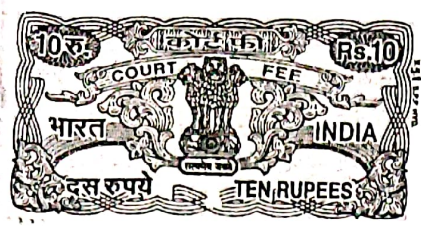


10
BIR



FORM

FORM OF APPLICATION

Date: 13/2/2024

DELIVERED

Name of Applicant

Address **29 MAR 2024**

Mobile/Phone No

E-Mail ID

: MR. SUSHIL B. UCHIL & MRS. SMITA S UCHIL
 : FLAT NO 204, 2ND FLOOR, GORAI ADIT, CHSL
 PLOT NO A-2, RS-31, GORAI-2, BORIVALI WEST
 : 8320899552 / 9998961771
 : SHIL72@GMAIL.COM
 : AA4808724 G, ADRV5971 R
 Bank Name and Account Number: FLICI BANKA/CNO-00510103200

PAN Number

Bank Name and Account Number:

To,

The Collector of Stamps/Joint District Registrar
BORIVALI TALUKA
BANDRA EAST

पोच

Accepted Subject To Scrutiny And Verification

अभय योजना 2023
 मुद्रांक निवेदनकारी, बोरीवली
 प्रकरण क्र. COBAY/ 70/2 /2023
 दिनांक..... 11.4.FEB.2024.....

Subject: Application for getting the benefit provided by the Maharashtra Stamp Duty Amnesty Scheme 2023 regarding reduction in stamp duty and penalty on the deficient portion of duty payable under the provisions of the Maharashtra Stamp Act.

DELIVERED

29

Reference: Government of Maharashtra, Revenue and Forest Department,
 Order No. Mudrank-2023/C.R.No.342 /M-I (Policy), dated the 07th
 December 2023.

Sir, I, the undersigned, Shri/Smt/ SUSHIL B. UCHIL AND OTHER for myself or on behalf of Shri/Smt/ _____ requesting you by this application along with original instrument and self-attested copies of supporting documents for getting the benefit provided by the Maharashtra Stamp Duty Amnesty Scheme-2023 regarding reduction in stamp duty and penalty on the deficient portion of duty payable under the provisions of the Maharashtra Stamp Act.

Details of Instrument.



मुद्रांक जिल्हाधिकारी, बोरीवली यांचे कार्यालय

एम.एम.आर.डी.ए. इमारत, पहिली मजला, वांद्रे कुर्ला संकुल, वांद्रे-पुर्व, मुंबई - 400 051.

दुरध्वनी क्र. 022-26592017

Email ID cos.borivali@igrmaharashtra.gov.in

जा.क्र./अभय योजना 2023/आदेश/ 5830/2024

दिनांक : 19 MAR 2024

{मुद्रांक अधिनियम 1958 च्या कलम 33 अन्वये अंतरिम आदेश}

- ताचले : -
1. महाराष्ट्र शासन राजपत्र क्रमांक मुद्रांक-2023/प्र.क्र.342/म-1(धोरण) दिनांक 07/12/2023.
 2. महाराष्ट्र शासन परिपत्रक दिनांक 11/12/2023.
 3. जुने प्रकरण क्र.NEW CASE

प्रस्तुत प्रकरण क्रमांक COB/AY/7012/2023 पक्षकार SUSHIL UCHIL AND OTHER यांनी दिनांक 14-02-2024. रोजी महाराष्ट्र शासन राजपत्र क्रमांक मुद्रांक-2023/प्र.क्र.342/म-1(धोरण) दिनांक 07/12/2023 नुसार महाराष्ट्र मुद्रांक शुल्क अभय योजना 2023 अंतर्गत अर्ज दाखल केले असून सादर प्रकरणी दाखल असलेल्या संलेखाचा तपशिल खालीलप्रमाणे आहे.

