

Dialani Astoria Co-Operative Housing Society LTD.

Registration No MUM/W-HE/HSG/(TC)/16135 Dated 29/03/2019

SURVEY NO 2643 HISSA NO 26-A, VILAGE KOLE KALYAN, TALUKA ANDHERI, VAKOLA, SANTACRUZ (EAST) M

BILL

Unit No 801 Area 616 SqFt Bill No 110
Name Mr ISHWAR A DIALANI Bill Date 01/09/2024
Bill for September 2024 Due Date 25/09/2024

Sr	PARTICULARS OF CHARGES	AMOUNT
1	ELECTRICITY CHARGES	500 00
2	SECURITY CHARGES	2 100 00
3	HOUSEKEEPING CHARGES	375 00
4	LIFT AMC CHARGES	1 447 00
5	WATER CHARGES	500 00
6	PROFESSIONAL FEES	375 00
7	REPAIR AND MAINTENANCE	1,515 00
8	SINKING FUND	172 00
9	REPAIR FUND	815 00
10	FIRE FIGHTING	250 00
	Total	8 019 00
	Add Interest	0 00
	Less Adjustment	0 00
	Principal Arrears	0 00
	Interest Arrears	0 00
	Total Due Amount & Payable	₹ 8 019 00

(Rupees Eight Thousand Forty Nine Only)

E & O E

Payment should be made in favour of 'Dialani Astoria Co-Operative Housing Society Ltd - & A/C Payee Only
Payment must be made on or before due date of every month. No post dated cheque are accepted
Interest @21% p a will be charged on delayed Payments
Members are requested to write their name, wing, flat billno date on the reverse of the cheque
Receipt will be issued with the next month bill

For Dialani Astoria Co-Operative Housing Society LTD

Computer Generated Bill Require No Signature

RECEIPT

Receipt No 48 Date 16/08/2024
Received with Thanks From ISHWAR A DIALANI
Unit No 801
₹ 16 239 00 Sum of (Rupees Sixteen Thousand Two Hundred Thirty Nine Only)
towards Bill No 91 Bill Date 01/08/2024
By Cheque No Net Dated On
Drawn on

This Receipt is Valid Subject to realisation of cheque

For Dialani Astoria Co-Operative Housing Society LTD

Computer Generated Bill Require No Signature

PLEASE SAVE WATER/ PLEASE KEEP OUR SOCIETY NEAT AND CLEAN

Membership Register No 15

Certificate No 15

DIALANI ASTORIA CO-OPERATIVE HOUSING SOCIETY LIMITED

MUM/W-HE/HSG/(TC)/16135/2018-19 Year 2019 Dated 29/03/2019

C.T.S No 2643-A, 2643-B, 2662, 2663-A & 2663-B,

Village Kole Kalyan, Tal. Andheri, St Anthony Road, Vakola, Santacruz (E), Mumbai - 400 055

SHARE CERTIFICATE

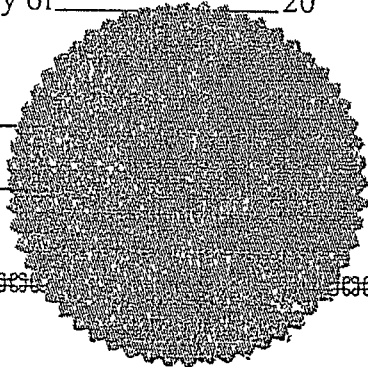
Authorised Share Capital of Rs 6,00,000 Divided into 12,000 Shares of Rs 50/- each

This is to certify that Shri / Smt. / M/s. Parashwa Construction

_____ Flat No. 801 is /are the Registered holder/s
of 10 (Ten) fully paid up Shares from No. 141 to 150 both inclusive of
Rs 50/- each in Dialani Astoria Co-Operative Housing Society Ltd. subject to the
Bye-laws of the said Society.

Given under the Common Seal of the said Society at Mumbai

this _____ day of _____ 20



T. L. A. D., Chairman

Seema Seldev Hon Secretary

Seema Seldev Committee Member

401/4354

पावती

Original/Duplicate

Monday April 26 ,2021

नानर्गी न 39म

4 25 PM

Regn 39M

पावती न 4741 दिनांक 26/04/2021

पावती नाव कोलेकरयाण

दस्तऐवजाचा अनुक्रम नंबर वदर15-4354-2021

दस्तऐवजाचा प्रकार करारनामा

मात्र करणाऱ्याचे नाव ईश्वर आसनदास दयालानी

नोंदणी फी ₹ 30000 00

दस्त हाताळणी फी ₹ 1400 00

पृष्ठाची संख्या 70

मूकण ₹ 31400 00

जापमान मुळ दस्त ,यवनेल प्रिंट,सूची-२ अदाजे

4 42 PM ह्या वेळेस मिळेल

याज्ञात मूल्य ₹ 10735997 7/-

मोवदला न 10750000/-

भरतल मद्रास शुल्क ₹ 215000/-

1) दयकाचा प्रकार DHC रकम न 1400/-

ईटी/घनादेश/प ऑर्डर क्रमांक 2604202105377 दिनांक 26/04/2021

वकच नाव व पत्ता

2) दयकाचा प्रकार eChallan रकम न 30000/-

ईटी/घनादेश/पे ऑर्डर क्रमांक MH000761539202122P दिनांक 26/04/2021

वकच नाव व पत्ता

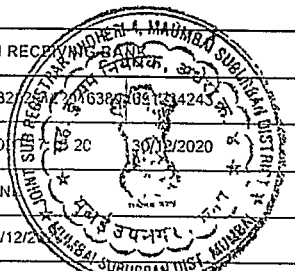
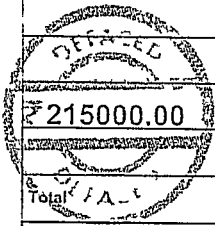
REGISTERED ORIGINAL DOCUMENT
DELIVERED ON... 0. 6. MAY. 2021

Ish - A - D

CHALLAN
MTR Form Number-6



GRN	MH00904248G202021M	BARCODE	Date 26/12/2020-12 34 29		Form ID	25 2									
Department Inspector General Of Registraton			Payer Details												
Stamp Duty		TAX ID / TAN (If Any)													
Type or Payment Stamp Duty		PAN No (If Applicable)		ACNPD8645Q											
Office Name BDR18 __JT SUB REGISTRAR ANDHERI 7		Full Name		Ishwar Dialani											
Location MUMBAI		Flat/Block No		801 Dialani Astona											
Year 2020-2021 One Time		Premises/Building													
Account Head Details		Amount In Rs													
0030045501 Sale of NonJudicial Stamp		215000 00		Road/Street		Vakola Pipe Line Road Vakola Santacruz East									
				Area/Locality		Mumbar									
				Town/City/District											
				PIN		4 0 0 0 5 5									
				Remarks (If Any)											
				SecondPartyName=Parshwa Constr											
				<table border="1"> <tr> <td colspan="3">बंदर - १५</td> </tr> <tr> <td>६३५०</td> <td>२</td> <td>१००</td> </tr> <tr> <td colspan="3">२०२१</td> </tr> </table>			बंदर - १५			६३५०	२	१००	२०२१		
बंदर - १५															
६३५०	२	१००													
२०२१															
		Amount In		Two Lakh Frteen Thousand Rupees Only											
Total		2 15,000 00		Words											
Payment Details IDBI BANK			FOR USE IN RECEIPT												
Cheque-DD Details			Bank CIN	Ref No	69103332/63862041234243										
Chequer/DD No			Bank Date	RBI Date	29/12/2020/30/12/2020										
Name of Bank			Bank-Branch		IDBI BAN										
Name of Branch			Scroll No , Date		100 30/12/2020										



Department ID

NOTE - This challan is valid for document to be registered in Sub Registrar office only Not valid for unregistered document

याच घटनेबाबत नोंद घेतल्यानंतर कार्यालयाला नोंदणी करायच्या दस्तऐवजाची लागू आहे बादणी न करतायल्या दस्तऐवजाची नोंद घेताना लागू आहे

Signature Not Verified

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 03

Challan Defaced Date 2021 04 26

Reason Secure

Sr No	Document Location, India	Defacement No	Defacement Date	Userld	Defacement Amount
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Total Defacement Amount					2,15,000 00



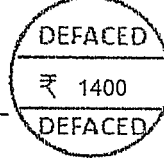
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2604202105377

Receipt Date 26/04/2021

Received from ISHWAR DIALANI, Mobile number 9322296347, an amount of Rs 1400/- towards Document Handling Charges for the Document to be registered on Document No 4354 dated 26/04/2021 at the Sub Registrar office Joint S R Andheri 4 of the District Mumbai Sub-urban District



Payment Details

Bank Name sbiepay

Payment Date 26/04/2021

Bank CIN 10004152021042603867

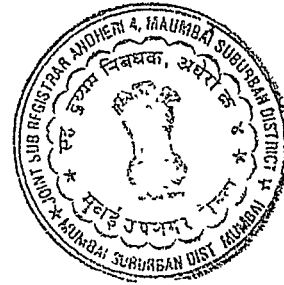
REF No 202111614577205

Deface No 2604202105377D

Deface Date 26/04/2021

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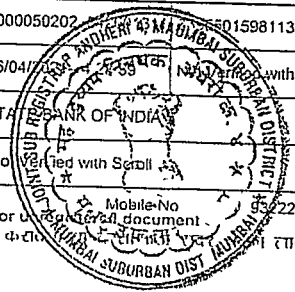
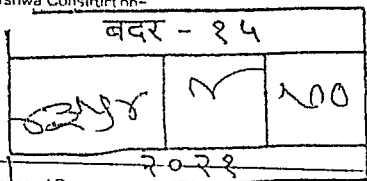
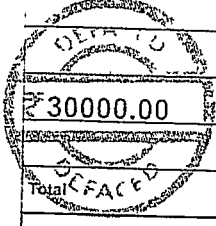
बदर - १५		
४३५४	३	१००
२०२१		



