

Receipt (pavti)

513/2588

Monday, February 20, 2023

2:28 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

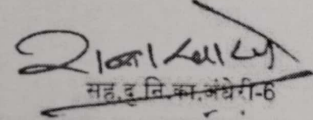
पावती क्र.: 2785 दिनांक: 20/02/2023

गावाचे नाव: कोडीविटा
दस्तऐवजाचा अनुक्रमांक: बदर17-2588-2023
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: शिवांगी रूपेश तावडे

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 2900.00
पृष्ठांची संख्या: 145

एकूण: रु. 32900.00

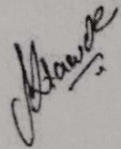
आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
2:44 PM ह्या वेळेस मिळेल.


सह. द. नि. का. अंधेरी-६

बाजार मूल्य: रु. 5654249.6 /-
मोबदला रु. 6982740 /-
भरलेले मुद्रांक शुल्क : रु. 419000 /-

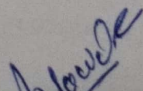
सह. मुख्य निबंधक, अंधेरी - ६
मुंबई उपनगर विभाग.

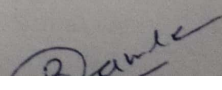
- 1) देयकाचा प्रकार: DHC रक्कम: रु. 900 /-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 1902202300588 दिनांक: 20/02/2023
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: रु. 2000 /-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 1902202300586 दिनांक: 20/02/2023
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रक्कम: रु. 30000 /-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH015533618202223E दिनांक: 20/02/2023
बँकेचे नाव व पत्ता:



REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 24-2-2023

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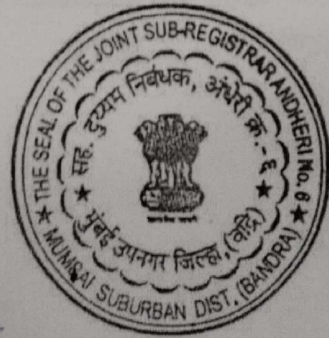




मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202302203053			20 February 2023 01:13:31 PM	
सूचनांकचे वर्ष	2022				
विवरण	मुंबई (अवगत)				
मूल्य विभाग	42-कोठीपट्टे (अंधेरी)				
हव मूल्य विभाग	पुणे: अरिफ गावाची हद, पुणे: तुळशी पाईप लाईन, दक्षिणेश मधुदास बासजी मार्ग व पश्चिम गावाची हद				
सर्वेक्षण क्र. क्रमांक	मि टी एस नंबर/100				
आर्थिक मूल्य दर उद्भव्यानुसार मूल्यांकन रु.	सू-टी नवीन	निराशी सरनिकट	बांधील्य	पुकांने	औद्योगिक
	68580	142640	172230	187210	150280
बांधीव क्षेत्राची माहिती					
वसतीचे क्षेत्र (Built Up)-	39.64 चौ.मी. मीटर	मिळकतीचा वापर-	हस्तामी मिळकत	मिळकतीचा प्रकार-	वसती
वसतीचा क्षेत्र (Built Up)-	1-अस सी सी	मिळकतीचे वर्ष-	0 TO 2वें	वसतीचा क्षेत्र -	Rs. 68580/-
अवगत सुविधा-	आग्ने	मंजूर -	1st floor To 4th floor		
प्रकार -	Sale Type - First Sale				
	Sale/Resale of built up Property constructed after circular dt.02/01/2018				
मंजूर निलय घट/वाढ	100% apply to rate - Rs 142640/-				
प्रकारानुसार मिळकतीचा प्रति चौ. मीटर मूल्य	$= ((\text{आर्थिक मूल्य} - \text{सुलभ जमिनीचा दर}) * \text{प्रकारानुसार टक्केवारी}) + \text{सुलभ जमिनीचा दर}$ $= ((142640 - 68580) * (100 / 100)) + 68580$ Rs 142640/-				
A) मूल्य मिळकतीचे मूल्य	वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र $142640 * 39.64$ Rs 5654249.6/-				
Applicable Rules	10.4				
एकत्रित अंतिम मूल्य	A + B + C + D + E + F + G + H + I + J $5654249.6 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0$ Rs. 5654249.6/-				

Home Print

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महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन - 2022 - 23

अनुच्छेद क्रमांक :- 25B

1. दस्ताचा प्रकार :- करारनामा
2. सादरकर्त्याचे नाव :- SHIVANGI RUPESH TAWDE
3. तालुका :- बोरीवली / अंधेरी / कुर्ल / मुंबई
4. गावाचे नाव :- कोडीविटे
5. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- 57, 58, 100
6. मूल्य दरविभाग (झोन) :- 42 उपविभाग 215
7. मिळकतीचा प्रकार :-

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस रुकाने	एकक (Rs./)	Attribute
42/215-शुभागउत्तरेस गावाची हद्द.; पुर्वेस तुळशी पार्सप लाईन, दक्षिणेस मथुरदास वासतन्वी मार्ग व पश्चिमेस गावाची हद्द.	68580	142640	172230	150280	चौरस मीटर
					सि. एस.टी. नंबर

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8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 39.64 बिल्ट अप चौ. मीटर
9. कारपार्किंग :- — गच्ची :- — पोटमाला :- —
10. मजला क्रमांक :- 3RD उदवाहन सुविधा :- आहे / नाही
11. बांधकाम वर्ष :- 2020 घसारा :- —
12. बांधकामांचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमुल्यदर तक्क्यातील मार्गदर्शक सुचना क्र :- — ज्यान्वये दिलेली प्रत / वाढ
14. निर्धारित केलेले बाजारमुल्य :- 142640 X 39.64 =
15. दस्तामध्ये दर्शविलेली मोबदला :-

56,54,249/-
69,82,740/-

16. देय मुद्रांक शुल्क :- 4,19,000/- भरलेले मुद्रांक शुल्क :- 4,19,000/-
17. देय नोंदणी फी :- 30,000/-

लिपिक

सह दुय्यम निबंधक
अंधेरी - 1/2/3/4/5/6/7

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बदर-१७/

2963

घोषणापत्र/शपथपत्र

खालील सही करणारे असे घोषित करतो की, सबब नोंदणीचा दस्त नोंदविण्यापूर्वी आमची जबाबदारी नुसार आम्ही दस्तातील मिळकतीचे मालक/वारस/हक्क हितसंबंधीत व्यक्ती मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A Holders) लिहून देणार हे हयात व कुलमुखत्यारपत्र अदयापही रद्द झालेले नाही. आजही सदरचे मुखत्यारपत्र आस्थित्वाट आहे, याची आम्ही खात्री देत आहेत. तसेच मिळकतीचे इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे व मुखत्यारधारकांनी केलेले व्यवहाराच्या अधिन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण केला आहे.

त्यामुळे नोंदणीसाठी सादर केलेल्या दस्तावेजामधील मिळकत ही फसवणुकीव्यारे दुबार विक्री होत नाही. याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार/मुखत्यारधारक हे खरे असून याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन ओळखीचे इसम स्वाक्षरीसाठी घेऊन आले. पूर्ण व्यवहार करतेवेळी पुरावा कायदयानुसार दस्तावर साक्षीदार यांच्या स्वाक्ष्या घेण्यात आल्या. तसेच या दस्तासोबत जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत, तसेच मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायलयची अथवा शासनाचा मनाई हुकुम नाही, याचीही खात्री देत आहेत. याबाबी आमचे कायदेशीर सल्लागार/वकील यांना दाखवून त्यांच्या सल्ल्यानुसार आपल्या कार्यालयात दस्तावेज नोंदणीसाठी सादर करण्यात येत आहे.

मिळकतीची मालकी तपासणे/ठरविणेसाठी सक्षम तलाठी व भूमी अभिलेख कार्यालय व मा. न्यायालय यांना अधिकार आहेत. त्यामुळे नोंदणी कायदा 1908 व महाराष्ट्र नोंदणी नियम १९६१ चे नियम 44 व वेळोवेळी मा. उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तामधील मिळकतीचे मालक/मुखत्याधारक, खरेपणा ठरविणे व दस्तातील वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही यांची आप्हात जाणीव आहे.

तरी मिळकतीविषयी सधा होत असलेली फसवणूक व त्या अनुषंगाने पोलिस चौकीत दाखल होत असलेले गुन्हे हे माझ्या दस्तातील मिळकतीविषयी होणार नाही म्हणून आम्ही घोषणापत्र/शपथपत्र लिहून देत आहेत. भविष्यात मी नोंदविण्यात आलेल्या व्यवहारात मुद्रांक कायदयानुसार मुद्रांक कमी लावल्यास अथवा नोंदणी कायदानुसार कोणताही कायदेशिर प्रश्न उदभवल्यास मी स्वतः व त्यातील सर्व निष्पादक जबाबदार राहणार आहोत. तसेच भा.द. संहिता 1860 मधील नमूद असलेल्या शिक्षेस पात्र राहणार आहोत. याची मला/आम्हाला पूर्ण जाणीव आहे. त्यामुळे हे

घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

लिहून देणार



Borothia

लिहून देणार

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बदर-१७/		
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AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai this 18TH day of FEBRUARY in the Christian Year Two Thousand and Twenty Three,

BETWEEN

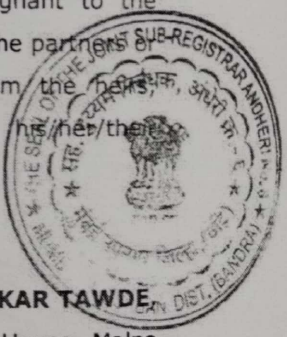
MRS. NOORJAHAN ABDUL AZIZ KASMANI, of Sunni Muslim Indian Inhabitant residing at B/503, Lily Apartment, S. V. Road, 255, Sharma Estate, Behind Meena Hotel, Jogeshwari West, Mumbai-400102, hereinafter referred to as **"THE CO-OWNER/VENDOR"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors and administrators) of the **FIRST PART**;

AND

M/S. CHANDIWALA ENTERPRISES a partnership firm having its registered office at 222/A, AL-Moonaz Arcade, 1st Floor, Opp. Post Office, S. V. Road, Andheri (West), Mumbai - 400 058 hereinafter referred to as **"THE DEVELOPERS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner of the said firm, the survivors or survivor of them, the heirs, executors and administrators of the last such survivor his/her/their assigns) of the **SECOND PART**;

AND

MRS. SHIVANGI RUPESH TAWDE & MR. RUPESH MADHUKAR TAWDE, adults, Indian Inhabitant of Mumbai residing at 3, Paradkar House, Malpa Hill No. 3, Near BMC School, Andheri East, Mumbai-400093, hereinafter referred to as **"THE ALLOTTEE"** (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include his/her/their heirs, executors, administrators and permitted assigns) of the **THIRD PART**;



[Signature]
CO-OWNER

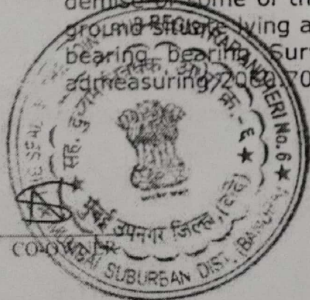
[Signature]
PROMOTER

[Signature]
ALLOTTEE

[Signature]

