

7 February, 2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 1

दस्त क्रमांक : 1448/2014

नोंदणी 63

Regn. 63m

गावाचे नाव : पी.एम.पहाडीगोरेगांव

पर्यायी जागेचा करार

रु.1,897,280/-

रु.3,943,000/-

- (1) वितेखाचा प्रकार
(2) मोबदला
(3) बाजारभाव(भाडेपट्ट्याच्या वाढितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)
(4) भू-मापन,पोटहिम्सा व घरक्रमांक(असल्यास)

281 A,, पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : सदनिका नं: 301, माळा नं: ३ रा मजला , इमारतीचे नाव: प्रेमस्वरूप को-ओप्. हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लाट नं. 7 ए, श्रीनगर ईस्टेट, रोड नं: एम. जी. रोड, गोरेगाव पश्चिम, मुंबई-62
102.27 चौ.मीटर

- (5) क्षेत्रफळ
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1) नाव:- में करवा डेव्हलपर्स भागीदार सुरेश वी. करवा ;वय: 45;

पत्ता :-प्लॉट नं: ऑफिस नं. 303 , माळा नं: -, इमारतीचे नाव: युनिक टावर , ब्लॉक नं: गोरेगांव वॅन्स्ट, रोड नं: ऑफ. वी. रोड, मुंबई , , .

पिन कोड:- 400062

पॅन नंबर: AAAFK7619P

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

1)नाव:- सुभाष - कृष्णन ; वय:46;

पत्ता:-प्लॉट नं: 5, माळा नं: १ ला मजला , इमारतीचे नाव: प्रेमस्वरूप को-ओप्. हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: 7 ए, श्रीनगर ईस्टेट, रोड नं: एम. जी. रोड, गोरेगाव पश्चिम , मुंबई, महाराष्ट्र, मुम्बई;

पिन कोड:- 400062;

पॅन नं:- AKTPK8846R;

- (9) दस्तऐवज करून दिल्याचा दिनांक
(10) दस्त नोंदणी केल्याचा दिनांक
(11) अनुक्रमांक,खंड व पृष्ठ
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क
(13) बाजारभावाप्रमाणे नोंदणी शुल्क
(14) शेरा

27/12/2013

14/02/2014

1448/2014

रु.197,200/-

रु.30,000/-



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

खरी प्रत

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



CHALLAN
MTR Form Number-6

GRN	MH001598194201314E	BARCODE					Date	13/02/2014-16:17:34	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Registration Fees			TAX ID (If Any)							
	Ordinary Collections IGR			PAN No. (If Applicable)							
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1			Full Name		MR SUBHASH KRISHNAN					
Location	MUMBAI			Flat/Block No.		CTS NO 281/A FLAT NO 301 PREMSWARO					
Year	2013-2014 One Time			Premises/Building		OP CHS LTD					
Account Head Details		Amount In Rs.		Road/Street		SHREENAGAR ESTATE M G ROAD					
0030063301 Amount of Tax		30000.00		Area/Locality		GOREGAON WEST MUMBAI					
				Town/City/District							
				PIN		4 0 0 0 6 2					
				Remarks (If Any)							
				PAN2--PN=KARWA DEVELOPERS--CA=							
				Amount In		Thirty Thousand Rupees Only					
				Words		२०१४					
Total	30000.00										
Payment Details				FOR USE IN RECEIVING BANK							
UNION BANK OF INDIA				Bank CIN		REF No.		02901792014021300434		22189096	
Cheque-DD Details				Date		13/02/2014-16:20:19					
Cheque/DD No				Bank-Branch		UNION BANK OF INDIA					
Name of Bank				Scroll No. , Date		8768 , 14/02/2014					
Name of Branch											

Mobile No. : Not Available

Defac No.:- 0000552950201314
Date :- 14/2/14
सह मुख्य निबंधक
बोरिवली कं. १
मुंबई उपनगर जिल्हा

