



516/18730

पावती

Original/Duplicate

Tuesday, December 10, 2024

नोंदणी क्र. :39म

1:42 PM

Regn.:39M

पावती क्र.: 19622 दिनांक: 10/12/2024

गावाचे नाव: सालवणी

दस्तऐवजाचा अनुक्रमांक: बरल8-18730-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: घनशाम दामोदर गिरी (ACNPG1151B)

नोंदणी फी

रु. 30000.00

दस्तावाताळणी फी

रु. 3160.00

पृष्ठांची संख्या: 158

एकूण:

रु. 33160.00

*Mitee*

स डु नि का बोरीवली 8

सह दुय्यम

मुंबई उपनगर जिल्हा

बाजार मूल्य: रु.81360/11517

सोबदला रु.15843472/-

भरलेले मुद्रांक शुल्क: रु. 950700/-

1) देयकाचा प्रकार: DHC रकम: रु.1160/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1224105105017 दिनांक: 10/12/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1224103104940 दिनांक: 10/12/2024

बँकेचे नाव व पत्ता:

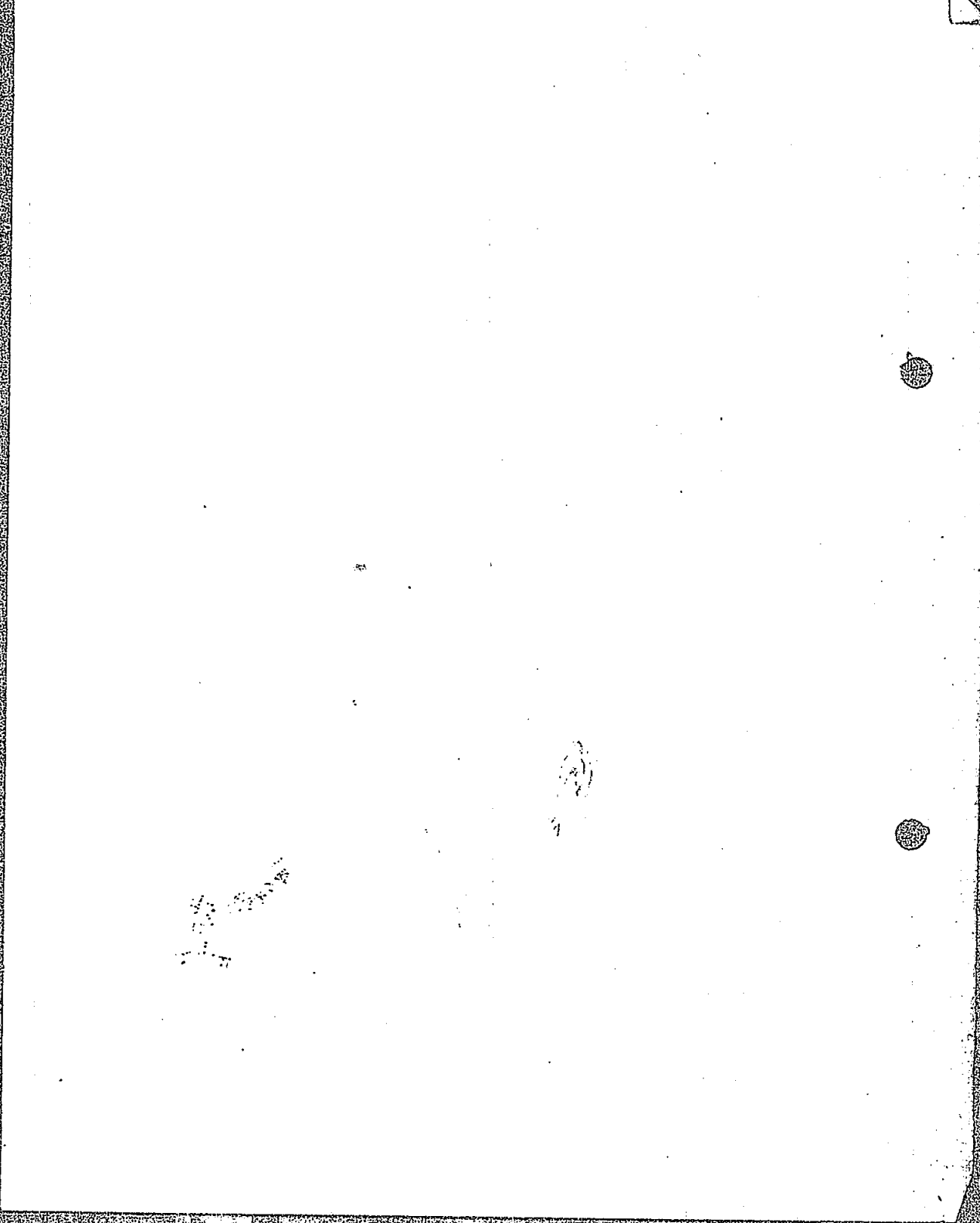
3) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: M-1012195332202425P दिनांक: 10/12/2024

बँकेचे नाव व पत्ता:

*Amk*

12/10/2024





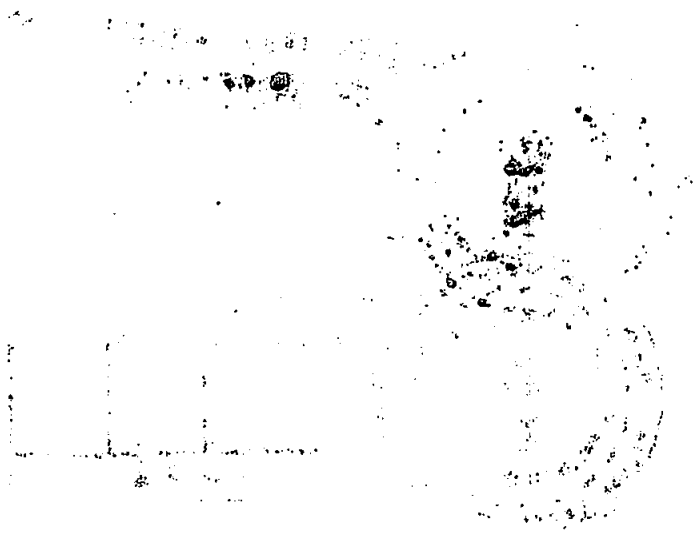
मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		10 December 2024, 10:17:33 AM	
Valuation ID	20241210417		
मूल्यांकनाचे वर्ष	2024		
जिल्हा	मुंबई(उपनगर)		
मूल्य विभाग	69-मालवणी ( बोरीवली )		
उप मूल्य विभाग	भुभाग: मालवणी गावातील सर्व मिळकती ( मालाड मार्गे खाडी ते मालवणी चर्च सोडुन )		
सर्व्हे नंबर :न. भू क्रमांक :	सि.टी.एस. नंबर#507		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.		कार्यालय	दुकाने
खुली जमीन	निवासी सदनिका	122090	132710
45300	106170		106170
औद्योगिक	मोजमापनाचे एकक		चौरस मीटर
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र(Built Up)-	63.18चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे
उद्दवाहन सुविधा-	आहे	मजला -	11th floor To 20th floor
प्रकल्पाचे क्षेत्र-	Above 2 hector	रस्ता सन्मुख -	
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular dt.02/01/2018			
(सूत्र) प्रकल्पाचे क्षेत्रानुसार		= (( मिळकतीचा प्रति चौ. मीटर मूल्यदर ) * 105 % )	
प्रकल्पाचे क्षेत्रानुसार		निवासी सदनिका करीता प्रती चौ. मीटर दर = Rs.111478.5/-	
मजला निहाय घट/वाढ		= 110% apply to rate= Rs.122626/-	
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी ) + खुल्या जमिनीचा दर )	
		= ( ( (122626-45300) * (100 / 100) ) + 45300 )	
		= Rs.122626/-	
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र	
		= 122626 * 63.18	
		= Rs.7747510.68/-	
E) बंदिस्त वाहन तळाचे क्षेत्र		13.94चौरस मीटर	
बंदिस्त वाहन तळाचे मूल्य		= 13.94 * ( 111478.5 * 25/100 )	
		= Rs.388500.83/-	
Applicable Rules		= ,5 अ,10,4,16	
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य - बंदिस्त बाल्कनी - मेकेनिकल वाहनतळ	
		= A + B + C + D + E + F + G + H + I + J	
		= 7747510.68 + 0 + 0 + 0 + 388500.83 + 0 + 0 + 0 + 0 + 0	
		=Rs.8136011.51/-	

Home Print

सह. दुय्यम निबंधक, बोरीवली - ८  
मुंबई उपनगर जिल्हा



बरल - ८  
९८३० ९ ९५८  
२०२४





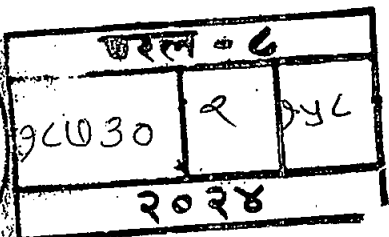
CHALLAN  
MTR Form Number-6



GRN	MH012195332202425P	BARCODE					Date	07/12/2024-11:36:24		Form ID	25.2	
Department	Inspector General Of Registration					Payer Details						
Type of Payment	Stamp Duty					TAX ID / TAN (If Any)						
Office Name	BRL 8_JT SUB REGISTRAR BORIVALI 8					PAN No.(If Applicable)	AAFFG7859Q					
Location	MUMBAI					Full Name	GURUKRUPA DEVELOPERS D N NAGAR PROJECT					
Year	2024-2025 One Time					Flat/Block No.	Q1904 MARINA ENCLAVE CTS NO 507					
Account Head Details					Amount In Rs.	Premises/Building						
0030045501	Stamp Duty				950700.00	Road/Street	OFF MARVE ROAD MALAD WEST					
0030063301	Registration Fee				30000.00	Area/Locality	MUMBAI					
						Town/City/District						
						PIN	4	0	0	0	9	5
						Remarks (If Any)	PAN2=ACNPG1151B-SecondPartyName=GHANSHAM DAMODHAR GIRI-CA=15843472					
						Amount In	Nine Lakh Eighty Thousand Seven Hundred Rupees Onl					
Total					9,80,700.00	Words	y					
Payment Details	STATE BANK OF INDIA					FOR USE IN RECEIVING BANK						
Cheque-DD Details						Bank CIN	Ref. No.	10000502024120700884	7158060429855			
Cheque/DD No.						Bank Date	RBI Date	07/12/2024-11:36:53	Not Verified with RBI			
Name of Bank						Bank-Branch		STATE BANK OF INDIA				
Name of Branch						Scroll No. , Date		Not Verified with Scroll				

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

*Handwritten signatures and initials*



Handwritten text and a rectangular stamp or form, possibly containing a date or reference number.

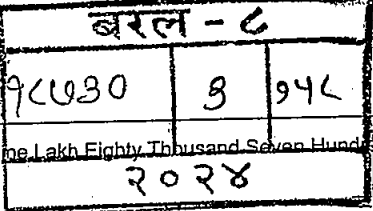
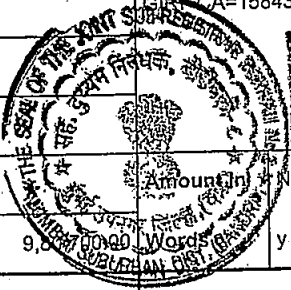
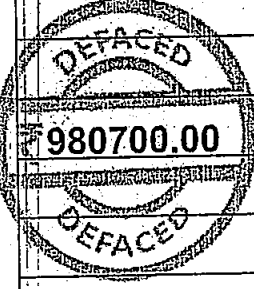




CHALLAN  
MTR Form Number-6



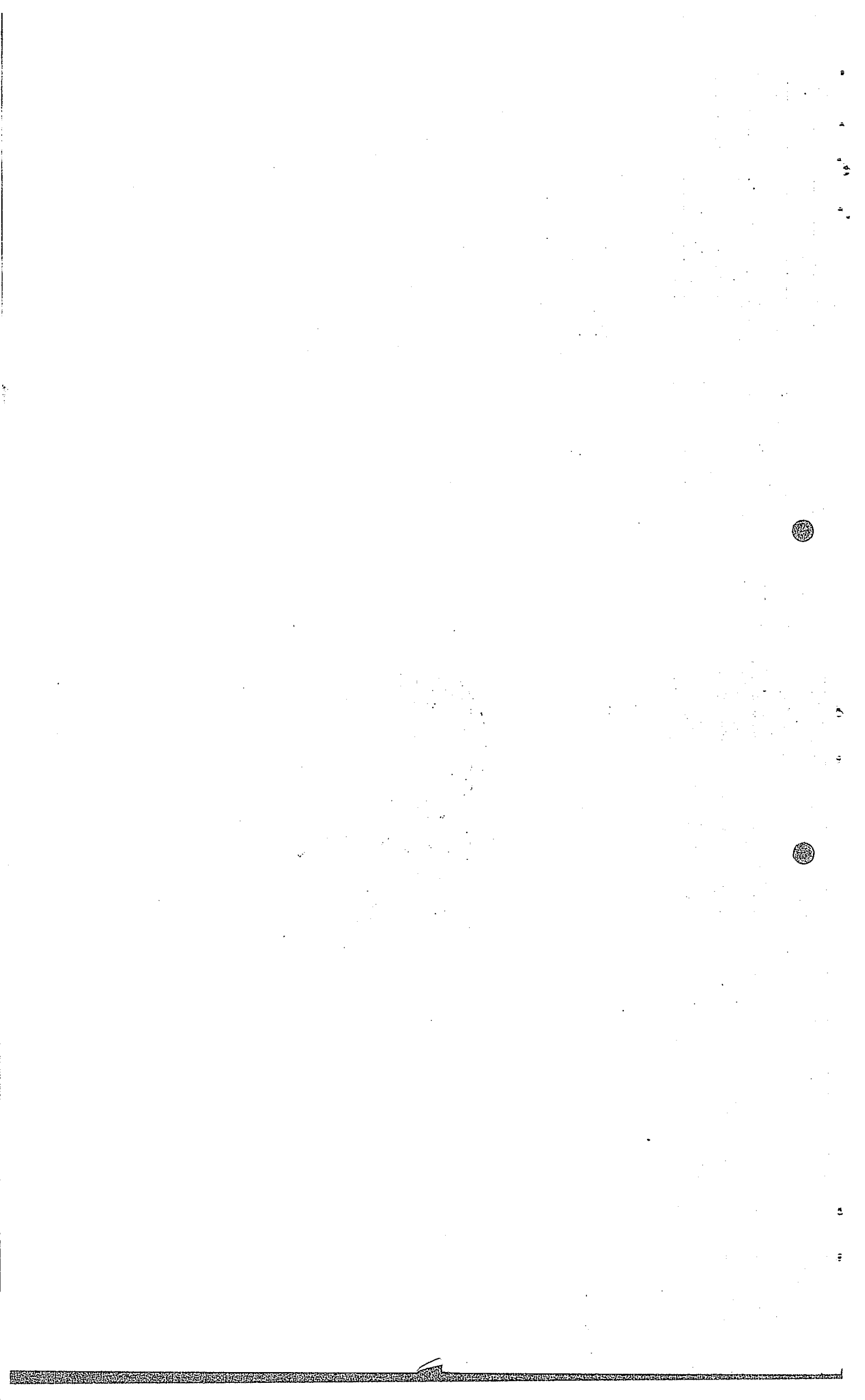
GRN	MH012195332202425P	BARCODE	Date		07/12/2024-11:36:24	Form ID	25.2									
Department	Inspector General Of Registration		Payer Details													
Type of Payment	Stamp Duty		TAX ID / TAN (If Any)													
Office Name	BRL 8_JT SUB REGISTRAR BORIVALI 8		PAN No.(If Applicable)	AAFFG7859Q												
Location	MUMBAI		Full Name	GURUKRUPA DEVELOPERS D N NAGAR PROJECT												
Year	2024-2025 One Time		Flat/Block No.	Q1904 MARINA ENCLAVE CTS NO 507												
Account Head Details	Amount In Rs.		Premises/Building	OFF MARVE ROAD MALAD WEST												
0030045501	Stamp Duty		Road/Street	MUMBAI												
0030063301	Registration Fee		Area/Locality	MUMBAI												
			Town/City/District	MUMBAI												
			PIN	4 0 0 0 9 5												
			Remarks (If Any)	PAN2=ACNPG1151B--SecondPartyName=GHANSHAM DAMODHAR CA=15843472												
			Amount In Words	NINE Lakh Eighty Thousand Seven Hundred Rupees Onl												
Total	₹ 980700.00			<table border="1"> <tr> <td colspan="3">बरल - ८</td> </tr> <tr> <td>१८७३०</td> <td>९</td> <td>९५८</td> </tr> <tr> <td colspan="3">२०२४</td> </tr> </table>				बरल - ८			१८७३०	९	९५८	२०२४		
बरल - ८																
१८७३०	९	९५८														
२०२४																
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK													
Cheque/DD Details			Bank CIN	Ref. No.	10000502024120700884	7158060429855										
Cheque/DD No.			Bank Date	RBI Date	07/12/2024-11:36:53	Not Verified with RBI										
Name of Bank			Bank-Branch	STATE BANK OF INDIA												
Name of Branch			Scroll No. , Date	Not Verified with Scroll												



Department ID : Mobile No. : 7304050878  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 नोंदणी चालन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी खदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-516-18730	0006790500202425	10/12/2024-13:33:37	IGR557	30000.00



GRN : MH012195332202425P Amount : 9,80,700.00

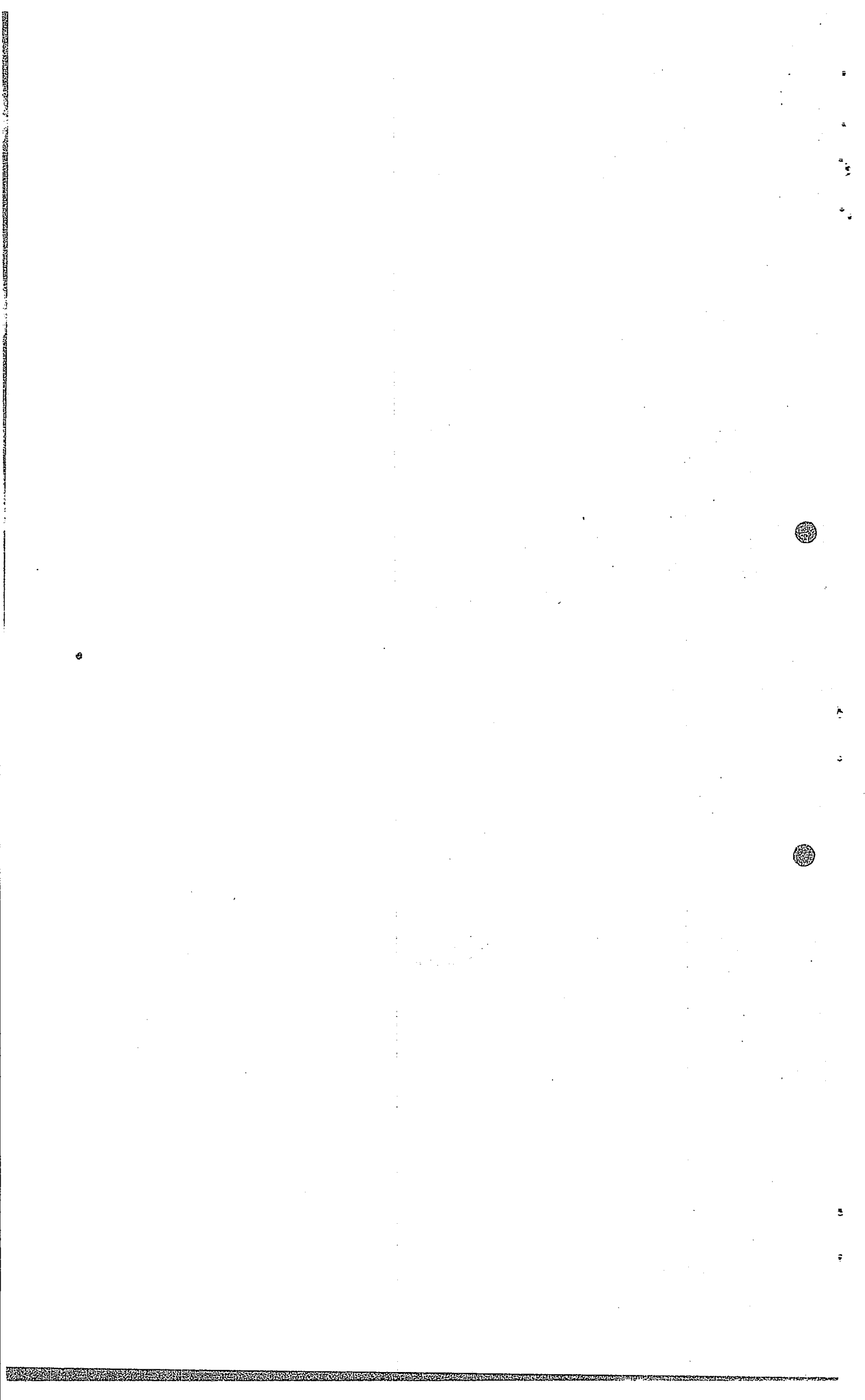
Bank : STATE BANK OF INDIA

Date : 07/12/2024-11:36:24

2	(IS)-516-18730	0006790500202425	10/12/2024-13:33:37	IGR557	950700.00
Total Defacement Amount					9,80,700.00



शेता - 6		
92030	8	942
2028		





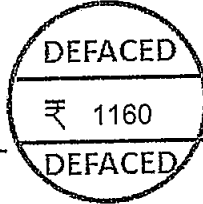


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	1224105105017	Receipt Date	10/12/2024
-----	---------------	--------------	------------

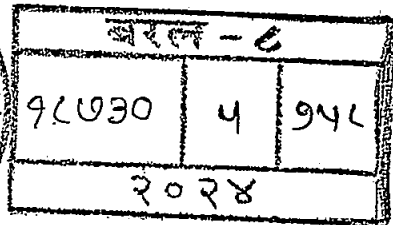
Received from Ghansham Damodhar Giri, Mobile number 9930149222, an amount of Rs.1160/-, towards Document Handling Charges for the Document to be registered on Document No. 18730 dated 10/12/2024 at the Sub Registrar office Joint S.R. Borivali 8 of the District Mumbai Sub-urban District.

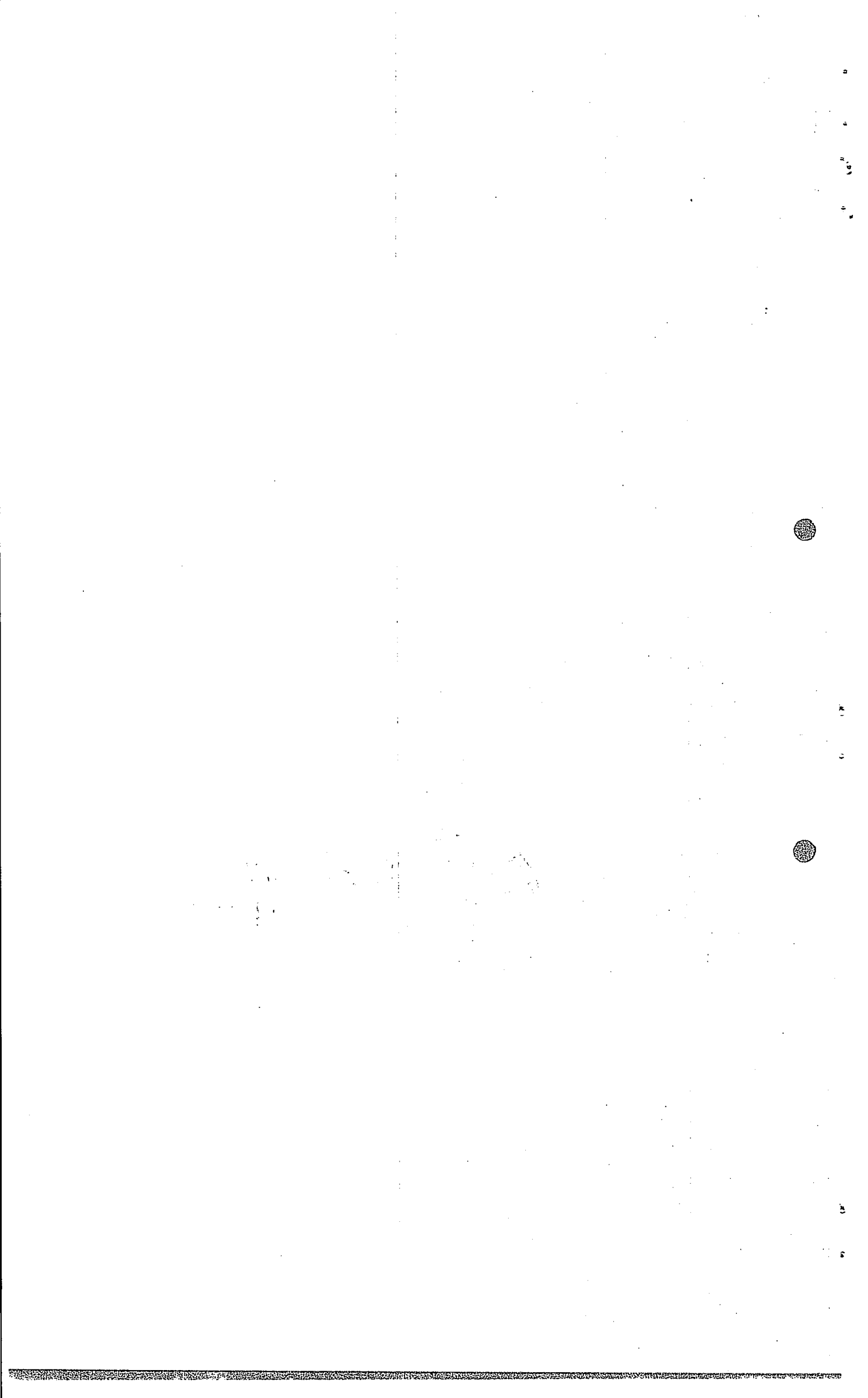


**Payment Details**

Bank Name	SBIN	Payment Date	10/12/2024
Bank CIN	10004152024121004753	REF No.	434593634258
Deface No	1224105105017D	Deface Date	10/12/2024

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







**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 1224103104940

Receipt Date 10/12/2024

Received from Ghansham Damodhar Giri, Mobile number 9930149222, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 18730 dated 10/12/2024 at the Sub Registrar office Joint S.R. Borivali 8 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

**Payment Details**

Bank Name SBIN

Payment Date 10/12/2024

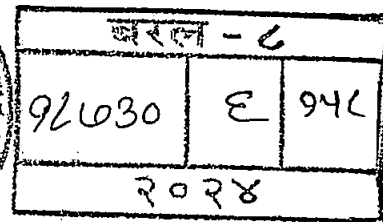
Bank CIN 10004152024121004685

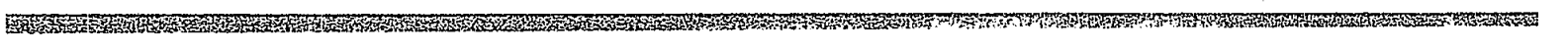
REF No. 471179341004

Deface No 1224103104940D

Deface Date 10/12/2024

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







बुरल - ७		
१८७३०	७	१५८
२०२४		

AGREEMENT FOR SALE

*[Handwritten signature]*  
THIS AGREEMENT FOR SALE made at Mumbai this 10<sup>th</sup> day of December, 2024

BETWEEN

M/S. GURUKRUPA DEVELOPERS (D. N. Nagar Project), a partnership firm registered under the provisions of Indian Partnership Act, 1932 having its registered office at A 205 Western Edge II, Behind Metro Mall, Off Western Express Highway, Borivali (E), Mumbai - 400 066 hereinafter referred to as "THE PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners of the said firm for the time being the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and its assigns) of the One Part;

AND

Mr./Mrs./Ms. \_\_\_\_\_ of Mumbai Indian Inhabitant, residing at \_\_\_\_\_

*[Handwritten signature]*  
\_\_\_\_\_ hereinafter referred to as "THE ALLOTTEE" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/her heirs, executors and administrators) of the Other Part;

AND

(1) Mr. Ghansham Damodhar Giri

(2) Mrs. Utkarsha Giri

and (3) Mrs. \_\_\_\_\_

*[Handwritten signature]*  
all of Mumbai Indian Inhabitants, residing at Flat NO - 301, 5<sup>th</sup> floor  
Susheel Blossom, Sol Nagar Road, near New Tahast office  
old Panvel - Rajgarh - 410206, hereinafter referred to as "THE

ALLOTTEE" (which expression shall unless it be repugnant to the context or

*[Handwritten signature]*  
*[Handwritten signature]*



बतल - 6		
92030	2	2014

...bearing thereof be deemed to mean and include their respective heirs, executors and administrators) of the Other Part;

AND

M/s. \_\_\_\_\_, a Partnership Firm registered under the provisions of the Indian Partnership Act, 1932 with the office of the Registrar of Firms- Mumbai, bearing Registration Number \_\_\_\_\_ and having its registered office at \_\_\_\_\_, hereinafter referred to as "THE ALLOTTEE" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partner or partners for the time being, the survivor of them and the heirs, executors and administrators of such last surviving partner) of the Other Part;

AND

M/s. \_\_\_\_\_ LLP, a Limited Liability Partnership Firm registered under the provisions of the Limited Liability Partnership, 2002 registered with the Registrar of Companies bearing CIN \_\_\_\_\_ and having its registered office at \_\_\_\_\_, hereinafter referred to as "THE ALLOTTEE" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partner or partners for the time being, the survivor of them and the heirs, executors and administrators of such last surviving partner) of the Other Part;

AND

\_\_\_\_\_ Pvt. Ltd. a Company registered under the provisions of Companies Act, 1956 bearing CIN \_\_\_\_\_, and having its registered office at \_\_\_\_\_, hereinafter referred to as "THE ALLOTTEE" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the Other Part;

WHEREAS:

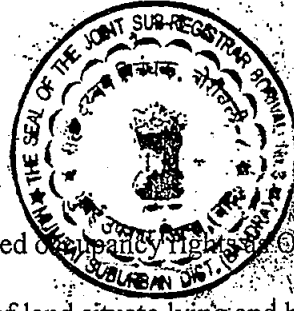
*[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*



बदल - 6		
9.630	e	gyl
2028		

- (a) The Government of Maharashtra granted occupancy rights in respect of all that piece or parcel of land situate lying and being at Village Malvani, Malad, Taluka – Borivali, Mumbai, bearing Survey No. 44, Hissa No.1 and corresponding C.T.S. No. 507 of Village Malvani – Malad admeasuring 11 Acres and 2 Gunthas equivalent to 44,718 sq. Mtrs., in the Registration Sub-District and District Mumbai City and Mumbai suburban, which property is more particularly described in the Schedule annexed hereto and marked as ANNEXURE- “A” and delineated with red colour boundary line on the plan annexed hereto and marked as ANNEXURE- “B” (for the sake of brevity and convenience hereinafter referred to as “the said larger Property”) unto Smt. Vatsala Baliram Vaity alias Koli, Smt. Bhanubai Jagannath Vaity alias Koli, Smt. Shubhangi Janak Shah Nee Shubhangi Jagannath Vaity alias Koli with the consent, confirmation and knowledge of Smt. Zilubai Laxman Koli by executing an Agreement on 19<sup>th</sup> September, 2009 which is registered with the office of the Sub-Registrar of Assurances at Borivali No.5 under Sr. No. BDR-11/10524/2009; on the terms and conditions set out therein.
- (b) In furtherance of the said Agreement dated 19<sup>th</sup> September, 2009, the Promoter herein, therein referred to as “the Grantee” and duly confirmed by Smt. Vatsala Baliram Vaity alias Koli, Smt. Bhanubai Jagannath Vaity alias Koli, Smt. Shubhangi Janak Shah Nee Shubhangi Jagannath Vaity alias Koli by they having joining in the execution thereof; executed Agreement on 22<sup>nd</sup> February, 2011; in the presence of the Collector, Mumbai Suburban District, which is duly registered with the office of the Sub-Registrar of Assurances at Borivali No. 3 under Sr. No. BDR-6/2139/2011 in respect of an area admeasuring 44,718 Sq. Mtrs. equivalent to 53,482 sq. yds.. On 21<sup>st</sup> April 2012 The Collector M.S.D. issued an area rectification order thereby rectifying the area from 41,390.10 Sq. Mtrs. to 42,474 Sq. Mtrs. of which formal collective possession has been handed over to the Promoter on 31<sup>st</sup> July, 2012. On 12<sup>th</sup>

~~Signature~~

Signature  
 H. H. H.



बाल - 6	
90	930
90030	

July, 2018 the Collector, M.S.D. issued further area rectification order thereby rectifying the area from 42,474 Sq. Mtrs. to 44,056.80 Sq. Mtrs. of which formal possession has been handed over to the Promoter on 3<sup>rd</sup> August, 2018.

- (c) The Promoter has informed the Allottee that although the Promoter is in actual and physical possession of an area admeasuring 661.20 Sq. Mtrs. forming part of the said larger property the rectification in respect of the said 661.20 Sq. Mtrs. not having been completed by the Government of Maharashtra, the formal possession thereof has not been handed over by the Government to the Promoter. The Promoter herein is in process of obtaining the area rectification and development permission of the balance portion admeasuring 661.20 Sq. Meters forming part of the said larger property and as and when the said permission is obtained/granted the Promoter shall be entitled to utilize the FSI and/ or TDR/FSI and / or Compensatory Fungible FSI of such balance portion as per the plan as may be sanctioned in respect thereof, (with such variation as may be sanctioned from time to time) on any portion of the said larger property.
- (d) The Promoter has informed the Allottee that out of the area admeasuring 44,056.80 Sq. Mtrs. the Promoter has handed over an area admeasuring 574.80 Sq. Mtrs for Road set back area and area admeasuring 2,109.66 Sq. Mtrs towards amenities (Government office reservation) space to the Competent Authority. The Collector MSD by an Order dated 2<sup>nd</sup> August, 2021 has amalgamated /sub-divided the area admeasuring 44056.80 Sq. Mtrs. and the Revenue City Survey Numbers are re-numbered as 507/A1, 507/A2 and 507C admeasuring 41372.30 Sq. Mtrs., 574.80 Sq. Mtrs. and 2109.66 Sq. Mtrs. respectively. In the premises, the Promoter is in possession of an area admeasuring 41,372.34 Sq. Mtrs which area is more particularly described in the schedule annexed hereto and marked as ANNEXURE- "C" and delineated with red colour boundary line on the plan annexed hereto and marked as ANNEXURE- "D" (for the sake of brevity and convenience hereinafter referred to as "the said property").

*[Handwritten signature]*

*[Handwritten signature]*

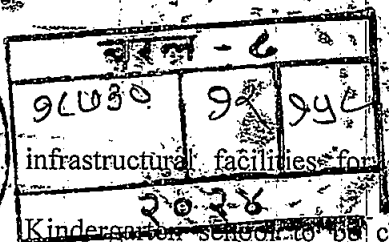
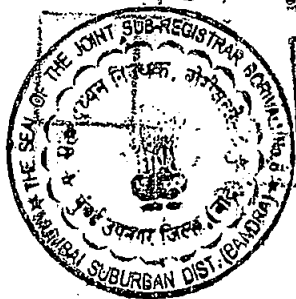




बरल - ८		
१८०३०	९९	९५८
२०२४		
12th August		

- (e) The Promoter has informed the Allottee that the allotment was made on 12th August 2021. The Collector, MSD has converted tenure of the said property from Class - II to Class - I.
- (f) By an Indenture of Right of Way dated 31<sup>st</sup> January, 2013, registered with the office of the Sub-Registrar of Assurances at Borivali under Sr. No. BRL-3/652/2013 on 31<sup>st</sup> January, 2013 executed between M/s. Abhigna Enterprises, therein referred to as "the Grantors" and the Promoter herein, therein referred to as "the Grantees"; the Grantors therein granted unto the Grantees therein in perpetuity a right of way and access over a portion of their property, to enable the Grantees to have right of way / access road unto the said larger property and/or any other adjacent property/properties which may be acquired by the Grantees thereafter for the consideration and on the terms and conditions set out therein.
- (g) By an Indenture of Right of Way dated 31<sup>st</sup> January, 2013, registered with the office of the Sub-Registrar of Assurances at Borivali under Sr. No. BRL-3/653/2013 on 31<sup>st</sup> January, 2013 executed between Monika Philip Gracias & 31 Others, therein referred to as "the Grantors" and the Promoter herein, therein referred to as "the Grantees"; the Grantors therein granted unto the Grantees therein in perpetuity a right of way and access over a portion of their property, to enable the Grantees to have right of way / access road unto the said larger property and/or any other adjacent property/properties which may be acquired by the Grantees thereafter for the consideration and on the terms and conditions set out therein.
- (h) The Promoter has applied to the Municipal Corporation of Greater Mumbai ("MCGM") and has got the layout plans in respect of an area admeasuring 44,056.80 sq. mtrs. equivalent to 52,691.93 sq. yds. forming part of the said larger property sanctioned under No. CHE/ 1280/BP/(WS)/AP/LOP dated 24<sup>th</sup> February, 2020 for construction of a building comprising of 18 Wings numbered as Wings A to R, with Kindergarten School; together with common

*[Handwritten signatures and initials]*

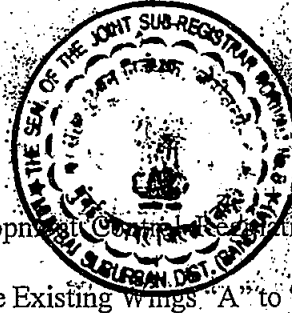


infrastructural facilities for the benefit of all the Wings A to R and Kindergarten school to be constructed by the Promoter on a portion of 44,056.80 sq. mtrs. equivalent to 52,691.93 Sq. yards forming part of the said larger property as shown on the plan annexed hereto and marked as Annexure- "D"

- (i) The Promoter has constructed and completed the construction of the Wings "A" to "O" each wing consisting of basement plus ground floor stilt plus first floor podium and 2<sup>nd</sup> to 23<sup>rd</sup> upper floors, the Wing "P" consisting of Basement plus Part Ground Floor and Part Ground Floor Stilt Plus First Floor Podium stilt and open area and 2<sup>nd</sup> to 23<sup>rd</sup> Upper floor, club house and Parking Tower; above the club house shown with Light Purple colour wash on the plan annexed hereto and marked as ANNEXURE- "E" hereto; in aggregate consuming 90,074.35 Sq. Mtrs. of FSI, consisting of inherent FSI, additional FSI on payment of premium, TDR/FSI and compensatory fungible FSI in respect whereof the Occupation certificate has been issued by the MCGM. (For the sake of brevity and convenience hereinafter referred to as "the Existing Wings").
- (j) (i) The Promoter has commenced the construction of the Wing "Q" consisting of Basement plus Ground Floor Stilt plus First Floor Podium, Stilt and Open area and above from 1<sup>st</sup> Floor to 35<sup>th</sup> upper Residential floor and Wing "R" consisting of Basement plus Part Ground Floor Kindergarten School and Part Ground Floor Stilt plus First Floor Podium Stilt and Open area and above from 1<sup>st</sup> floor to 35<sup>th</sup> Upper Residential floor or more upper floors in aggregate consuming 26,931.40 Sq. Mtrs. of FSI, consisting of inherent FSI, additional FSI on payment of premium, TDR/FSI and compensatory fungible FSI. The Promoter has informed the Allottee that even after consuming 1,17,005.75 Sq. Mtrs. of FSI, additional FSI on payment of premium, TDR/FSI and compensatory fungible FSI and/or any other F.S.I as may

*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*



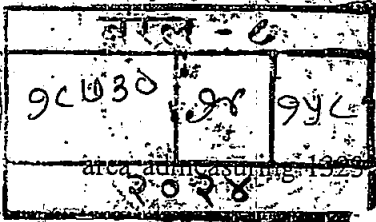
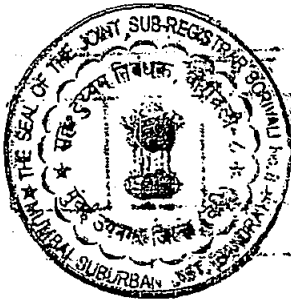
बखत - 6		
9C030	93	94
२०२४		

be permissible under Development Control Regulations for Greater Mumbai in construction of the Existing Wings "A" to "P", Club house, and Wings "Q" and "R with Kindergarten" being "the Real Estate Project" the area admeasuring 1323.20 Sq. Mtrs. of FSI of the said property and/or said larger property remains unutilized, which shall belong to the Promoter and the Promoter shall be entitled to utilize the same on any part of the said larger property and / or on any adjacent property/properties as may be permissible in law. Under Development Control Regulation, 1991 and/or notification/s issued from time to time and/or replacement thereof and /or Development Control Promotion Regulation of Greater Mumbai 2034 the Promoter is entitled to load TDR/FSI, compensatory fungible FSI and/or premium FSI and /or additional F.S.I (by whatever nomenclature called) which the Promoter is in process of purchasing/acquiring and/or would be entitled to purchase/acquire and thereafter will be loading/utilizing the same on Wings "O" to "R" or any of them and/or on more wings as maybe sanctioned by the MCGM.

- (ii) The Existing Wings "A" to "P", the club house and above Parking Tower and the Wings "Q" and "R with Kindergarten" which are in progress and the proposed future development alongwith all the common infrastructural facilities to be constructed by the Promoter on the said property or any portion of the said larger property (as the case may be) shall be known as "Marina Enclave".
- (k) (i) The Promoter is in process of obtaining the development permission from the Collector M.S.D. in respect of an area of the balance portion of land admeasuring 661.20 Sq. Meters forming part of the said larger property and as and when permission will be granted by M.C.G.M. to utilize balance F.S.I., and/or T.D.R./F.S.I of the land admeasuring 662 Sq. meters forming part of the said property. In aggregate total land

~~2024~~

*[Handwritten signature]*  
*[Handwritten signature]*



area admeasuring 1323.20 Sq. Meters, which is shown in red colour wash on the plan as future development annexed hereto and marked as Annexure- E. The Promoter shall be entitled to utilize the F.S.I. and/or T.D.R./F.S.I. and/or compensatory Fungible F.S.I of said balance portion of Land and also said balance F.S.I, T.D.R./F.S.I. as per the plan as may be sanctioned in respect thereof, (with such variation as may be sanctioned from time to time); on portion of the said property and/or on the portion of the said larger property as the case may be.

