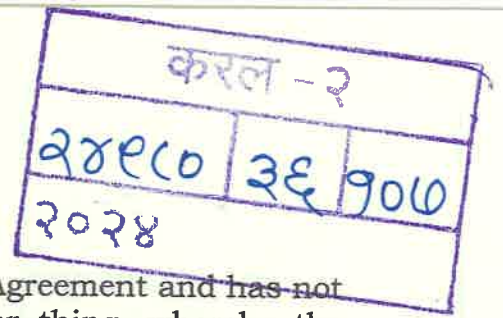
- i. The Promoter has clear and marketable title and has the requisite rights to carry out development upon the said Property and also has actual, physical and legal possession of the said Property for the implementation of the said Project;
- ii. The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the said Project and shall obtain requisite approvals from time to time to complete the development of the said project;
- iii. There are no encumbrances upon the said project land or the Project except those disclosed to the Purchaser(s);
- iv. There are no litigations pending before any Court of law with respect to the said project except those disclosed to the Purchaser(s);
- v. All approvals, licenses and permits issued by the competent authorities with respect to the said Project, are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, shall be obtained by following due process of law and the Promoter have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the said Project and common areas;

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- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the Promoter is not restricted to enter into these presents;

19. ENTRY IN THE SAID PREMISES

The Purchaser(s) shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said said Premises or any part thereof for the purpose of making, maintaining, rebuilding, cleaning, lighting and keeping in order and good conditions all services, drains, pipes, cables, water covers, gutters, wires, party walls, structure or other conveniences belonging to or serving or used for the Project/ Said Building and also for the purpose of laying down, maintaining, repairing and also for purpose of cutting of essential services including water supply to or any of the premises of the Project/ Said Building in respect whereof, the Purchaser(s) of such other premises, as the case may be, shall have made default in paying his/her/their share of taxes, maintenance charges etc.

20. DEFECT LIABILITY

- a. If within a period of five (5) years from the date of issuance of occupancy permissions by statutory authorities of the Premises from the Promoter ("**Defect Liability Period**"), to the notice of the Promoter any structural defect in the said Premises or the Project or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at their own cost and in case it is not possible to rectify such defects, then the Purchaser(s) shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the RERA. It is clarified that the Promoter shall not be liable for any such defects if the same have been caused by reason of directly and/or indirectly attributable to the Purchaser(s) and/or other occupants of the said Project.
- b. However the Promoter shall be under no liability whatsoever and howsoever arising, and whether under this present or at law in respect of defects in the said New Building or said Premises and or any part or portion thereof, that appears after completion of the said New Buildings or any part or portion thereof, where such defect are the results of (i) normal wear and tear which include shrinkage (ii) improper operation and maintenance of building/s or any part or portion thereof (iii) unauthorized addition or alteration carried out in the premises by the said Premises Purchaser(s) (iv) where such defects are the result of gross negligence, fraud, criminal or wilful action (v) natural calamity or act of God (vi) the said Premises Purchaser(s) choose to avail raw flat from the Promoter.

21. MAINTENANCE CONTRACT OF SAID NEW BUILDING

The Promoter shall have right to enter into contract with any third party/agency for the purpose of maintenance and upkeep of the said Project/ Said Building, such decision shall be final and binding in respect of the said Property (including Common area and amenities of the said Project) until same is executed in favour of the society. Thereafter, the society will undertake to maintain the said Project and every part thereof in the manner as it was handed over save and except normal wear and tear of the said Project and the society shall maintain further.



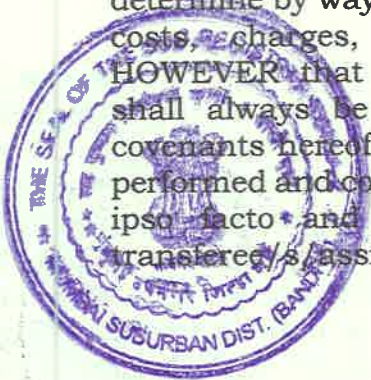






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२०२४	22. TRANSFER	

The Purchaser(s) shall not advertise in any form, let, sub-let, transfer, assign, sell, lease, give on leave and license, or part with interest or benefit factor of this Agreement or part with the possession of the said Premises or dispose of or alienate otherwise howsoever, the said Premises and/or its rights, entitlements and obligations under this Agreement to any third party or otherwise, until all the dues, taxes, deposits, cesses, Sale Price and all other amounts payable by the Purchaser(s) to the Promoter under this Agreement, are fully and finally paid together with applicable interest thereon, if any. In the event the Purchaser(s) is/are desirous of transferring the said Premises and/or his/her/their rights under this Agreement, the same shall be done only after the expiry of a period of 24 (twenty-four) months from the date of execution hereof and then the Purchaser(s) shall be required to obtain prior written consent of the Promoter, which consent shall be given by the Promoter, subject to such terms and conditions as the Promoter may deem fit and proper. and the Purchaser(s) shall pay to the Promoter such sums as the Promoter 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.



23. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Promoter executes this Agreement, he shall not mortgage or create a charge on the *[Premises] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such [Premises].

24. PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER(S) AND SUBSEQUENT PURCHASER(S)

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the said Project shall equally be applicable to and enforceable against any subsequent purchaser(s) of the said Premises, in case of a transfer, as the said obligations go along with the said Premises, for all intents and purposes.

25. BINDING EFFECT

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for

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[Signature]

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rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

26. **WAIVER**

- 26.1. No forbearance, indulgence or relaxation or inaction by the Promoter at any time to require performance of any of the provisions of these presents shall in any way affect, diminish or prejudice its rights to require performance of that provision and any waiver or acquiescence by them of any breach of any of the provisions of these presents shall not be construed as a waiver or acquiescence of any continuing or succeeding breach of such provisions or a waiver of any right under or arising out of these presents, or acquiescence to or recognition of rights and/or position other than as expressly stipulated in these presents.
- 26.2. Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser(s) by the Promoter shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement nor shall the same in any manner prejudice the rights of the Promoter.

27. **ENTIRE AGREEMENT**

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Premises/building, as the case may be.

28. **RIGHT TO AMEND**

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

PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the [Premises], in case of a transfer, as the said obligations go along with the [Premises] for all intents and purposes.

29. **FURTHER ASSURANCES**

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

[Signature]

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२०२४	30. <u>SEVERABILITY</u>	

If any provision of this Agreement shall be determined to be void or unenforceable under the RERA Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of this Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to the RERA or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

31. METHOD OF CALCULATION OF PROPORTIONATE SHARE

Wherever in this Agreement it is stipulated that the Purchaser(s) has/have to make any payment, in common with other purchaser(s) in the said Project, the same shall be in proportion to the carpet area of the said Premises to the total carpet area of all the other premises/units/areas/spaces in the said Project.

32. PLACE OF EXECUTION

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



32.2. The Purchaser(s) and Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act, 1908 and the Promoter and Purchaser(s) will attend such office and admit execution thereof.

32.3. The Promoter shall bear and pay all the amounts payable towards stamp duty and registration on this Agreement.

33. INDEMNITY

The Purchaser(s) hereby agrees to indemnify and keep indemnified, saved, defended and harmless the Promoter against any or all claims, losses, damages, expenses, costs or other liabilities incurred or suffered by the Promoter from or due to any breach by the Purchaser(s) of its covenants, representations and warranties under this Agreement or due to any act, omission, default on the part of the Purchaser(s) in complying/performing his/her/their obligations under this Agreement.

34. NOTICE

34.1. All notices to be served on the Purchaser(s) as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser(s) by Registered Post A.D./Under Certificate of Posting/ Courier or by hand delivery or by Fax, or E-mail to the address of the addressee at his/her/their address hereinbefore mentioned herein:

**Address: A505 Shri Vijay Vihar IIT employees CHS Orchard
Avenue Road off A S Marg Powai Mumbai 400076.**

Email id: shreenathpatki10@gmail.com

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A notice shall be deemed to have been served as follows:

- (i) If personally delivered, at the time of delivery
- (ii) If sent by courier, Registered Post A.D. or by Fax, E-mail at the time of delivery thereof to the person receiving the same.

35. MISCELLANEOUS

35.1. 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 Promoter may require, for safe guarding the interest of the Promoter to the said Project and/or the premises therein.

35.2. TDS:

All amounts towards the said Sale Price, as payable by the Purchaser(s) to the Promoter in accordance with Clause 4.1 hereof, shall be made by the Purchaser(s), subject to deduction of tax at source as per the provisions of Section 194 IA 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 Promoter 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 Promoter shall be deemed to be a breach equivalent to non-payment of the said Sale Price and shall accordingly attract the consequences as mentioned in Clause 5 hereof.

35.3. OBLIGATIONS:

All obligations of the Purchaser(s) and covenants made by the Purchaser(s) herein shall be deemed to be obligations and/or covenants, as the case may be, running with immovable property viz. the said Premises and the observance, performance and compliance with such obligations and/or covenants shall be the responsibility of all persons into whose hands the said Premises may come.

35.4. DISPUTE RESOLUTION:

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.

35.5. JURISDICTION:

Subject to what is provided hereinabove 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.

35.6. 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 into upon the said Property and/or the said Project and/or otherwise howsoever against the Promoter, save and except in respect of the said Premises. Nothing contained in this Agreement is intended to









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be nor shall be construed as a grant, demise or assignment in law, of the said Property and/or the said Project.

35.7. NO WAIVER:

Any delay or indulgence shown by the Promoter in enforcing the 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 Promoter 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 Promoter hereunder or in law.

35.8. 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 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.



35.9. ENTIRE AGREEMENT:

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Premises/building, as the case may be.

35.10. The Purchaser(s) hereby declares that he/she/they has/have gone through this Agreement and all the documents related to the Project, Said Building and also the said Property and has/ have expressly understood the contents, terms and conditions of the same and the Purchaser(s) after being fully satisfied has/ have entered into this Agreement and further agrees not to raise any objection in regard to the same.

36. HEADINGS:

The headings, subheadings, titles, subtitles used for the Clauses under this Agreement are only for the sake of convenience and easy identification of the provisions and headings, subheadings, titles, subtitles to Clauses, Sub-Clauses and 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.

All the aforesaid rights and/or remedies of the Promoter are cumulative and without prejudice to one another.

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FIRST SCHEDULE OF THE PROPERTY

REFERRED TO ABOVE AS "THE SAID PLOT"

ALL THAT piece or parcel of land or ground together with the building / structure known as "Shop No. 1 to 8". The total plot area as per layout is **727.81 Sq. Mtr.**, and as per **Lease deed** the said Plot bearing C.T.S. No. 7/18(pt), is situated, lying and being at Village Kopari, A S Marg, Powai, in the Registration District and Sub-District of Andheri Mumbai Suburban District of Mumbai city admeasuring 727. 81 Square Meters or thereabouts and bounded as follows: -

On or towards the North by : 18.30 Mtr. Wide Road.

On or towards the West by : Private Land

On or towards the South by : Bldg. No. 22-B

On or towards the East by : Bldg. No. 23-E & 12.00 Mtr. Road.



THE SECOND SCHEDULE HEREINABOVE REFERRED TO:

THE SAID PREMISES AND SAID PARKING

A residential premise being 2 BHK, Flat No. 1302 on 13th Floor/habitable floor, admeasuring RERA carpet of **70.60 Sq. Mt.** Area in the Project known as "**GURUKRUPA GYANAM**" standing on the said Plot at Village Kopari, A S Marg, Powai, Mumbai- 400076, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

Bearing MahaRERA Registration No. **P51800053259.**

Parking Details:

Parking Type : One Tower Parking Space

Parking size : L _____ x W _____ x H _____

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**THIRD SCHEDULE HEREINABOVE REFERRED TO:
(LIST OF AMENITIES AND SPECIFICATIONS TO BE PROVIDED)**

LIST OF AMENITIES FOR FLATS:

WALLS:

External Wall to be in RCC 6' thick.

Internal Partition Walls to be 4' Block work with gypsum on each side

FLOORING:

a) 1000MM x 1000MM Vitrified flooring in all Rooms

b) 600MM X 600 MM flooring in bathroom, W.C & Terrace.

KITCHEN:

Granite Platform with S. S. Sink and Dado tiles up to 4'ft. height.

DOORS:

Main door & Bedroom door with laminated decorative sheets having high quality fixture.

WINDOWS:

Marble Sill in all Windows

Aluminium Powder coated sliding windows.

ELECTRIFICATION:

All electric points of Concealed Copper Wiring with Modular Switches

Ample light points in parking area

PLUMBING:

Concealed Plumbing work reputed make Bathroom Fittings.

PAINTING:

Acrylic Paints for the External Face of Building Good Quality paints for the external walls

BATH /WC:

Full glazed tiles in Bath & W.C. with Modern concept.

WATER SOURCE:

Provision of separate Overhead and Underground Drinking Water Tank with adequate capacity in Building

Lift:

Good Quality Lift.



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IN WITNESS WHEREOF the Parties have set and subscribed their respective hands and seals to these presents the day and year first hereinabove stated.