उपरोक्त संलेखातील मालमत्ताचे सन 2010 करिताचे बाजारमुल्य महाराष्ट्र मुद्रांक (मालमत्तेचे वास्तव बाजारमुल्य निर्धारण करणे) नियम 1995 मधील तरतुदी, तसेच बृहन्मुंबई महानगरपालिका क्षेत्रासाठी प्रचलित असलेली विकास नियंत्रक नियमावली आणि बाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना व त्यांमधील दर व दस्तासोबत सादर केलेली कागदपत्र विचारात घेऊन एकूण बाजामुल्य रु. 1664000/- इतके निश्चित करण्यात आले आहे. मुद्रांक अधिनियम 1958 मधील अनुच्छेद 25 (d) नुसार खालीलप्रमाणे मुद्रांक शुल्क देय आहे.

बाजारमुल्य	अनुच्छेद	देय मुद्रांक शुल्क	भरणा केलेले मु. शु.	कमी भरलेल मु. शु.	एकूण दंड (400%)	अभय योजना 2023 प्रमाणे मुद्रांक शुल्क	अभय योजना 2023 प्रमाणे दंड
1664000/-	25(d)	65800/-	100/-	65700/-	210240/-	49275/-	21100/-

उपरोक्त सर्व वस्तुस्थिती व दस्तामधील नमुद माहिती व प्रकरणामध्ये सादर केलेल्या कागदपत्रांच्या आधारे निम्नस्वाक्षरीकार खालीलप्रमाणे आदेश देत आहेत.

आदेश

महाराष्ट्र मुद्रांक शुल्क अभय योजना 2023 करिता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसूची 1 मधील अनुच्छेद 25(d) नुसार उर्वरित मुद्रांक शुल्क रुपये 65700/- व दंड रुपये 210240/- देय होते. तथापि अभय योजना 2023 अन्वये एक रुपयापासून ते पंचवीस कोटी रुपयांपर्यंतच्या रकमेसाठी 25% माफी तसेच त्या अनुषंगाने देय दंडामध्ये ही 90% माफी असल्याने सादर संलेखास महाराष्ट्र मुद्रांक शुल्क अभय योजना, 2023 अंतर्गत रक्कम रु. 49275/- इतके मुद्रांक शुल्क व दंड रु. 21100/- देय आहे.

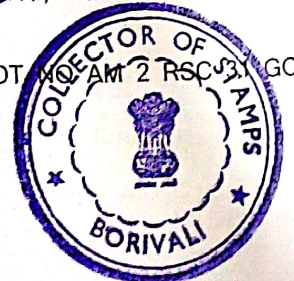
सादरील मुद्रांक शुल्क रु. 49275/- चा भरणा [लेखाशिर्ष (Head) 0030052601] तसेच दंड रकमेचा भरणा रु. 21100 /- [लेखाशिर्ष (Head) 0030054401] खाली हा आदेश प्राप्त झाल्यापासून 7 दिवसांच्या आंत GRAS या प्रणालीद्वारे <https://gras.mahakosh.gov.in> या वेबसाईटवरून ऑन-लाईन करावा. सादर रक्कम ऑन-लाईन भरल्यानंतर संबंधित पक्षकाराने चलनाची प्रत या कार्यालयात सादर करावी.

(किरण पाणबुडे)

मुद्रांक जिल्हाधिकारी, बोरीवली

प्रति-

SUSHIL UCHIL AND OTHER FLAT NO 204 2ND FLOOR GORAI ADITI CHSL PLOT NO AM 2 RSC JY GORAI BORIVALI WEST MUM



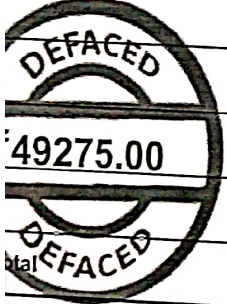


CHALLAN
MTR Form Number-6



GRN MH017867693202324M
 BARCODE [Barcode]
 Department Inspector General Of Registration
 Date 21/03/2024-22:55:34 Form ID