बदर-१७/		
24/11	e	98/4
WHEREAS:		
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- (i) One (1) the said Yasmin Shiraj Sorathia (being the Co-owner/Vendor herein), (2) Noorjahan Kasmani nee' Noorjahan Aboobakar Sorathia, (3) Juned Dawood Chunawala, (4) Zakaria Aboobakar Sorathia, (5) Shiraj Aboobakar Sorathia (since deceased), (6) Asma Zakaria Sorathia, (7) Aboobakar Ahmed Sorathia (since deceased), (8) Mrs.Salma Zikar alias Zakariya Khandwani, (9) Mrs.Nasima Juned Chunawala, (10) Mrs. Saira Wahid Chunawala (who has since transferred her share by way of Gift), (11) Javed Dawood Chunawala, and (12) Wahid Habib Chunawala (hereinafter collectively called the "**Original First Owners**") were prior to the demise of some of them, the owners of a piece or parcel of land or ground situate lying and being at Kondivita, Andheri (East), Mumbai, bearing Survey No.20, Hissa No.1, 3 and 5 and CTS Nos.57 (Part) and 58 in the Revenue Village Kondivita, Taluka Andheri, within the Registration Sub-District of Bandra, District Mumbai Suburban, within Greater Mumbai, admeasuring 5513 square meters as per registered documents and admeasuring 5436.8 square meters as per Property Register Card along with structures standing thereon, more particularly described in the **First Schedule** hereunder written (hereinafter called the "**First Property**"), each of them being entitled to a 1/12th undivided share in the First Property.
- (ii) By an Agreement of Lease dated 18th December, 1986, made between one Mr.Rouque Gonsalves (the predecessor-in-title of the First Owners) of the One Part and one Mrs.Hurabai Dawood Chunawala (since deceased, and hereinafter called the "**Original Third Owner**") of the Other Part, the said Mr.Rouque Gonsalves demised portion of the First Property bearing Survey No.20, Hissa No.1, CTS No.58, Kondivita Village, to the Original Third Owner, on the terms and conditions therein contained, and the said Lease was confirmed by the Deed of Confirmation dated 1st November, 2002, registered with the Sub-Registrar of Assurances at Andheri-II, MSD, Bandra, under Serial No.BDR-4/7240/2002, and so in these circumstances the Original Third Owner became the Lessee in respect of the said portion of the First Property.
- (iii) One (1) Dawood Ahmed Chunawala (since deceased), (2) Zahida Javed Chunawala, (3)(a) Aboobakar Ahmed Sorathia (since deceased), (b) Shiraj Aboobakar Sorathia (since deceased), (c) Zakaria Aboobakar Sorathia, (d) Noorjahan Kasmani nee' Noorjahan Aboobakar Sorathia (married), (e) Anisha Rafique Chunawala nee' Anisha Aboobakar Sorathia (married), being the then legal heirs and representatives of late Farida A. Sorathia, (4) Zahida Javed Chunawala (by the Will dated 13th November, 1998 of late Aminabai Ahmed), (5) Zahida Javed Chunawala (through Gift Deed dated 17th December, 2015 by Khatijabai Mohamed Hanif) (hereinafter collectively called the "**Original Second Owners**") were prior to the demise of some of them, the owners of a piece or parcel of land or ground situate lying and being at Kondivita, Andheri (East), Mumbai, bearing bearing Survey No. 20, Hissa No. 4 and CTS No. 57 and measuring 2069.70 square meters or thereabouts, Survey No.20,



[Signature]
PROMOTER

[Signature]
ALLOTTEE

[Signature]

29/11/99 92/2

Original Third Owner, granted a Power of Attorney dated 30th December, 2015, registered with the Sub-Registrar of Assurances at Andheri No.1, MSD, Bandra, under Serial No.BDR-1/1571/2016 (hereinafter called the "said Power of Attorney"), in favour of the Developers, for the purpose of development of the First Property and the Second Property including to deal with the concerned authorities and obtain necessary approvals/sanctions for the development of the First Property and the Second Property, as therein contained.

- (viii) As per D. P. Remarks, the First Property and the Second Property is situated in Residential Zone (R) and in respect of portion thereof there is reservation of Municipal Market with Vending Zone (RSAI.1) + Homeless Shelter (RSA 2.9).
- (ix) In these circumstances the Developers became entitled to the development rights in respect of the First Property and the Second Property (hereinafter called the "said Property") bearing CTS Nos.57, 58 and 100, admeasuring in the aggregate 8024.1 square meters as per Property Register Cards, more particularly described in the First and Second Schedules written hereunder.
- (x) Under the said Development Agreement, the Original First Owners, the Original Second Owners and the Original Third Owner (hereinafter collectively called the "Original Owners"), have retained with themselves 45% of the buildable FSI, TDR FSI and all other benefits available for development in respect of the said Property, and the remaining 55% of the buildable FSI, TDR FSI and all other benefits available for development in respect of the said Property shall belong to the Developers, and in consideration of the grant of the development rights by the Original Owners, to the Developers, the Developers shall construct and provide to them 45% of the entire constructed area/units/premises/car parking spaces in the sale component of the proposed new building/s to be constructed on the said Property (hereinafter called the "Owners' Allocation"), and the remaining 55% of the entire constructed area/units/premises/car parking spaces in the sale component the proposed new building/s to be constructed on the said Property shall absolutely vest with the Developers (hereinafter called the "Developers' Allocation"), and each party is entitled to retain, independently mortgage, book, allot, sell, transfer, retransfer, cancel, surrender, give on lease, leave & license basis or otherwise deal with their respective Allocations in any manner whatsoever (including handing over possession) to persons of their choice at the price and on such terms and conditions as they decide, without recourse to the other party/s and to issue Letters of Allotment, enter into Agreements for Sale, on what is known as "Ownership" basis and recover, realize and appropriate to themselves the entire sale proceeds or consideration monies arising there from for their absolute use and benefit, without accounting for the same to the other party.



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Hissa No.6 and bearing CTS No.100, admeasuring 423.60 square meters or thereabouts as per registered documents and admeasuring 301.6 square meters as per Property Register Card, and 2484.30 square meters or 2484.30 square meters or 2484.30 square meters in the aggregate admeasuring in the Revenue Village Kondivita, Taluka Andheri, within thereabouts, in the Revenue Village Kondivita, Taluka Andheri, within the Registration Sub-District of Bandra, District Mumbai Suburban, within Greater Mumbai, more particularly described in the **Second Schedule** hereunder written (hereinafter called the "**Second Property**"), each of them being entitled to a 1/5th undivided share in the Second Property.

(iv) The First Property and the Second Property were landlocked, and so by a Deed of Exchange dated 17th November, 2015, registered with the Sub-Registrar of Assurances at Bandra under Serial No.BDR-1-10484-2015, made between the Municipal Commissioner of Greater Mumbai, represented by the Dy. Municipal Commissioner therein called the Corporation of the One Part and the Original Second Owners of the Other Part, the MCGM as the owner of land bearing CTS No.55/2 of Village Kondivita exchanged a portion of its property admeasuring 98.25 square meters more particularly described in the **Third Schedule** hereunder written [hereinafter called the "**Third Property**"] which abuts the 13.40 meter wide D.P. Road, with portion out of the Second Property, and so the First Property and the Second Property, have a proper access.

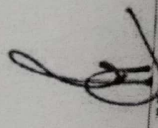
(v) By a Development Agreement dated 30th December, 2015, registered with the Sub-Registrar of Assurances at Andheri No.1, MSD, Bandra, under Serial No.BDR-1/1570/2016 (hereinafter called the "**said Development Agreement**"), made between the Original First Owners of the First Part, the Original Second Owners of the Second Part, the Original Third Owner (who was also treated as a co-owner) of the Third Part and the Developers herein of the Fourth Part, the Original First Owners, the Original Second Owners and the Original Third Owner granted the development rights in respect of the First Property and the Second Property more particularly described in the First and Second Schedules thereunder written being the same as that described in the First and Second Schedules hereunder written to the Developers, at or for the consideration and on the terms and conditions therein contained.

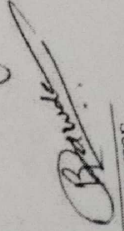
(vi) By virtue of the said Deed of Exchange dated 17th November, 2015, the First Property, the Second Property and the Third Property form one contiguous piece of land, about the said 13.40 meter wide D.P. Road. The First Property and the Second Property are delineated on the plan thereof annexed hereto and marked **Annexure 'A'**, and thereon shown bounded in red coloured boundary lines. The Third Property is shown in red hatched lines on the said plan. The said 13.40 meter wide D.P. Road is shown in black hatched lines on the said plan.

(vii) Pursuant to the said Development Agreement dated 30th December, 2015, the Original First Owners, the Original Second Owners and the

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(e) Saira Wahid Chunawala nee' Saira Dawood Chunawala & Salma Zikar alias Zakariya Khandwani nee' Salma Dawood Chunawala, being two of the legal heirs of late Hurabai Dawood Chunawala, executed Deed of Release dated 28.05.2021 registered under Serial No.BDR-15/4938 of 2021 whereby they released their respective undivided share in late Hurabai Dawood Chunawala's share/right in the First Property in favour of their brothers Javed Dawood Chunawala & Juned Dawood Chunawala.

(xii) In the aforesaid circumstances (1) the said Yasmin Shiraj Sorathia (being the Co-Owner/Vendor herein), (2) Noorjahan Kasmani nee' Noorjahan Aboobakar Sorathia, (3) Juned Dawood Chunawala, (4) Zakaria Aboobakar Sorathia, (5)(a) Yasmin Shiraj Sorathia (being the Co-Owner/Vendor herein), (b) Salmaan Shiraj Sorathia, (6) Asma Zakaria Sorathia, (7) Anisha Rafique Chunawala nee' Anisha Aboobakar Sorathia, (8) Mrs.Salma Zakariya Khandwani, (9) Mrs.Nasima Juned Chunawala, (10) (a) Javed Dawood Chunawala, (b) Juned Dawood Chunawala (11) Javed Dawood Chunawala, and (12) Wahid Habib Chunawala (hereinafter collectively called the "First Owners"), are the present owners of the First Property, and are entitled to all rights of the Original First Owners under the said Development Agreement dated 30th December, 2015.

(xiii) Further in the aforesaid circumstances (1)(a) Javed Dawood Chunawala, (b) Juned Dawood Chunawala, (2) Zahida Javed Chunawala, (3)(a)(i) Zakaria Aboobakar Sorathia, (ii) Noorjahan Kasmani nee' Noorjahan Aboobakar Sorathia, (iii) Anisha Rafique Chunawala nee' Anisha Aboobakar Sorathia, (iv)(A) Yasmin Shiraj Sorathia (being the Co-Owner/Vendor herein), (B) Salmaan Shiraj Sorathia, (b)(i) Yasmin Shiraj Sorathia (being the Co-Owner/Vendor herein), (ii) Salmaan Shiraj Sorathia, (c) Zakaria Aboobakar Sorathia, (d) Noorjahan Aboobakar Sorathia, (e) Anisha Rafique Chunawala nee' Anisha Aboobakar Sorathia, (4) Zahida Javed Chunawala (by the Will dated 13th November, 1998 of late Aminabai Ahmed), (5) Zahida Javed Chunawala (through Gift Deed dated 17th December, 2015 by Khatijabai Mohamed Hanif), (hereinafter collectively called the "Second Owners"), are the present owners of the Second Property, and are entitled to all rights of the Original Second Owners under the said Development Agreement dated 30th December, 2015.

(xiv) The said Mrs.Hurabai Dawood Chunawala, being the Original Third Owner also died and left her surviving her sons Javed Dawood Chunawala and Juned Dawood Chunawala (being the legal heirs of the Original Third Owner, after her remaining legal heirs Mrs. Saira Wahid Chunawala nee' Saira Dawood Chunawala and Mrs. Salma Zikar alias Zakariya Khandwani nee' Salma Dawood Chunawala, executed Deed of Release dated 28.05.2021 registered under Serial No.BDR-15/4938 of 2021 for releasing their respective undivided share in late Hurabai Dawood Chunawala's share/rights in favour of Javed Dawood Chunawala and Juned Dawood Chunawala). Thus the said Javed Dawood Chunawala and Juned Dawood Chunawala (hereinafter collectively called the "Third Owners") became



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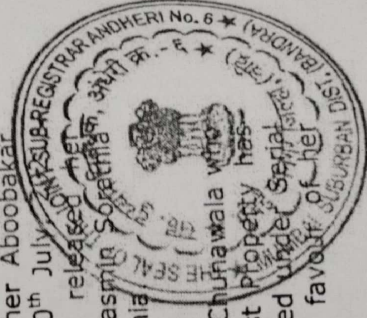
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(xi) After the execution of the said Development Agreement dated 30th December, 2015, the following changes have taken place amongst the Original Owners:-

(a) The said Shiraj Aboobakar Sorathia died on 15th April, 2020, leaving him surviving (i) his widow Yasmin Shiraj Sorathia (i.e. the Co-Owner/Vendor), (ii) his daughter Sabiha Rehan Nagani nee' Sabiha Shiraj Sorathia, and (iii) his son Salmaan Shiraj Sorathia, as his only heirs and legal representatives. The said Sabiha Rehan Nagani nee' Sabiha Shiraj Sorathia has vide Deed of Release executed on 20th July, 2021, registered under Serial No.BDR-18/9084 of 2021 released her undivided share in late Shiraj Sorathia's 1/12th share in the First Property to Yasmin Sorathia (being the Co-Owner/Vendor herein) and Salmaan Sorathia. Hence, Shiraj Sorathia's undivided 1/12th share in the First Property devolved on Yasmin Sorathia (being the Co-Owner/Vendor herein) and Salmaan Sorathia.