CHALLAN
MTR Form Number-6



GRN	MH0007615J9202122P	BARCODE	[Barcode]		Date	26/04/2021-14 28 09	Form ID									
Department	Inspector General Of Registration			Payer Details												
Type of Payment	Registration Fee Ordinary Collections IGR			TAX ID / TAN (If Any)												
				PAN No (If Applicable)												
Office Name	BDR15_JT SUB REGISTRAR ANDHERI 4			Full Name	Ishwar A Dialani											
Location	MUMBAI			Flat/Block No	Flat 801 8th floor Dialani Astora											
Year	2021-2022 One Time			Premises/Building												
Account Head Details	Amount In Rs		Road/Street		Vakola Pipe line road Vakola Santacruz East											
0030063301	30000 00		Area/Locality		Mumbai											
			Town/City/District													
			PIN		4 0 0 0 5 5											
			Remarks (If Any)													
			SecondPartyName=Parshwa Construct on-													
			<table border="1"> <tr> <td colspan="3">बदर - १५</td> </tr> <tr> <td>०२५४</td> <td>२</td> <td>१००</td> </tr> <tr> <td colspan="3">२०२१</td> </tr> </table>					बदर - १५			०२५४	२	१००	२०२१		
बदर - १५																
०२५४	२	१००														
२०२१																
			Amount In	Thirty Thousand I.D. Only												
			Words													
Total	30,000 00															
Payment Details				STATE BANK OF INDIA												
Cheque-DD Details				FOR USE IN RECEIVING BANK												
Cheque/DD No		Bank CIN	Ref No	1000050202	501598113											
Name of Bank		Bank Date	RBI Date	26/04/2021	with RBI											
Name of Branch		Bank-Branch	Scroll No	Date	No Verified with Scroll											



Department ID
NOTE - This challan is valid for document to be registered in Sub Registrar office only Not valid for other document
महानगर मुंबई उपनगर अंधेरी-४ मंडळीत या ठिकाणी करावयाच्या दस्तावेजाची लागू आहे. नादणीतून करावयाच्या दस्तावेजासाठी लागू नाही.

Challan Defacement Details

Sr No	Remarks	Defacement No	Defacement Date	Userid	Defacement Amount
1	(IS)-101-1354	0000373792202122	26/04/2021-16 25 25	IGR189	30000 00
Total Defacement Amount					30,000 00



CHALLAN
MTR Form Number-6



GRN	MH009042486202021M	BARCODE	[Barcode]			Date	26/12/2020-12 34 29	Form ID	25 2
Department	Inspector General Of Registration			Payor Details					
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)					
Office Name	BDR18 __JT SUB REGISTRAR ANDHERI 7			PAN No (If Applicable)	ACNPD6545Q				
Location	MUMBAI			Full Name	Ishwar Dialani				
Year	2020-2021 One Time			Flat/Block No	801, Dialani Astoria				
Account Head Details	Amount In Rs			Premises/Building					
0030045501	Sale of NonJudicial Stamp		215000 00	Road/Street	Va'rola Pipe Line Road, Vakola, Santacruz East,				
				Area/Locality	Mumbai				
				Town/City/District					
				PIN	4 0 0 0 5 5				
				Remarks (If Any)					
				SecondPartyName=Parshwa Construct	बंदर - १५				
					४२५५ ५ १००				
					२०२१				
				Amount In	Two Lakh Fifteen Thousand Rupees Only				
Total	2 15,000 00			Words					
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK					
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Cheque/DD No				Bank Date	RBI Date	29/12/2020 16:55 20			
Name of Bank				Bank-Branch	IDBI BANK				
Name of Branch				Scroll No , Date	Not Verified with Scroll				

Department ID
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चलान फलतः दुर्योग निवृत्त कार्यालयतः नोदणी करावयाच्या दस्तावेजां लागू आहे. नोदणी न करावयाच्या दस्तावेजां लागू नाही.

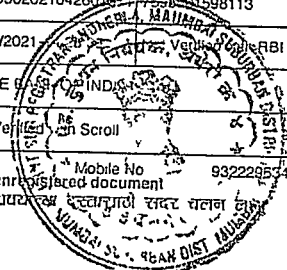


CHALLAN
MTR Form Number-6



GRN	MH000761539202122P	BARCODE	[Barcode]		Date	26/04/2021-14 26 09	Form ID									
Department	Inspector General Of Registration			Payer Details												
Type of Payment	Registration Fee Ordinary Collections IGR			TAX ID / TAN (If Any)												
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Account Head Details	Amount In Rs		Premises/Building													
0030063301	30000 00		Road/Street	Vakola Pipe line road Vakola Santacruz East												
			Area/Locality	Mumbai												
			Town/City/District													
			PIN	4 0 0 0 5 5												
			Remarks (If Any)	SecondPartyName=Parshwa Construc												
				<table border="1"> <tr> <td colspan="3">बंदर - १५</td> </tr> <tr> <td>०३५०४</td> <td>₹</td> <td>१००</td> </tr> <tr> <td colspan="3">३०००</td> </tr> </table>				बंदर - १५			०३५०४	₹	१००	३०००		
बंदर - १५																
०३५०४	₹	१००														
३०००																
			Amount In	Thirty Thousand Rupees Only												
Total	30,000 00		Words													
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK												
Cheque-DD Details				Bank CIN	Ref No	100005020210426010 31598113										
Cheque/DD No				Bank Date	RBI Date	26/01/2021										
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
संदर्भ चलन कवल दृश्यम निबंधक कार्यालयात नोंदणी करायच्या दस्ताव्याची लागू आहे. नोंदणी न करायच्या दस्ताव्याची संदर्भ चलन द्या
गार



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2604202105377	Date 26/04/2021
Received from ISHWAR DIALANI, Mobile number 9322296347, an amount of Rs 1400/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S R Andher 4 of the District Mumbai Sub-urban District	
Payment Details	
Bank Name sbiepay	Date 26/04/2021
Bank CIN 10004152021042603857	REF No 202111614577205
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बदर - १५	
१३५४७	१००
२०२२	



बदर - १५		
६३४४	८	१०
२०२१		



AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai, this 30th day of December the Christian year of 2020,

BETWEEN

PARSHWA CONSTRUCTION, a Partnership firm duly registered under the Indian Partnership Act, 1932, having its office at 77, Dharm Niwas, R K Mission Marg, Khar (West) Mumbai 400052, hereinafter referred to as "the Builders", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the said firm, its Partners for the time being future Partners and their respective heirs, executors, administrators and assigns) of the **ONE PART**,

AND

ISHWAR A. DIALANI Indian inhabitant, residing at 77, Dharm Niwas, R.K. Mission Marg, Khar (W) Mumbai - 400083 hereinafter referred to as the "Flat Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators and assigns and as far as Partnership firm is concerned the Survivor or Survivors of them, the heirs, assigns executors and administrators of the last Survivor of the **OTHER PART**

✓ ✓

बदर - १५		
६२५६	१०	१००
२०२३		

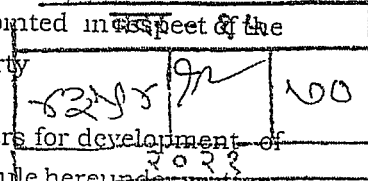
WHEREAS

- A) The Builders are seized and possessed of and are well and sufficiently entitled to all that piece or parcel of land or ground situated at Village Kole, Kalyan, Taluka - Andheri, District - Bombay Suburban within the registration District and Sub- District of Bombay City and Bombay Suburban bearing Old Survey No. 368, Plot No 42 and bearing Old CTS No. 2663, 2664, 2665, 2666, 2667, 2668 and 2669 and New C.T.S No 2663 A & 2663B admeasuring 573.9 sq. mtrs equivalent to 686.5/9 sq yds, or thereabouts and assessed by the Assessor and Collector of Municipal Rates and Taxes under H-Ward No 7156, Street No. 62, Pipeline, Vakola and which property is more particularly described firstly in the First Schedule hereunder written
- B) The Builders are also seized and possessed of and are well and sufficiently entitled to all that piece or parcel of leasehold land or ground situated at Village Kole, Kalyan, Taluka - Andheri, District - Bombay Suburban within the Registration District and Sub-District of Bombay City and Bombay Suburban bearing C T S No 2662 corresponding to Survey No 368, Hissa No 26C admeasuring 161.4 sq mtrs equivalent to 193 03 sq yds or thereabouts and which property is more particularly described secondly in the First Schedule hereunder written.
- C) The Builders are also seized and possessed of and are well sufficiently entitled to all that piece and parcel of leasehold land or ground situated at Village Kole Kalyan, Taluka - Andheri, District - Bombay Suburban within the Registration District and Sub-District of Bombay City and Bombay Suburban bearing old C T S No.2643 corresponding to Survey No. 368, Hissa No 26A, New C.T S No. 2643A and 2643B and admeasuring 348.2sq.mtrs, equivalent to 416.45 sq yds or thereabouts and which property is more particularly described thirdly in the First Schedule hereunder written
- D) The property described Firstly in the First Schedule hereunder written stands occupied by various tenants and occupants and some of the tenants have already vacated and/or entered into an Agreement with the Builders for Alternate Accommodation
- E) The Builders have since approved the Building Plans from the Municipal Corporation of Greater Mumbai, for construction of a multi-storied Building upon the said property described in the First

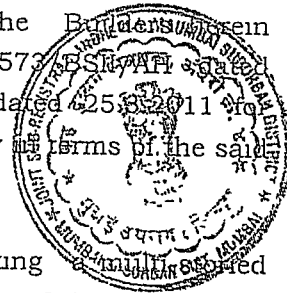
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Schedule hereunder written and said portions are bearing C T S No 2663A, 2663B, 2662 & 2643A & 2643B and the same have been approved from the Municipal Corporation of Greater Mumbai

F) The Builders have appointed an Architect registered with the Council of Architects and have also appointed a Structural Engineer for the preparation of the structural design and drawings of the buildings and the Builders accept the professional supervision of the Architect and the Structural Engineer, so appointed in respect of the building/s to be constructed on the said property



G) Pursuant to the said Application by the Builders for development of the said property described in the First Schedule hereunder written, the Municipal Corporation of Greater Bombay has approved the plans, specifications, elevations, sections and details of the said building to be constructed on the said property in the First Schedule hereunder written and have issued to the Builders Intimation of Disapproval under No CE/8573 dated 8 10.2010 and Commencement Certificate dated 25.3.2011 for construction of a building on the said property in terms of the said sanctioned plans.