Non-Judicial Stamps		Payer Details	
Type of Payment	Duty on Unstamped or Unsuff Stamped Doc SoS Mumbai	TAX ID / TAN (If Any)	
Office Name	CSB_COLLECTOR OF STAMPS BORIVALI	PAN No.(If Applicable)	
Location	MUMBAI	Full Name	SUSHIL UCHIL AND OTHER
Year	2023-2024 One Time	Flat/Block No.	
Account Head Details		Premises/Building	
0030052601	Amount of Tax	Road/Street	
	49275.00	Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	COB/AY/7012/2023
		Amount In Words	Forty Nine Thousand Two Hundred Seventy Five Rupees Only
	49,275.00		



Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No.	00040572024032284983	CPADQPLWH8
Cheque/DD No.		Bank Date	RBI Date	22/03/2024-00:00:00	Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA		
Name of Branch		Scroll No. , Date	284 , 26/03/2024		

Department ID :
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 दर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.
 Mobile No. : 8320899552

Defaced by me

H.U. PUJARI
 H. U. PUJARI
 (Derk)

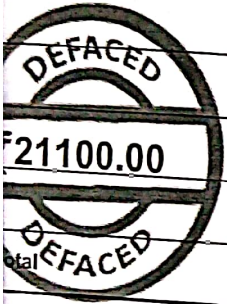
No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1		0009529328202324	27/03/2024-10:30:29	49275.00
Total Defacement Amount				49,275.00



CHALLAN
MTR Form Number-6



GRN MH017867716202324M	BARCODE	Date 21/03/2024-22:56:31	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment Non-Judicial Stamps Fine and Penalties SoS Mumbai only		TAX ID / TAN (If Any)	
Office Name CSB_COLLECTOR OF STAMPS BORIVALI		PAN No.(If Applicable)	
Location MUMBAI		Full Name	SUSHIL UCHIL AND OTHER
Year 2023-2024 One Time		Flat/Block No.	
Account Head Details		Premises/Building	
0030054401 Penalties	Amount In Rs.	Road/Street	
	21100.00	Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	COB/AY/7012/2023
		Amount In	Twenty One Thousand One Hundred Rupees Only
	21,100.00	Words	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 00040572024032284073 CPADQPLYB8
Cheque/DD No.		Bank Date	RBI Date 22/03/2024-00:00:00 Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	284 , 26/03/2024



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
दर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू ही.

Mobile No. : 8320899552

Defaced by me

H.U. PUJARI

No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1		0009529356202324	27/03/2024-10:30:54	21100.00
Total Defacement Amount				21,100.00

11
4700

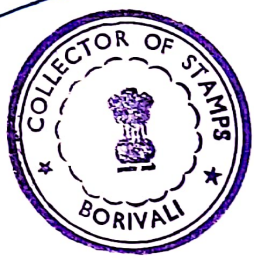
MAHARASHTRA STAMP DUTY AMNESTY SCHEME 2023
OFFICE OF COLLECTOR OF STAMPS, BORIVALI,
CASE NO. COB/AYI/...../2023

In the present instrument. Payable Stamp duty of Rs. 65800/- of which Rs. 100/- has been paid vide Date 31/12/2023 and Remaining Stamp Duty of Rs. 65700/- to be paid has been 85% exempted as per Amnesty Scheme 2023 Therefore Stamp duty amount Rs. 29275/- (Rupees Forty Nine thousand two hundred seventy five only) is been paid vide challan No. MH 017867693202324 P1 Date: 21/13/24 and out of Total Penalty of Rs. 21024/- is. 90% exempted as per Amnesty Scheme 2023. Therefore Penalty of Rs. 2100/- (Rupees Twenty one thousand two hundred only) is been paid vide Challan No. MH 017867693202324 P1 Date: 21/03/24 under article of Schedule of M.S.A.