(ii) The Promoter has constructed / is in process of constructing Wings "J" to "R with kindergarten school" and the common infrastructural facilities and future development of balance land in the following phases:

- (i) Wings "J", "K" and "L" - First phase (completed)
- (ii) Wings "M", "N" and Parking Tower-Second phase (completed)
- (iii) Wings "O" and "P" - Third phase (completed)
- (iv) Wings "Q", "R with Kindergarten School" - Fourth phase ("Real estate project")
- (v) Common infrastructural facilities - Fifth phase
- (vi) Future development of balance land admeasuring 1323.20 Sq. Mtrs. - Sixth phase

(1) (i) Intimation of Disapproval (I.O.D.) bearing No. CHE/A-0330 / BP(WS)/ AP dated 14<sup>th</sup> May, 2013, and Commencement Certificate bearing No. CHE/A-0330/BP(WS)/AP dated 10<sup>th</sup> January, 2014, in respect of Wings "Q" & "R" a photocopy whereof is annexed hereto and marked as ANNEXURE- "F" and ANNEXURE- "G" respectively.

(ii) Intimation of Disapproval (I.O.D.) bearing No. CHE/A-0330/BP(WS)/AP amended approval dated: 23<sup>rd</sup> February, 2018, 27<sup>th</sup> July 2018, 2<sup>nd</sup> November, 2020 and 31<sup>st</sup> March, 2021 and Commencement Certificate bearing No. CHE/A-0330/BP(WS)/AP dated 10<sup>th</sup> August 2018, 11<sup>th</sup> November 2020 and 18<sup>th</sup> October 2022 in

*[Handwritten signature]*

*[Handwritten signature]*



करण - 6		
92030	94	942
२०२४		

respect of Wings "Q" and "R"; photos of the same is annexed hereto and marked as "ANNEXURE- "H" (Collectively) and ANNEXURE- "I" (Collectively) respectively.

- (M) The Promoter has inter-alia also obtained the requisite permissions /sanctions from the Government of India, Ministry of Environment and Forests, Maharashtra Pollution Control Board, Maharashtra Coastal Zone Management Authority (MCZMA) etc. for development of the said property, the terms and conditions whereof have been made aware by the Promoter to the Allottee; which the Allottee doth hereby admits, acknowledges and confirms.
- (N) It is clarified and the Allottee is hereby specifically put to notice that the construction of Wings "Q" and "R with Kindergarten" school is registered as "Real Estate Project" as required to be defined under Real Estate (Regulation & Development) Act, 2016 ("the said Act") to be completed in the IVth (Fourth) phase as set out herein. The remaining phase wise development of the said property shall be registered separately and independently, subsequently as and when approved.
- (O) The Allottee has been put to specific notice that the Promoter has completed the work of constructing a Club house on the first and the second floor on 1<sup>st</sup> level podium in respect whereof occupation certificate has been issued by MCGM on 4<sup>th</sup> January, 2018 and the Parking Tower above the Club house from the Third to Ninth Floors in respect whereof occupation certificate has been issued by MCGM on 4<sup>th</sup> June, 2019 as per the Plan approved by the corporation between Wings "F" and "G".
- (P) Three sub-stations and one receiving station have been constructed on an area admeasuring 496 Sq. Mtrs. shown on the Plan annexed hereto and marked as Annexure- "E" which area has been leased out by the Promoter in favour of Reliance Energy Limited. The terms and conditions of the Lease shall be binding on the Allottee, the society that would be formed by the Allottees of

*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*



one or more Wings and the Apex Body that would be formed by all the Societies.

- (Q) The Collector, M.S.D has passed the N.A. Orders on 20<sup>th</sup> April, 2012 and 9<sup>th</sup> July, 2012; The Promoter has paid the amounts payable in compliance of the said Orders dated 20<sup>th</sup> April, 2012 and 9<sup>th</sup> July, 2012. The Allottee herein, the societies that would be formed by the Allottees of all the Apartments and the Apex Body shall comply with the terms and conditions of the said Orders dated 20<sup>th</sup> April, 2012 and 9<sup>th</sup> July, 2012; and any amendment thereto from time to time.
- (R) There is a reservation for amenities space (for Government offices) on portion of the said property as required under DCR 1991 and/or DCPR 2034 and/or as per Development Plan 2034 which has been handed over to MCGM and in turn to State Government of Maharashtra with a right of ingress and egress. The Promoter has handed over road set back area in aggregate admeasuring 574.80 Sq. Mtrs. forming part of the said larger property to MCGM.
- (S) The Conveyance of the Wings "Q" and "R with the Kindergarten" (structure only but excluding the common basement, ground Floor, 1<sup>st</sup> Floor stilt and Podium area thereunder which are forming part of "the common areas" of the entire project) (as the case may be) shall be executed in favour of independent society formed by the Allottees of the Apartments in such Wings Q and R with the Kindergarten as provided hereinafter.
- (T) A copy of Certificate of Title issued by M/s Shah and Sanghavi, Advocates & Solicitors in respect of the said property and the copies of the Property Register Card in respect of the said property are hereto annexed and marked as **ANNEXURE - "J" (Collectively) & ANNEXURE - "K" (Collectively)** respectively.
- U) The Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as prescribed by the Council of Architects.

*[Signature]*

*[Signature]*

*[Signature]*



बाल - 6		
96030	94	944
२०२४		

- V) The Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the Building. The Promoter accept the professional supervision of the Architect and the structural engineer till the completion of full development of the said larger property.
- W) The Allottee demanded from the Promoter and the Promoter has given inspection to the Allottee of all the documents of the title relating to the said property. The plans designs and specifications prepared by the Promoter's Architects M/s Space Moulders and of such other documents as are specified under the said Act and the rules made thereunder.
- (X) The Promoter has registered the Project under the provisions of the said Act under Sr. No. P51800032847 on 02.02.2022 authenticated copy is attached herewith and marked as ANNEXURE- "L".
- (Y) On demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the Real Estate Project, sanctioned plans, designs and specifications prepared by the Promoter's Architects Space Moulders, I.O.D, Commencement Certificate and of such other documents as are specified under the said Act and the Rule and Regulations framed thereunder.
- (Z) The authenticated copy of the Layout plan showing the construction of the Wings and as sanctioned and as proposed; undertaken/ to be undertaken by the Promoters in a phase wise manner; is depicted on the plan annexed hereto and marked as Annexure-"E".
- (aa) The authenticated copies of the plan and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed hereto and marked as ANNEXURE- "M".
- (bb) The Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections of the Wing/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Occupancy Certificate of the Wing/s.

*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*



১৯৮০		
১৯	১৯	১৯
২০২৪		

While sanctioning the said plans the concerned local authority and/or Government have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the said property and upon due observance and performance of which only the occupancy certificate in respect of the Wing/s in phase wise shall be granted by the concerned local authority.

(dd) The Allottee has applied to promoter for Allotment of an Apartment bearing No. 1904 on 19<sup>th</sup> floor in Wing Q of the building being constructed by the Promoter. The area of the said Apartment is 57.42 Square Meters of carpet area as defined under the said Act.

*[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*

(For the sake of brevity and convenience hereinafter referred to as "the said Apartment"). In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter also hereby agrees to sell and the Allottee hereby agrees to purchase the said Apartment and the covered/Open parking No. 408 ~~in~~ <sup>FLOOR</sup> ~~basement OR under the stilt on the ground or first floor OR on the podium OR under the podium at the ground floor level OR stack parking on the upper / lower level on ground floor level OR stack parking on the upper / lower level of the podium level on the first floor OR stack parking on the upper / lower level in the Parking Tower or parking in the automated mechanical car parking tower in "Q" or "R" Wing.~~

*[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*

(ee) The Parties relying on the confirmations, representations and assurances for 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;

*[Handwritten signature]*

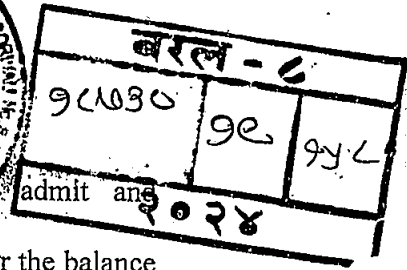
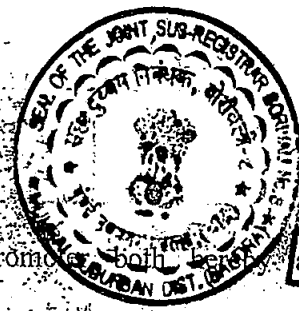
(ff) Prior to the execution of these presents the Allottee has paid to the Promoter a sum of Rs. 1584347 (Rupees fifteen lakh, eight hundred and forty three thousand four hundred and seventy seven only, being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee as an advance payment or Application fee (the

*[Handwritten signature]*  
*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*





payment and receipt whereof the Promoter (both herein and elsewhere) acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

- (gg) Under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.
- (hh) PAN of the parties hereto are as under:

M/S. GURUKRUPA DEVELOPERS : AAFFG7859Q  
(D. N. NAGAR PROJECT)  
(PROMOTER)

MR./ MRS./ M/S Ghansham : ACNPG 115 1B  
(ALLOTTEE) Damodhar Giri

MR./ MRS./ M/S Utkarsha Giri : AXGPG 855 2L  
(ALLOTTEE)

MR./ MRS./ M/S \_\_\_\_\_ :  
(ALLOTTEE)

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

1. RECITALS TO FORM PART OF THE AGREEMENT:

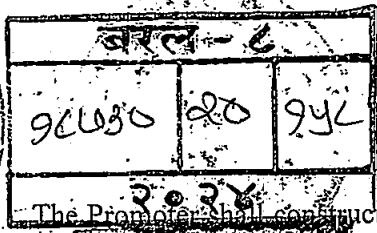
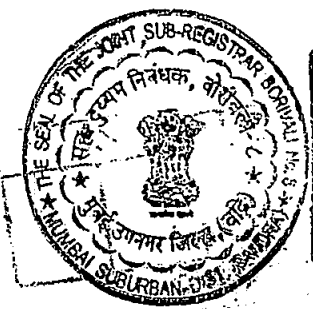
Agreed and recorded the recitals recited hereinabove, schedule hereunder written, annexures and the document/s referred to herein shall be treated as an integral part of this agreement as if the same are set out and forms part of this agreement and this agreement shall be read and construed accordingly.

2. AGREEMENT TO SUPERSEDE PRIOR COMMUNICATION/S:

This agreement supersedes all prior communication/s in any form (whether oral or in writing and this agreement is and will always be treated as final document between the parties hereto pertaining to the said Apartment).

3. PROPOSED CONSTRUCTION: ~~\_\_\_\_\_~~

Ghansham  
Utkarsha



The Promoter shall construct Wing "Q" consisting of Basement plus Ground Floor Stilt, plus First Floor Podium Stilt, and Open area and 1<sup>st</sup> to 35<sup>th</sup> upper Residential floors and Wing "R" consisting of Basement plus part Ground Floor and Part Ground Floor Stilt, Plus First Floor Podium and open area and 1<sup>st</sup> to 35<sup>th</sup> upper residential floors and the Kindergarten at the ground floor level in the Real Estate project in accordance with the plans, designs and specifications as approved by the Competent Authority as per DCR-1991 and/or DCPR 2034 and/or any amendment/s and/or alterations and/or replacement thereof from time to time.

Provided that the Promoter shall be entitled to make such minor additions and alterations as may be required / necessary by the competent authority and / or due to architectural and/or structural reasons duly recommended and verified by the concerned Architects or Engineers (as the case may be).

**4. INVESTIGATION OF THE TITLE BY THE ALLOTTEE:**

The Allottee has prior to the execution of this Agreement satisfied himself/herself/themselves about the title of the Promoter to the said property and the Allottee shall not be entitled to further investigate the title of the Promoter and/or raise requisition or objections upon any matter relating thereto.

**5(a) APARTMENT AND CAR PARKING SPACE AGREED TO BE PURCHASED:**

(i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Apartment bearing No. 1904 admeasuring 57.42 sq. mtrs. of carpet area as defined under the said Act on 19<sup>th</sup> floor in the Wing Q of the said complex to be known as "Marina Enclave" (hereinafter referred to as "the said Apartment") as shown in the Floor plan thereof hereto annexed and marked as ANNEXURE "M" for the consideration of

Rs. 15843472/- (Rupees one crore fifty eight lakh forty three thousand four hundred & seventy two only)

*[Handwritten signature]*  
*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*



बुरल - 6		
96030	29	9YL
२०२४		

including the costs 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 schedule annexed hereto and marked as ANNEXURE- "N".

(ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered/Open parking spaces bearing No. 408 ~~in~~ <sup>floor</sup> ~~basement~~ OR under the stilt on the ground ~~or first floor~~ OR on the podium OR under the podium at the ground floor level OR stack parking on the upper / lower level on ground floor level OR stack parking on the upper / lower level of the podium level on the first floor OR stack parking on the upper / lower level in the Parking Tower or parking in the automated mechanical car parking tower in "Q" or "R" wing for the consideration of Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ only).

*[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*

**5(b) TOTAL AGGREGATE CONSIDERATION:**

Thus, the total aggregate consideration amount payable for the said apartment and covered/Open parking spaces is Rs. 15843472 /- (Rupees One crore fifty eight lakh forty three thousand four hundred & seventy two only); exclusive of all taxes as provided in clause 5 (e) herein below.

*[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*

**5(c) PAYMENT SCHEDULE:** The Allottee has paid on or before execution of

this agreement a sum of Rs. 1584347 /- (Rupees fifteen lakh eighty four thousand three hundred & forty seven only) being

*[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*

10% of the total consideration payable by the Allottee to the Promoter as advance payment and hereby agrees to pay to the Promoter the balance

consideration of Rs. 14259125 /- (Rupees : one crore forty two lakh fifty nine thousand one hundred & twenty five only) in the following

manner:-

*[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*

on or before dtd: 31/12/2024  
 Amount of Rs. 31,68,694 /- (Rupees : Twenty one lakh thirty eight thousand six hundred & ninety four only) being

*[Handwritten signature]*  
*[Handwritten signature]*

20% of the total consideration payable by the Allottee to the Promoter after the execution of Agreement.

ii. Amount of Rs. 23,76,521/- (Rupees : Twenty three lakh Seventy six thousand five hundred & twenty one only) being <sup>on or before dtd: 31/12/2024</sup>

*[Handwritten signature]*  
Allottee

15% of the total consideration payable by the Allottee to the Promoter on completion of the Plinth of the Wing in which the said Apartment is located.

iii. Amount of Rs. 39,60,868/- (Rupees : Thirty nine lakh Sixty thousand eight hundred & sixty eight only) being <sup>on or before dtd: 31/12/2024</sup>

*[Handwritten signature]*  
Allottee

25% of the total consideration payable by the Allottee to the Promoter on completion of each slabs including podiums and stilt of the said Wing in which the said Apartment is located. (Total Slab - 37 Numbers to bifurcate the amount per slab accordingly)

iv. Amount of Rs. 7,92,174/- (Rupees : Seven lakh ninety two thousand one hundred & seventy four only) being <sup>on or before dtd: 31/12/2024</sup>

*[Handwritten signature]*  
Allottee

5% of the total consideration payable by the Allottee to the Promoter on completion of the walls, internal plaster, floorings doors and window of the said Apartment.

v. Amount of Rs. 7,92,174/- (Rupees : Seven lakh ninety two thousand one hundred & seventy four only) being <sup>on or before dtd: 31/12/2024</sup>

*[Handwritten signature]*  
Allottee

5% of the total consideration payable by the Allottee to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.

vi. Amount of Rs. 7,92,174/- (Rupees : Seven lakh ninety two thousand one hundred & seventy four only) being <sup>on or before dtd: 31/12/2024</sup>

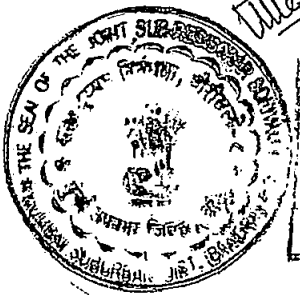
*[Handwritten signature]*  
Allottee

5% of the total consideration payable by the Allottee to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing of the said Wing in which the said

Apartment is located.

9030	21	942
2024		

*[Handwritten signature]*  
Allottee



Rs: 7,92,174/- *अंशबहाल 31/12/2024*  
 2> Rs 7,92,173/-

- vii. Amount of Rs. 1584347/- (Rupees : fifteen lakh eighty four thousand three hundred & forty seven only) being 10% of

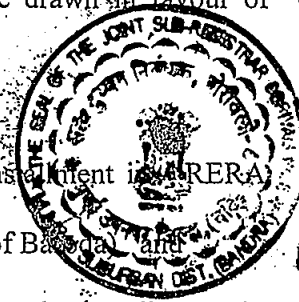
the total consideration payable by the Allottee to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environmental requirements, entrance lobby/s, plinth/ protection, paving of areas appurtenant to the said Wing in which the said Apartment is located;

- viii. Amount of Rs. 7,92,174/- (Rupees Seven lakh ninety two thousand one hundred & seventy four only) being 5% of

the total consideration payable by the Allottee to the Promoter against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate.

All the payments shall be effected only by Account Payee cheque / demand draft / pay orders and be drawn in favour of "Gurukrupa Developers D. N. Nagar Project".

- i) 70% of the payment of each installment in (RERA) ESCROW A/c No.03860200003934 (Bank of Baroda) and
- ii) 30% of the payment of each installment in A/c No, 05382320000531 (HDFC Bank) or such other name as may be intimated in writing by the Promoter to the Allottee. No payment made contrary shall be binding on the Promoter under any circumstances.

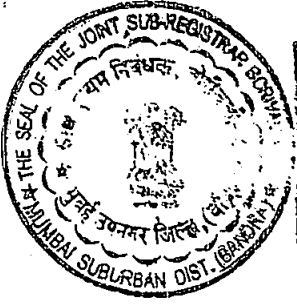


अंश - 6		
90080	23	946
2028		

#### 5(d) DEDUCTION OF TAX AT SOURCE:

Any deduction of an amount made by the Allottee on account of Tax Deducted at Source (TDS) as may be required under prevailing law while making any payment to the Promoter under this Agreement shall be acknowledged / credited by the Promoter, only upon Allottee submitting original tax deducted at source certificate and the challan and the amount mentioned in the certificate matching with Income Tax Department site. PROVIDED FURTHER that at

*अंश*  
*अंशबहाल*



करल - ६		
१८०३०	२४	१९८८

the time of handing over the possession of the said Apartment, if any such certificate is not produced, and the Promoter not matching the amount with

Income Tax site then in that event the Allottee shall pay equivalent amount as interest free deposit with the Promoter, which deposit shall be refunded by the Promoter on the Allottee producing TDS certificate within 4 months of the possession and the TDS amount matching on the Income Tax site. PROVIDED FURTHER that in case the Allottee fails to produce TDS certificate within the stipulated period of 4 months, the Promoter not receiving the credit on Income Tax site then in that event the Promoter shall be entitled to appropriate the said Deposit against the receivable from the Allottee.

**5(e) TOTAL CONSIDERATION EXCLUSIVE OF TAXES. ETC.**

The Total Price above excludes all Taxes paid or payable by the Promoter at the rates specified by Law prevailing at that time like GST and / or any other Tax (by whatever nomenclature called) etc., which are levied now or which may be levied hereafter either by Central Government and/or State Government and/or Competent Authority and/or any Authority/ Authorities from time to time, by whatever nomenclature in connection with the construction of the Wings Q and R with Kindergarten being the Real Estate Project until completion of Wings Q and R with Kindergarten to be constructed on the Real Estate Project, handing over possession of the said Apartment to the Allottee herein and other Allottee with whom the Promoter may enter into agreement hereafter, conveying the Wings (structure only) being constructed on the Real Estate Project and before or after completion of the Real Estate Project which all taxes shall be borne and paid by the Allottee alone.

**5(f) ESCALATIONS AND INCREASES:**

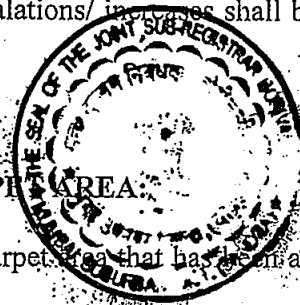
The Promoter shall be entitled to levy and collect escalations/increases, due to increase on account of development charges and/or development cess and/or

*[Handwritten signature]*  
*[Handwritten signature]*

any cess, Tax, charges etc. by whatever nomenclature being levied and payable to the Competent Authority and/or any other increase in charges which may be levied or imposed by the Competent Authority /Local Bodies/Government (Central or State) from time to time. While raising a demand on the Allottee for increase in development charges, development cess cost, or levies etc. imposed by the Competent Authorities etc., the Promoter shall enclose the relevant notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee. Such escalations/ increases shall be payable as per and in terms of the notification etc.

**5(g) CONFIRMATION OF FINAL CARPET AREA**

The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Wing is complete and the occupancy certificate is granted by the Competent Authority by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three per cent. The total price payable for the carpet area shall be recalculated (if necessary and required) upon confirmation of the carpet area by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within Thirty days with annual interest at the rate of 2% above the State Bank of India highest Marginal cost of lending rate; on such an excess amount paid by the Allottee from the date of offer of possession of the said Apartment. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan which if not paid by the Allottee, then and in that event the Allottee shall be liable to pay and the Promoter shall be entitled to recover from the Allottee annual interest at the rate of 2% above the State Bank of India highest Marginal cost of lending rate on such amount. Unless such increase of the consideration is not paid the Allottee shall not be entitled to the possession of the said Apartment but would



2024 - 6		
9080	24	242
2024		

~~Stamp~~

*Signature*  
*Allottee*



be liable to pay all the outgoings in respect of the said Apartment. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 3(a) of this Agreement.

**5(h) AUTHORITY TO ADJUST AND APPROPRIATE PAYMENTS:**

The Allottee hereby unconditionally authorizes the Promoter to adjust and appropriate any payments made by him/her/them towards any head(s) of dues which is/are lawful outstanding, (not limited to interest, taxes etc. in such preference and in such manner), as the Promoter may in its sole and absolute discretion deem fit. The Allottee undertakes not to object/demand/direct/instruct the Promoter to adjust his/her/their payments in any other and/of specific manner. All the payments adjusted and appropriated by the Promoter shall be final, binding and conclusive on the Allottee.

**5(i) UNDERTAKING TO ACCEPT THE CERTIFICATE OF THE STAGE OF COMPLETION:**

The Allottee further agree and undertake to accept and not dispute the certificate of the stage of completion of the said Wing as certified by the Architect/Engineer (as the case may be) of the Promoter and as set out in the demand letter issued by the Promoter or by any other person for and on behalf of the Promoter, for raising a demand of the corresponding installment of the Purchase Price and further undertake to pay the amounts mentioned in the said demand letter without default within 15 (fifteen) days of the said demand letter being sent by email to the Allottee.

**5(j) COMMON AREAS / FACILITIES AND AMENITIES TO BE PROVIDED FOR THE BENEFIT OF ALL WINGS:**

The Promoter has informed the Allottee that the Promoter intends to provide certain Common Areas and Amenities viz. Club House and Swimming Pool, Internal Roads, garden at the ground level and first floor podium O.W.C., S.T.P and D. G. Set for all the Existing Wing's and the Real Estate Project Under Construction and the proposed and the future development which will be

*APB*

*Amis*  
*Attentive*



provided by the Promoter for the benefits of all the Existing Wings, and the Real Estate Project under construction on the said property and future Development. The Allottee hereby agrees that he/she/they shall use and enjoy the said common facilities and amenities in common with other Allottees/occupiers of the Existing Wings; and the Real Estate Project under construction on the said property and the future developments on the said property, subject to rules and regulations and payment of such pro rata contribution as decided by the Promoter or the Joint Sub-Registrar of the Societies from time to time.

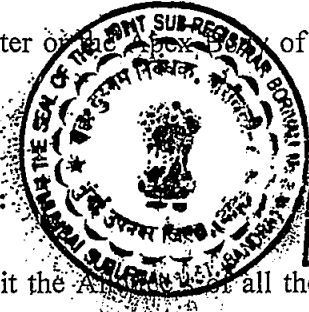
**5(k) MEMBERSHIP TO CLUB HOUSE:**

The Promoter will be entitled to admit the Allottee of all the Wings with Kindergarten as a member of the Club House on such terms and conditions as they may deem fit and proper and the Allottee herein and /or the Societies to be formed by the Allottee's of all the Wings with Kindergarten and / or the Apex Body formed by all the Societies will not object to the same on any ground whatsoever.

**5(l) RIGHT OF THE PROMOTER TO CREATE CHARGES OR LIENS:**

It is hereby expressly agreed, clarified and understood that so long as it does not prejudice the rights created in favour of the Allottee under this Agreement in respect of the said Apartment, the Promoter shall be absolutely, irrevocably and unconditionally entitled to and have the right to create charges or liens or, encumber, mortgage in favour of any Bank/s / Financial institutions, sell, assign, transfer, dispose of, or otherwise deal with in any manner howsoever all or any of their rights, benefits, interest, privileges, and / or claims including development rights in respect of the said Wings and / or said larger Property or construction thereon of any part or parts thereof, without any notice to the Allottee/s and the Allottee /s have given and granted their specific, full, free, unqualified and irrevocable consent to the Promoter to do so. All such

*[Handwritten signature]*  
*[Handwritten signature]*



बरल - 6		
90030	20	944
२०२४		



वरल - ८		
१८७३०	२८	१५८

22

arrangements by the Promoter shall be binding on the Allottee. The Promoter undertake to clear the encumbrances, if any, created by the Promoter at their own costs and the Promoter shall indemnify and keep the Allottee fully indemnified against all claims of any nature whatsoever that may be made against the Allottee by virtue of any encumbrances created as aforesaid. The Promoter agrees that the Allottee shall be entitled to raise necessary finance / housing loan and to avail such loan on the security of the said Apartment for which Promoter shall co-operate with the Allottee but without being personally responsible and/or liable to discharge such loan. However, it will be the sole responsibility of the Allottee to repay the said loan and the Allottee hereby undertakes to indemnify and keep indemnified and harmless the Promoter from any claim or demand, loss arising from the same.

**5(m) RIGHT TO PUT UP AN ELECTRIC SUB-STATION / RECEIVING STATION:**

The Promoter has informed the Allottee that on the said property there exists three electric substations and has granted the permission to Reliance Energy Limited to install receiving station on the portion of said Property as set out hereinabove and give benefit thereof to other persons or occupants in the neighbourhood and give the authorities to sub-leases of the sub-plots on which such sub-stations / receiving station is erected, on such terms and conditions as the Promoter may decide and as may be required by the service provider.

**6. ALLOTTEE AWARE THAT THE BUILDING PLANS ARE SUBJECT TO FURTHER VARIATION/AMENDMENT:**

The Promoter has shown the building plans with the Wings to be constructed on the said property as sanctioned by the Municipal Corporation of Greater Mumbai (M.C.G.M.). The Promoter has also shown the building plans of the Wings as proposed future development and the Allottee is aware that the same is subject to further variation/amendment thereto by the Competent

~~MP~~

*[Handwritten signature]*

Authority/Authorities from time to time and as would be sanctioned/ amended / varied by MCGM and consuming entire potential of the said larger property on the said property but not limited to loading of TDR/FSI and/ or compensatory Fungible FSI and/or additional F.S.I and/or any other FSI by whatsoever nomenclature called generated from any part of the said larger property and/or by way of acquiring / purchasing the same and loading the same on the said property as approved by the Competent Authority as per DCR-1991 and/or DCPR – 2034 and/or any amendment/s and/or alterations and/or replacement thereof from time to time

7. **DISCLOSURES BY THE PROMOTER**

The Allottee is specifically put to the notice



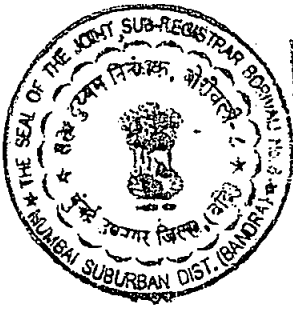
बरल - 6		
9688	22	944
२०२४		

(i) The Promoter has applied to the Municipal Corporation of Greater Mumbai ("MCGM") and have got the lay out plan in respect of the said property sanctioned under no CHE/1280/BP (WS)/ AP/LOP dated-24<sup>th</sup> February 2021 and the Building plans in respect of the said property sanctioned under No. CHE/A0330/BP/(WS)/AP dated 14<sup>th</sup> May, 2013, 23<sup>rd</sup> February, 2018, 27<sup>th</sup> July 2018, 2<sup>nd</sup> November 2020 and 31<sup>st</sup> March 2021 for construction of a building comprising of 18 Wings numbered as Wings A to R with Kindergarten School; together with common infrastructural facilities for the benefit of all the Wings A to R and Kindergarten school and future development to be constructed by the Promoter on the said property as shown on the plan annexed hereto and marked as Annexure-"E".

(ii) The Promoter has constructed and completed the construction of the Wings A to O each wing consisting of basement plus ground floor stilt plus first floor podium Stilt and Open area and 2<sup>nd</sup> to 23<sup>rd</sup> upper floors the Wing "P" consisting of Basement plus Part Ground Floor and Part Ground Floor Stilt Plus First Floor Podium stilt and open area and 2<sup>nd</sup>

*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*



बरतल - ८		
१८०३०	३३	१५८
२३ Upper floor		

24.

Upper floor and club house and above Parking Tower as shown with Light Purple colour wash on the plan annexed hereto and marked as Annexure-"E" hereto in aggregate consuming 90,074.35 sq.mtrs. of FSI, additional FSI on payment of premium, TDR/FSI and compensatory fungible FSI in respect whereof the Occupation certificate has been issued by the MCGM. (For the sake of brevity and convenience hereinafter referred to as "the Existing Wings").

- (ii) The Promoter has informed that total permissible F.S.I., T.D.R / F.S.I. and additional F.S.I. and Fungible compensatory. F.S.I. on payment of Premium as is permissible and available alongwith ancillary structures and that would be consumed by the Promoter is 1,18,328.95 Sq.Mtrs. The Promoter has commenced the construction of the Wing "Q" consisting of Basement plus Ground Floor Stilt plus First Floor Podium, Stilt and Open area and 1<sup>st</sup> Floor to 35<sup>th</sup> upper residential floors and Wing "R" consisting of Basement plus Part Ground Floor Kindergarten School and Part Ground Floor Stilt plus First Floor Podium Stilt and Open area and 1<sup>st</sup> floor to 35<sup>th</sup> Upper residential floors or more upper floors in aggregate consuming 26,931.40 Sq. Mtrs. of FSI, additional FSI on payment of premium, TDR/FSI and compensatory fungible FSI. The Promoter has informed the Allottee that even after consuming 1,17,005.75 Sq. Mtrs. of FSI, additional FSI on payment of premium, TDR/FSI and compensatory fungible FSI in construction of Wings "A" to "P", the club house and the Real Estate Project Wing Q and "R" with Kindergarten, the area 1323.20 Sq. Mtrs. of FSI of the said property remains unutilized, which shall belong to the Promoter and the Promoter shall be entitled to utilize the same on any part of the said property on any adjacent property/properties as may be permissible in law. Under Development Control Regulation, 1991 and/or DCPR-2034 and/or notification/s issued from time to time

*[Handwritten mark]*

*[Handwritten signature]*

*[Handwritten signature]*

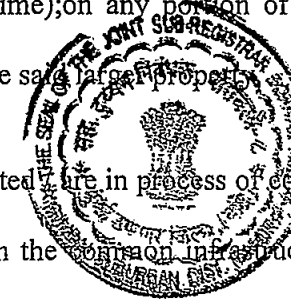


बरेल - ८		
१८७३०	८९	९४८
२०२४		

and/or replacement thereof the Promoter is entitled to load TDR/FSI, compensatory fungible FSI and/or premium FSI (by whatever nomenclature) alongwith the ancillary structures which the Promoter is in process of purchasing/acquiring and/or would be entitled to purchase/acquire and thereafter will be loading the same on Wings "O" to "R" or on either or on all of them and consume on any portion of the said larger property and/or said property.

(iv) The Promoter herein are in process of obtaining the area rectification and development permission of the balance portion admeasuring 661.20 Sq. Meters forming part of the said larger property which is shown in Red colour wash on the plan annexed hereto and marked as Annexure -"E" and as and when the said permission is obtained the Promoter shall be entitled to utilize the FSI and/ or TDR/FSI and / or Compensatory Fungible FSI of such balance portion as per the plan as may be sanctioned in respect thereof, (with such variation as may be sanctioned from time to time);on any portion of the said property.

and/or on the portion of the said larger property



बरेल - ८		
१८७३०	८९	९४८
२०२४		

(v) The Promoter has constructed and is in process of constructing Wings J to R and with kindergarten the common infrastructural facilities and future development of the balance land in the following phases:

- (a) Wings "J", "K" and "L" - First phase (completed)
- (b) Wings "M", "N" and Parking Tower- Second phase (completed)
- (c) Wings "O" and "P" - Third phase (completed)
- (d) Wings "Q" and "R with Kindergarten school" -Fourth phase (" Real Estate Project")
- (e) Common infrastructural facilities - Fifth phase
- (f) future development of the balance of land admeasuring 1323.20 Sq. Mtrs. - Sixth phase

*[Handwritten signature]*

*[Handwritten signature]*



बरल - 6		
96030	32	32
(vi) In all Wings the refuge floors / areas have been earmarked as per the		

26

- plan/s sanctioned by MCGM user whereof shall not be changed by the Allottee and/or anybody claiming by through under or in trust of the Allottee without the prior approval of the Promoter, MCGM and State of Maharashtra.
- (vii) Agreed that the Promoter shall be entitled to re-locate the refuge area / floor and / or increase/decrease area of refuge area and/or floor from the place where it has been earmarked at present subject to the permission and sanction by the Government of Maharashtra and/or MCGM and/or any Competent Authority from time to time; to which the Allottee/s doth hereby accord their irrevocable consent for the same.
- (viii) The Promoter has informed the Allottee and the Allottee is aware that the Promoter has made the provisions for parking of the two/four wheelers as provided herein; which the Promoter shall be entitled to sell and allot to any of the Allottee of the apartment in either of the Wings "A" to "R" and/ or for future development and/or for Kindergarten school to park their respective two / four wheeler vehicles and /or for Supermarket and Doctors consultancy unit as the Promoter may in their sole discretion deem fit and proper at any location to which the Allottee/s doth hereby accord their irrevocable consent for the same. The Promoter has informed the Allottee and the Allottee/s is / are aware that the Basement, ground floor and the Podium on the 1<sup>st</sup> floor level of all the Wings "A" to "R with Kindergarten" are interconnected and have access thereto by common ramps and form a part of common area .
- (ix) The Promoter has informed the Allottee and the Allottee is /are aware that the Promoter has earmarked an area on the ground floor ("R.G. - A") as also on the first floor level podium (R.G) for a Recreation

*[Handwritten signature]*  
*[Handwritten signature]*



पृष्ठ - 6		
9280	33	944
२०२४		

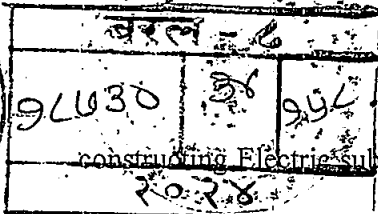
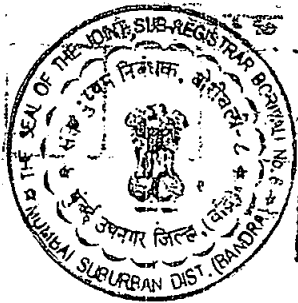
Ground which shall be for the common use, enjoyment and for the benefit of the purchasers of the premises of all the 18 Wings future development and Kindergarten school to be constructed by the Promoter on the said property as setout herein, which the Allottee doth hereby admit acknowledge and confirm.

- (x) The Promoter has informed the Allottee and the Allottee is aware that the Promoter is proposing to construct a Kindergarten school on the said property which shall be run and managed by the Promoter and / or their assigns /transferees/ purchasers/ nominees or as may be decided by the Promoter, which the Allottee doth hereby admit acknowledge and confirm and that the Allottee herein has / have no claim, right, title and / or interest therein in any manner howsoever.
- (xi) The Promoter have informed the Allottee and the Allottee is aware that the Promoter is proposing to construct a Club House and other infrastructural facilities on the said property which shall be for the common use, enjoyment and for the benefit of the Allottees of the apartments of all the 18 Wings, "A" to "R with Kindergarten" school future development that may be constructed by the Promoter on the said property, which the Allottee doth hereby admit acknowledge and confirm.
- (xii) The Promoter has informed the Allottee and the Allottee is aware that the Promoter has constructed three electric Sub - station/s, receiving station, Club House, D.G. Sets, Sewerage treatment plant and Organic Waste composter at places that has been earmarked by the Promoter for the benefit of the Existing Wings and the Real Estate Project and the future development which has been approved by the Service provider and the MCGM respectively; which the Allottee doth hereby accord their irrevocable consent for the same. The Promoter has earmarked and handed over a portion of the said property to service provider for

*[Signature]*

*[Signature]*

*[Signature]*



constructing Electric substation and receiving station and the Allottee and or the societies of the Allottee and/or the Apex Body shall not object to the same.

- (xiii) The Promoter has specifically put the Allottee to the notice that an area admeasuring about 2109.66 Sq. Mtrs. or more and as reflected in Annexure-E hereto; which is forming part of the said property; is provided for future provision for extension and as amenities space (now reserved as Government Office) as per the provisions of the Development control regulations for Greater Mumbai and that the Promoter has already handed over the same to MCGM and therefore the assignment of the rights of occupancy class-I shall not include the area reserved as amenities space and/or any other reservation area. The Promoter has put the Allottee to the specific notice that the Promoter has right to utilize the FSI / TDR/FSI of the said amenities space and/or any other reservation area as per the provisions of the DCR 1991 and/or DCPR 2034 on the remaining part of the said larger property and/or to obtain Development Rights Certificate (DRC) and to avail the benefit of the same as per the provision of D.C.R. 1991 and /or DCPR-2034 of Greater Mumbai and /or any replacement thereof. The Promoter has put the Allottee to further specific notice that the reservation of amenities space being a buildable reservation the Promoter may at its discretion exercise their option to build such facility as may be directed and as a result thereof if the Promoter is granted any benefits of FSI and/or TDR/FSI Compensatory Fungible F.S.I. the Promoter shall be entitled to utilize the same either on the remaining portion of the said property / the said larger property and/or on said amenities space and/or entitled to obtain (D.R.C) Development Right Certificate as per D.C.R. 1991 and /or DCPR-2034 of Greater Mumbai and/or replacement

~~TH~~

*[Handwritten signature]*  
Attentive





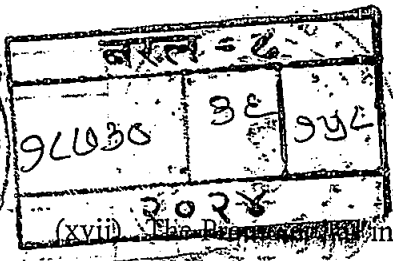
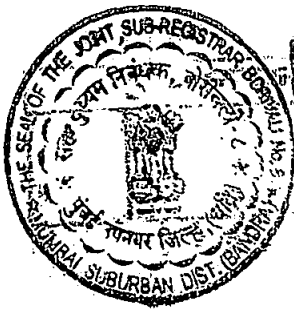
बुरल - 6		
96030	84	947
अद. २४		

thereof and to avail the benefit of the same as may be permissible and as may be decided by the Promoter at its own discretion.

- (xiv) The Promoter has specifically put the Allottee to the notice that as provided in the terms and conditions of approved layout of the said property the Promoter is required to execute right of way agreement in respect of 12.00 mtrs. wide internal road up to the amenities space as shown in approved plan and that the Allottee and/or anybody claiming by, through, under or in trust of the Allottee shall not object to the same.
- (xv) The Promoter has specifically put the Allottee to the notice that in view of the planning constraints MCGM has granted concession with respect to deficiency in open space to the wings and the Allottee/s with full knowledge of the said fact has agreed to purchase the said apartment. The Allottee is put to further specific notice that by reason of planning constraints or any other reason whatsoever if any further concessions are applied for by the Promoter and granted by MCGM in process of development of the said larger property (with or without the remaining portion of the said larger property and/or TDR/FSI of amenities space) the Allottee hereby accords his/her/their irrevocable consent to the same and shall not raise any objection thereto on any ground/s whatsoever.
- (xvi) The Promoter have informed the Allottee and the Allottee is aware that the Promoter will be undertaking the development of the said larger property in six phases or more as set out herein and the development of the said larger property shall be deemed to have been completed only upon completion of the construction of all the Wings as sanctioned and/or proposed, Kindergarten school and other common facilities as sanctioned by and/or as maybe directed to be constructed by the competent authority on the said larger property and upon receipt of the Occupation Certificate/s in respect of the last phase.

~~SPB~~

*[Handwritten signature]*  
*[Handwritten signature]*



The Promoter has informed the Allottee and the Allottee is aware that the Promoter shall be undertaking the development of the Wings "Q" and "R with kindergarten" school, and the future development in phase wise as provided hereinabove.

(xviii) The Promoter has informed the Allottee and the Allottee is aware that in the event of the FSI of land not availed and/ or FSI of land for which permission of Development is yet to be obtained and / or additional FSI / TDR FSI/ compensatory fungible FSI and/or any other FSI of whatsoever nomenclature in respect of the said larger property or any part thereof being made available, any time in future, prior to the completion of the development of the said larger property, then in that event the Promoter herein shall be entitled to either utilize the same in construction of Wing/s "O" to "R" or more wing/s on any portion of said larger property and/ or sell and transfer the TDR/FSI for such consideration and on such terms and conditions and receive and appropriate the sale proceeds thereof to themselves, as the Promoter made in their sole discretion may deem fit and proper for which the Allottee doth hereby accord their irrevocable consent for the same.

