

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 1

दस्त क्रमांक : 1448/2014

नोदणी 63

Regn. 63m

गावाचे नाव : पी.एस.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 ग 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 वॅस्ट, 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.

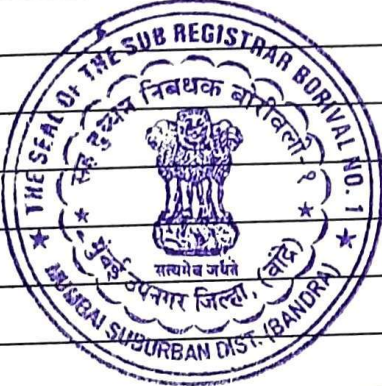
खरी प्रत

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		UNION BANK OF INDIA			FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN		REF No.		02901792014021300434		22189096		
Cheque/DD No		Date		13/02/2014-16:20:19						
Name of Bank		Bank-Branch				UNION BANK OF INDIA				
Name of Branch		Scroll No. , Date				8768 , 14/02/2014				



बरल-१  
१४४८ १ २०  
२०१४

Mobile No. : Not Available

*Subhash*

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



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 0 6 2																	
				Remarks (If Any)																			
				<table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td colspan="5" style="text-align: center;">बरत-१</td> </tr> <tr> <td style="text-align: center;">१२२८</td> <td style="text-align: center;">३</td> <td style="text-align: center;">२७</td> <td colspan="2"></td> </tr> <tr> <td colspan="5" style="text-align: center;">२०१४</td> </tr> </table>					बरत-१					१२२८	३	२७			२०१४				
बरत-१																							
१२२८	३	२७																					
२०१४																							
Total	197200.00		Amount In	One Lakh Ninety Seven Thousand Two Hundred Rupees																			
			Words	Only																			
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 :- 14/2/15  
प्रशासक  
सह न्याय निबंधक  
कोमिती 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 26.99 X 97000 = 2618030/- B

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

बरेल-१		
११०८	५	०६०
२०१४		

*Handwritten signature*

*Handwritten signature*





बरल-१		
१२४८	८०	२०
२०१४		

This Agreement of allotment of Flat is made at Mumbai, on this 27<sup>th</sup> 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, 1<sup>st</sup> 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. Premswaroop 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. G. 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 "Premswaroop" 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



390 (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" a flat/premises bearing Flat/Premises No. 5 on the 1<sup>st</sup> Floor of the said building "Premswaroop", hereinafter referred to as 'the existing premises';

c. The said society being the collective body of its members including the Allottee herein decided to demolish the existing building and construct a new building for themselves under the enabling provisions of the Development Control Regulations for the time being in force in Maharashtra;

बसत	१
१२२८	८२०
२०१४	

d. The society executed a Development agreement with the Developers herein on 4<sup>th</sup> 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 4<sup>th</sup> 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 on 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.
2. That the Allottee herein is a bonafide member of the society namely Premswaroop 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 1<sup>st</sup> Floor of the existing building known as "Premswaroop" 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

बुरल-१		
१००८	e	१०
२०१४		



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.

बंद-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 18<sup>th</sup> 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.



बगल-१		
१२२८	११	४०
२०१४		

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



- 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



बस-१		
१२४	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		
१२४	१३	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: 11<sup>th</sup> March 2013

To  
Mr. Subhash Krishnan  
Flat No. 5, 1<sup>st</sup> 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 4<sup>th</sup> 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 4<sup>th</sup> 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	
१२२	१७ २७
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 18<sup>th</sup> 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) situated on the first floor of the building known as "Premswaroop" belonging to the society namely Premswaroop Co-operative Housing Society Limited.