Subhash



CHALLAN
MTR Form Number-6

GRN	MH001028476201314E	BARCODE			Date	27/12/2013-12:17:23	Form ID
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Non-Judicial Stamps		TAX ID (If Any)				
	General Stamps SoS Mumbai only		PAN No. (If Applicable)				
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1		Full Name		MR SUBHASH KRISHNAN		
Location	MUMBAI		Flat/Block No.		CTS NO 281/A FLAT NO 301 PREMSWARO		
Year	2013-2014 One Time		Premises/Building		OP CHS LTD		
Account Head Details		Amount In Rs.	Road/Street		SHREENAGAR ESTATE M G ROAD		
0030056201 General Stamps		197200.00	Area/Locality		GOREGAON WEST MUMBAI		
			Town/City/District				
			PIN		4	0	0
			Remarks (If Any)		0	6	2
			<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>बरत-१</p> <p>१२२८ ३२७</p> <p>२०१४</p> </div>				
Total	197200.00		Amount In Words	One Lakh Ninety Seven Thousand Two Hundred Rupees			
Payment Details			FOR USE IN RECEIVING BANK				
UNION BANK OF INDIA			Bank CIN	REF No.	02901792013122700141	21011379	
Cheque-DD Details			Date	27/12/2013-00:26:00			
Cheque/DD No			Bank-Branch	UNION BANK OF INDIA			
Name of Bank			Scroll No. , Date	Not Verified with Scroll			
Name of Branch							



Mobile No. : Not Available

Subhash *AK*

Defac No. :- 0000552051201314
Date :- 14/12/13
प्रशासक
सह न्याय निबंधक
कोरिवली कां. १
मुंबई उपनगर जिल्हा

AK

VILLAGE :- PAHADI GOREGAON (WEST)
C.T.S. NO.. :- 281 A
ZONE :- 57/265
RATE :- Const. 17600/- Res. 97000/-
AREA :- Old Area 500 Sq. Ft. Carpet
NEW AREA:- Free of Cost 675 Sq. Ft. Carpet
Purchase Area 242 Sq. Ft. Carpet
Total Area 917 Sq. Ft. Carpet

AG. VALUE:- 1897280/- C

FLAT NO. :- 301 3rd Floor



Free of Cost 75.28 X 17600 = 1324928/- A
Purchase 26.99X 97000 = 2618030/- B

A+B 3942958/-
Rounded off 3943000/-
Stamp Duty 197200/-
Regn. Fees 30000/-

बरेल-१		
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२०१४		

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Handwritten signature



बरल-१		
१२४८	८०	२००
२०१४		

This Agreement of allotment of Flat is made at Mumbai, on this 27th day of December 2013 by and between

M/s. Karwa Developers a Partnership firm registered under the provisions of Indian Partnership Act, 1932, having its office at 303, Unique Tower, Behind Patel Petrol Pump, Off. S. V. Road, Goregaon (West), Mumbai 400 062 represented by its authorized Partner Shri Suresh B. Karwa, hereinafter referred to as 'the Developer' (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include its partners for the time being and from time to time and successors-in-title to the said partnership firm and/or its permitted assigns) of the One Part.

And

Mr. Subhash Krishnan, an adult, Indian Inhabitant, present residing at Flat No. 5, 1st floor, Premswaroop CHSL., Plot No.7A, Shreenagar Estate, Off M. G. Road, Goregaon (West), Mumbai 400 062, hereinafter referred to as the Allottee/s (which expression shall, unless repugnant to the context or meaning thereof, include his/her/their legal heirs and successors) of the Other part

Whereas:

a. Prenswaroop Co-operative Housing Society Limited, a society registered under the provisions of MCS Act, 1960 in Regn. No. BOM/HSG/3862 of 1972 and having its registered Office at Plot No.7A, Shreenagar Estate, M. C. Road, Goregaon West, Mumbai 400 062, hereinafter referred to as 'the Society', is the legal owner and is seized and possessed of a plot of land more particularly described and mentioned in the First Schedule written hereunder and the building known as "Prenswaroop" constructed, lying and being on the said plot of land. The said plot of land and the building on the same are collectively referred to hereinafter as 'the said property'. A copy of the property card in the name of the Society is annexed hereto as Annexure 'A';

b. Mr. Subhash Krishnan herein Allottee under this Agreement is a bonafide member of the said society and owns and holds in his/her own rights, 60 (sixty) ordinary shares of the said society bearing distinctive numbers 241 to