H) The Builders herein are accordingly constructing Building on the said property described in the First Schedule hereunder written, in terms of the said sanctioned plans as may be required to be amended by the parties,

I) The said Flat Purchaser had applied to the Builders for purchase of Flat No 801 on 8th floor of the Building, being constructed on the said property described in the First Schedule hereunder written along stilt/open car parking space.

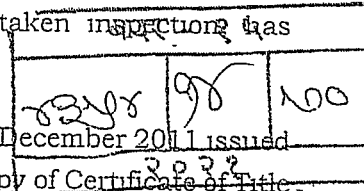
J) Accordingly, the Builders herein have allotted to the Flat Purchaser, Flat bearing No. 801 on the 8th floor of the Building, being constructed on the said property described in the First Schedule hereunder written along with --- stilt/open car parking space



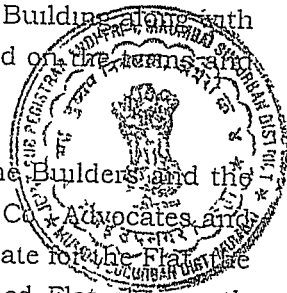
K) The Flat Purchaser has taken inspection of the documents of title relating to the said property including Conveyances and Agreements executed between the Owners and the Builders, the Intimation of Disapproval and Commencement Certificate issued by the Municipal Corporation of Greater Mumbai and of such other documents as are specified under the Maharashtra Ownership flats Regulation of the

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Promotion of Construction, Sale, Management and Transfer Act, 1963 (hereinafter referred to as "the said Act") and the rules made thereunder and in token thereof having taken inspections has executed the present Agreement



- L) A copy of the Certificate of title dated 29th December 2011 issued by Yasmin Bhansali & Co., Advocates and copy of Certificate of Title dated 21st December 2010 issued by Ashok A. Rao, Advocate and extract of the Property Card in respect of the said property described in the First Schedule hereunder written is annexed hereto and marked **Annexure - A** and **B** respectively
- M) The Flat Purchaser in view of the said allotment has requested the Builders herein to enter into this Agreement agreeing to sell to the Flat Purchaser Flat No 301 on the 8th floor of the Building with — stilt/open car parking space at the price and on the terms and conditions hereinafter contained
- N) Relying upon the statements made herein by the Builders and the Certificate of title issued by Yasmin Bhansali & Co. Advocates and Certificate of Title issued by Ashok A. Rao Advocate for the Flat the Flat Purchaser agreed to buy the aforementioned Flat along with stilt/open car parking space on the terms and conditions hereinafter appearing.
- O) Prior to the execution of these presents the Flat Purchaser has paid to the Builders herein, a sum of Rs 1,00,000/- (Rupees One lakh only - Only) as part consideration (the payment and receipt whereof the Builders doth hereby admit and acknowledge) towards the sale price of the said flat agreed to be sold to the Flat Purchaser and the Flat Purchaser has agreed to pay to the Builders balance of the Sale price in the manner hereinafter appearing,
- P) Under Section 4 of the Maharashtra Ownership Flat Act, 1963, the Builders are required to execute a Written Agreement for sale of the said Flats to the Flat Purchasers, being in fact these presents and also to register the said Agreement under the Registration Act



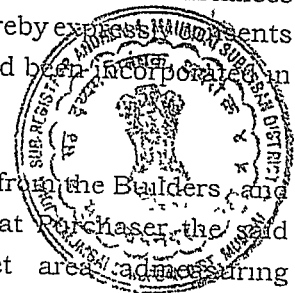
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- 1 The Builders shall under the normal conditions and subject to the availability of the required building materials construct and complete

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the said building as per the said plans, designs, and specifications seen and approved by the concerned local authority and which have been seen and approved by the said Flat Purchaser, with only such variations and modifications as the parties may consider necessary or may be required by any public authority to be made therein. So long as the area of the said premises (agreed to be acquired by the Flat Purchaser from the Builders) is not altered and the Flat Purchaser is not affected prejudicially, i.e. there is no change in his flat area, the Builders shall be at liberty (and are hereby permitted) to make variations in the layout/elevations of the said property and/or of the building including relocating the open spaces/all structures/buildings/garden spaces and/or varying the location of the access to the said building as the situation and the circumstances of the case may require. The Flat Purchaser hereby expressly consents to such variations as if the said variations had been incorporated in the approved plans

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* 2 The Flat Purchaser hereby agrees to acquire from the Builders, and the Builders hereby agree to sell to the Flat Purchaser, the said premises bearing Flat No 80 ^{Resa} of a carpet area ^{of} 613 square feet or thereabouts (which is inclusive of the area of balconies and internal staircase) on the 8th floor as shown in the plan thereof, copy whereof together with the Commencement Certificate issued by Municipal Corporation of Greater Mumbai is hereto annexed and marked as Annexure - C and Annexure - D of the said Building and stilt open car parking space in the Building (hereinafter referred to as the Flat premises) for the aggregate price/consideration (all inclusive) of Rs. 1,07,50,000/- being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common/limited common areas and facilities are more particularly described in the Second Schedule hereunder written.

3 The Flat Purchaser hereby agrees to pay to the Builders, the amount of the Purchase price of Rs. 1,07,50,000/- (Rupees One Crore Seven Lakhs Fifty Thousand only) in the following manner-

(a) By paying Rs. 1,00,000/- (Rupees One Lakh only) as Earnest Money or Deposit on or before the execution of this Agreement,

(b) (i) Rs. /- (Rupees only)

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within 7 days from the date of intimation about the completion of the plinth of the said Building being constructed,

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- (ii) Rs _____/- (Rupees _____ only) within 7 days from the date of intimation about the completion of the First Slab of the said Building being cast;
- (iii) Rs _____/- (Rupees _____ only) within 7 days from the date of intimation about the completion of the Second Slab of the said Building being cast,
- (iv) Rs. _____/- (Rupees _____ only) within 7 days from the date of intimation about the completion of the Third Slab of the said Building being cast,
- (v) Rs _____/- (Rupees _____ only) within 7 days from the date of the completion of the Fourth Slab of the said Building being cast,
- (vi) Rs _____/- (Rupees _____ only) within 7 days from the date of intimation about the completion of the Fifth Slab of the said Building being cast,
- (vii) Rs. _____/- (Rupees _____ only) within 7 days from the date of intimation about the completion of the Sixth Slab of the said Building being cast;
- (viii) Rs _____/- (Rupees _____ only) within 7 days from the date for intimation about the completion of the Seventh Slab of the Building being cast,
- (ix) Rs _____/- (Rupees _____ only) within 7 days from the date of intimation about the completion of the Eight Slab of the said Building being cast,
- (x) Rs _____/- (Rupees _____ only) within 7 days from the date of intimation about the completion of the Ninth Slab of the said Building being cast,
- (xi) Rs _____/- (Rupees _____ only) within 7 days from the date of intimation about the completion of the Tenth Slab of the said Building being cast;



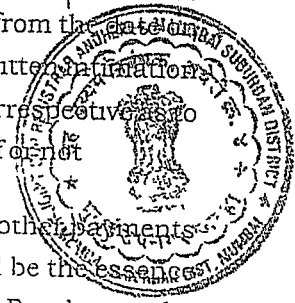
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(xii) Rs. _____/- (Rupees _____ only)
within 7 days from the date of intimation about the
completion of the Eleventh Slab of the said Building being cast

(xiii) Rs. _____/- (Rupees _____ only) 100
within 7 days from the date of intimation about the completion
of the Twelfth Slab of the said Building being cast 2022

(xiv) Rs. _____/- (Rupees _____ only)
within 7 days from the date of intimation about the completion
of brick work and internal and external plastering;

(xv) Rs. 1,06,50,000/- (Rupees One Crore Six Lakh Fifty Thousand only)
being the balance purchase price within 7 days from the date
which the Developers give to the Flat Holder a written intimation
that the said premises are ready for occupation irrespective to
whether the Flat Holder takes possession thereof or not



4. The time for each of the aforesaid payments as well as other payments
to be made by the Flat Purchaser to the Builders shall be the essence
of the Contract. The Builders will forward to the Purchaser the
intimation of the Builders having carried out the aforesaid work at the
address given by the Flat Purchaser under this Agreement and the
Flat Purchaser will be bound to pay the amount of installments within
seven days of the Flat Purchaser receiving such intimation in writing
at the address of the Flat Purchaser as given in these presents

The list of specification and amenities to be provided in the Flat agreed
to be purchased by the Flat Purchaser is described in the Third
Schedule hereunder written