(b) The said Aboobakar Ahmed Sorathia died on 17th December, 2020, leaving him surviving (i) his son Zakaria Aboobakar Sorathia, (ii) his daughter Noorjahan Kasmani nee' Noorjahan Aboobakar Sorathia, (iii) his daughter Anisha Rafique Chunawala nee' Anisha Aboobakar Sorathia and (iv) the legal heirs of his predeceased son Shiraj Aboobakar Sorathia, being the said (I) Yasmin Shiraj Sorathia (i.e. the Co-Owner/Vendor herein), (II) Sabiha Rehan Nagani nee' Sabiha Shiraj Sorathia, and (III) Salmaan Shiraj Sorathia, as his only heirs and legal representatives. By Deed of Release executed on 20th July, 2021, registered under Serial No.BDR-18/9081 of 2021 all his legal heirs except Anisha Rafique Chunawala nee' Anisha Aboobakar Sorathia released their respective undivided shares in late Aboobakar Ahmed Sorathia's 1/12th share in the First Property in favour of Anisha Rafique Chunawala nee' Anisha Aboobakar Sorathia, who thus became entitled to late Aboobakar Ahmed Sorathia's 1/12th share in the First Property. The said Sabiha Rehan Nagani nee' Sabiha Shiraj Sorathia and of her late grandfather Aboobakar Ahmed Sorathia, by Deed of Release executed on 20th July, 2021, registered under Serial No.BDR-18/9083 of 2021, released their undivided share in the Second Property in favour of Yasmin Sorathia (i.e. the Co-Owner/Vendor herein) and Salmaan Sorathia.



(c) The said Saira Wahid Chunawala nee' Saira Dawood Chunawala was entitled to a 1/12th undivided share in the First Property through a Gift Deed dated 30th March, 2021 registered under Serial No.BDR-18/4970 of 2021 gifted her said share in favour of her brothers Javed Chunawala & Juned Chunawala.

(d) Saira Wahid Chunawala nee' Saira Dawood Chunawala & Salma Zikar alias Zakariya Khandwani nee' Salma Dawood Chunawala, being two of the legal heirs of late Dawood Ahmed Chunawala, executed Deed of Release dated 28th May, 2021, registered under Serial No.BDR-15/4939 of 2021 whereby they released their undivided share in late Dawood Chunawala's 1/5th share in the Second Property in favour of their brothers Javed Chunawala & Juned Chunawala.

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The provisions of Regulation 17(1) of the DCPR, on the terms and conditions therein contained. Authenticated copy of the LOI is attached herewith as **Annexure 'B'**.

- (xxi) The Scheme Parameters detailing the area of Plot/BUA Reservation and the FSI/TDR generated in lieu of it are tabulated in the LOI. Under the LOI, the concerned SRA have presently considered the area of the said Property as admeasuring 7652.15 square meters, out of which portion admeasuring 3347.66 square meters, will be developed under Regulation 33(11) of the DCPR, while the remaining portion of the admeasuring 4304.49 square meters, will be developed under Regulation 17(1) of the DCPR.
- (xxii) Pursuant to the LOI, out of the said Property therein described as admeasuring 7652.15 square meters, land admeasuring 2152.24 square meters (hereinafter called the "**Reserved Portion**") along with the Building to be constructed thereon (as hereafter mentioned) is to be surrendered to the Municipal Corporation of Greater Mumbai ("**MCGM**") and the remaining land admeasures 5499.91 square meters and shall hereinafter be called the "**Sale Portion**").
- (xxiii) Plans for construction of Composite Building No.1, to consist of basement plus still plus upper floors (comprising of PTC Units for residential and commercial user and Sale Units for residential user), on the Sale Portion of the said Property, have been approved by the SRA, under Intimation of Approval No. K/E/PVT/0235/20181213/AP/R1 dated 22nd November, 2019, and Commencement Certificate dated 3rd December, 2019 under even Number has been issued in respect thereof.
- (xxiv) Plans for construction of Building No.2 (MCGM), to consist of still plus upper floors, to be constructed on the Reserved Portion of the said Property, and to be handed over to MCGM along with the Reserved Portion, have been approved by the SRA, under Intimation of Approval No. K/E/PVT/0235/20181213/AP dated 17th March, 2020, and Commencement Certificate dated 12th November, 2020 under even Number has been issued in respect thereof.
- (xxv) Plans for construction of Sale Building No.3, to consist of basement plus still plus upper floors (comprising of Sale Units), on Sale Portion of the said Property, have been approved by the SRA, under Intimation of Approval No. K/E/PVT/0235/20181213 /AP/S3 dated 22nd November, 2019, and Commencement Certificate dated 3rd December, 2019 under even Number has been issued in respect thereof.



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entitled to the rights of the Original Third Owner, Development Agreement dated 30th December, 2015).

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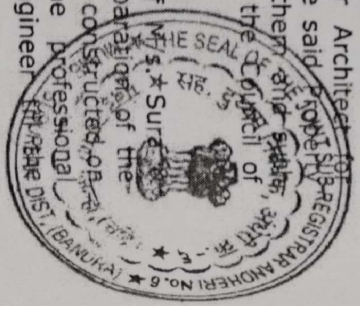
(xv) The First Owners, the Second Owners and the Third Owners shall hereinafter collectively be called the "Owners", and separately or individually as the "First Owners", the "Second Owners" and the "Third Owners".

(xvi) Pursuant to the said Development Agreement, the Developers proposed to develop the said Property by constructing multi-storied building/s thereon, of basement/stilt/podium plus as many upper floors as are permitted to be constructed thereon, by utilizing the entire development potential of the said Property inclusive of FSI, TDR FSI, the fungible compensatory FSI and all other areas as may be available for construction, in accordance with the rules and regulations both present and as may be modified from time to time.

(xvii) Initially, the parties thereto had proposed to develop the said Property under Regulation 33(14)(D) of the then prevailing Development Control Regulations, 1991, utilizing and consuming the entire developmental potential of the said Property including FSI, TDR and additional FSI benefits, to the utmost extent permissible in law, however in the meanwhile the Development Control & Promotion Regulations - 2034, Greater Mumbai (hereinafter called the "DCPR") came into force, and so the parties to the said Development Agreement decided to develop the said Property, jointly as a whole, under Regulation 33(11)(A) for PTC Scheme of the DCPR and Accommodation Reservation under the provisions of Regulation 17(1) of the DCPR.

(xviii) Accordingly the Developers have appointed M/s. T. N. Hasan, who is registered with the Council of Architects, as their Architect for preparing plans for construction of building/s on the said Property and have entered into a standard Agreement with them. The Agreement is as per the Agreement prescribed by the Council of Architects.

(xix) The Developers have appointed Mr. P. K. Sura of Associates as their structural Engineer for the preparation of the structural design and drawings of the building/s to be constructed on the said Property and the Developers accept the professional supervision of the Architect and the structural Engineer completion of the development.



(xx) Upon submission of proposal to the Slum Rehabilitation Authority ("SRA"), the SRA has issued a Letter of Intent under No. K-E/PVT/0235/20181213/LOI, dated 9th October, 2019 ("LOI") in favour of the Developers, for joint development in Slum Rehabilitation Scheme in respect of the said Property, being plot located in suburbs, whereby it has sanctioned FSI of 3.00, in accordance with the provisions of Regulation 33(11)(A) of the DCPR for Permanent Transit Scheme (PTC) and Development of Reserved land under Accommodation Reservation (AR) for public purpose under

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1.	Yasmin Shiraj Sorathia (being the Co-Owner/Vendor herein)	$1/12^{th} + 1/24^{th} = 1/8^{th}$	$1/200 + 1/50 = 1/40$	--
2.	Noorjahan Aboobakar Sorathia	$1/12^{th}$	$1/100 + 1/25 = 1/20$	--
3.	Juned Dawood Chunawala	$1/24 + 1/12^{th} = 1/8^{th}$	$1/10$	$1/2$
4.	Zakaria Aboobakar Sorathia	$1/12^{th}$	$1/100 + 1/25 = 1/20$	--
5.	Salmaan Shiraj Sorathia	$1/24^{th}$	$1/200 + 1/50 = 1/40$	--
6.	Asma Zakaria Sorathia	$1/12^{th}$	--	--
7.	Anisha Rafique Chunawala nee' Anisha Aboobakar Sorathia	$1/12^{th}$	$1/100 + 1/25 = 1/20$	--
8.	Mrs. Salma Zikar Zakariya Khandwani alias	$1/12^{th}$	--	--
9.	Mrs. Nasima Juned Chunawala	$1/12^{th}$	--	--
10.	Javed Dawood Chunawala	$1/24 + 1/12^{th} = 1/8^{th}$	$1/10$	$1/2$
11.	Wahid Habib Chunawala	$1/12^{th}$	--	--
12.	Zahida Javed	--	$1/5 + 1/5 + 1/5 = 3/5$	--

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
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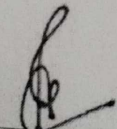
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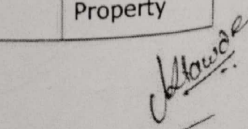
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- (xxvi) Plans for construction of Sale Building No.4, to consist of basement plus still plus upper floors (comprising of Sale Units), on Sale Portion of the said Property, have been approved by the SRA, under Intimation of Approval No. K/E/PVT/0235/20181213 /AP/S4 dated 22nd November, 2019, and Commencement Certificate dated 3rd December, 2019 under even Number has been issued in respect thereof.
- (xxvii) The Developers have commenced the construction of the Buildings on the project land.
- (xxviii) The Sale Building No. 4, named as "**PEARL HEAVEN IV**", consisting of Wings A, B & C shall hereinafter be called the "**said Building**" and the part of the Sale Portion underneath and appurtenant to the said Building admeasuring 1926.42 square meters shall be called the "**project land**" and is more particularly described in the Fourth Schedule hereunder written. Authenticated copies of Intimation of Approval No. K-E/PVT/ 0235/20181213/AP/S4 dated 22nd November, 2019, and Commencement Certificate dated 3rd December, 2019 in respect of the said Building, being **Building No. 4**, are attached herewith as **Annexures 'D' & 'E'**, respectively.
- (xxix) The Developers propose to develop and construct the said Building being the Sale Building No. 4 in the name of "**PEARL HEAVEN IV**", having Wing A, B & C on part of the Sale Portion (hereinafter called the "**Project**"), and accordingly the Developers have registered the Project of development of the said Building being Sale Building No. 4 under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter called the "**said Act**") along with Maharashtra Rules and Regulations, 2017 (hereinafter called the "**said Rules**"), with the Real Estate Regulatory Authority under Project Registration No. **P51800029797** vide Certificate dated **04/07/2021**, at Mumbai and the authenticated copy is attached herewith and marked as **Annexure 'C'**.
- (xxx) Although this Agreement relates to the Project i.e. the construction of the said Building on part of the Sale Portion, the proposed overall Scheme intended and envisaged to be developed by them is huge, and shall, along with the said Property include amalgamation of some of the adjoining and neighbouring lands and/or clubbing of schemes and so the development shall be carried out in phases as per the Revised LOI that may be granted from time to time, and as per further sanctions and approvals, as hereafter contained.
- (xxxi) The units for sale comprised in the said Building are flats for residential purpose only.

- (xxxii) The undivided share of the Owners in the said Property is as follows:
- | Sr. No. | Name of Owner | Share in | | |
|---------|---------------|----------------|--------------------------|-------------------------|
| | | First Property | Share in Second Property | Share in Third Property |
| | | | | |


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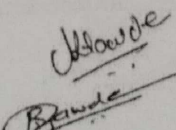

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shall include the said Apartment) to the Owners/their predecessors- title.		