(both inclusive) hereinafter referred to as 'the said shares' and by virtue thereof is holding and using on what is popularly known as "ownership basis" flat/premises bearing Flat/Premises No. 5 on the 1st Floor of the said building "Prenswaroop", hereinafter referred to as 'the existing



c. The said society being the collective body of its members including the Allottee herein decided to demolish the existing building and construct a

वर्तमान	नया
Development Control Regulations for the time being in force in Maharashtra;	Development Control Regulations for the time being in force in Maharashtra;

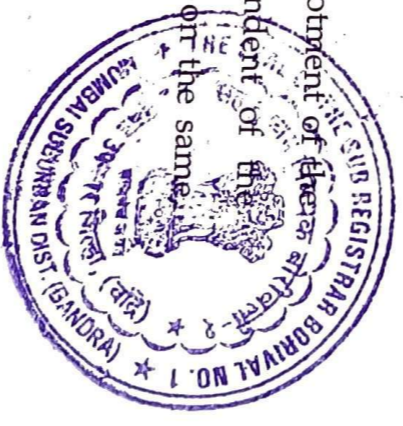
d. The society executed a Development agreement with the Developers herein on 4th December 2009 and the same has been duly registered before the Sub Registrar of Assurances, Borivali, Mumbai in Sl. No. BDR-2/10497 of 2009 on 4th December 2009 where-under the Society granted development rights to the Developers herein for development of the said property under the existing DC Rules and in terms of the plans to be approved by the Municipal Corporation and other authorities and reserved unto themselves 14 flats and parking space as more particularly contained in the said agreement. With

the change in the Development Control Regulations in 2012, the plans earlier submitted underwent modification and accordingly, the carpet area of the flat to be allotted free of cost to the existing members of the society changed upwards including to the Allottee herein and accordingly, a revised plan of the building under construction has been finalized and approved by the Municipal Corporation of Greater Mumbai.

e. Under the said Development agreement with the modification of the plans as abovestated, the Allottee was entitled to a flat with 675 Sq. ft area to be allotted in the new building to be constructed by the Developers free of cost in lieu and in place of the existing Flat above referred. Further, the Allottee negotiated with the Developers to buy and acquire additional 242 Sq. ft. carpet area in addition to his entitlement under the Development Agreement and the revised plans, which the Developers have agreed to allot. Accordingly, the Society has also issued an allotment letter to the Allottee herein and the same as duly accepted by the Allottee/s is annexed as 'Annexure 'B' hereto;

f. The Allottee has requested the Developers to confirm the allotment of the premises upon development of the said property independent of the Development agreement and the Developers having agreed to the same, this agreement is being executed.

THIS AGREEMENT HEREBY RECORDS



1. That the parties hereto hereby confirm all the representations made in the recitals herein above as correct and the same shall always be deemed to be integral part of this Agreement, as if reproduced herein.

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		२०१४

2. That the Allottee herein is a bonafide member of the society namely Prenswaroop Co-operative Housing Society Limited holding shares of the said society as mentioned in the recitals above and possessed a Flat bearing No. 5 admeasuring 500 carpet area, situated on 1st Floor of the existing building known as "Prenswaroop" belonging to the said society.
3. That the Allottee herein was entitled to be allotted and handed over, free of cost, a flat admeasuring 610 Sq. ft carpet area in the new building also

to be known as 'Premswaroop' constructed or to be constructed by the Developers in terms of the Development agreement executed between the Developers and the said society. The area of the said flat to be given free of cost changed to 675 Sq.ft (carpet area) upon modification of the plans in pursuance to the changes in the Development Control Regulations. FURTHER, the Allottee herein negotiated with the Developers for acquiring additional carpet area of 242 Sq. ft. for an aggregate consideration of Rs. 18,97,280/- [Rupees Eighteen Lacs Ninety Seven Thousand Two Hundred Eighty only] agreed payable by the Allottee to the Developers in terms of time schedule given in Annexure D annexed hereto. The Developers herein hereby agree, declare and confirm that they have allotted and agree to hand over the following flat in the new building under construction or to be constructed, as follows:

Flat No.	301
Name of the building:	Premswaroop
Carpet area	917 Sq.ft.
Built up area	1100.4 Sq.ft.
Floor of the building in which the new flat situated	Third floor.



more particularly described in the Second Schedule hereunder written and shown demarcated with red colour boundary line on the typical floor plan attached hereto as Annexure "C", hereinafter referred to as 'the said flat'

The society has issued the allotment of the above said flat to the Allottee herein, in terms of its letter of allotment dated 11/03/2013, a copy whereof is annexed as Annexure B hereto.