**8. OBSERVANCE OF THE TERMS AND CONDITIONS IMPOSED BY THE COMPETENT AUTHORITY:**

The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the Competent Authority at the time of sanctioning the layout plans of the said property and/or building plans or which may be imposed hereafter at any time thereafter and shall, before handing over possession of the said Apartment to the Allottee, obtain from the Competent Authority the occupancy certificate in respect of the said Apartment.

*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*

**9. PROMOTER TO ABIDE BY TIME SCHEDULE FOR COMPLETING THE PROJECT:**

The Promoter shall abide by the time schedule for completing the Real Estate project as defined herein and handing over the possession of the said Apartment to the Allottee after receiving the occupancy certificate subject to Force Majeure and Vis Majeure and subject to the Allottee strictly adhering to the timely payment schedule.

**10. TIME FOR THE PAYMENT IS THE ESSENCE OF CONTRACT:**

Time for the payment of every installment and all other amounts payable hereunder by the Allottee is the essence of contract and non-payment thereof would attract the consequences as set out hereunder.



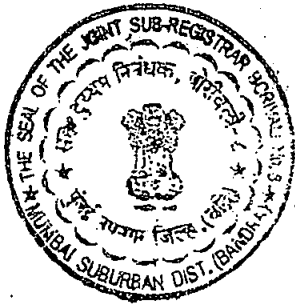
बदल - 6		
90080	310	942
२०२४		

**11. UTILIZATION OF THE AVAILABLE FSI ETC.:**

11.1. The Promoter hereby declares that the Floor Space Index available as on date in respect of the said larger property is 1,18,328.95 square meters and Promoter has planned to utilize further and additional Floor Space Index by availing of TDR / FSI available with or without payment of premiums and/or FSI available as incentive FSI by implementing any scheme under the Development Control Regulation, 1991 and/or DCPR 2034 and / or additional FSI on payment of premium and/or compensatory Fungible FSI and based on expectation of increased FSI which may be available in future on modification/amendment to the Development Control Regulations 1991 and/or DCPR 2034, and/or Law, Rules, Regulations, notice/s, scheme/s etc. and/or Law/Rules/Regulations in replacement thereof and/or in addition of the existing Development Control Regulations 1991 and/or DCPR 2034 which are or as would be made applicable to the said project.

*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*



बंदरा - 6		
96030	82	994
11.2. The Promoter has disclosed to the Allottee that the Floor Space Index		
2028		

of 26,951.40 sq. Mtrs. is sanctioned to be utilized by the Promoter on the Real Estate Project and the Allottee has agreed to purchase the said apartment based on the sanctioned plan of Wings Q and R with Kindergarten and the proposed development and with the full and complete knowledge and understanding that the remaining unutilized FSI, additional Floor Space Index by availing of TDR / FSI available with or without payment of premiums and/or FSI available as incentive FSI by implementing any scheme under the Development Control Regulation, 1991 and/or DCPR 2034 and / or additional FSI on payment of premium and/or compensatory Fungible FSI and based on expectation of increased FSI which may be available in future on modification/amendment to the Development Control Regulations 1991, and/or DCPR 2034 and/or Law, Rules, Regulations, notice/s, scheme/s etc. and/or Law/Rules/Regulations in replacement thereof and/or in addition of the existing Development Control and promotion Regulations 2034 (DCPR 2034) which are or as would be made applicable to the said larger property shall belong to Promoter only and the Promoter shall be entitled to utilize the same by constructing more Wing/s and also in future development/construction on the said larger property or any part thereof or sell and dispose off the same as the Promoter may in their sole discretion deem fit and proper and the Allottee and/or the Society formed of Allottees and / or the Apex Body shall have no claim, right, title and interest therein.

**12.1 INTEREST PAYABLE IN THE EVENT OF PROMOTER FAILING TO ABIDE BY THE TIME SCHEDULE:**

In the event of the Promoter failing to abide by the time schedule subject to Force Majure and Vis Majure and strict and timely payment of the installment

~~11.2~~

X  
M.C.  
Walter



बिल - 6		
90030	82	946
2028		

33  
by the Allottee as and when demanded for the project and handing

over the said Apartment to the Allottee, the Promoter agrees to pay to the Allottee (who does not exercise his/her/their option to withdraw from the project by cancelling this Agreement within 15 days of passing of the date of completion); simple interest @ 2% above the State Bank of India highest Marginal cost of Lending Rate P.A. on the consideration amounts paid by the Allottee under Clause 5(c) herein only, for every month of delay, till the handing over of the possession of the said Apartment. Such payment of interest shall become due and payable at the time of handing over the said apartment to the Allottee.

**12.2 INTEREST PAYABLE BY THE ALLOTTEE FOR DELAYED PAYMENTS:**

The Allottee agrees to pay to the Promoter, simple interest @ 2% above the State Bank of India highest Marginal cost of Lending Rate P.A, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee (s) until payment thereof to the Promoter.

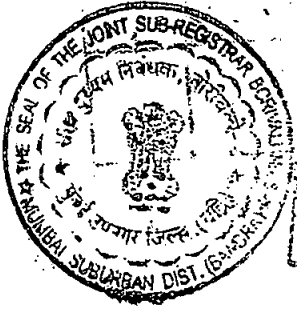
**12.3 RIGHT OF THE PROMOTER TO TERMINATE THE AGREEMENT:**

Without prejudice to the right of promoter to charge interest in terms of sub clause 12.2 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the promoter under this Agreement (not limited to part consideration, his/her/their proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee continuing default of payment of installment/s and other amounts even after 15 days' notice calling upon the Allottee to make the payment, the promoter shall at its own option, may terminate this Agreement:

PROVIDED that Promoter shall give notice of fifteen days in writing to the Allottee by Registered Post AD and email at the address provided by the

~~\_\_\_\_\_~~

*[Signature]*  
*[Signature]*



9430	944
Allottee, of its intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.	

Allottee, of its intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

PROVIDED FURTHER that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment, appropriation and recovery of the agreed liquidated damages, and all other amounts payable towards Taxes, Cess, levies by whatever nomenclature payable to Government authority and/or Competent Authority and/or any other Semi Government authority and / or any amount paid by the Promoter for and on behalf of the Allottee to any bank / financial institution etc.) within a period of thirty days of termination, the balance amount of the installments paid towards the sale consideration of the said Apartment which may till then have been paid by the Allottee to the Promoter. It is clarified and agreed that the Promoter shall not be liable to refund any amount/s paid by the Allottee towards taxes, cess, Stamp duty, registration charges, interest, brokerage etc.

#### 12.4 RIGHT OF THE ALLOTTEE TO TERMINATE THE AGREEMENT:

Subject to the Promoter having received the full consideration amount in respect of the said Apartment and all other amounts payable by the Allottee hereunder, if the Promoter fails or neglects to offer possession of the said Apartment to the Allottee, other than for reasons beyond their control and/or their agents by the period aforesaid as mentioned hereinbefore or such further extended date as may be mutually agreed upon in writing by and between the parties hereto, the Allottee may at its discretion, by a 30 days' notice in writing, terminate this Agreement and in such event, the Promoter shall, be liable to refund to the Allottee the amount of Purchase Consideration already received by it in respect of the said Apartment with simple interest therein at the rate of

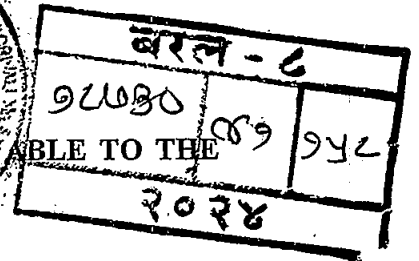
*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*

9% per annum from the date on which the Promoter has received the installment till the date the amounts and interest thereon is repaid. The Promoter shall not be liable to pay any compensation or damages or offer any other Apartment to the Allottee in lieu of the said Apartment herein agreed to be purchased. In the above event, neither party shall have any claim whatsoever against the other in respect of the said Apartment or arising out of this Agreement (not limited to stamp duty, registration charges, interest, taxes, levies etc. paid) and the Promoter shall be at liberty to sell and dispose of the said Apartment to any other person at such price and on such terms and conditions as the Promoter may deem fit.

**12.5 PRE-DETERMINED LIQUIDATED DAMAGES PAYABLE TO THE PROMOTER:**

Agreed and recorded that in the event of this Agreement being terminated either by the Promoter for the breaches committed by the Allottee or by the Allottee without the Promoter being held guilty of any breaches then and in that event the Promoter shall be entitled to adjust, appropriate and recover from the Allottee pre-determined liquidated damages of 20% of the total purchase price without the Promoter being required to prove the actual loss suffered by the Promoter and the interest paid by the Promoter to the Financial Institution for and on behalf of Allottee (like pre EMI interest) under any scheme. PROVIDED HOWEVER under no circumstances the Promoter shall not be responsible and liable to refund (a) any taxes by way of T.D.S., Service Tax, VAT, Krishi Kalyan Cess, Swatch Bharat Cess, GST etc. having been paid by the Allottee as required under law; (b) Processing fee and brokerage paid by the Allottee to the Broker, banks, financial institution etc either directly or through the Promoter; (c) Interest if any paid by the Allottee to the Promoter for the delayed payment of the installments under this Agreement; and/or interest if any paid by the Allottee to the Banks, Financial Institute (d) All costs and charges incurred by the Promoter in identifying the new Allottee for



*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*

खरिद - ६		
92030	०२	१५८
2028		

the said Apartment after termination of this Agreement (not limited towards advertisement charges, broker charges etc.).

**13.1 COMMON AMENITIES TO BE PROVIDED IN THE WINGS Q AND R AND FIXTURES, FITTINGS AND AMENITIES TO BE PROVIDED IN THE APARTMENT:**

The Promoter shall provide the common amenities and fixtures, fittings and amenities in the said Apartment hereby agreed to be sold as set out in schedule annexed hereto and marked as ANNEXURE- "O". The Allottee agrees that, in the event there is an uncertainty about the availability of fixtures, fittings or amenities or the material required to be provided either in terms of quantity and / or quality and / or delivery and / or for any other reason whatsoever beyond the control of the Promoter, then and in that event the Promoter shall be entitled to change the fixtures, fittings and amenities to be provided in the said Apartment with similar specifications and / or quality as may be available and required during the stage / time of the constructions in order to enable Promoter to offer on time the possession of the said Apartment to the Allottee as agreed under this Agreement. The fixtures, fittings and amenities are being provided by the Promoter in the said Apartment are free of cost and the Allottee agree not to claim any reduction or concession in the Purchase Price and / or in the amounts payable under this Agreement on account of any change or substitution in the fixtures, fittings or amenities provided by the Promoter.

**13.2 ALLOTTEE TO BRING TO THE ATTENTION OF THE PROMOTER DEFECTS (IF ANY) IN THE APARTMENT:**

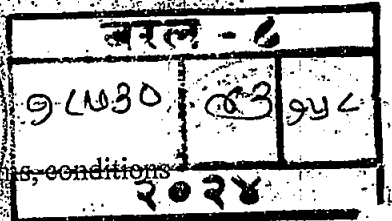
The Allottee shall check up all the fixtures and fittings in the said Apartment before taking possession of the same. At the time of taking possession of the said Apartment, the Allottee shall bring to the attention of the Promoter defects (if any) in the Apartment, in absence whereof, the Promoter shall be deemed to have presumed that the Allottee is fully satisfied with the completion of the

~~13.2~~

*Amis*  
*Allottee*







said Apartment in all respects as being in accordance with the terms, conditions and stipulations of this Agreement for sale and ~~subsequent~~ <sup>subsequent</sup> in writing to that effect to the Promoter.

**14.1 DATE OF HANDING OVER POSSESSION AND FORCE MAJURE / VIS MAJURE:**

The Promoter shall give possession of the said Apartment to the Allottee on or before [ 31/12/25 ] subject to Force Majure and Vis Majure and all the amounts payable hereunder being paid strictly on time as per this agreement.

If the Promoter fails or neglects to give possession of the said Apartment to the Allottee on account of reasons beyond its control and of its agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the consideration amounts already received by it in respect of the said Apartment with interest subject to the deductions set out in Clause 12.5 herein.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of said Apartment on the aforesaid date, if the completion of the Wing in which the Apartment is to be situated is delayed on account of-

- (i) war, civil commotion or act of God;
- (ii) Non-grant of NOC's/permissions/ Occupation Certificate etc by the Government / Semi Government / Competent Authority which is not attributable to the Promoter.
- (iii) any legislation, notice, order, rule, circular, notification of the Central Government and / or public authority or other Competent Authority or court or injunction or stay or prohibitory orders or directions passed by any court, tribunal, body or authority;
- (iv) delay in securing necessary permissions or completion / occupancy certificate from the Competent Authorities or water, electricity,

*[Signature]*  
*[Signature]*



बल - ८	
96030	07/09/2028
2028	

drainage and sewerage connections from the appropriate authorities, for reasons not attributable to the Promoter;

- (v) force majeure or any other reason (not limited to the reasons mentioned above) beyond the control of or unforeseen by the Promoter, which may prevent, restrict, interrupt or interfere with or delay the constructions of the said Wing including the said Apartment; and / or
- (vi) other force majeure and vis major circumstances or conditions including but not limited to the inability to procure or general shortage of energy, labour, equipment, facilities, materials or supplies, failure of transportation, strikes, lockouts, action of labour unions or other causes beyond the control of or unforeseen by the Promoter or their agents; and/ or
- (vii) any other forces or reasons beyond the control of the Promoter.

For the purpose of this Agreement this expression "force majeure" shall include but not limited to any natural calamity, landslide, strikes, terrorist action or threat, civil commotion, riot, crowd disorder, labour unrest, invasion, war, threat of or preparation of war, fire, explosion, storm, flood, earthquake, subsidence, structural damage, epidemic or other natural disaster, calamity or changes in law, regulations, rules or orders issued by any Court or Government authorities or any acts, events, restrictions beyond the reasonable control of the Promoter.

**14.2 DATE OF COMPLETION OF THE REAL ESTATE PROJECT i.e TO SAY WINGS Q and R WITH KINDERGARTEN:**

The Promoter has informed and put the Allottee to the specific notice that the real estate project i.e. to say Wings "Q" and "R with Kindergarten" shall be completed by the Promoter on or before [ 31/12/25 ].

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

**14.3 COMPLETION OF DEVELOPMENT OF THE SAID PROPERTY AND/OR THE SAID LARGER PROPERTY:**

The Promoter has informed and put the Allottee to specific notice that the Promoter shall take up further development of the said larger property in a phase wise manner as setout herein and shall be completed as would be notified from time to time by the Promoter to the competent authority appointed under the said Act.

**15.1 OFFERING OF POSSESSION BY THE PROMOTER:**

The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the project.

**15.2 TAKING OF POSSESSION BY THE ALLOTTEE:**

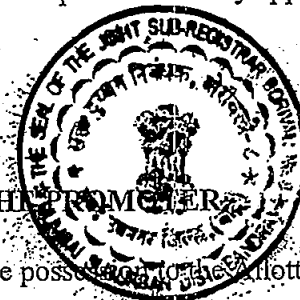
The Allottee after making payment of all amounts payable under this agreement shall take possession of the Apartment within 7 days of the written notice from the Promoter to the Allottee intimating that the said Apartment is ready for use and occupancy.

**15.3 EXECUTION OF NECESSARY INDEMNITIES, UNDERTAKINGS ETC. BY THE ALLOTTEE:**

Upon receiving a written intimation from the Promoter as per clause 15.1, the Allottee shall without fail take possession of the said Apartment from the Promoter by executing necessary indemnities, undertakings, and such other documentation as prescribed in this Agreement and as may be required by the Promoter at the relevant time. In case the Allottee fails to take possession within the time stipulated in clause 15.2 such Allottee shall continue to be liable to pay not limited to balance consideration, interest, all outgoings and maintenance charges as applicable etc. from the date of expiry of 7day's of letter of intimation/offering of possession of the Apartment irrespective of whether the Allottee/s has / have taken over the possession or not.

~~\_\_\_\_\_~~

*\_\_\_\_\_*  
Allottee



बदल - 6		
921090	004	942
२०२४		



बदल - 6		
96030	08E	9YL
20.12.18		

to execute declaration-cum-Undertaking inter-alia to cooperate in formation of society, (if not formed by then) Apex Body and to make the payments not limited to taxes, cess, payment to the Society and the Apex Body, etc.

(ii) to execute consent-cum-undertaking inter-alia to our subsequent Allottee to be enrolled as member of the society without demanding any contribution under any head;

(iii) to execute indemnity inter-alia from not carrying out any work in the said apartment which would be contrary to the sanctioned plan and various NOC's permission etc. and if done resulting into any structural damage/ leakage/ damage to the Elevation features; the entire cost charges and expenses of curing such damage/ leakage not limited to the said Wing/s but also other apartment/s in the said Wing/s to be borne and paid by the Allottee herein;

(iv) to execute Undertaking to abide by all terms, conditions, covenants etc. of this agreement

(v) not to transfer or agree to transfer and/or create any right, interest and/or claim of the Allottee in the said Apartment agreed to be sold until and unless the entire Purchase Price and all amounts due and payable by the Allottee under this Agreement are duly paid in full by the Allottee to the Promoter herein and the Allottee has not committed any breach/s of any terms and conditions of this Agreement and/or NOC's, permission etc. granted by the various authorities.

(vi) And Undertaking not to grant on leave and license and/or lease in respect of the said apartment without the consent of the Promoter and the concerned Police Station.

(vii) To separate the dry and wet garbage and treat the wet garbage on the said Property as per the Rules and Regulations that may be laid

~~\_\_\_\_\_~~

*[Signature]*  
*[Signature]*



बदल - 6		
92030	0710	942
2028		

down in that behalf by the MCO (and/or by authority) from time to time.

**15.4 RECTIFICATION OF STRUCTURAL DEFECT WITHIN A PERIOD OF FIVE YEARS FROM THE DATE OF HANDING OVER POSSESSION:**

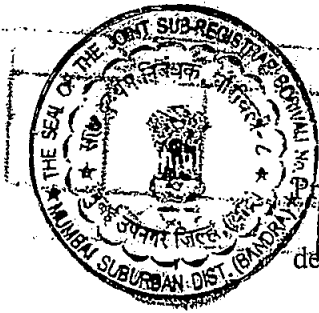
If within a period of five years from the date of handing over possession of the said Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the said Apartment or the Wing in which the Apartment is situated or any defects on account of workmanship, quality or provision of service, then wherever possible such defects shall be rectified by the Promoter at its own costs and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, reasonable compensation only to cure such defect (and not replacement costs, and/or any claim for any purported direct and/or indirect losses and damage caused thereby) in the manner as provided under the Act. Provided However the Promoter shall not be liable to cure the defects which has/have emerged / occurred by reason of an act of commission or omission attributable to the Allottee herein and/or the other Allottee/s and/or Society (as the case may be) and by reason of normal wear and tear, misuse or non-use, lack of regular maintenance, beyond the shelf life of any product etc.

**15.5 ALLOTTEE LIABLE TO BEAR AND PAY THE PROPORTIONATE SHARE OF ALL OUTGOINGS WITHIN 7 DAYS AFTER NOTICE IN WRITING GIVEN BY THE PROMOTER:**

Within 7 days after notice in writing is given by the Promoter to the Allottee that the said Apartment is ready for use and occupancy, notwithstanding whether Allottee has taken the possession of his/her/their Apartment agreed to be purchased hereunder or not the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment as defined under the said Act) of all the outgoings in respect of the Real Estate

*[Handwritten mark]*

*[Handwritten signature]*



Project i.e. to say Wings Q, R with Kindergarten not limited to ground rent, development charges, local taxes like GST, levies, rates, duties, cess,

assessments, premiums, impositions, charges, penalties, betterment charges and other levies by the Corporation / concerned local authorities / tax authorities and / or the Government (prospective and / or retrospective charges), and also all outgoings with respect to water charges (including that for supply by water tankers and / or by boring), insurance, common electricity bills, sinking fund, repairs, common staircase, lifts, sanitation, all equipment and gadgets (not limited to fire-fighting , gardening , club house S.T.P., Organic Waste Composter, DG Sets etc.) operational repairs (major and minor) and maintenance and salaries of clerks, bill collectors, watch and ward, liftman, security, sweepers, accounting charges and personnel and all other expenses necessary and incidental to the management and maintenance of the said Property, the said Wings i.e. to say Q and R with Kindergarten as also the common services, lights and other conveniences and utilities as will be available in common for the Allottee. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution of Rs. 12576.92/- per month towards the outgoings. (excluding all applicable taxes ) i.e. G.S.T and/or any other tax The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until execution of the conveyance of the Wings i.e. to say Q and R with Kindergarten (structure only) in favour of the Society formed by the Allottees of the said Wing and on such conveyance being executed for the said Wings; the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society and thereafter the Society shall be liable to pay all such outgoings.

It is further agreed and recorded that the Promoter/Purchasers of the Kindergarten (as the case may be) shall be liable to pay such charges as payable by them other than the property Taxes pertaining to Kindergarten from the date

*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*



बतल - 6		
90030	002	094
२०२४		

the Promoter/Purchasers of the Kindergarten (to be) commencing the operation of the Kindergarten and not otherwise.

**15.6 INTEREST PAYABLE IF ALLOTTEE FAILS OR NEGLECTS TO PAY OUTGOINGS:**

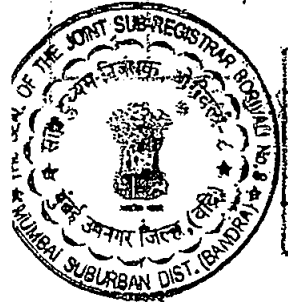
If the Allottee /s fails or neglects to pay the outgoings in respect of the said Apartment and / or their proportionate share of outgoings in respect of the common facilities and amenities / limited common areas and facilities and / or the said infrastructure / common facilities for any reason whatsoever, then without prejudice to their right to collect interest @ 12% (Twelve percent) per annum for the delayed payment and to their rights and remedies including right to terminate the Agreement, the Promoter shall be entitled to stop and restrict the Allottee/s from using the common facilities or Promoter shall stop maintaining the said wing, common areas, facilities and infrastructure. The Promoter shall have first lien and charge on the said Apartment agreed to be acquired by the Allottee /s in respect of any amount due and payable by the Allottee /s under this Agreement.

**15.7 PROMOTER NOT LIABLE TO BEAR THE OUTGOINGS IN RESPECT OF THE UNSOLD APARTMENT/S AND/ OR THE KINDERGARTEN:**

The Promoter shall not be liable to bear the outgoings as aforesaid in respect of the unsold Apartment/s and / or the Kindergarten. The Promoter shall bear only the Municipal assessment of Property Tax levied by local authority if any payable but shall not be required to pay other outgoings including maintenance, lift, water-pump, security, common lighting, charges towards all equipment and gadgets (not limited to fire-fighting, gardening, club house S.T.P., Organic Waste Composter, DG Sets etc.) operational repairs (major and minor) and maintenance etc. It is hereby agreed that the Promoter shall pay directly, Municipal Taxes, of the unsold Apartment and / or the Kindergarten, to MCGM, provided there is a separate Assessment or otherwise, the Allottee

*[Handwritten signature]*

*[Handwritten signature]*



बिल - 6		
9630	90	992
2028		

and/or the ad hoc Committee of the Co-operative Society, as and when received the Bills of Municipal Taxes, of the entire Wing and/or Apartment as the case may be, shall intimate in writing, to the Promoter requesting them, to pay Municipal Taxes of the said unsold Apartment and / or the Kindergarten, which shall be paid by the Promoter.

**16. APARTMENT TO BE USED FOR PURPOSE OF RESIDENCE ONLY:**

The Allottee shall use the said Apartment or any part thereof or permit the same be used only for purpose of residence. The Allottee shall be entitled to use the parking space if the same is allotted by the Promoter not otherwise and only for purpose of keeping or parking his/her/their personal vehicle.

**17.1 ALLOTTEE TO JOIN IN FORMATION AND REGISTRATION OF THE SOCIETY:**

The Allottee along with other Allottee (s) of Apartment in the said Wings i.e to say Q and R with Kindergarten shall join in forming and registering the Society to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society and for becoming a member, not limited to the bye-laws of the proposed society and duly fill in, sign and return to the Promoter within seven days for the same being forwarded by the Promoter to the Allottee, also as to enable the Promoter to register the Apex Body of the Societies formed by the Allottees of the Existing Wings, said Real Estate Project and the proposed construction as set out herein. The bye laws of the proposed society and/or rules and regulations as caused to be drawn up by the Promoter shall be final and conclusive. No objection shall be taken by the Allottee if any changes or modifications are made in the draft bye-laws or the Memorandum as may be required by the Registrar of Co-operative Societies. The Allottee is specifically put to notice that the Promoter/Purchase ( as the

*AP*

*Arin's*  
*Wheeler*





ಬರಲ - 6		
92680	49	946
2028		

case may be ) shall be enrolled as mortgage of the said property so formed by the Allottees of the Wings Q and R so far as the same concerns the Kindergarten area.

**17.2 TRANSFER OF RIGHT, TITLE AND INTEREST OF THE PROMOTER IN THE WINGS Q AND R WITH KINDERGARTEN TO**

**THE SOCIETY:**

*Handwritten signature and initials on the left margin.*

*within 3 (three) months from the date of grant of the occupation certificate of real estate project.*  
The Promoter shall, on or before 1 / 20 caused to be transferred in

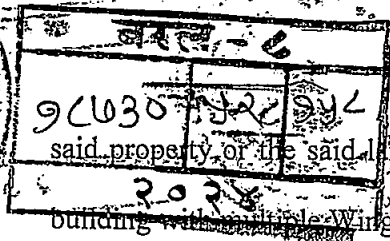
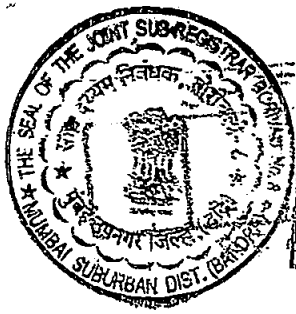
favour of the Society to be formed by the Allottees of the said Wings i.e. to say "Q" and "R with Kindergarten" all the right, title and interest of the Promoter in the said Wings with Kindergarten (structure only i.e. wing Q and R with Kindergarten without common basement, ground floor, 1<sup>st</sup> floor podium stilt and open area and common area and/or all common amenities and facilities) in which the said Apartment is situated. PROVIDED HOWEVER the entire stamp duty and registration charges for the same shall be borne and paid by Allottee/s without recourse to the Promoter; notwithstanding all the apartments in the said Wings i.e. to "Q" and "R with Kindergarten" not having been agreed to be sold by the Promoter or not and all such unsold Apartments with Kindergarten shall continue to be the property of the Promoter who alone and exclusively shall be entitled to dispose off the same without any reference or recourse to either of the Allottee/s including the Allottee herein and/or the Society formed by all the Allottees of the said Wings i.e. to say "Q" and "R with Kindergarten" and / or the Apex Body formed by all the Societies.

**17.3 TRANSFER OF THE LAND COMMON AREAS AND COMMON SERVICES, FACILITIES ETC. TO THE APEX BODY:**

The Promoter shall on completion and obtaining the Occupation Certificate /Building Completion Certificate of the last phase of the said larger property cause to be transferred to the Apex body of all societies for all the wings on the said larger property all the right, title and interest of the Promoter in the

*Handwritten signature/initials.*

*Handwritten signature and name 'Uttarshah' at the bottom right.*



said property of the said larger property (as the case may be) on which the building with multiple Wings are constructed.

**17.4 ABSOLUTE AND UNFETTERED RIGHT OF THE PROMOTER TO COMPLETE THE WINGS i.e. TO SAY Q AND R WITH KINDERGARTEN AND TO SELL AND DISPOSE OFF THE REMAINING APARTMENTS:**

Notwithstanding the registration of the Society as provided in clause 17.1 above and execution of Conveyance as provided in clause 17.2 above, the Promoter shall have absolute, unobstructed and unfettered right to complete the said Wings i.e. to say "Q" and "R with Kindergarten" (as the case may be) in which the said Apartment agreed to be sold by the Promoter to the Allottee is situated and to sell and dispose of the remaining Apartments for the consideration and on such terms and conditions as the Promoter may deem fit and proper, receive the full consideration and all such amount as the Promoter would be entitled to receive under the Agreement/s to be entered into by the Promoter with other Allottee/s in respect of the remaining Apartment/s other than the said Apartment which the Promoter has agreed to sell to the Allottee herein, to hand over possession of the remaining Apartment/s to the other Allottee of the Apartment which the Promoter may agree to allot and/or sell, apply for Occupation Certificate and all such other and further work as is required to be completed as per the sanctioned layout plan and/or building plan of the said larger property, sanctioned plan of the Wings being constructed on the Real Estate Project, comply with the terms and conditions of various NOC's/permissions given by the Competent Authority/ies. The Allottee/s do and each of them doth hereby agree and confirm that the Promoter has the absolute, unobstructed and unfettered rights as set out hereinabove and further agree and undertake not to interfere in the work being carried out by the Promoter on any ground whatsoever.

**17.5 UNSOLD APARTMENTS TO BELONG TO THE PROMOTER:**

*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*



बुरहान - 6		
92030	43	942
२०२४		

It is understood and agreed by and between the Parties hereto as under:

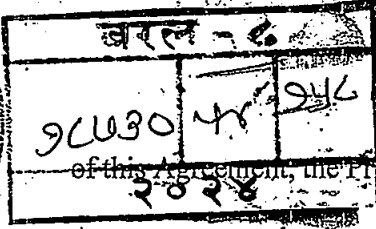
- (a) All unsold Apartments in either of the Wing/s (existing or proposed), car parking spaces anywhere in the compound / in the parking Tower /on the podium /in the basement and under stilt / Under the podium/Open Parking at ground level/ Podium Level which are proposed presently and / or which have already been constructed and / or stack parking anywhere in either of the Wing/s shall belong to and owned by the Promoter only and they will have sole and exclusive rights and authority to allot, alienate or dispose off the same on such terms and conditions as they may like to any apartment purchasers of either of Wing A to R, kindergarten, School, Supermarket and for future development as set out herein and receive and appropriate the consideration received thereof and the Allottee herein will have no objection to the same and the Allottee/s do and each of them doth hereby consent to what is provided herein and the Allottee agree and undertake not to claim any reduction in the price or concession or rebate or compensation or damages.
- (b) The Promoter intend to and may retain for themselves the remaining Apartment/s in the said Wings along with parking space and may not sell to others and may lease out or give on leave and license basis, some or even substantial number of Apartments in the said Wings (as the case may be).

**18.1 PROMOTER TO HAVE FIRST LIEN AND CHARGE ON THE APARTMENT IN RESPECT OF ALL AMOUNTS DUE AND PAYABLE BY THE ALLOTTEE/ DEPOSITS TO BE PAID BY THE ALLOTTEE TO THE PROMOTER:**

Notwithstanding anything herein contained or any other communication addressed by the Promoter to the Allottee either prior to or after the execution

*[Signature]*

*[Signature]*  
*[Signature]*



of this Agreement, the Promoter shall have the first lien and charge on the said Apartment agreed to be purchased by the Allottee, in respect of all amount due and payable by the Allottee to the Promoter or otherwise under the terms and conditions of this Agreement. The Allottee shall prior to taking possession of the said Apartment deposit with the Promoter and/or the third party/ agency appointed by the Promoter the following amount (as applicable).

18.1 (i) Rs. NIL for legal charges.

18.1(ii) Rs. 1000/- for share money application entrance fee of the society

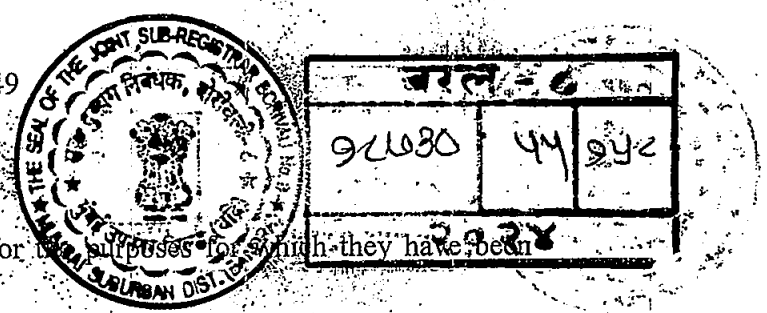
18.1(iii) Rs. NIL for formation and registration of the society.

18.1(iv) Rs. NIL for provisional proportionate share of taxes and other charges and outgoings in advance upto 31<sup>st</sup> december 2026

18.1(v) Rs. 101970/- Corpus Fund

18.1(vi) The Promoters shall utilize the aggregate sum of Rs. NIL /- paid by the Allottee/s under Clause 18.1 (i) and (iii) above to the Promoters ( Gurukrupa Developers D.N.Nagar Project) for meeting all costs, charges and expenses mentioned therein all legal costs, charges and expenses, including professional costs of the Attorney at-law/Advocates of the Promoters in connection with formation of the said society, preparing its rules, regulation and bye-laws and the cost of preparing and engrossing this agreement without being liable to render the account for the same to the Allottee/s and/or to the Society.

18.1(vii) The Promoters and/or the agency appointed by the Promotes shall maintain a separate account in respect of sums received by the Promoters and/or the agency appointed by the Promotes from the Apartments Purchaser/s as advance and/or deposit as set-out in Clause 18.1 (ii), (iv) and (v) above in favour of "Gurukrupa Group Logistic Services", sums received on account of the share capital, towards the proportionate share of taxes and outgoings and Corpus Fund and shall



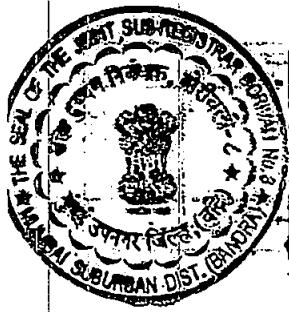
utilize the amounts only for the purposes for which they have been received.

**19. MANAGEMENT OF THE WING TO BE UNDER THE CONTROL OF THE PROMOTER UNTIL THE SAID WINGS i.e. TO SAY Q AND R WITH KINDERGARTEN ARE FULLY CONSTRUCTED:/TILL REGISTRATION AND FORMATION OF SOCIETY.**

It is expressly agreed by the Allottee that the management of the said Wings i.e. to say "Q" and "R with Kindergarten" will be under the absolute and unfettered control of the Promoter and/or third party agency who may be appointed by the promoter and the Promoter or third party agency so appointed by the promoter (as the case may be) will be entitled to look after the day-to-day management of the said Wing/s with Kindergarten until the Wing/s with Kindergarten is/are fully constructed (wherein the said apartment is located), till the Promoter sells and disposes off the remaining Apartments (other than the Apartment agreed to sold to the Allottee herein) in the said Wing/s with Kindergarten for the consideration and on such terms and conditions as the Promoter may deem fit and proper, receives the full consideration and all such amounts as the Promoter would be entitled to receive under the Agreement/s to be entered into by the Promoter with other Allottees in respect of the remaining Apartments (other than the Apartment which the Promoter has agreed to sell to the Allottee herein), hands over the possession of the remaining Apartments to the other Allottees of the Apartment which the Promoter may agree to allot and/or sell, obtains the Occupation Certificate and all such other and further work which is required to be completed as per the sanctioned plan of the said Wings i.e. to say "Q" and "R with Kindergarten" being constructed in the Real Estate Project, comply with the terms and conditions of various NOCs/permissions given by the Competent Authority/ies; and for that purposes, the Promoter or third party agency so appointed by the promoter (as the case may be) will be entitled to charge and

*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*



50		
92080	4E	SYL

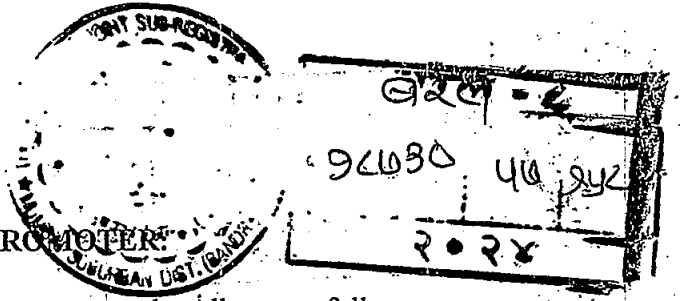
recover from the Allottee of all the Apartment/s in the said Wings i.e. to say "Q" and "R with Kindergarten" 10% [Ten Per Cent] as management fees along with GST etc. on the monthly outgoings payable by the Allottee to the Promoter or third party agency so appointed by the promoter (as the case may be). The aforesaid management fees along with GST etc. will be paid by the Allottee to the Promoter or third party agency so appointed by the promoter (as the case may be) on or before 5<sup>th</sup> of every month along with monthly outgoings. The Promoter or third party agency so appointed by the promoter (as the case may be) shall not be accountable or liable for any acts of commission or omission in due course of such management; fees thus charged by the Promoter or third party agency as appointed by the promoter (as the case may be) shall not be accountable anyways to the Allottee along with the Allottee/s of the other Apartment.

**20. ALLOTTEE'S SHARE OF STAMP DUTY AND REGISTRATION CHARGES:**

For the purposes of registration of conveyance of the said Wings i.e. to say "Q" and "R with Kindergarten" (structure only) the Allottee shall pay to the Promoter the Allottee's share of stamp duty and registration charges payable on such Conveyance or any document or instrument of transfer in respect of the said Wings i.e. to say "Q" and "R with Kindergarten" (structure only). For the purposes of registration of Conveyance of the said property/ the said larger property (as the case may be) excluding the reservation area in favor of the Apex Body, the Allottee shall pay to the Promoter the Allottee's share of stamp duty and registration charges payable on such Conveyance or any document or instrument of transfer to be executed in favor of the Apex Body. In the event of the Promoter not receiving the full amount of stamp duty and registration charges to fulfill either of the event; the Promoter shall be entitled to withhold the execution and registration of Conveyance in either of the eventuality.

*[Handwritten mark]*

*[Handwritten signature]*  
*[Handwritten signature]*



21. REPRESENTATIONS OF THE PROMOTER:

The Promoter hereby represents and warrants to the Allottee as follows:

- i. The Promoter has clear and marketable title with respect to the said property, as declared in the title report annexed to this Agreement and has the requisite rights to carry out development upon the Real Estate Project and also has actual, physical and legal possession of the said property for the implementation of the Real Estate project.
- ii. The Promoter has lawful rights and requisite approvals from the Competent Authorities to carry out development of the Real Estate project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the Real Estate Project
- iv. There are no litigations pending before any Court of law with respect to the Real Estate Project
- v. All approvals, licenses and permits issued by the Competent Authorities with respect to the Real Estate Project and the said Wings i.e. to say "Q" and "R with Kindergarten" are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the Competent Authorities with respect to the Real Estate Project and the said Wings i.e. to say Wings "Q" and "R with kindergarten" shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Real Estate Project, the said Wings i.e. to say "Q" and "R with Kindergarten" and common areas;
- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected. ~~\_\_\_\_\_~~

*[Handwritten signature]*  
*[Handwritten signature]*



वरल - ६	
१८७३०	५८७५२
२०२४	

vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any

person or party with respect to the Real Estate Project and the said Apartment which will, in any manner, affect the rights of Allottee under this Agreement;

viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;

ix. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and /or penalties and other outgoings, whatsoever, payable with respect to the Real Estate project to the Competent Authorities;

x. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order notification including any notice for acquisition or requisition has been received or served upon the Promoter in respect of the Real Estate Project.

xi. The Allottee is/are made aware that the Real Estate Project in which the said Wing/s with Kindergarten is/ are being constructed forms a part of the said property agreed to be developed by the Promoter. The Promoter shall be entitled to form and register the Society for one or more of the said Wing/s with Kindergarten (as the case may be). In view of all the Wing/s existing on the said property and/or said larger property; each Society in the said Project shall not be entitled to have custody or possession of any deeds as they will be common or inter-related. The title deeds shall always remain with the Promoter and / or with Apex Body formed of all the Societies. The individual Societies shall however be entitled to a covenant for production of title deeds from the Promoter or the Apex Body whoever is in possession of the

~~\_\_\_\_\_~~

*[Handwritten Signature]*  
\_\_\_\_\_





बस्त - 6		
9030	42	997
२०२४		

original of the title deeds and the true copies of the title deeds that are in possession of the Promoter and the cost and expense thereof will be borne and paid by the Society requiring it.

- xii. The Promoter intends to form one or more separate Societies for the Existing Wings, wings in progress and the said Wings i.e. to say "Q" and "R with Kindergarten" constructed in the Real Estate Project and the proposed Wing/s. The Promoter also intends that an Apex Body of all such separate societies will be formed (hereinafter referred to as "the Apex Body") which will look after, manage, maintain and conduct all the affairs of common amenities, common facilities, common areas, common roads, common service lines including drainage, Gas (if installed by the service provider), electric cable, water pipe lines and other service lines, common garden in the said Real Estate Project. The Allottee /s herein and the Societies formed of the Wing/s, agree to become members of such Apex Body and bear and pay their proportionate contribution / charges to such Apex Body as may be levied by it from time to time and abide by its bye-laws, rules and regulations until such Apex Body is formed and the management is handed over to such Apex Body; such payments will be paid to the Promoter.
- xiii. The Allottee/s are made aware that, it is the obligation of the Allottee/s to separate the dry and wet garbage and treat the wet garbage on the said property and the said Larger Property as per the rules and regulations that may be laid down in that behalf by the MCGM and/ or any other authority / authorities from time to time.