5. The Builders hereby agree to observe, perform and comply with all the
terms, conditions, stipulations and restrictions, if any, which may
have been imposed by the concerned local authority at the time of
sanctioning the said plans or thereafter and shall before handing over
possession of the premises to the Flat Purchaser, obtain from the
concerned local authority, Occupation Certificates in respect of the
said premises. It is agreed by the Flat Purchaser that the Flat
Purchaser shall be bound by with the undertaking given by the
Builders for not to cover the open space, chhaja, duct, flower beds,
open parking space and shall not act in contravention thereof

6. The Flat Purchaser confirms that the installments payable by the

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Flat Purchaser and all amounts payable under these presents, shall be paid on the respective due dates without any delay or default as time in respect of payment of installments, and in respect of all amounts payable under these presents by the Flat Purchaser to the Builders is the essence of the contract. If the Flat Purchaser delays or defaults in making payment of any of the installments or amounts, the Builders shall be entitled to interest at the rate of 21% per annum compounded quarterly on all such amounts and installments from the date of default till payment and/or receipt thereof by the Builders without prejudice, to their other rights in law and under these presents. It is further agreed that on the Flat Purchaser committing default in payment of either the installments or any other amount or amounts under these presents on the due date (including his/her proportionate share of taxes, rates, cesses, other charges, Government charges and all other outgoings) the Builders shall be entitled at their option to terminate this Agreement PROVIDED AND ALWAYS that the power to terminate herein contained shall be exercised by the Builders after giving the Flat Purchaser 15 days prior notice in writing of their intention to terminate this Agreement and specifying the breach or breaches of the terms and conditions on account of which the Builders intend to terminate the Agreement and if the Flat Purchaser continues the default in remedying such breach or breaches after the expiry of the stipulated period of fifteen days from the date of receipt of such notice from the Builders by the Flat Purchaser. It is further agreed that upon termination of this Agreement as stated herein the Builders shall refund to the Flat Purchaser the installments of the said price which the Flat Purchaser may till then have paid to the Builders but the Builders shall not be liable to pay to the Flat Purchaser any interest on the amount so refunded and upon termination of this Agreement, the Builders shall be at liberty to dispose off and sell the said premises to such person or persons at such price and on such conditions as the Builders may desire and think fit in their absolute discretion and the Flat Purchaser shall have no right in that behalf. The Builders shall give notice for payment of amounts due under these presents on their respective due dates mentioned herein and the failure to receive the notice by the Flat Purchaser, shall not be pleaded an excuse for non-payments of any amount or amounts on their respective due dates.

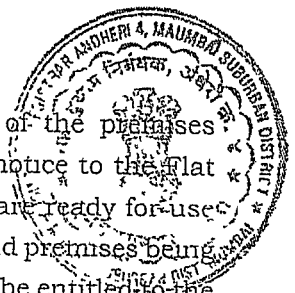
- 7 (a) Possession of the said premises shall be delivered to the Flat Purchaser after the said building is ready for use and

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occupation and the Occupation Certificate in respect thereof is granted by the Municipal Corporation of Greater Mumbai in respect of the said Building or of the part thereof in which the said premises may be situated PROVIDED THAT all the amounts due by the Flat Purchaser under this Agreement have been paid by the Flat Purchaser to the Builders. The Flat Purchaser shall take possession of the said premises within seven days of the receipt of written notice from the Builders to the Flat Purchaser intimating that the said premises are ready for use and occupation upon paying to the Builders all the amounts, if any, including interest that may have remained to be paid under any of the provisions hereof by the Flat Purchaser to the Builders;

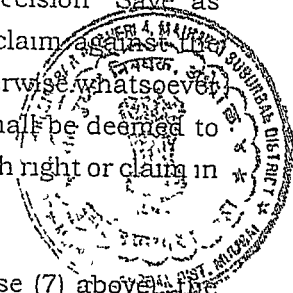
- (b) The Flat Purchasers shall take possession of the premises within 7 days of the Builders giving written notice to the Flat Purchaser intimating that the said premises are ready for use and occupation. Upon the possession of the said premises being delivered to the Flat Purchasers, he/she shall be entitled to the use and occupation of the said premises. Upon the Flat Purchasers taking possession of the said premises, the Builders shall not be responsible in respect of any item of work in the said premises which may be alleged not to have been carried out or completed.
- (c) The Flat Purchasers shall be liable to pay all Taxes and Maintenance Charges from the date of Occupation Certificate or from the date of possession of the flat whichever is earlier



8 Possession of the said premises shall be delivered by the Builders to the Flat Purchasers latest by 15th day of January-2020 provided the builders have received the full purchase price of the said premises and other amounts payable by the flat purchaser to the builder under these presents. The Builders shall not incur any liability, if they are unable to deliver possession of the said premises by the date aforesaid if the completion of the building or the making of the premises fit for use and occupation is delayed by the reason of Non-availability of steel and/or cement or other building material by or by reason of war, civil commotion or any act of God, force majeure, or other natural calamity or any reason beyond the control of the Builders then and in such all circumstances, the time for handing over

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possession shall be deemed to have been extended by mutual consent of the parties hereto and/or the parties claiming under them as the case may be Notwithstanding any thing stated in this Agreement else where, if as a result of any litigation or the decision of any authority under any law for the time being in force the Builders are unable to complete the said building and/or to give possession of the said premises within the time stipulated herein, the Builders will pay over to the Purchaser/Flat Purchaser and to the several other persons who may have agreed to purchase or who may hereafter agree to purchase any premises in the said Building the total amount (attributable to the respective premises) that may have been received by the Builders at the time and in the manner as may be received by the Builders due to such legislation and/or decision Save as aforesaid neither party shall have any right or claim against the other under or in relation to this Agreement or otherwise whatsoever and if there is any such right or claim the same shall be deemed to have been waived and given up by party having such right or claim in favour of the other party.



- 9 If for any reason (other than those set out in clause (7) above) the Builders are unable/fail to give possession of the said premises to the Flat Purchaser before or on the date agreed to by and between the parties hereto, then and in such case, the Flat Purchaser shall be entitled to give notice to the Builders terminating this agreement and in that event the Builders shall within eight weeks from the receipt of such notice refund/cause to be refunded to the Flat Purchaser with interest at 9% per annum from the date of receipt of such notice, the aforesaid amount of Earnest Money deposit and the further amounts, if any, that may have been received by the Builders from the Flat Purchaser as installment in part payment of the purchase price in respect of the said premises In any event, damages if any are payable by the Builder for any omission or any act of omission, then in that event the damages shall stand consolidated at Rs 20,000/- (Rupees Twenty Thousand only)
- 10 Upon possession of the said premises being delivered to the Flat Purchasers he/she shall be entitled to the use and occupation of the said premises. Upon the Flat Purchaser taking possession of the said premises he/she shall have no claim against the Builders in respect of any items of work in the said premises which may be alleged not to have been carried out or completed and it is agreed that all such claims by the Flat Purchaser against the builder shall be deemed to be

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waived or given up by the Flat Purchasers.

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- 11 It is expressly agreed that the Builders shall have an irrevocable and perpetual right and be entitled to put a hoarding on the said property or any parts of the building including in the terrace and on the parapet wall of the said property and the said hoardings may be illuminated or comprising of neon sign and for that purpose the Builders are fully authorised to allow temporary or permanent construction or erection for installation either on the exterior of the buildings or said new building or on the said property as the case may be and further the Builders shall be entitled to use and allow to third parties to use any part of the building and the property for installation of cables, satellite, communication equipment, cellular telephone equipment radio tower equipment, wireless equipment etc The Flat Purchaser agrees not to object or dispute the same It is further expressly agreed that the Builders shall have an irrevocable and perpetual right and be entitled to receive, recover, retain and appropriate all the rents, profits and other compensation including any increase thereof and the Flat Purchaser shall not have any right or entitled to any such the rents, profits and other compensation including any increase thereof or any part thereof All the rents, profits and other compensation including any increase thereof shall be solely and absolutely belonging to the Builders and their nominees and assigns

- 12 It is hereby agreed between the Builders and the Flat Purchaser and the Flat Purchaser confirms that he/she/they is/are aware that the Builders are likely to receive additional F S.I. and/or development rights from the said property/ adjacent property and/or from other adjoining properties to form part of a common layout and in the event of the Builders receiving such additional F S.I. and/or development rights, the Builders shall be entitled to construct either additional floor or floors on the said building or any part thereof or construct any additional structure on the said property/adjacent property in the open compound as may be permissible either as Annexed Building or as in independent building as the Builders may in their absolute discretion think fit and proper and in the aforesaid event the Builders shall be entitled to deal with, dispose of alienate, encumber or transfer such additional floor or floors or buildings or structures for such consideration to such party as the Builders may desire without reference or recourse or consent of the Flat Purchaser in any manner whatsoever and the Flat Purchaser agrees not to dispute or object to the same The rights hereby reserved by the Builders shall be

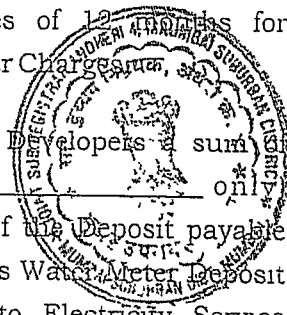
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available to them even after the Society or Condominium or a Limited Company is formed of the Flat Purchasers.

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13 The Flat Purchaser agrees and binds himself on or before the delivery of the possession of the said premises, to pay to the Builders the following amount:

- (i) Rs 5000/- (Rupees Five Thousand only) for legal charges, Society Formation; Registration of Society etc
- (ii) Rs 1100/- (Rupees One Thousand One Hundred only) for Share money, application entrance fees of the Society,
- (iii) Rs - /- (Rupees _____ only) as a deposit of maintenance charges of 12 months for proportionate Share of the taxes and other Charges
- (iv) The Flat Holder agrees to pay to the Developers a sum of Rs. _____ /- (Rupees _____ only) on account and towards the amount of the Deposit payable to the Mumbai Municipal Corporation as Water Meter Deposit and expenses and amount payable to Electricity Service Provider for the Power Cables and Electric Meter to be installed for the said Flat/Terrace or covered parking space of the Flat Holder;
- (v) Rs. _____ /- (Rupees _____ only) for Society Office, Gym, infrastructure facilities provided by the builder and other development expenses.