बंदी-१	That
१२२८१०	the Developers herein hereby agree, undertake, covenant, confirm
२०१४	that they, the said Developers shall develop or redevelop the said property belonging to the said society of which the Allottee is a bonafide member, in terms of various provisions contained in the Development agreement above referred and in terms of the plans as may be sanctioned and with such benefits and amenities as agreed under the said Development agreement to be given to purchasers including the members of the society and the Developer herein agrees that upon completion of the new building, it shall hand over 'the said flat' to the

That the Developers herein hereby agree, undertake, covenant, confirm that they, the said Developers shall develop or redevelop the said property belonging to the said society of which the Allottee is a bonafide member, in terms of various provisions contained in the Development agreement above referred and in terms of the plans as may be sanctioned and with such benefits and amenities as agreed under the said Development agreement to be given to purchasers including the members of the society and the Developer herein agrees that upon completion of the new building, it shall hand over 'the said flat' to the

[Handwritten signature]

[Handwritten signature]

Allottee herein to be thereafter held, occupied, possessed, used on what is known as "ownership basis" by the Allottee irrevocably and for ever.

6. That the Allottee herein hereby agrees confirms and declares as follows :-

(a) That in compliance to the revised I.O.D. issued by M.C.G.M. dated 18th October 2012 the Allottee herein confirms that the building under reference is deficient in open space and M.C.G.M., will not be held liable for the same in future. That the Allottee also further shall not object for the neighbouring development with deficient open space in future and shall not held M.C.G.M. liable for any failure of mechanical parking system in future.

(b) The Allottee further confirms that he/she/they is/are aware of the availability and use of fungible FSI area in the project under the revised Development Control Regulations 2012.

7. The parties hereto further agree that the society shall have all the rights to allot a parking space to the Allottee out of the entitlement of the Society to the Stilt parking space under the Development agreement above referred upon request by the Allottee, subject to the decision of the Managing Committee of the society and the same shall be governed by the rules, regulations, byelaws of the society from time to time.

8. The parties hereto further agree that the rights, commitments, duties and obligations of the Developer vis-à-vis the society and its members including quality of construction, time frame for completion of construction and handing over the flats, common area, the fixtures and benefits to be given to the members as more particularly contained in the Development agreement and the amended plans above referred shall be binding on them.



बदल-१		
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9. It is agreed that this agreement shall be governed by the provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act.,1963 for all purposes. The property card in respect of the property held by the society, a copy of the IOD, Commencement Certificate, the floor plan identifying and marking the flat allotted to the Allottee herein are annexed hereto and

Handwritten signatures in blue ink.

- the Allottee herein has taken inspection of all the relevant documents of title, development plans etc and is fully satisfied of the same.
10. It is agreed that the Allottee shall be liable for bearing VAT and Service Tax relating to the additional area acquired as above stated for consideration.
11. That the stamp duty and registration charges if any payable upon adjudication of this agreement shall be paid proportionately by the Allottee and the Developers as follows:

- (a) By the Allottee, on the value of additional area purchased and acquired for consideration; and
- (b) By the Developer on the balance area of entitlement of the Allottee under the Development agreement and the amended plan which he/she shall get free of cost and without consideration

First Schedule of the property above referred

All that property being a plot of land bearing Plot No.7A bearing CTS No. 281A admeasuring 767 Sq. Mtrs or thereabouts, lying and situated at Mouje Pahadi, Goregaon West, Taluka Borivali, in

Registration District and sub district of Mumbai Suburban and bounded as follows:

- On or towards East : By 20 Ft wide Road
- On or towards West : By Property of Sir Byramjee Jeejibhoy
- On or towards North : By Plot No.18 and Plot No.9A
- On or towards South : By property of Sir Byramjee Jeejibhoy



बस्त-१		
१२४८	१२	२६
२०१४		

Second Schedule describing the flat allotted to the Allottee above referred

Flat No.	301
Name of the building:	Premswaroop
Carpet area	917 Sq.ft.
Built up area	1100.4 Sq.ft.
Floor of the building in which the new flat situated	Third floor.