SIGNED AND DELIVERED by the
 Within named **"DEVELOPER/PROMOTER"**
GURUKRUPA REALCON INFRABUILD
LLP through its authorized PARTNER
 Resolution passed in the meeting of
 partners held on _____
Mr. MAHESH LIRA VERAT



in the presence of
 1. Swami Naga 
 2. Anand Naga 

SIGNED AND DELIVERED BY
 the within named
"FLAT PURCHASER(S)"

1. **SHREENATH BHALCHANDRA PATKI**







2. **BHALCHANDRA BHASKAR PATKI**











3. **REKHA BHALCHANDRA PATKI**



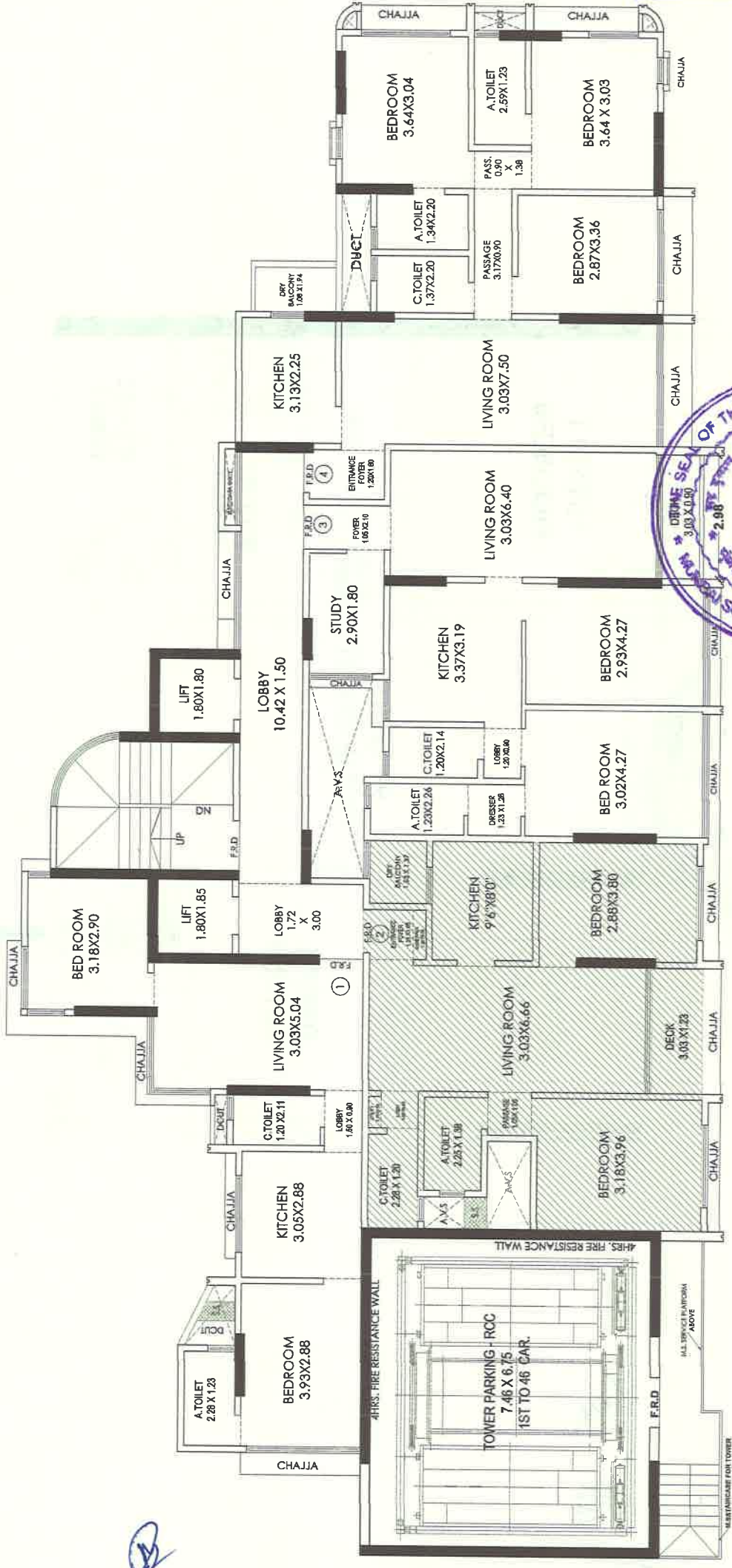




in the presence of
 1. Anand Naga 

2. Swami Naga 

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Patti
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FLAT NO: 1302

FLOOR: 13th.



NORTH

NAME OF THE PROJECT

GURUKRUPA GYANAM

NAME OF THE SOCIETY

POWAI MANIDWIP COMMERCIAL PREMISES CO-OP HOUSING LTD.

NAME OF THE DEVELOPER

SHRI. MAHESH L. VERAT PARTNER OF M/S. GURUKRUPA REALCON INFRABUILD LLP.

DESCRIPTION OF PROPERTY

PROPOSED REDEVELOPMENT OF BUILDING KNOWN AS 'POWAI MANIDWIP COMMERCIAL PREMISES CO-OP HOUSING LTD.', ON PLOT BEARING CTS NO. 7/18 OF VILLAGE KOPARI, AT SITUATED IN S WARD, POWAI (EAST), MUMBAI-76.

NAME: *yashreenath Bhalchandra Patti*
D Bhalchandra Bhaskar Patti;
D Bekha Bhalchandra Patti;



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NAME: <i>Dhreenak Dhalchanda Parkhi</i> DESCRIPTION OF PROPERTY: <i>9) Rakha Dhalchanda Parkhi</i>	FLOOR: <i>12th</i>	NAME OF THE DEVELOPER: <i>SHRI. MAHESH L. VERAT PARTNER OF M/S. GURUKRUPA REALCON INFRABUILD LLP.</i>	NAME OF THE SOCIETY: <i>POWAI MANIDWIP COMMERCIAL PREMISES CO-OP HOUSING LTD.</i>	NAME OF THE PROJECT: <i>GURUKRUPA GYANAM</i>	NORTH
PROPOSED DEVELOPMENT OF BUILDING KNOWN AS 'POWAI MANIDWIP COMMERCIAL PREMISES CO-OP HOUSING LTD.', ON PLOT BEARING CTS NO. 718 OF VILLAGE KOPARI, AT SITUATED IN S WARD, POWAI (EAST), MUMBAI-76.	AREA: <i>64.81 SQ.MT.</i>	BALCONY AREA: <i>5.79 SQ.MT.</i>	TOTAL AREA: <i>70.60 SQ.MT.</i>	FLAT NO <i>1902</i>	



महाराष्ट्र शासन

मालमत्ता पत्रक

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ULPIN: 72580835475

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

गाव/पेट : कोपरी	तालुका/न.भू.का. : नगर भूमापन अधिकारी, मुलुंड	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर
७/१८		
क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा शाब्दाचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
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सुविधाधिकार :
हक्काचा मूळ धारक :
वर्ष :
पट्टेदार :
इतर भार :
इतर श्रेरे :



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
05/11/1998	मा.जिल्हाधिकारी मुं. उ. जिल्हा यांचेकडील आदेश क्र.सी/कार्यारंभ, एकत्रि/पो.वि./एस्.आर. २४०१ दि.२६.५.९८ व इकडील आदेश क्र.न.भू.अ. मुं./कोपरी/न.भू.क्र. ७ ते १०, १०/१ ते ४४/९८ दि.५.११.९८ अन्वये न.भू.क्र. ७/१८ ची स्वतंत्र मिळकत पत्रिका २८११८.७ चौ.मी. क्षेत्राची उघडली. सदरचे क्षेत्र " म्हाडा (ह) " साठी आरक्षित सत्ता प्रकार एच-१ दाखल केला.		H मुंबई गृहनिर्माण क्षेत्र विकास मंडळ	सही- 05/11/1998 न.भू.अ. मुलुंड
05/10/2013	अन्वयितीने/आदेशान्वये भाडेपट्ट्याने- मुंबई गृहनिर्माण क्षेत्र विकास प्राधिकारण यांनी त्यांचे मालकीची न.भू.क्र. ७/१८ या मिळकतीचे एकूण क्षेत्रापैकी ७२७.८१ चौ.मी. क्षेत्र नोंदणीकृत भाडेपट्टा दस्त क्र. बदर-३/३३४१/२०१० दि.२३/३/१० ने दि.१/९/२००० पासून ३० वर्षे कालावधी साठी भाडेपट्ट्याने पवई मनीद्विप कमर्शियल प्रिमायसेस को.ऑ.हौ.सो. यांना दिल्याने सदर मिळकतीत इतर हक्क सदरी भाडेपट्टेदार म्हणून पवई मनीद्विप कमर्शियल प्रिमायसेस को.ऑ.हौ.सो. यांचे नावाची नोंद केली. भाडे र.रु. २०१६०/- प्रति वर्षास.		L पवई मनीद्विप कमर्शियल प्रिमायसेस को. ऑ.प. हौ.सो.लि.	फेरफार क्रं. ३० प्रमाणे सही- 05/10/2013 न.भू.अ. मुलुंड
11/08/2015	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.रा) पुणे यांचेकडील परीपत्रक क्र.ना.भू.५/मि.प./अक्षरी नोंद/२०१५ पुणे दिनांक १६/२/२०१५ व इकडील आदेश क्र.न.भू./कोपरी/फे.फा.नं.३३/२०१५ दिनांक ११/८/२०१५ अन्वये मिळकत पत्रिकेवर नमुद असलेले अंकी क्षेत्र अक्षरी अडवावीस हजार एकशे अठरा पुर्णांक सात दशांश चौ.मि.दाखल केले.			फेरफार क्रं. ३३ प्रमाणे सही- 11/08/2015 न. भू. अ. मुलुंड

हि मिळकत पत्रिका (दिनांक 01/11/2021 12:11:58 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 10/03/2023 12:03:15 PM

वेधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2209100002332437 हा क्रमांक वापरावा.

हे जाहिराती पत्रक डिजिटल स्वाक्षरी करिते आहे



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नोंदणी क्रमांक : एमयुएम / सिविल / एमएचएडीबी / एचएसजी / (दिवस)
(टिप्पणी) / १२१२१ / सन २००२ - २००४

बदर-३	
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*** नोंदणीचे प्रमाणपत्र ***



ही प्रमाणपत्राद्वारे प्रमाणित करण्यास येत आहे की,

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ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमांच्या कलम १२ (१) अन्वये व संस्थांचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वगळता संस्था असून उपवर्गीकरण आहे.



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प्रमाणित आहे.
उपनिबंधक सहकारी संस्था
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, मुंबई



मुंबई :
दिनांक १४/१/२००४



POWAI MANIDWIP COMMERCIAL SOCIETIES CO-OP. HSG. SOC. LTD.
Chairman

369/6324

पावती

Original/Duplicate

Tuesday, March 28, 2023

नोंदणी क्र.: 39M

8:32 PM

Regn.: 39M

पावती क्र.: 7091 दिनांक: 28/03/2023

गावाचे नाव: कोपरी

दस्तऐवजाचा अनुक्रमांक: करल1-6324-2023

दस्तऐवजाचा प्रकार: विकसनकरारनामा

सादर करणाऱ्याचे नाव: मेसर्स गुरुकृपा रिअलकॉन इन्फ्राबिल्ड एलएलपी चे भागीदार महेश लिरा बेरात तर्फे कु मु म्हणून राजेश अनंत कारभारी

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 300

रु. 30000.00

रु. 6000.00

एकूण:

रु. 36000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
8:46 PM ह्या वेळेस मिळेल.

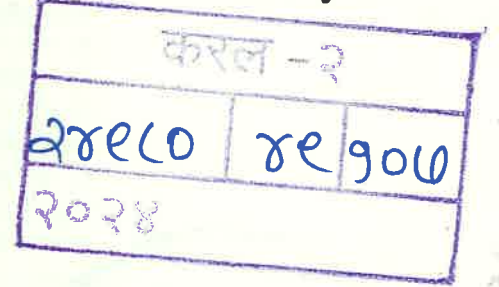
बाजार मूल्य: रु. 157660000 /-

मोबदला रु. 77173000/-

भरलेले मुद्रांक शुल्क: रु. 7883000/-

- 1) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 2803202321825 दिनांक: 28/03/2023
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 2803202322181 दिनांक: 28/03/2023
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 2803202322075 दिनांक: 28/03/2023
बँकेचे नाव व पत्ता:
- 4) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH017727380202223P दिनांक: 28/03/2023
बँकेचे नाव व पत्ता:

दु. निदेश क्र. 1
सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

दस्त क्रमांक : 6324/2023

नोदणी :

Regn:63m

गावाचे नाव : कोपरी

29/03/2023

करल - 2		
28	10	900
2023		

करल - 9		
83	24	38
2023		

(1) विलेखाचा प्रकार विकसनकारारनामा
 (2) मोबदला 77173000
 (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 157660000

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

1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: जमीन व त्यावरील बांधकाम, सी टी एस नं 7/18, मौजे कोपरी, पवई, ए.एस मार्ग, मुंबई 400076, ADJ/1100901/145/23/K/262 दि. 28/03/2023 (C.T.S. Number : 7/18 ;)

(5) क्षेत्रफळ

1) 727.81 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:-पवई मनिद्वीप कमर्शियल प्रिमायसेस को-ऑप हौसिंग सोसायटी ली चे चेअरमन केशवजी पुंजा बाबिया वय:-69; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पवई मनिद्वीप कमर्शियल प्रिमायसेस को-ऑप हौसिंग सोसायटी ली, ब्लॉक नं: -, रोड नं: पवई, महाराष्ट्र, MUMBAI. पिन कोड:-400076 पॅन नं:-AABAP1717D
- 2): नाव:-पवई मनिद्वीप कमर्शियल प्रिमायसेस को-ऑप हौसिंग सोसायटी ली चे सेक्रेटरी हिरा रामजी बाबिया वय:-56; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पवई मनिद्वीप कमर्शियल प्रिमायसेस को-ऑप हौसिंग सोसायटी ली, ब्लॉक नं: -, रोड नं: पवई, महाराष्ट्र, MUMBAI. पिन कोड:-400076 पॅन नं:-AABAP1717D
- 3): नाव:-पवई मनिद्वीप कमर्शियल प्रिमायसेस को-ऑप हौसिंग सोसायटी ली चे ट्रेजरर गोकुल सामजी वेरात वय:-59; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पवई मनिद्वीप कमर्शियल प्रिमायसेस को-ऑप हौसिंग सोसायटी ली, ब्लॉक नं: -, रोड नं: पवई, महाराष्ट्र, MUMBAI. पिन कोड:-400076 पॅन नं:-AABAP1717D
- 4): नाव:-पवई मनिद्वीप कमर्शियल प्रिमायसेस को-ऑप हौसिंग सोसायटी ली चे नेबर हिरा रामजी बाबिया वय:-57; पत्ता:-प्लॉट नं: शॉप नं 1, माळा नं: -, इमारतीचे नाव: पवई मनिद्वीप कमर्शियल प्रिमायसेस को-ऑप हौसिंग सोसायटी ली, ब्लॉक नं: -, रोड नं: ए एस मार्ग, पवई मुम्बई, महाराष्ट्र, MUMBAI. पिन कोड:-400076 पॅन नं:-AAQPP3618M
- 5): नाव:-पवई मनिद्वीप कमर्शियल प्रिमायसेस को-ऑप हौसिंग सोसायटी ली चे नेबर प्रकाश डोइफोडे वय:-65; पत्ता:-प्लॉट नं: शॉप नं 2, माळा नं: -, इमारतीचे नाव: पवई मुम्बई, महाराष्ट्र, MUMBAI. पिन कोड:-400076 पॅन नं:-ALXPD1043J
- 6): नाव:-पवई मनिद्वीप कमर्शियल प्रिमायसेस को-ऑप हौसिंग सोसायटी ली चे नेबर प्रकाश के डोइफोडे वय:-70; पत्ता:-प्लॉट नं: शॉप नं 2, माळा नं: -, इमारतीचे नाव: पवई मनिद्वीप कमर्शियल प्रिमायसेस को-ऑप हौसिंग सोसायटी ली, ब्लॉक नं: -, रोड नं: ए एस मार्ग, पवई मुम्बई, महाराष्ट्र, MUMBAI. पिन कोड:-400076 पॅन नं:-APQPD4754H
- 7): नाव:-पवई मनिद्वीप कमर्शियल प्रिमायसेस को-ऑप हौसिंग सोसायटी ली चे नेबर वालजी जग्रा वेरात वय:-51; पत्ता:-प्लॉट नं: शॉप नं 3, माळा नं: -, इमारतीचे नाव: पवई मनिद्वीप कमर्शियल प्रिमायसेस को-ऑप हौसिंग सोसायटी ली, ब्लॉक नं: -, रोड नं: ए एस मार्ग, पवई मुम्बई, महाराष्ट्र, MUMBAI. पिन कोड:-400076 पॅन नं:-AFHPV9406K
- 8): नाव:-पवई मनिद्वीप कमर्शियल प्रिमायसेस को-ऑप हौसिंग सोसायटी ली चे नेबर गोकुल सामजी वेरात वय:-58; पत्ता:-प्लॉट नं: शॉप नं 4, माळा नं: -, इमारतीचे नाव: पवई मनिद्वीप कमर्शियल प्रिमायसेस को-ऑप हौसिंग सोसायटी ली, ब्लॉक नं: -, रोड नं: ए एस मार्ग, पवई, महाराष्ट्र, MUMBAI. पिन कोड:-400076 पॅन नं:-AAGPP0036M
- 9): नाव:-पवई मनिद्वीप कमर्शियल प्रिमायसेस को-ऑप हौसिंग सोसायटी ली चे नेबर हिंपल धरिण गोसार वय:-42; पत्ता:-प्लॉट नं: शॉप नं 5, माळा नं: -, इमारतीचे नाव: पवई मनिद्वीप कमर्शियल प्रिमायसेस को-ऑप हौसिंग सोसायटी ली, ब्लॉक नं: -, रोड नं: पवई, महाराष्ट्र, MUMBAI. पिन कोड:-400076 पॅन नं:-AEIPG0741G
- 10): नाव:-पवई मनिद्वीप कमर्शियल प्रिमायसेस को-ऑप हौसिंग सोसायटी ली चे नेबर धनवंती कांतीलाल गडा वय:-50; पत्ता:-प्लॉट नं: शॉप नं 7, माळा नं: -, इमारतीचे नाव: पवई मनिद्वीप कमर्शियल प्रिमायसेस को-ऑप हौसिंग सोसायटी ली, ब्लॉक नं: -, रोड नं: पवई, महाराष्ट्र, MUMBAI. पिन कोड:-400076 पॅन नं:-AAFP6792E
- 11): नाव:-पवई मनिद्वीप कमर्शियल प्रिमायसेस को-ऑप हौसिंग सोसायटी ली चे नेबर केशवजी पुंजा बाबिया वय:-69; पत्ता:-प्लॉट नं: शॉप नं 8, माळा नं: -, इमारतीचे नाव: पवई मनिद्वीप कमर्शियल प्रिमायसेस को-ऑप हौसिंग सोसायटी ली, ब्लॉक नं: -, रोड नं: ए एस मार्ग पवई, महाराष्ट्र, MUMBAI. पिन कोड:-400076 पॅन नं:-AGEPP3712C
- 12): नाव:-पवई मनिद्वीप कमर्शियल प्रिमायसेस को-ऑप हौसिंग सोसायटी ली चे नेबर कस्तूरबेन दामजी गाला वय:-64; पत्ता:-प्लॉट नं: शॉप नं 6, माळा नं: -, इमारतीचे नाव: पवई मनिद्वीप कमर्शियल प्रिमायसेस को-ऑप हौसिंग सोसायटी ली, ब्लॉक नं: -, रोड नं: ए एस मार्ग, पवई मुम्बई, महाराष्ट्र, MUMBAI. पिन कोड:-400076 पॅन नं:-AABPG4317P