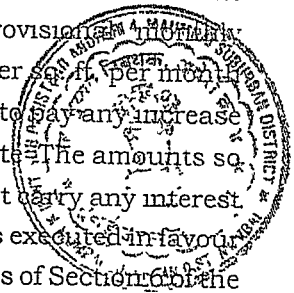
The Builders shall utilize the amount of Rs _____ /- (Rupees _____ only) paid by the Flat Purchaser to the Builder for meeting all legal costs, charges and expenses, including professional costs of the Advocates of the Builders in connection with the formation of the said society, preparing its rules, regulations and bye-laws and the cost of preparing and engrossing this Agreement. The Builder shall also utilize the amounts paid by the flat purchasers towards the construction of amenities like gym and construction of society office and other infrastructure facilities. The aforesaid deposit/payments shall not carry any interest. The Flat Purchaser shall not ask for any refund on any account of the said amounts from the Builders. The flat purchaser shall also not ask for any account of the aforementioned legal charges, infrastructure

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development expenses and for any other development charges

14. Commencing from the date of taking possession of the flat or a week after notice is given by the Builders to the Flat Purchaser that the premises are ready for use and occupation, whichever is the earlier, the Flat Purchaser shall be liable to bear and pay the proportionate share of outgoings in respect of the said land and building namely land revenue, local taxes, water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary of and incidental to the management and maintenance of the said land and building. Until the Society is formed and the said land and building transferred to it, the Flat Purchaser shall pay to the Builders such proportionate share of outgoings at actuals as may be determined. The Flat Purchaser further agrees that till the Flat Purchaser's share is so determined the Flat Purchaser shall pay to the Builders provisional monthly contribution of Rs _____ (Rs _____) per flat per month towards the outgoings. The Flat Purchaser agrees to pay any increase made by the Builder of the outgoings at a latter date. The amounts so paid by the Flat Purchaser to the Builders shall not carry any interest and remain with the Builders until a Conveyance is executed in favour of the Society as aforesaid. Subject to the provisions of Section _____ of the said Act, on such conveyance/lease being executed, the aforesaid deposit (less the outgoings in respect of the premises purchased and deduction provided for in the Agreement) shall be paid over by the Builders to the society. The Flat Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reasons whatsoever. The Flat Purchaser and/or their proposed Society will not require the Builders to contribute proportionate share of the maintenance charges for the flats with or without open garage and other areas attached thereto which are to be constructed or which are not sold and disposed off by the Builders. The Builders will also be entitled to the refund of the Municipal Taxes on account of the vacancy of the unsold premises.



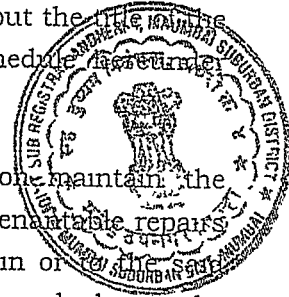
15. The Flat Purchaser shall not use the said Flat or any part thereof or permit the same to be used for purpose other than residence and shall use the non-residential premises as per Municipal Rules only. He shall not use the motor garage or parking space allotted to the Flat Purchaser for the purposes other than for keeping or parking the Flat

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Purchaser's Own motor cars/vehicles

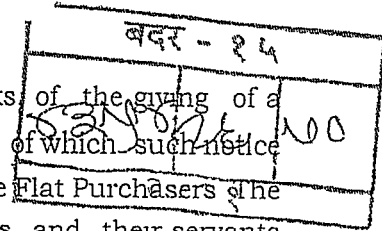
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- 16 The Flat Purchaser shall not store in the said premises any goods which are of hazardous, combustible or dangerous in nature or so heavy as to damage the construction or structure of the Building or are objected to by the concerned local or other authorities, and shall not carry or cause to be carried heavy packages to the upper floors which are likely to damage the staircases, common passages or any other structure of the Building including entrances of the premises and the Flat Purchaser shall be liable for the consequences of breach of this clause
- 17 The Flat Purchaser has prior to the execution of this Agreement satisfied himself / herself / itself /themselves about the title of the Builders to the said land described in the Schedule hereinafter written
- 18 The Flat Purchaser shall from the date of possession maintain the said premises at his/her own costs in good and tenable repairs and shall not do or suffer to be done anything in or on the said premises the staircases and/or common passages which may be against the rules and/or regulations and/or bye-laws, rules or regulations of the Municipality, B E S. & T Undertaking or legal bodies or any other authority nor shall the Flat Purchaser change, alter or make additions and/or alterations in or to the buildings or any part thereof or change the user thereof The Flat Purchasers shall be responsible for violation or breach of this provision and hereby agrees to save harmless, indemnify and keep indemnified the Builders as well as such Co-operative Society against any action and liability of any nature whatsoever on account of any such breach, defaults, commission or omission on the part of the Flat Purchasers
- 19 The Builders shall be at liberty to sell, assign, transfer or otherwise deal with their right, title or interest in the said property and/or in the building to be constructed thereon provided it does not in any way affect the area of the Flat Purchaser in respect of the said premises
20. The Flat Purchaser shall permit the Builders and their servants and agents with or without workmen and other at all reasonable times to enter into and upon the said premises or any part thereof to view and examine the state and condition thereof and the Flat

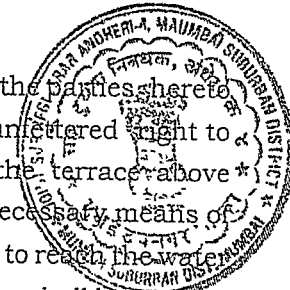


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Purchaser shall make good within three weeks of the giving of a notice, all defects, decays and wants of repairs of which such notice in writing shall be given by the Builders to the Flat Purchasers of the Flat Purchasers shall also permit the Builders and their servants and agents with or without workmen and others at all reasonable times to enter into and upon the said premises for the purposes of repairing any part of the building and for the purpose of making repairs, maintaining, rebuilding, clearing, lighting and keeping in order and in condition all services, drains, pipes, cables, water courses, gutter, wires, party wall, structures or other conveniences belonging to or serving or used for the said building also for the purpose of laying, maintaining, repairing and reinstating drainage and water pipes and electric wires and cables and for similar other purposes



- 21 It is clearly understood and agreed by and between the parties hereto that the Builders shall have the unqualified and unqualified right to sell on ownership basis to any one of their choice the terrace above the top floor of the said building subject to the necessary means of access to be permitted to the terrace including so as to reach the water tanks of the building The Purchasers of such terrace shall be entitled to make use of the same for all legitimate purposes whatsoever



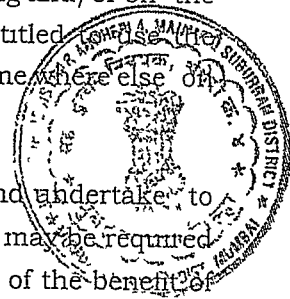
IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES HERETO that the sanctioned terrace space adjacent or appurtenant to any flat on any floor shall belong exclusively to the Flat Holder of the said floor as such terrace spaces are intended for the exclusive use of such Flat Holder

- 22 The Flat Purchaser shall permit the Builders and their surveyors and agents, with or without workmen and other, at all reasonable times to enter into and upon the said land and premises or any part thereof to view and examine the state and condition thereof
- 23 The Builders shall have first lien and charge on the said premises agreed to be acquired by the Flat Purchasers in respect of any amount payable by the Flat Purchasers under the terms and conditions of this Agreement
- 24 If at any time after entering into this Agreement the floor space index is increased by the Government or the Municipal Corporation for Greater Mumbai or any other public Body or authority or T D R F S I

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is permitted to be consumed on the said property and as a result thereof the Builders become entitled to avail of the said increase and construct additional floors, and/or additional structures on the said property or if otherwise the Builders become entitled to construct additional floors, areas, or additional structures on the said property by paying of premium or otherwise howsoever the Builders shall be entitled to do so and shall be entitled to sell the additional floors, areas or such additional structures to be constructed by them on the said property to the prospective Flat Purchaser thereof and that such prospective purchasers of the other premises shall have right to and that they shall also be admitted as the members of such a Co-operative Society that may be formed of all the Purchasers of other premises in the said building and/or on the said property More over the Builders shall be entitled to additional F S I of the said plot (if permitted) at some where else or any other plot

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- 25 (a) The Flat Purchaser hereby covenant, agree and undertake to sign such consent letters and other papers as may be required by the Builders from time to time for availing of the benefit of construction of the additional floors area and/or Structures as per the rules and regulations of the local authority
- (b) The Flat Purchaser shall from time to time sign all applications, papers and documents, and do all such acts, deeds, matters and things as the Builders and/or the Society may require for safeguarding the interest of the Builders and/or the Flat Purchaser and the other purchasers of the said premises in the said building,
- (c) The flat purchaser further agrees that the flat purchaser shall be bound to abide with the rules and regulations as may be framed by the society / association of premise purchasers in respect of the parking in the compound of the society including the stack parking, if provided to the flat holder as and by way of an additional amenity
26. If the TATA Limited or Reliance Energy or any other local body or authority requires a sub-station to be put on the stipulated property, the costs, charges, taxes and expenses of the land and structure thereof shall be borne and paid by all the Flat Purchasers of the premises in the said building including the Flat Purchaser herein in proportion with the area of their respective premises