-to be constructed or constructed on the plot of land more particularly described in First schedule hereinabove.

(Signature)


(Signature)

IN WITNESS whereof execution of this Agreement, the parties hereto hereby have subscribed their hands and seals on the day and the year hereinabove written.

Signed sealed and delivered by
the within named Developer



M/s. Karwa Developers
through its partner namely

Shri Suresh B Karwa

For KARWA DEVELOPERS

Partner



In the presence of:

- 
- 





Signed sealed and delivered by
the within named Allottee

Mr. Subhash Krishnan



In the presence of:

- 
- 



बरल-१		
१२४८	१३	२७
२०१४		

मालमत्ता पत्रक

ANNEXURE 'A'

पहाडी गोरेगांव (प) तालुका/न. भू. मा. का. -- न. भू. अ. गोरेगांव जिल्हा -- मुंबई उपनगर जिल्हा
 शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकाराचा किंवा भऱ्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

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मूळ धारक १९७६ प्रेमस्वरूप को. ऑपरेटिव्ह हो. सोसायटी लि. सही XXX न. भू. अ. क्र. ५ मुंबई मु. उ. जिल्हा, मुंबई २८/२/१९७६



व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कार

करणारा - खरी नक्कल - न. भू. अ. गोरेगांव मुंबई उपनगर जिल्हा

नवा धारक २४२५ वदकच बंध प्लॉट २०८
 तयार तारोख २४/१२/२०१४ नकलेचे प्रमाण १२
 दिव्याचे तारोख १०/१२/२०१४ तयार पुरवठा
 नवा धारक करणार
 धारकाची हस्ताक्षरे Balei
 ५/१२/२०१४
 तयार पुरवठा ही २८/२/२०१४



तयार प्रतिकरी
 ५ तयार पुरवठा प्रतिकरी, बोरिवली

बरत-१		
१२४८	१५	२०
२०१४		

ANNEXURE "B"

Premswaroop Co-operative Housing Society Limited

Regn. No. BOM/HSG/3862 of 1972

Registered Office : Plot No.7A, Shreenagar Estate, M. G. Road,
Goregaon West, Mumbai 400 062.

Dated: 11th March 2013

To
Mr. Subhash Krishnan
Flat No. 5, 1st floor,
"Premswaroop" Building,
Plot No.7A, Shreenagar Estate,
M. G. Road, Goregaon West,
Mumbai 400 062.



Dear Member:

Subject: Allotment of premises in the new building constructed or to be constructed on the property of the society under the Development agreement executed by the Society and M/s Karwa Developers, Mumbai on 4th December 2009 and duly registered before the Registrar of Assurances, Borivali, Mumbai in Sl. No. BDR2-10497-2009 dated 4.12.2009 and further modifications in pursuance to the changes in the Development Control Regulations.

1. This is to record that you are a bonafide member of the society holding shares of the society as more particularly mentioned in the **First Schedule** hereunder and by virtue thereof, you were holding the flat more particularly mentioned in the **Second Schedule** hereunder written, on what is known as ownership basis.

2. That you are aware and you are a party being a member of the society to the Development agreement executed by the society with M/s Karwa Developers on 4th December 2009 and duly registered with the Registrar of Assurances, Borivali, Mumbai. You have taken inspection of the said Development agreement upon so executed.

3. That under the provisions of the Development agreement, in lieu of the premises held by as shown in Second Schedule, you were entitled to a flat in the new building to be constructed with 610 Sq. ft. [carpet area] free of cost. Upon modifications in the plan due to changes in the Development Control Regulations, the Developer agreed to grant increased carpet area and accordingly, you became entitled to get a flat with 675 Sq.ft. free of cost. FURTHER, you negotiated with the Developers and has opted to acquire additional area of 242 Sq. ft. [carpet] for consideration agreed by you with the Developers. Accordingly, in consultation with the Developer, the society and you, you have been allotted the following flat, in the new building constructed or to be constructed by the said Developers under the terms of the said Development agreement:

बॉल-३		
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२०१४		

Flat No.
Name of the building:
Carpet area
Built up area
Floor of the building in which the new
flat situated

301
Premswaroop
917 Sq.ft.
1100.4 Sq.ft.
Third floor

The Developer has also given a typical floor plan in which the new flat allotted to you has been identified bounded by red colour boundary line. It is agreed that you will pay consideration for the additional area that you have acquired as may be scheduled between you and the Developers and the society shall not be liable or responsible for the same.