## 22. COVENANTS OF THE ALLOTTEE:

The Allottee himself/herself/themselves and with intention to bring all persons into whosoever hands the said Apartment may come, doth hereby covenant with the Promoter as follows:-

~~MP~~

*MP*  
*MP*



a. Not to transfer and/or agree to transfer and / or grant on leave and license and / or lease the said Apartment and/or the rights emitting under this agreement to any third party without prior permission in writing of the Promoter.

b. To use the said Apartment only for the residential purpose and not to use and / or permit the same to be used for the purpose of an office showroom / shop / godown/ restaurant /coaching classes etc. and / or for carrying on any industry, business or commercial activity of any nature whatsoever;

c. To use the car parking spaces (if sold and allotted to the Allottee) only for parking cars of the Allottee, until such time that the Allottee owns the said Apartment.

d. Not to enclose and/or misuse any terrace (including adjoining Terrace to the Apartment, if any) at any time and keep indemnified the Promoter from any action, cost, charges and expenses that may be cause or suffered by the Promoter due to any action initiated by any person or authority for such enclosure or misuse of the said terrace.

e. To bear and pay maintenance, taxes , water, electricity charges and all other outgoing expenses of the said Apartment and other all common areas and all common facilities, services, amenities etc. provided in the Layout from the date possession of the same is offered by the Promoter and/or from the date of expiry of 7 days of the Letter of Intimation /Offering of possession of the Apartment whichever is earlier to the Allottee and shall not do or suffered to be done anything in or to the said Wing in which the said Apartment is situated, and / or change / alter or make any additions in or to the Apartment which may be against the rules, regulations or bye-laws or concerned local or any other authority or change/alter or make addition in or to the said Wing in which the said Apartment is situated and the said Apartment itself or any part thereof. To maintain the said Apartment at the Allottee's own cost in good habitable/tenantable repairs and conditions

*[Handwritten mark]*

*[Handwritten signature]*  
*[Handwritten signature]*



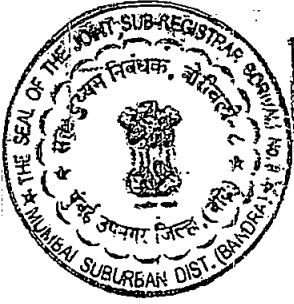
ಇ-6		
96630	E9	94L
2028		

from the date possession of the same is offered by the Promoter to the Allottee.

- f. Not to store in the said Apartment any goods which are of hazardous, combustible or of dangerous nature or are so heavy as to damage the construction or structure of the said Wing/s in which the said Apartment is situated or storing of goods which is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to the upper floors which may damage or likely to damage the staircases, common passages or any other structure of the said Wing/s in which the said Apartment is situated, including entrances of the said Wing/s and in case any damage is caused to the said Wing/s in which the said Apartment is situated or to the said Apartment on account of the negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of such breach.
- g. To carry out at his/her/their own cost all internal repairs to the said Apartment and maintain the said Apartment in good and tenable condition, state and order and not do or suffer to be done anything in or to the said Wing in which the said Apartment is situated which may be contrary to the rules and regulations and bye-laws of the MCGM or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the MCGM and/or other public authority.
- h. Neither to demolish or cause to be demolished the said Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the said Wing in which the said Apartment is situated and shall keep the portion, sewers, drain pipes in the said Apartment and appurtenances thereto in good tenantable repair and condition and in particular, so as to support

~~\_\_\_\_\_~~

*Arin*  
*Allottee*



वरम - 6		
9630	2	SYL
shelter and protect the other parts of the said Wing in which the said Apartment is situated and shall not chisel or in any manner damage the columns, beams, walls, slabs or RCC, Pardis or other structural members in the said Apartment without the prior written permission of the Promoter and/or the Society.		

shelter and protect the other parts of the said Wing in which the said Apartment is situated and shall not chisel or in any manner damage the columns, beams, walls, slabs or RCC, Pardis or other structural members in the said Apartment without the prior written permission of the Promoter and/or the Society.

- i. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said property and the said Wing in which the said Apartment is situated or whereby any increased premium shall become payable in respect of the insurance. However, it is clarified that this does not cause any obligation upon the Promoter to insure the said Wing or the Apartment agreed to be sold to the Allottee.
- j. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the said Property and the Wing in which the said Apartment is situate.
- k. Not in use the refuge areas and/or fire-fighting passages in the Wing for any purpose whatsoever as the same is provided as a refuge in case of fire.
- l. To abide by the terms and conditions of the NOC issued by the Chief Fire Officer M.C.G.M. in respect of the refuge areas of the said Wing.
- m. Pay to the Promoter within 7 days of demand by the Promoter of the amounts due and payable in terms of this Agreement.
- n. Not to transfer and / or grant on Leave and License and / or Lease or assign the interest in or benefit of this Agreement and/or not to let, grant license of the said Apartment until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up and even after such payment only if the Allottee has not been guilty of breach or non-observance of any of the terms and conditions of the Agreement and until the Allottee has obtained the Promoter's prior consent in writing to the same till the formation of the said Society.

*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*

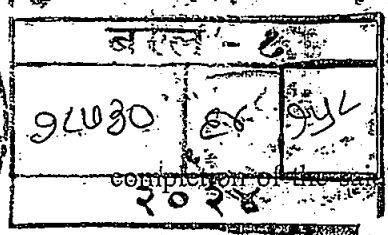
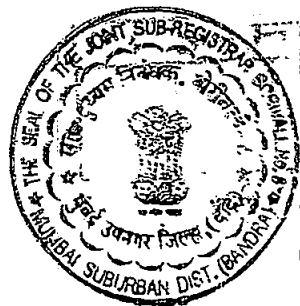


बॉरल = 6		
9680	E3	74C
२०२४		

- o. After the possession of the said Apartment is handed over by the Promoter to the Allottee and until the conveyance of the Real Estate Project and the said Wings i.e. to say "Q" and "R with Kindergarten" is made to the said Society to be formed by the Allottees, to permit the Promoter and their surveyors and agents with or without workmen and others, at all reasonable times, to enter into and upon the said Apartment or any part thereof to view and examine the state and condition thereof and to make good the defects, decay and repair and also for the purpose of laying, maintaining, repairing and testing drainage and water pipe and electric wires and cables and for similar other purposes contemplated by this Agreement.
- p. To sign all necessary applications, papers, documents and do all acts, deeds and things as the Promoter may require of him/her/them in order to become a member of the said Society to be formed of the Allottees of the Apartments in the said Wings i.e. to say "Q" and "R with Kindergarten".
- q. Not to alter and affix grills from outside the windows or at any place and / or to put- up / hang flower pots which affects the structure, facade, and/or elevation of the said Wings i.e. to say "Q" and "R with Kindergarten" in any manner whatsoever.
- r. After the possession of the said Apartment is handed over to the Allottee if any additions or alterations in or about or relating to the said Wings i.e. to say "Q" and "R with Kindergarten" and/or the said Apartment are required to be carried out by the Government, Local Authority or any other Statutory Authority, the same shall be carried out by the Allottee of various Apartments in the said Wings i.e. to say "Q" and "R with Kindergarten" at his/her/their own costs and the Promoter shall not be in any manner liable or responsible for the same.
- s. To abide by the terms and conditions attached to the various sanctions / permissions / N.O.C / Orders set out in the recitals herein above and/ or any further terms and conditions that may be imposed at the time of

~~\_\_\_\_\_~~

*[Handwritten Signature]*



Wings i.e. to say "Q" and "R with Kindergarten" and/ or the terms and conditions of the Occupation Certificate and not to do any act, deed or thing in violation thereof.

- t. Not to claim any right or interest in the Solar Panels to be installed on the terraces and / or in the terraces on top of the said Wings i.e. to say "Q" and "R with Kindergarten" or any portion thereof save and except the right of access, for the purpose of inspection, repairs and maintenance of the common utilities and services located on such top terrace.
- u. To abide by the terms, conditions and stipulations / Regulations as may be prescribed by or made applicable by the Promoter or Government of Maharashtra, or any statutory / public body or authority in respect of the said larger Property and/or the said property and / or the Wing/s standing thereon and / or the said Apartment.
- v. To observe and perform all the rules and regulations which the said Society and / or the Apex Body may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Wing/s and/or the common areas and infrastructural facilities and services and/or the said Apartment therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the MCGM and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the promoter and/or the said Society and / or the Apex Body regarding the occupation and use of the said Apartment in the said Wing/s and/or the common areas and infrastructural facilities and services and shall pay and contribute regularly and punctually towards provisional proportionate share of the taxes, expenses or other outgoings in accordance with the terms of this Agreement. The Allottee agrees that the aforesaid amount to be collected from the Allottee shall be collected and paid on an ad hoc basis till all the

*[Handwritten mark]*

*[Handwritten signature]*  
*[Handwritten signature]*



बालि - 6		
92080	EM	742
२०२४		

- Apartments in the said Wing/s are sold and the apportionment of proportionate share taxes and outgoing expenses, charges for each Apartment is determined.
- w. Not to put up or install box grills outside the windows of the said Apartment for the purpose of installing the air conditioners or otherwise or in any other manner do any other act which would in the opinion of the Promoter or the said Society, as the case may be, affect or detract from the uniformity and aesthetics of the exterior of the Wing/s.
- x. To maintain the external elevation of the said Wing/s in the same form as constructed by the Promoter and shall not in any manner whatsoever put up, under any circumstances, any construction or enclose the project elevation which have been permitted (approved) free of FSI, in the plans already approved in MCGM.
- y. To sign from time to time, all papers and documents and to do all such acts, deeds, matters and things as may be necessary from time to time, for safeguarding the interests of the Promoter and of the Allottee of other Apartments in the said Wing and/ or any other Wing/s in the said Project.
- z. Not at any time demand partition of the Allottee's interest in the said Apartment.
- aa. Not to cover or enclose in any manner whatsoever, the terrace/s, the open balcony/ies, elevation features, projections, verandah, car parking space/s or other open spaces if forming part of or appurtenant to the said Apartment in the said Wing/s, without the prior written permission of the Promoter and / or said Society and / or the Apex Body and/or the concerned authorities.
- bb. Not to hang clothes, garments, put up flower pots or any other things from the windows, grills, balcony/ies, terrace/s appurtenant to the said Apartment. ~~TAB~~

*[Handwritten signature]*  
*[Handwritten signature]*



चरला - ८		
७२७३०	७३७	७३७
To pay / reimburse all the additional / new taxes charges, fees, premium		
२०२४		

cc: To pay / reimburse all the additional / new taxes charges, fees, premium that may be imposed to the concerned authorities/ Promoter (as the case may be).

- dd. To pay all the amounts payable under this Agreement, as and when they become due and payable, time being in the essence of this Agreement. Further the Promoter is not bound to give any reminder notice regarding such payment and the failure thereof, shall not be a plea or an excuse for non-payment of any amount or amounts on their respective due dates.
- ee. Not to enclose or permit to be enclosed the chajjas and/or any elevation features.
- ff. Not to combine two Apartments together and/or break the internal walls without the prior permission in writing of the Promoter and the prior sanction of the Competent Authority.

**23. ALLOTTEE TO HAVE NO CLAIM SAVE AND EXCEPT IN RESPECT OF THE APARTMENT:**

Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartment or of the Real Estate Project and/or Wing/s or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him/her/them and all open spaces, parking spaces at all levels, lobbies, staircases, terraces swimming pool area, club house, garden, sewage treatment plan, organic waste composter and all other common services and facilities will remain the property of the Promoter until the said larger property or the said property (as the case may be) is transferred to the Apex Body as hereinbefore mentioned.

**24. (i) ALLOTTEE NOT TO MORTGAGE OR CREATE A CHARGE ON THE APARTMENT:**

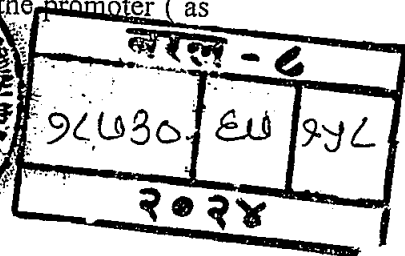
*[Handwritten signature]*

*[Handwritten signature]*



After the Promoter executes this Agreement the Allottee shall not mortgage or create a charge on the said Apartment without the prior written consent/ NOC of the Promoter.

- (ii) The Promoter may appoint a third party/ agency for the purpose of maintaining the Real Estate Project on such terms and conditions as may be deemed fit and promoter or third party agency so appointed by the promoter ( as the case may be ) will be entitled to collect and recover from the Allottee of all the apartments at 10% (along with GST) as management fees on the monthly outgoings payable by the Allottee to the promoter or third party agency so appointed the promoter ( as the case may be ) .



**25. ENTIRE AGREEMENT:**

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

**26. AMENDMENT ONLY WITH THE CONSENT OF THE PARTIES:**

This Agreement may only be amended through written consent of the Parties hereto and not otherwise.

**27. PROVISIONS CONTAINED HEREIN AND THE OBLIGATIONS ARISING HEREUNDER TO BE APPLICABLE AND ENFORCEABLE AGAINST ANY SUBSEQUENT ALLOTTEES:**

It is clearly understood and agreed between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the project shall equally be applicable to and enforceable against any

*[Handwritten signature]*

*[Handwritten signature]*  
Attorney



577-12	
96030	6C 94

subsequent Allottee of the Apartment/s, as the said obligations go along with the said Apartment for all intents and purposes.

**28. PROVISIONS OF THIS AGREEMENT DECLARED UNENFORCEABLE UNDER THE ACT SHALL BE DEEMED AMENDED OR DELETED:**

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

**29. NON- WAIVER:**

Any delay tolerance or indulgence shown by the Promoter in enforcing the terms and conditions of this Agreement or any forbearance or giving of time to the Allottee by the Promoter shall not be construed as a waiver on the part of the Promoter of any breach or non-compliances of any of the terms and conditions of this Agreement by the Allottee nor shall the same in any manner prejudice the rights of the Promoter.

**30. BOTH PARTIES TO TAKE SUCH FURTHER ACTIONS AS MAY BE REASONABLY REQUIRED:**

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

*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*



31-6		
9CU30	EE	9YL
2028		

### 31. EXECUTION OF THIS AGREEMENT

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's office, or at some other place, which may be mutually agreed with the Allottee and after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution of the said Agreement the same shall be registered at the office of the Sub-Registrar of Assurances at M.S.D. Hence this Agreement shall be deemed to have been executed at Mumbai.

### 32. REGISTRATION OF THIS AGREEMENT:

The Allottee and Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

### 33. NOTICES:

That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A. D. and notified Email ID/ Under

Certificate of Posting at their respective addresses specified below:

1) Gharsham Damodhar Girni

Name of Allottee : 2) Ut Karsha Girni

Address of Allottee's : flat no-901 9th floor, Susheel Blossam, Sai Nagar Road, near new tahasil office, old Panvel,

Notified Email ID: gind@yahoo.com Raigadh - 410206

Promoter Name : gini+karsha@yahoo.com  
M/s. Gurukrupa Developers D N Nagar Project

Promoter Address : A-205, Western Edge II, Behind Metro Mall,

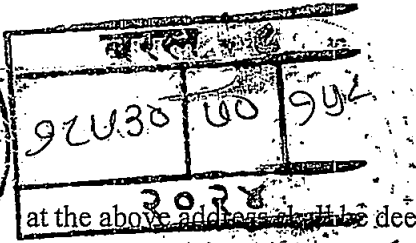
Off. W.E. Highway, Borivali -E, Mumbai - 400066

Notified Email ID: Info@gurukrupagroup.com

It shall be the duty of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted

*[Handwritten signature]*

*[Handwritten signature]*  
Ut Karsha



at the above address shall be deemed to have been received by the Promoter or the Allottee, as the case may be.

**34. COMMUNICATION TO JOINT ALLOTTEES:**

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him / her which shall for all intents and purposes to consider as properly served on all the Allottees. That in case there are joint Allottees then and in that event the responsibility to perform the terms and conditions of this agreement as also obligation to effect all the payment hereunder in joint and several.

**35. EACH PARTY TO EXECUTE ADDITIONAL DOCUMENTS AS MAY BE REASONABLY REQUIRED:**

Each party hereto shall from time to time upon the reasonable request and cost of the other party execute any additional documents and do any other acts or things which may be reasonably required to give effect to the terms hereof.

**36. ALLOTTEE NOT INVESTORS:**

The Allottee hereby declares that he/she/they/it is/are/not Investors as defined under Article 5 [g-a] {(ii)} of the Bombay Stamp Act, 1958.

**37. DECLARATION BY THE ALLOTTEE THAT THEY ARE ENTITLED TO ACQUIRE THE APARTMENT IN ACCORDANCE WITH LAW:**

The Allottee hereby declares that he/she/ they are resident Indians and are entitled to acquire the said Apartment in accordance with the provisions of the Foreign Exchange Management Act, 1999. It is abundantly made clear to the Allottee that if the Allottee is a Non -Resident Indian / foreign national of Indian origin, in respect of all remittances, acquisitions/ transfer of the said Apartment, it shall be his/ her/their sole responsibility to comply with the provisions of the Foreign Exchange Management Act, 1999 or statutory



बाल - 6		
96030	09	982
२०२४		

enactments or amendments thereof, and the rules and regulations of the Reserve Bank of India or any other applicable law from time to time. Any refund required to be made under the terms of this Agreement shall be made in accordance with the provisions of the Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof, and the rules and regulations of the Reserve Bank of India or any other applicable law from time to time. The Allottee understands agrees, that in the event of any failure on his/ her / their/its part to comply with the prevailing exchange control guidelines issued by the Reserve Bank of India he/she/they/it alone shall be liable for any action under the Foreign Exchange Management Act, 1999 or any other statutory modifications or re-enactments thereto the Promoter accepts no responsibility in this regard and the Allottee agree to indemnify and keep the Promoter indemnified and saved harmless from any loss or damage caused to it for any reason whatsoever.

**38. SETTLEMENT OF DISPUTES:**

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Competent Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules and Regulations, framed thereunder.

**39. JURISDICTION:**

The Competent Authority /courts in Mumbai alone will have the jurisdiction for this Agreement.

**40. STAMP DUTY AND REGISTRATION CHARGES:**

The Promoters shall bear and pay the stamp duty of this Agreement and the Allottee shall pay the Registration charges of this Agreement and present this

*[Signature]*

*[Signature]*  
Ullas Chatur



बरेल - 6  
 92030 42 587  
 २०२४

Agreement at the proper Registration office for registration within the time limit Duly prescribed by the Registration Act and the Promoters will attend such office and admit execution thereof.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Mumbai in the presence of attesting witness, signing as such on the day first above written.

SIGNED SEALED and DELIVERED For Gurukrupa Developers by the withinnamed THE PROMOTER D, N. Nagar Project

M/S. GURUKRUPA DEVELOPERS )

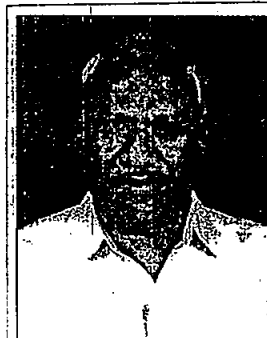
(D. N. Nagar Project), )

By The Hands of Partner Shri MANSUKH BHAI )

A. SUPREJA )

*Mansukh Bhai*  
 Partner

Signature



L.H. Thumb Impression



IN THE PRESENCE OF

1) DYINOD SOLANKI )

2) SHWETA MEHTA )

SIGNED SEALED and DELIVERED )

by the withinnamed THE ALLOTTEE )

Mr./ Mrs./ Ms. Ghansham Damodhar )

Giri )

*Ghansham*

Signature



L.H. Thumb Impression



Mr./ Mrs./ Ms. Utkarsha Giri )

*Utkarsha*

Signature



L.H. Thumb Impression



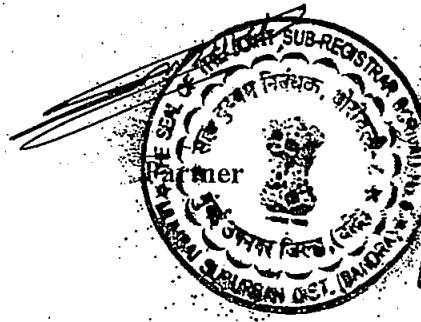
WTH.  
 1) *S. Sasi*  
 2) *Shree*

**RECEIPT**

Received fifteen Lakh Eighty four thousand three hundred & forty seven only  
 RECEIVED a sum of Rs. 1584347/- from withinnamed

Allottee/s being the amount of Earnest Money or Deposit and towards the part payment of the Consideration payable by them/him to us.

For M/s. Gurukrupa Developers (D. N. Nagar Project)

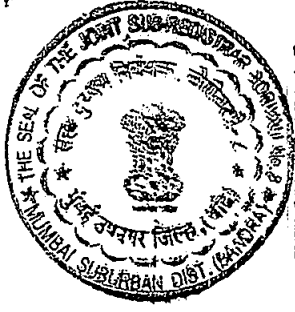


बयल - 6		
9030	03	946
२०२४		

- 1) 70,000/- - UPI - 433044765664 dtd: 25/11/24
- 2) 30,000/- - UPI - 463686667131 dtd: 25/11/24
- 3) 1039049/- - UTR NO: AX0IR3377571069 dtd: 02/12/24
- 4) 445309/- - UTR NO - AX0IR3377566699 dtd: 02/12/24

*[Signature]*

*[Signature]*  
*[Signature]*



बालि - ६		
१७३०	७६	१५८
२०२४		

68

## ANNEXURE- A

### (Description of the "said larger property")

ALL THAT piece or parcel of land or ground situate lying and being at Village Malvani, Taluka Borivali in the Registration Sub-District and District Mumbai City and Mumbai Suburban and bearing Survey No.44/ 1, Corresponding C.T.S Nos.507 of Village Malvani and area admeasuring 11 Acres and 2 Gunthas Equivalent to 44718 Sq.mt.together with residential, structures, servants quarters and other structures, thereon and bounded as follows that is to say:

- On or towards the North : By land bearing C.T.S. No. 4
- On or towards the East : By lands bearing C.T.S Nos: 338, 339 ,27.40 mtr wide D.P Road
- On or towards the West : By lands bearing C.T.S No. 508 to 510, 514, 516, 517.
- On or towards the South : By lands bearing CTS Nos. 501, 504, 505, 506, 522.

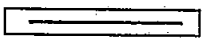
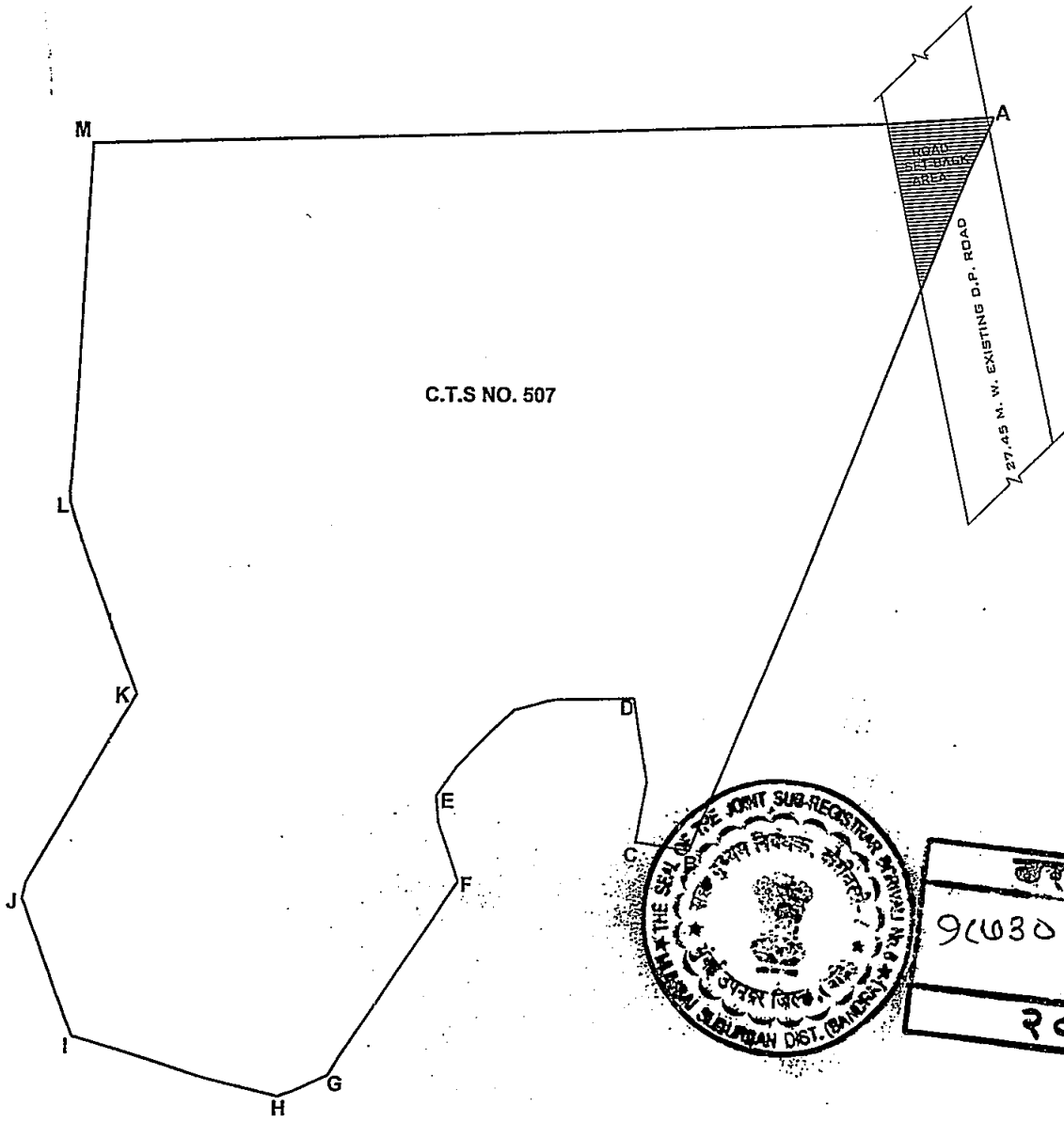
*[Handwritten signature]*

*[Handwritten signature]*

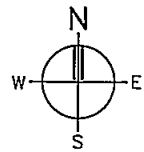


# ANNEXURE - "B" ( SAID LARGER PROPERTY )

C.T.S NO. 507



PLAN OF THE LARGER PROPERTY DELENATED WITH RED COLOUR  
BOUNDRY LINE AND MARKED A, B, C, D, E, F, G, H, I, J, K, L, M and A



Promoter Sign

*[Handwritten signature]*

Allottee Sign

*[Handwritten signature]*

*[Handwritten signature]*

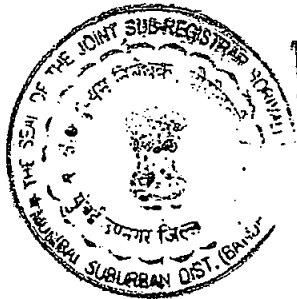
## ANNEXURE - "C"

( DESCRIPTION OF THE SAID PROPERTY )

Portion of the said large property more particularly described in Annexure "A" hereto which portion bearing C.T.S No 507/A, of Village Malvani Taluka Borivali is as shown and delineated with red colour boundary line on the Plan annexed hereto and marked as Annexure "D" admeasuring 41372.30 sq mtrs equivalent to 49481.31 sq.yrds

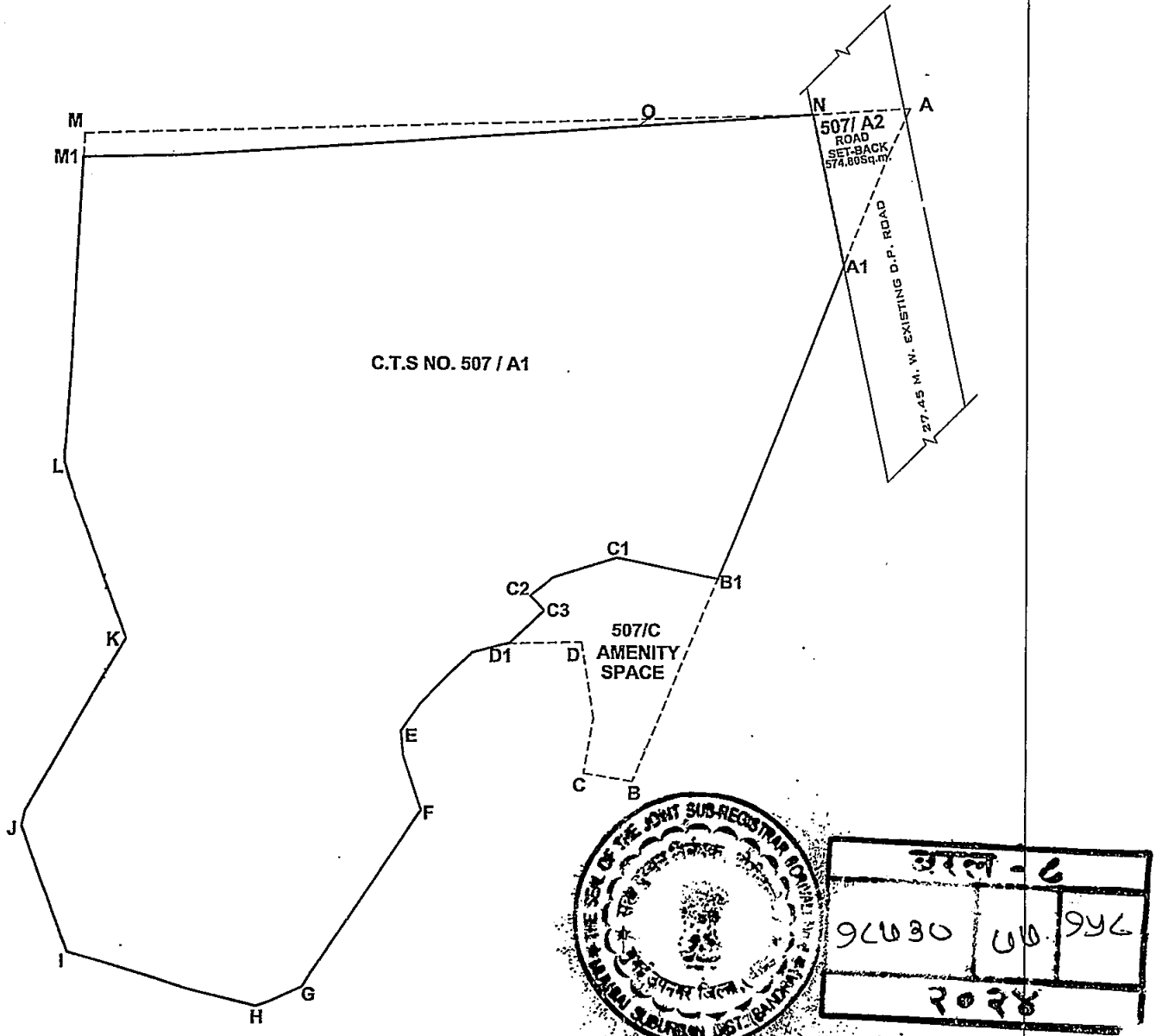
~~Annexure~~

Attest  
 [Signature]

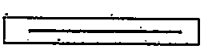


बोरल - 6		
96030	UE	982
२०२४		

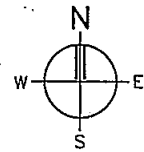
# ANNEXURE - "D" SAID PROPERTY 41372.30 Sq.meters



अनुल - 6		
96030	60	996
२०२४		



PLAN OF SAID PROPERTY DELENATED WITH RED BOUNDRY LINE AND MARKED N , A1 , B1 , C1 , C2 , C3 , D1 , E , F , G , H , I , J , K , L , M1 and N



Promoter Sign

*[Handwritten signature]*

Allottee Sign

*[Handwritten signature]*  
*[Handwritten signature]*



# ANNEXURE- F

BVZPP-3028-2010-11-2,000 Forms (4 Pages) (B)

THIS I.O.D. IS ISSUED SUBJECT TO THE PROVISIONS OF URBAN AND BUILDING AND REGULATIONS ACT 1947

In replying please quote No. and date of this letter.

उपमुख अधियता इमारत प्रस्ताव प.उ. दोन  
महापालिका इमारत सी. विंग, संस्कृती कॉम्प्लेक्स  
१०, फूट डी.पी. रोड, सेंट लॉरेन्स ग्राऊन्डवर्क  
कमंडिलो (पूर्व), मुंबई-४००१०१

## Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended upto date

14 MAY 2013

No. CHE/A-0330/BP(WS)/AP of 2013-2014

### MEMORANDUM

M/s. Gurukrupa Dev. (D.N. Nagar Project) C.A. to Owner

With reference to your Notice 337, letter No. 632 dated 29.06.2012 and delivered on \_\_\_\_\_ 20 \_\_\_\_\_ and the plans, Sections, Specifications and Description and further particulars and details of your buildings at Proposed development of residential building on plot bearing C.T.S. No. 507 of village Malwani at Malad (W), Mumbai.

Furnished to me under your letter, dated \_\_\_\_\_ 20 \_\_\_\_\_ I have to inform you that I cannot approval of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you under section 346 of the Bombay Municipal Corporation Act as amended upto date, my disapproval by thereof reasons:-

### A. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK BEFORE PLINTH C.C.

1. That the C.C. under Sec 44\69 (1) (a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C.Reg.No.38(27).
3. That the low lying plot will not be filled up to a reduced level of at least 92 T.H.D. or 1' above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be rolled, consolidated and sloped towards road side before starting the work.

TRUE COPY

*P. Chetekar*  
SPACE MOULDERS  
28/2229, Motilal Nagar-1,  
Goregaon (West)  
MUMBAI

D:\SR\IOD\1st pg. IOD new\A-0330.docx



कर - 6		
१८०३०	०६	९५८
२०२४		

: 2 :

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

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

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you be at liberty to proceed with the said building or work at anytime before the 13 MAY 2013 day of 2013, but not so as to contrivance any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

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

14 MAY 2013

Executive Engineer, Building Proposals,  
Zone, Wards

## SPECIAL INSTRUCTIONS.

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

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

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

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

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

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

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

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

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

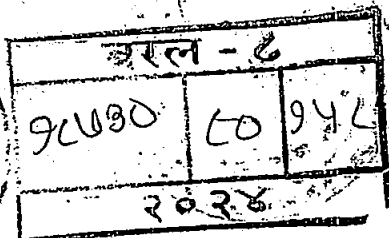
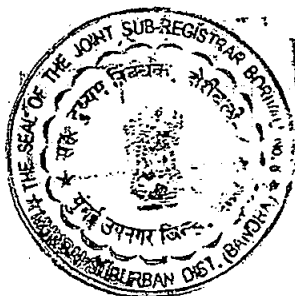
(6) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.

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

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

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

D:\SIRIODI\st pg. IOD newAA-0330.docx



4. That the specification for layout/D.P.road/or access roads/development of setback land will not be obtained from E.E.Road Construction(W.S.)Z-IV before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D. the completion certificate will not be obtained from E.E.(R.C.)/E.E.(S.W.D) of W.S.Z-IV/E.E.(T & C) before submitting B.C.C.

5. That the Structural Engineer will not be appointed, supervision memo as per Appendix XI (Regulation 5(3) (ix) will not be submitted by him.

6. That the structural design including provision of seismic/wind load and/or calculations and for the proposed work and for existing building showing adequacy thereof to take up additional load shall not be submitted before C.C.

7. That the sanitary arrangement for workers shall not be carried as per Muni. Specifications and drainage layout will not be submitted before C.C.

8. That the regular /sanctioned/proposed lines and reservations will not be got demarcated at site through A.E.(Survey)/E.E.(T & C)/(E.E.D.P.)/DILR before applying for C.C.

9. That the Registered Undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback / D.P. Road handing over certificate will not be obtained from Ward Officer P/North /E.E.D.P. that the ownership of the setback land will not be transferred in the name of M.C.G.M. before C.C.

10. That the Indemnity Bond indemnifying the Corporation for damages, risks accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.

11. That the existing structure proposed to be demolished and shifted will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.

12. That the requirements of N.O.C. of E.E. (S.W.D./E.E. (T&C)/E.E. (R.C.)/E.E. (SEW)/E.E. (W.W.)/C.F.O. will not be obtained before requesting for C.C. and the requisition will not be complied with before occupation certificate / B.C.C.

13. That the qualified/registered site supervisor through Architects /Structural Engineer will not be appointed before applying for C.C.

14 MAY 2019



Handwritten registration stamp with fields for 'क़रार - 6', '96030 69 946', and '2028'.



- 14. That extra water and sewerage charges will not be paid to A.E.W.W.R/South Ward before C.C.
- 15. That the N.O.C. from A.A. & C. (R/South) shall not be submitted before requesting for C.C. and final N.O.C. shall not be submitted before requesting for occupation / B.C.C.
- 16. That the N.O.C. from H.E. shall not be submitted before requesting for C.C.
- 17. That the copy of the application made for non-agricultural user permission shall not be submitted before requesting for C.C.
- 18. That the regd. u/t. from the developer to the effect that meter cabin, Stilt Portion, society office, servants toilet part/pocket terrace shall not be misused in future shall not be submitted before requesting for C.C.
- 19. That the development charges as per M.R.T.P. Act (Amendment) Act 1992 will not be paid before C.C.
- 20. That the C.T.S. Plan and P.R. Card area written in words through S.L.R. shall not be submitted before C.C.
- 21. That the provision from Reliance Energy Ltd / M.T.N.L. shall not be made.
- 22. That the P.C.O. Charges shall not be paid to Insecticide Officer before requesting for C.C.
- 23. That the separate P.R.C. for setback shall not be submitted before requesting balance F.S.I.
- 24. That the proportionate sewerage line charges as worked out by Dy.Ch.Eng. (Sew. Planning) shall not be paid in this office before requesting for C.C.
- 25. That the Janata Insurance Policy shall not be submitted before C.C.
- 26. That the true copy of the sanctioned layout/subdivision/amalgamation approved under No. CE/1280/LOP, dated 27.03.2012 along with the Terms and Conditions thereof will not be submitted before requesting for C.C. and compliances thereof will not be done before submission of B.C.C.
- 27. That the requisitions of clause 45 & 46 of DCR 91 shall not be complied with and records of quality of work shall not be submitted before C.C.

THIS IS ISSUED SUBJECT TO THE PROVISIONS OF URBAN LAND CEILING AND FLOOR AREA REGULATIONS, 1974

4 MAY 2013

Executive Engineer  
Side Proposal (W.S.) P.Ward



92080		
CR	942	
2028		



- verification report, etc. shall not be maintained on site till completion of the entire work.
28. That the regd. U/T shall not be submitted for payment of difference in premium paid and calculated as per revised land rates before requesting for C.C.
  29. That the basement will not be complying with the basement rules and regulations and regd. u/t. for not misusing the basement will not be submitted before C.C.
  30. That the building will not be designed complying requirements of all the relevant I.S. codes including I.S. Code 1893 for earthquake design, the certificate to that effect shall not be submitted from Structural Engineer.
  31. That the soil investigation will not be done and report thereof will not be submitted with structural design before requesting for C.C.
  32. That the N.O.C. from Tree Authority shall not be submitted and requirements therein shall not be complied with before requesting for C.C.
  33. That the Board shall not be displayed showing details of proposed work name of owner architect, R.C.C. consultant.
  34. That the N.O.C. from M.C.Z.M.A. shall not be submitted before C.C.
  35. That the N.O.C. from M.C.E.F. shall not be submitted before C.C.
  36. That the N.O.C. from E.E. (Environment) debris shall not be submitted before C.C.
  37. That the monthly progress report of the work will not be submitted by the Architect.
  38. That the requirements of N.O.C. from C.F.O. shall be obtained before requesting for C.C.
  39. That the N.O.C. from E.E. (T. & C) for parking layout shall not be submitted before C.C.
  40. That the clause shall not be incorporated in agreement with prospective buyers that there is deficiency in open space to the building.

14 MAY 2013



ಇರಲಿ - 6		
92630	CB	94C
2028		

41. That the N.O.C. from M.P.C.B. shall not be submitted before C.C.

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

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

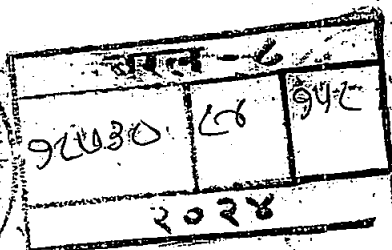
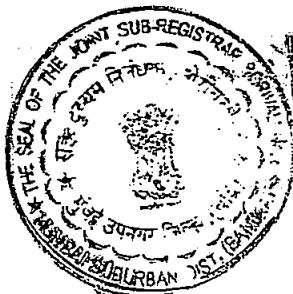
**C- GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C.**

1. That the dust bin will not be provided as per C.E.'s Circular No. CE/9297/II of 26.6.1978.
2. That 10'-0" mt. wide paved pathway upto staircase will not be provided.
3. That the surrounding open spaces, parking spaces and terrace will not be kept open.
4. That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place before O.C.C./B.C.C.
5. That carriage entrance shall not be provided before starting the work.
6. That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 10 years.
7. That the non-agricultural permission/ revised N.A. shall not be submitted before occupation.
8. That terraces, sanitary blocks, naharis in kitchen will not be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will not be done in presence of municipal staff.

THIS I.O.D./O.C. IS ISSUED SUBJECT TO THE PROVISIONS OF URBAN LAND CEILING AND RESTRICTIONS ACT 1974

114 MAY 2013

Executive Engineer  
Bldg. Proposal (W.S.) P Ward



9. That the final N.O.C. from H.E.(Deptt.)/ E.E. (S.W.D.) / E.E. (R.C.) / E.E.(T.&C.)/E.E. (sew) shall not be submitted before occupation.

10. That final N.O.C. from P.C.O. & A.A. & C. P/North shall not be submitted before occupation.

11. That Structural Engineers laminated final Stability Certificate along with upto date Licence copy and R.C.C. design canvas plan shall not be submitted.

12. That the separate vertical drain pipe, soil pipe, with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home user will not be provided and that drainage system of the residential part of the building will not be affected.

13. That the debris shall not be removed before submitting B.C.C.

14. That the Co-Op Hsg. Society of the prospective purchaser shall not be formed and regd. certificate to that effect shall not be submitted before B.C.C.

15. That canvas mounted plans shall not be submitted along with Notice of Completion of work u/sec. 353A of M.M.C. Act for work completed on site.