(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश

1): नाव:-नेसर्स गुरुकृपा रिजलकॉन प्लॉटविल्ड एलएलपी चे भागीदार महेश लिरा वेरात तर्फे कु मु म्हणून राजेश अनंत कारभारी वय:-33; पत्ता:-प्लॉट नं: ऑफिस नं 6, माळा नं: -, इमारतीचे नाव: वाशी प्लाजा, ब्लॉक नं: -, रोड नं: वाशी नवी मुम्बई, महाराष्ट्र, THANE. पिन कोड:-400706 पॅन नं:-AAWFG3658E

(9) दस्तावेज करून दिल्याचा दिनांक	28/03/2023
(10)दस्त नोंदणी केल्याचा दिनांक	28/03/2023
(11)अनुक्रमांक, खंड व पृष्ठ	6324/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	7883000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

करल - २		
२४९८०	५९	९००
२०२४		

मुल्यांकनासाठी निचासत घेतलेला तपशील :- मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील अभिनिर्णीत दस्त
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

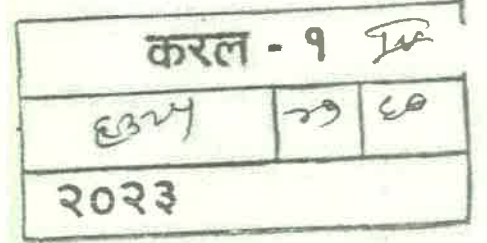
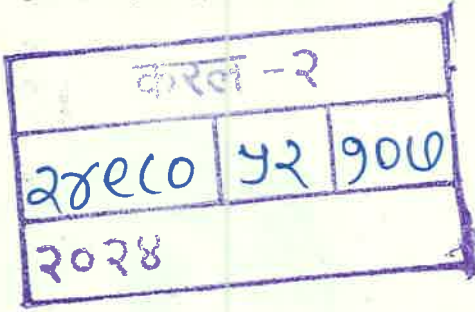
करल - १		
६३२४	२०	६०
२०२३		



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/1100901/145/23/K/262	-	7883000	SD		
2		DHC		2803202321825	2000	RF	2803202321825D	28/03/2023
3		DHC		2803202322181	2000	RF	2803202322181D	28/03/2023
4		DHC		2803202322075	2000	RF	2803202322075D	28/03/2023
5		eChallan		MH017727380202223P	30000	RF	0008705308202223	28/03/2023

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



करल - २

२४९८० ५३ ९०८

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY



म्हाडा
MHADA



Building Permission Cell, Greater Mumbai/ MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

INTIMATION OF APPROVAL FOR ZERO FSI

No.MH/EE/BP Cell/GM/MHADA-36/1299/2023

Dated : 16 JUN 2023

To,

M/s. Gurukrupa Realcon Infrabuild LLP
C. A. to owner Powai Manidwip
Commercial premises CHSL,
C-106, Vashi Plaza, Sector- 17, Vashi,
Navi Mumbai – 400 703.



Sub:- Proposed redevelopment of “Powai Manidwip Commercial premises CHSL” on C.T.S. No. 7/18 (Pt.) village-Kopari Powai at A. S. Marg MHADA Complex, Powai (East), Mumbai -400 076.

- Ref :** 1. Application of Architect dated 06/06/2023.
2. Offer letter of MB Vide No. CO/MB/REE/NOC/F-1508/1506/2023 dated 02/06/2023.
3. NOC letter of MB Vide No. CO/MB/REE/NOC/F-1508/1515/2023 dated 05/06/2023.

Dear Applicants,

With reference to your Notice U/S 45 (1) (ii) of MRTP Act 1966 submitted with letter No. Nil dtd. 06/06/2023, and delivered to MHADA on 06/06/2023, and the plans, Sections Specifications and Description and further particulars and details of your buildings at redevelopment of “Powai Manidwip Commercial premises CHSL” on C.T.S. No. 7/18 (Pt.) Village -Kopari Powai, at A. S. Marg, MHADA Complex, Powai (East), Mumbai - 400 076, furnished to this office under your letter, dated 06/06/2023, I have to inform you that, I may approve ZERO FSI

1/8

करत - २		
२४९८०	५४	९००
२०२४		

IOA the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you U/S 45(1) (ii) of MRTP Act 1966 as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under:-

A: CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK.

1. That the commencement certificate U/s-44/69(1) of MRTP Act shall be obtained.
2. That structural Engineer shall be appointed and supervision memo of as per appendix- IX of D.C. Regulation – 5(3)(9) shall be submitted by him.
3. The structural Design and calculations for the proposed work accounting for system analysis as relevant IS code along with Plan shall be submitted before C.C.
4. Janata Insurance Policy shall be submitted.
5. Requisitions of clause 43 & 46 of DCR 91 shall be complied with and records of quality of work, verification report, etc. shall be maintained on site till completion of the entire work.
6. Bore well shall be constructed in consultation with H.E./MCGM.
7. That the work shall be carried out between 6.00 a.m. to 10.00 p.m. as per circular u/no. CHE/DP/7749/GEN dt. 07.06.2016.
8. Information Board shall be displayed showing details of proposed work, name of owner, developer, architect/LS, R.C.C. consultant etc.
9. That the specific NOC as per Hon'ble Supreme Court of India (S.L.P. Civil No. D23708/2017) Order in Dumping Ground Court Case dated 15/03/2018 shall be obtained from concerned department/S.W.M. Department.
10. The safety measure shall be taken on site as per relevant provision of I.S. Code and safety regulation.
11. That the N.O.C. from local electric supply co. shall be submitted.

करल - २		
२४९८०	५५	१०७
२०२४		

12. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.
13. That the final outcome of parking provision by Govt. of Maharashtra, UDD-1 shall be binding on you.
14. That the owner shall undertake that he will be abide by DCPR-2034 and will process the said proposal as per DCPR-2034 or as per demand raised by authorities or advised by authorities.
15. Appointment of Geologist, Rain water Harvesting, Horticulturist, Electrical, Site supervisor, Public Health and Licensed plumber consultants shall be done.
16. Necessary deposit for erection/display of hording or the flex of size mt. to Mt. for the advertisement of proposal shall be made.
17. That the applicant shall deploy the construction labour as per provisions of labour compensation Act. 1923 and as per suo motto in Supreme Court.
18. The society shall furnish the NOC for C.C. of Mumbai Board.



B. FOR LABOUR CAMP/TEMPORARY SHED

1. That, the exact location of the Temporary Shed /Labour Camp at the premises situated at shall be shown in the accompanying sketch of the proposed temporary shed/labour camp.
2. That, the material for side and top covering used for the Temporary Shed / Labor Camp shall be either tarpaulin or G.I. Sheets.
3. That this Temporary Shed /Labour Camp shall be constructed in such a manner that the same can be easily removed after the expiry of the temporary permission.
4. That you shall do any sort of pucca or permanent construction of any nature on this temporary permission.
5. That the temporary shed shall be constructed to the approved size and measurement and shall not exceed the permitted area.

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6. That you shall pay the sum of Rs.10000/-(in Words Rs. Ten Thousand) as a security Deposit which may be forfeited in the extent of your failure to comply with any of the condition mentioned herein.
7. That you shall pay the sum of Rs.10,000.00 (in Words Rs. Ten Thousand Only) as Deposit covering the charges for the removal of temporary shed at your risk and cost if you fail to remove the shed on or before the date of expiry of the temporary permission.
8. That you shall intimate the Municipal authorities in writing immediately after the shed is removed by you on before the expiry date
9. That in case of your failure to remove the Temporary Shed / Labour Camp on or before the date of expiry, you will allow Municipal authorities to remove the same at your risk and cost without notice and you will allow the demolition charges to be recovered from the deposit paid for this purpose and the security deposit paid by you to be forfeited.
10. That you shall pay fees at the rate of the Rs./per 10 Sq. Mts. Area for the structure for the entire monsoon period or part thereof.
11. That you shall pay the fees for the structure for the whole monsoon period or part thereof and so on.

This IOA for zero FSI is valid for 1 year i.e. upto 15 JUN 2024



(Signature)
(Anil N. Rathod)

**Executive Eng./B.P. Cell (E.S.)
Greater Mumbai/MHADA**

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SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
2. "Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be
 - a. Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street.
 - b. Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
 - c. Not less than 92 ft.(Town Hall) above Town Hall Datum.
3. Your attention is invited to the provision of Section 152 of the Act where by the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.
4. Your attention is further drawn to the provision about the necessity of submitting occupation certificate with a view to enable the V.P. & C.E.O./MHADA to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance if necessary.
5. Proposed date of commencement of work should be communicated.
6. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

Attention is drawn to the notes accompanying this Intimation of Approval.

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NOTES

1. The work should not be started unless objections are complied with.
2. A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
3. Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
4. Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
5. Water connection for constructional purpose from MHADA mains shall not be taken without approval from concerned Executive Engineer of Mumbai Board.
6. The owners shall intimate the Hydraulic Engineer or his representative in wards at least 10 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilized for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works. and bills preferred against them accordingly.
7. The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or Public Street by the owner/architect/their contractors, etc without obtaining prior permission from the Ward Officer of the area.
8. The work above plinth should not be started before the same is shown to this office Sectional Engineer/Assistant Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimensions.
9. The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
10. All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
11. The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain

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- without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
12. No work should be started unless the existing structures proposed to be demolished are demolished.
 13. The Intimation of Approval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Competent Authorities and in the event of your proceeding with the work either without an intimation about commencing the work or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Approval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be withdrawn.
 14. All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and hinge screwed on highly serving the purpose of lock and the warning pipes of the rabbit pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfection each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
 15. No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.



(Ajit N. Rathod)
(Ajit N. Rathod)

**Executive Eng./B.P. Cell (E.S.)
Greater Mumbai/MHADA**

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ADV. MAYUR S. KADAM

M.com, LLB, GDC&A, CS.

2c, Lawrence & Mayo Building, 276, D. N. Road, Fort, Mumbai - 400001
Communication Address: Office No.2, Gaurav Apartment, Vijay Society, Opp. Two
Water Tank, Dombivli (W)-421202
Phone: 9833788573 Email : jklegal2020@gmail.com

FORMAT-A

(Circular No. 28/2022)

Date: 24/05/2023

To,
MAHARERA
6th & 7th floor, Housefin Bhavan,
Bandia Kurla Complex,
Bandra (East)
Mumbai- 400 051

LEGAL TITLE REPORT



SUB Title clearance certificate with respect to the all that piece and parcel of land bearing CTS No. 7/18 admeasuring 727.81 Sq. meters area of the building known as "Powai Manidwip Commercial Premises Co-Op. Housing Society Ltd." at **MAHADA** Colony situated at Village Kopari, Taluka Kurla & District Suburban Mumbai, Maharashtra (Hereinafter collectively referred to as "**Property**").

I have investigated the tile of the landed property described hereunder on the request of M/s.Gurukrupa Realcon Infrabuild LLP through partner Mahesh Verat ("Developer") and from information and following documents i.e., -

(1) Description of the Property-

All that piece and parcel of land bearing CTS No. 7/18, admeasuring 727.81 Sq. meters area of the building known as "Powai Manidwip Commercial

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Premises Co-Op. Housing Society Ltd at MHADA Colony situated at Village Kopari, Taluka Kurla & District Suburban Mumbai, in Registration and Sub-Registration District of Mumbai Suburban ("Property").

(2) The Documents referred to for the said Property

- a. The Property card for piece and parcel of land bearing CTS No. 7/18, admeasuring 727.81 Sq. meters area situated at Village Kopari, Taluka Kurla & District Mumbai.
- b. Registered Indenture of Lease dated 23rd March 2010 executed between Maharashtra Housing and Area Development Authority ("MHADA") and Powai Manidwip Commercial Premises Co-operative Housing Society ("Society").
- c. Registered Deed of Sale dated 23rd March 2010 executed between Maharashtra Housing and Area Development Authority ("MHADA") and Powai Manidwip Commercial Premises ("Society").
- d. The Development Agreement dated 28th March 2023 executed between Powai Manidwip Commercial Premises Co-Op. Housing Society Ltd. and M/s.Gurukrupa Realcon Infrabuild LLP.
- e. Search report for 30 years from year 1994 till 15th May 2023.



- (3) On perusal of the above-mentioned documents and all other relevant documents relating to title of the said I hereby opine that the said Property is leasehold property, the MHADA being "Lessor" assigned leasehold right to the Society. That the said Society have a good, clear and marketable title,

mbv



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without any encumbrances subject to all the documents of developments mentioned above.