4. You will take possession of the above said flat upon construction being complete and the Developers handing over possession of the same.
5. You will forward a copy of the possession letter to the records of the society and will hold the premises so allotted and handed over to you on what is popularly known as "ownership basis" under the terms and provisions of the rules, regulations, byelaws of the society and further regularly make payment of the maintenance and other charges as and when demanded by the society.



**First Schedule hereinabove referred
Showing the details of shares held by the allottee**

(sixty) Ordinary shares of Rs. 50 each bearing distinctive numbers 241 to 300 (both inclusive) issued under Share Certificate No. 5 dated 18th May 1975 now standing in the name of Mr. Subhash Krishnan

**Second Schedule hereinabove referred
Showing the existing flat before demolition of the building
held by the allottee**

Flat No. 5 admeasuring in aggregate 500 Sq. ft (carpet area) situate on the first floor of the building known as "Premswaroop" belonging to the society namely Premswaroop Co-operative Housing Society Limited.

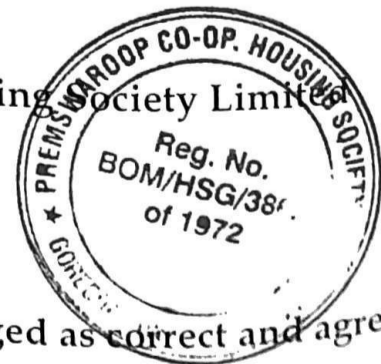
6. You will please return a copy of this allotment letter duly signed by you in token of acceptance of the contents herein.

With Greetings,


Yours truly,

For Premswaroop Co-operative Housing Society Limited

Chairman/ Secretary



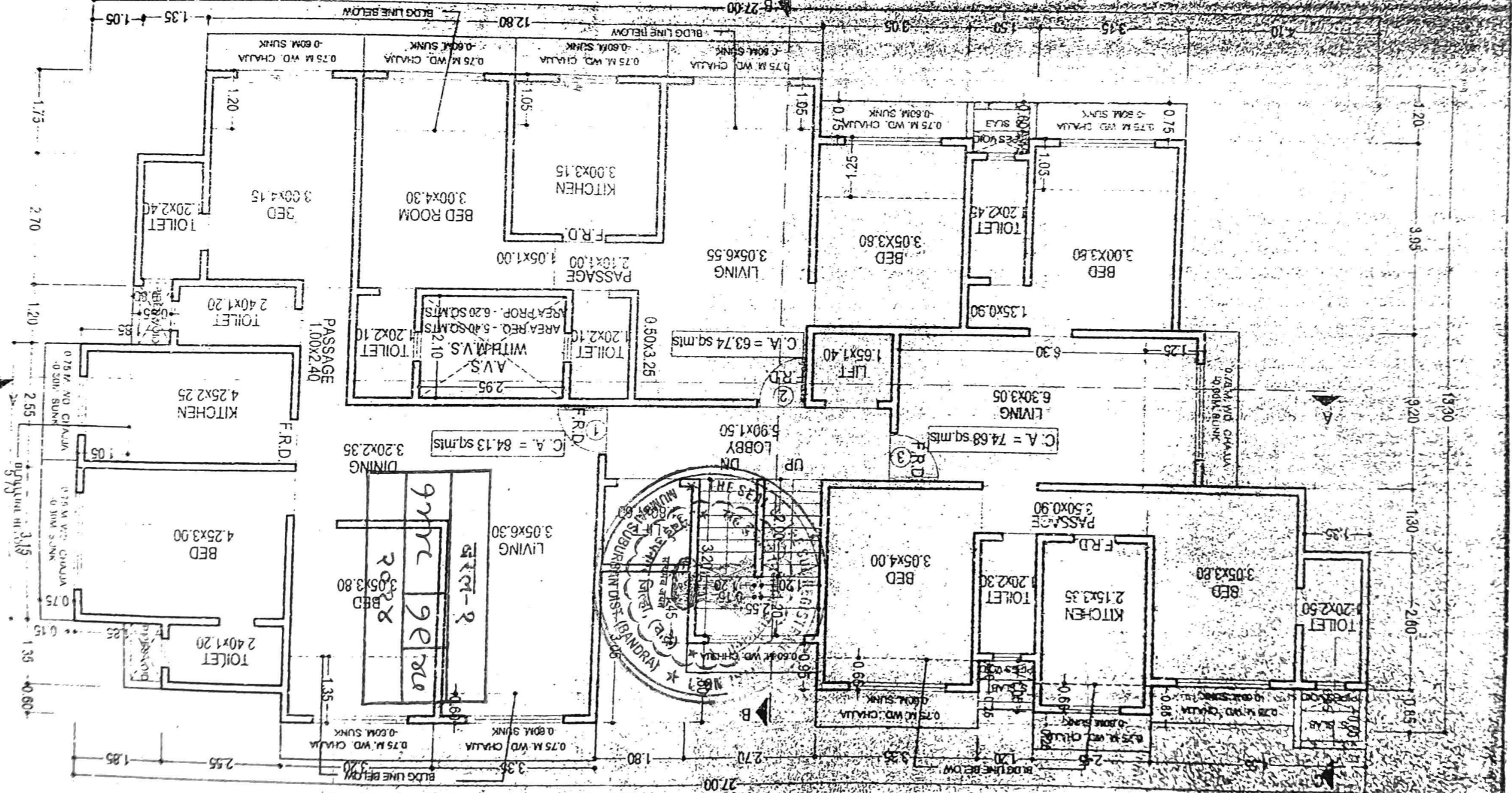
Receipt and the contents acknowledged as correct and agreed by me.