- (xxxviii) The Owners and the Developers have retained the right to submit amended plans of the said Building and amended layout for approval to the concerned authorities from time to time, to enable the Developers to construct the said Building by exploiting the maximum development potential available for construction on the project land.
- (xxxix) On demand from the Allottee, the Developers and the Co-Owner/Vendor have given inspection to the Allottee of all the documents of title relating to the said Property, hereinbefore recited deeds and documents, the sanctioned plans, I.O.A., C.C., and of such other documents as are specified under the said Act and the said Rules.
- (xi) The authenticated copies of the Certificate of Title issued by M/s. Satish Mishra & Co. Advocate of the Developers certifying the right, title and interest of the Developers to develop the said Property, is annexed hereto and marked as **Annexure 'G'**.
- (xli) The authenticated copy of the Property Register Cards bearing CTS Nos.57, 58, 100 and 55/2 in respect of the said Property and the Third Property on portion of which the said Building is being constructed; are annexed hereto and marked as **Annexures 'H', 'I' 'J' & 'J'**.
- (xlii) The authenticated copy of the plan of the said Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the SRA has been annexed hereto and marked as **Annexure 'L'**.
- (xlili) The Developers have got some of the approvals from the SRA and concerned local authority(s) to the plans, the specifications, elevations, sections of the said Building and shall be obtaining the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate or Part Occupancy Certificate/s of the said Building.
- (xliv) While sanctioning the said plans the SRA/concerned officers and/or Government have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developers while developing the project land and upon due observance and performance of which only the completion and occupation or part occupation certificates in respect of the said Building shall be granted by the SRA/concerned local authority.
- (xlv) The Rera carpet area of the said Apartment is **36.04** square meters and "carpet area" means the net usable floor area of the said Apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for




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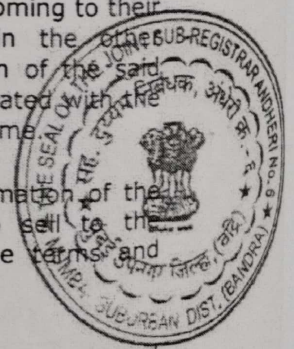
(xxxiii) The Developers and the Owners, are aware that at present the allocation of area amongst the Owners and Developers is not possible, as there may be changes in sale area. However, at the request and by the direction of the Owners, the Developers have, with the confirmation of the Owners, allotted to the Co-Owner/Vendor herein, vide Letter of Allotment dated _____, Flat No. **303** in Wing '**C**' of the said Building i.e. Sale Building No. 4 to be/being constructed on the said Property, copy of which Letter of Allotment is annexed hereto marked as **Annexure '___'**. The said Flat No. **303** in Wing '**C**' of the said Building shall hereinafter called the "**said Apartment**". The allotment of the said Apartment to the Co-Owner/Vendor had been done as per mutual agreement amongst the Owners and the Developers, and shall be counted as part of the Flats in the Sale Building coming to the share of the Owners.


(xxxiv) In the circumstances aforesaid, the Co-Owner/Vendor alone has the sole and exclusive right, and without any reference or recourse to the remaining Owners, to deal with the said Apartment on what is popularly known as 'Ownership Basis', and to enter into Agreement/s with the purchasers and acquirers thereof and to receive and appropriate to herself the consideration monies and sale proceeds in respect of the sale of the said Apartment in her own name. The Co-Owner/Vendor is entitled to sell the said Apartment to such person/s as she deems fit.

(xxxv) Accordingly, the Allottee applied to the Co-Owner/Vendor for allotment to the Allottee of the said Apartment being the said **Flat No. C- 303** in the **Wing 'C'** admeasuring **387.93 sq. ft. (i.e. 36.04 sq. meters)** Rera Carpet Area on the **3RD Floor**, in the said Building i.e. Sale Building No. 4 known as "**PEARL HEAVEN IV**", being constructed on the project land described in the **Fourth Schedule** hereunder written. The said Apartment is more particularly described in the **Fifth Schedule** hereunder written. The Owners on the one hand, and the Developers on the other hand shall be entitled to demarcate, identify and earmark further flats/units coming to their respective entitlements in the said Building and in the said Buildings/Wings to be constructed on the Sale Portion of the said Property or any other properties that may be amalgamated with the said Property, as and when they deem fit from time to time.

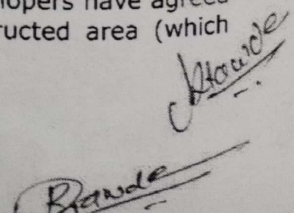
(xxxvi) Relying upon the said application and with the confirmation of the Developers, the Co-Owner/Vendor hereby agrees to sell to the Allottee the said Apartment at the price and on the terms and conditions hereinafter appearing.

(xxxvii) Under the said Development Agreement, the Developers have agreed to develop the said Property and provide constructed area (which




CO-OWNER


PROMOTER


ALLOTTEE

बदर-१७/		
24/11	29	984
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Provided that the Developers shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the said Apartment hereby agreed to be sold to the Allottee, except for any alteration or addition required by any Government authorities or due to change in law.

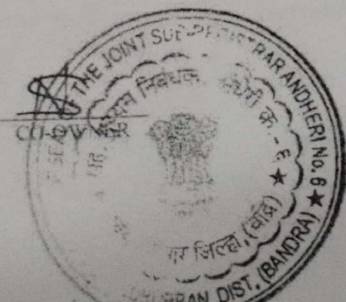
3. (a) In accordance with the said Letter of Allotment, the said Apartment comes within the entitlement and/or share of the Co-Owner/Vendor. In the circumstances, the Allottee hereby agrees to purchase from the Co-Owner/Vendor and the Co-Owner/Vendor, with the confirmation of the Developers, hereby agrees to sell to the Allottee the said Apartment being the said Flat bearing **Flat No. "C-303"** admeasuring **387.93 sq. ft. (i.e. 36.04 sq. meters) Rera Carpet Area** on the **3RD Floor**, in the **Wing 'C'** in the said Building i.e. Sale Building No.4 known as **"PEARL HEAVEN IV"**, shown on the floor plan thereof annexed hereto and marked as Annexure 'J' described in the Fifth Schedule hereunder written, being constructed on the project land described in the **Fourth Schedule** hereunder written, at or for the lumpsum price of **Rs. 69,82,740/- (Rupees Sixty Nine Lakhs Eighty Two Thousand Seven Hundred Forty Only)** which is inclusive of the proportionate price of the common areas and facilities appurtenant to the said Apartment, the nature, extent and description of the common areas and facilities which are more particularly described in the **Sixth Schedule** hereunder written.

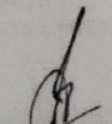
(b) The said consideration amount being the said sum of **Rs. 69,82,740/- (Rupees Sixty Nine Lakhs Eighty Two Thousand Seven Hundred Forty Only)** (hereinafter called the **"Total Price"**) shall be paid by the Allottee to the Co-Owner/Vendor as follows:-

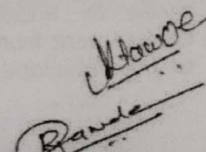
1. **Rs. 6,91,291.26** being 9.90% not more than as Booking Amount.
2. **Rs. 6,98,274/-** being 10% not more than 20% of total consideration at completion of Plinth work; and on execution of this Agreement for Sale.

The Promoter has informed to the Purchaser/s that out of payment, 20% amount of the total consideration will be appropriated as earnest money of the said Apartment/Flat.

3. **Rs. 1,46,637.54** being 2.10% upon completion of 1st slab;
4. **Rs. 1,39,654.80** being 2% upon completion of 2nd slab;
5. **Rs. 1,39,654.80** being 2% upon completion of 3rd slab;
6. **Rs. 1,39,654.80** being 2% upon completion of 4th slab;
7. **Rs. 1,39,654.80** being 2% upon completion of 5th slab;
8. **Rs. 1,39,654.80** being 2% upon completion of 6th slab;
9. **Rs. 1,39,654.80** being 2% upon completion of 7th slab;
10. **Rs. 1,39,654.80** being 2% upon completion of 8th slab;
11. **Rs. 1,39,654.80** being 2% upon completion of 9th slab;
12. **Rs. 1,39,654.80** being 2% upon completion of 10th slab;
13. **Rs. 1,39,654.80** being 2% upon completion of 11th slab;
14. **Rs. 1,39,654.80** being 2% upon completion of 12th slab;




PROMOTER


ALLOTTEE

बदर-१७/		
२५११	२०	१०५
२०२३		

exclusive use of the Allottee, but includes the area covered by the internal partition walls of the said Apartment.

- (xvi) The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.
- (xvii) Prior to the execution of these presents the Allottee has paid to the Co-Owner/Vendor a sum of **Rs. 6,98,274/- (Rupees Six Lakhs Ninety Eight Thousand Two Hundred Seventy Four only)**, being part payment of the sale consideration of the said Apartment agreed to be sold by the Co-Owner/Vendor to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Co-Owner/Vendor doth hereby admit and acknowledge) and the Allottee has agreed to pay to the Co-Owner/Vendor the balance of the sale consideration in the manner hereinafter appearing.
- (xlviii) Under Section 13 of the said Act the Developers and the Co-Owner/Vendor are required to execute a Written Agreement for Sale of the said Apartment with the Allottee, being in fact these presents and also to register the said Agreement under the Registration Act, 1908.
- (xlix) In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties the Co-Owner/Vendor, with the confirmation of the Developers hereby agrees to sell and the Allottee hereby agrees to purchase the said Apartment.

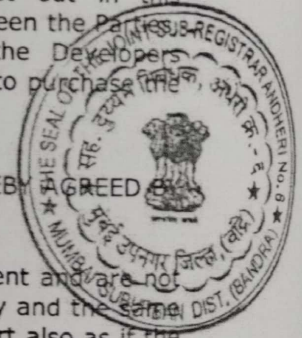
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Recitals above form an integral part of this Agreement and are not repeated in the operative part only for the sake of brevity and the same should be deemed to be incorporated in the operative part also as if the same were set out hereinafter and reproduced verbatim.
2. The Developers have commenced and shall under normal conditions complete the construction of the said Building known as "PEARL HEAVEN IV" consisting of stilt and upper floors, on the project land more particularly described in the Fourth Schedule hereunder written, which project land forms part of the said Property situate at Kondivita, Andheri (East), Mumbai, bearing CTS Nos. 57, 58 and 100, in the Revenue Village Kondivita, Taluka Andheri, within the Registration Sub-District of Bandra, District Mumbai Suburban, within Greater Mumbai, measuring 8024.1 square meters as per Property Register Cards and measuring 7652.15 square meters or thereabouts as per Letter of Intent (LOI) under No. K-E/PVT/0235/20181213/LOI, dated 9th October, 2019, in accordance with the plans and specifications as approved by the SRA/concerned local authority from time to time.

CO-OWNER

PROMOTER

ALLOTTEE



बदर-१७/		
24/11	23	984

2. If raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Developers shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee.


(f) The Co-Owner/Vendor shall confirm the final carpet area that has been allotted to the Allottee after the construction of the said Building is complete and the Occupancy Certificate/s or Part Occupancy Certificate is granted by the SRA/competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The Total Price payable for the carpet area shall be recalculated upon confirmation by the Co-Owner/Vendor. If there is any reduction in the carpet area within the defined limit then the Co-Owner/Vendor shall refund the excess money paid by the Allottee within forty-five days with annual interest at the rate 2 percentage points above the State Bank of India's marginal cost of funds (the current benchmark lending rate for banks), per annum from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Co-Owner/Vendor shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 3(a) of this Agreement.

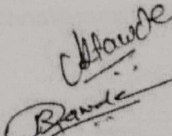
(h) The Allottee authorizes the Co-Owner/Vendor to adjust/appropriate all payments made by him/her/them under any head(s) of dues against lawful outstanding, if any, in his/her/their name as the Co-Owner/Vendor may in her sole discretion deem fit and the Allottee undertakes not to object/demand/direct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

4. The Developers shall observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the SRA/concerned local authority at the time of sanctioning the said plans or thereafter and the Developers shall, before the Co-Owner/Vendor hands over possession of the said Apartment to the Allottee, obtain from the SRA/concerned local authority occupancy and/or part occupancy and/or completion certificates in respect of the said Apartment.