(4) The said property has now been given for development to M/s.Gurukrupa Realcon Infrabuild LLP and they have the possession of the same for development as per the details of documents hereinabove referred.

Owners of the Property:



The Maharashtra Housing and Area Development Authority ("MHADA") is the owner of the Property and therefore assigned leasehold right to the Society.

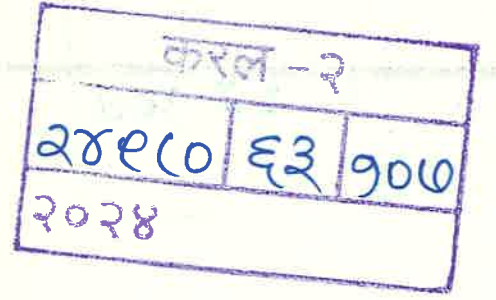
Qualifying Comments/ remarks if any:- None

The report reflecting the flow of the title of Developer M/s.Gurukrupa Realcon Infrabuild LLP on the said Property is enclosed herewith as Annexure "A" hereto.

Encl: Annexure
Date: 24/05/2023



Mayur S. Kadam
Mr. Mayur S Kadam
Advocate High Court



ADV. MAYUR S. KADAM

M.com, LLB, GDC&A, CS.

2c, Lawrence & Mayo Building, 276, D. N. Road, Fort, Mumbai - 400001

Communication Address: Office No.2, Gaurav Apartment, Vijay Society, Opp. Two Water Tank, Dombivli (W)-421202

Phone: 9833788573 Email : jklegal2020@gmail.com

Annexure-"A"

(1) FLOW OF THE TITLE OF THE SAID PROPERTY

- a) That the MHADA granted lease of the said Property underneath the said building to the said Society starting from 01st September 2010 for 30 years by executing registered Indenture of Lease dated 23rd March 2010 registered on 23/03/2010 under Serial No. KRL-1/3341/2010 at the office of Sub Registrar Kurla-1.
- b) That the MHADA sold tenements (shops) to respective allottees of said building and thereby allottees have become the owners of their respective tenements.
- c) That the said allottees of said building have formed co-operative housing Society called Powai Manidwip Commercial Premises Co-operative Housing Society Ltd.
- d) That the MHADA vide Deed of Sale dated 23rd March 2010 registered on 23/03/2010 under Serial No. KRL-1/3342/2010 at the office of Sub Registrar Kurla-1, convey their right, title and interest in the said buildings to the said Society.
- e) The said Society is the owner, absolutely seized, well possessed and legally entitled to buildings.
- f) The said Society has entered in to a Development Agreement dated 28th March 2023 with M/s.Gurukrupa Realcon Infrabuild LLP, said development agreement registered on 28th March 2023 under Serial No.



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KRL-1/6324/2023 at the office of Sub Registrar Kurla-1 for development of said Property.

(2) Search report for 30 years from year 1994 till 15th May 2023 taken at the IGR and have gone through the available record at concerned office and have examined the Index-II in respect of the above-mentioned property.

(3) No other relevant title issues.

(4) No litigations found on search and information from the Society and said Developers.

Date: 24/05/2023



MSK

Mr. Mayur S Kadam
Advocate High Court



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२०२४		

ADV. MAYUR S. KADAM

M.com, LLB, GDC&A, CS.

2c, Lawrence & Mayo Building, 276, D. N. Road, Fort, Mumbai - 400001

Communication Address: Office No.2, Gaurav Apartment, Vijay Society, Opp. Two Water Tank, Dombivli (W)-421202

Phone: 9833788573 Email : jklegal2020@gmail.com

Search Report

Date: 24/05/2023

To,
M/s.Gurukrupa Realcon Infrabuild LLP
Plot No.80/81, Shop No. C-106, Ground floor,
Sector 17, Vashi,
Navi Mumbai- 400 703

Kind Attention: Mr. Mahesh Verat



REF: Investigation of title of the all that piece or parcel of land bearing TS No. 7/18, admeasuring 727.81 Sq. meters area of the building known as "Powai Manidwip Commercial Premises Co-Op. Housing Society Ltd at MHADA Colony situated at Village Kopari, Taluka Kurla & District Mumbai Suburban, in Registration and Sub-Registration District of Mumbai Suburban ("Property").

Dear Sir,

At the request of M/s.Gurukrupa Realcon Life Spaces LLP, I have investigated the title with regard to the above captioned property, and in respect thereof I through my title investigation clerk Mr.Ganesh Jadhav carried out searches for the last 30 years (i.e. from 1994 to May 2023) at the IGR and have gone through the available record at concerned office and have examined the Index-II in respect of the above-mentioned property and have found the following entries to have been made in thereof during the course of search.

Sub-Registrar office at Mumbai, (30 Years):-

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- 1994 – 1996 – Available Index Checked (S.P.T.)
- 1997 – 1998 – Torn
- 1999 – 2000 – Available Index Checked (S.P.T.)
- 2001 – 2002 – Torn
- 2003 – Available Index Checked (S.P.T.)
- 2004 – S.P.T.
- 2005 – 2006 – Available Index Checked
- 2008 – S.P.T.
- 2009 – 2022 – Available Index Checked
- 2023 – Index not ready.

1. Development Agreement dated 28/03/2023 registered on 28/03/2023 under Serial No. KRL-1/6324/2023 at the office of Sub Registrar Kurla-1 regarding the CTS No. 7/18, admeasuring 727.81 Sq. meters situated at village Kopri, Taluka Kurla & District Mumbai, by and between Powai Manidwip Commercial Premises Co-Op. Society Ltd. through Chairman Keshavji Waviya & others referred to as the party of the FIRST PART and M/s. Gurukrupa Realcon Infrabuild LLP through partner Mahesh Verat through POA Rajesh A. Karbhari referred to as the party of the SECOND PART.



Deed dated 23/03/2010 registered on 23/03/2010 under Serial No. KRL-1/3341/2010 at the office of Sub Registrar Kurla-1 regarding the CTS No. 7/18 Part, admeasuring 727.81 Sq. meters area of Powai Manidwip Commercial Premises Co-Op. Society Ltd, MHADA Colony, Lease Period 30 Years, situated at village Kopri, Taluka Kurla & District Mumbai, by and between Mumbai Housing & Area Development Board Mumbai through OSD (Conveyance) Sharad M Dhope through POA Estate Manger Devraj D

M/S



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Gaikwad referred to as the party of the FIRST PART and Powai Manidwip Commercial Premises Co-Op. Society Ltd. through Chairman H R Patel & others referred to as the party of the SECOND PART.

3. Conveyance Deed dated 23/03/2010 registered on 23/03/2010 under Serial No. KRL-1/3342/2010 at the office of Sub Registrar Kurla-1 regarding the CTS No. 7/18 Part, admeasuring 727.81 Sq. meters area of Powai Manidwip Commercial Premises Co-Op. Society Ltd, MHADA Colony, situated at village Kopri, Taluka Kurla & District Mumbai, by and between Mumbai Housing & Area Development Board Mumbai through OSD (Conveyance) Sharad M Dhope through POA Estate Manger Devraj D Gaikwad referred to as the party of the FIRST PART and Powai Manidwip Commercial Premises Co-Op. Society Ltd. through Chairman H R Patel & others referred to as the party of the SECOND PART.

Note: Please note that this title search report is subject to torn, mutilated and incomplete records, unready and unavailable records, withdrawal of register of certain years for binding and re-writing by the office of the Sub-Registrar pertaining to the Property, as available with the office of the Sub-Registrar and this report is qualified to that extent and I shall not be responsible for any discrepancy in the report owing to unavailable records or entries as on date of this title search report.

MSK
Mr. Mayur S. Kadam
Advocate



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महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY



म्हाडा
MHADA



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

"AMENDED PLAN"

No. MH/EE/(B.P)/GM/MHADA-36/1299/2024
Date:- 25 JUN 2024

To,
M/s. Gurukrupa Realcon Infra build LLP,
C.A. to owner Powai Manidwip,
Commercial premises CHSL,
C-106, Vashi Plaza, Sector- 17,
Vashi, Navi Mumbai – 400 703.

Sub:- Proposed redevelopment of the existing Bldg. known as "Powai Manidwip Commercial premises CHSL" on C.T.S. No. 7/18 (Pt.) village-Kopari Powai at A. S. Marg, MHADA Complex, Powai (E.), Mumbai -400 076.

Ref: 1. Zeroth F.I.O.A vide No. MH/EE/BPCell/GM/MHADA-36/1299/2023 dated 16/06/2023.

2. Plinth C.C. vide No. MH/EE/BPCell/GM/MHADA-36/1299/2023/ C.C./New dated 28/07/2023.

3. Amended Plans approval vide No. MH/EE/BPCell/GM/MHADA-36/1299/2024 dated 08/05/2024.

4. C.C. vide No. MH/EE/BPCell/GM/MHADA-36/1299/2024/ C.C./New dated 27.05.2024.

5. Concession approved from Hon'ble V.P. & CEO/A vide no. ET-156 dated 14/06/2024.

6. Application of Architect vide letter dt. 18/06/2024.

7. Draft Amended plans approval dtd. 21.06.2024 by Dy. Chief Engineer /B.P. Cell/GM/MHADA

Dear Applicant,

With reference to your above letter this is to inform you that the above plans, submitted hereby issued subject to the compliance of the conditions mentioned in Amended plans dated 08.05.2024 and subject to compliance of following conditions-

A: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

1. That the R.C.C. design and calculation as per the amended plans shall be submitted through the registered Structural Engineer.
2. That all requisites payment fees, deposits, premium shall be paid.
3. That C.C. shall get endorsed.
4. That the up-to-date paid receipts of A. A. & C. 'S' ward shall be submitted.

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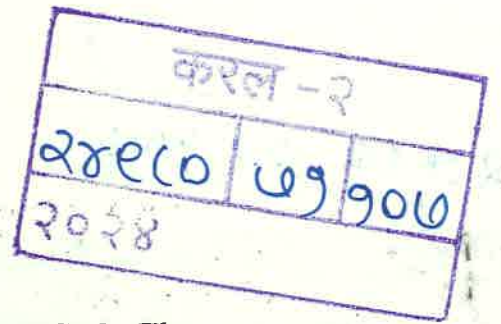
5. That the Extra water and sewerage charges shall be paid to MCGM & receipt shall be submitted.
6. That the Valid Janta Insurance policy shall be submitted.
7. That the quarterly progress report shall be submitted by Architect.
8. That the Civil Aviation NOC from Airport Authority of India shall be submitted.
9. That the specific NOC as per Hon'ble Supreme Court of India (S.L.P. Civil No. D23708/2017) Order in Dumping Ground Court Case dated 15/03/2018 shall be obtained from concerned department/S.W.M. Department.
10. The safety measure shall be taken on site as per relevant provision of I.S. Code and safety regulation.
11. That the N.O.C. from local electric supply co. shall be submitted.
12. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.
13. That the final outcome of parking provision by Govt. of Maharashtra, UDD-1 shall be binding on you.
14. That the plinth shall be got checked by this office staff.
15. That the amended Remarks of concerned authorities / empanelled consultants for the approved plan, if differing from the plans submitted for remarks shall be submitted for : a) S.W.D., b) Water Works, c) Tree authority, d) Hydraulic Engineer, e) PCO, f) NOC from Electric Supply Company.
16. That the Material testing report for construction materials used at site shall be taken as per required frequency.
17. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.
18. That the all-precautionary measures shall be taken to control Environmental pollution during the building construction activities as per Circular issued by MHADA under no. ET-321 dtd. 25.10.2023 and Government of Maharashtra directives issued under no. CAP-2023/CR-170/TC-2 dt. 27.10.2023. Necessary compliances shall be submitted before asking every approval and required by Planning Cell/GM/MHADA.

B: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C

1. That the final N.O.C. from MHADA shall be submitted before submission of B.C.C.
2. That the low-lying plot will be filled up to a reduced level of at least 27.55 M Town Hall Datum or 0.15 m above adjoining road level whichever is higher with murum, earth, boulders etc. and will be leveled, rolled, consolidated and sloped towards road side
3. That the dust bin will be provided.

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4. That 3.00 mt. wide paved pathway upto staircase will be provided.
5. That the open spaces as per approval, parking spaces and terrace will be open.
6. That the name plate/board showing Plot No., Name of the Bldg. etc. will be displayed at a prominent place.
7. That carriage entrance shall be provided as per design of registered structural engineer and carriage entrance fee shall be paid.
8. That terraces, sanitary blocks, nahanis in kitchen shall be made Water proof and same shall be provided by method of pounding and all sanitary connections shall be leak proof and smoke test shall be done in presence of licensed plumber.
9. That final N.O.C. from concerned authorities / empanelled consultants for :- a) S.W.D., b) Water Works, c) CFO /Fire Fighting Provisions, d) Tree authority, e) Hydraulic Engineer, f) MHADA / MCGM if any, g) Assessment NOC shall be submitted before occupation.
10. That Structural Engineer's final Stability Certificate along with up to date License copy and R.C.C. design canvas plan shall be submitted.
11. That the separate vertical drain pipe, soil pipe, with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home, user will be provided and that drainage system or the residential part of the building shall not be affected if applicable.
12. That final completion plans for Completion of work on site shall be submitted. The Site Supervisor certificate for quality of work and completion of the work shall be submitted in prescribed format.
14. That the topmost elevation level of the building certified by Airport Authority of India mentioning that the height of the building is within the permissible limits of Civil Aviation N.O.C. shall be submitted before O.C.C.
15. That the provision of Rain water harvesting as per design prepared by approved consultant in the field shall be made to the satisfaction of concerned authority
16. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organization/Individuals specialized in this field, as per the list furnished by solid waste management dept. of MCGM shall be provided to the satisfaction of Municipal Commissioner.
17. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will be submitted.
18. That the confirmation regarding road set back of the plot from component authority shall be submitted.
19. That the dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the residents/



occupants of the building in the jurisdiction of MCGM. The necessary condition in sale agreement to that effect shall be incorporated by Developer/Owner.

A copy of set of amended plans is hereby returned as a token of approval.

--Sd--

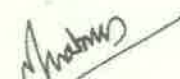
(Prashant D. Dhattrak)
Executive Eng./B.P. Cell (E.S.)
Greater Mumbai/MHADA

Copy submitted for information please.

- 1) Chief Officer/Mumbai Board.
- 2) Dy. Chief Engineer/GM/MHADA.
- 3) Chief ICT Officer/A for information & upload on MHADA website.

Copy with plan to:

- 4) Architect / Layout Cell (SPA MHADA).
- 5) Asst. Commissioner 'S' Ward Ward (MCGM)
- 6) A.A. & C. 'S' Ward (MCGM).
- 7) A.E.W.W. 'S' Ward (MCGM).
- 8) The Secretary Powai Manidwip Commercial premises CHSL
- 9) Architect Shri. Hansraj R. Vishwakarma.