Mr. Subhash Krishnan
Signature of the Member

FLAT NO. 301 on 3rd Floor

Handwritten signature

TYPICAL UNIT TO BHOJI COR PLAN



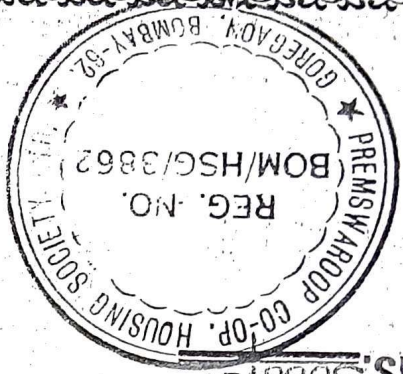
Annexure D

**Schedule of payment of consideration in respect of
Additional area acquired by the Allottee**

Name of the Allottee		Mr. Subhash Krishnan		
Flat No. allotted		301		
Floor No.		3 rd Floor		
Total carpet area of the flat		917 Sq.ft. Carpet Area		
Area [carpet area] which the Allottee is entitled to, free of cost		675 Sq.ft. Carpet Area		
Additional area purchased by the Allottee		242 Sq.ft. Carpet Area		
Consideration agreed payable by the Allottee to the Developer		18,97,280/-		
(i)	On or before Agreement	7.5%	:	Rs. 1,42,296/-
(ii)	On Completion of plinth	10%	:	Rs. 1,89,728/-
(iii)	On Casting of First Slab	7.5%	:	Rs. 1,42,296/-
(iv)	On Casting of Second Slab	7.5%	:	Rs. 1,42,296/-
(v)	On Casting of Third Slab	7.5%	:	Rs. 1,42,296/-
(vi)	On Casting of Fourth Slab	7.5%	:	Rs. 1,42,296/-
(vii)	On Casting of Fifth Slab	7.5%	:	Rs. 1,42,296/-
(viii)	On Casting of Sixth Slab	7.5%	:	Rs. 1,42,296/-
(ix)	On Casting of Seventh Slab	7.5%	:	Rs. 1,42,296/-
(x)	On Casting of Eighth Slab	7.5%	:	Rs. 1,42,296/-
(xi)	On Casting of Ninth Slab	7.5%	:	Rs. 1,42,296/-
(xii)	On completion of brick work	5%	:	Rs. 94,864/-
(xiii)	On completion of plaster (Internal or External)	5%	:	Rs. 94,864/-
(xiv)	Against possession	5%	:	Rs. 94,864/-



(Handwritten signatures)



RS. 3000/-

Given under the Common Seal of the said Society at Bombay, this 12th day of May, 1975.