5. Time is essence for the Developers as well as the Allottee. The Developers shall abide by the time schedule for completing the Project and handing over the said Apartment by the Co-Owner/Vendor to the Allottee. Similarly, the Allottee shall make timely payments of the installments and other dues payable by him/her/them to the Co-Owner/Vendor and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Developers as provided in clause 3(c) herein above. ("Payment Plan"). The Developers shall not under any circumstances be responsible for the amounts received or to be received by the Co-Owner/Vendor and/or neither shall the Developers be responsible for timely payment by the Allottee to the Co-Owner/Vendor. The Developer is only a confirming party to this agreement and he is not liable to received any consideration towards sale of this flat and he shall not be liable to pay any income tax, etc., Developer shall only receive money towards pre




CO-OWNER


ALLOTTEE

बदर-१७/		
२५६६	२४	१४५
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possession charges as mentioned in the clause 21 and GST amount towards the said flat and pre possession charges.

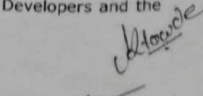
6. The Developers have represented to the Allottee that there is a landlocked property bearing CTS No. 60 of Village Kondivita, belonging to the Developers, fully occupied by slum dwellers and declared as a 'slum area' (hereinafter called the "said landlocked property"), which adjoins the said Property and is situated towards the west side thereof. There are also other lands which are adjoining and/or neighbouring to the said Property, occupied by slum dwellers and declared as 'slum area' (hereinafter called the "said adjoining and neighbouring lands"), some of which may not have proper right of way/access. The Third Property which abuts the 13.40 meter wide D. P. Road, belongs to the Second Owners and is to be developed by the Developers herein. The Developers have represented to the Allottee that there is Right of Way or access of 9 meters wide from the said Property to the land bearing CTS No. 60 of Village Kondivita. The Co-Owner/Vendor has also represented to the Allottee that she/the Owners may also be required to give right/s of way over the said Property and the Third Property to the plot holders of the adjoining and neighbouring lands. The Allottee hereby states that he/ she/they has/have no objection to the said right/s of way being given by the Owners to the Developers for the benefit of the said landlocked property and/or by the Owners/Developers to the plot holders/owners for the benefit of the adjoining and neighbouring lands. The Allottee confirms that the occupants/ slum dwellers of the said landlocked property and/or of the adjoining and neighbouring lands shall, upon the giving of such right/s of way, have full right and liberty to go, pass and re-pass over such right/s of way and neither the Allottee nor the Proposed Organization (defined hereafter)/the Apex Body (defined hereafter) as the case may be, shall take any objection to the same. The Developers and the Co-Owner/Vendor have made it very clear to the Allottee that the Conveyance or Lease or Sub-Lease or other assurance of the project land/Sale Portion and/or the said Building, to the Proposed Organization (defined hereafter)/ Apex Body (defined hereafter) as the case may be, shall contain a covenant to the aforesaid effect and the Allottee shall not raise any objection to such covenant at any time.

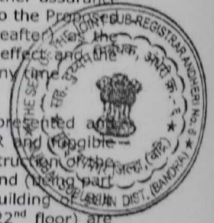
7. (a) The Developers and the Co-Owner/Vendor have represented and informed to the Allottee that the Floor Space Index, TDR and fungible FSI which is proposed to be presently utilized in the construction of the said Building (i.e. the Sale Building No. 4) on the project land (being part of the Sale Portion) is 1926.42 square meters being a building plus 22 upper floors. If additional floors (i.e. above the 22nd floor) are approved, then the Developers shall also be constructing the additional floors. In addition to the said Building (i.e. the Sale Building No. 4), the Developers shall also be constructing the Composite Building No. 1, Sale Building No. 3 and further Buildings/Wings if approved, on the remaining parts of the Sale Portion, while they shall be constructing the Building No.2 (MCGM) on the Reserved Portion.

(b) The Developers and the Co-Owner/Vendor have represented and informed to the Allottee, and the Allottee is made aware of the following and the Allottee hereby agrees and covenants with the Developers and the Co-Owner/Vendor as follows:


CO-OWNER


PROMOTER


ALLOTTEE



बदर-१७/		
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Although this Agreement relates to the Project i.e. the construction of the said Building being the Sale Building No.4 on the project land (being part of the Sale Portion), the proposed overall development Scheme (the "proposed Scheme"), intended and envisaged to be carried out by the Developers is of a huge plot of land, which shall include the said Property, along with the Third Property, the said landlocked property (proposed to be developed by the Developers under Regulation 33(10) of the DCPR) and some of the adjoining and neighbouring lands, which are proposed to be amalgamated with the said Property and/or the slum scheme/s in respect of which are proposed to be clubbed with the scheme in respect of the said Property. Hence, the development of the proposed Scheme shall be carried out in phases as per the LOI/Revised LOI that may be granted, and as per the sanctions and approvals of the concerned SRA and other authorities, to be granted from time to time, by exploiting in such construction the maximum plot development potential, by utilizing the entire Floor Space Index (FSI) in respect of the proposed Scheme, FSI by way of Transfer of Development Rights (TDR), fungible FSI, Road set back FSI, FSI available on payment of premiums, FSI available as incentive FSI by implementing various schemes as contained in the DCPR, permissible areas and all other benefits, which may be available now or in future on modification to the SRA Act, the Mumbai Municipal Corporation Act, Bye-Laws, DCPR, the Maharashtra Regional & Town Planning Act 1966, and/or all other applicable laws/Rules Regulations/ by-law/statutes/policies/circulars, etc. or any change in policy, which are applicable to the proposed Scheme. The Allottee agrees that he/she/they shall not raise or take any objection to the proposed overall development of the proposed Scheme and the revision of the LOI from time to time, so long as the location of the said Apartment and the said Building in which it will be located is not altered;

- (ii) That the Sale Building No.3 and the said Building being the Sale Building No.4 are connected buildings as per the approved plans, and neither the Allottee nor the Proposed Organization (defined hereafter) shall take any objection to the construction of the Sale Building No.3 and/or any other Buildings/Wings being constructed on the Sale Portion, joint with or connected to the said Building, so long as the location of the said Apartment and the said Building in which it will be located is not altered;
- (iii) That the portion of the project land underneath each Sale Building (including the said Building) may not be equal to or proportionate to the FSI proposed to be utilized in each Sale Building/Wing (including the said Building), and the Allottee hereby agrees, acknowledges and confirms such disproportionate utilization of FSI and shall not at any time dispute or object to the same in any manner;
- (iv) That on account of fresh survey and demarcation of the said Property and/or the amalgamation of the Third Property, the said landlocked property and some of the adjoining and neighbouring lands with the said Property and/or the clubbing or merger of the Slum Schemes in respect thereof with the scheme in respect of the said Property, may result in the increase in the area to be developed as per the LOI/Revised LOI. Consequently, there will be an increase in the built-up area of the Buildings/Wings to be constructed in the proposed


CO-OWNER


PROMOTER


ALLOTTEE



बदर-१७/		
२५६६	६६	१२४
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43. PLACE OF EXECUTION

The execution of this Agreement shall be complete only after the Agreement is duly executed by the Allottee, the Co-Owner/Vendor and the Developers at any place mutually decided by the parties hereto, and simultaneously with the execution this Agreement, the same shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Mumbai.

44. That all notices to be served on the Allottee, the Co-Owner/Vendor and the Developers as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Co-Owner/Vendor or the Developers by Registered Post AD and notified Email ID at their respective addresses specified below:

Name of the Co-Owner/Vendor : **NOORJAHAN ABDUL AZIZ KASMANI**
 Co-Owner/Vendor's Address : B/503, Lily Apartment, S. V. Road, 255, Sharma Estate, Behind Meena Hotel, Jogeshwari West, Mumbai-400102,

Name of Developers : **CHANDIWALA ENTERPRISES**
 Developers' Address : 222/A, AL-Moonaz Arcade, 1st Floor, Opp. Post Office, S. V. Road, Andheri (West), Mumbai - 400058.

Name of Allottee : **SHIVANGI RUPESH TAWDE & RUPESH MADHUKAR TAWDE**
 Allottee's Address : 3, Paradkar House, Malpa Hill No. 3, Near BMC School, Andheri East, Mumbai-400093.

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

44. JOINT ALLOTTEES

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

45. Stamp Duty and Registration:- The charges towards stamp duty shall be borne by Co-owner/Vendor and Registration and all other incidental costs, charges, outgoings and expenses including penalty, if any, payable in respect of this Agreement and on any document executed in pursuance hereof shall be borne by the Allottee. The Allottee shall also pay the proportionate stamp duty and registration charges on the Deed of Conveyance/Lease or any document or instrument of transfer in respect of the Sale Portion and the said Building, to be executed in favour of the Proposed Organization and the Apex Body.


 CO-OWNER


 PROMOTER



बदर-१७/		
२५६६	४८	१२४
२०२३		

46. Dispute Resolution:- Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, it shall be referred to the Maharashtra Real Estate Regulatory Authority as per the provisions of the said Act, i.e. the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

47. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Mumbai courts will have the jurisdiction for this Agreement.

48. This Agreement shall always be subject to the provisions of the Maharashtra Apartment Ownership Act (Maharashtra Act, No. XV of 1971) and the rules made thereunder.

49. The PAN of the parties is as follows:

PARTY NAME	PAN NO
NOORJAHAN ABDUL AZIZ KASMANI	ASAPS3648C
CHANDIWALA ENTERPRISES	AACFC6522F
SHIVANGI RUPESH TAWDE	AKOPA7601D
RUPESH MADHUKAR TAWDE	ADTPT6691A

IN WITNESS WHEREOF the Parties hereinabove have set and subscribed their respective hands and seals to this Agreement for sale at Mumbai in the presence of attesting witness, signing as such on the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the First Property)

ALL THAT piece or parcel of land or ground situate, lying and being at Kondivita, Andheri (East), Mumbai, bearing Survey No.20, Hissa No.1, 3 and 5 and CTS Nos.57 (Part) and 58 in the Revenue Village Kondivita, Taluka Andheri, within the Registration Sub-District of Bandra, District Mumbai Suburban, within Greater Mumbai, admeasuring 5513 square meters as per registered documents and admeasuring 5436.8 square meters as per Property Register Card.

THE SECOND SCHEDULE ABOVE REFERRED TO:

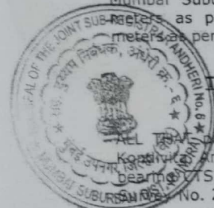
(Description of the Second Property)

ALL THAT piece or parcel of land or ground situate, lying and being at Kondivita, Andheri (East), Mumbai, bearing Survey No. 20, Hissa No. 4 and bearing CTS No. 57 admeasuring 2060.70 square meters or thereabouts, bearing Survey No. 20, Hissa No. 6 and bearing CTS No. 100, admeasuring 423.60 square meters or thereabouts as per registered documents and admeasuring 301.6 square meters as per Property Register Card, and admeasuring in the aggregate 2484.30 square meters or thereabouts, in the Revenue Village Kondivita, Taluka Andheri, within the Registration Sub-District of Bandra, District Mumbai Suburban, within Greater Mumbai.


 CO-OWNER


 PROMOTER


 ALLOTTEE



बदर-१७/		
24/11	49	9/24
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(viii) One number of underground water tank of adequate capacity with water pumps/motors connected with overhead water tanks and overhead water tanks.

(viii) Gate, compound wall/Grill, podium (other than the portions given for parking).

(ix) Society office, in accordance with the permissions that may be granted by the Municipal Authorities.

THE SEVENTH SCHEDULE ABOVE REFERRED TO
RESTRICTED AREAS AND FACILITIES

(i) Terraces adjacent to the units shall belong to the acquirer of such units and they shall have exclusive right to use, occupy, enjoy and possess the same.

(ii) All areas not covered under "common areas and facilities" including open spaces, terraces, parking spaces are restricted area and facilities and the Developers has/ have absolute right to dispose off the same to any person/s in the manner the Developers deem fit and proper.

SIGNED AND DELIVERED by the]
with in named]

"THE CO-OWNER/VENDOR"]

MRS. NOORJAHAN ABDUL AZIZ KASMANI]

in the presence of

] Doxathia

WITNESSES:

1. Name : Umresh Tawde

Signature : [Signature]

2. Name : Abdullah Kadikwalh

Signature : [Signature]



[Signature]
CO-OWNER

[Signature]
PROMOTER

[Signature]
ALLOTTEE

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THE THIRD SCHEDULE ABOVE REFERRED TO:
(Description of the Third Property)

ALL THAT piece or parcel of land or ground situate, lying and being at Kondivita, Andheri (East), Mumbai, bearing CTS No.55/2 of Village Kondivita Taluka Andheri, within the Registration Sub-District of Bandra, District Mumbai Suburban, within Greater Mumbai, admeasuring 98.25 square meters or thereabouts and bounded as follows:-

On or towards the East : By 13.40 meters wide D.P. Road;
On or towards the West : By Property bearing CTS No.57 (Part);
On or towards the South : By Property bearing CTS No.55 (3);
On or towards the North : By Property bearing CTS No.55/2 (Part).