(Prashant D. Dhattrak)

Executive Eng./B.P. Cell (E.S.)
Greater Mumbai/MHADA



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BUILDING AREA CALCULATION FOR EACH FLOOR & TOTAL FLOOR AREA	
FLOOR NO.	AREA (SQ. M)
1	8.54
2	4.75
3	13.32
4	13.32
5	13.32
6	13.32
7	13.32
8	13.32
9	13.32
10	13.32
11	13.32
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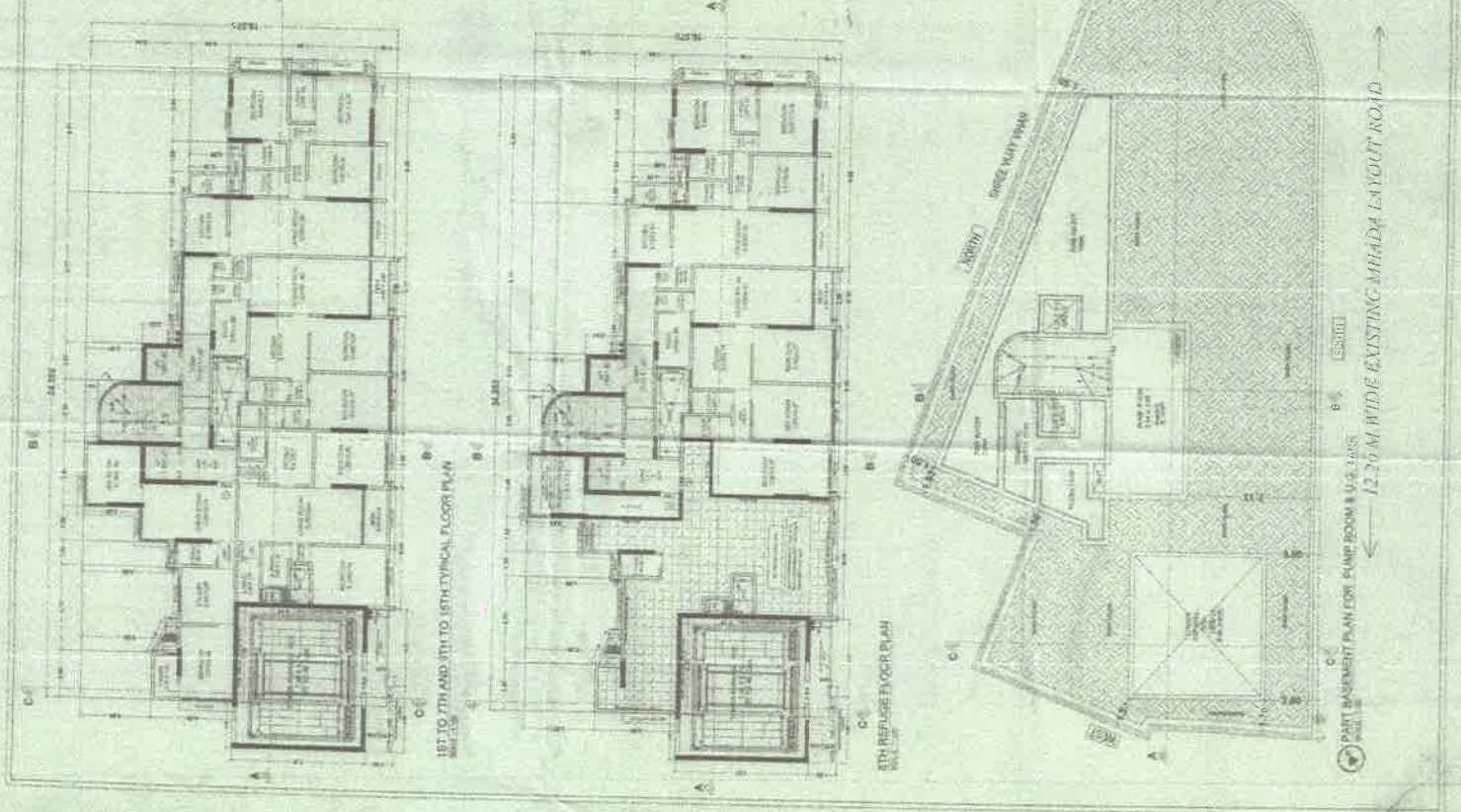
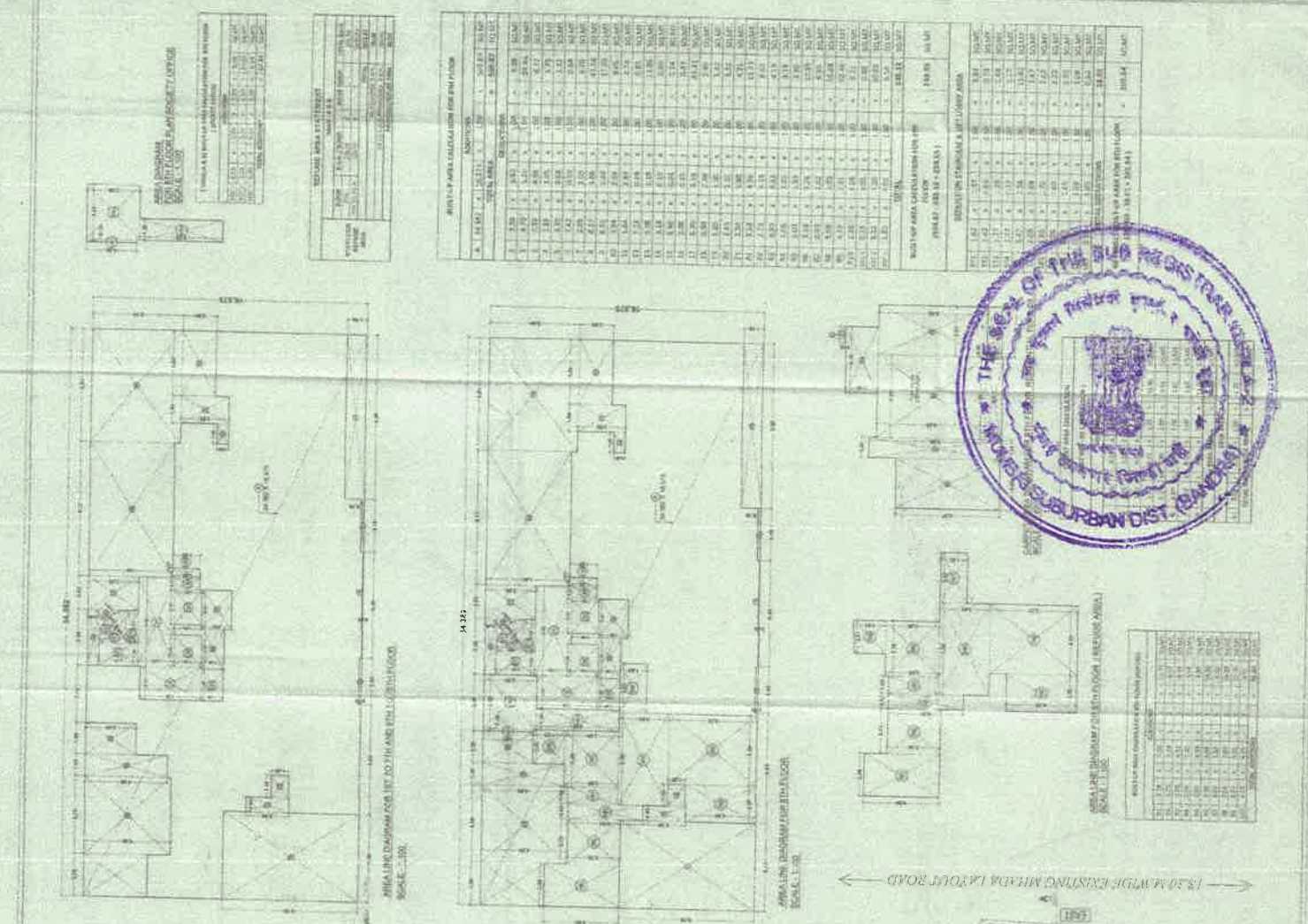


PLATE NO. APPROVAL

DATE OF THE ORDER

NAME OF THE APPLICANT

ADDRESS OF THE APPLICANT

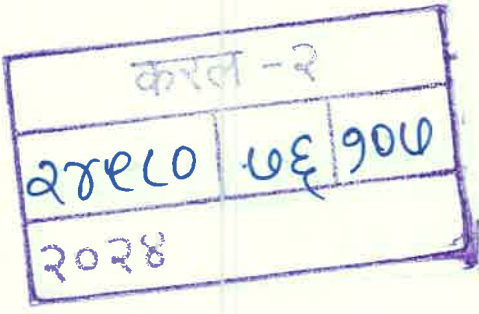
ADDRESS OF THE PROPERTY

DESCRIPTION OF THE PROPERTY

REMARKS

APPROVED BY

DATE



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-6/1299/2024/FCC/1/Amend

Date : 14 October, 2024

To

mahesh Lira Verat (M/s.
Gurukrupa Realcon Infrabuild
LLP)

C-106, Vashi Plaza, Sector - 17,
Vashi, Navi Mumbai - 400 703

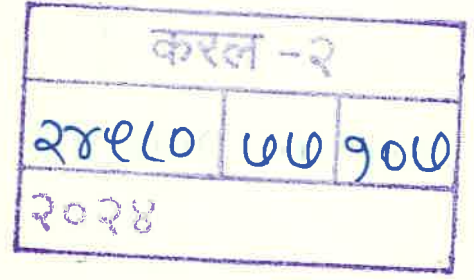
Sub : Proposed Redevelopment of Buildings Known as "Powai Manidwip Commercial Primises Co-Op Housing Ltd.", on Plot Bearing CTS No. 7/18 of Village Kopari, at situated in S Ward, Powai (East), Mumbai-76

Dear Applicant,

With reference to your application dated 17 June, 2023 for development permission and grant of Further Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to **Proposed Redevelopment of Buildings Known as "Powai Manidwip Commercial Primises Co-Op Housing Ltd.", on Plot Bearing CTS No. 7/18 of Village Kopari, at situated in S Ward, Powai (East), Mumbai-76.**

The Commencement Certificate/Building permission is granted 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. 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.
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. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
 - 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 VP & CEO, MHADA is contravened or not complied with.
 - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or



misrepresentation and the appellant 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 Town Planning Act, 1966

7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
8. 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.

VP & CEO / MHADA has appointed Shri. Prashant Dhatrak, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto dt. 27 July, 2025

Issue On : 28 July, 2023

Valid Upto : 27 July, 2024

Application No. : MH/EE/(BP)/GM/MHADA-6/1299/2023/CC/1/New

Remark :

This Commencement Certificate granted for work upto Plinth (i.e of 0.15 mt. ht. for plinth for Stilt & 0.30 mt. ht. of plinth for Entrance lobby as per approved IOA plans dtd. 16/06/2023).

Issue On : 27 May, 2024

Valid Upto : 27 July, 2024

Application No. : MH/EE/(BP)/GM/MHADA-6/1299/2024/FCC/1/New

Remark :

This Further C.C. issued for work upto top of 2nd upper residential floor (i.e. building having part basement floor for services + part ground floor for Shops & Entrance lobby + 1st to 2nd upper floor for residential user with total height of building 10.75 mt. from general ground level to terrace level and proposed mechanised car parking tower touching to building on south side of the plot with total car parking tower height 15.52 mt. from AGL as per last approved Amended plans issued by MHADA on dated- 08.05.2024 vide u/no. MH/EE/(B.P.)Cell/GM/MHADA-36/1299/2024.

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023, Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed on site.

Issue On : 27 June, 2024

Valid Upto : 27 July, 2024

Application No. : MH/EE/(BP)/GM/MHADA-6/1299/2024/FCC/1/Old

Remark :

This C.C. is Further Extended upto top of 6th upper residential floors (i.e. building having part basement floor for services + part ground floor shops & Entrance lobby + 1st to 6th upper floors for residential with total building height 22.40 Mt. from general ground level to top of 6th upper residential floor and mechanized car parking tower touching to building on west side of the plot with total height 22.40 Mt. AGL. As per last approved amended plan issued by MHADA on dtd. 25.06.2024 vide u/No. MH/EE/(BP)/GM/MHADA-36/1299/2024.

Issue On : 02 September, 2024

Valid Upto : 27 July, 2025

Application No. : MH/EE/(BP)/GM/MHADA-6/1299/2024/FCC/1/Amend

Remark :

This C.C. is Further extended upto top of 10th upper residential floor { i.e. building having part basement floor for services + part ground floor for Shops & Entrance lobby + 1st to 10th upper floor for residential with total building height of 34.00 mt. from general

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ground level and mechanized car parking tower touching to building on west side of the plot with total height 34.00 mt. from AGL as per last approved Amended plans issued by MHADA on dated- 25.06.2024 vide u/no. MH/EE/(B.P.)Cell/GM/MHADA-36/1299/2024

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023, Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed on site.

Issue On : 14 October, 2024

Valid Upto : 27 July, 2025

Application No. : MH/EE/(BP)/GM/MHADA-6/1299/2024/FCC/1/Amend

Remark :

This C.C. is Further extended from 11th floor to 13th upper residential floor { i.e. building having part basement floor for services + part ground floor for Shops & Entrance lobby + 1st to 13th upper floor for residential with total building height of 42.70 mt. from general ground level to top of 13th upper residential floor and mechanized car parking tower touching to building on west side of the plot with total height 49.07 mt. from AGLs per last approved Amended plans issued by MHADA on dated- 25.06.2024 vide u/no. MH/EE/(B.P.)Cell/GM/MHADA-36/1299/2024}.

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023, Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed on site.

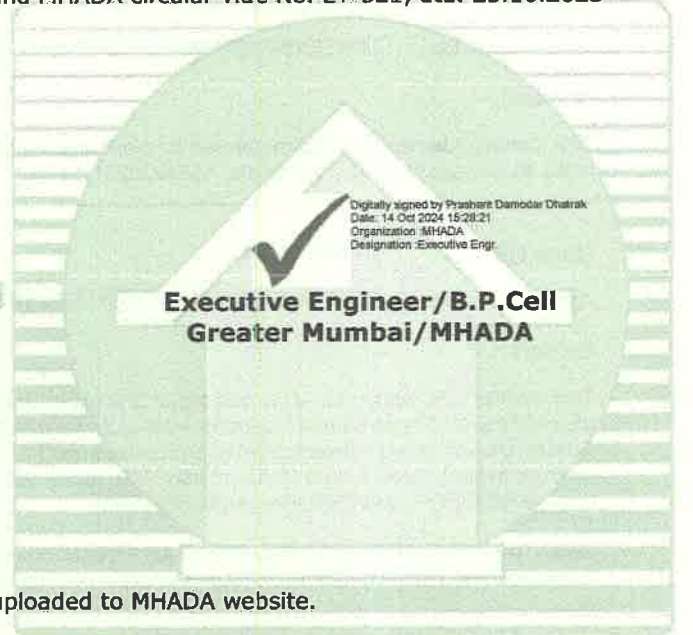


Copy submitted in favour of information please
Chief Officer Mumbai Board.