It is Certified that the present instrument is duly Stamped under section 41 of Maharashtra stamp Act. This Certificate Subject to the Provision of Section 53A of Maharashtra Stamp Act 1958 and is also Subject to Verification of the Authenticity of Stamp Paper/Instrument

Date: **29 MAR 2024**
Place:

[Signature]
Collector of Stamp
Borivali



For The Greater Bombay Co-op Bank Ltd.
NOORJAHAN M. A. SHAIKH
Authorised Signatory
[Signature]

AGREEMENT FOR ALLOTMENT OF FLAT

ARTICLES OF AGREEMENT made this 31st day of December 2010
BETWEEN **Shri ANIL K. AGGARWAL**, Chief Promoter, **GORAI ADITI CO-OPERATIVE HOUSING SOCIETY**, a Proposed Co-operative Housing Society, having its office at Plot No. AM-2, RSC - 31, Gorai-II, Borivali (West), Mumbai 400 091, hereinafter referred to as '**THE LESSEE**' [which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators, successors, survivors and assigns] of the **FIRST PART** and

Shree Sushil Beerappa Uchil aged about 33 years &
Smt. Smita Sushil Uchil aged about 28 years
Indian inhabitant/s, presently residing at A/302, Jankalyan Co-op Hsg. Society Ltd., W.T. Road, Vazira Naka, Borivali (W), Mumbai 400 091

hereinafter referred to as '**THE ALLOTTEE/S**' [which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include their heirs, administrators and permitted assigns] of the **SECOND PART**:

The Greater Bombay Co-operative Bank Ltd. Bhiroom Apt. Building No. 8, Dhanukar wadi, Sector 4, Panchsheel Enclave, Kandivali (W), Mumbai-400067
D-5/ST/PT/11/R/24/05/05/18-2-2010

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14:26
SPECIAL ADHESIVE DEC 31 2010
INDIA
STAMP DUTY
MAHARASHTRA

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WHEREAS:

- a) By an Agreement dated 19th October 2004, between Maharashtra Housing and Area Development Authority, hereinafter referred to as 'the said Authority' and the Lessee herein, the said Authority allotted, to the Promoter herein, a plot of land admeasuring 732.37 square metres or thereabout, in the registration Sub-District of Borivali, Mumbai Suburban District being part of the Authority's estate at the approved layout of Gorai Part-II, Borivali (W) Survey No. 187 (PT) bearing Plot No. AM-2, situate at RSC - 31, Gorai-II, Borivali (West), Mumbai, (hereinafter referred to as 'The said Property').
- b) As per terms of agreement with the said Authority, the Lessee is required / entitled to construct a building inclusive of 'Amenity area' hereinafter referred to as 'The Said Area' as per DC Rule 9 and 27 and other rules and conditions of the MCGM and hand over the said area to the MCGM on 'free of cost basis' and exploit the balance potential for other permissible user. The Lessee has obtained the requisite clearances under DC Rule 9 and 27 from the MCGM for a Municipal Chowky and has obtained permission, to construct the said building, wherein the said area is in the designated portion of the Ground floor. It has been agreed to surrender 'The Said Area' alongwith the land appurtenant to the same, permanently to the designated Authority.
- The Lessee has appointed M/s. Space Moulders as Architects and have got the plans prepared for constructing a building of pt Ground floor & pt Stilt plus Seven Upper floors, proposed to be named as 'ADITI' hereinafter referred to as 'The Said Building'. The Lessee has also received IOD & CC from the Municipal Corporation of Greater Mumbai.
- d) The Allottee/s has seen the plans as prepared by the Architect of the Lessee and the Allottee/s is aware that the Lessee may change the said building plans from time to time to suit its needs and / or as may be required by the Municipal Corporation of Greater Mumbai and / or any / all other concerned authorities, statutory and / or otherwise, while obtaining / giving approval to the same and / or at any time and from time to time thereafter.
- e) The Allottee/s has agreed therefore, that the Lessee shall be entitled to change the building plans accordingly, and the Lessee shall also be entitled to construct additional structures on the said building site and / or to put up additional floors on the said building, till the time the Lessee complies with all the requirements of development and obtains the required Occupation Certificate for the said building from MCGM and / or transfers the Lease of the Land under reference in favor of the Co-operative Housing Society to be formed and registered by the Promoter.