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(Description of the project land)

ALL THAT piece or parcel of land or ground situate, lying and being at Kondivita, Andheri (East), Mumbai, admeasuring 1926.42 square meters or thereabouts forming part of land bearing CTS Nos. 57, 58 and 100, in the Revenue Village Kondivita, Taluka Andheri, within the Registration Sub-District of Bandra, District Mumbai Suburban, within Greater Mumbai.

THE FIFTH SCHEDULE ABOVE REFERRED TO:


(Description of the said Apartment)


ALL THAT the Apartment bearing **Flat No. C-303** in the **Wing 'C'** admeasuring **387.93 Sq. ft. (i.e. 36.04 sq. Meters) Rera Carpet Area** on the **3RD Floor**, in the Sale Building No. 4, known as "**PEARL HEAVEN IV**" being constructed on the project land described in the Fourth Schedule hereinabove written in the said Building.

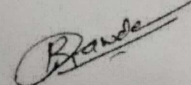
THE SIXTH SCHEDULE ABOVE REFERRED TO:
COMMON AREAS AND FACILITIES

- (i) Entrance lobby of the Building.
- (ii) Staircases of the Building including main landing, for the purpose of ingress and egress but not for the purpose of storing or for recreation or for residence or for sleeping
- (iii) Lifts, lift spaces, lift room, lobbies.
- (iv) The landing is limited for the use of the residents of the flats/units/premises located on that particular floor and for visitors thereto but is subject to means of access for reaching the other floors, available to all residents and visitors.
- (v) Refuge Areas.
- (vi) Electric meters and water meter/s connected to common lights, water connections, pump set etc.




CO-OWNER


PROMOTER


ALLOTTEE

बदर-१७/		
24	42	924
२०२३		

45

SIGNED AND DELIVERED by the]
withinnamed "THE DEVELOPERS"]

M/S. CHANDIWALA ENTERPRISES]
through its authorized Partner]
MR. IMRAN HUMAYUN CHANDIWALA]

in the presence of]



Imran

WITNESSES:

1. Name : Umesh Tawde
Signature : *Umesh*

2. Name : Abdullah Kadiwala
Signature : *Abdullah*

SIGNED AND DELIVERED by the]
withinnamed "THE ALLOTTEE"]



Shivangi

MRS. SHIVANGI RUPESH TAWDE



MR. RUPESH MADHUKAR TAWDE

Rupesh

in the presence of.]

WITNESSES:

1. Name : Umesh Tawde
Signature : *Umesh*

2. Name : Abdullah Kadiwala
Signature : *Abdullah*



Umesh

[Signature]
CO-OWNER

[Signature]
PROMOTER

[Signature]
ALLOTTEE

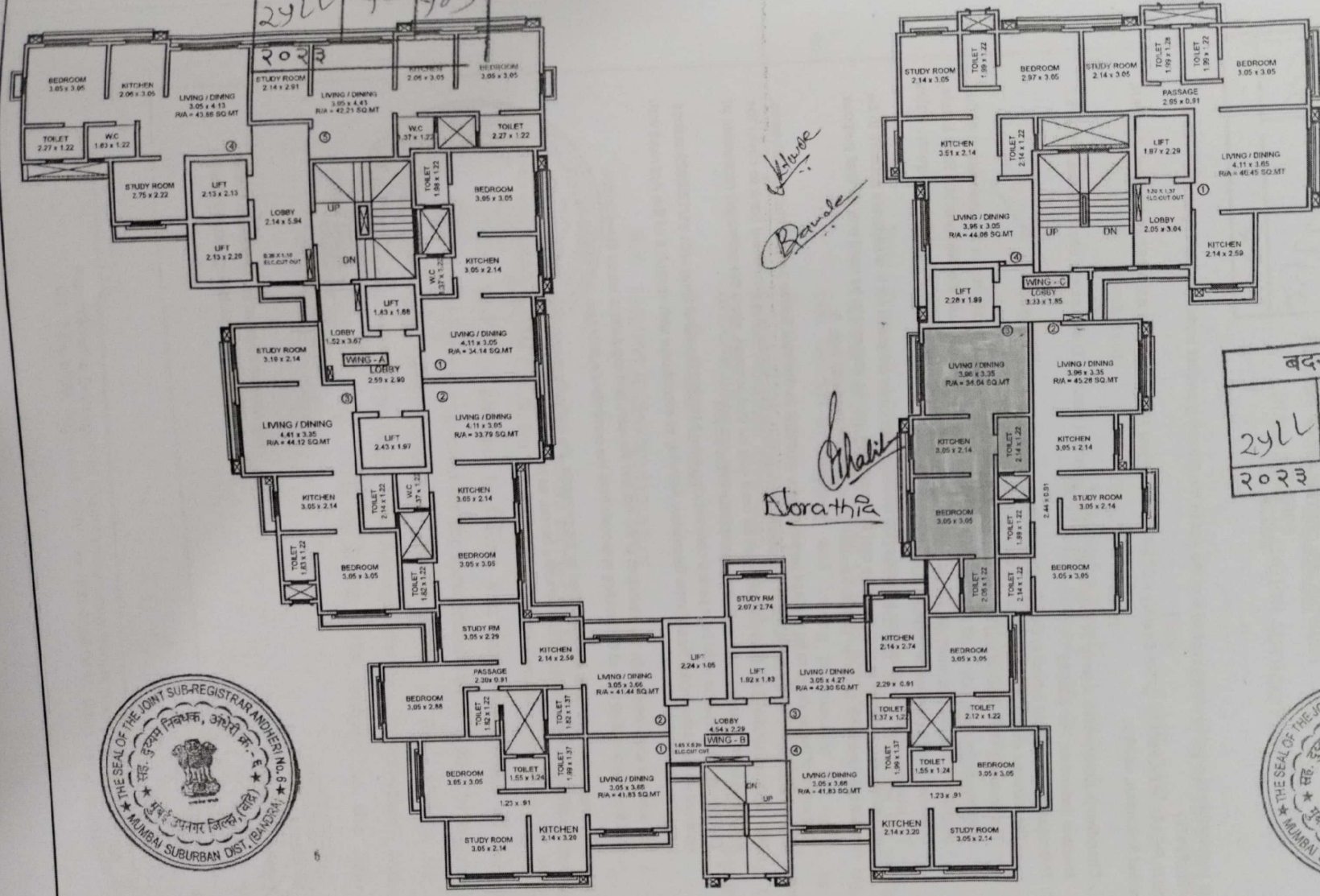
2y11 ye 92y

२०२३

Kulase
Bawale

Phale
Khorathia

बदर-१७/
2y11 ६० 92y
२०२३



WING. 'C' Rera CARPET AREA 36.04 sqmtr
FLAT NO. C-303 ON FLOOR 3RD HAVING RERA AREA 387.93 sqft

CHANDIWALA ENTERPRISES
BUILDERS & DEVELOPERS

PROPOSED LAYOUT AT KONDVITA ROAD,
ANDHERI (EAST)





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

बंदर-१७/		
29/11	६९	१२५
२०२३		

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800029797

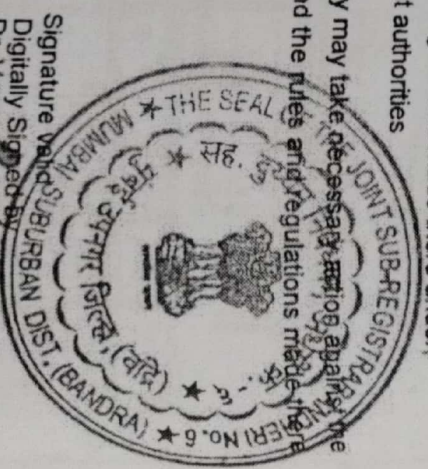
Project: **PEARL HEAVEN IV** , Plot Bearing / CTS / Survey / Final Plot No.: **57, 58 AND 100** at **Andheri, Andheri, Mumbai Suburban, 400069;**

1. **Chandiwala Enterprises** having its registered office / principal place of business at Tehsil: **Andheri, District: Mumbai Suburban, Pin: 400058.**

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 (I) 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 **04/07/2021** 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 SUBURBAN DIST. (BANDRA)
Digitally Signed by
Dr. Vasant Remanand Prabhu
(Secretary, Maharashtra Real Estate Regulatory Authority)
Date: 04-07-2021 14:18:18

Dated: 04/07/2021
Place: Mumbai

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

बदर-१७/		
२५११	७७	९२५
२०२३		



DEVELOPER COPY

Sr. No. 108

SLUM REHABILITATION AUTHORITY

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

NO K-E/PVT/0235/20181213/AP/S4

COMMENCEMENT CERTIFICATE 03 DEC 2019

Sale Bldg. No.04

To,
M/s. Chandiwala Enterprises
 222-A, 1st Floor, Al-Moonaz Arcade,
 Opp. Post Office, S.V. Road, Andheri (W).

Sir,
 With reference to your application No. 2801 dated 01/11/2019 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the 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 erect a building on plot No. ---
 C.T.S. No. 37, 5B, 100 of Village Kondivita, Andheri (E).

of village Kondivita T.P.S.No. ---
 ward K/E Situated at Andheri (East)

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI
 U/R No K-E/PVT/0235/20181213/LOI dt. 09/10/2019
 IDA/U/R No K-E/PVT/0235/20181213/AP/S4 dt. 22/11/2019
 and on following conditions

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

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

This C.C is granted for work up to top floor of parking (i.e. Basement + Stilt floor + 1st slab).

For and on behalf of Local Authority
 The Slum Rehabilitation Authority
seal
 03.12.19
 Executive Engineer (SRA)
 FOR
 CHIEF EXECUTIVE OFFICER
 (SLUM REHABILITATION AUTHORITY)



बदर-१७/
 24/2/2022 734 924

	Sorathia			= 1/40	
6.	Asma Sorathia	Zakaria	1/12 th	--	--
7.	Anisha Rafique Chunawala nee Anisha Aboobakar Sorathia		1/12 th	1/100 + 1/25 = 1/20	--
8.	Mrs. Salma Zikar alias Zakariya Khandwani		1/12 th	--	--
9.	Mrs. Nasima Juned Chunawala		1/12 th	--	--
10.	Javed Dawood Chunawala		1/24 + 1/12 th = 1/8 th	1/10	1/2
11.	Wahid Habib Chunawala		1/12 th	--	--
12.	Zahida Javed Chunawala		--	1/5 + 1/5 + 1/5 = 3/5	--
	Total:				



We the Developers and the Co-Owners and yourself, are aware that at the time of the allocation of area amongst the Owners and Developers is not possible, there may be changes in sale area. However, at the request and by the direction of the Owners, we the Developers, with the confirmation of the Owners, we hereby allot to you Flat No. 303 admeasuring 388 square feet RERA carpet area in Wing 'C' in Sale Building No.4 (hereinafter called the "said Premises") to be/being constructed on the said Property. This allotment is as per mutual agreement amongst the Owners and the Developers, and shall be counted as part of the Flats in the Sale Building coming to the share of the Owners (being the Co-Owners and yourself).

21

13. As you are aware one (1) Smt. Asgari Abdul Jabbar Khan, & (2) Mr. Muhammad Firoz Abdul Jabbar Khan, claiming to be in use, occupation possession and enjoyment of the First Property, have filed the following Suits in the Bombay City Civil Court at Dindoshi, Borivali Division, Goregaon, against the following parties (which include some of the Owners). The said Plaintiffs have in all the said Suits inter alia prayed for an order and declaration that the Power of Attorney dated 20.08.1986 ("POA") executed by one Abdul Jabbar

NTL
 &

Zahida
 Anisha
 A. Sorathia
 Y.S.S
 Javed

20/02/2023

Summary 1 (Dasgoshwara bhag 1)
दस्त गोपवारा भाग-1

513/2588
मोबावा. 20 फेब्रुवारी 2023 2:28 म.नं.