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27 The Flat Purchaser hereby agrees and binds himself to pay to the Builders or to the said Society when formed, as the case may be, such amounts as may be required to be paid in respect of the Society Office Charges, Garden, Cable Charges, development charges, gymnasium and similar other disbursements as and when demanded by the Builders and the same shall be paid by all the Purchasers of the flats

28 (a) The Flat Purchaser hereby agrees and binds himself to pay to the Builders or to the said Society when formed, as the case may be, such amounts as non-interest bearing deposit or otherwise as may be paid or required to be paid in respect of IOD, Electricity meter deposit, water meter charges, deposits and similar other deposits/disbursements as and when demanded by the Builders and the same shall be born and paid by all the Purchasers of the flats;

(b) The Flat Purchaser agrees to pay to the Builders within 7 days on demand the Flat Purchaser's SHARE of such deposit



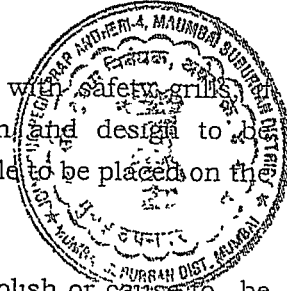
29. The Builders or any person or persons nominated by the Builders or the party/s to whom the rights concerned under this clause are assigned shall have an absolute right to make additions, put up additional structures as may be permitted by the Municipal Corporation and other competent Authority and such additions, alterations and structures will be the sole property of the Builders or their nominee or nominees as the case may be who will be entitled to dispose off the same in any way they choose and the Flat Purchaser hereby consents to the same The Builders and/or their nominee or assigns shall be entitled to display advertisements or hoardings or sign boards or neon signs on any portion of the compound comprised in the said premises including the terrace walls, parapet walls and compound walls and shall be exclusively entitled to the income that may be derived by display of the said advertisements or hoardings at all times hereafter. The Builders and/or their nominees or assigns shall also be entitled to install cables, satellite and communication equipments, V-Sat Antenna and Broadcasting and Communication Towers on the Terrace of the buildings and to appropriate the entire income or consideration in respect thereof for themselves The Agreement with the Flat Purchaser in the said building is subject to the aforesaid rights of the Builders or their nominee or nominees or assignees and the Flat

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बंदर - १५		
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Purchaser shall not be entitled to raise any objection or to any reduction in the price of the flat/garages/parking spaces agreed to be acquired by him/her/them/itself and/or compensation or damages on the ground of inconvenience or any other ground whatsoever AND IT IS HEREBY AGREED that the Builders shall be entitled to nominate any other person or persons to obtain the benefit of the rights and interest conferred by this clause or to assign such benefits, rights and interest in favour of other persons Such nominee or assignee shall be admitted as member/s of the said Co-operative Society, to whom the said Building will be transferred in pursuance of the provisions hereinafter contained provided further that neither of the Flat Purchaser or the Society, shall be entitled to charge the Builders and/or its nominee or assignees any amount by way of maintenance or otherwise in respect of the rights and benefits conferred upon them by this clause.

- 30 The Flat Purchaser shall cover the windows with safety grills necessary, only in the manner, specification and design to be suggested by the Builders and as per the sample to be placed on the site at his own cost.
- 31 The Flat Purchaser shall not at any time demolish or cause to be demolished the said premises or any part thereof nor shall at any time make or cause to be made any additions or alterations of whatsoever nature to the said premises or any part thereof nor any alteration in the elevation and outside colour Scheme of the said premises and shall keep the partition walls, sewers, drains, pipes in the said premises and appurtenances thereto in good tenantable repairs and condition and in particular so as to support, shelter and protect the other parts of the said building and shall not chisel or in any other manner damage the columns, beams, walls, slabs or R C C Pardis or other structural changes in the said premises without the prior written permission of the Builders and/or the Society Any breach of these conditions shall cause this Agreement to be ipso facto to come to an end and the earnest monies and all the other amounts paid by the Flat Purchasers to the Builders shall stand forfeited The Builders shall be entitled to recover further amounts from the Flat Purchaser to compensate for the damage so caused and the Flat Purchaser hereby consents to the same The decision of the Builders in this regard shall be final and binding upon the Flat Purchaser who shall not dispute the same



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32. The Flat Purchaser shall at his own costs carry out all-in-fetual repairs of the said premises and maintain it in the same condition, state and order in which it was delivered to the Flat Purchaser and shall not do or suffer to be done anything in or to the said premises which may be against any rules, regulations and bye-laws of the concerned local authority or other public authorities and the Flat Purchaser shall be responsible to the concerned Local Authorities and/or the other public authorities for anything so done in connection with the said Building and/or the said premises and shall be liable for the consequences thereof

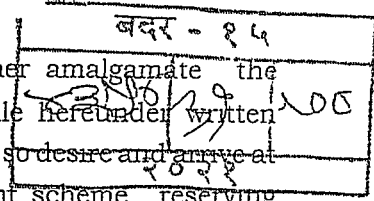
33 The Flat Purchaser shall not do or permit to be done any act, deed, matter or thing which may render void or voidable any insurance of the building in which the said premises are situated or cause any increased premium to be payable in respect thereof. The Flat Purchaser shall not decorate the exterior of his/her flat/parking space otherwise than in the manner agreed to with the Builders or in the manner as far as may be in which the same was previously decorated

34. The Flat Purchaser shall not throw dirt, rubbish, rags or refuse or otherwise permit the same to be thrown in any portion of the Building or the compound in which the said premises are situated

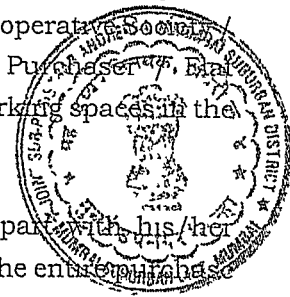
35 (a) Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said premises or of the said plot and building or any part thereof. The Flat Purchaser shall have no claim save and except in respect of the premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, stair cases, terraces, recreation spaces, etc. will remain the property of the Builders until the said property and Building is transferred to the Society/Limited Company as hereinbefore mentioned. It is agreed that the Flat Purchaser will have no objection if the Builders decide to sell/allot any portion under the stilt to the persons not being the Flat Purchasers of the premises in the said building. The Flat Purchasers and the Proposed Society shall admit the said Purchasers as their nominal members. The Flat Purchaser will not take any objection if the Prospective Purchasers enclose or cover their respective portion under the stilt subject to necessary permission from Bombay Municipal Corporation or other concerned authorities,

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(b) The Builders shall be entitled to further amalgamate the property described in the First Schedule hereunder written with any other adjoining properties if they so desire and arrive at a further comprehensive redevelopment scheme reserving suitable rights of access to and from any other adjoining properties as may be acquired by the Builders;



(c) Nothing contained in these presents shall be construed to confer upon the Flat Purchaser any right, title or interest of any kind whatsoever into or over the said buildings or land or any part thereof and such conferment shall take place only on the execution of the Deed of Lease Assignment and Conveyance hereinafter mentioned in favour of the co-operative Society / Limited Company / Condominium of the Purchaser, Flat Purchaser/s of different flats / garages/ parking spaces in the building as hereinafter stated,



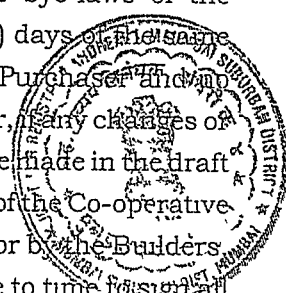
- 36 The Flat Purchaser cannot transfer, assign, or part with his/her interest in the said premises until the payment of the entire consideration and all the other dues payable under these are paid and obtained the prior written consent of the Builders.
37. The Flat Purchaser and person to whom the said premises are let, sub-let, transferred, assigned or given possession of, shall from time to time sign all applications, papers and documents and do all acts, deeds and things as the Builders and/or the Co-operative Society as the case may be, require for safeguarding the interests of the Builders and/or of the other Flat Purchasers of the premises in the building, in keeping with the provisions of the Agreements.
- 38 The Flat Purchaser and the persons to whom the said premises are sub-let, let, transferred, assigned or given possession of shall duly and faithfully abide by, observe and perform all the rules, bye-laws and regulations which the Co-operative Housing Society at the time of registration may adopt, and the additions, alterations or amendments thereof for the protection and maintenance of the said building the said premises and other portions therein and for the observance and carrying out of the Building rules and regulations and the bye-laws for the time being of the Municipality and to the local authorities and of the Government and other public Bodies. The Flat Purchaser and the person to whom the said premises are let,

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transferred, assigned or given possession of, shall duly and faithfully abide by, observe and perform all the stipulations and conditions laid down by such co-operative society regarding the occupation and use of the Building and/or the premises therein and shall pay and contribute regularly and punctually towards the taxes, expenses and the other outgoings under any head and of any nature whatsoever in accordance with the terms of this Agreement

210/22/20

- 39 (a) The Flat Purchaser hereby agrees and undertakes to become and be a member of the Co-operative Society or Association to be formed in the manner herein appearing and also from time to time to sign and execute the application for registration and for membership and other papers and documents necessary for the formation, and the Registration of the Co-operative Society and for becoming a member including the bye-laws of the proposed Co-operative Society within 4 (four) days of the same being forwarded by the Builders to the Flat Purchaser and no objection shall be taken by the Flat Purchaser, if any changes or alterations or amendments or modification are made in the draft bye-laws as may be required by the Registrar of the Co-operative Societies or any other Competent Authority or by the Builders. The Flat Purchaser shall be bound from time to time to sign all papers and documents and to do all acts, deeds, matters and things as may be necessary from time to time for safeguarding the interest of the Builders and/or the other Flat Purchaser of the said other premises in the said Building or in the said compound,
- (b) No objection shall be taken by the Flat Purchaser, if any changes or modifications are made in the draft bye-laws as may be required by the Registrar of Co-operative societies or any other Competent Authority,
- (c) That the Society shall always be known as DIALANI ASTORIA, if so approved by Registrar of Co-operative Societies or such other name as may be approved by the Builders and the name of the Co-operative Society or Limited Company or Condominium of Apartments to be formed shall bear the said name and this name shall not be changed without the written permission of the Builders,



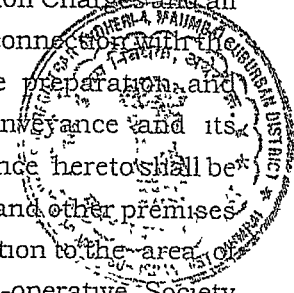
40 The Flat Purchaser along with the other Flat Purchaser who take or

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have taken the other premises in the said building being constructed by the Builders in the said property shall become member of a Co-operative Society to be incorporated or formed by the Builders as the case may be and on the Deed of Assignment and Conveyance being executed, the rights of the said Flat Purchaser will be recognized and regulated, by the provisions of the said Co-operative Society and the rules and regulations formed by the said Society, but subject to the terms of this Agreement.