- f) The Allottee/s is aware that the user of the Ground floor tenements, which includes the designated Amenity, for the use of MCGM, has been earmarked for commercial purposes. The front open space appurtenant to these tenements shall also be for the exclusive use of the respective tenements and the Allottee/s hereby grants his / her irrevocable concurrence to the same.
- g) At the request of the Allottee/s, subject to the Allottee/s depositing their contribution as mentioned hereunder, the Lessee agreed to allot provisionally, **Flat bearing No. 204 on 2nd Floor** for **residential** purposes only, along with one stilt/open **Car Parking Space Not Required** of the said building, which is under construction on the said property.
- h) The Allottee/s is aware that the said property upon which the said building is being constructed, is located within MHADA's layout, as such this allotment will be subject to MHADA's rules and regulations.
- i) The Allottee/s is aware that, in view of the paucity of parking space within the proposed building and compound area, the Lessee has taken a decision to allot the limited nos. of stilt and open parking slots to its Allottee/s on first come first serve basis. The Allottee/s has confirmed that they do not require any stilt/open parking space within the proposed building and compound area.
- j) The Allottee/s shall be admitted as a member of the Society to be formed, upon receiving full consideration as per schedule hereunder and this allotment shall be incidental to their holding shares of the Society after formation of same.
- k) The Lessee and the Allottee/s have agreed to execute this Agreement for Allotment.

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

1. Upon the Allottee/s agreeing & undertaking to comply with the terms and conditions of MHADA, the Lessee does hereby agree to allot provisionally, a **Flat bearing No. 204 on 2nd Floor** for **residential** purposes only, **along with one stilt/open car parking Not Reqd.** of the said building, which is under construction on the said property, hereinafter referred to as 'The Said Premises'. The plan for the said premises is hereto annexed as '**Exhibits A**'. The copies of IOD & CC received by the Lessee from the Municipal Corporation of Greater Mumbai are hereto annexed as '**Exhibits B**' & '**Exhibits C**' respectively.

2. In consideration of above allotment of the said premises, the Allottee/s hereby agree to pay, by way of their contribution of a sum of **Rs. 11,72,000/- (Rupees Eleven Lakh Seventy Two Thousand only)** to the Lessee, inclusive of proportionate contribution towards Land Premium, Stamp Duty, Registration. Charges and other incidental charges, with respect to the lease agreement executed with MHADA and / or other documents executed with any other statutory Authority, as also the construction cost inclusive of the amenities, as mentioned in the 'Annexure A' hereto or any other that the Lessee shall arrange to provide to the Allottee/s as mutually agreed, & inclusive of finance and nomination charges and other cost/s.

3. The amount mentioned in clause 2 hereinabove shall be paid by the Allottee/s/s to the Lessee in the following manner (time being the essence of this allotment):

1. Earnest Money Deposit	Rs.	1,00,000/-
2. By Installments	Rs.	10,72,000/-

TOTAL	Rs.	<u>11,72,000/-</u>

All cheques / D.D,s will be drawn in favour of 'Shri A. K. AGGARWAL' on Mumbai payable basis.

4. It is agreed that the time for payment of the various amounts hereinabove indicated shall be the essence of this agreement and the Allottee/s agree to pay the said amounts accordingly. If the Allottee/s commit default in payment of any of the aforesaid installments of its contribution on its respective due dates and / or observing and performing any of the terms and conditions of this Agreement, the Lessee shall be at liberty to terminate this Agreement without notice, in which event the said Earnest Money Deposit paid by the Allottee/s to the Lessee shall stand forfeited. Without prejudice to the above, the Lessee may, on such termination, refund to the Allottee/s any / various amounts, which may have actually been paid by the Allottee/s to the Lessee by way of installment or otherwise till the date of termination (save and except the Earnest Money) and the Allottee/s shall accept such amounts in full and final satisfaction of his claim, if any, under this Agreement and will not be entitled to any compensation or otherwise whatsoever.

5. The Lessee, on the termination of this Agreement as aforesaid, shall be at liberty to sell / allot the said premises to any other prospective purchaser / member as the Lessee may deem fit and the Allottee/s shall not be entitled to question or object to such allotment or claim any amount by way of damages or otherwise howsoever from the Lessee.