16. That every part of the building constructed and more particularly O.H. tank will not be provided with proper access for Staff of P.C.O. office with a provision of safe and stable ladder.

17. That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.

18. That some of the drains shall not be laid internally with C.I. Pipes.

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

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

THIS IS ISSUED SUBJECT TO THE PROVISIONS OF URBAN LAND CEILING AND REGULATIONS ACT, 1973

14 MAY 2013

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



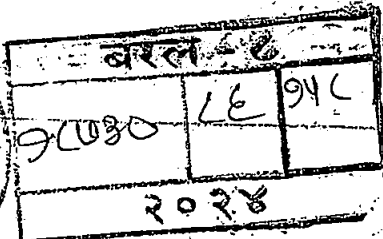
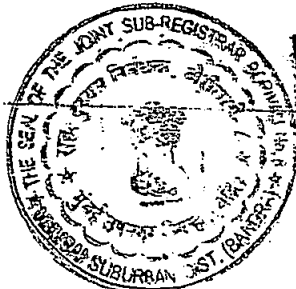
बारन - 6		
96030	24	942
2028		

No. CHE/A0330/BP(WS)/AP/AR 14 MAY 2013

Notes

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

D:\YSP\notes dt. 20.2.2013.docx





- 19) No work should be started unless the existing structures proposed to be demolished are demolished.
- 20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13(h)(H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanction will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, [12 of the Town Planning Act] will be with drawn.
- 21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
- Specific plans in respect of evicting or re-housing the existing tenants on hour stating their number and the area in occupation of each.
  - Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
  - Plans showing the phased programme of construction
- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first before starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- 24) The bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 metre.
- 25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- 26) It is to be understood that the foundations must be excavated down to hard soil.
- 27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- 28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- 29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in section 381-A of the Municipal Corporation Act.
- 30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on tightly serving the purpose of a lock and the warning psripes of the ribbet pretressed with screw or dome shape pieces (like a garden mdari rose) with copper pipes with perfections each not exceeding 1.5 mm. in diameter, the cistern shall be made easily, safely and permanently a ceasible by providing a firmly sfixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms, above the top where they are to be fixed an its lower ends in cement concrete blocks.
- 31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- 32) (a) Louvers should be provided as required by Bye-laws No. 5(b)  
 (b) Lintels or Arches should be provided over Door and Window opening.  
 (c) The drains should be laid as require under section 234-1(a)  
 (d) The inspection chamber should be plastered inside and outside.
- 33) If the proposed additional is intended to be carried out an old foundations and structures you will do so at your own risk.

Executive Engineer, Building Proposals  
 Zones Bldg. Proposals, Wards 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

14 MAY 2013

D:\YSP\notes dt. 20.2.2013.docx

TRUE COPY

SPACE MOULDERS

281/2229, Motilal Nagar-1,

Goregaon (West),

Mumbai - 400 104



बदल - ८		
१८७३०	८४	१५८
२०२४		

## ANNEXURE- G

ISSUED

**BRIHANMUMBAI MAHANAGARPALIKA**  
**MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')**  
**No. CHE/A-0330/BP(WS)/AP**  
**COMMENCEMENT CERTIFICATE**      **28 JUN 2013**

M/s. Gu ikrupa Developers (D.N. Nagar Project),  
 C.A. to Owner.

Sir,

With reference to your application No.1824 dated 29.6.2012 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Proposed residential building bearing C.T.S. No. 507

at premises at Street --  
 Village Malvani  
 situated at Malad (West)

Plot No. --  
 Ward P/North

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

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
  - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - (c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

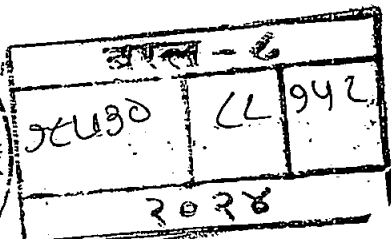
The Municipal Commissioner has appointed **Shri S.M. Gaiwal**, Executive Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act.

This C.C. is restricted for work up to top of podium stilt slab i.e. 2<sup>nd</sup> slab level for Wings - A, B, C, D, E, F, G, H & I.

For and on behalf of Local Authority  
 Brihanmumbai Mahanagarपालिका

Ex.Eng. Bldg Prop. (W.S.) 1<sup>st</sup> Ward

FOR MUNICIPAL COMMISSIONER FOR GREATER MUMBAI



ISSUED  
28 JUN 2013

No. CHE/A-0330/BP(WS)/AP

- Copy to: 1) Asstt. Commissioner P/North Ward.
- 2) Asstt. Engineer (Water Works) P/North Ward.

Sent Through  
SAP 28/6/13  
Pl. Clerk  
H.C.

For information please.

28/6/13  
S.E.B.P.(P)

A.E.B.P.(P)

Ex. Eng. Bldg. Prop. (W.S.) 'P' Ward

8] This CC is now extended up to top of podium stillt slab level i.e. up to 2nd slab for wings J, K, L, M, N, O, P, Q as per approved plan dt 14/5/2013.

Sent Through  
SAP 10/1/14  
Pl. Clerk  
H.C.

ISSUED

10 JAN 2014

S.E.B.P.(P/N) A.E.B.P.(P) E.E.B.P.(P)

9] This CC is extended for work comprising of Basement + stillt + 1st podium + 2nd to 23rd upper floor for wings A, B, C, and D and Basement + Ground + 1st podium + 2nd to 12th and 13th (pt.) for wing H and Basement + stillt + 1st podium + 2nd upper floor for wing I as per approved amended plan dt 14/5/2013

Sent Through  
SAP 29/4/14  
Pl. Clerk  
H.C.

ISSUED

29 APR 2014

A.E.B.P.(P) E.E.B.P.(P)



: 111 - 6		
9C030	CE	94C
2028		

O.N. Copiform certified under No C/31359/PM date of 26/12/2013 for Labour drinking purpose only.

S.E.B.P.(P)

A.E.B.P.(P)

ISSUED

26 DEC 2013

207

CHE/A-0330/BP(W.S.)AP

This C.C. is endorsed for work comprising of Basement + stilt + 1<sup>st</sup> podium + 2<sup>nd</sup> to 23<sup>rd</sup> upper floor of wing A, B, C & D and top of podium stilt slab level i.e. 2<sup>nd</sup> slab level for wings E, F, G, J, K, L, M, N, O, P & Q and Basement + stilt + 1<sup>st</sup> podium + 2<sup>nd</sup> to 12<sup>th</sup> + 13<sup>th</sup> (P) upper floors for wing H and Basement + stilt + 1<sup>st</sup> podium + 2<sup>nd</sup> upper floor of wing I as per approved amended plan dtd, 09/09/2014.

Sent Through  
SAP 27/09/14  
PI Clerk RO

25 SEP 2014

ISSUED

*[Signatures]*  
S.E.B.P.(P/N) A.E.B.P.(P) E.E.B.P.(P)

11] This C.C. is now valid & further extended for work of Basement + stilt + 1<sup>st</sup> podium + 2<sup>nd</sup> to 23<sup>rd</sup> upper floor of wing E, F, G, H & I & Basement + stilt + 1<sup>st</sup> podium + 2<sup>nd</sup> to 6<sup>th</sup> upper floors of wing J as per approved amended plan dtd, 09/09/2014.

Sent Through  
SAP 27/10/14  
PI Clerk RO

27 OCT 2014

ISSUED

*[Signatures]*  
S.E.B.P.(P/N) A.E.B.P.(P) E.E.B.P.(P)

12] This C.C. is now valid & further extended for Basement + 1<sup>st</sup> podium level for club house as per approved amended plan dtd, 09/09/2014.

Sent Through  
SAP  
PI Clerk A.O.

23 FEB 2015

ISSUED

*[Signatures]*  
S.E.B.P.(P/N) A.E.B.P.(P) E.E.B.P.(P)



ಇರಲಿ - 6		
9480	20	947
2028		



~~1~~ A-0330 BPN S IARW AP

13] This c.c. is now further extended for entire work of Club House i.e. Basement + 5th + 1st and 2nd floor as per approved amended plan dtd. 09/09/2014.

Sent Through  
P 16/4/15  
Maha  
Clerk  
Maha  
A.O.  
16/4/15

16 APR 2015

ISSUED

*[Signature]*  
S.E.B.P.(P/N) A.E.B.P.(P) E.E.B.P.(P)  
16/4/15

14] This c.c. is now further extended for wing I from 1st floor to 23rd upper floor and for parking tower above club House from 3rd to 7th levels and recommended c.c. for wing A to I for Basement + 5th + 1st podium + 2nd to 23rd upper floors & wing K to Q basement + 5th + 1st podium top slab level & club House comprising of Basement + 5th + 1st & 2nd upper floor as per approved plan dtd.

22/12/15.

Sent Through  
SAP 04-02-2016  
P 2/16  
Clerk  
Maha  
A.O.  
4/2/2016

4 FEB 2016

ISSUED

*[Signature]*  
S.E.B.P.(P/N) A.E.B.P.(P)  
4/2/16



अरल - 6		
96030	29	24C
२०२४		

## ANNEXURE-H (Collectively)

**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**No. CHE/A-0330/BP (WS)/AP**

To,  
Architect,  
Shri. Chandan Kelekar  
Owner,  
M/s Gurukrupa Developers (D.N. Nagar Project.)

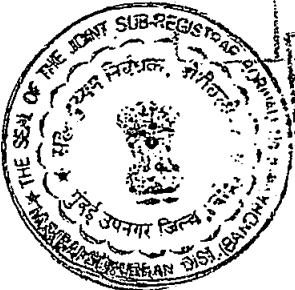
Sub: Proposed development of residential building on plot bearing C.T.S. No. 507  
of village Malwani at Malad (West), Mumbai.

Ref: Your application dtd.20.02.2018

Sir,

With reference to your above letter this is to inform you that the above plans,  
submitted by you are hereby approved subject to following conditions:

1. That all the conditions of IOD under even number CHE/A-0330/BP (WS)/AP dated 14.05.2013 shall be complied with.
2. That all the changes proposed shall be shown on the final plans to be submitted at the time of Building Completion Certificate.
3. That the revised R.C.C. design and calculation shall be submitted.
4. That the Revised Drainage approval shall be obtained before C.C.
5. That all payments shall be paid before C.C.
6. That the revised NOC from H.E. shall be submitted before C.C.
7. That the Extra Water Charges and Extra Sewerage Charges shall be paid and receipt to that effect shall be submitted before C.C.
8. That Dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the residents/ occupants of the building in the jurisdiction of MCGM. The necessary condition in the sale agreement to that effect shall be incorporated by the developer/owner.



आय - 6		
92030	22	946
2028		

9. That self declaration from in respect of installing Composite machine / bio mechanize system for processing wet waste generated at project side shall be submitted by developer/ builder / owner as per circular No-CHE/0024/GEN/dated 02.04.2016.
10. Since the payment installment facility has been availed in the proposal under reference, the conditions mentioned in the circular issued u/no. CHE/DP/14755/Gen dtd. 06.09.2017 further amended u/no. CHE/DP/23185/Gen dtd. 20.11.2017 shall be complied with.

Yours Faithfully,

**RAHUL  
BHANUDA  
S JADHAV**

Digitally signed by RAHUL  
BHANUDAS JADHAV  
DN: cn=RAHUL BHANUDAS  
JADHAV, o=Municipal  
Corporation Of Greater  
Mumbai, ou=Building Proposal  
Reason: I am the author of this  
document  
Location:  
Date: 2018-02-21 16:45+05:30

**Sudhakar  
Ramkrish  
na  
Mahajan**

Digitally signed by  
Sudhakar Ramkrishna  
Mahajan  
DN: cn=Sudhakar  
Ramkrishna Mahajan,  
o=Municipal  
Corporation Of Greater  
Mumbai, ou=Building  
Proposal, ou=2  
Reason: I am the author  
of this document  
Location:  
Date: 2018-02-22  
16:48+05:30

**Girish  
Bhimrao  
Nikam**

Digitally signed by Girish  
Bhimrao Nikam  
DN: cn=Girish Bhimrao Nikam,  
o=Municipal Corporation  
Of Greater Mumbai  
ou=Executive Engineer  
Date: 2018-02-23 13:20+05:30

**S.E.B.P.(P/N)**

**A.E.B.P.(P)**

**Ex. Eng. Bldg. Prop. (W.S.) 'P' Ward**



वर्क - 6		
9030	23	942
२०२४		

## ANNEXURE-H (Collectively)

**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**No. CHE/A-0330/BP (WS)/AP**

To,  
Architect,  
Shri. Chandan Kelekar  
Owner,  
M/s Gurukrupa Developers (D.N. Nagar Project.)

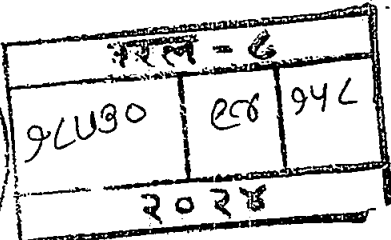
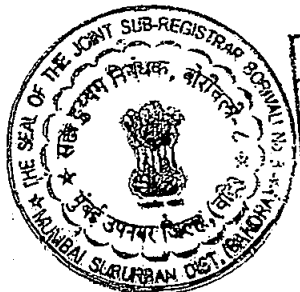
Sub: Proposed development of residential building on plot bearing C.T.S. No. 507 of village Malwani at Malad (West), Mumbai.

Ref: Your application dtd.20.06.2018

Sir,

With reference to your above letter this is to inform you that the above plans, submitted by you are hereby approved subject to following conditions:

1. That all the conditions of IOD under even number CHE/A-0330/BP (WS)/AP dated 14.05.2013 shall be complied with.
2. That the C.C. of area equivalent to twice the area of 5% amenity open space shall be restricted till handing over the said amenity open space to M.C.G.M. and submission of P.R.C. in the name of M.C.G.M.
3. That all the changes proposed shall be shown on the final plans to be submitted at the time of Building Completion Certificate.
4. That the revised R.C.C. design and calculation shall be submitted.
5. That the Revised Drainage approval shall be obtained before C.C.
6. That all payments shall be paid before C.C.
7. That the revised NOC from H.E. shall be submitted before C.C.
8. That the Extra Water Charges and Extra Sewerage Charges shall be paid and receipt to that effect shall be submitted before C.C.
9. That all the conditions in the NOC from SWM department obtained online under No. SWM/000792/2018/P/N/WSII Dated 14/June/2018 in response to application under No. CHE/A- 0330/BP(WS)/AP/SWM, dated - 14/June/2018 to transport & deposit/ dump/ level the C & D



Waste at only designated unloading site - M/s. Thakur Stone Quarry Survey No. 208, (New 4/3) of village Bhayanderpada (Ovala), Taluka Thane, Dist. Thane (M/s. Mishra Transport Service) shall be complied with.

10. That all the conditions in the orders of Hon'ble Supreme Court of India in SLP (Civil) No. D23708/2017 dated 15.3.2018 shall be complied with.
11. That the payment as per schedule of installment granted by Commissioner shall be made.
12. That the CC shall be restricted equivalent to 15% of the approved Built up area or the CC of Built up area of entire one floor ( if the part terrace is proposed at topmost floor then the topmost floor and the entire one floor below topmost floor) whichever is higher till payment of last installment.
13. That the compliance of installment facility circular u/No. CHE/DP/15755 /GEN dated 06.09.2017, CHE/DP/23185/GEN dated 20.11.2017 and Government Notification No- TPB/4317/1005 / CR- 302 /2017/ UD -11 dated 06.01.2018 shall be complied with before asking FCC.

Yours Faithfully,

RAHUL  
BHANUDAS  
S JADHAV

Digitally signed  
by RAHUL  
BHANUDAS  
JADHAV  
Date: 2018.07.17  
17:09:56 +05'30'

**S.E.B.P.(P/N)**

Sudhakar  
Ramkrishna  
na  
Mahajan

Digitally signed  
by Sudhakar  
Ramkrishna  
Mahajan  
Date: 2018.07.26  
12:38:12 +05'30'

**A.E.B.P.(P)**

ASHOK  
KUMAR  
AGARWAL

**Ex. Eng. Bldg. Prop. (W.S.) 'P' Ward**

Digitally signed by ASHOK KUMAR  
AGARWAL  
DN: cn=ASHOK KUMAR  
AGARWAL, c=IN, o=Municipal  
Corporation of Greater Mumbai,  
ou=Executive Engineer  
Reason: I am the author of this  
document  
Location:  
Date: 2018-07-27 13:21+05:30



बदल - 6		
92030	24	944
२०२४		

## ANNEXURE-H (Collectively)



MUNICIPAL CORPORATION OF GREATER MUMBAI

Amended Plan Approval Letter

File No. CHE/A-033C/BP(WS)/AP/337/B/Amend dated 02.11.2020

To,  
CHANDAN PRABHAKAR  
KELEKARSS  
281/2229, MOTILAL NAGAR NO.1,  
GOREGAON (W),

CC (Owner),  
GURUKRUPA DEVELOPERS D N  
NAGAR PROJECT  
A-205, Western Edge III, Behind Metro  
Mall, Off W.E. Highway, Borivalli E,  
Mumbai.

Subject: Proposed development of residential building on Plot Bearing C.T.S. No. 507 of village Malwani at Malad (West),  
Mumbai..

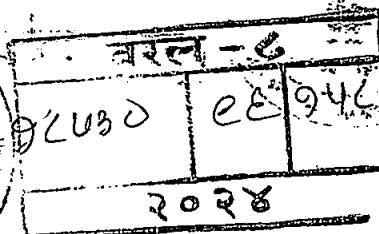
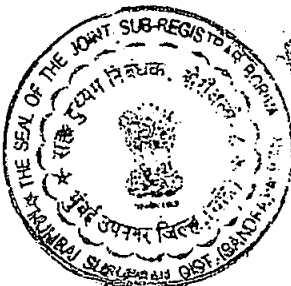
Reference: Online submission of plans dated 31.07.2020

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions:

- 1) That all the objections of this office Intimation of Disapproval under even No. shall be applicable and shall be complied with C.C.
- 2) That the revised R.C.C. design and calculation from the registered licensed Structural Engineer shall be submitted before F.C.C. Monthly progress report.
- 3) That the revised H.E. NOC as per the amended plan shall be submitted before F.C.C.
- 4) That the extra water and sewerage charges as per the amended plan shall be paid to A.E.W.W (P.N) before FCC.
- 5) That all the balance payments as per the amended plan shall be paid before C.C.
- 6) That the Revised Janata Insurance Policy shall be submitted before F.C.C.
- 7) That the revised Drainage approval shall be submitted before C.C.
- 8) That the P.C.O.'s one time charges as per E.O.D.B. policy shall be paid before F.C.C.
- 9) That the Dry and Wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the residents/occupants of the building.
- 10) That the self-declaration in respect of installing composting pit/ composting machine/ bio-mechanisation system for processing wet waste generated at project site shall be submitted by the Owner/developer.
- 11) That all the conditions in the NOC from SWM department obtained online shall be complied with in response to your application for file u/r.
- 12) That the adequate safeguards should be employed for preventing dispersal of (dust) particles/particles through the Air (or even otherwise) & adequate record shall not be maintained & uploaded for every single trip for disposal of C & D waste, at the time of loading the C & D waste in vehicle, after loading the C & D waste in the vehicle during the hauling.
- 13) That the probable quantity of C & D Waste should be indicated in advance prior to commencement of work & details thereof shall be submitted.
- 14) That C & D Waste of large scale above 20 MT shall be disposed off as per Waste management plan approved online & as per Construction and Demolition Waste Management Rules 2016.
- 15) That in the event the consent given by the disposal site owner/authority is revoked for any reasons, and/or in the event the time limit during which disposal site was available gets expired, the relevant construction activity shall be stopped & shall abide show cause notice & till such time Waste Management Plan/Debris Management plan is amended to provide the new site for dumping of C & D Waste and got approved online, construction work shall be recommenced.
- 16) That the valid Bank Guarantee as per policy shall be furnished solely for the purpose of ensuring compliance of the conditions in the Waste Management Plan/Debris Management Plan approved by SWM department of M.C.G.M, till grant of full Occupation Certificate.

Page 1 of 2



- 17) That any officer of M.C.G.M/Monitoring Committee shall be entitled to inspect the record of grant of IOD, visit & inspect landfill sites, as well as, M.C.G.M. Officers/Monitoring Committee shall be entitled to bring to the notice of M.C.G.M. any breach in the IOD conditions. The order passed by M.C.G.M. on the reported breaches shall be final & binding.
- 18) That all the conditions in the orders of Hon'ble Supreme Court of India dated 15.03.2018 in the case of Dumping Ground should be complied with.
- 19) Certificate from Licensed professional certifying height of proposed building above AMSL within permissible height as per colour coded map issued by Civil Aviation Authority shall be submitted
- 20) That setback land free of compensation and free of any encumbrance shall be handed over to MCGM and possession receipt shall be submitted from Assistant Commissioner of the ward. That P.R. Card in the name of MCGM for road setback handed over shall be submitted before OCC
- 21) That the road shall not be got demarcated on site from the office of A.E. survey

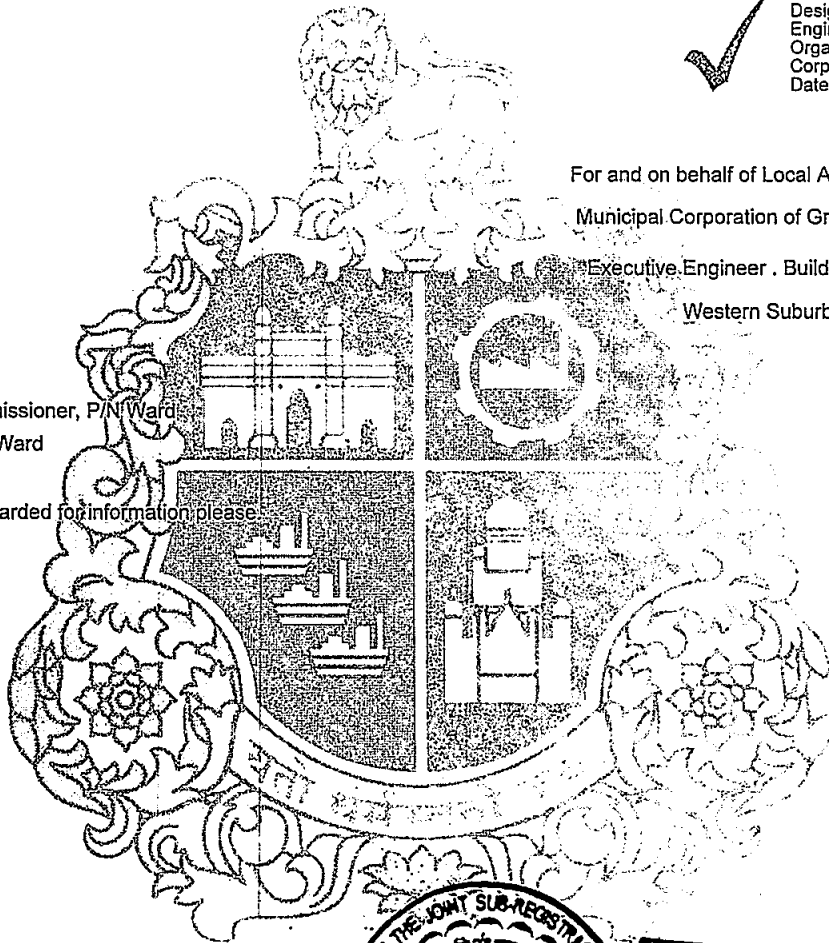
✓  
 Name : ANIL PRABHAKAR  
 DHIWAR  
 Designation : Executive  
 Engineer  
 Organization : Municipal  
 Corporation of Greater Mumbai  
 Date : 02-Nov-2020 20: 11:49

For and on behalf of Local Authority  
 Municipal Corporation of Greater Mumbai  
 Executive Engineer . Building Proposal  
 Western Suburb II

Copy to :

- 1) Assistant Commissioner, P/N Ward
- 2) A.E.W.W., P/N Ward
- 3) D.O. P/N Ward

- Forwarded for information please



बुरल - 6		
96030	EU	942
२०२४		

## ANNEXURE-H (Collectively)



## MUNICIPAL CORPORATION OF GREATER MUMBAI

## Amended Plan Approval Letter

File No. CHE/A-0330/BP(WS)/AP/337/9/Amend dated 31.03.2021

To, CC (Owner),  
 CHANDAN PRABHAKAR KELEKAR GURUKRUPA DEVELOPERS D N  
 281/2229, MOTILAL NAGAR NO.1, NAGAR PROJECT  
 GOREGAON (W), A-205, Western Edge III, Behind Metro  
 Mall, Off W.E. Highway, Borivali-E,  
 Mumbai.

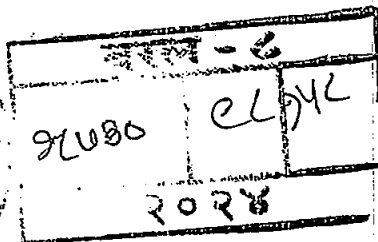
Subject: Proposed development of residential building on Plot Bearing C.T.S. No. 507 of village Malwani at Malad (West), Mumbai..

Reference: Online submission of plans dated 17.03.2021

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction subject to the following conditions:

- 1) That all the objections of this office Intimation of Disapproval under even number shall be applicable and shall be complied with C.C.
- 2) That the revised R.C.C. design and calculation from the registered licensed Structural Engineer shall be submitted before F.C.C. Monthly progress report.
- 3) That the revised H.E. NOC as per the amended plan shall be submitted before F.C.C.
- 4) That the extra water and sewerage charges as per the amended plan shall be paid to A.E.W.W (P/N) before FCC.
- 5) That all the balance payments as per the amended plan shall be paid before C.C.
- 6) That the Revised Janata Insurance Policy shall be submitted before F.C.C.
- 7) That the revised Drainage approval shall be submitted before C.C.
- 8) That the P.C.O.'s one time charges as per E.O.D.B policy shall be paid before F.C.C.
- 9) That the Dry and Wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the residents/occupants of the building.
- 10) That the self-declaration in respect of installing composting pit/composting machine/bio-mechanisation system for processing wet waste generated at project site shall be submitted by the Owner/developer.
- 11) C.C. to be re-endorsed as per the amended plan.
- 12) That all the conditions in the NOC from SWM department obtained online shall be complied with in response to your application for file u/r.
- 13) That the probable quantity of C & D Waste should be indicated in advance prior to commencement of work & details thereof shall be submitted.
- 14) That the adequate safeguards should be employed for preventing dispersal of (dust) particles/particles through the Air (or even otherwise) & adequate record shall not be maintained & uploaded for every single trip for disposal of C & D waste, at the time of loading the C & D waste in vehicle, after loading the C & D waste in the vehicle during the hauling.
- 15) That C & D Waste of large scale above 20 MT shall be disposed off as per Waste management plan approved online & as per Construction and Demolition Waste Management Rules 2016.
- 16) That in the event the consent given by the disposal site owner/authority is revoked for any reasons, and/or in the event the time limit during which disposal site was available gets expired, the relevant construction activity shall be stopped & shall-abide show cause notice & till such time Waste Management Plan/Debris Management plan is amended to provide the new site for dumping of C & D Waste and got approved online, construction work shall be recommenced.





- 17) That the valid Bank Guarantee as per policy shall be furnished solely for the purpose of ensuring compliance of the conditions in the Waste Management Plan/Debris Management Plan approved by SWM department of M.C.G.M, till grant of full Occupation Certificate.
- 18) That any officer of M.C.G.M/Monitoring Committee shall be entitled to inspect the record of grant of IOD, visit & inspect landfill sites, as well as, M.C.G.M. Officers/Monitoring Committee shall be entitled to bring to the notice of M.C.G.M. any breach in the IOD conditions. The order passed by M.C.G.M. on the reported breaches shall be final & binding.
- 19) That all the conditions in the orders of Hon'ble Supreme Court of India dated 15.03.2018 in the case of Dumping Ground should be complied with.
- 20) Certificate from Licensed professional certifying height of proposed building above AMSL within permissible height as per colour coded map issued by Civil Aviation Authority shall be submitted
- 21) That completion Certificate from the rain water harvesting consultant for effective completion and functioning of RWH system shall be submitted before OCC and quantum of rain water harested from the RWH completed scheme on site shall be uploaded on RWH tab in online Auto dcr system before OCC.
- 22) That setback land free of compensation and free of any encumbrance shall be handed over to MCGM and possession receipt for the same shall be submitted from Assistant Commissioner of the ward before CC. Further P.R. Card in the name of MCGM for road setback handed over to MCGM shall be submitted before OCC.
- 23) That all the conditions mentioned in the Govt. Directives u/s 154 of MRTP Act 1966 issued u/no. TPS1820 /AN.27 /C.N.80 /20/UD-13 dtd. 14-01-2021 and Circular under no. CHE/DP/21546/Gen, dated 22.02.2021 and dated 05.03.2021 shall be complied with.

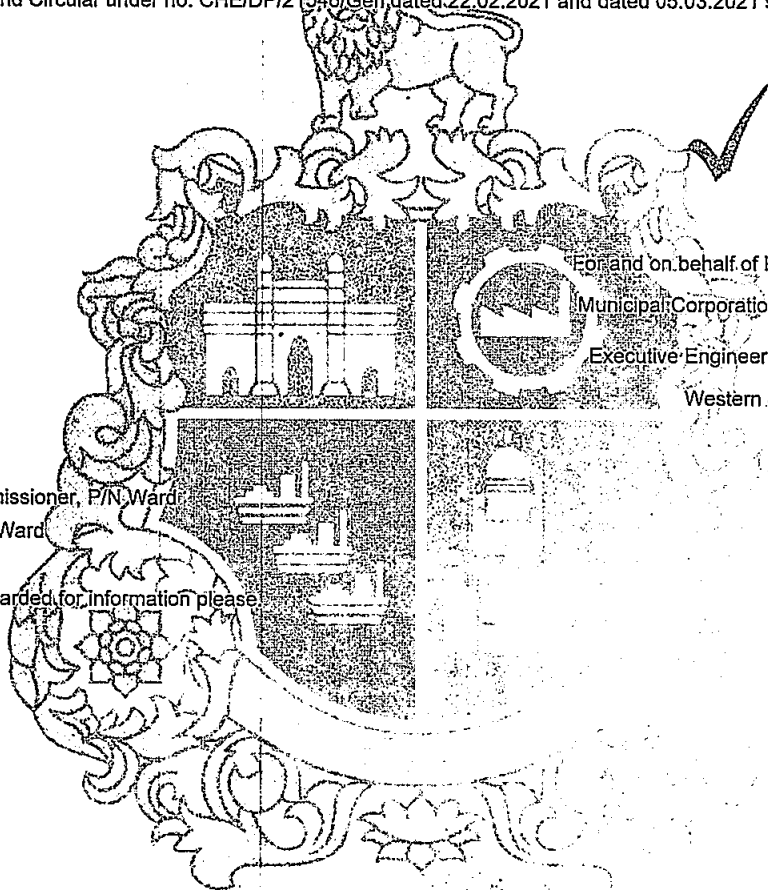
Name : ANIL PRABHAKAR  
 DHIWAR  
 Designation : Executive  
 Engineer  
 Organization : Municipal  
 Corporation of Greater Mumbai  
 Date : 31-Mar-2021 19: 50:33

For and on behalf of Local Authority  
 Municipal Corporation of Greater Mumbai  
 Executive Engineer . Building Proposal  
 Western Suburb II

Copy to :

- 1) Assistant Commissioner, P/N Ward
- 2) A.E.W.W., P/N Ward
- 3) D.O. P/N Ward

- Forwarded for information please



9030		ee		94L	
2028					

## ANNEXURE- I (Collectively)

C - 3



## MUNICIPAL CORPORATION OF GREATER MUMBAI

## FORM 'A'

## MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/A-0330/BP(WS)/AP

## COMMENCEMENT CERTIFICATE

To.  
M/s. Gurukrupa Developers (D.N. Nagar Project)  
A/205, Western Edge II, Off Western Express  
Highway, Behind Metro Mall, Borivali (East),  
Mumbai-400 066  
Sir,

With reference to your application No. CHE/A-0330/BP(WS)/AP Dated. 15/6/2018 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 15/6/2018 of the Mumbai Municipal Corporation Act 1888, to erect a building in Building development work of on plot No. N.A. C.T.S. No. 507 Division / Village / Town Planning Scheme No. MALVANI situated at N.A. Road / Street in P/N Ward Ward .

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

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
  - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - c. The Municipal Commissioner of Greater Mumbai 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 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. **Assistant Engineer P Ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto



96030		
900	942	
2007/18		

Issue On : 28/6/2013

Valid Upto : -

Remark :

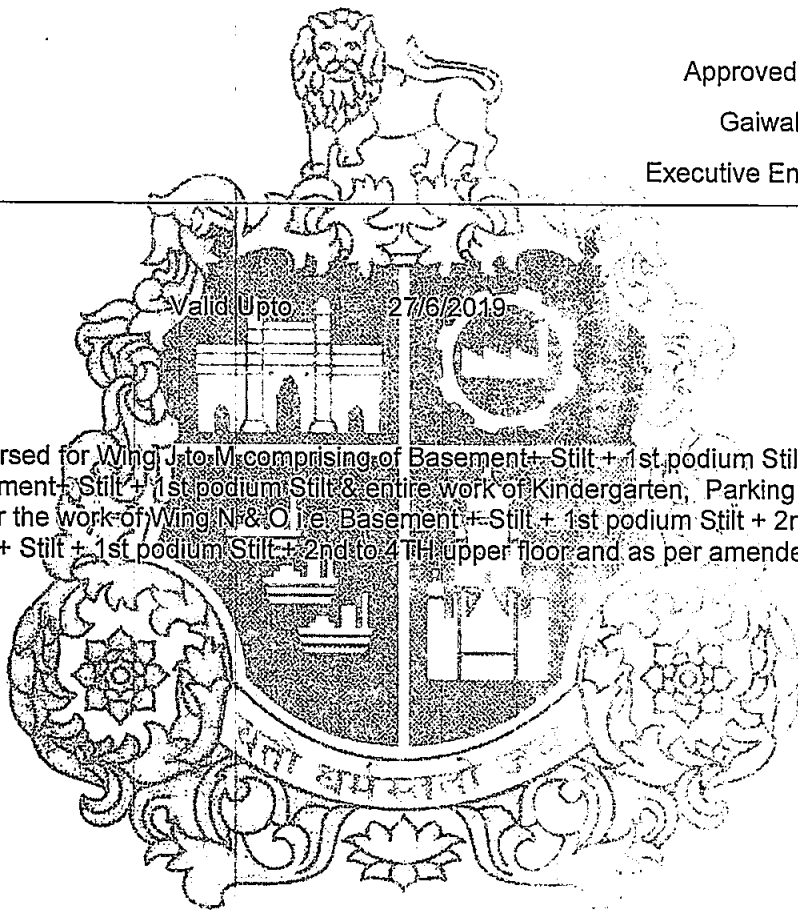
Approved By  
Gaiwal  
Executive Engineer

Issue On : 10/8/2018

Valid Upto : 27/6/2019

Remark :

This CC is now re-endorsed for Wing J to M comprising of Basement + Stilt + 1st podium Stilt + 2nd to 23rd upper floor, Wing Q & R Basement + Stilt + 1st podium Stilt & entire work of Kindergarten, Parking Tower above Club House and extended for the work of Wing N & O i.e. Basement + Stilt + 1st podium Stilt + 2nd to 23rd upper floor, Wing P with Basement + Stilt + 1st podium Stilt + 2nd to 4TH upper floor and as per amended approved plan issued on 27.07.2018.



✓  
Name : Sudhakar Ramkrishna Mahajan  
Designation : Assistant Engineer  
Organization : Municipal Corporation Of Greater Mumbai  
Date : 10-Aug-2018 15: 27:47

For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai

CHE/A-0330/BP(WS)/AP



Page 2 of 3 On 10-Aug-2018

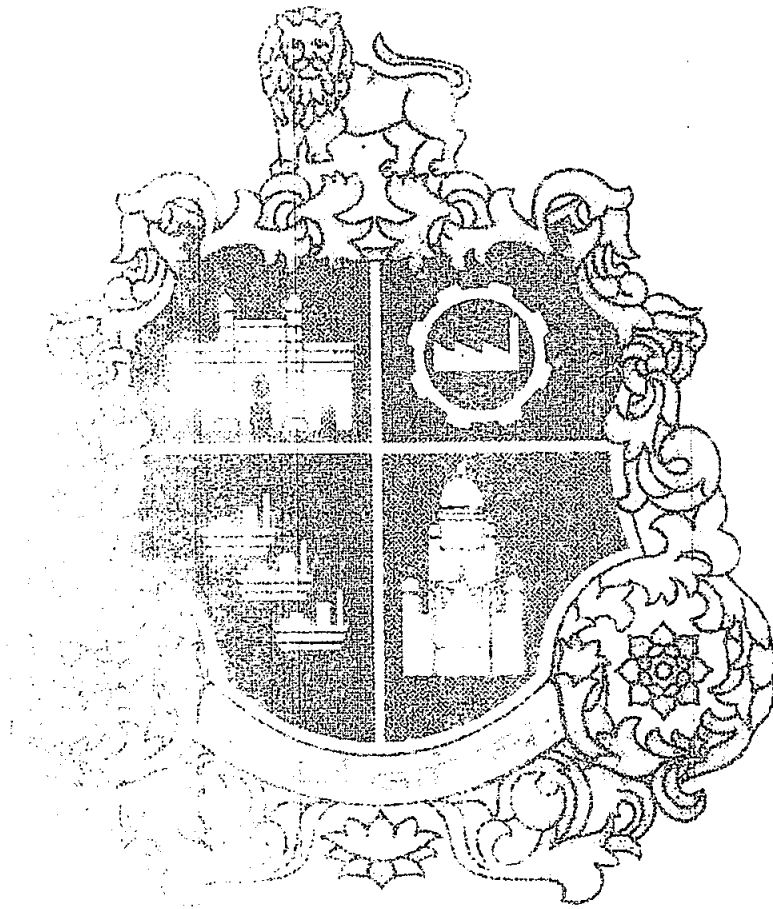
बिल नं ६		
१८३०	१०९	१५८
२०२४		

Cc to :

- 1. Architect.
- 2. Collector Mumbai Suburban /Mumbai District.

Assistant Engineer . Building Proposal

Western Suburb II P/N Ward Ward



CHE/A-0330/BP(WS)/AP

Page:3 of 3 On 10-Aug-2018



ब.र.ल - ८		
१८७३०	१०२	१५८
२०२४		

## ANNEXURE- I (Collectively)

C - 3



## MUNICIPAL CORPORATION OF GREATER MUMBAI

## FORM 'A'

## MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/A-0330/BP(WS)/AP/FCC/8/Amend

## COMMENCEMENT CERTIFICATE

To,  
M/s. Gurukrupa Developers (D.N. Nagar Project)  
A/205, Western Edge II, Off Western Express  
Highway, Behind Metro Mall, Borivali (East),  
Mumbai-400 066  
Sir,

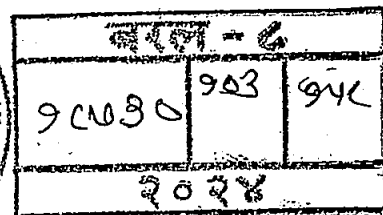
With reference to your application No. CHE/A-0330/BP(WS)/AP/FCC/8/Amend Dated. 19 Oct 2018 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 19 Oct 2018 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. (N.A. - O.T.S. No. 507 Division / Village / Town Planning Scheme No. MALVANI situated at N.A. Road / Street in P/N Ward/Ward

The Commencement Certificate/ Building Permits granted on the following conditions:--

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
  - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - c. The Municipal Commissioner of Greater Mumbai 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 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. Assistant Engineer(BP) P Ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 27/6/2019



Issue On : 28 Jun 2013

Valid Upto : 27 Jun 2019

Application Number :

Remark :

Approved By

Issue On : 23 Jan 2019

Valid Upto : 22 Jan 2020

Application Number :

Remark :

This CC is now endorsed for the work of building comprising Wing 'P' from 5th to 18<sup>th</sup> upper floor as per approved amended plan dtd. 27/07/2018

Approved By

Issue On : 12 Feb 2020

Valid Upto : 11-Feb-2021

Application Number :

CHE/A-0330/BP(WS)/AP/FCC/7/Amend

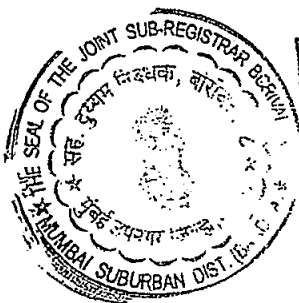
Remark :

This CC is now extended for the work of 20th to 23th upper floors of Wing 'P' (i.e. for the entire work of Wing-P) as per approved amended plan dated 27/07/2018.