2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner S Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to :-

5. EE Kurla Division / MB.
6. A.E.W.W S Ward MCGM.
7. A.A. & C S Ward MCGM
8. Architect / LS - Hansraj Raghuraj Vishwakarma.
9. Secretary "Powai Manidwip Commercial Premises Co-Op Housing Ltd





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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800053259

Project: **GURUKRUPA GYANAM** , Plot Bearing / CTS / Survey / Final Plot No.: **CTS NO 7/18 OF VILLAGE KOPARI**
at **Greater Mumbai (M Corp.) (Part) (802794), Mumbai, Mumbai Suburban, 400076;**

1. **Gurukrupa Realcon Infrabuild LLP** having its registered office / principal place of business at **Tehsil: Thane, District: Thane, Pin: 400703.**
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

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

 - The Registration shall be valid for a period commencing from **23/10/2023** and ending with **31/12/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid



Dated: **23/10/2023**

Place: **Mumbai**

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

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**GURUKRUPA REALCON
INFRABUILD LLP**

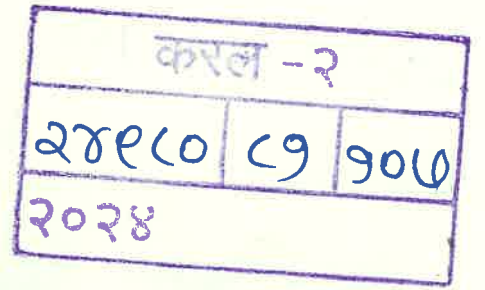
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C-106, Vashi Plaza, Sector-17, Vashi, Navi Mumbai - 400 703. Email: gurukruparealcon@gmail.com www.gurukrupagroup.in		
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LIST OF AMENITIES

- 1) Compound wall/gate
- 2) Security-CCTVs, Video Door Phone
- 3) Access Control
- 4) Society room as per norms appro. Carpet 200 Sq.ft
- 5) water Harvesting
- 6) Gas fitting
- 7) Landscape (hardscape/Softscape) on podium
- 8) Lounge/Lobby/Reception
- 9) Power Back Up (D.G. Set)
- 10) Teller counters
- 11) Fire safety arrangements-fire tank, sprinklers, smoke detection
- 12) Fire alarms, fire escape stair/mase
- 13) Separate Electric Meter Room.
- 14) Solar panels for common lights, lifts, fans if any required.
- 15) Bore well pumps as per MHADA
- 16) Bio Metal Lock safety system for each flat.
- 17) Double heightened entrance lobby
- 18) Well-designed fitness centre



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**GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Central Registration Centre**



Form 16

[Refer Rule 11(3) of the Limited Liability Partnership Rules, 2009]

CERTIFICATION OF INCORPORATION

LLP Identification Number: **AAV-7590**

It is hereby certified that GURUKRUPA REALCON INFRABUILD LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008.

Given under my hand at Manesar this Sixth day of February Two thousand twenty-one.



SHIV PAL SINGH

ASST. REGISTRAR OF COMPANIES

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar Office:

GURUKRUPA REALCON INFRABUILD LLP

**PLOT NO 80/81, C 106, VASHI PLAZA, VASHI, SECTOR 17, NAVI
MUMBAI, Thane, Maharashtra, 400703, India**



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आयकर विभाग
 INCOME TAX DEPARTMENT



भारत सरकार
 GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAWFG3658E

नाम / Name

GURUKRUPA REALCON INFRABUILD LLP

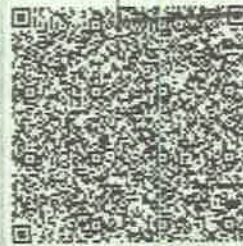
निगमन / गठन का तारीख /

06/02/2021

Date of Incorporation/Formation



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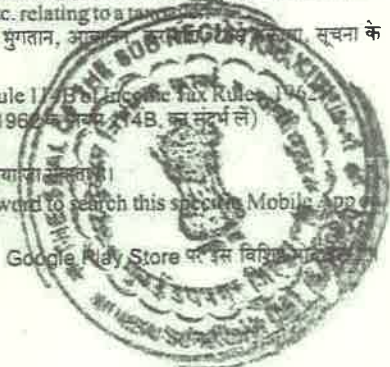
Signed by : Income Tax PAN Services Unit, UTIISI

Date : 28/02/21 10:56:51

Reason : Document Signer

Location : India

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand, tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर का भुगतान, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ This e-PAN Card contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "PAN QR Code Reader". इस ई-स्थायी लेखा संख्या (e-PAN) कार्ड में वर्धित क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "PAN QR Code Reader" है।



Cut

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड
 e - Permanent Account Number Card

AAWFG3658E

नाम / Name
 GURUKRUPA REALCON INFRABUILD LLP

निगमन / गठन का तारीख /
 Date of Incorporation/Formation
 06/02/2021



Fold

In case this card is lost / found, kindly inform / return to :-
 Income Tax PAN Services Unit, UTIISI,
 Plot No. 3, Sector 11, CBD, Okhla,
 New Mumbai - 400 614.

यदि कार्ड खोने/पाने पर कृपया सूचित करें/सीट करें :-
 आयकर पैन सेवा यूनिट, UTIISI,
 प्लॉट नं- ३, सेक्टर ११, सीडी, ओखला,
 नई मुंबई-४०० ६१४



॥ श्री ॥

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GURUKRUPA REALCON

POWER OF ATTORNEY

EXECUTED

MR. MAHESH LIRA VERAT

&

POA HOLDER

MR. BHAVIN R. SOLANKI

MR. KARTIK BHANJI CHOUDHARY

MR. MANTHAN GIRISH PATEL

(TNN-2)

Document No. TNN2/14286/2024

Date of Registration: 24/05/2024

SWAMI REGISTRATION



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74/14286

Friday, May 24, 2024

8:40 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 161008

दिनांक: 24/05/2024

गावाचे नाव वाशी

दस्तऐवजाचा अनुक्रमांक: टनन2-14286-2024

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: महेश लिरा वेरात

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 300.00

पृष्ठांची संख्या: 15

एकूण:

रु. 400.00



आपणास

8:59 AM

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सह मुख्य नोंदणीकरी

ठाणे क्र. २

बाजार मूल्य: रु.0.0/-

मोहरदला रु.0.0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

1) देयकाचा प्रकार: DHC रकम: रु.300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0524231106504 दिनांक: 24/05/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002452338202425E दिनांक: 24/05/2024

बँकेचे नाव व पत्ता:

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मुख्य नोंदणीकरी



CHALLAN
MTR Form Number-6

७ टनन - २
दस्त क्रमांक ४२६/२०२४
१ / १५



GRN	MH002452338202425E	BARCODE			Date	23/05/2024 16:21:03	Form ID	48(f)
Department	Inspector General Of Registration				Payer Details करल - २			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	28E0 LY 900			PAN No.(If Applicable) AEGPV3758J		
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR	Full Name	MANESH LIBA VERAT					
Location	THANE	Flat/Block No.	C 106, Vashi Plaza					
Year	2024-2025 One Time	Premises/Building	Vashi, Sector 17					
Account Head Details	Amount In Rs.	Road/Street	Vashi, Sector 17					
0030046401 Stamp Duty	500.00	Area/Locality	Navi Mumbai Thane					
0030063301 Registration Fee	100.00	Town/City/District	PIN 401 303					
Total		Amount In	Six Hundred Rupees Only					
600.00		Words	PAN2-AZIPS0597B--SecondPartyName BHAVIN R. NIKI-					
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque/DD Details	Bank CIN	Ref. No.	69103332024052313718		2870430164			
Cheque/DD No.	Bank Date	RBI Date	23/05/2024-16:22:16		Not Verified with RBI			
Name of Bank	Bank-Branch		IDBI BANK					
Name of Branch	Scroll No., Date		Not Verified with Scroll					



Department ID :

Mobile No. : 9833138284

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

सदर चलन केवल दुयम निबंधक कार्यालय में ही करवाया जा सकता है। नोटिफिकेशन न करवाया गया दस्तावेजों पर लागू नहीं है। नोटिफिकेशन न करवाया गया दस्तावेजों पर सदर चलन लागू नहीं है।

[Signature]

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6 टनन - २
 दास कर्मांक १०२८६/२०२४
 २ / १५

करल
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0524231106500	Date 23/05/2024
Received from Self, Mobile number 9833138284, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Thane 2 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 23/05/2024
Bank CIN 10004152024052306091	REF No. 414485499998
This is computer generated receipt, hence no signature is required.	



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 दस्त क्रमांक १२६६/२०२४
 ३ / १५

SPECIAL POWER OF ATTORNEY

TO ALL TO WHOME THESE PRESENTS SHALL COME, I, MR. MAHESH LIRA VERAT, Indian inhabitant, Age: **37**, PAN No. **AEGPV3758J**, Present address at Flat No. 802, 8th Floor, Plot No. 1, 2, C-31, Poonam Tower, Near Gaondevi Mandir, Sector 20, Nerul, Navi Mumbai, Thane 400 706., having registered firm address at Plot No. 80/81, C 106, Vashi Plaza, Vashi, Sector 17, Navi Mumbai Thane Maharashtra 400 703.,

SEND GREETINGS:

करल - ३
 २४६६० ६०१००
 २०२४

a. I am the Partner/ Director of various Companies, Partnership Firm and Limited Liability Partnership Firm which are having business of construction and are in process of developing and redeveloping various properties in the vicinity of Mumbai, Mumbai-Suburban, Thane, Navi-Mumbai and Panvel.

b. Being as a Partner/ Director of the various Companies, Partnership Firm and Limited Liability Partnership Firm which are having business of construction, there are various deeds, documents and agreements including Agreement for Sale, Agreement for Permanent Alternate Accommodation, Deed of Conveyance, Deed of Cancellation, Deed of Composition, Deed of Confirmation, Deed of Rectification, Deed of Exchange, Deed of Gift, Deed of Lease, Leave and License Agreement, Deed of Mortgage, Deed of Re-Conveyance, Deed of Release, Settlement Agreement, Deed of Surrender of Lease, Deed of Assignment, Trust Deed, Agreement for Development and Sub-Development/ Supplementary Development Agreement, Security Bond, Indemnity Bond, document creating charge and further charge, Undertaking, Surrender of Tenancy Right, Power of Attorney and other documents and writing in respect of the properties situated in Mumbai, Mumbai Sub-urban, Thane, Navi-Mumbai and Panvel and the residential, industrial and



(Handwritten signature)

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करल - २		
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commercial premises constructed thereon (hereinafter referred to as the "Said Property") duly made, signed and executed by me, which are required to be submitted and adjudicated to assess the proper and correct market value herein before various offices of the competent authority of their respective Talukas such as Collector of stamp, Jt. District Registrar and admit registration thereon thereof before the concerned Sub-Registrar and/or other concerned authorities.

२
स्त क्रमांक १०२८६/२०२४
१५

- c. Due to paucity of time and exigencies of work, I am not in a position to be personally present before the concerned authorities for submitting the abovementioned deeds, documents and writings made, signed and executed by me for adjudication to assess the proper and correct market value of the Properties and to admit the registration therefore I am desirous of appointing some fit and proper person as my true and lawful attorney for me to submit the abovementioned deeds, documents and writings for adjudication to assess the proper and correct market value of the said Properties and to register the same on our behalf as hereinafter appearing and to do the acts, deeds, things and matters as hereinafter appearing.



NOW KNOW YE ALL AND THEHE PRESENBTs WITHNESSTH
Mr. Mahesh Lira Verat do hereby nominate, constitute and appoint and authorize individually and singly to :



- i. **Mr. BHAVIN R. SOLANKI (PAN NO. AZIPS0597B)** aged 54 years, presently residing at A/204, Priti Villa Opp K T Wadi, Cross Road 7 of 60 Feet Road, Diwanman, Vasai West, Vasai, Palghar, Maharashtra - 401 202.
- ii. **MR. KARTIK BHANJI CHOUDHARY (PAN No. BHQPC5274C)**, aged 26 years, presently residing at F-9/1 Near M G M Hospital, Sector-4 E, Kalamboli Node, Rajgarh (MH), Maharashtra- 410 218.
- iii. **MR. MANTHAN GIRISH PATEL (PAN NO. EKTPP9779N)**, aged 24 years, presently residing at Room No. 309, Jai Kisan CHS, Plot No. C-12, Opp. Airoli Railway Station, Sector 3, Maharashtra - 400 708.

[Handwritten signature]

[Handwritten signature: Solanki]

[Handwritten signature: Choudhary]
[Handwritten signature: Manthan Patel]

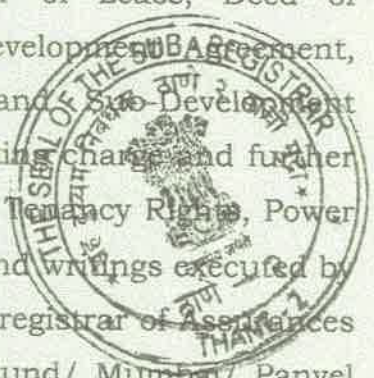
करल - २		
२४६०	६९	१००
२०२४		

(Hereinafter referred to as "the Attorney") as my true and lawful Attorney for my behalf at my risk, cost and expenses to do, execute and perform all or any of the following acts, deeds matters & things individually or singly, to exercise all or any of the following powers and authorities hereby conferred and all powers and authorities incidental thereto that is to say: -

पुस्त क्रमांक १०२६४/२०२४
५/१५

1. To submit and withdraw the deeds, documents, agreements and any other documents in respect of the said properties before the concerned authority to assess the market value thereof and to represent us and make necessary representation on behalf of the company before the Competent Authority to assess the correct market value of the said properties.

2. To present for registration to lodge and admit execution of all the documents on behalf of the company and all other documents including Agreement for sale Agreement for Accommodation, Deed of Conveyance, Deed of Cancellation, Deed of Composition, Deed of Confirmation, Deed of Rectification, Exchange, Deed of Gift, Deed of Lease, Leave and License Agreement, Deed of Mortgage, Deed of Re-Conveyance, Deed of Release, Settlement Agreement, Deed of Surrender of Lease, Deed of Assignment Trust Deed, Agreement for Development, Supplementary Development Agreement and Site Development Agreement, Security Bonds, documents creating charge and further charge, undertaking, Affidavits, Surrender of Tenancy Rights, Power of Attorneys and other ancillary documents and writings executed by me on behalf of the company before the sub-registrar of Assurances at Andheri/ Bandra/ Kurla/ Chembur/ Mulund/ Mumbai/ Panvel or any other registering authority under the Indian Registration Act for the time being in force, in India to present for registration of documents, deeds, matters and things as may be necessary for effectuating and completing the registration thereof in accordance with law and to collect the original document from the concerned registering authorities and do all such acts and things required for



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[Handwritten signature: Choudhary Manthan Fateh]

करल - २		
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completing registration but the Attorney shall not be entitled to sign the original documents and as such shall be entitled to present the documents for registration before the Sub-Registrar of Assurances and admit for execution thereof before them

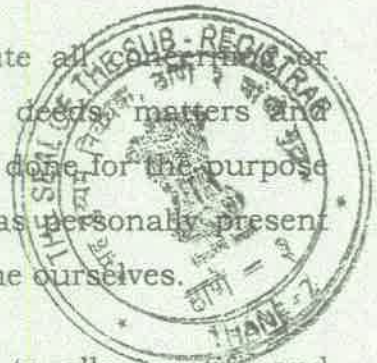
ह. म. अ. २
दस्ता क्रमांक १६२८६/२०२४
६/१५

3. To register all relevant Agreement, Agreement for Sale/ Deeds, Conveyance, Development Agreements, Documents for permanent or Alternate Accommodation, Deed of rectification, Power of Attorney/Attorneys, Affidavits, Declarations, Indemnity Bonds, Undertakings and any other documents executed by me on behalf of the company which are required to be registered and to complete all the formalities required for registration with the sub-registrar of Assurances at Andheri/ Bandra/ Borivali/ Kurla/ Chembur/ Mulund/ Mumbai/ Panvel or any other concerned Sub-registrar of Assurances and to collect the original document from the registering authority and do all such acts and things required for completing registration thereof.