बरल-१		
१२४८	१८	३०
२०१४		

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

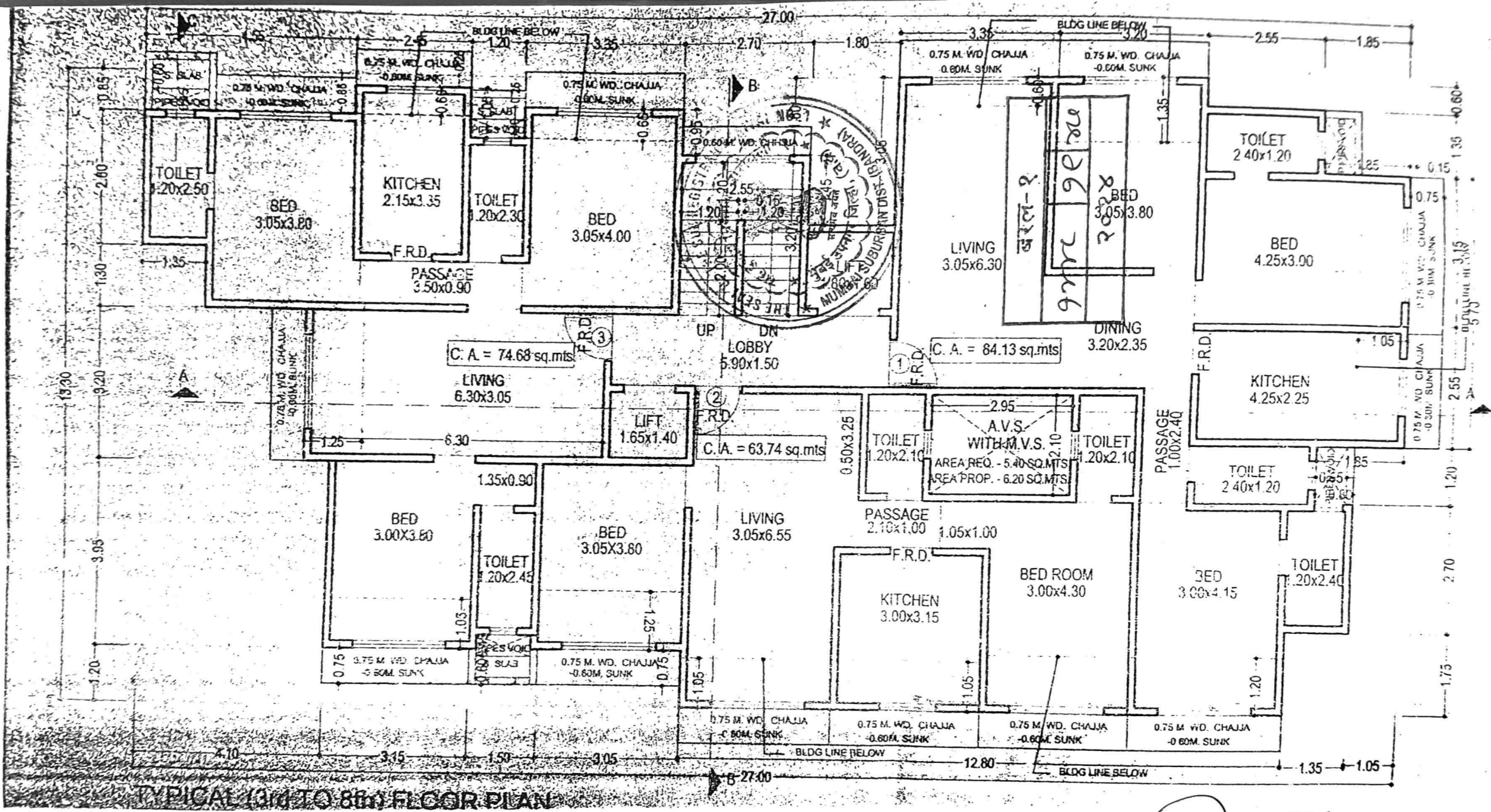


Receipt and the contents acknowledged as correct and agreed by me.

  
Mr. Subhash Krishnan  
Signature of the Member



ANNEXURE - C  
FLAT NO. 201



TYPICAL 10th TO 8th FLOOR PLAN

FLAT NO. 301 ON 3rd FLOOR

*[Handwritten signature]*

*[Handwritten signature]*

I.D. 13003

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 <sup>rd</sup> 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)*



Certificate No. 5

M. Reg. No. 6

SHARE CERTIFICATE

PREMSWAROOP CO-OP. HOUSING SOCIETY LIMITED

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.



972	23	20
		2082

This is to Certify that Shri/Smt. Velandi Kelok- Gishman

of **Premswaroop Co-op. Housing Society Limited**

is the Registered Holder of 51 fully paid-up Shares numbered from 241 to 300 (inclusive) of Rupees **FIFTY** each in the above named Society subject to the Bye-laws thereof.

Rs. 3000/-



Given under the Common Seal of the said Society at Bombay, this 18th day of May, 1975.

[Signature]  
Hon. Secretary.

[Signature]  
Chairman.



**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		
१२२८	२५	२०
२०१४		

D:\ANJALI N\AMENDED\8559 AP.doc

*Arvind Nandapurkar*  
ARVIND NANDAPURKAR  
ARCHITECT, 8559/7799



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 (अस्ताव) प.व.व.व.व.  
पत्रकारिका, सी विंग, संस्कृती केंद्र, १० फुट डी.पी. रोड, सेंट लॉरेन्स प्रायदेवळा,  
मुंबई (प.व.व.), मुंबई-४०० १०१.

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		
१२२	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-537739

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUBHASH KRISHNAN  
KRISHNAN VELANDY KELOTH

01/05/1968  
Permanent Account Number

AKTPK8846R

  
Signature



27022013

✓



बरल-१		
१४४८	३९	२७
२०१४		