6. Without prejudice to the Lessee's rights under this Agreement, the Allottee/s shall be liable, at the option of the Lessee, to pay to the Lessee, interest at the rate of 21% per annum on the amounts remaining unpaid for seven days or more after becoming due.
7. The Allottee/s shall be finally allotted the said Premises on their making full payment of the consideration payable under this Agreement. Pending such, the Allottee/s shall not have any claim whatsoever in respect of the said premises hereby agreed to be allotted and the same shall always belong to the Lessee.
8. It is expressly understood by the Allottee/s that the said premises allotted herein is meant for residential use only. The Allottee/s hereby confirms to use the said premises for residential purposes only. The Allottee/s further confirm that they will not use or let be used the said premises, for any other non residential use such as office, dispensary, coaching class, beauty parlors, etc.
9. The said premises is expected to be ready for possession by _____ 2010, subject to the availability of cement, steel, water, electricity and other building materials and subject to strikes, civil commotion or any Act of God such as earth quake, flood or any other natural calamity and acts or other causes beyond the control of the Lessee. If the Lessee fails to give possession of the said premises on the aforesaid date and / or such further date as may be mutually extended then it shall be at the option of the Allottee/s to terminate this Agreement in which event the Lessee shall forthwith, on demand, refund to the Allottee/s all the monies paid by the Allottee/s to the Lessee (save and except the earnest money deposit) within a reasonable period as mutually agreed. It is agreed by the Lessee that such repayment shall be made by the Lessee to the Allottee/s.
10. The Lessee has informed the Allottee/s that after the development of the said Property and / or the induction of all members is / are completed, the said property will be transferred to the Society, to be formed in the name of "Gorai Aditi Co-operative Housing Society Limited". On the Allottee/s, paying to the Lessee, all monies payable by them, the Lessee shall cause the Society to admit the Allottee/s as its member and to confirm the allotment of the said premises in favour of the Allottee/s.
11. The Lessee will furnish the list of all such Allottee/s / Purchasers who have complied with the provisions of this agreement and have paid all their dues in full to the Lessee, to MHADA. On receipt of NOC from MHADA, the Lessee will take necessary steps to register the Society and execute the Lease Agreement between the Society and MHADA.



[Handwritten signatures]

12. For being admitted as member of the Society as stipulated in Para 10 hereinabove, the Allottee/s. have agreed that, they shall, from time to time, sign and execute the application for membership and papers and documents necessary for becoming a member of the Society. The Allottee/s have also agreed that they shall not take any objection to any changes or modifications that would be incorporated to the bye-laws of the Society.
13. On admission of the Allottee/s as member of the Society, the Allottee/s shall be bound by the Bye-Laws of the Society as in force from time to time.
14. On possession / physical completion / receipt of occupation certificate from the MCGM, whichever is earlier, the Allottee/s shall be liable to pay all outgoings including N. A. & municipal taxes, lease rent, water charges, electricity charges, general maintenance, etc. as per rates applicable in respect of the said premises from time to time
15. Nothing contained in these presents is intended to be, nor shall it be construed to be a grant or demise or assignment in law of the said premises or of the said land or any part thereof or of the said building being constructed thereon or any part thereof.
16. After taking possession of the said premises, the Allottee/s will not carry out any alterations within or outside the said premises, without the express permission of the Lessee in writing and the Allottee/s shall be responsible to maintain the said premises and other common areas / utilities at all times and ensure that no disturbance / inconvenience is caused to other members / residents in the neighborhood.
17. If the Allottee/s fails to comply with the above requirements the Lessee would be entitled to enter into and upon the said premises or any part thereof to view and examine the state and condition thereof to make good the defect, through their servants and agents and or any other persons at all reasonable times, after giving a written notice of defects, decay and want of repair, which shall be given by the Lessee to the Flat holder for the purpose of repairing any part of the building and cleaning, lighting and keeping in services, drains, pipes, cables, water courses, gutters, wiring party walls, or structures or other conveniences belonging to, or provided or used for the said building and also for the purposes of laying, maintaining, repairing and testing drainage and water pipe and electric wires and cables and for similar other purposes contemplated by this Agreement. If the defect requiring such repair is observed to have been caused due to the Allottee/s negligence, the cost incurred to repair the same shall be borne and paid by the Allottee/s.