4. To admit and lodge for registration if requires documents such as cancellation deed, correction deed executed by me for on behalf of the companies with the Sub-Registrar of Assurances at Andheri/ Bandra/ Kurla/Chembur/ Mulund/ Mumbai/ Panvel or any other concerned Sub-Registrar of Assurances.

5. **AND GENERALLY**, to do perform and execute all touching to our companies such other acts, deeds, matters and things whatsoever on my behalf required to be done for the purpose as aforesaid as fully and effectually, as if I was personally present and have done admitted and performed the same ourselves.



6. **AND I DO HEREBY**, agrees and undertake to allow, ratify and confirm all and whatsoever our Attorney shall lawfully do or purport to do or cause to be done by virtue of these presents.

[Handwritten signature]

Balanki

B Choudhary

*Manthar
fatej*

न टनन - २
 दस्त क्रमांक १४२८६/२०२४
 ७ / १५

IN WITNESS WHEREOF I have been affixed hereunto in the manner hereinafter appearing to these writings this **24th day of May, 2024.**

EXECUTANT

MR. MAHESH LIRA VERAT

२४६८० ९१ १०७
 २०२४



In the presence of... *[Signature]*

1. *हिरीकेश मारियण केरम*

2. *Swami Naga*

Attorney Holder

**"I accept and agree to act as
 Constituted Attorney**

1. **Mr. BHAVIN R. SOLANKI**



Solanki



2. **MR. KARTIK BHANJI CHOUDHARY**

Choudhary



3. **MR. MANTHAN GIRISH PATEL**



Manthan Patel

In the presence of...

1. *[Signature]*

2. *Swami Naga*



करल - २
 २४९८० ९२ १००
 २०२४

टनन - २
 तम जमाकी ०२८६/२०२४
 ८ / १५

आयकर विभाग
 INCOME TAX DEPARTMENT



भारत सरकार
 GOVT. OF INDIA

MAHESH LIRA VERAT
 LIRA GHELA VERAT

01/03/1987

Permanent Account Number
 AEGPV3758J

M. Verat



13092012



M. Verat

भारत सरकार
 Government of India

महेश लिरा वेरात
 Mahesh Lira Verat
 जन्म तारीख/ DOB: 01/03/1987
 लिंग / MALE

6931 2888 0519

भारतीय पहचान प्राधिकरण
 Unique Identification Authority of India

पता:
 वडिलघ/गहेले नाथ लिरा वेरात,
 प्लॉट नं ९०२, प्लॉट नं १२, सी-३१, पूनाम
 टॉवर, नजदीक गाण्देवी मंदिर,
 सेक्टर २०, नेरुल, नवी मुंबई, ठाणे,
 महाराष्ट्र - ४००७०६

Address:
 S/O: Lira Ghela Verat, Flat No
 902, Plot No 12, C-31, Poonam
 Tower, Near Gaondevi Mandir
 Sector 20, Nerul, Navi Mumbai,
 Thane,
 Maharashtra - 400706

6931 2888 0519

www.uidai.gov.in

माझे आधार, माझी ओळख

साक्षीदार



आयकर विभाग
 INCOME TAX DEPARTMENT
 VENKATI NAGA SWAMY
 NAGA SWAMY
 15/06/1989
 BYCPS1838U

Signature

Swamy

करल - २
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ट न न - २
 प्रस क्रमांक १०२८६/२०२४
 ९१ १५



GOVERNMENT OF INDIA
 MINISTRY OF CORPORATE AFFAIRS
 Central Registration Centre

Form 16

[Refer Rule 11(3) of the Limited Liability Partnership Rules, 2009]
 CERTIFICATION OF INCORPORATION

LLP Identification Number: AAV-7590

It is hereby certified that GURUKRUPA REALCON INFRABUILD LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008.

Given under my hand at Manesar this Sixth day of February Two thousand twenty-one.



SHIV PAL SINGH

ASST. REGISTRAR OF COMPANIES

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar Office:

GURUKRUPA REALCON INFRABUILD LLP

PLOT NO 80/81, C 106, VASHI PLAZA, VASHI, SECTOR 17, NAVI
 MUMBAI, Thane, Maharashtra, 400703, India

[Handwritten Signature]



करल - २
२४९८० ९४ ९००
२०२४

भारत सरकार
GOVT OF INDIA
भारतीय विभाग
INCOME TAX DEPARTMENT
SOLANKI BHAVIN R
RASIKLAL GIRDHARLAL SOLANKI
१०/११/१९६९
Permanent Account Number
AZIPS0587B

Solanki

भारत सरकार
Government of India
भविन रसिकलाल सोलंकी
Bhavin Rasiklal Solanki
जन्म तारीख/DOB: 13/11/1969
पुरुष/ MALE

8275 1037 9204
VID - 9128 9894 7356 4748

आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
भविन आर सोलंकी, ए/२०४, प्रीती विला, के टी वाडी
समीर, क्रॉस रोड ७ ऑफ ६० फीट रोड, दिवानमान,
वसाई वेस्ट, वसाई, पालघर,
महाराष्ट्र - ४०१२०२

Address:
C/O Bhavin R Solanki, A/204, Priti Villa,
Opp K T Wadi, Cross Road 7 Of 60 Feet
Road, Diwanman, Vasai West, Vasai,
Palghar,
Maharashtra - 401202

8275 1037 9204
VID - 9128 9894 7356 4748



दस्तावेज क्रमांक १०२६६/२०२४
१० / १५

भारत सरकार
GOVERNMENT OF INDIA
मचिंद्र नारायण कदम
Machindra Narayan Kadam
DOB: 18-03-1975
Gender: Male

7246 0743 9187

आधार - आम आदमी का आराम



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
S/o: नारायण कदम, लक्ष्मी निवास
एच नं ४०३-६३९ आर नो २, सेक्टर १
शिरावने, नवी मुंबई, नेरुल नोड - ३,
ठाणे, ठाणे, महाराष्ट्र, ४००७०६

S/o: Narayan Kadam, Laxmi Niwas
H No 403-639 R No 2, Sector 1
Shiravane, Navi Mumbai, Nerul
Node - 3, Thane, Thane,
Maharashtra, 400706

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947,
Bengaluru-560 081

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BHQP5874C

KARTIK BHANJI CHOUDHARY
BHANJI DHARAMSHI CHOUDHARY

10/11/1997

करल-२
२४६०६५९००
२४

भारत सरकार
Government of India

Issue Date: 16/12/2012

Kartik Bhanji Choudhary
Date of Birth/DOB: 10/11/1997
Male/ MALE
Mobile No: 9820099844

8040 8535 6156
VID : 9146 1983 8374 1351

मेरा आधार, मेरी पहचान

K Choudhary

भारत सरकार
Government of India

Download Date: 11/07/2022

Address: F-9/1, Near Me Hospital, Kalambe Nole, Raigarh (Mumbai), Maharashtra - 400218

THE SEAL OF THE SUB-REGISTRAR
मुंबई उपनगर जिल्हा नगर
MUMBAI SUBURBAN DIST. (BANDRA)

8040 8535 6156

टनन-२
दस्त क्रमांक १०२६/२०२४
१११ १५

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
EKTPP9779N

नाम / Name
MANTHAN GIRISH PATEL

पिता का नाम / Father's Name
GIRISH DEVJI PATEL

जन्म की तारीख / Date of Birth
08/02/2000

THE SEAL OF THE SUB-REGISTRAR
मुंबई उपनगर जिल्हा नगर
ठाणे - २
THANE - 2

Manthan Patel

भारत सरकार
Government of India

Manthan Girish Patel
Date of Birth/DOB: 08/02/2000
Male/ MALE

6772 1393 3324
VID : 9115 8524 4391 1762

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Download Date: 18/10/2023

Address: Room No. 309, Jai Kisan CHS, Plot No. C-12, Opp. Airoli Railway Station, Sector 3, Navi Mumbai, Thane, Maharashtra - 400708

6772 1393 3324

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7 टनन - २
दस्ता क्रमांक १४२८६/२०२४
१२ / १५

कर
२४९८० ९६ १००
२०२४



74/14286

शुक्रवार, 24 मे 2024 8:40 म.पू.

दस्त गोधवारा भाग-1

दनन2

93/93

दस्त क्रमांक: 14286/2024

दस्त क्रमांक: दनन2 /14286/2024

बाजार मूल्य: रु. 00/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

करल - 2

2020 20 900

2028

द. नि. सह. द. नि. दनन2 यांचे कार्यालयात

पावती:16109

पावती दिनांक: 24/05/2024

अ. क्र. 14286 वर दि.24-05-2024

सादरकरणाराचे नाव: महेश लिरा बेरात

रोजी 8:38 म.पू. वा. हजर केला.

नोंदणी फी

रु. 100.00

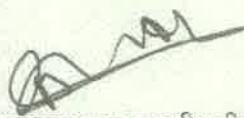
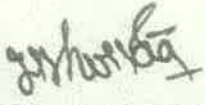
दस्त हाताळणी फी

रु. 300.00

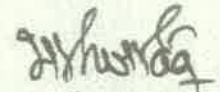
पृष्ठांची संख्या: 15

एकुण: 400.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane 2



Joint Sub Registrar Thane 2

दस्ताचा प्रकार: कुलमुख्त्यागपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 24 / 05 / 2024 08 : 38 : 54 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 24 / 05 / 2024 08 : 39 : 40 AM ची वेळ: (फी)




- प्रतिज्ञा पत्र -

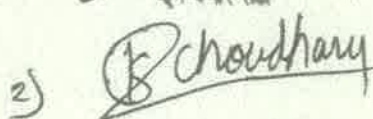
उपर दस्तऐवज नोंदणी करण्या १९०८ नियम १९११ अंतर्गत
 अनुषंगानुसार नोंदणीस पात्रता केला जाई. दस्तामधील संपुर्ण
 नपसुर निष्पन्नक व्यक्ती,संबंधी व सोला मोडलेले कायदपत्रे
 दस्ताची सत्यता करणेशीर बांधी साठी खासिल निष्पन्नक व्यक्ती
 संपुर्णपणे अकार्यकार आहेत. तसेच उपर इतरांवर दस्तांमुळे
 तत्प्राप्तन/दंडसासन यांच्या खोत्राखी कायदा/नियम/परिपन्नक
 कायदांचे अकार्यकार होत नाही.

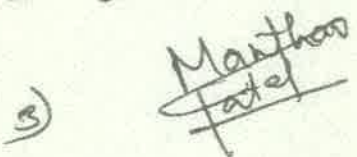
1) 

महेश लिरा बेरात



सह उपनिवेष्टक

2) 

3) 



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MAHESH LIRA VERAT	eChallan	69103332024052313718	MH002452338202425E	500.00	SD	0001346480202425	24/05/2024
2		DHC		0524231106504	300	RF	0524231106504D	24/05/2024
3	MAHESH LIRA VERAT	eChallan		MH002452338202425E	100	RF	0001346480202425	24/05/2024

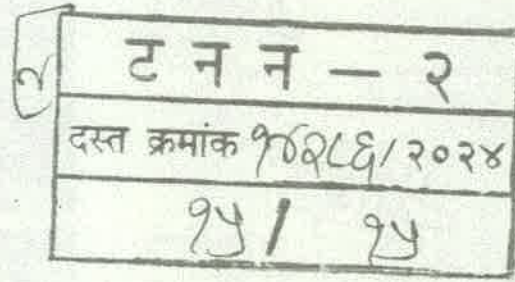
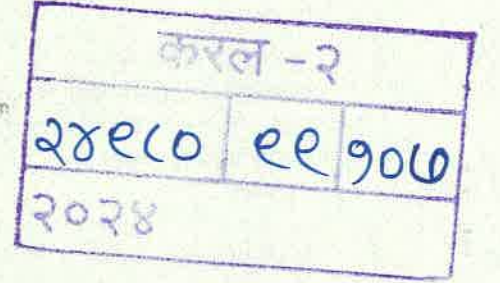
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

14286 /2024

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1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

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



प्रमाणित करण्यात येते की वर
दस्त क्र. १०२६६ मध्ये १५
पाने आहेत.
चीथे प्रहीले नंबराचे बुकात अ. न.
..... १०२६६ वर नोंदला

(Handwritten Signature)
सह. दुय्यम निबंधक ठाणे क्र. २
दि. २४/०५/२०२४



करल - २		
२४९८०	१००	१०७
२०२४		

घोषणापत्र

मी मधन विनीश पटेल
याद्वारे घोषित करतो की, दुय्यम निबंधक कुला २ यांचे
कार्यालयात करारनामा या शिर्षकाचा
दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. महेरा लिरा वेनात
व इ. यांनी दि. २४/०५/२०२४ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या
आधारे मी, सादर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुली प्राप्त
दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले
नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही
किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द बातल ठरलेले नाही. सादरचे
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.
सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२
अन्वये शिक्षेस मी पात्र राहिल्याची मला जाणीव आहे.