Approved By

Assistant Engineer(BP) P Ward

Assistant Engineer (BP)



बरल - ८		
१८७३०	१०६	१५८
२०२४		

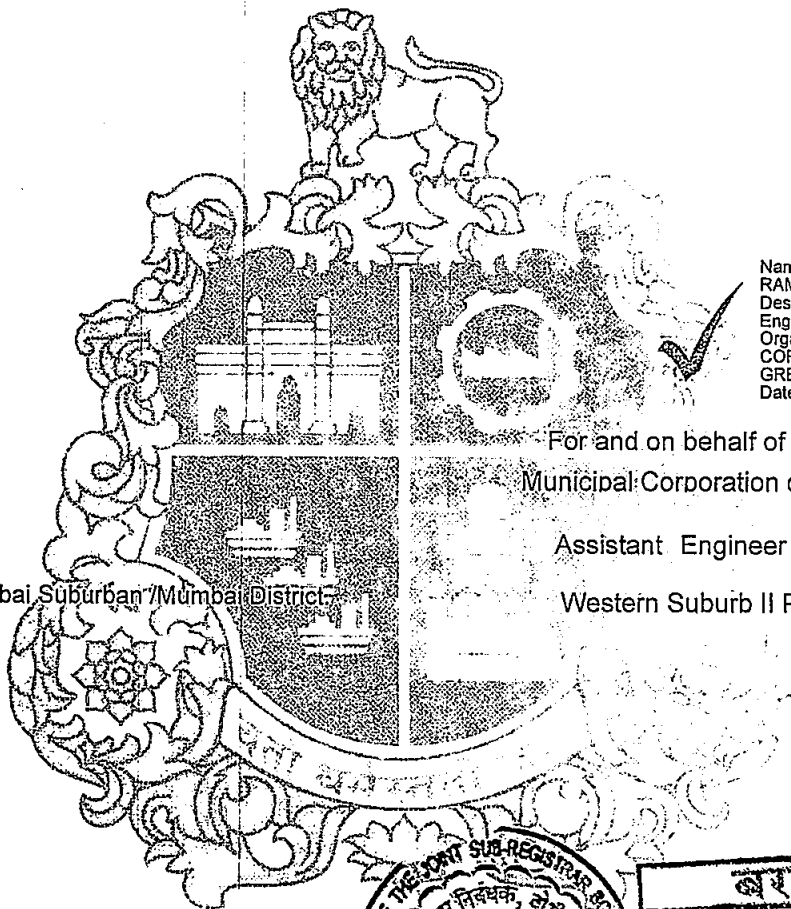
Issue On : 11 Nov 2020

Valid Upto : 27 Jun 2021

Application Number : CHE/A-0330/BP(WS)/AP/FCC/8/Amend

Remark :

This CC is now re-endorsed for the work up to top of the podium level of Wing-Q & R as per approved amended plan dtd. 02.11.2020.



Name : SUDHAKAR  
RAMKRISHNA MAHAJAN  
Designation : Assistant  
Engineer  
Organization : MUNICIPAL  
CORPORATION OF  
GREATER MUMBAI  
Date : 11-Nov-2020 11: 09:26

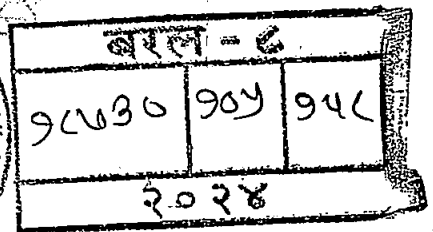
For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai

Assistant Engineer . Building Proposal

Western Suburb II P/N Ward Ward

Cc to :

- 1. Architect.
- 2. Collector Mumbai Suburban /Mumbai District



## ANNEXURE- I (Collectively)

C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/A-0330/BP(WS)/AP/FCC/10/Amend

COMMENCEMENT CERTIFICATE

To,  
M/s. Gurukrupa Developers (D.N. Nagar Project)  
A/205, Western Edge II, Off Western Express  
Highway, Behind Metro Mall, Borivali (East),  
Mumbai-400 066  
Sir,

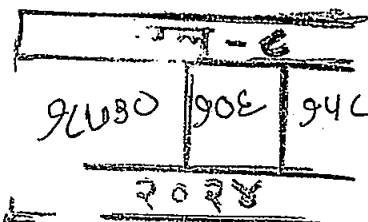
With reference to your application No. CHE/A-0330/BP(WS)/AP/FCC/10/Amend Dated. 19 Oct 2018 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 19 Oct 2018 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. N.A. C.T.S. No. 507 Division / Village / Town Planning Scheme No. MALVANI situated at N.A. Road / Street in P/N Ward/Ward

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

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
  - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - c. The Municipal Commissioner of Greater Mumbai 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 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. Assistant Engineer(B.P.)P Ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 27/6/2019





Issue On : 28 Jun 2013

Valid Upto : 27 Jun 2019

Application Number :

Remark :

Approved By

Issue On : 23 Jan 2019

Valid Upto : 22 Jan 2020

Application Number :

Remark :

This CC is now endorsed for the work on building comprising Wing 'P' from 5th to 18 th upper floor as per approved amended plan dtd. 27/07/2018.

Approved By

Issue On : 12 Feb 2020

Valid Upto : 11 Feb 2021

Application Number :

CHE/A-0330/BP(WS)/AP/FCC/7/Amend

Remark :

This CC is now extended for the work of 20th to 23th upper floors of Wing 'P' (i.e. for the entire work of Wing-P) as per approved amended plan dated 27/07/2018.

Approved By

Assistant Engineer(BP) P Ward

Assistant Engineer (BP)



बसना = 6		
92630	950	94C
२०२४		

Issue On : 11 Nov 2020

Valid Upto : 10 Nov 2021

Application Number : CHE/A-0330/BP(WS)/AP/FCC/8/Amend

Remark :

This CC is now re-endorsed for the work up to top of the podium level of Wing-Q & R as per approved amended plan dtd. 02.11.2020.

Approved By  
Assistant Engineer(BP) P Ward  
Assistant Engineer (BP)

Issue On : 09 Mar 2022

Valid Upto : 08 Mar 2023

Application Number : CHE/A-0330/BP(WS)/AP/FCC/9/Amend

Remark :

This C.C is now re-endorsed and granted to Wing Q and Wing R up to 34th floor and endorse for Market in wing P as per approved amended plan dated 31-03-2021.

Approved By  
Assistant Engineer(B.P.)P Ward  
Assistant Engineer (BP)

Issue On : 18 Oct 2022

Valid Upto : 27 Jun 2023

Application Number : CHE/A-0330/BP(WS)/AP/FCC/10/Amend

Remark :

This C.C. is now granted to Wing 'Q' and Wing 'R' up to 35th floor as per approved amended plan dated 31-03-2021.



G207 - C		
9630	906	944
2028		

Digitally signed by HARESH CHANDIRAM BHAGAT  
Date: 18 Oct 2022 17:38:29  
Organization: Bhandhumbal Municipal Corporation  
Designation: Assistant Engineer (BP)

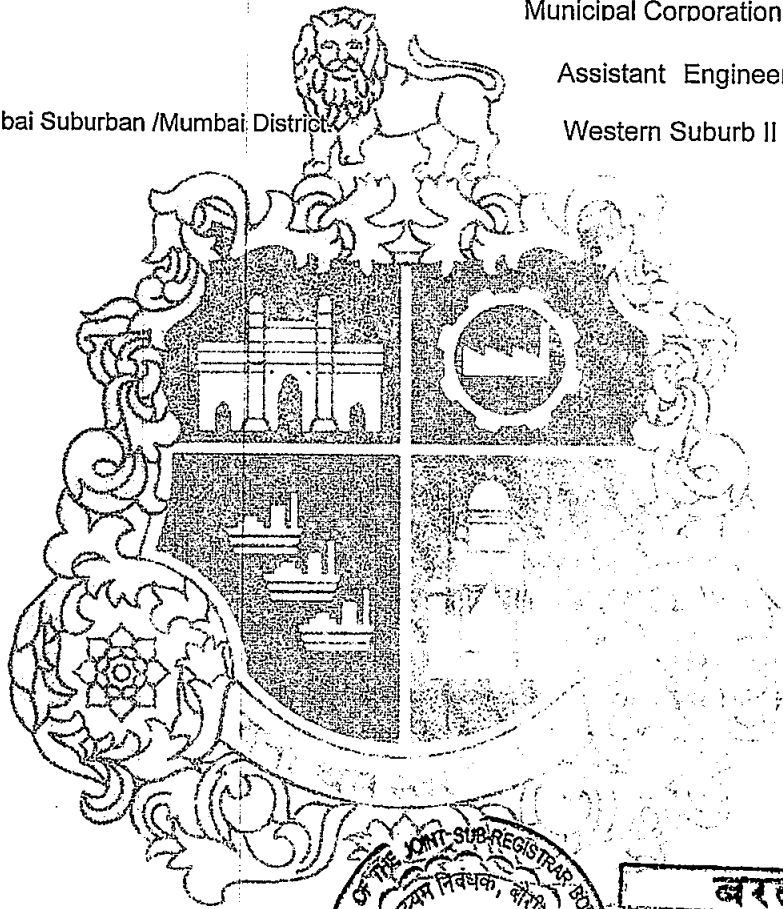


For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai

Assistant Engineer . Building Proposal  
Western Suburb II P/N Ward Ward

Cc to :

- 1. Architect.
- 2. Collector Mumbai Suburban /Mumbai District.



बरल - ६		
१८७३०	१०६	१५८
२०२४		

## ANNEXURE-J (Collectively)

PJS/11827/2011

### TO WHOMSOEVER IT MAY CONCERN

Sub: All that piece or parcel of land lying and being at Village Malvani, Taluka Borivali Mumbai Suburban District bearing Survey No. 44, Hissa No. 1 corresponding to C.T.S. No. 507 admeasuring 44,718.25 sq.mtrs. equivalent to 53,482 sq. yds.

**DEVELOPERS: M/S. GURUKRUPA DEVELOPERS  
(D.N.NAGAR PROJECT)**

---

1. We have caused the Search to be taken with the office of the Sub-Registrar of Assurances at Bandra (Manual Index) from 1932 to 1948 and from 1958 to 2011; with the office of Sub-Registrar of Assurances at Vasai (Manual Index) from 1948 to 1957; with the office of the Sub-Registrar of Assurances at Mumbai (Manual Index) from 1932 to 2011; with the office of the Sub-Registrar of Assurances at Goregaon (Computerized Index) from 2002 to 2011; with the office of the Sub-Registrar of Assurances at Borivali (Computerized Index) from 2005 to 2011; and with the office of the Sub-Registrar of Assurances at Magathane (Computerized Index) from 2007 to 2011. We have also caused to be procured Revenue Record in Form No. 6/12, 7/12 and Property Card and on the basis thereof, we report as under:

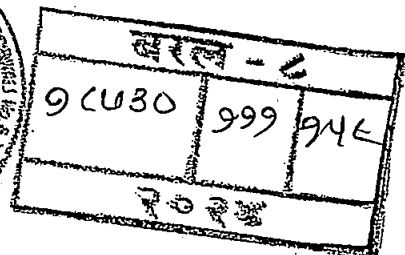
(a) The Government of Maharashtra are the Owners of the captioned property, who had given the same on "Ek Sali" (Yearly) lease for Agricultural purposes to one Mr. Damu Shinvar Vaity alias Koli. On perusal of the Revenue Record it appears that the name of the said Damu Shinwar Vaity @ Koli was recorded as "Kul Khand and Pick Pani" till the year 1979;

*D. D.*



Gde 1		
9630	990	946
028		

- (b) We have been informed that Mr. Damu Shinvar Vaity alias Koli died intestate at Mumbai on 19<sup>th</sup> October, 1964, leaving behind the following persons as his only heirs and legal representatives according to the law by which he was being governed at the time of his death:
- (i) Smt. Sovaribai Damu Vaity alias Koli (Widow)
  - (ii) Mr. Jagan (also known as Jagannath) Damu Vaity alias Koli (Son)
  - (iii) Mr. Baliram Damu Vaity alias Koli (Son)
  - (iv) Ms. Gopubai Damu Vaity alias Koli (Daughter)
  - (v) Smt. Zilubai Laxman Vaity alias Koli (Married Daughter)
- (c) We have been informed that the said Jagan Damu Koli (also known as Jagannath Damu Vaity alias Koli) died at Mumbai on 1<sup>st</sup> February, 1979 leaving behind the following persons as his only heirs and legal representatives according to the law by which he was being governed at the time of his death:
- (i) Smt. Bhanubai Jagannath Vaity alias Koli (Widow)
  - (ii) Smt. Shubhangi Janak Shah (Married Daughter)
- (d) We have been informed that the said Baliram Damu Vaity alias Koli died at Mumbai on 4<sup>th</sup> October, 1988, leaving behind his wife Smt. Vatsala Baliram Vaity alias Koli as his only heir and legal representative according to the law by which he was being governed at the time of his death;
- (e) We have been informed that the said Smt. Sovaribai Wd/o. Damu Vaity alias Koli died at Mumbai on 12<sup>th</sup> July, 1989 leaving behind the



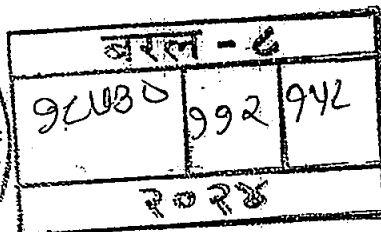
following persons as her only heirs and legal representatives according to the law by which she was being governed at the time of her death:

- (i) Ms. Gopubai Damu Vaity alias Koli (unmarried Daughter)
- (ii) Smt. Zilubai Laxman Vaity alias Koli (Married Daughter)
- (iii) Smt. Bhanubai Jagannath Vaity alias Koli (widow of pre-deceased son)
- (iv) Smt. Shubhangi Janak Shah (Granddaughter)
- (v) Smt. Vatsala Baliram Vaity alias Koli (widow of pre-deceased son)

(f) The said Ms. Gopubai Damu Vaity alias Koli died intestate as a spinster at Mumbai on 21<sup>st</sup> January, 2006 leaving behind the following persons as her only heirs and legal representatives according to the law by which she was being governed at the time of her death:

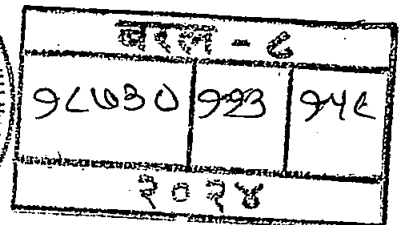
- (i) Smt. Zilubai Laxman Vaity alias Koli (married sister)
- (ii) Smt. Bhanubai Jagannath Vaity alias Koli (widow of pre-deceased brother)
- (iii) Smt. Shubhangi Janak Shah Nee Shubhangi Jagannath Vaity alias Koli (daughter of pre-deceased brother)
- (iv) Smt. Vatsala Baliram Vaity alias Koli (widow of pre-deceased brother)

2. In view of Government of Maharashtra not having renewed the yearly lease in favour of the legal heirs of late Damu Shinwar Vaity alias Koli, on and after 1979 the legal heirs of late Damu Shinwar Vaity alias Koli instituted a suit in the City Civil Court at Bombay being Suit No. 3663 of 2000 against the Government of Maharashtra, inter alia, praying for declaration that the legal heirs of late Damu Shinwar Vaity alias Koli are the Lessees in respect



of the captioned property for 999 years. The said Suit No. 3663 of 2000 came to be dismissed by an Order dated 29<sup>th</sup> August, 2006. Being aggrieved with the said Order & Judgment dated 29<sup>th</sup> August, 2006, the legal heirs of late Damu Shinwar Vaity alias Koli filed First Appeal No. 383 of 2007 in the High Court of Judicature at Bombay.

3. During the pendency of the said First Appeal No. 383 of 2007 in the High Court of Judicature at Bombay; Smt. Vatsala Baliram Vaity alias Koli, Bhanubai Jagannath Vaity alias Koli, Smt. Shubhangi Janak Shah Nee Shubhangi Jagannath Vaity alias Koli and Smt. Zilubai Laxman Vaity alias Koli entered into an Agreement with M/s. Gurukrupa Developers (D. N. Nagar Projects) on 27<sup>th</sup> June, 2007 thereby agreeing to sale, transfer and assign all their rights in respect of the captioned property unto M/s. Gurukrupa Developers (D.N. Nagar Project) for the consideration and on the terms and conditions set out therein.
4. The Government of Maharashtra granted occupancy rights as Occupants Class II unto Smt. Vatsala Baliram Vaity alias Koli, Smt. Bhanubai Jagannath Vaity alias Koli, Smt. Shubhangi Janak Shah Nee Shubhangi Jagannath Vaity alias Koli with the consent, confirmation and knowledge of Smt. Zilubai Laxman Vaity alias Koli under Sections 20, 31 and 40 of the Maharashtra Land Revenue Code read with Rules 11 (1) (i), 12 (3) (i) and 14 (c) (iii) of Disposal of Government Land Rules, 1971 by executing an Agreement on 19<sup>th</sup> September, 2009 which is registered with the office of the Sub-Registrar of Assurances at Borivali No.5 under Sr. No. BDR-11/10524/2009; on the terms and conditions set out therein, one of the term being to withdraw the pending litigation. In terms of and in compliance of the



said Agreement dated 19<sup>th</sup> September, 2009, the First Appeal No. 383 of 2007 has been withdrawn on 24<sup>th</sup> September, 2009.

5. By a Deed of Development dated 30<sup>th</sup> December, 2009 executed between (1) Smt. Vatsala Baliram Vaity alias Koli, (3) Smt. Bhanubai Jagannath Vaity alias Koli, (3) Smt. Shubhangi Janak Shah Nee Shubhangi Jagannath Vaity alias Koli, therein referred to as "the Owners" and M/s. Gurukrupa Developers (D. N. Nagar Project), therein referred to as "the Developer"; the Owners therein granted unto the Developer therein the development rights in respect of the captioned property for the consideration and on the terms and conditions set out therein. The said Deed of Development dated 30<sup>th</sup> December, 2009 is attached to the Deed of Confirmation dated 13<sup>th</sup> October, 2010 between the Owners and the Developers therein and is duly registered with the office of the Sub-Registrar of Assurances at Borivali No. 7 under Sr. No. BDR-16/10659/2010.
6. In furtherance of the said Agreement dated 19<sup>th</sup> September, 2009, referred to in paragraph 4 above M/s. Gurukrupa Developers (D. N. Nagar Project), therein referred to as "the Grantee and duly confirmed by Smt. Vatsala Baliram Vaity alias Koli, Smt. Bhanubai Jagannath Vaity alias Koli, Smt. Shubhangi Janak Shah Nee Shubhangi Jagannath Vaity alias Koli by they having joining in the execution thereof; executed Agreement on 22<sup>nd</sup> February, 2011 which is duly registered with the office of the Sub-Registrar of Assurances at Borivali No. 3 under Sr. No. BDR-6/2139/2011 in the presence of the Collector, Mumbai Suburban District. The said Agreement is executed by M/s. Gurukrupa Developers (D. N. Nagar Project) in form



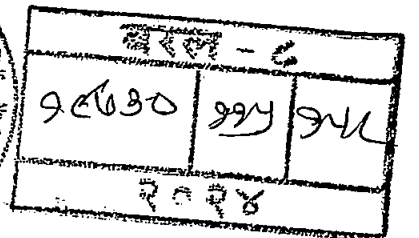
बदल - 6		
90030	997	946
2028		

*[Handwritten signature]*



No. XIII under Rule 42 (1)(b) of Disposal of Government of Land Rules 1971.

7. By a Deed of Confirmation dated 16<sup>th</sup> March, 2011 registered with the office of the Sub-Registrar of Assurances at Borivali No. 5 under Sr. No. BDR-11/2472/2011 executed by Smt. Zilubai Laxman Vaity alias Koli Nee Zilubai Damu Shinwar Vaity alias Koli of the First Part AND (1) Smt. Vatsala Baliram Vaity alias Koli, (2) Smt. Bhanubai Jaganath Vaity alias Koli, (3) Smt. Shubhangi Janak Shah nee Shubhangi Jagannath Vaity alias Koli of the Second Part; AND (1) Pandurang Laxman Vaity (2) Aruna Pandurang Vaity (3) Prashant Pandurang Vaity (4) Ankita Pandurang Vaity and (5) Jignesh Pandurang Vaity, of the Third Part AND (1) Miss Parvati Laxman Koli, (2) Miss Priya Mhadev Yeru, (3) Mr. Dhangar Laxman Koli, (4) Miss Sharda Laxman Koli, (5) Mrs. Laxmi Anil Khichre nee Laxmi Laxman Koli and (6) Miss Reshma Laxman Koli, of the Fourth Part AND M/s. Gurukrupa Developers (D. N. Nagar Project) of the Fifth Part; the parties thereto confirmed the execution of the Deed of Development dated 30<sup>th</sup> December, 2009, and on the terms and conditions set out therein.
8. At the request of M/s. Gurukrupa Developers (D. N. Nagar Project), office of Collector, BSD, vide their letter dated 1<sup>st</sup> April, 2011 addressed to Executive Engineer, (Building Proposal), Western Suburb; granted the permission for the development of 41390.10 sq. mtrs. equivalent to 49502.55 sq. yds. of the captioned property and on the terms and conditions set out therein. Accordingly, M/s. Gurukrupa Developers (D. N. Nagar Project) and thus M/s. Gurukrupa Developers (D. N. Nagar Project) are entitled to develop 41390.10 sq.mtrs. equivalent to 49502.55 sq.yds. of the captioned property.



9. Thus, subject to what is provided in the Agreement dated 19<sup>th</sup> September, 2009 read with Agreement executed on 22<sup>nd</sup> February, 2011 referred to in paragraphs 4 and 5 above respectively and subject to what is provided hereinabove, M/s. Gurukrupa Developers (D.N. Nagar Project) are entitled to develop the captioned property construct building, sell the premises therein and ultimately convey the captioned property in favour of one or more Societies.

Dated this 30<sup>th</sup> day of April, 2011.

For M/s. Shah & Sanghavi

Partner

H:\COMPI\1827. Title certificate.docx\sm



बाल - ६		
१८७३०	११६	१५८
२०२४		

## ANNEXURE-J (Collectively)

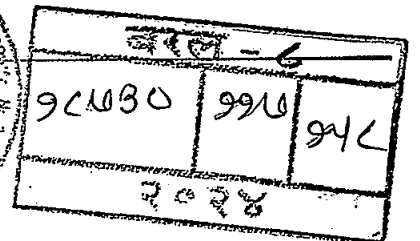
PJS/PB/11827/2014

### TO WHOMSOEVER IT MAY CONCERN

Sub: All that piece or parcel of land lying and being at Village Malvani, Taluka Borivali Mumbai Suburban District bearing Survey No. 44, Hissa No. 1 corresponding to C.T.S. No. 507 admeasuring 44,718.25 sq.mtrs. equivalent to 53,482 sq. yds.

**DEVELOPERS: M/S. GURUKRUPA DEVELOPERS  
(D.N.NAGAR PROJECT)**

1. In respect of the captioned property we have issued our Certificate of Title dated 30<sup>th</sup> April, 2011. We have now caused the further Search to be taken with the office of the Sub-Registrar of Assurances at Goregaon (Computerized Index) for the period 2012 to 2014; with the office of the Sub-Registrar of Assurances at Borivali (Computerized Index) for the period 2012 to 2014; and with the office of the Sub-Registrar of Assurances at Magathane (Computerized Index) for the period 2012 to 2014 and on the basis thereof we issue further certificate of title in continuation of our certificate of title dated 30<sup>th</sup> April, 2011 as under:
  - a. By a Deed of Mortgage dated 26<sup>th</sup> September, 2013 registered with the office of the Sub-Registrar of Assurances at Borivali No. 3 under Sr. No. BRL-3/5556/2013 read with the Deed of Rectification dated 28<sup>th</sup> October, 2013 registered with the office of the Sub-Registrar of Assurances at Borivali No. 3 under Sr. No. BRL-3/6109/2013 executed between M/s. Gurukrupa Developers (D. N. Nagar Project) therein referred to as 'the Mortgagor' and M/s. Gurukrupa Developers (D. N. Nagar Project) therein referred to as 'the Borrower' and Union Bank of India therein referred to as 'the Mortgagee'; in consideration of the loan to be advanced by the Mortgagee to the Borrower; the Borrower/Mortgagor therein mortgaged the captioned property in



& SANGHAVI  
/CATES & SOLICITORS

favour of the Mortgagee therein on the terms and conditions set out therein.

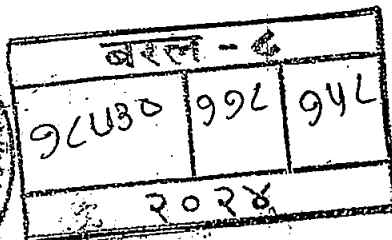
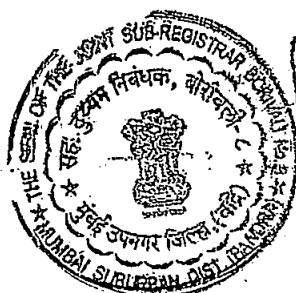
- b. By a Deed of Mortgage/Extension of Further Charge (without possession) dated 13<sup>th</sup> May, 2014, registered with the office of the Sub-Registrar of Assurances at Borivali under Sr. No. BRL-3/2733/2014 executed by and between M/s. Gurukrupa Developers (D.N. Nagar Project), therein referred to as "the Mortgagors/Borrowers" of the First Part, Union Bank of India, therein referred to as "UBI" or "the Lead Bank" of the Second Part and Bank of Baroda, therein referred to as "BOB": in furtherance of the consideration of the loan advanced / agreed to be advanced by the Mortgagees to the Mortgagors/Borrowers, the Mortgagors/Borrowers mortgaged the captioned property in favour of the Mortgagees therein, they having a pari passu charge thereon, on the terms and conditions set out therein.
2. Thus, subject to what is provided in our earlier Certificate of Title dated 30<sup>th</sup> April, 2011 and subject to the mortgage created in favour of Union Bank of India and Bank of Baroda as provided hereinabove, M/s. Gurukrupa Developers (D.N. Nagar Project) are entitled to develop the captioned property construct building, sell the premises therein and ultimately convey the captioned property in favour of one or more Societies.

Dated this 3<sup>rd</sup> day of September, 2014.

For M/s. Shah & Sanghavi

Partner

Z:\11827- further title certificate.docx



113  
ANNEXURE-J (Collectively)

**SHAH & SANGHAVI** (Regd.)  
**ADVOCATES, SOLICITORS**  
**& PATENT AGENTS**

PHONES : 2285 57 55/56  
2285 35 92/93  
FAX : 91-22-2284 5040  
E-mail info@snsattorneys.com

OFFICE NO. 114/115, 11TH FLOOR,  
MITTAL COURT, 'A' WING,  
NARIMAN POINT, MUMBAI - 400 021.

PJS/PB/11827/2017

TO WHOMSOEVER IT MAY CONCERN

Sub: All that piece or parcel of land lying and being at Village Malvani, Taluka Borivali Mumbai Suburban District bearing Survey No. 44, Hissa No. 1 corresponding to C.T.S. No. 507 admeasuring 44.718.25 sq.mtrs. equivalent to 53,482 sq. yds..

**DEVELOPERS: M/S. GURUKRUPA DEVELOPERS  
(D.N.NAGAR PROJECT)**

1. In respect of the captioned property we have issued our Certificate of Title dated 30<sup>th</sup> April, 2011 and Further Certificate of Title dated 3<sup>rd</sup> September, 2014, photocopies whereof are annexed hereto and marked at ANNEXURE-"A" and ANNEXURE-"B" respectively. Subsequently, we have caused a further Search to be undertaken with the office of the Sub-Registrar of Assurances at Bandra and Mumbai (Manual Index) for the period 2014 to 2017; with the office of the Sub-Registrar of Assurances at Goregaon (Manual Index and Computerized Index) for the period 2014 to 2017; with the office of the Sub-Registrar of Assurances at Borivali (Computerized Index) for the period 2014 to 2017 and on the basis thereof, we issue further certificate of title in continuation of our certificate of title dated 30<sup>th</sup> April, 2011 and Further Certificate of Title dated 3<sup>rd</sup> September, 2014 as under:

a. M/s. Gurukrupa Developers (D. N. Nagar Project) have executed a Lease on 28<sup>th</sup> December, 2016 which is registered with the office of the Sub-Registrar of Assurances at Borivali No. 1 under Sr. No. BRL-1/12055/2016 on 28<sup>th</sup> December, 2016 in favour of Reliance Infrastructure Limited for an area admeasuring 316 sq. mtrs. for a period of 99 years at yearly rent of Rs.1/- for setting up Receiving station/ Sub-stations.

b. M/s. Gurukrupa Developers (D. N. Nagar Project) have executed a Lease on 7<sup>th</sup> February, 2017 which is registered with the office of the Sub-Registrar of Assurances at Borivali No. 1 under Sr. No. BRL-1/1330/2017 in favour of Reliance Infrastructure Ltd. for setting up Sub-station/-No. 1, Sub-station No. 2 and Sub-station No. 3 in aggregate admeasuring 160 Sq. Mts. for a period of 99 years at yearly rent of Rs.1

Our Associates : Anderson & Co. Kolkata  
Rajesh Khaitan & Co. Kolkata



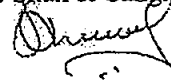
For Shah & Sanghavi

92630		
992	942	
2028		

2. Thus, subject to what is provided in our earlier Certificate of Title dated 30<sup>th</sup> April, 2011 and further Certificate of Title dated 3<sup>rd</sup> September, 2017, and subject to the lease created in favour of Reliance Infrastructure Limited as stated hereinabove. M/s. Gurukrupa Developers (D.N. Nagar Project) are entitled to develop the captioned property, construct a building with Wings, sell the Apartments therein and ultimately convey the captioned property in favour of the Apex Body to be formed by the Societies that would be formed by the purchasers/ Allottees.

Dated this 21<sup>st</sup> day of July, 2017.

For M/s. Shah & Sanghavi



Partner



बुरल - ६		
९८०३०	१२०	१५८
२०२४		

## ANNEXURE-J (Collectively)

**SHAH & SANGHAVI** (Regd.)  
**ADVOCATES, SOLICITORS**  
**& IPR LAWYERS**

OFFICE NO. 114/115, 11TH FLOOR,  
 MITTAL COURT, 'A' WING,  
 NARIMAN POINT, MUMBAI - 400 021.

PHONES : 2285 57 55/56  
 2285 35 92/93  
 FAX : 91-22-2284 5040  
 E-mail : info@snsattorneys.com

PJS/PB/11827/2021

TO WHOMSOEVER IT MAY CONCERN

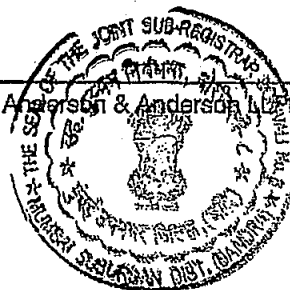
Sub: All that piece or parcel of land lying and being at Village Malvani, Taluka Borivali Mumbai Suburban District bearing Survey No. 44, Hissa No. 1 corresponding to C.T.S. No. 507 admeasuring 44,718.25 sq.mtrs. equivalent to 53,482 sq. yds.

**DEVELOPERS: M/S. GURUKRUPA DEVELOPERS  
 (D.N.NAGAR PROJECT)**

1. In respect of the captioned property we have issued our Certificate of Title dated 30<sup>th</sup> April, 2011 and Further Certificate of Title dated 3<sup>rd</sup> September, 2014 and 21<sup>st</sup> July, 2017, photocopies whereof are annexed hereto and marked at ANNEXURE-"A" to ANNEXURE-"C" respectively.
2. We are now issuing this further title certificate to place on record certain events that have transpired after issuance of our certificate of title dated 30<sup>th</sup> April, 2011 and Further Certificates of Title dated 3<sup>rd</sup> September, 2014 and 21<sup>st</sup> July, 2017 as under:
  - a. We have been informed by M/s Gurukrupa Developers (D.N. Nagar Project) that on 12<sup>th</sup> July, 2018 the Collector M.S.D. issued an further area rectification order thereby rectifying the area of the captioned property from 42,474 Sq. Mtrs. to 44,056.80 Sq. Mtrs. of which formal possession has been handed over to M/s Gurukrupa Developers (D.N. Nagar Project) on 3<sup>rd</sup> August, 2018.
  - b. We have been informed by M/s Gurukrupa Developers (D.N. Nagar Project) that out of the area admeasuring 44,056.80 Sq. Mtrs. M/s Gurukrupa Developers (D.N. Nagar Project) has handed over an area admeasuring 574.80 Sq. Mtrs for Road set back area and area admeasuring 2,109.66 Sq. Mtrs. towards amenities (Government office reservation) space to the Competent Authority.
  - c. On the application of M/s. Gurukrupa Developers (D. N. Nagar Project) the Collector M.S.D. by an Order dated 2<sup>nd</sup> August, 2021 has amalgamated /sub-divided the area admeasuring 44056.80 Sq. Mtrs. and

*Parash Ram*  
 For Shah & Sanghavi

Our Associate : Anderson & Anderson



GURUKRUPA - C		
92080	929	942
2028		

the Revenue City Survey Numbers are re-numbered as 507/A1, 507/A2 and 507C admeasuring 41372.30 Sq. Mtrs., 574.80 Sq. Mtrs. and 2109.66 Sq. Mtrs. respectively.

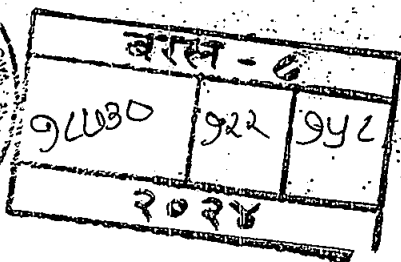
- d. In the premises, M/s Gurukrupa Developers (D.N. Nagar Project) is in possession of an area admeasuring 41,372.34 Sq. Mtrs. (Hereinafter referred to as "the said property").
- e. We have been informed by M/s Gurukrupa Developers (D.N. Nagar Project) that on the application of M/s. Gurukrupa Developers (D. N. Nagar Project) by an order dated 12<sup>th</sup> August, 2021 the Collector, M.S.D. has converted tenure of the said property from Class - II to Class - I.
2. Thus, subject to what is provided in our earlier Certificate of Title dated 30<sup>th</sup> April, 2011 and further Certificates of Title dated 3<sup>rd</sup> September, 2017 and 21<sup>st</sup> July, 2017 and subject to the terms and conditions set out in the order dated 12<sup>th</sup> August, 2021 passed by the Collector, MSD converting the tenure of the said property from Class - II to Class - I as stated hereinabove, M/s. Gurukrupa Developers (D.N. Nagar Project) are entitled to develop the captioned property, construct a building with Wings, sell the Apartments therein and ultimately convey the captioned property in favour of the Apex Body to be formed by the Societies that would be formed by the purchasers/ Allottees.

Dated this 23<sup>rd</sup> day of November, 2021.

For M/s. Shah & Sanghavi

*Pawan Shah*

Partner



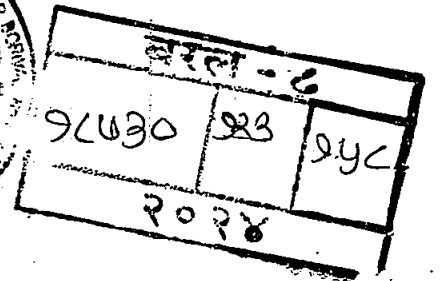


## ANNEXURE-K (Collectively)

महाराष्ट्र शासन

## मालमत्ता पत्रक

गाव/पोस्ट - मालमती		तालुका/न.मु.का : नगर भूमापन अधिकारी, भोरेगाव			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा शाब्दाचा तपशिल आणि त्याच्या फेरतापासणीची नियत वेळ
५०९/अ/२			५९४.८०	जी	
सुविधाधिकार					
हक्कांमागूळ धारक					
दिनांक					
पट्टेदार					
इतर गार					
इतर अरे					
दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(म) किंवा भार	साक्षात्करण	
०६/१०/२०२१	पोस्टदस्तावेजांद - जिल्हाधिकारी, मुंबई उपनगर यांचा आदेश क्रमांक - ५७८५ आदेश दिनांक - ०२/०८/२०२१ अन्वये मालमता पत्रक ५०९/अ सा पोस्टदस्ता आल्याने मूळ मालमता पत्रक ५०९/अ रद्द केले आहे आणि ५०९/अ/१,५०९/अ/२ हे नवीन मालमताभिनक तयार केले.		H महाराष्ट्र सरकार B.V.2 गे.गुरुकृपा डेव्हलपर्स (गामाणे डी एन प्रोजेक्ट) रोड सेट बँक ५९४.८० चौ.मी	फेरफार क्रं.१००३ (गामाणे राही- ०६/१०/२०२१	
<p>दि. मालमता पत्रिका दिनांक १०/६/२०२१ रू.४३:४६ (सीजी) डिजिटल स्वाक्षरीत केली असा त्यामुळे त्यावर कोणत्याही राही शिगयाची आवश्यकता नाही.</p> <p>मालमता पत्रिका डाऊनलोड दिनांक १०/६/२०२१ ३:३०:५३ PM</p> <p>मालमता पत्रिका राही <a href="http://appleabhlkh.mahabhrm.gov.in/DSL/propertycard">http://appleabhlkh.mahabhrm.gov.in/DSL/propertycard</a> या संकेत स्थळावर जाऊन २२०३१००००२३२८७१६ हा क्रमांक गापरणा.</p>					



महाराष्ट्र शासन

मालमती पत्रक

गाव/पेठ : मालवणी	तालुका/न.भू.का. : नगर भुमापन अधिकारी, सोरेगाव	जिल्हा : मुंबई उपनगर
नगर भुमापन क्रमांक	शिट/प्लॉट नंबर/नगर	क्षेत्र चौ.मी.
५०४/क	२१०२७७	३०
	धारणाधिकार	सासगावला विलेयवा आकारणाचा किंवा गाव्याचा तपशिल आणि त्याच्या फेरतासासणीची नियत मूल्ये

युनिधाधिकार	हणकाचा मुळ धारक
	वर्ग:
पट्टेदार	
इतर भाग	
इतर शेर	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारका(या) पट्टेदार(प) किंवा मार	साक्षात्करण
२३/०६/२०१७	गा.पिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील पोटविभाजन आदेश क्र.सी/कार्या-७/एलएनडी/पी.पि.एसआरवी-५५३२/दि.१७/७/२०१५ व इकडील अ.ता.पौ.वि.मो.र.न.५३१/२०१७ दि.२/५/२०१७ व त्यासोबतचा भंजूर नकाशा अन्वये नगरभुमापन-मालवणी ता.सोरीवली येथील न.भू.क्र.५०७ चे क्षेत्र ४२४४४.० चौ.मी.मधून पोटविभाजनाचे यंत्र होणाऱ्या २१०२७ चौ.मी.क्षेत्राची न.भू.क्र.५०७क अशी स्वतंत्र मिळकत पत्रिका चवडून धारक व सत्ता प्रकार पूर्वीप्रमाणे वगळून ठेऊन अग्निनिटी अशी आरक्षणार्थी नोंद दाखल केली	BV2	[ मे.गुरुकृपा डेव्हलपर्स (डी.एन.नगर प्रोजेक्ट) अग्निनिटी ]	फेरतार क्र.८२३ प्रमाणे राही- २३/०६/२०१७ नग.अ.सोरेगाव
२३/०६/२०१७	गा.जमावंदी जायजत आणि संयतक भूमि अगिलेख (न.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.५/मि.५/अक्षरी संद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.मालवणी/फे.क्र.८२३ दिनांक २३/०६/२०१७अन्वये येथील चौकशी नोंदवहीमरील क्षेत्र व मिळकत पत्रिकेमरील क्षेत्र मंडात असलेले मिळकत पत्रिकेवर नमूद अंकी २१०२७ क्षेत्रासाठी दोन हजार एकशे एक दशांश सत्तर चौ.मी.दाखल केले.			फेरतार क्र.८२३ प्रमाणे राही- २३/०६/२०१७ नग.अ.सोरेगाव
३०/०९/२०२१	विशेष फेरतार आदेशाने नोंद - जिल्हाधिकारी, मुंबई उपनगर यांचे कडील आदेश क्र. : क्र.सी/कार्या-३डी/एल-४४८/३३२/२०१५७३७ दि. : ११/०९/२०१९ अन्वये न भू.क्र.५०७क या मिळकतीचा ताबा मे.गुरुकृपा डेव्हलपर्स यांचेकडून दिनांक १३/१२/२०१९ रोजी धेण्यात येवून सदरची जमीन शासन चर्चा केली असल्याने मिळकत पत्रिकेवर भेगपटादर वर्ग २ म्हणून मे.गुरुकृपा डेव्हलपर्स (डी.एन.नगर प्रोजेक्ट) अग्निनिटी अशी दाखल नोंद केली व धारक सदरी महाराष्ट्र शासन अशी नोंद दाखल केली.	H	महाराष्ट्र शासन २१०२७० चौ.मी	फेरतार क्र.१००० प्रमाणे राही- ३०/०९/२०२१ नग.अ.सोरेगाव

हि मिळकत पत्रिका दिनांक १/३०/२०२१ ३:२४:३१ PM रोजी डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही किंवा याची आवश्यकता नाही. मिळकत पत्रिका डाऊनलोड दिनांक १६/१२/२०२१ ८:१६:५७ AM

वैधता पडताळणी साठी <http://aplicabhiakhi.mahabhumi.gov.in/DSLR/propertycard> या संकेत स्थळावर जाऊन २२०३१५०००२३२७२५२ हा क्रमांक वापरता.