[Signature]
Chairman.

[Signature]
Hon. Secretary.

This is to Certify that Shri/Smt. Devi. K. S. Srinivasan of Premswaroop Co-op. Housing Society Limited is the Registered Holder of 5 fully paid-up Shares numbered from 271 to 300 (inclusive) of Rupees FIFTY each in the above named Society subject to the By-laws thereof.

A 18-72, SIDHARTH NAGAR, GOREGAON, BOMBAY 400 062.
Registered under the Maharashtra Co-operative Societies' Act 1960 (Maharashtra Act XXIV of 1961)
Regd. No. BOM / HSG / 3862.

PREMSWAROOP CO-OP. HOUSING SOCIETY LIMITED

SHARE CERTIFICATE

Certificate No. 5
M. Reg. No. 5



977	13	20
2028		

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. CHE/ 8559/BP(WS)/AP of ~~17~~ MAR 2013

To,
Shri Arvind Nandapurkar,
Architect.

Sub : Proposed residential building on plot bearing
C.T.S. No.281/A, Shree Nagar Colony, Village
Pahadi Goregaon, Goregaon (W), Mumbai.

Ref : Your letter dated 30.01.2013.

Sir,

There is no objection to carry out the work as per amended plans submitted by you vide your letter under reference subject to the following conditions :-

- 1) That all the objections of this office Intimation of Disapproval dt. 01.03.2011 shall be applicable and should be complied with.
- 2) That the revised R.C.C. design and calculation should be submitted.
- 3) That the Revised Drainage approval shall be obtained before C.C.
- 4) That all the payments shall be paid before C.C.
- 5) That the C.C. shall be re-endorsed for carrying out the work as per Amended plans.
- 6) That revised N.O.C. from H.E. shall be submitted before requesting for C.C.

One set of approved/certified plan is returned herewith as a token of approval.

Yours faithfully,

Encl.: 1 set of plan.

Sd/-
Executive Engineer Bldg. Propls.
(W. S.) 'P' Ward.

TRUE COPY

बरल-१		
१४४८	२५	२०
२०१४		

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Arvind Nandapurkar
ARVIND NANDAPURKAR
ARCHITECT, 60/7799



BRIHANMUMBAI MAHANAGARPALIKA

MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')

No. CHE/ 8559 /BP(W.S)/AP/AR - 5 MAR 2011

COMMENCEMENT CERTIFICATE

To, M/s. Karwa Developers,
C.A. to Owner Premswarop C.H.S. Ltd.

उपरोक्त उद्देश्या इमारत (अस्ताद) प. २८४
प्राथमिकी, सी विंग, संस्थुती क. २०००००००
१० फुट डी.पी. रोड, सेट लेविसा प्रा. २०००००००
मुंबई (प.प.), मुंबई-२०० १०१.

Sir,

With reference to your application No. 349 dated 15.01.2010 for Development Permission and grant of Commencement Certificate under section 45 & 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 Re-development on

C.T.S.No. 281/A
at premises at Street -
Village Pahadi Goregaon, Shree Nagar Colony
situated at Goregaon (West) Plot No. -
Ward P/S -

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.



बरल-१		
१२८	२०१०	
२०१४		

The Municipal Commissioner has appointed Shri R.V. Nautiyal 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 Stilt slab level only

For and on behalf of Local Authority
Brihanmumbai Mahanagarpalika

Executive Engineer, Building Proposal (W.S.)
'P' & 'R' Wards.

FOR

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI.

TRUE COPY

ARVIND NANDAPURKAR
ARCHITECT CA-537799

२०१२		
१२२८	३९	२०
१२२-१		



[Handwritten mark]



INCOME TAX DEPARTMENT
 SUBHASH KRISHNAN
 KRISHNAN VELANDY KELOTH
 01/05/1968
 Permanent Account Number
 AKTPK8846R
 Signature *[Handwritten Signature]*