दिनांक : ०३/१२/२०२४

Manthar
Fateh

कुलमुखत्यारपत्र धारकाचे नांव

व सही

भारत सरकार
GOVERNMENT OF INDIA

श्रीनाथ भालचंद्र पटकी
Shreenath Bhalchandra Patki
जन्म तारीख/ DOB: 10/10/1996
पुरुष / MALE

3302 0336 2244

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CXIPP6183L

नाम / Name
SHREENATH BHALCHANDRA PATKI

पिता का नाम / Father's Name
BHALCHANDRA BHASKAR PATKI

जन्म की तिथि / Date of Birth
10/10/1996

Patki

28E10 909900
2028

भारत सरकार
Government of India

Bhalchandra Bhaskar Patki
DOB : 12/12/1955
Male

5758 2700 1148

मेरा आधार, मेरी पहचान

स्थायी लेखा संख्या कार्ड
PERMANENT ACCOUNT NUMBER
ABSPP2545C

नाम / NAME
BHALCHANDRA BHASKAR PATKI

पिता का नाम / FATHER'S NAME
BHASKAR MANIKRAO PATKI

जन्म तिथि / DATE OF BIRTH
12-12-1955

हस्ताक्षर / SIGNATURE
Patki



Patki

भारत सरकार
GOVERNMENT OF INDIA

रेखा भालचंद्र पटकी
Rekha Bhalchandra Patki
जन्म तारीख/ DOB: 04/07/1960
महिला / FEMALE

3509 9348 1139

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

R B PATKI
DATTATRAYA NARHAR MANDE
04/07/1960
Permanent Account Number
AFFPP4377M

Swamy

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VENKATI NAGA SWAMY
NAGA SWAMY
15/06/1989
BYQPS1838D

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANAND VANYKATI NAGA
VANYKATI NARSAYA NAGA
13/10/1988
Permanent Account Number
AIUPN7253J

Signature

Swamy

Swamy



CHALLAN
MTR Form Number-6



GRN	MH011938805202425E	BARCODE		Date	02/12/2024-18:03:38	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			Full Name	GURUKRUPA REALCON INFRABUILD LLP		
Location	MUMBAI						
Year	2024-2025 One Time			Flat/Block No.	FLAT NO. 1302, GURUKRUPA GYANAM,		
Account Head Details		Amount In Rs.	Premises/Building				
0030045501	Stamp Duty	1166000.00	Road/Street	POWAI MANIDWIP COMMERCIAL PREMISES CHS LTD, A S MARG, POWAI			
0030063301	Registration Fee	30000.00	Area/Locality	MUMBAI			
			Town/City/District				
			PIN		4	0	0
					0	7	6
Remarks (If Any)							
SecondPartyName=BHALCHANDRA BHASKAR PATKI~							
Total		11,96,000.00	Amount in Words	Eleven Lakh Ninety Six Thousand Rupees Only			
Payment Details				FOR USE IN RECEIVING BANK			
IDBI BANK				Bank CIN	Ref. No.	69103332024120214451	750196119
Cheque-DD Details				Bank Date	RBI Date	02/12/2024-18:05:04	Not Verified with RBI
Cheque/DD No.							
Name of Bank				Bank-Branch	IDBI BANK		
Name of Branch				Scroll No. , Date	Not Verified with Scroll		

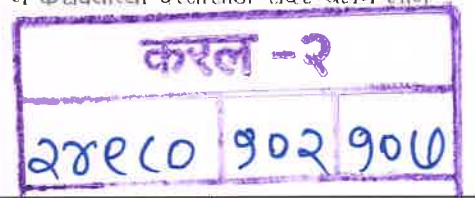
Department ID :

Mobile No. : 9082920278

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

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

Challan Defaced Details



Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(iS)-370-24980	0006567435202425	03/12/2024-10:38:34	IGR198	30000.00
2	(iS)-370-24980	0006567435202425	03/12/2024-10:38:34	IGR198	1166000.00
Total Defacement Amount					11,96,000.00



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

Receipt of Document Handling Charges

PRN	1224023119933	Receipt Date	03/12/2024
-----	---------------	--------------	------------

Received from Self, Mobile number 9819733739, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 24980 dated 03/12/2024 at the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District.

DEFACED

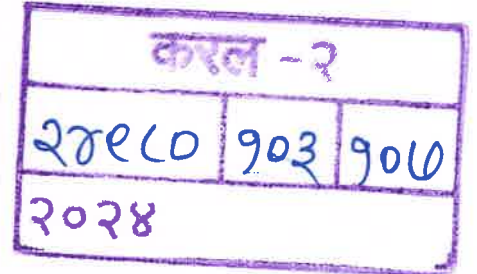
₹ 2000

DEFACED

Payment Details

Bank Name	SBIN	Payment Date	02/12/2024
Bank CIN	10004152024120219082	REF No.	433726918396
Deface No	1224023119933D	Deface Date	03/12/2024

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



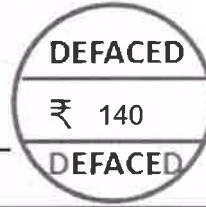


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1224020320034	Receipt Date	03/12/2024
-----	---------------	--------------	------------

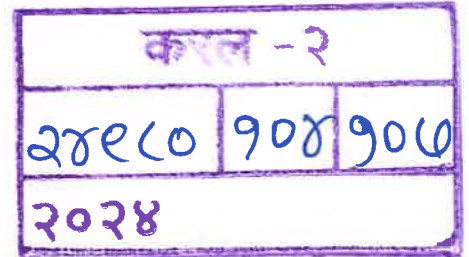
Received from Self, Mobile number 9819733739, an amount of Rs.140/-, towards Document Handling Charges for the Document to be registered on Document No. 24980 dated 03/12/2024 at the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	SBIN	Payment Date	02/12/2024
Bank CIN	10004152024120219173	REF No.	433727264192
Deface No	1224020320034D	Deface Date	03/12/2024

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



370/24980

मंगळवार, 03 डिसेंबर 2024 10:38 म.पू.

दस्त गोषवारा भाग-1

करल2

दस्त क्रमांक: 24980/2024

दस्त क्रमांक: करल2 /24980/2024

बाजार मुल्य: रु. 1,54,52,732/-

मोबदला: रु. 1,94,32,432/-

भरलेले मुद्रांक शुल्क: रु.11,66,000/-

दु. नि. सह. दु. नि. करल2 यांचे कार्यालयात

पावती:26758

पावती दिनांक: 03/12/2024

अ. क्रं. 24980 वर दि.03-12-2024

सादरकरणाचे नाव: श्रीनाथ भालचंद्र पत्की

रोजी 10:35 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2140.00

पृष्ठांची संख्या: 107

एकुण: 32140.00

दस्त हजर करणाऱ्याची सही:

*Sate**Sate*सह दय्यम निबंधक कुर्ला-२
मह. दु. निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा*Sate*सह दय्यम निबंधक कुर्ला-२
मह. दु. निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 03 / 12 / 2024 10 : 35 : 57 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 03 / 12 / 2024 10 : 37 : 25 AM ची वेळ: (फी)

करल -२

२४९८० १०५१००

२०२४

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेला तरदुनीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, जिबादक व्यक्ती साक्षीदार व सोबत जोडलेले कायदापत्रांची आणि "दस्ताची सत्यता, वैधता: कायदेशीर आणि किती काळाचा दस्त निष्पादक व कबुल धरक हे संपूर्णतः सत्य व सहीत. तसेच सदर हस्तांतरण दस्तातून राज्य शासन / केंद्र शासन यांचा कोणताही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही."

लिहून देणारे

लिहून घेणारे

१)

१)

२)

२)

३)

३)

*Manthas*
*Sate**Sate*
Manthas
Sate



03/12/2024 10 42:29 AM

दस्त गोषवारा भाग-2

करल2

दस्त क्रमांक:24980/2024

दस्त क्रमांक :करल2/24980/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:गुरुकृपा रियलकॉन इन्फ्राविल्ड एलएलपी चे भागीदार महेश लिरा वेरात तर्फे कुबुलीजबाब साठी मंथन गिरीश पटेल पत्ता:प्लॉट नं: ऑफिस नं. सी-106 , माळा नं: पहिला मजला, इमारतीचे नाव: वाशी प्लाझा , ब्लॉक नं: प्लॉट नं. 80/81, सेक्टर 17 , रोड नं: वाशी,ठाणे , महाराष्ट्र, THANE. पॅन नंबर:AAWFG3658E	लिहून घेणार वय :-24 स्वाक्षरी:- <i>Mantash Patel</i>		
2	नाव:श्रीनाथ भालचंद्र पत्की पत्ता:प्लॉट नं: फ्लॅट नं. ए-505 , माळा नं: पाचवा मजला , इमारतीचे नाव: श्री विजय विहार आय आय टी एम्प्लॉईस सीएचएस, ब्लॉक नं: ऑर्चर्ड एवेन्यू रोड, ऑफ ए एस मार्ग, रोड नं: पवई, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:CXIPP6183L	लिहून घेणार वय :-28 स्वाक्षरी:- <i>Satki</i>		
3	नाव:भालचंद्र भास्कर पत्की पत्ता:प्लॉट नं: फ्लॅट नं. ए-505 , माळा नं: पाचवा मजला , इमारतीचे नाव: श्री विजय विहार आय आय टी एम्प्लॉईस सीएचएस, ब्लॉक नं: ऑर्चर्ड एवेन्यू रोड, ऑफ ए एस मार्ग, रोड नं: पवई, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:ABSPP2545C	लिहून घेणार वय :-68 स्वाक्षरी:- <i>Atku</i>		
4	नाव:रेखा भालचंद्र पत्की पत्ता:प्लॉट नं: फ्लॅट नं. ए-505, माळा नं: पाचवा मजला, इमारतीचे नाव: श्री विजय विहार आय आय टी एम्प्लॉईस सीएचएस, ब्लॉक नं: ऑर्चर्ड एवेन्यू रोड, ऑफ ए एस मार्ग, रोड नं: पवई, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AFFPP4377M	लिहून घेणार वय :-64 स्वाक्षरी:- <i>Ru</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:03 / 12 / 2024 10 : 40 : 39 AM

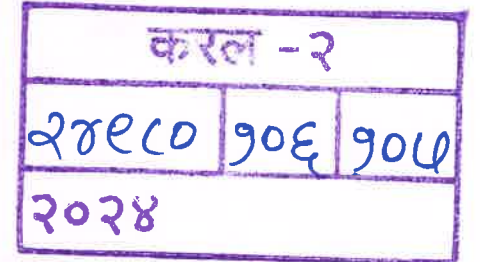
ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित	
1	नाव:आनंद नागा वय:36 पत्ता:ऑफिस नं. 5, आदित्यराज बिल्डिंग नं 54, रेजीस्ट्रेशन ऑफिस समोर, टागोर नगर 7,विक्रोळी पूर्व, मुंबई पिन कोड:400083	स्वाक्षरी <i>Anand</i>		
2	नाव:स्वामी नागा वय:32 पत्ता:ऑफिस नं. 5, आदित्यराज बिल्डिंग नं 54, रेजीस्ट्रेशन ऑफिस समोर, टागोर नगर 7,विक्रोळी पूर्व, मुंबई पिन कोड:400083	स्वाक्षरी <i>Swami</i>		

शिक्षा क्र.4 ची वेळ:03 / 12 / 2024 10 : 41 : 19 AM

सह दुय्यम निबंधक कुर्ला -2
मुंबई उपनगर जिल्हा



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	GURUKRUPA REALCON INFRABUILD LLP	eChallan	69103332024120214451	MH011938805202425E	1166000.00	SD	0006567435202425	03/12/2024
2		DHC		1224020320034	140	RF	1224020320034D	03/12/2024
3		DHC		1224023119933	2000	RF	1224023119933D	03/12/2024
4	GURUKRUPA REALCON INFRABUILD LLP	eChallan		MH011938805202425E	30000	RF	0006567435202425	03/12/2024

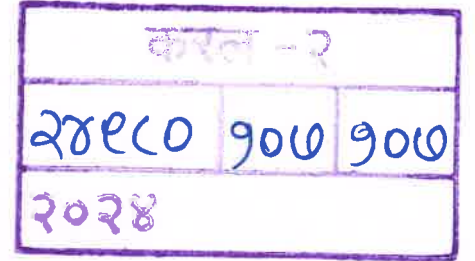
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

24980 /2024

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

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



प्रमाणित करण्यात येते की या दस्तामध्ये
एकूण एकशे सात (१००) पाने आहेत.
पुस्तक क्रमांक-१/करल-२/२४९८०/२०२४
क्रमांकावर नोंदला.
दिनांक: ०३/१२/२०२४

(Signature)
सह दुय्यम निबंधक (वर्ग-२)
कुर्ला क्र.-२



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दस्त क्रमांक : 24980/2024

नोंदणी :

Regn:63m

गावाचे नाव : कोपरी

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	19432432
(3) वाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	15452731.8
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :मदनिका नं: फ्लॅट नं. 1302, माळा नं: 13वा मजला,बिल्डींग नं. 21,गुरुकृपा ज्ञानम, इमारतीचे नाव: पवई मनिद्वीप कमर्शियल प्रिमायसेस को-ऑप. ही.सो.लि., ब्लॉक नं: ए एस मार्ग, रोड : पवई,मुंबई -400076, इतर माहिती: मौजे कोपरी,सी.टी. एम. नं. 7/18(पार्ट),मदनिकेचे एकूण क्षेत्रफळ 70.60 चौ.मीटर रेरा कारपेट,सोबत एक टॉवर कार पार्किंग स्पेस((C.T.S. Number : 7/18 (part) ;)
(5) क्षेत्रफळ	1) 77.66 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 अमल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-गुरुकृपा रियलकॉन इन्फ्राबिल्ड एलएलपी चे भागीदार महेश लिंगा वेरात तर्फे कुबुलीजवाब साठी मंथन गिरीश पटेल वय:-24; पत्ता:-प्लॉट नं: ऑफिस नं. सी-106 , माळा नं: पहिला मजला, इमारतीचे नाव: वाशी प्लाझा , ब्लॉक नं: प्लॉट नं. 80/81, सेक्टर 17 , रोड नं: वाशी,ठाणे , महाराष्ट्र, THANE. पिन कोड:-400703 पॅन नं:- AAWFG3658E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्रीनाथ भालचंद्र पत्की वय:-28; पत्ता:-प्लॉट नं: फ्लॅट नं. ए-505 , माळा नं: पाचवा मजला , इमारतीचे नाव: श्री विजय विहार आय आय टी एम्प्लॉईस सीएचएस, ब्लॉक नं: ऑर्चर्ड एवेन्यू रोड, ऑफ ए एस मार्ग, रोड नं: पवई, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400076 पॅन नं:-CXIPP6183L 2): नाव:-भालचंद्र भास्कर पत्की वय:-68; पत्ता:-प्लॉट नं: फ्लॅट नं. ए-505 , माळा नं: पाचवा मजला , इमारतीचे नाव: श्री विजय विहार आय आय टी एम्प्लॉईस सीएचएस, ब्लॉक नं: ऑर्चर्ड एवेन्यू रोड, ऑफ ए एस मार्ग, रोड नं: पवई, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400076 पॅन नं:-ABSPP2545C 3): नाव:-रेखा भालचंद्र पत्की वय:-64; पत्ता:-प्लॉट नं: फ्लॅट नं. ए-505, माळा नं: पाचवा मजला, इमारतीचे नाव: श्री विजय विहार आय आय टी एम्प्लॉईस सीएचएस, ब्लॉक नं: ऑर्चर्ड एवेन्यू रोड, ऑफ ए एस मार्ग, रोड नं: पवई, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400076 पॅन नं:-AFFPP4377M
(9) दस्तऐवज करून दिल्याचा दिनांक	03/12/2024
(10)दस्त नोंदणी केल्याचा दिनांक	03/12/2024
(11)अनुक्रमांक,खंड व पृष्ठ	24980/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1166000
(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.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.

या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.

आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

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It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 03/12/2024) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

सह दुय्यम निबंधक कुर्ला -2
मुंबई उपनगर जिल्हा

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	GURUKRUPA REALCON INFRABUILD LLP	eChallan	69103332024120214451	MH011938805202425E	1166000.00	SD	0006567435202425	03/12/2024
2		DHC		1224020320034	140	RF	1224020320034D	03/12/2024
3		DHC		1224023119933	2000	RF	1224023119933D	03/12/2024
4	GURUKRUPA REALCON INFRABUILD LLP	eChallan		MH011938805202425E	30000	RF	0006567435202425	03/12/2024

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