[Handwritten signatures]

18. The Allottee/s shall at the time of taking possession of flat, deposit with the Lessee the following amounts:

- a) Rs. 20000 /- towards electrification & meter charges
 - b) Rs. 20000 /- towards water meter & connection charges.
 - c) Rs. 7500 /- towards Admn & Legal Charges.
 - d) Rs. 8000 /- towards Development Charges.
 - e) Rs. 10000 /- towards Window Grills.
 - f) Rs. 10000 /- towards Society formation.
 - g) Rs. 351 /- share money/application money.
 - h) Rs. 23730 /- towards deposit for share of taxes and outgoings for 12 months
- TOTAL: 99581 /-**

19. All notices to be served on and intimation to be given to the Allottee/s, under the provisions of this Agreement for Allotment, shall be deemed to have been duly served and / or intimated, if sent to the Allottee/s under certificate of posting at its address mentioned below:

C/o Mr Shridhar S. Ail

Flat No. A/302,

Jankalyan Co-op. Hsg. Society Ltd.,

L. T. Road, Vazira Naka,

Borivali (W), Mumbai 400 091



20. The Lessee shall have the first lien and charge on the said premises agreed to be acquired by the Allottee/s in respect of any amount due and payable by the Allottee/s under the terms and conditions of this Agreement.

21. All out of pocket costs, charges and expenses including stamp duty, registration charges as applicable w. r. t. this Agreement and also the proportionate charges in respect of the Lease document and / or any other document to be executed with any statutory authority or any writings incidental thereto, will be borne and paid by the Allottee/s alone.

8
IN WITNESS WHEREOF, the parties hereunto set and subscribed their respective hands and seal the day and the year first hereinabove written.

THE FIRST SCHEDULE REFERRED TO
Flat No. 204 on the 2nd Floor and NIL stilt / open parking space of building known as 'ADITI' admeasuring carpet 400 sq.ft. Internal + 19 sq.ft. External service area, Total area 419 sq.ft. situate at Plot No. AM-2, RSC - 31, Gorai-II, Borivali (West), Mumbai 400 091, within the registration sub-district of Mumbai Suburban District.

SIGNED, SEALED AND DELIVERED by)
MR. ANIL K. AGGARWAL)
Chief Promoter)
Gorai Aditi Co-op. Hsg. Society (Proposed))
who have hereunto affixed his signature)
in the presence of)

For Gorai Aditi Co-op. Hsg. Society
Anil K. Aggarwal
Chief Promoter

ANIL K. AGGARWAL)

SIGNED, SEALED AND DELIVERED)
by the within named 'ALLOTTEE/S')

 MR. SUSHIL BEERAPPA UCHIL)

Sushil Beerappa Uchil

MRS SMITA SUSHIL UCHIL)

Smita Sushil Uchil

in the presence of)
Shri)

RECEIPT

RECEIVED with thanks from the within named Allottee/s, a sum of **Rs. 11,72,000/-** (**Rupees_Eleven Lakh Seventy Two Thousand Only**) as per following details, towards Flat No. 204, in proposed building to be named 'ADITI'.

Rs. 2,22,000/- vide HDFC Bank chq. no. 194767 dt 17/7/05

Rs. 1,00,000/- vide State Bank of India chq. no. 034676 dt 30/5/09

Rs. 50,000/- vide ICICI Bank chq. no. 714287 dt 30/5/09

Rs. 1,00,000/- vide ICICI Bank chq. no. 714288 dt 20/6/09

Rs. 1,00,000/- vide ICICI Bank chq. no. 714289 dt 04/7/09

Rs. 1,00,000/- vide ICICI Bank chq. no. 714290 dt 08/7/09

Rs. 5,00,000/- vide ICICI Bank chq. no. 714293 dt 15/7/09

Rs. 11,72,000/-

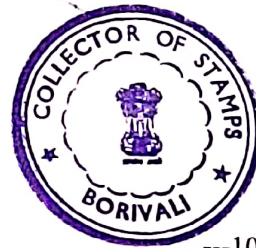
I SAY RECEIVED.