दस्त क्रमांक: बर-17/2588/2023

मोबदला: ₹. 69,82,740/-

वाजार मुल्य: ₹. 56,54,250/-

भ्रान्तेने मुद्रांक शुल्क: ₹. 4,19,000/-

इ. नि. म्हा. इ. नि. बर-17 यांचे कार्यालयाने

इ. क्रं. 2588 वा दि 20-02-2023

नेत्री 2:23 म.नं. वा. हजार केला.

बर-17

दस्त क्रमांक: 2588/2023

पावनी: 2785

मादरकरणाचे नाव: शिवांगी रूपेश तावडे

पावनी दिनांक: 20/02/2023

नोंदणी फी

दस्त हाताळणी फी

पृथांची मंख्या: 145

₹. 30000.00

₹. 29000.00

एकुण: 32900.00

दस्त हजर करणाऱ्याची मही:

शिवारुपेश
मह. दुय्यम निलयक, अंधेरी - १
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: कर्णनामा

शिवारुपेश
मह. दुय्यम निलयक, अंधेरी - १
मुंबई उपनगर जिल्हा.

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

मिळालेला क्रं. 120/02/2023 02 : 23 : 58 PM ची वेळ: (सादरीकरण)

मिळालेला क्रं. 220/02/2023 02 : 24 : 57 PM ची वेळ: (फी)

बर-१७/
२५८८ १४२ १४५
२०२३



प्रमाणित करण्यात येते की, वा
दस्तामध्ये एकूण... १४५... पदे आहेत

शिवारुपेश
मह. दुय्यम निलयक, अंधेरी क्र. १
मुंबई उपनगर जिल्हा



20/02/2023 2 30:33 PM

दत्त क्रमांक : बदर 17/2588/2023
दत्ताचा प्रकार : करारनामा

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 पक्षकाराचा प्रकार
लिहून देणार
वय :-46
स्वाक्षरी:-
पक्षकाराचे नाव व पत्ता
नाव:नुरजहाँ अब्दुल अझीझ कासमानी
पत्ता:प्लॉट नं. बी/503, माळा नं. -, इमारतीचे नाव: लिनी
अपार्टमेंट, ब्लॉक नं: जोगेश्वरी पश्चिम, रोड नं. एम. व्ही. रोड, 255,
शर्मा इस्टेट, महागट्ट, मुंबई.
पिन नंबर:ASAPS3648C
- 2 लिहून घेणार
नाव:शिवांगी हंसेश नावडे
पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: वय :-38
3.पराडकर हाऊस, मालपा हिल नं. 3. जबळ वीएमपी स्कूल, अंधेरी
पूर्व, महागट्ट, मुंबई.
पिन नंबर:AKOPA7601D
- 3 लिहून घेणार
नाव:रुपेश मधुकर नावडे
पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: वय :-39
3.पराडकर हाऊस, मालपा हिल नं. 3. जबळ वीएमपी स्कूल, अंधेरी
पूर्व, महागट्ट, मुंबई.
पिन नंबर:ADTPT6691A

वरील दत्तागोवज करून देणार तथाकथीत करारनामा चा दत्त गोवज करून दिल्याचे कबुल करणान.

ओळख:-

खालील इमम असे निवेदीत करणान की ने दत्तागोवज करून देणा-यांना ब्यत्तीश: ओळखतात, व त्यांची ओळख पटवितान

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव:उमेश नावडे - -
वय:33
पत्ता:1904 विंग 13 कामिनीया बी अंधेरी कुर्ला रोड अंधेरी पू
पिन कोड:400059
- 2 नाव:झहीर कडीवाला - -
वय:47
पत्ता:फरहत अपार्टमेंट, जोगेश्वरी पश्चिम मुंबई
पिन कोड:400102

खालील पक्षकाराची कबुली उपनव्य नाही.

अनु क्र.

पक्षकाराचे नाव व पत्ता
मेसर्स. चांदीवाला इंटरप्राईसेस चे भागीदार इमरान एस चांदीवाला तर्फे मुखत्यार हुबर्ट ब्लेस :क्रासतो उर्फ तब्बी --- मायता देणार
प्लॉट नं: 222-ए, माळा नं: 1, इमारतीचे नाव: अल-मुनाझ आर्केड, ब्लॉक नं: अंधेरी पश्चिम, रोड नं: एस. व्ही. रोड, महागट्ट, मुंबई.
AACFC6522F

1

(Signature)
सह. दुय्यम निबंधक, अंधेरी - १
मुखईपनगर जिल्हा.



बदर-१७/

2588 983 984



24/02/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 6
दस्त क्रमांक : 2588/2023
नोंदणी :
Regn.63m

गावाचे नाव : कोडीविटा	करारनामा
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6982740
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5654249.6
(4) भू-सापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सवनिका नं: सी-303, माळा नं: 3, सी विंग, इमारतीचे नाव: पर्ल ह्वेन IV, चांदीवाला कॉम्प्लेक्स, ब्लॉक नं: अंधेरी पूर्व मुंबई 400059, रोड : महेचरी नगरच्या जवळ, कोडीविटा रोड (C.T.S. Number : 57, 58, 100 ;) 1) 39.64 चौ.मीटर
(5) क्षेत्रफळ	
(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:- नूरजहाँ अब्दुल अजीझ कासमानी वय:-46; पत्ता:- प्लॉट नं: बी/503, माळा नं: -, इमारतीचे नाव: लिली अपार्टमेंट, ब्लॉक नं: जोगेचरी पश्चिम, रोड नं: एस. व्ही. रोड, 255, शर्मा इस्टेट, महाराष्ट्र, मुंबई. पिन कोड:-400102 पॅन नं:-ASAPS3648C 2): नाव:- मेसर्स. चांदीवाला इंटरप्राईझेस चे भागीदार इमरान एच चांदीवाला तर्फे सुखलार हुबर्ट ब्लेस क्रासतो उर्फ तब्बी — मान्यता देणार वय:-75; पत्ता:- प्लॉट नं: 222-ए, माळा नं: 1, इमारतीचे नाव: अल-मूलास ऑकॅड, ब्लॉक नं: अंधेरी पश्चिम, रोड नं: एस. व्ही. रोड, महाराष्ट्र, मुंबई. पिन कोड:-400058 पॅन नं:-AACFC6522F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- शिवांगी रूपेश तावडे वय:-38; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 3, पराडकर हाऊस, मालपा हिल नं. 3, जवळ बीएमसी स्कूल, अंधेरी पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400093 पॅन नं:-AKOPA7601D 2): नाव:- रूपेश मधुकर तावडे वय:-39; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 3, पराडकर हाऊस, मालपा हिल नं. 3, जवळ बीएमसी स्कूल, अंधेरी पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400093 पॅन नं:-ADTPT6691A
(9) दस्तऐवज करून दिल्याचा दिनांक	18/02/2023
(10) दस्त नोंदणी केल्याचा दिनांक	23/02/2023
(11) अनुक्रमांक, खंड व पृष्ठ	2588/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	419000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेषा	

सह. दुय्यम निबंधक, अंधेरी कं.-६,
मुंबई उपनगर जिल्हा.



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 सहमीकरण
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.

Integrated Governance enabling You to Do Business Easily

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 23/02/2023) to Municipal Corporation of Greater Mumbai.

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



सह. दुय्यम निबंधक, अंधेरी कं.-६,
मुंबई उपनगर जिल्हा.

Slum of approval of plan

This cancels Approval to the Previous Plans sanctioned under no. CE/INT/0225/2018/213/AP/1
 Dated 28/05/2021

Approved Subject to the condition mentioned in this office permission Letter no. SRA/ENG/KE/INT/0225/2018/213/AP/1
 Dt. 31 DEC 2021
 Executive Engineer
 Slum Rehabilitation Authority

Description of proposal and property

Proposed slum rehabilitation scheme under 33(14)D on plot bearing O.S. no 57, 58 & 100 of Village Kandiwita, Andheri (West), Mumbai

Name of owner

owner signature

M/s. CHANDIWALA ENTERPRISES

Chandiwala

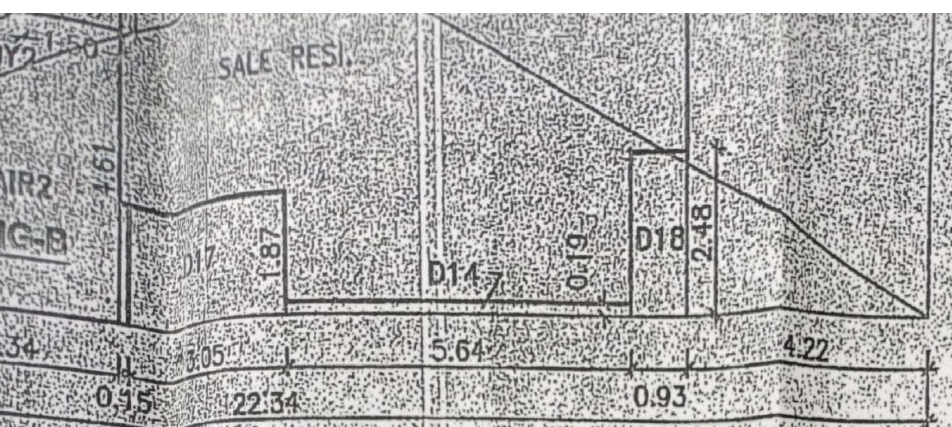
job no.	date	org. no.	scale	checked by	drawn by
			AS SHOWN		YUSUF

office ref. no.

architect signature

North

m/s. t.n. hasan
 B-11, St. 11, Binda GHS-51, Hill Road, Bandra (W), Mumbai, Tel: 26418052



OF BUILDING NO. 4 FOR WING A, B & C (SALE)

FORM - II **SHEET NO.5/12**

contents of sheet

TYPICAL FLP PLAN (2nd to 7th, 9th & 14th, 16th to 19th FL.)
 AREA DIAGRAM & CALC OF BUILDING NO. 4 FOR WING A, B & C (SALE)

stamp of date of receipt of plan

stamp of approval of plan

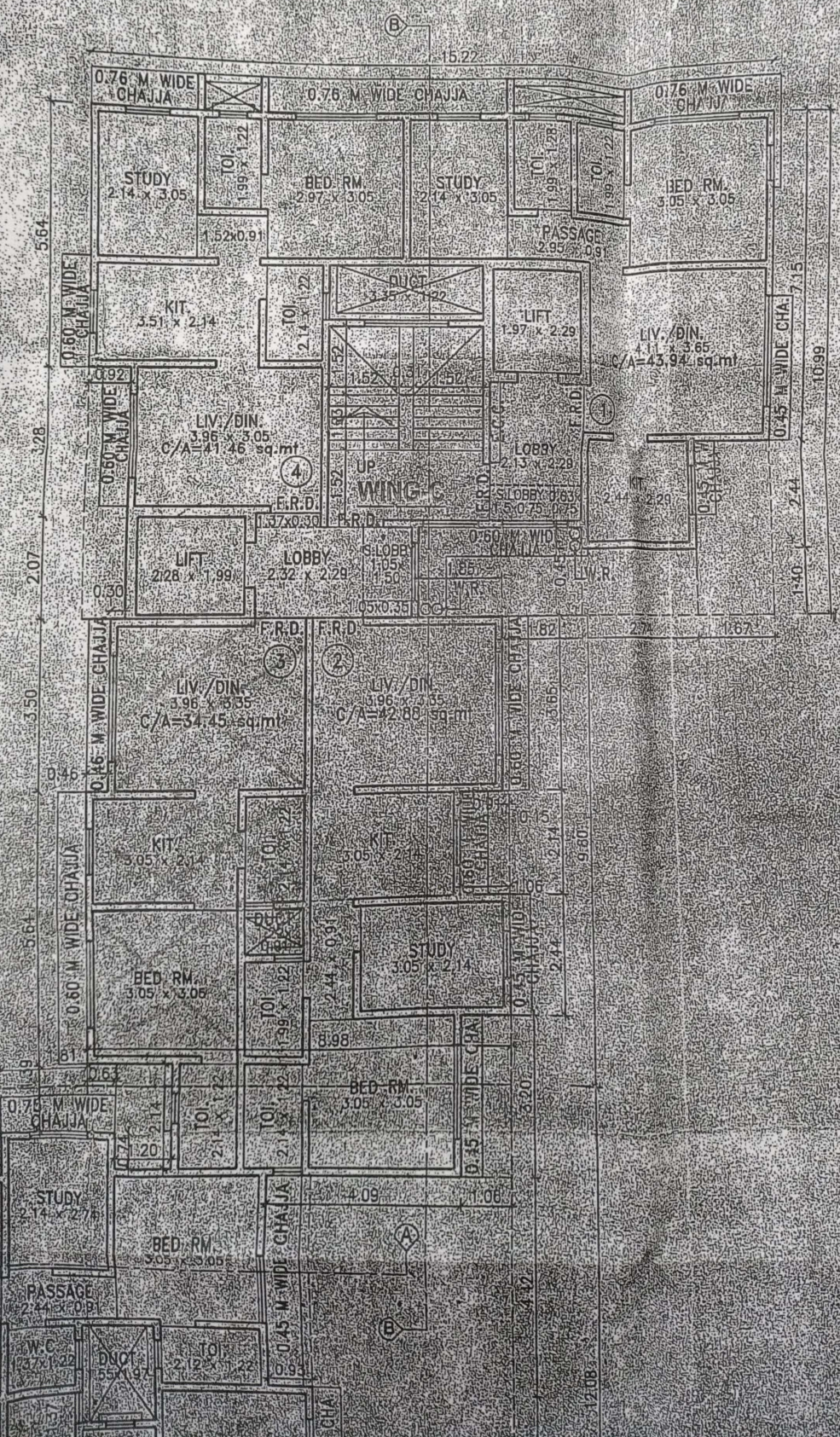
This cancels Approval
 to the Previous Plans
 sanctioned under no.
 (E/PVT/025/2018/29/AP/C)
 Dated 25/05/2021