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41. The Advocates and Solicitors of the Builders shall prepare and/or approve the Deed of Assignment and Conveyance and all other documents to be executed in pursuance of this Agreement as also the bye-laws in connection with the formation, registration and/or incorporation of the Co-operative Society. All costs, charges and expenses of and including Stamp Duty, Registration Charges and all other expenses including of whatsoever nature in connection with the formation of the Co-operative Society and the preparation and execution of the Deed of Assignment and Conveyance and its duplicate and other assurances, if any, in pursuance hereto shall be borne and paid by all the Purchasers of the flats, and other premises in the said building on the said property in proportion to the area of their respective premises and/or by such Co-operative Society comprising of the Flat Purchaser as the members thereof.

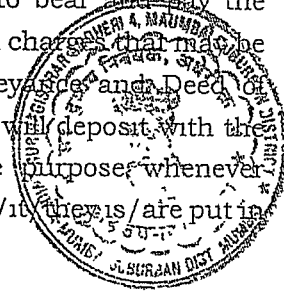


- 42 (a) The Flat Purchaser hereby agree that he and the other Flat Purchasers of flat/shop/premises will not require the Builders to contribute a proportionate share of maintenance charge in respect of the Flat/Shop/Premises which are unsold and undisposed of and the Builders will also be entitled to the refund of the Municipal Taxes etc in respect of the Flat/Shop/Premises which are unsold and undisposed of and the Builders will also be entitled to the refund of the Municipal taxes on account of the vacancy of the said Flat/Shop/Premises
- (b) The Builders shall maintain a separate account in respect of sums received by the Builders from the various Flat Purchasers of premises, sums received on account of the share capital for the promotion of the Co-operative society or Limited Company or Condominium of Apartment and towards the outgoings, and shall utilise the amounts only for the said purposes.

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43 (a) The Stamp Duty and Registration Charges and all other out of pocket expenses of and incidental to this agreement shall be borne and paid by Flat Purchaser alone and this Agreement shall be lodged for Registration by the parties within the time prescribed under law and the Builders will attend the Sub-Registry Office and admit the execution thereof after the Flat Purchaser giving copy of lodgment receipt for informing them the date and Serial Number under which it is lodged for registration. If the Flat Purchaser/s fail/s to lodge this Agreement for Registration within the time prescribed by law and also fails to inform to the Builders, the Builders shall not be responsible for the same or for any consequences arising from non-registration of the Agreement for any reason whatsoever. The Flat Purchaser shall also be liable to bear and pay the proportionate stamp duty and registration charges that may be payable on the said Indenture of Conveyance and Deed of Assignment of Lease. The Flat Purchaser will deposit with the Builders the necessary amount for the purpose whenever demanded and in any event before he/she/it they is/are put in possession of the said premises,

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(b) The Flat Purchaser hereby agrees to pay on demand the Flat Purchaser's Share of Stamp Duty and Registration Charges, payable, if any, by the said Society on the Assignment and Conveyance or any other document or instrument of transfer in respect of the said land and buildings to be executed in favour of the Society,

44. In the event of the Society of Flat Purchaser being formed and registered before the Sale and disposal of by the Builders of all the flats, garages, parking spaces, shops in the said building and all other buildings in the said property, the power and authority of the Society shall be subject to the overall control and authority of the Builders in respect of any of the matter concerning the said property and/or the said building, the construction and completion thereof and all the amenities appertaining to the same and in particular the Builders shall have absolute authority and control as regards the unsold flats, terrace, parking spaces (Open or Covered) and any other premises and the disposal thereof and the consideration for which the same shall be disposed off. It is further agreed that the Purchasers of

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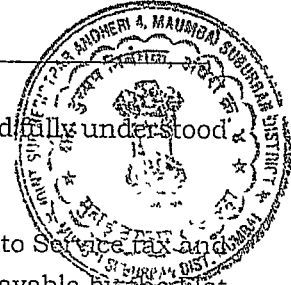
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the said unsold premises shall be admitted as members of the Society without levy of any premium or transfer fee. The Society in such event will only be entitled to levy share subscription amounts and membership application fee and shall not raise any objection of any nature whatsoever

- 45 All letters, receipts and/or notices issued by the Builders dispatched under Certificate of Posting to the address known to them of the Flat Purchaser/s shall be sufficient proof of the receipt of the same by the Flat Purchaser/s and shall completely and effectually discharge the Builders For this purpose the Flat Purchaser has given following address:-

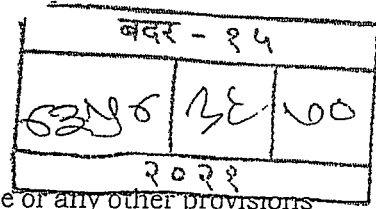
77, Dhasani Niwas, R.K. Mission Marg,

Khar (W) Mumbai - 400 083



- 46 The provisions of this Agreement have been read and fully understood by the Flat Purchaser hereto.
- 47 The transaction covered by this contract is eligible to Service tax and VAT under sales tax laws and the same shall be payable by the Flat Purchaser immediately on demand by the builder to them If however, by reason of any amendment of any other law, Central, State or local, this transaction is held to be eligible to tax under any other law, the same shall be payable by the Flat Purchaser on demand by the Builder and the Builder will not be held responsible in respect thereof
- 48 The Builders shall enter into separate agreement with the acquirers of different premises in the said building(s) to be constructed on the said property and/or adjacent property on the terms and conditions substantially similar hereto and benefits of this and such other agreements shall ensure for the benefit of all premises acquirers in the said building/property/adjacent property and shall be available for enforcement not only against the respective Flat Purchasers thereunder but all premises acquirers and the provisions of such agreements shall be binding to the extent applicable to the transferee(s) of premises from the original Flat Purchaser also
- 49 The Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 and Maharashtra Ownership Flat Rules, 1964 or any modification, amendments or re-

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enactments thereof for the time being in force or any other provisions of laws applicable thereto

- 50 Any delay tolerated or indulgence shown by the Builders in enforcing the terms and conditions of this Agreement or any forbearance or of giving of time to the Flat Purchaser by the Builders shall not be construed as waiver on the part of the Builders of any breach of or non - observance or compliance of any of the terms and conditions of this Agreement by the Flat Purchaser/s nor shall the same in any manner prejudice the rights of the Builders
- 51 The Flat Holder is the investor as defined under Article 5(g-a)(u). In the event of Assignment/Transfer of the said flat within a period of one year, the Flat Holder will be entitled to adjust the stamp duty provided in the said article

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

FIRSTLY

All that piece or parcel of land or ground situate at Village Koli, Kalva Taluka - Andheri District, Bombay Suburban, within the Registration District and Sub-District of Bombay City and Bombay Suburban, bearing Old Survey No 368, Pot No 42 and now bearing the following City survey numbers

Old City Survey No.	Area- Sq. yards	Area Sq.meters	New City Survey No.
2663	101	84.4	2663 A & 2663 B
2664	45 5/9	34 7	
2665	45 6/9	38 2	
2666	8 6/9	7 2	
2667	18	15 0	
2668	16	13 4	
2669	455 6/9	381 0	
	686.5/9	573.9	

Together with the Building or Structure standing thereon assessed by the Assessor and Collector of Municipal Rates and Taxes under H-Ward No.7156, Street No 62, Pipe Line, Vakola and bounded as follows

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On or towards the North	Partly by property bearing C T S No. 2662 and partly by property of St Anthony's Church
On or towards the East	By property of St. Anthony's Church
On or towards the South	By Vakola Pipe line Road
On or towards the West	By Building known as "The Ark"

SECONDLY:

ALL THAT piece or parcel of land or ground situate at Village Kole Kalyan, Taluka - Andheri, District - Bombay Suburban, within the Registration District and Sub-District of Bombay City and Bombay Suburban bearing C T S No 2662 and also bearing Survey No 368, Hissa No 26A admeasuring 161 4 sq. mtrs. equivalent to 193.03 sq. yards or thereabout bounded as follows, that is to say

On or towards the North	Bearing C.T S No. 2643A
On or towards the East	By property of St Anthony's Church
On or towards the West	By property bearing C T.S No. 2662
On or towards the South	By property bearing C T S No. 2663A

THIRDLY:

ALL THAT piece or parcel of land or ground situate at Village Kole Kalyan Taluka Andheri District Bombay Suburban within the Registration District and Sub-District of Bombay City and Bombay Suburban bearing C T S No 2643 and new C T S No. 2643A and 2643B and also bearing Survey No 368 Hissa No 26A and admeasuring 348.2 sq.mtrs equivalent to 416 45 sq yards or thereabout and bounded as follows, that is to say