बरेल - ८

१८७३०	४२४	३५८
२०२४		



123/05/2019	मा.जमावटी आयुक्त आणि संचालक भूमि अगिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.मा.भू.प./अक्षरी/नॉद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.मालवणी/फ.क्र.२३ दिनांक २३/०६/२०१५अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व गिळकता पत्रिकेवरील क्षेत्र गळता असल्याने गिळकता पत्रिकेवर भूगर्भ अंकी क्षेत्रअक्षरी चाळीस हजार च्याऐवजी पूर्णांक पाच दशांश चौ.मी दाखल केले.	निराकरण क्र.२३ प्रमाणे दि.२३/०६/२०१५ मा.भू.अ.गोरगाव
१३/०४/२०१८	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील आदेश क्र.वि.अ.भू.अ./३ व/न.भू.मालवणी क्षेत्र/एस.उत्तर/१७३०/२०१८/२४३३/ दि.१२/७/२०१८ चे क्षेत्र दुररती आदेशान्वये न.भू.क्र ५०७ चे क्षेत्र ४२४७४.० चौ.मी एवजी ४४०५६.८ चौ.मी असे क्षेत्र दुररती केलेची नोंद केली. तत पूर्वी पोटविभाजन होऊन मूळ क्षेत्रातून २३९५.५ चौ.मी क्षेत्र वजा झालेले ४००८३.५ चौ.मी क्षेत्र शिल्लक राहिले व क्षेत्र दुररतीने त्यामध्ये १५८२.८ चौ.मी क्षेत्राची वाढ झालेने गिळकता पत्रिकेवर एकूण ४१६६६.३ चौ.मी क्षेत्र कायम केले व दि. २३/६/२०१७ ची नोंद करून दुररती क्षेत्राची अंकी अक्षरी नोंद घेतली.	निराकरण क्र.८५३ प्रमाणे सही- १३/०४/२०१८ मा.भू.अ.गोरगाव
१३/०४/२०१८	मा.जमावटी आयुक्त आणि संचालक भूमि अगिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.मा.भू.प./अक्षरी/नॉद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.मालवणी/फ.क्र.२३/२०१८ दिनांक २३/०६/२०१८अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व गिळकता पत्रिकेवरील क्षेत्र गळता असल्याने गिळकता पत्रिकेवर नगद अंकी क्षेत्रअक्षरी एकेचाळीस हजार साहास्र दशांश तीस चौ.मी दाखल केले.	निराकरण क्र.८५३/२०१८ प्रमाणे सही- १३/०४/२०१८ मा.भू.अ.गोरगाव
२४/०८/२०१९	विशेष फेरफार आदेशाने नोंद - जिल्हाधिकारी, मुंबई उपनगर यांचे कडील आदेश क्र. : सी/कार्या-३डी/एल-४४८/२०१९/५२३ दि. : १२/०८/२०१९ अन्वये गोजे मालवणी ता.चोरीवली येथील सर्व्ही ४४/१५ नं.भू.क्र ५०६/अ मधील क्षेत्र ४९३७२.३४ चौ.मी गुरुकृपा डेव्हलपर्स (डी.एन.नगर प्रोजेक्ट) यांना कळोहक्क भोगवटादार वर्ग २ ने प्रदान केलेली शासकीय जमीन महासत्त शारान राजपत्र असाधारण भाग चार-ब मधील अधिसूचना दिनांक ०८/०३/२०१९ मधील चरतुटीनुसार भोगवटादार वर्ग-१ मध्ये रूपांतरित केलेची नोंद दाखल केली व दिनांक १३/०२/२०१९ रोजी दाखल नोंद रद्द केली.	म [मं. गुरुकृपा डेव्हलपर्स (डी.एन.नगर प्रोजेक्ट)] [४९३७२.३४ चौ.मी.] निराकरण क्र.९९६ प्रमाणे सही- २४/०८/२०१९ मा.भू.अ.गोरगाव
३०/०२/२०२१	सांगलीकरण नोंद - जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील आदेश क्र. : क्रमांक१/कर्मती-७३/नोमि/एस३अक्षरी-१७८५ दि. : ०२/०८/२०२१ व मोचणी र क्र. : ६१९ दि. : १८/०८/२०२१ नुसार ५०७/अ व्यतिरिक्त ५०७/५ हे सर्व नं.भू.क्र. रद्द करून त्या न.भू. क्रमांकाचे क्षेत्र न.भू.क्र. : ५०७/अ मध्ये सांगील केले.	म [महासत्त सरकार] [२८०.८० चौ.मी.] म [मं. गुरुकृपा डेव्हलपर्स (डी.एन.नगर प्रोजेक्ट)] [४९३७२.३४ चौ.मी.] [८५२ [मं. गुरुकृपा डेव्हलपर्स (डी.एन.नगर प्रोजेक्ट)] [२९३.९६ चौ.मी.] निराकरण क्र.१००१ प्रमाणे सही- ३०/०२/२०२१ मा.भू.अ.गोरगाव
०६/१०/२०२१	पोटदिससा नाद - जिल्हाधिकारी मुंबई उपनगर यांचा आदेश क्रमांक - ५७८५ आदेश दिनांक - ०२/०८/२०२१ अन्वये मालवणी पत्रक ५०७/अ मा.पोटदिससा झाल्याने मूळ मालवणी पत्रक ५०७/अ रद्द केले व नवे आधि ५०७/३५/५.५०७/अ/२ हे नवीन मालवणी पत्रक तयार केले.	म मं. गुरुकृपा डेव्हलपर्स (डी.एन.नगर प्रोजेक्ट) [४९३७२.३० चौ.मी.] निराकरण क्र.१००३ प्रमाणे सही- ०६/१०/२०२१

दि. गिळकता पत्रिका (दिनांक १०/६/२०२१ २:४३:४७ PM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.  
गिळकता पत्रिका डाऊनलोड दिनांक १०/६/२०२१ ३:२९:२८ PM  
वेधता गडनाळणी साठी <http://eapleabhaekh.mahabruti.gov.in/DLSR/propertycard> या संकेत स्थळावर जाऊन २२०३१०००२३२८७२० हा क्रमांक वापरता.



वरल - ८  
१८०३० १२६ १५८  
१०२४

## ANNEXURE-L



## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

#### FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51800032847**

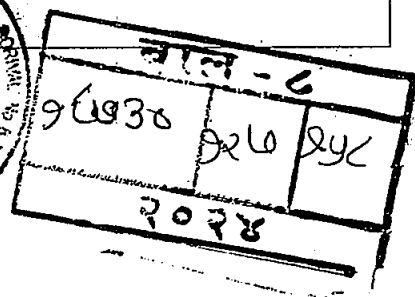
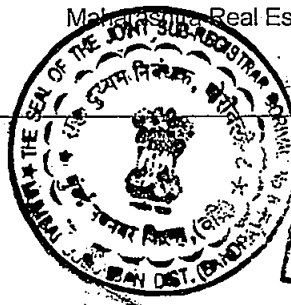
*Project: Marina Enclave Wings Q and R with Kindergarten Phase - IV , Plot Bearing / CTS / Survey / Final Plot No.:  
507/44/1 at Borivali, Borivali, Mumbai Suburban, 400095;*

1. **Gurukrupa Developers D N Nagr Project** having its registered office / principal place of business at *Tehsil: Borivali, District: Mumbai Suburban, Pin: 400066.*
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **02/02/2022** and ending with **31/12/2025** 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  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date:02-02-2022 11:26:58

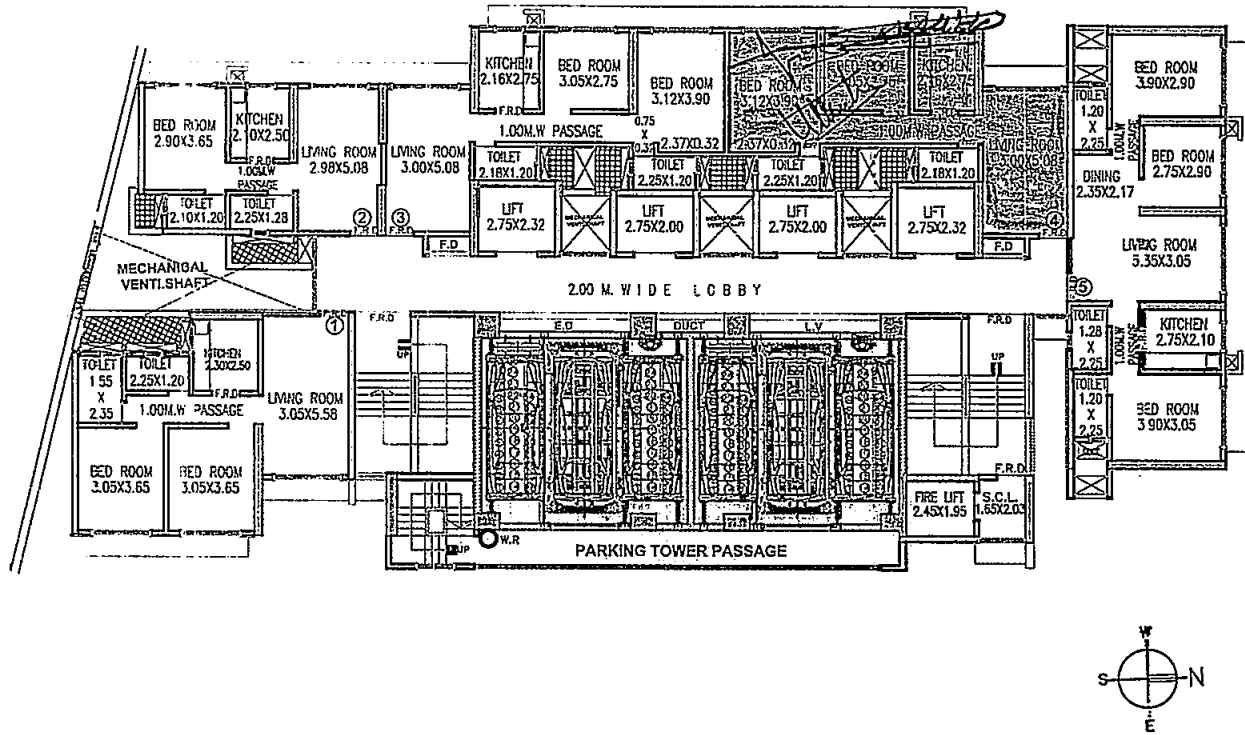
Dated: **02/02/2022**  
Place: **Mumbai**

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



# ANNEXURE- "M"

## WING - Q



PLAN OF THE PROPOSED APARTMENT BEARING NO 1306 ON 19<sup>th</sup> FLOOR, IN "Q" WING SHOWN IN RED COLOUR WASH

Promoter / Developer Sign

*[Handwritten signature]*

Allottee Sign

TYPICAL FLOOR PLAN

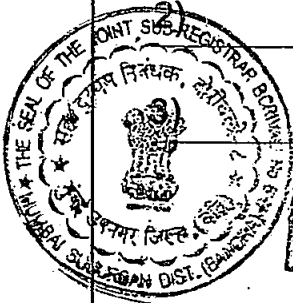
(1st TO 6th, 8th TO 13th & 15th to 20th & 22nd TO 25TH FLOOR)

1)

*[Handwritten signature]*

*[Handwritten signature]*

WING - Q	
92030	92094
2028	



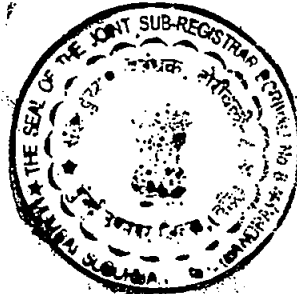
## ANNEXURE "N"

### (Common Areas & Facilities) Appurtenant to Apartment

- (1) Main Entrance Hall/Lobby of the Building
- (2) Staircase, Lift and Common Passage on every floors .
- (3) Terraces above the uppermost floors of the Buildings.
- (4) Common Areas in the buildings except Open area and parking spaces in the Basement /  
Ground Floor and 1<sup>st</sup> Floor Podium /Open/Stilt/Podium/Parking Tower / Kindergarten  
and Independent Utility Areas including Open terraces and Open area at Basement Level,  
Ground Level, 1<sup>st</sup> Floor Podium etc. any type of Independent Areas.

~~\_\_\_\_\_~~

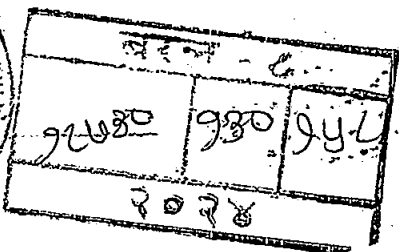
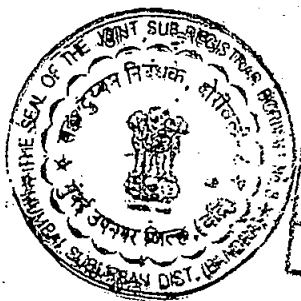
for  
attest



ಖರಲಿ - ೬		
97030	9299YC	
2028		

## ANNEXURE " O "

- Vitrified tile flooring in all rooms including living /dinning room and kitchen etc entire flooring.
- Ceramics tiles flooring and glazed ceramic tile dado in all toilets
- Granite Kitchen platform alongwith Service platform with Standard Stainless Steel Sink
- Concealed P.V.C. Pipe and fitting in toilet
- CP Fittings of standard make.
- Standard Sanitary Ware Fittings.
- Instant Gyser 5 Litre.
- Wood Work : (i) Main Door :- Wooden door frame with flush door shutter as per C.F.O. of M.C.G.M. requirements.  
(ii) Other Door:- Wooden frame or marble frame or granite frame with Laminated flush door shutter.
- Windows : Powder coated Aluminum Sliding windows in all rooms, and in toilets, aluminium frame. Glass cover window.
- Internal Wall surface and ceiling painted with oil bound distemper.
- Cable TV and Telephone point in Living Room.
- Automatic Passenger Lifts of standard make of cost about Rs.30Lakhs (Rupees : Thirty Lakhs only ) for each lift.
- Electrical wiring of ISI mark as per requirement of service provider.
- A Modular Switches of reputed /standard make and as available at the time of execution of work.



*Handwritten signature*  
Attendant





### बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये वजावण्यात आलेले मालमत्ता कराचे देयक.

Inward No:

लेखा क्रमांक PN4405183510000	मानमत्ता करवर्ष / देयक कालावधी 2023-2024 01/04/2023 ते 31/03/2024	देयक क्रमांक 202311BIL22044390 202321BIL22044391	देयक दिनांक 07/08/2024
---------------------------------	-------------------------------------------------------------------------	--------------------------------------------------------	---------------------------

अधारणाचे नाव व पत्ता : M/s. GURUKRUPA DEVELOPERS DNNAGARPROJECT  CTS.507 JANKALYAN NAGAR MALVANI VILLAGE.MALAD (W) MALAD(W) Mumbai 400095	पत्ता : Assit. Assessor & Collector, P North Ward, 9th floor, Liberty Garden.Ma'ad (West), Mumbai - 400 064.  ईमेल पत्ता :aacpn.ac@mcgm.gov.in दूरध्वनी क्र.02229994000Ext.7902
-------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

मानमत्ता क्रमांक, सी.डी.एन क्रमांक / वॉलंट क्रमांक, गांधीनं नाव, मात क्रमांक, मातुनं नाव, मालमत्ता कर देण्याची वेळ, इत्यादींचे नाव, परतदात्यांची नावे.  
CTS.507 JANKALYAN NAGAR MALVANI VILLAGE.MALAD (W) MALAD(W) VILLAGE MALVANI Mumbai 400095 M/s. GURUKRUPA DEVELOPERS DNNAGARPROJECT

प्रथम करनिर्धारण दिनांक: 01/10/2013 करदात्याची क्रमांक:

एकूण भांडवली मूल्य: (संरक्षणात्मक आधारावर परिगणन) ₹ 1366299330

एकूण भांडवली मूल्य (संरक्षणात्मक आधारावर परिगणन) (अंशनी): ₹ One Hundred Thirty Six Crore Sixty Two Lakh Ninety Nine Thousand Three Hundred Thirty Only

दि.31/03/2010 या तारखेपर्यंतची शकदावली: ₹ 0 दि. 01/04:2010 ते 31/03/2023 या तारखेपर्यंतची शकदावली: ₹ 21400608

कराचे नाव	01/04/2023 ते 30/09/2023(202310) Bill Amount(₹ )	01/10/2023 ते 31/03/2024 (202320) Bill Amount (₹ )
सर्वसाधारण कर	3415750	3415750
जम कर	0	0
जम नाम कर	2151924	2151924
मननिःसाराण कर	0	0
मननिःसाराण स्थाप कर	1332129	1332129
म.न.पा. शिक्षण उपकर	1297987	1297987
नगरीय शिक्षण उपकर	1011064	1011064
गोठ्यावर हद्दी उपकर	0	0
वृक्ष उपकर	68316	68316
पथ कर	1571246	1571246
एकूण देयक रकम	10848416	10848416
कलम 152 अ नुसार देदाची रकम	0	0
आपात अर्थिदानाचे नस.योजन	0	0
संरक्षणाची निव्वळ रकम	0	0
प्रतिदानाची निव्वळ रकम	10848416	10848416
# (संरक्षणात्मक आधारावर परिगणन) अंशनी रकमे (Bill Amount)	₹ One Crore Eight Lakh Forty Eight Thousand Four Hundred Sixteen Only	₹ One Crore Eight Lakh Forty Eight Thousand Four Hundred Sixteen Only
न्यायालयीन निर्णयानुसार (सुट्टीकारिताची)एकूण देय रकम	3832185	3832185
अंतिम देय दिनांक	07/11/2024	07/11/2024

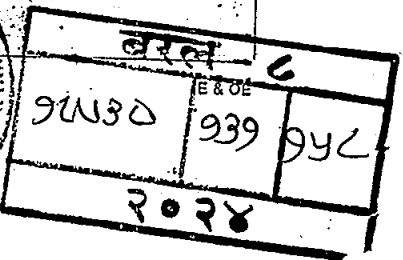
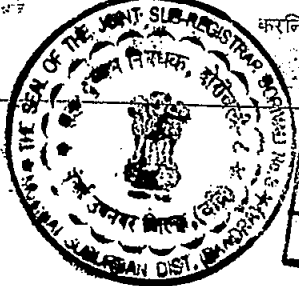
To make payment through NEFT: (Payment done through NEFT will be collected against oldest bills first)  
IFSC - SBIIN000300, Beneficiary A/C No:- MCGMPTPN4405183510000, Name-BMC Property Tax.  
Cheque/DD/PD payment should be drawn in the name of BMC / बृहन्मुंबई महानगरपालिका

Scan to open BMC Website :



मान. न्यायालयीन निर्णयानुसार भांडवली मूल्य निर्धारणी नियम २०१० व २०१२ मधील नियम क्र. २०, २१ व २२ अन्वये वजावण्यात आलेले देयक हे संरक्षणात्मक आधारावर जारी करण्यात आलेले असून मूल्यांकनाबाबतची सुधारित धोरण जाहीर झाल्यावरून न्यायालयीन निर्णयानुसार पुढील प्रमाणे मालमत्ता देण्यात येईल. कि.मूल्यांकन व न्यायालयीन निर्णयानुसार करवर्षाचा महानगरपालिकेच्या अधिकार क्षेत्रात येणारा देयक देण्यात येईल. या संदर्भातील अधिक माहिती महानगरपालिकेच्या वेबसाइटवर उपलब्ध आहे.

महेश पाटील  
करनिर्धारक व सकलक



User Category :- L



GURUKRUPA DEVELOPERS  
DN NAGAR PROJECT



10<sup>th</sup> December 2024

To,  
Mr. Ghansham Damodhar Giri  
Mrs. Utkarsha Giri  
Flat No-901, 09th Floor, Susheel Blossam, Sai Nagar Road,  
Near New Tahasil Office, old Panvel, Raigarh-410206.

Madam / Dear Sir,

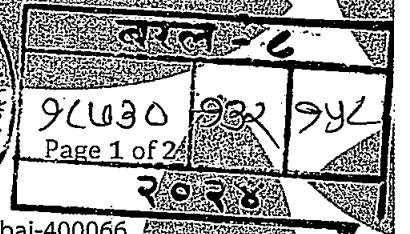
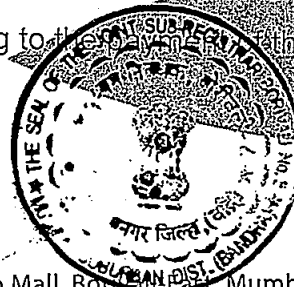
Sub: Agreement for Sale dated [ 10<sup>th</sup> December 2024 ]

Between  
Ourselves ...Promoter  
And  
Yourself/ Yourselves ...Allottee/s

In respect of Apartment bearing No. 1904 admeasuring 57.42 sq. mtrs. of Rera carpet area as defined under the said Act on 19<sup>th</sup> floor in the Wing "Q" of the said complex to be known as "Marina Enclave Wings Q and R With Kindergarten Phase IV" and ~~covered/Open/Stack~~ parking space bearing No. 408 in/on Basement /Podium/—Under the Stilt on Ground /Automated Mechanical Car Parking Tower existing on all that piece or parcel of land situate lying and being at Village Malvani, Malad, Taluka – Borivali, Mumbai, bearing Survey No. 44, Hissa No.1 and corresponding C.T.S. No. 507A of Village Malvani – Malad.

1. By the captioned Agreement for Sale, we have agreed to sell, transfer and convey to you the captioned Apartment with /without car parking space for the consideration and on the terms and conditions set out therein.
2. We hereby confirm and state that, notwithstanding what is provided in the captioned Agreement for Sale not limited to the Clause Nos 15.5 and 15.6 and 22 (e) pertaining to the ~~payment of~~ the

Utkarsha





GURUKRUPA DEVELOPERS  
DN NAGAR PROJECT



outgoings; we shall bear and pay the proportionate share of outgoings in respect of the captioned Apartment (save and except Property Taxes and Club House Outgoings) upto 31<sup>st</sup> December'2026 It is clarified that we shall neither maintain nor be liable to render the accounts to you in respect of the said outgoings paid by us.

3. From the date 01<sup>st</sup> January'2027 all outgoings as provided in the captioned agreement shall be borne and paid by you. Allottee shall pay to the Promoter provisional monthly contribution of Rs.12976.92/- per month towards the outgoings. It is clarified that we shall neither maintain nor be liable to render the accounts to you.

Yours truly,

For M/s. Gurukrupa Developers D.N. Nagar Project

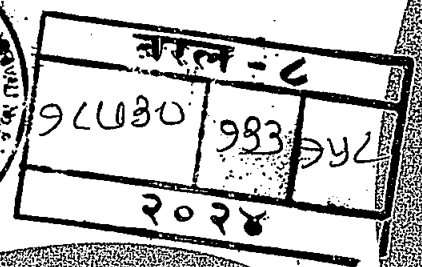
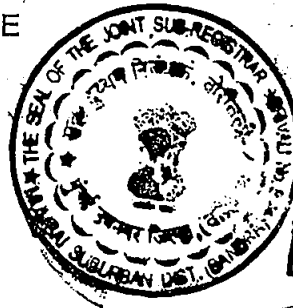
Partner

(PROMOTER)

ALLOTTEE NAME AND SIGNATURE

MR. GHANSHAM DAMODHAR GIRI

MRS. UTKARSHA GIRI



Page 2 of 2







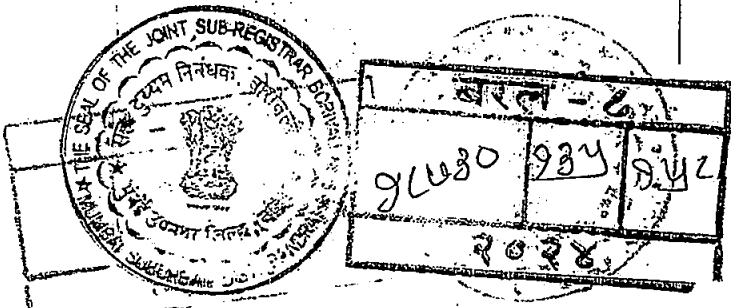
CHALLAN  
MTR Form Number-6

REGISTRATION FEE

GRN	MH003047092201416E	BARCODE	[Barcode]				Date	25/09/2014-18:07:35	Form ID	33(b)(ii)
Department	Inspector General Of Registration			Payor Details						
Type of Payment	Registration Fees			TAX ID (If Any)						
	Ordinary Collections IGR			PAN No. (If Applicable)		AAFFG7859Q				
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1			Full Name		MS GURUKRUPA DEVELOPERS D N NA				
Location	MUMBAI			GAR PROJECT						
Year	2014-2015 One Time			Flat/Block No.		CTS NO 507				
Account Head Details			Amount in Rs.	Promises/Building						
0030063301	Amount of Tax		1000.00	Road/Street		VILLAGE MALVANI				
				Area/Locality		MALAD WEST MUMBAI				
				Town/City/District						
				PIN		4 0 0 0 9 5				
				Remarks (If Any)						
				PAN2=-PN=MUKESH J SANGANI-CA=						
				Amount In		One Thousand Rupees Only				
			1000.00	Words						
Payment Details			STATE BANK OF INDIA		FOR USE IN RECEIVING BANK					
Cheque/DD Details			Bank CIN	REF No.	00040572014092598019	K58733319				
Cheque/DD No.			Date		25/09/2014-18:08:29					
Name of Bank			Bank-Branch		STATE BANK OF INDIA					
Name of Branch			Scroll No., Date		Not Verified with Scroll					

Mobile No. : Not Available

बरल-९	
५२९	२७५
२०१४	




T  
F  
C  
N  
N



CHALLAN  
MTR Form Number-6

DEFACED FOR RS-1000.00

GRN: MH003041092314768		FORM CODE		FORM NO: 26/09/2014-18:07:35		Form ID: 33(b)(ii)	
Department: Inspector General of Registration				Payer Details:			
Type of Payment: Registration Fee (Amt. in words: One Thousand Rupees Only)		AMOUNT: 1000.00		TAX ID (if Any)		PAN No. (if Applicable): AAFFG7859Q	
Office Name: BRL1_JT SUB REGISTRAR BORIVALI 1		Location: MUMBAI		Full Name: MS GURUKRUPA DEVELOPERS D N NA		GAR PROJECT	
Year: 2014-2015 One Time		Flat/Block No.:		Premises/Buidling:		GTS NO 507	
Account Head Details: 0030063301 Amount of Tax		Amount in Rs.: 1000.00		Road/Street:		VILLAGE MALVANI	
				Area/Locality:		MALAD WEST MUMBAI	
				Town/City/District:			
				PIN: 4 0 0 0 9 5			
				Remarks (if Any):			
							
Total		1000.00		Amount in Words:		One Thousand Rupees Only	
Payment Details: STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN		REF No.		00040572014092598019   IK58733319	
Cheque/DD No.		Date:		25/09/2014-06:08:27			
Name of Bank		Bank-Branch:		STATE BANK OF INDIA			
Name of Branch		Scroll No., Date:		269, 26/09/2014			


Mobile No.: Not Available

बरल - ९

Yes	3/24
२०१४	

बरल - ६

90030	93E	94C
२०१४		





CHALLAN  
MTR Form Number-6

DEFACED FOR RS:500.00

GRN MH003045501		AMOUNT 500.00		FORM ID 26/09/2014-18:12:23	
Department: Deface No. 1852403204415		Payer Details			
Type of Payment: (Amt. in words: Five Hundred Rupees Only)		TAX ID (If Any)		PAN No. (If Applicable) AAFFG7859Q	
Office Name: BRL1_JT SUB REGISTRAR BORIVALI 1		Full Name: MS GURUKRUPA DEVELOPERS D N NA			
Location: MUMBAI		GAR PROJECT			
Year: 2014-2015 One Time		Flat/Block No. CTS NO 507		Premises/Building	
Account Head Details		Amount in Re.		Road/Street	
0030045501 Amount of Tax		500.00		VILLAGE MALVANI	
				Area/Locality: MALAD WEST MUMBAI	
				Town/City/District	
				PIN: 4 0 0 0 9 5	
		Remarks (If Any)			
Total		500.00		Amount in Words: Five Hundred Rupees Only	
Payment Details: STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	REF No.	00040572014092698084   IK58733898	
Cheque/DD No		Date		25/09/2014-06:13:10	
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		269 , 26/09/2014	

Mobile No. : Not Available

बरल-९ IV

yes	8	9y
२०१४		



बरल-९

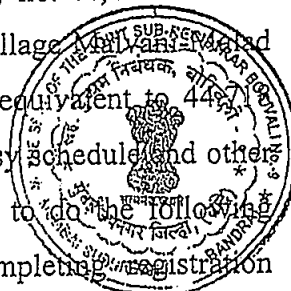
9030	930	9yL
२०१४		

SPECIFIC POWER OF ATTORNEY

KNOW ALL BY THESE PRESENTS, WE "M/S. GURUKRUPA DEVELOPERS (D.N. NAGAR PROJECT)", a firm, represented through its partners MR. MANSUKHBHAI ARJANBHAI SUREJA, MR. CHETAN NAVINBHAI PATEL & MR. CHETAN MANSUKHBHAI KOTHARI, having address at B/103-104, Vrindavan, Ram Baug Lane, Poisar, Borivali(West), Mumbai-400 092., SEND GREETING:-

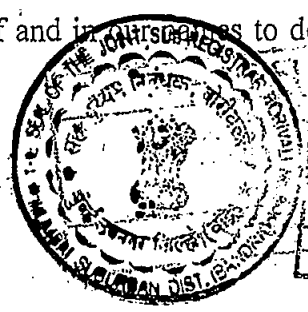
WHEREAS:-

We are constructing a Residential building Complex known as "MARINA ENCLAVE" on piece or parcel of land or ground situate, lying and being at Village Malvani, Malad Taluka-Borivli, Mumbai, bearing Survey no. 44, Hissa No. 1 and corresponding C.T.S. No. 507 of village Malvani and admeasuring 11 Acres and 2 Gunthas equivalent to 44 sq. mts. And WHEREAS due to our busy schedule and other engagements we are personally unable to do the following deeds, things, acts necessary for completing registration formalities in respect of the Agreement for sale, Deed of Rectification, Deed of Cancellation executed by us for sale of flats / shops/ office / unit in the said Residential building Complex to be constructed by us and also Undertaking, Indemnity, Declaration, etc. as required to be given to the MCGM/ State Government of Maharashtra and / or any other authority in respect of the said Residential building complex to be constructed by us and/or in respect of the said land and therefore we have to nominate, constitute and appoint a fit and proper person on our behalf and in his/her name to do the same.



11/09/2018	11/09/2018
11/09/2018	11/09/2018

*[Handwritten signatures]*



96030	931	942
2028		

We do hereby jointly and severally nominate, appoint and constitute Mr. Rajendra Kantilal Shah and/or Adv. Mukesh Jayantilal Sangani both adult Indian inhabitants of Mumbai to be our true and lawful attorney to act for us in our names and on our behalf and to do the following acts and things in which we are interested.

To appear and represent us with the office of the Sub-Registrar of Assurances Bandra/Borivali/Andheri/Mumbai or any officer or officers appointed under the law for the time being in force relating to Registration to receive deeds, documents, Agreement for Sale, Deed of Rectification, Deed of Cancellation Undertaking, Indemnity, Affidavits, & Declarations etc. pertaining to Registration of Flats / Shops/ Office / Unit executed, signed, sealed and delivered by us and to appear before sub Registrar of Assurance and to take necessary and proper proceedings for the acknowledgement and admitting the Registration of the same.



Agreement and/or other documents shall bear the signature and may be executed by any one of the Partners whose name/s appear in this Specific Power Of Attorney.

AND GENERALLY to do, execute and perform any acts, deeds, matters or things which ought to be done and

बरोल - २०१४	
५२९	५९५
२०१४	

performed by us in respect of registration as fully and effectually in respects as we could if personally present.

AND WE DO HEREBY confirm and ratify and agree to confirm and ratify all whosoever that our said Attorney does

and executes or causes o be done and executed by virtue

hereof

*[Handwritten signature]*



बरोल - २०१४	
९६३०	९३६९५६
२०१४	

*CMS*  
*PRE*  
*CSL*

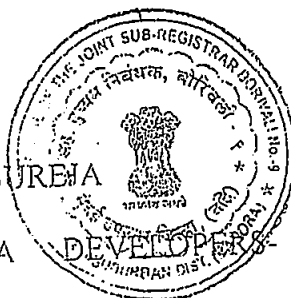
IN WITNESS WHEREOF we have hereunto set and  
subscribed our respective hands at Mumbai on this  
25<sup>th</sup> day of Sep. 2014.


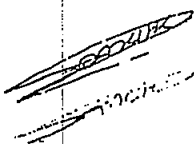

SIGNED, SEALED & DELIVERED

By withinnamed EXECUTANTS

MR. MANSUKHBHAI ARJANBHAI SUREJA

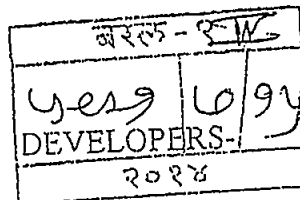
Partner Of "M/S GURUKRUPA  
(D.N. NAGAR PROJECT)"


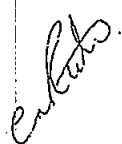



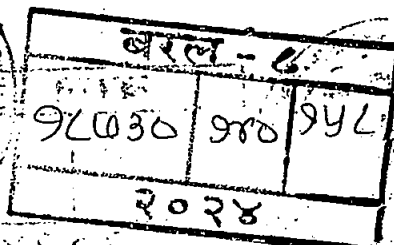
	 Signature	 Left Hand Thumb impression
-------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------

MR. CHETAN NAVINBHAI PATEL

Partner Of "M/S GURUKRUPA  
(D.N. NAGAR PROJECT)"


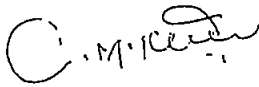



	 Signature	 Left Hand Thumb impression
-------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------



MR. CHETAN MANSUKHBHAI KOTHARI

Partner Of "M/S GURUKRUPA DEVELOPERS-  
(D.N. NAGAR PROJECT)"


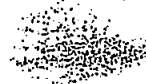
	 Signature	 Left Hand Thumb impression
-----------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------

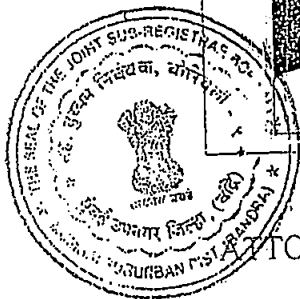
In the presence of...

1. Mansoor s shaikh - Shah
2. Adv. Vedant K Desai - Desai



EXECUTANTS

ATTORNEY MR. RAJENDRA K. SHAH

	R. K SHAH. Signature	 Left Hand Thumb impression
-------------------------------------------------------------------------------------	-------------------------	------------------------------------------------------------------------------------------------------------------------



ATTORNEY ADV. MUKESH JAYANTILAL SANGANI

	M. J. Sangani. Signature	 Left Hand Thumb impression
-------------------------------------------------------------------------------------	-----------------------------	------------------------------------------------------------------------------------------------------------------------

In the presence of....

1. Mansoor s shaikh - Shah
2. Adv. Vedant K. Desai - Desai

बदल-९-11	21	932
92680	209	
२०२४		





H.O. Bill

JLU/DN

This electricity bill neither reflects a title nor is to be used as a proof of ownership of any property or premises

Account No. : 150175315 Bill Date : 18-08-2014  
 Name : GURUKRUPA DEVELOPERS  
 Address : B/104 B WING VRINDAVAN;CTS-439;CTS-53,A TO D  
 RAMBAUG LANE;BORIVALI(WEST)  
 NEAR HIMALAYA SCHOOL  
 MUMBAI 400092  
 Mobile No. : Please call 1800 200 3030 to register  
 Bill Distribution No. : NORTH/NZ2-BORIVILI (W)/24/210/16D/021/005  
 Cycle No. : 24 Tariff : LT II (a) Bill No. : 100815905812  
 Type of Supply : THREE PHASE Category : COMMERCIAL

Your Electricity Bill for : Jul-14

Your bill amount payable (round sum)

₹: 25610.00

Due by : 02-09-2014\*

\*Refers only to current bill amount. Previous balance is payable immediately.

Snapshot of your bill

Your current month bill amount (₹)	25859.89
Net other charges (₹)	251.98Cr
Net previous balance (₹)	2.10
Total (₹)	25610.01
Units consumed	
Jul-14	2304
Jul-13	2039

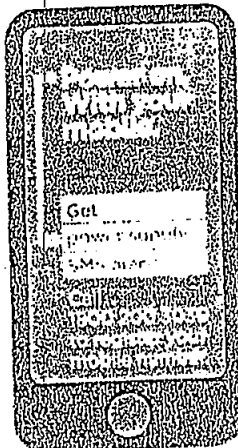
For details, please see overleaf

Track your consumption

Bar Graph	Units (kWh)	Month/Yr
	2686	Jun-14
	2020	May-14
	2750	Apr-14
	2204	Mar-14
	1561	Feb-14
	1507	Jan-14
	1491	Dec-13
	1999	Nov-13
	1902	Oct-13
	2205	Sep-13
	1922	Aug-13

Important message

- Please pay this bill by Cheque or Demand draft.
- Tentative meter reading date for your Aug-14 bill is 13-09-2014
- If you pay after due date Delayed Payment Charges of ₹ 517.20 will be included in your next month's bill.
- Your mobile number registered with us needs updation. Please call 1800 200 3030 (24x7 toll-free).
- Additional security deposit demanded along with March 2014 bill still unpaid Rs 21380.00



HDFC

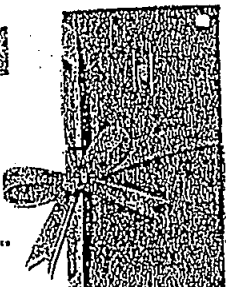
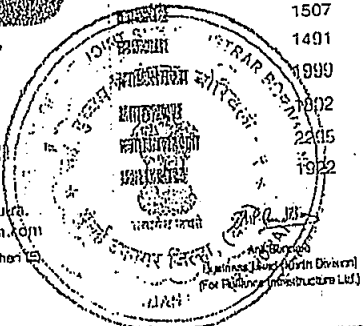
21-8-14  
637

RS. 25610/-

Contact us

- For all your queries (24 hours): 1800 200 3030 (toll-free)
- Your nearest Customer Care Centre/Internal Grievance Redressal Cell (IGRC):  
 i) 369 D, S.V. Road, Kandivali (W), Mumbai 400 067 ii) Ravi Raj Residency, Phwan Pura,  
 Near Phatak, Bhaindar (East), Thane 401 105 Email: energy.helpdesk@relianceada.com

(Only for grievances unresolved by IGRC, reach Consumer Grievance Redressal Forum at E-4, MIDC, Andheri East, Mumbai - 400 093 • Tel: 3009 4247 • email: consumer.forum@cgfrinfra.org.in • website: cgfrinfra.org.in)



**Exchange your old fridge and get upto 40%\* discount**

RELIANCE ENERGY

9020175310821083108410851086108710881089109010911092109310941095109610971098109911000

Email: media.partne@friendsrel.com

After receipt 'D' for cheque 'C' for cash. B.R.O.F. Contain the stamp duly paid by order of MUMBAI A. M. B. 2014/15/1 C. B. 12251/1 dated 28.08.2014

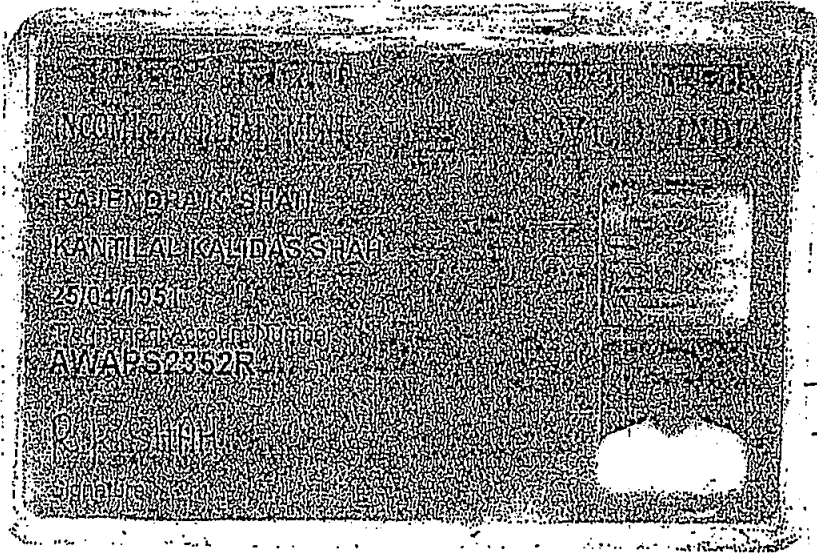
बिल-९ W

येश एन

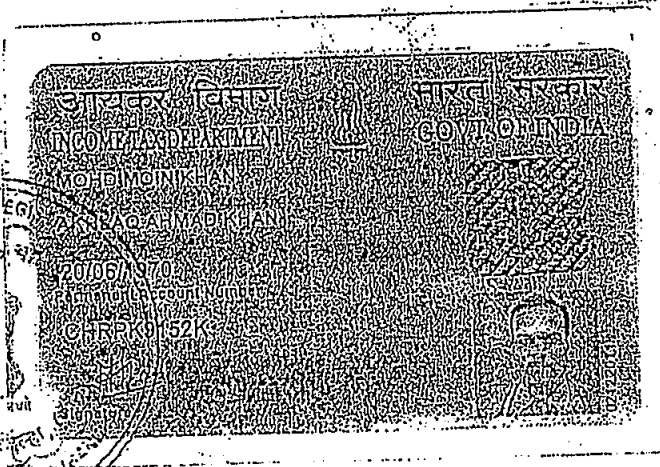
बिल-६

९८५३० १०२ १५८

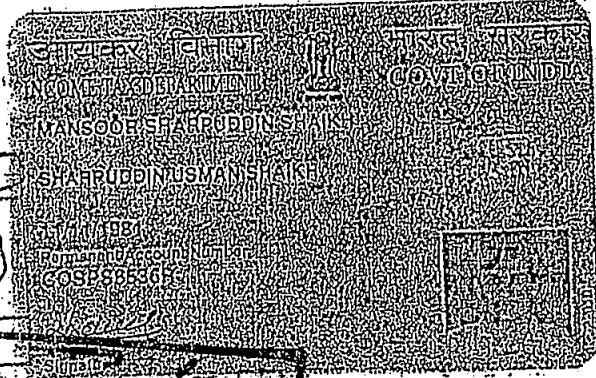
२०२४



PO A  
HOLDER



witness



witness

बरत-९ IV

2009/909y

90030 903 987

028



आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA  
 गुरुकृपा डेवलपर्स प्रा.  
 N NAGAR PROJECT  
 09/09/2004  
 PAN Number: AAFFG7859Q

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 MANSUKH ARJANDHAI SUREJA  
 ARJANDHAI SUREJA  
 20/08/1954  
 AABPS6775P

भारत सरकार  
 GOVT OF INDIA



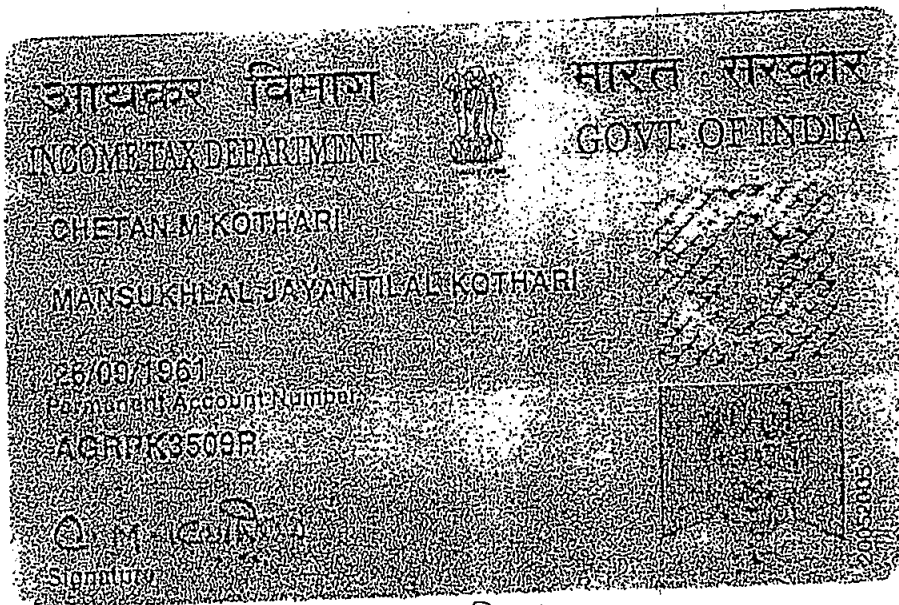
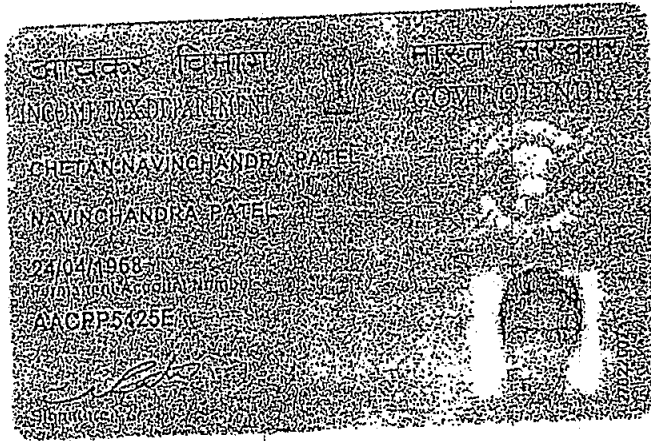
Partner

बदल - ९		
9229	99	94
२०२४		

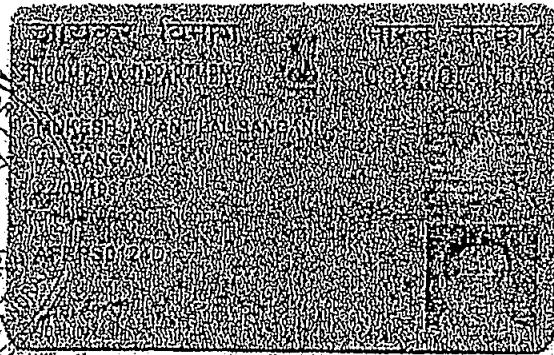


बदल - ६		
90030	988	942
२०२४		

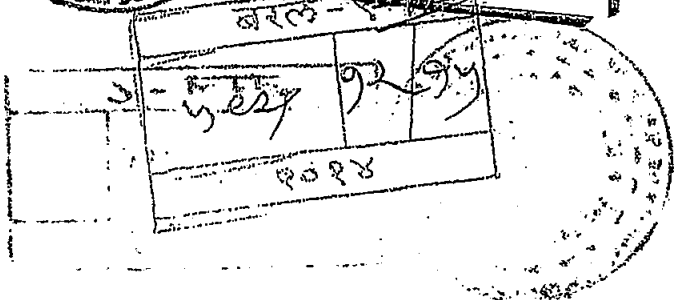
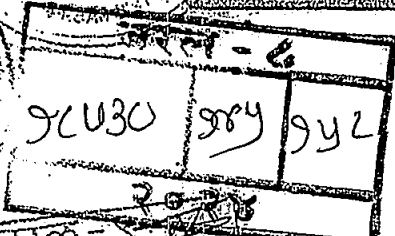
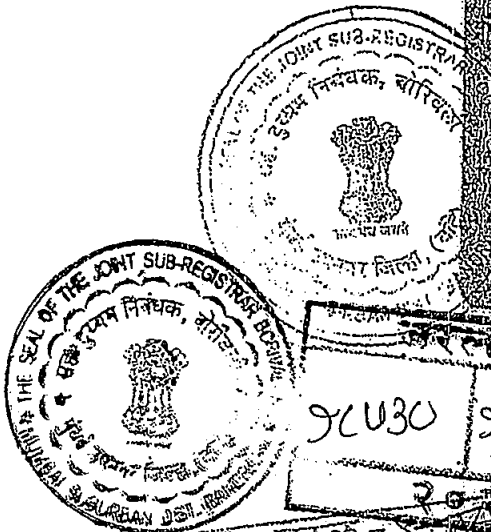
Partner



Partner



POA Holder



Summary1 (GoshwaraBhag-1)

शुक्रवार, 26 सप्टेंबर 2014 5:58 म.नं.