Approved Subject to the condition
 Mentioned in this office permission
 Letter no. ST/ENG/KE/PVT/0235/2018
 Dt. 31 DEC 2021
 Executive Engineer
 Slum Rehabilitation Authority

description of proposal and property
 rehabilitation scheme under 33(1)(D) on plot

2.14 x 1.50	3.27 SQ.MT.
2.14 x 0.70	1.50 SQ.MT.
2.14 x 1.05	2.25 SQ.MT.
1.07 x 0.75	0.80 SQ.MT.
2.36 x 2.36	5.57 SQ.MT.
2.59 x 2.43	6.29 SQ.MT.
2.14 x 4.79	10.26 SQ.MT.
2.06 x 2.45	5.05 SQ.MT.
2.14 x 0.62	1.33 SQ.MT.
2.43 x 2.20	5.35 SQ.MT.
2.59 x 1.97	5.10 SQ.MT.
NET B.U. AREA TYP. FLR.	= 62.84 SQ.MT.

LOBBY: 0.15 x 2.52 = 0.38 SQ.MT.
 NET B.U. AREA TYP. FLR. = 39.53 SQ.MT.
 NET B.U. AREA WING A,B&C = 598.82 SQ.MT.
 STAIR AREA WING A,B&C = 140.74 SQ.MT.
 (62.84+38.37+39.53)



TYPICAL FLR. PLAN (2nd)
 SCALE: 1:100



011	1.37 x 3.20	52.87 SQ.MT	LOBBY OF WING 'C'
012	2.30 x 2.48	4.38 SQ.MT	TOTAL DEDUCTION
013	5.64 x 0.19	5.70 SQ.MT	NET B.U. AREA WING A, B, C
015	3.20 x 1.87	2.14 SQ.MT	SALE (739.56-140.74)
016	1.20 x 4.46	5.98 SQ.MT	
017	3.05 x 1.87	5.70 SQ.MT	BUILT-UP AREA CALCU. OF
019	0.93 x 2.48	5.55 SQ.MT	& LOBBY OF TYP. FLR. 'C'
020	2.28 x 1.24	2.83 SQ.MT	
021	3.05 x 2.44	7.44 SQ.MT	STAIR
022	2.47 x 1.67	4.12 SQ.MT	STAIR
023	4.66 x 0.93	4.52 SQ.MT	STAIR
024	3.05 x 0.90	2.75 SQ.MT	STAIR
025	0.63 x 1.39	0.88 SQ.MT	STAIR
026	1.20 x 2.13	2.56 SQ.MT	STAIR
027	1.06 x 3.20	3.39 SQ.MT	STAIR
028	1.06 x 2.14	2.27 SQ.MT	STAIR
029	0.15 x 3.65	0.55 SQ.MT	STAIR
030	0.46 x 3.59	1.61 SQ.MT	STAIR
031	0.92 x 5.35	4.92 SQ.MT	STAIR
032	3.67 x 1.85	6.79 SQ.MT	STAIR
033	2.74 x 1.40	3.84 SQ.MT	STAIR
034	1.67 x 3.84	6.41 SQ.MT	STAIR
035			STAIR

TYPICAL FLR. PLAN (2nd to 7th, 9th, 14th, 16th to 19th FL.) OF BUILDING NO. 4 FOR WING A & C (SALE)
SCALE 1:100

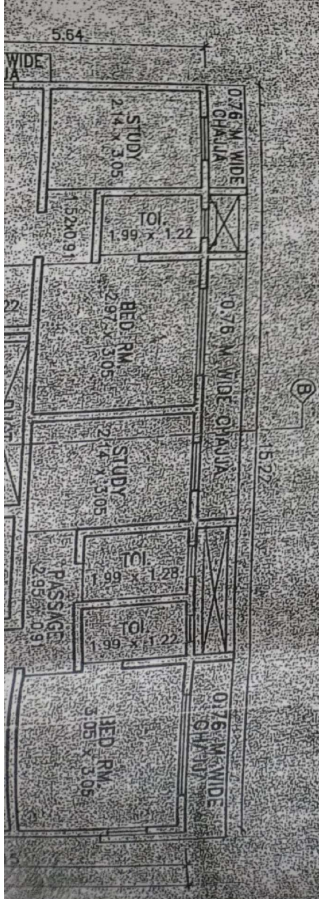
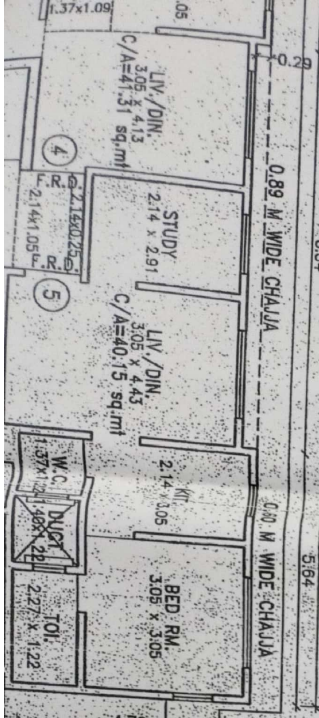
BUILT-UP AREA CALC. OF TYP. FLR.
 (and to 7th, 9th, 14th, 16th to 19th FL.)
 WING "A, B & C" FOR SALE BLDG. NO.4

A	19.82 x 9.59	=	190.07 SQ.MT
B	12.16 x 23.57	=	286.30 SQ.MT
C	22.34 x 12.08	=	269.87 SQ.MT
D	8.98 x 9.60	=	86.21 SQ.MT
E	15.22 x 10.99	=	167.27 SQ.MT
TOTAL ADDITION		=	1001.72 SQ.MT
DEDUCTION:-			
D1	8.54 x 0.29	=	2.49 SQ.MT
D2	3.35 x 4.67	=	15.63 SQ.MT
D3	2.90 x 2.43	=	7.05 SQ.MT
D4	3.34 x 1.38	=	4.61 SQ.MT
D5	0.51 x 5.19	=	2.65 SQ.MT
D6	0.82 x 6.40	=	5.25 SQ.MT
D7	1.88 x 4.57	=	8.57 SQ.MT
D8	1.21 x 4.27	=	5.17 SQ.MT
D9	2.58 x 1.22	=	3.15 SQ.MT
D10	2.30 x 2.00	=	4.60 SQ.MT
D11	4.85 x 10.86	=	52.67 SQ.MT
D12	1.37 x 3.20	=	4.38 SQ.MT
D13	2.30 x 2.48	=	5.70 SQ.MT
D14	5.64 x 0.19	=	1.07 SQ.MT
D15	3.20 x 1.87	=	6.00 SQ.MT
D16	1.20 x 4.46	=	5.35 SQ.MT
D17	3.05 x 1.87	=	5.70 SQ.MT
D18	0.93 x 2.48	=	2.31 SQ.MT
D19	4.22 x 10.25	=	43.26 SQ.MT
D20	0.93 x 4.42	=	4.11 SQ.MT
D21	2.29 x 1.54	=	3.53 SQ.MT
D22	3.05 x 2.44	=	7.44 SQ.MT
D23	2.47 x 1.67	=	4.12 SQ.MT
D24	4.66 x 0.93	=	4.32 SQ.MT
D25	3.05 x 0.90	=	2.75 SQ.MT
D26	0.63 x 1.39	=	0.88 SQ.MT
D27	1.20 x 2.13	=	2.56 SQ.MT
D28	1.06 x 3.80	=	4.03 SQ.MT
D29	1.06 x 2.14	=	2.27 SQ.MT
D30	0.15 x 3.65	=	0.55 SQ.MT
D31	0.46 x 3.50	=	1.61 SQ.MT
D32	0.92 x 5.35	=	4.92 SQ.MT
D33	3.67 x 1.85	=	6.79 SQ.MT
D34	2.74 x 1.40	=	3.84 SQ.MT
D35	1.67 x 3.84	=	6.41 SQ.MT

DUCT1	1.40 x 1.22	=	1.71 SQ.MT
DUCT2	1.22 x 1.69	=	2.06 SQ.MT
DUCT3	1.22 x 1.85	=	2.26 SQ.MT
DUCT4	1.55 x 2.57	=	3.98 SQ.MT
DUCT5	1.55 x 1.97	=	3.05 SQ.MT
DUCT6	1.22 x 0.91	=	1.11 SQ.MT
DUCT7	3.55 x 1.22	=	4.33 SQ.MT
TOTAL DEDUCTION AREA		=	282.18 SQ.MT
NET B.U. AREA PER FLR.		=	719.56 SQ.MT
TOTAL DEDUCTED			
B.U. AREA OF STAIR, LIFT & LOBBY OF WING "A"	=	82.84 SQ.MT	
B.U. AREA OF STAIR, LIFT & LOBBY OF WING "B"	=	38.37 SQ.MT	
B.U. AREA OF STAIR, LIFT & LOBBY OF WING "C"	=	39.53 SQ.MT	
TOTAL DEDUCTION		=	160.74 SQ.MT
NET B.U. AREA WING A, B & C		=	558.82 SQ.MT
NET B.U. AREA PER FLR. OF WING "A"		=	98.82 SQ.MT

NET B.U. AREA WING A, B & C	=	598.82 SQ.MT	
STAIR AREA WING A, B & C	=	140.74 SQ.MT	
NET B.U. AREA TYP. FLR.		=	678.44 SQ.MT

NET B.U. AREA WING A, B & C	=	598.82 SQ.MT	
STAIR AREA WING A, B & C	=	140.74 SQ.MT	
NET B.U. AREA TYP. FLR.		=	678.44 SQ.MT



stamp of approval of plan

This cancels Approval to the Previous Plans sanctioned under no. KE/PWT/0225/2018/243/4/54
Dated 28/05/2021

Approved Subject to the condition Mentioned in this office permission
Letter no. SRA/ENG/KE/PWT/0225/2018/243/4/54
Dt. 31 DEC 2021
31/12/21
Executive Engineer
Slum Rehabilitation Authority

description of proposal and property

Proposed slum rehabilitation scheme under 33(14)D on plot bearing c.t.s. no. 57, 58 & 100 Of Village Kondivita, Andheri (East), Mumbai.

name of owner

M/s. CHANDIWALA ENTERPRISES

owner signature

Chandiwala

job no	date	drg no	scale	checked by	drawn by
--			AS SHOWN		YUSUF

office ref no.	architect signature
north	<i>Hasan</i>



m/s. t. m. hasan

B-14, 1st Flr., Bindya CHS, 51-Hill Road, Bandra (W), Mumbai, Tel. 26418052