NIL K. AGGARWAL

Chief Promoter

GORAI ADITI CO-OP. HSG SOCIETY (PROPOSED)



LIST OF AMENITIES

- POP/Gypsum Plaster in the internal walls with OBD paint of premium range & color.
- Aesthetically designed Vitrified flooring of Royal look in all rooms
- Concealed plumbing with all stopcocks, bibcocks & pillar cocks in C P brass.
- Designer washrooms with Ceramic Tiles upto door height.
- Decorative Main Door with Night latch & attractive Handle.
- Specially treated waterproof FRP doors & Marble door frames for washrooms.
- Stainless Steel/Brass/Oxide Door Hinges.
- Concealed ISI Grade copper wiring with maximum points including provision for refrigerator, television, air conditioner, etc.
- Prefixed TV & telephone points.
- Modular Switches.
- Heavy section Anodized sliding aluminum windows with tinted glasses & M.S.Grills.
- Door "Catcher/Stopper" to Main doors.
- Granite top on the kitchen platform with Glazed tiles / Ceramic designer Tiles in Dado 2 feet above kitchen platform
- Stainless Steel Sink with Jaquar C.P. Fittings
- Geysers in washrooms.
- PVC / Stainless steel strainer nahani trap on the water outlets in the kitchen and Washrooms.
- Flush Tank / valve in W.C. for better space management & hygiene
- Decorative Elegant Entrance Lobby
- 1 Elevator of Otis make.



DATED THIS 31ST DAY OF DECEMBER 2010

B E T W E E N

SHRI ANIL K. AGGARWAL
CHIEF PROMOTER
GORAL ADITI CO-OP. HSG SOCIETY (PROPOSED)

A N D

MR. SUSHIL BEERAPPA UCHIL
MRS SMITA SUSHIL UCHIL

(ALLOTTEE/S)

AGREEMENT FOR ALLOTMENT OF
FLAT NO. - 204

IN 'ADITI' BUILDING

GORAI ADITI CO-OP. HSG. SOCIETY LTD.

Reg.No. (MUM/MHADB/HSG/TC/13412/2016-2017)
Plot No. AM-2, RSC-31, Gorai-II, Borivali (W), Mumbai 400 092

Date: 23-01-2024

To
Collector of Stamps
Borivali Taluka
Bandra East
Mumbai

SUB: NO OBJECTION CERTIFICATE.

This is to certify that **Sushil B. Uchil** is the bonafide member of our society and allottee of FLAT NO. 204, on the 2nd Floor in GORAI ADITI CHS. LTD, PLOT NO. AM-2, RSC-31, GORAI-2, BORIVALI (WEST), MUMBAI – 400 092, vide allotment letter dated 17/07/2005.

Now **Sushil B. Uchil** wants to pay Stamp Duty on the said Letter of Allotment. The society has NO OBJECTION for paying Stamp Duty on the said allotment letter to the Collector of Stamp Borivali Taluka, for the Amnesty Scheme 2023.

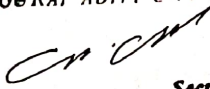
The particulars of the said Flat are as under.

1. The carpet area of the said Flat is 400 sq.ft.
2. Year of Construction is 2010 – 11.
3. C.T.S No. 19
4. Village – Borivali
5. Taluka – Borivali
6. Building – Ground + 7 Upper Floor with Lift.

This NOC is issued on request of present member **Sushil B. Uchil** for paying Stamp Duty and Penalty only and not for any other purpose.

Thanking you,

For GORAI ADITI CHS. LTD.



Secretary.

repugnant to the context or meaning thereof, be deemed to include their administrators and permitted assigns] of the SECOND PART:

MAHARASHTRA
2016 PB5222
DEC 31 2010
14:26