दस्त गोशवारा भाग-1

बरल 9 93/94 SW  
दस्त क्रमांक: 5921/2014

दस्त क्रमांक: बरल 9 /5921/2014

वाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

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

अ. क्र. 5921 बर दि. 26-09-2014

रोजी 5:50 म.नं. वा. हजर केला.

पावती: 6327

पावती दिनांक: 26/09/2014

सादरकरणाराचे नाव: मे गुरुकृपा डेव्हलोपर्स डी एन नगर  
प्रोजेक्ट चे पार्टनर मनसुखभाई अर्जनभाई सुरेजा - -

नोंदणी फी	रु. 1000.00
दस्त हाताळणी फी	रु. 300.00
पृथांची संख्या: 15	

एकूण: 1300.00

दस्त हजर करणाऱ्याची सही:

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

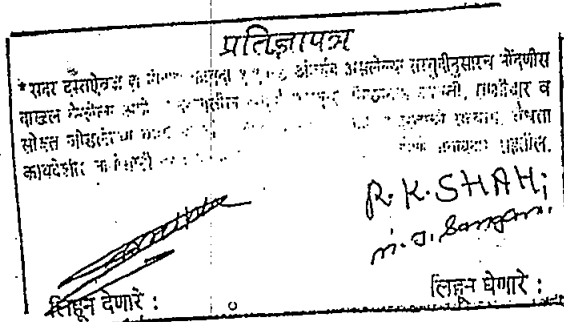
सह. दुय्यम निर्बंधक, बोरिवली - ९  
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: कुलमुखत्यारपत्र

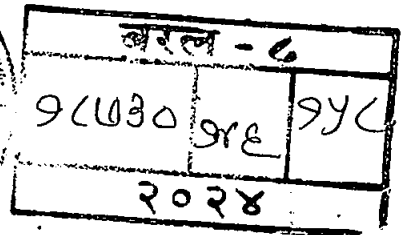
मुद्रांक शुल्क: (48-अ) जेव्हा एकाच संव्यवहाराच्या संबंधात एका किंवा अधिक दस्तऐवजांची नोंदणी करण्याच्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज निष्पादित केल्याचे कबूल करण्यासाठी केला असेल तेव्हा

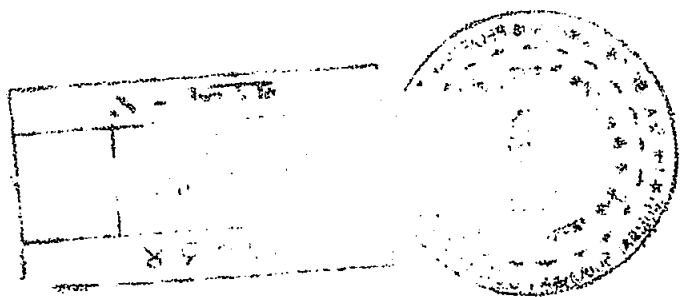
शिक्षा क्र. 1 26 / 09 / 2014 05 : 50 : 13 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 26 / 09 / 2014 05 : 50 : 45 PM ची वेळ: (फी)



iSarita v1.3.0





Summary-2( दस्त गोषवारा भाग - २ )



26/09/2014 6 00:04 PM

दस्त गोषवारा भाग-2

वरल 9 १४/१५ 112  
दस्त क्रमांक: 592172014

दस्त क्रमांक : वरल 9/5921/2014  
दस्तात्रा प्रकार :- कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मे गुरुकृपा डेव्हलोपर्स डी एन नगर प्रोजेक्ट चे पार्टनर मनसुखभाई अर्जुनभाई तुरेजा - - पत्ता: प्लॉट नं: वी/103,104, माळा नं: - इमारतीचे नाव: वृंदावन, ब्लॉक नं: रामवाग लेन पोईसर बोरीवली पश्चिम मुंबई, रोड नं: एस व्ही रोड, महाराष्ट्र, मुंबई. पॅन नंबर: AAFFG7859Q	कुलमुखत्यार देणार वय :- 60 स्वाक्षरी:-		
2	नाव: मे गुरुकृपा डेव्हलोपर्स डी एन नगर प्रोजेक्ट चे पार्टनर चेतन नवीनभाई पटेल - - पत्ता: प्लॉट नं: वी/103,104, माळा नं: - इमारतीचे नाव: वृंदावन, ब्लॉक नं: रामवाग लेन पोईसर बोरीवली पश्चिम मुंबई, रोड नं: एस व्ही रोड, महाराष्ट्र, मुंबई. पॅन नंबर: AAFFG7859Q	कुलमुखत्यार देणार वय :- 46 स्वाक्षरी:-		
3	नाव: मे गुरुकृपा डेव्हलोपर्स डी एन नगर प्रोजेक्ट चे पार्टनर चेतन मनसुखभाई कोठारी - - पत्ता: प्लॉट नं: वी/103,104, माळा नं: - इमारतीचे नाव: वृंदावन, ब्लॉक नं: रामवाग लेन पोईसर बोरीवली पश्चिम मुंबई, रोड नं: एस व्ही रोड, महाराष्ट्र, मुंबई. पॅन नंबर: AAFFG7859Q	कुलमुखत्यार देणार वय :- 53 स्वाक्षरी:-		
4	नाव: राजेंद्र कांतिलाल शाह पत्ता: प्लॉट नं: वी/103,104, माळा नं: - इमारतीचे नाव: वृंदावन, ब्लॉक नं: रामवाग लेन पोईसर बोरीवली पश्चिम मुंबई, रोड नं: एस व्ही रोड, महाराष्ट्र, मुंबई. पॅन नंबर: AAFH-G/859U	पोवर ऑफ अटॉर्नी होल्डर वय :- 53 स्वाक्षरी:-		
5	नाव: मुकेश जयंतीलाल मंगानी पत्ता: प्लॉट नं: वी/103,104, माळा नं: - इमारतीचे नाव: वृंदावन, ब्लॉक नं: रामवाग लेन पोईसर बोरीवली पश्चिम मुंबई, रोड नं: एस व्ही रोड, महाराष्ट्र, मुंबई. पॅन नंबर: AFRPS0124D	पोवर ऑफ अटॉर्नी होल्डर वय :- 53 स्वाक्षरी:-		

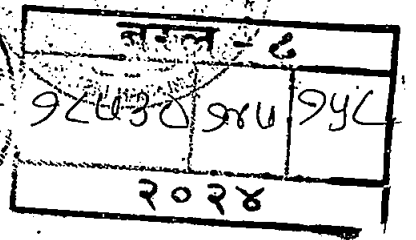
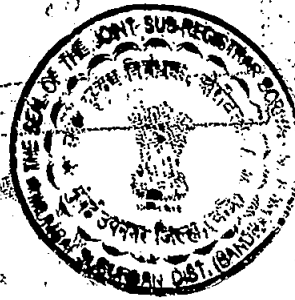
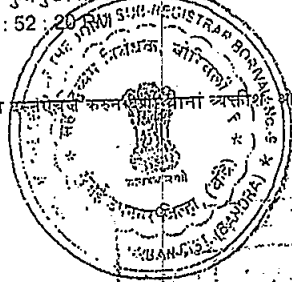
घरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यापत्र खालील दस्तऐवज करून दिल्याचे कवुल करतात.  
शिक्षा क्र. 3 ची वेळ: 26 / 09 / 2014 05 : 52 : 20

ओळख:-

घातील इसम असे निवेदीत करतात की ते दस्तऐवज करून दिल्याची घानां व्यक्ती ओळखतात, व त्यांची ओळख पटवितात

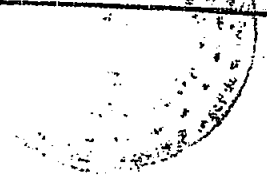
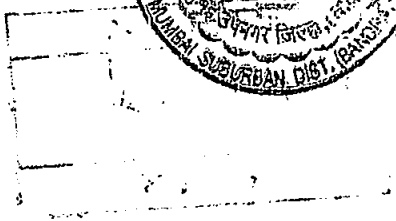
अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मोइन - खान वय: 44		

iSarita v1.3.0





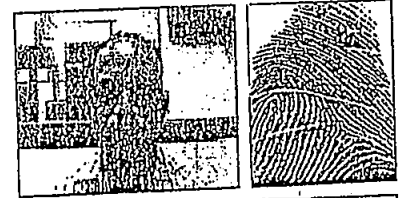
बरेल - ८	
१९५०	१५८
२०२५	



Summary-2(दस्त गोषवारा भाग - २ )

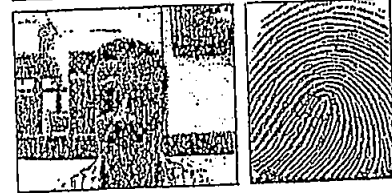
पत्ता:502 व्ही स्टार प्लाजा चंदावरकर लेन बोरीवली पश्चिम  
मुंबई  
पिन कोड:400092

स्वाक्षरी



2 नाव:मनसूर एस शेख  
वय:32  
पत्ता:502 व्ही स्टार प्लाजा चंदावरकर लेन बोरीवली पश्चिम  
मुंबई  
पिन कोड:400092

स्वाक्षरी



शिकका क्र.4 ची वेळ:26 / 09 / 2014 05 : 52 : 43 PM

शिकका क्र.5 ची वेळ:26 / 09 / 2014 05 : 52 : 59 PM नोंदणी पुस्तक 4 मध्ये

सह. दुय्यम नोंदणी अधिकारी, बोरीवली - ९  
मुंबई उपनगर जिल्हा.

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH003047237201415E	0001852403201415
2	MH003047092201415E	0001852407201415

5921 /2014

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print and mini-CD of scanned document along with original document, immediately after registration.

For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)



बोरिवली - ९ - IV		
५२५५	५५	५५
२०१४		

प्रमाणित करणेत देतो मी. मध्ये ५५ पाने आहेत.  
दस्ताव्याचे एकूण ५५ पाने आहेत.  
पुस्तक क्र. ४/बोरिवली - ९/२०१४  
वर नोंदला, दिनांक २६/०९/२०१४



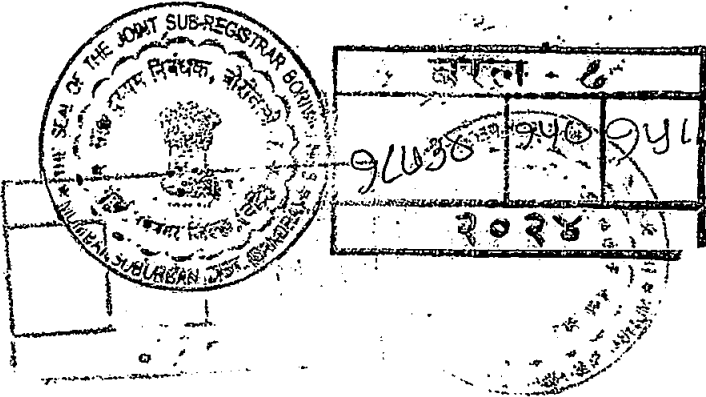
बोरिवली - ९		
५६३०	५६२	५५८
२०१४		

## घोषणापत्र

मी राजेंद्र शाह/ मुकेश जयंतिलाल सांगानी याद्वारे घोषित करतो की, दुय्यम निर्बंधक बोरिवलि यांच्या कार्यालयात **करारनामा** या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. **चेतन भाई पटेल व इतर** व इ यांनी दि. 25 सप्टे. 2014 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर कंला आहे / निष्पादीत करून कबुलीपत्राव दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कयन चूकीचे आढळून आल्यास नोंदणी अधिनियम 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

R. K. SHAH.  
कुलमुखत्यारपत्रधारकाचे नाव व सही

दिनांक : 30/02/2024





आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

GURUKRUPA DEVELOPERS D  
N NAGAR PROJECT  
09/09/2004  
Permanent Account Number  
JAAFFG7859Q

Signature

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

ACNPG1151B

नाम / Name  
GHANSHAM DAMODHAR GIRI

पिता/माता/पति का नाम / Father's Name  
DAMODAR GIRI

जन्म तिथि / Date of Birth  
31/08/1967

1250412

Signature

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

UTKARSHA GIRI

VISHWAS BHIKA BHARTI

25/02/1977

Permanent Account Number  
AXGPG8552L

Signature

29122010

भारत सरकार  
Government of India

आधार

भारतीय विधि-पहचान प्राधिकरण  
Unique Identification Authority of India

Enrollment No. 0667/00023/06340

To  
Ghansham Damodhar Giri  
C/O Damodhar Giri  
Flat No-901 9th Floor, Sushree Blossam,  
Sat Nagar Road,  
Near New Tahasil Office,  
Old Panvel,  
VTC, Panvel, PO: Panvel,  
Sub District: Panvel, District: Raigarh,  
State: Maharashtra, PIN Code: 410206  
Mobile: 9881731489

आपका आधार क्रमांक / Your Aadhaar No.  
6902 9951 6641

मेरा आधार, मेरी पहचान

Issue Date: 12/11/2011

Ghansham Damodhar Giri  
Male

690299516641

भारत सरकार  
Government of India

आधार

भारतीय विधि-पहचान प्राधिकरण  
Unique Identification Authority of India

Enrollment No. 0667/00023/06340

To  
Utkarsha Ghansham Giri  
अनारो घणम गिरी  
C/O Ghansham Giri,  
Flat No-901 9th Floor, Sushree Blossam,  
Sat Nagar Road,  
Near New Tahasil Office,  
Old Panvel,  
VTC, Panvel, PO: Panvel,  
Sub District: Panvel, District: Raigarh,  
Maharashtra, PIN Code: 410206  
410211



आधार - 6

9LW30 949 9YL

6902 9951 6641

आपका आधार क्रमांक / Your Aadhaar No.

भारत सरकार  
Government of India

आधार

अनारो घणम गिरी  
Utkarsha Ghansham Giri  
अनारो गिरी / DOB: 25/02/1977  
लिंग / Gender

Issue Date: 07/11/2011

3236 6943 5765

मेरा आधार, मेरी पहचान

THE UNION OF INDIA  
**MAHARASHTRA STATE MOTOR DRIVING LICENCE**

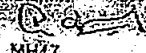

DL No: MH47-20180000281      DOB: 06-01-2018  
 Valid till: 06-01-2038 (NT)

AUTHORISATION TO DRIVE FOLLOWING CLASS  
 OF VEHICLES THROUGHOUT INDIA

COV:      DOJ:      06-01-2018  
 LMV:      MCWG:      06-01-2018

DOB: 07-02-1998      BC

Name: KEVAL H. BHUPTANI  
 S/D/M of: HARESH BHUPTANI  
 Add: FLAT NO. 302 MOHAN BUILDING NANDANVAN SOCIETY  
 S.V. ROAD OPP. SHIVSHAKTI COMPLEX DAHISAR EAST  
 Mumbai Urban, Mumbai, MH  
 PIN: 400068

Signature & D/o:       Signature/Thumb Impression of Holder: 

Issuing Authority: MH47

*Q*

भारतीय रिजिस्ट्रार जनरल  
 भारतीय रिजिस्ट्रार जनरल

भरत शरपुटीर श्रेष्ठ  
 Mansoor Sharputeer Shrestha  
 जन्म तारीख/DOB: 11/11/1981  
 पुरुष/MALE  
 Mobile No: 7208572423

पत्ता  
 203, डालमोर प्रिन्स सिटी एनएस  
 लिड, एनएस लिडयान्दर रोड,  
 न्यास रोड ईस्ट, टाय 8 व  
 स्टोन, मिरा-वैजण्डर,  
 ठाणे,  
 महाराष्ट्र - 401107

Address:  
 203, Dalmore Prince City ENS  
 Ltd, Nsa Nshyandar Road,  
 Nasa Road East, Tyo 8 v  
 Stone, Mira-Vajandar,  
 Thane,  
 Maharashtra - 401107

8632 2401 8313

*Shrestha*

माझी आधार, माझी ओळख



वरत - 6

9	6	8	0	9	4	2	9	4	0
२०२४									

<b>Department of Stamp &amp; Registration, Maharashtra</b>	
Receipt of Document Handling Charges	
PRN: 1224103104940	Date 10/12/2024
Received from Ghansham Damodhar Giri, Mobile number 9930149222, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Borivali 8 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 10/12/2024
Bank CIN 10004152024121004685	REF No. 471179341004
This is computer generated receipt, hence no signature is required.	

*Uttankhela*

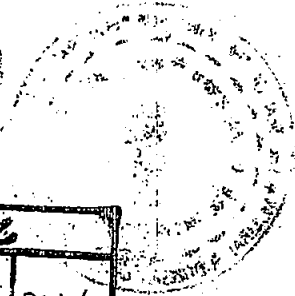
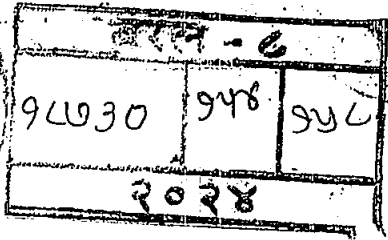
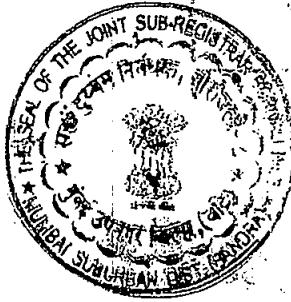


बॉरल - ८		
१८०३०	९५३	९५८
२०२४		

<b>Department of Stamp &amp; Registration, Maharashtra</b>			
Receipt of Document Handling Charges			
PRN	1224105105017	Date	10/12/2024
Received from Ghansham Damodhar Giri, Mobile number 9930149222, an amount of Rs.1160/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Borivali 8 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	SBIN	Date	10/12/2024
Bank CIN	10004152024121004753	REF No.	434593634258
This is computer generated receipt, hence no signature is required.			

*Giri*

*Utthah*



516/18730

मंगळवार, 10 डिसेंबर 2024 1:45 म.नं.

दस्त गोषवारा भाग-1

वरल8

दस्त क्रमांक: 18730/2024

दस्त क्रमांक: वरल8 /18730/2024

बाजार मूल्य: रु. 81,36,012/-

मोबदला: रु. 1,58,43,472/-

भरलेले मुद्रांक शुल्क: रु.9,50,700/-

दु. नि. सह. दु. नि. वरल8 यांचे कार्यालयात

अ. क्र. 18730 वर दि.10-12-2024.

रोजी 1:31 म.नं. वा. हजर केला.

पावती:19622

पावती दिनांक: 10/12/2024

सादरकरणाचे नाव: घनशाम दामोदर गिरी (ACNPG1151B)

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3160.00

पृष्ठांची संख्या: 158

एकुण: 33160.00

दस्त हजर करणाऱ्याची सही:

सह. दुय्यम निबंधक, बोरीवली - ८,  
मुंबई उपनगर जिल्हा.

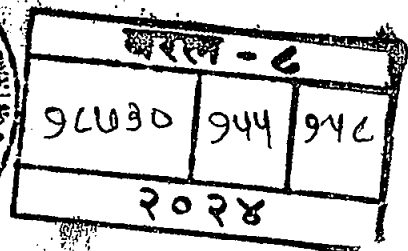
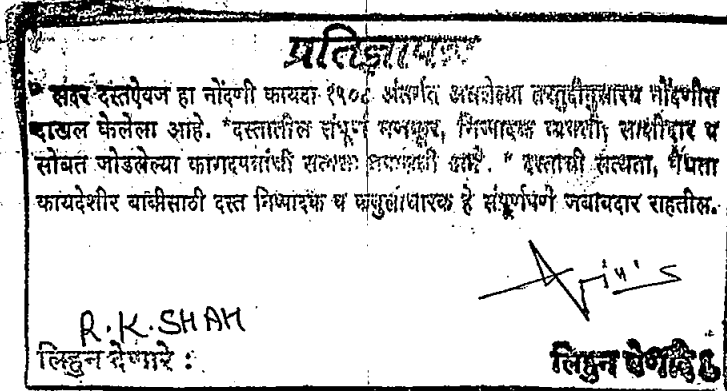
सह. दुय्यम निबंधक, बोरीवली - ८,  
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: करारनामा

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

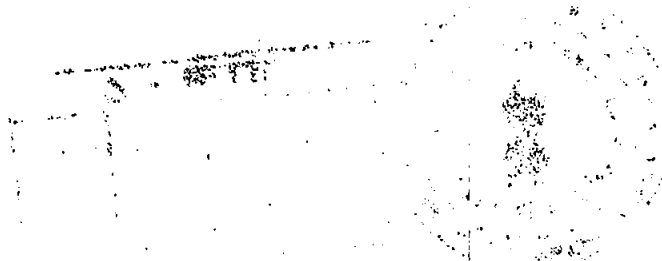
शिक्का क्र. 1/10/12/2024 01:31:15 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2/10/12/2024 01:32:23 PM ची वेळ: (फी)





SRT-6		
92030	94E	94L
2028		





10/12/2024 1:48:10 PM

दस्त गोपवारा भाग-2

वरलं8

दस्त क्रमांक:18730/2024

दस्त क्रमांक :वरलं8/18730/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाम:गुरुकृपा डेव्हलॉपर्स डी एन नगर प्रोजेक्ट तर्फे पार्टनर मनसुखभाई सुरेजा तर्फे मुखत्यार राजेंद्र कांतीलाल शाह पत्ता:प्लॉट नं: 205 ए, माळा नं: 2, इमारतीचे नाव: वेस्टर्न एज 2, ब्लॉक नं: त्रौरीवली पूर्व मुंबई, रोड नं: वेस्टर्न एक्सप्रेस वे, महाराष्ट्र, मुंबई. पॅन नंबर:AAFFG7859Q	लिहून देणार वय :-73 स्वाक्षरी:- <i>R.K. SHAKH</i>		
2	नाम:घनश्याम दामोदर गिरी (ACNPG1151B) पत्ता:901, 9, सुशील बॉसम, वील्ड पनवेल रायंगड, साई नगर रोड, गेटे, MAHARASHTRA, RAJGARH(MFI), Non-Government. पॅन नंबर:	लिहून घेणार वय :-57 स्वाक्षरी:- <i>A.M.S.</i>		
3	नाम:उत्कर्षा गिरी पत्ता:प्लॉट नं: 901, माळा नं: 9, इमारतीचे नाव: सुशील बॉसम, ब्लॉक नं: वील्ड पनवेल रायंगड, रोड नं: साई नगर रोड, महाराष्ट्र, साईगाव:-(०-). पॅन नंबर:AXGPG8552L	लिहून घेणार वय :-47 स्वाक्षरी:- <i>Utkarsha</i>		

घरील दस्तऐवज करून देणार तयारकथित करारनामा चा दस्त ऐवज करून दिल्याचे कवळ करतात.

शिक्का क्र.3 ची वेळ:10 / 12 / 2024 01 : 46 : 13 PM

दस्तऐवज निष्पत्तीचा कवळीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - माघार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार गुरुकृपा डेव्हलॉपर्स डी एन नगर प्रोजेक्ट तर्फे पार्टनर मनसुखभाई सुरेजा तर्फे मुखत्यार राजेंद्र कांतीलाल शाह	10/12/2024 01:46:29 PM	राजेंद्र कांतीलाल शाह M 1168813203368992768
2	लिहून घेणार घनश्याम दामोदर गिरी (ACNPG1151B)	10/12/2024 01:45:03 PM	घनश्याम दामोदर गिरी M 1171352997919744000
3	लिहून घेणार उत्कर्षा गिरी	10/12/2024 01:45:49 PM	उत्कर्षा घनशम गिरी F 1180033717831815168

शिक्का क्र.4 ची वेळ:10 / 12 / 2024 01 : 46 : 30 PM

सह दुय्यम निबंधक, बोरीवली - ८,  
मुंबई उपनगर जिल्हा.



वरलं - ८  
9 6 3 0 9 4 6 9 4 ८  
२०२४

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	GURUKRUPA DEVELOPERS D N NAGAR PROJECT	eChallan	10000502024120700884	MH012195332202425P	950700.00	SD	0006790500202425	10/12/2024
2		DHC		1224105105017	1160	RF	1224105105017D	10/12/2024
3		DHC		1224103104940	2000	RF	1224103104940D	10/12/2024
4	GURUKRUPA DEVELOPERS D N NAGAR PROJECT	eChallan		MH012195332202425P	30000	RF	0006790500202425	10/12/2024

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

18730 /2024

Know Your Rights as Registrants

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

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



बरल - ८		
१८७३०	१५८	१५८
२०२४		

प्रमाणित करणेत येते की, या  
दस्ताव्यामध्ये एकूण १५८ पाने आहेत.  
पुस्तक क्र. १/बरल-८/१८७३० २०२४  
बर नोंदला, दिनांक १०/१२/२०२४

*[Handwritten Signature]*

संजय पी. कालोरे  
सह.दुय्यम निबंधक, बोरीवली क्र.६  
मुंबई उपनगर जिल्हा.





सूची क्र.2

दुय्यम निबंधक : सह दु.नि.बोरीवली 8

10/12/2024

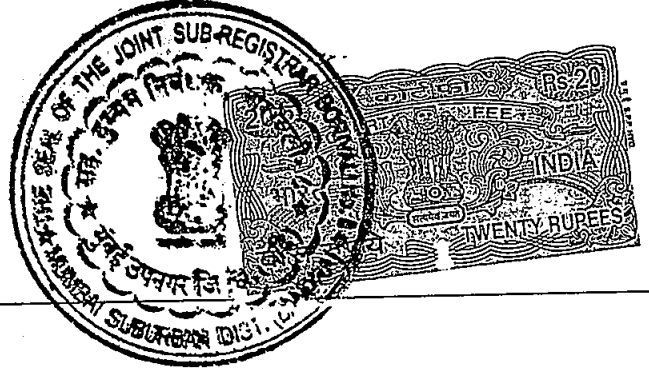
दस्त क्रमांक : 18730/2024

नोदणी :

Regn:63m

सावाचे नाव : मालवणी

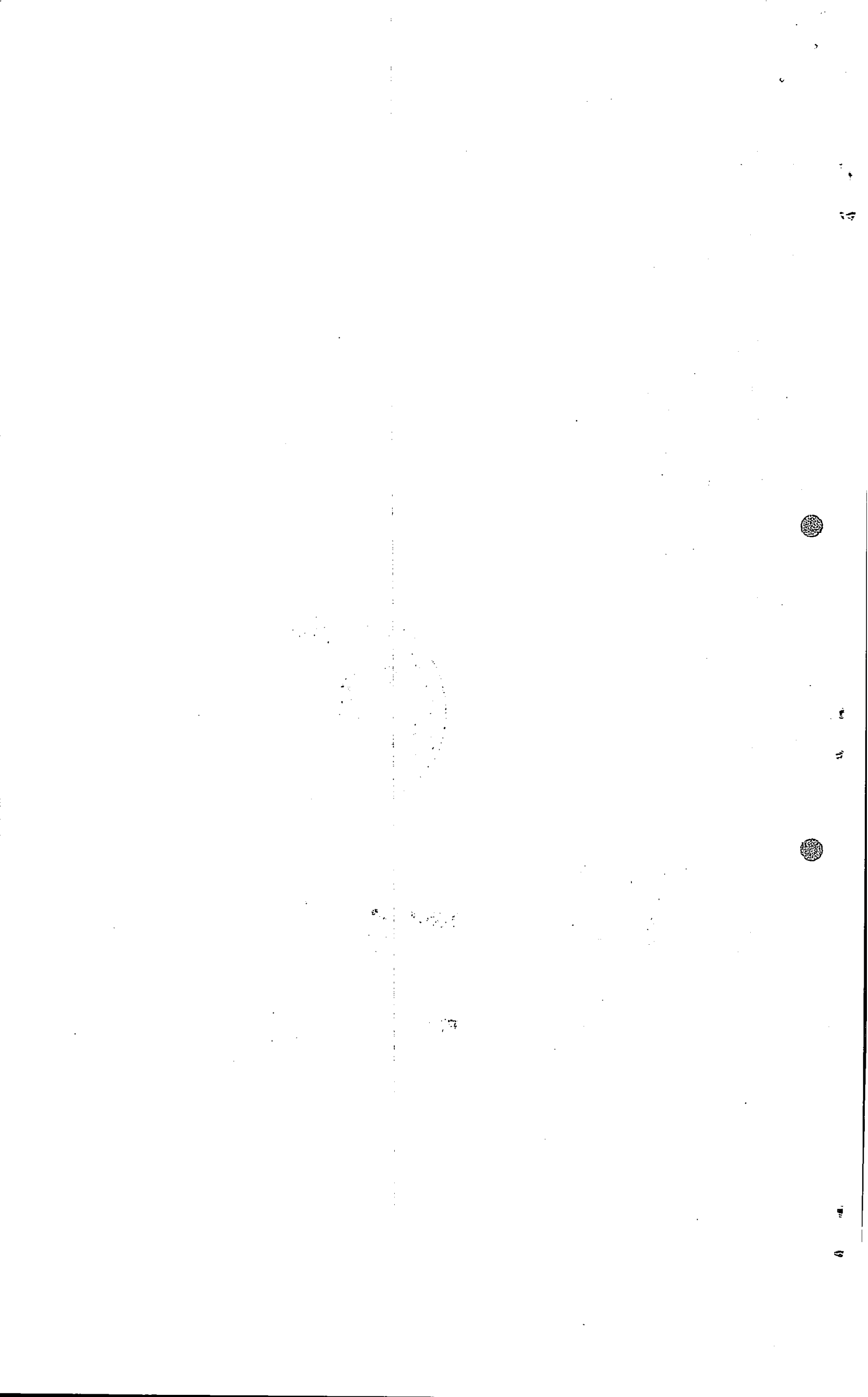
(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	15843472
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8136011.51
(4) भू-मापन, पोटहिस्मा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: सदनिका क्र.1904, क्यू विंग, माळा नं: 19 वा मजला, इमारतीचे नाव: मरीना एन्क्लेव, ब्लॉक नं: सी टी एस नं 507 व्हिलेज मालवणी, रोड : मालाड पश्चिम, मुंबई, इतर माहिती: सोवत 1 कार पार्किंग नं 408( ( C.T.S. Number : 507. ; ) )
(5) क्षेत्रफळ	1) 63.18 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- गुरुकृपा डेव्हलोपर्स डी.एन.नगर प्रोजेक्ट तर्फे पार्टनर मनसुखभाई सुरेजा तर्फे मुखत्यार राजेंद्र कांतीलाल शाह बय:-73; पत्ता:- प्लॉट नं: 205 ए, माळा नं: 2, इमारतीचे नाव: वेस्टर्न एज 2, ब्लॉक नं: बोरीवली पूर्व मुंबई, रोड नं: वेस्टर्न एक्सप्रेसवे, महाराष्ट्र, मुंबई. पिन कोड:-400J66 पॅन नं:-AAFFG7859Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- धनशाम दामोदर गिरी (ACNPG1151B) बय:-57; पत्ता:-901, 9, सुशील वॉमम, ओल्ड पनवेल रायगड, साई नगर रोड, गेरे, MAHARASHTRA, RAIGARH(MH), Non-Government. पिन कोड:-410206 पॅन नं:- 2): नाव:- उत्कर्षा गिरी बय:-47; पत्ता:- प्लॉट नं: 901, माळा नं: 9, इमारतीचे नाव: सुशील वॉमम, ब्लॉक नं: ओल्ड पनवेल रायगड, रोड नं: साई नगर रोड, महाराष्ट्र, राईगारः(०:). पिन कोड:-410206 पॅन नं:-AXGPG8552L
(9) दस्तऐवज करून दिल्याचा दिनांक	09/12/2024
(10) दस्त नोंदणी केल्याचा दिनांक	10/12/2024
(11) अनुक्रमांक, खंड व पृष्ठ	18730/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	950700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

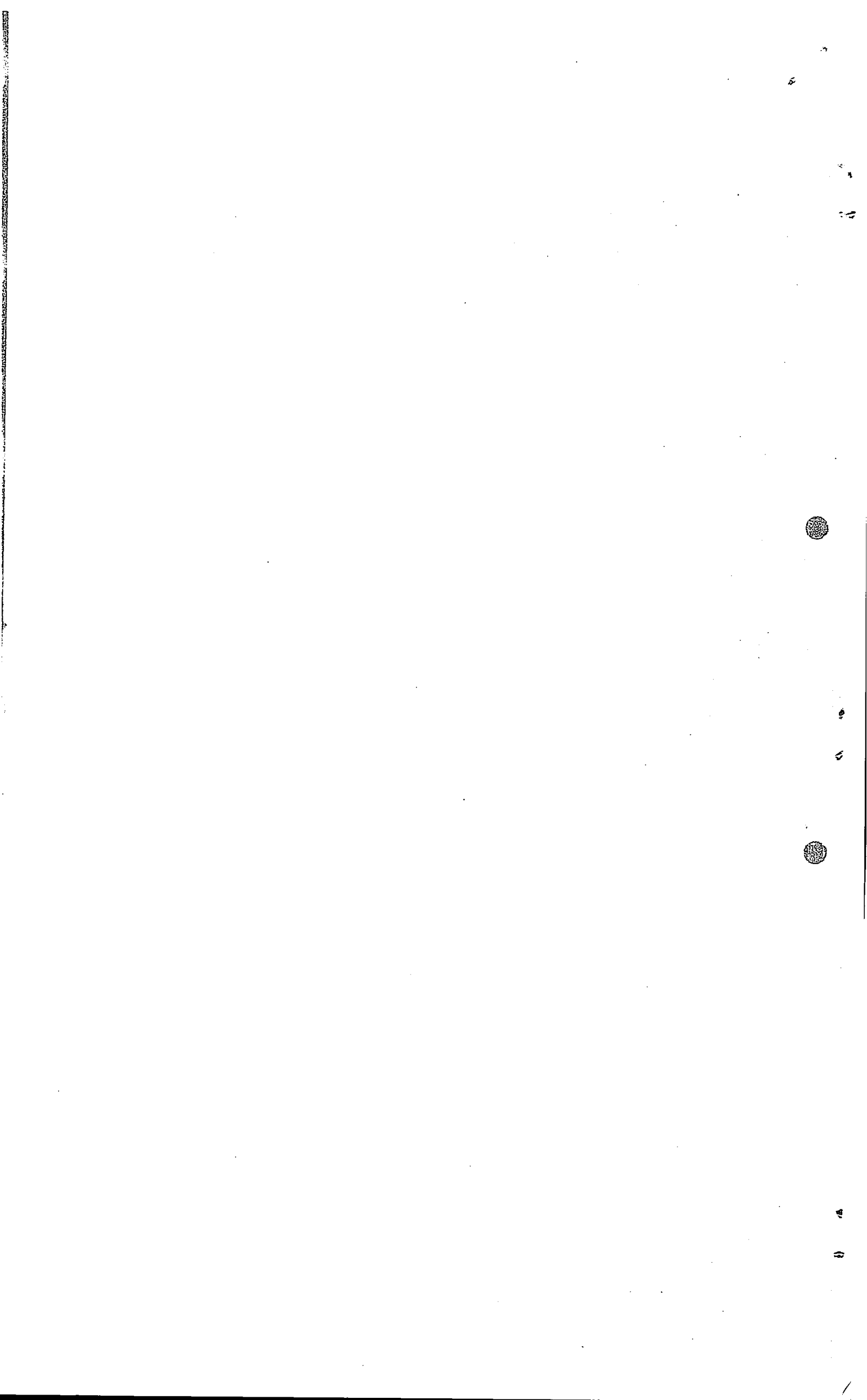
दस्तासोबत सूची क्र. II  
खरी प्रतसह दुय्यम निबंधक बोरीवली क्र. ८  
मुंबई उपनगर जिल्हा



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	GURUKRUPA DEVELOPERS D N NAGAR PROJECT	eChallan	10000502024120700884	MH012195332202425P	950700.00	SD	0006790500202425	10/12/2024
2		DHC		1224105105017	1160	RF	1224105105017D	10/12/2024
3		DHC		1224103104940	2000	RF	1224103104940D	10/12/2024
4	GURUKRUPA DEVELOPERS D N NAGAR PROJECT	eChallan		MH012195332202425P	30000	RF	0006790500202425	10/12/2024

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



=====

CONSULTATION AND PREPARATION OF  
DOCUMENTS

=====

CONVEYANCE / DEEMED CONVEYANCE  
DEVELOPMENT AGREEMENT / RE- DEVELOPMENT  
AGREEMENT

SALE AGREEMENT / TRANSFER DEEDS - FORMS

RELEASE DEED / LEASE DEED / POWER OF  
ATTORNEY / AFFIDAVIT & DECLARATION /

STAMP DUTY & REGISTRATION AND OTHER  
DOCUMENTS

=====

MUKESH J. SANGANI  
Advocate High Court  
M. No.: 9323181094

DHAVAL M. SANGANI  
Advocate High Court  
M. No.: 9769933284

Office at: 502, 5<sup>th</sup> FLOOR,  
GANJAWALA RESIDENCY,  
GANJAWALA LANE,  
BORIVALI (WEST), MUMBAI - 400 092.  
Ph. No.: +912235730644

Email : [mjsangani@rediffmail.com](mailto:mjsangani@rediffmail.com) / [dmsangani@gmail.com](mailto:dmsangani@gmail.com)

=====