On or towards the North	By Jawaharlal Nehru Road
On or towards the East	By property of St Anthony's Church
On or towards the West	By property bearing C T.S No 2643
On or towards the South	By property bearing C.T S No 2662

THE SECOND SCHEDULE HEREINABOVE REFERRED TO

The nature, extent and description of "Common areas and facilities" and of the "Limited Common Areas and Facilities" shall be as under

- (a) Common Area and Facilities;
- (i) Entrance Lobby and foyer of the Building to the Purchasers of Flats,

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बदर - २५		
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- (11) Compound of the Building, i.e. the Open Space area (out of the said land described in the First Schedule hereunder written) appurtenant to the built-up area of the building, but excluding the open car parking space in the compound allotted/to be allotted to the respective Flat Purchaser and garages, if permitted and constructed for ingress and egress

THE THIRD SCHEDULE ABOVE REFERRED TO :
(THE LIST OF AMENITIES FOR RESIDENTIAL SALE BUILDING)

STRUCTURE	R.C C framed structures
ENTRANCE LOBBY	Beautiful decorated Entrance Foyer
FLOORING	Flooring for the entire Flat (except Bath and W C) (i) Living Room and Dinning Room Passage to Entrance- Vitified Tiles (ii) Bed Room and Kitchen Vitified Tiles
BATH & W.C	1 Flooring and Wall up to half height shall be of colour /Design Tiles/Marble/Granite, 2 One Wash Basin in each Toilet 3 Concealed PVC/uPVC piping with superior fittings
KITCHEN	1. Decorative Kitchen Platform of Granite, 2. Full deco of Coloured/Design Tiles above Platform,
DOORS & WINDOWS	1 Seasoned Wood Door Frames, 2 All Doors will be Flush Door, 3 Main Entrance Door shall be furnished with one Night Latch, one Eye View and Decorative Handle with one side Veneer 4 Other Doors shall be flush doors with brass fitting, 5 Window of heavy Aluminum Sections with Colour Anodize/Powder Coating
ELECTRICITY	1. Concealed copper wiring with Premium Range Switches, 2 Each Flat shall be furnished with electric bell
LIFT	Automatic Lifts

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RECEIVED a sum of Rs 1,00,000/-
(Rupees One Lakh only)
from the withinnamed Flat Purchaser by
Cheque No drawn
on Bank,
being the amount payable by under
Clause 3 (a) hereim

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WITNESSES:

WE SAY RECEIVED,

Ish - A - D
M/s. PARSHAWA CONSTRUCTION
(BUILDERS)



Yasmin Bhansali & Co.

Advocates High Court

Crescent Chambers, Tamarind Lane, Fort, Mumbai 400 001
Phone (0) 2264 1585 Fax 2264 1738

Ref No.989/11/YJB

TITLE CERTIFICATE

To,

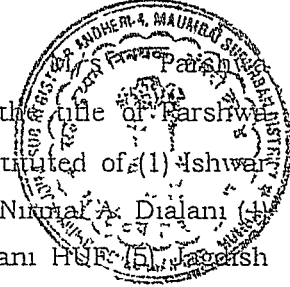
M/s. Parshwa Construction,
77, Dharm Niwas,
Ramkrishna Mission Marg,
Khar (West),
Mumbai - 400 052

बदर - १५		
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Dear Sir,

Re. In the matter of investigation of Title in respect of Property bearing Old Survey No. 368, Plot No. 42, Old C.T.S No. 2663 to 2669 and corresponding to new C.T.S No. 2663A & 2663B admeasuring 686.5/9 sq. yards, equivalent to 573.9 sq. mtrs, situated at Village Kole Kalyan, Andheri (East), Mumbai Suburban District

- 1 Pursuant to instructions from Parshwa Constructions, we have investigated the title of Parshwa Constructions a Partnership firm constituted of (1) Hshwar A Dialani (2) Kanchan S. Kukreja (3) Nirmal A. Dialani (4) Assandas Dialani (5) Jagdish A. Dialani HUF (6) Jagdish Dialani) in respect of the property, bearing Old Survey No 368, Plot No. 42, Old C T S No 2663 - 2669 corresponding to New C T S No. 2663A & 2663B admeasuring 686.5/9 sq yards equivalent to 573 9 sq.mts situated at Village Kole Kalyan Taluka, Andheri (East), Mumbai Surbuuban Distrcit within the Registration District and Sub-District of Bombay City together with a building and structure standing thereon assessed by the Assessor and Collector of Municipal Rates and Taxes under H-Ward No 7156, Street No 62, Pipeline, Vakola, and which property is more particularly described in the Schedule hereunder and referred to as "the said Property"
- 2 We have perused the title deeds and taken search through our Search Clerk of the records and papers with the Sub-Registrar of Assurances at Bombay at Bandra and issued Public Notice in two newspapers viz Free Press Journal in



- 8 In the circumstances we are of the opinion that subject to what is stated hereinabove, title of Parshwa Construction to the under mentioned property is clear and marketable and free from all encumbrances

SCHEDULE OF THE PROPERTY

All that piece or parcel of land or ground situate at Village Kote Kalyan, Taluka - Andheri District, Bombay Suburban, within the registration District and Sub-District of Bombay City and Bombay Suburban bearing Old Survey No 368, Plot No. 42 and now bearing the following City Survey numbers

A	B	C	D
City Survey No.	New City Survey No.	Area - Sq. yards	Area - Sq. meters
2663	2663 A & 2663B	101	81.4
2664		45 5/9	34.7
2665		45 6/9	38.2
2666		8 6/9	7
2667		18	15 0
2668		16	13 4
2669		455 6/9	381 0
		686.5/9	573.9

together with the building or structure standing thereon assessed by the Assessor and Collector of Municipal Rates and Taxes under H Ward No 7156, Street No 62, Pipe Line, Vakola, and bounded as follows

On or towards the North	Partly by property bearing C T S No 2662 and partly by property of St Anthony's Church
On or towards the East	By property of St Anthony's Church
On or towards the South	By Vakola Pipe line Road
On or towards the West	By building known as "The Ark"

Dated this 29th day of December, 2011.

For YASMIN BHANSALI & CO.,

M. B. Hansali
(Proprietor)

ASHOK ANAND RAO

ADVOCATE

M A ,LL B

B-7, Ground Floor, Behind Golden Restaurant, Rangwala Bldg , Dr E Moses Road,
Jacob Circle, Mumbai - 400 011. Mobile 98699 89886 / 022 20370459

Ref No _____

Date _____

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TITLE CERTIFICATE

M/s. Parshwa Construction,
77, Dharmi Niwas,
Ramkrishna Mission Marg,
Khar (West),
Mumbai - 400 052

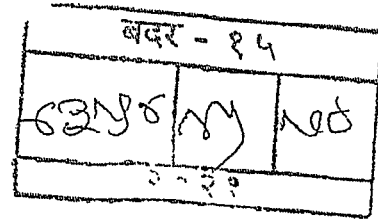


Re Property at Village Kole, Kalyan, Taluka
Andheri District, Bombay Suburban within the
Registration District and Sub-District of
Bombay City and Bombay Suburban

- (i) bearing old C T S No 2643 corresponding to new
C.T S No 2643A and 2643B and Survey No 368,
Hissa No 26-A, admeasuring 348 2 sq mtrs or
thereabout
- (ii) bearing C.T S No 2662 bearing Survey No 368,
Hissa No 26 C admeasuring 161 5 sq mtrs or
thereabouts

1 I have investigated the title to the lease-hold interest of
Dattatraya Bhomaji Maldodi in respect of and the
authority of M/s Parshwa Construction, a Partnership
firm constituted of (1) Ishwar A. Dialani (2) Kanchan S

Res.



Kukreja (3) Nirmal A Dialani (4) Assandas Dialani (5) Jagdish A Dialani HUF (5) Jagdish Dialani, to develop the following two properties

- (i) Old C.T.S No. 2643 corresponding to new C.T.S No. 2643A & 2643B, Survey No 368, Hissa No 26-A admeasuring 348 sq mtrs or thereabout (hereto referred to as the **First Property** and
- (ii) property bearing C.T S No.2662 corresponding to Survey No 368, Hissa No 26 C admeasuring 161 5 sq mtrs or thereabout (hereto referred to as "**the second property**")



I have perused the title Deeds and taken Search through a Service Clerk with the Sub-Registrar of Assurances at Bombay and Bandra of the records and papers of the said properties

- 2 A H Wadia Charity Trust, being the Owner of First and Second property (hereinafter referred to as "**the said properties**) by a Deed of Lease dated 29th September, 1934, and registered with the Sub-Registrar of Assurances at Bandra under Serial No 958 of 1934 granted leasehold and/or demised the said property unto the late Bhomaji Shivaji Maldodi

AP
1/10/34

बदर - १५		
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ASHOK ANAND RAO

ADVOCATE

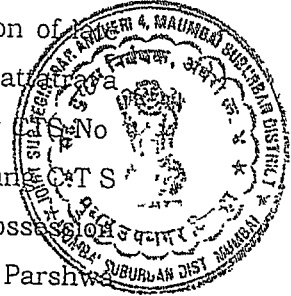
MA, LLB

B-7, Ground Floor, Behind Golden Restaurant, Rangwala Bldg, Dr E. Moses Road,
Jacob Circle, Mumbai - 400 011. Mobile 98699 89886 / 022 20370459

Ref No _____

Date _____

- 3 On 17th day of August, 1950, the late Bhomaji Shivaji Maldodi died intestate and upon his death the leasehold rights in respect of the said properties devolved upon Dattatraya Bhomaji Maldodi, being the only son of Bhomaji Shivaji Maldodi and since then, Dattatraya Bhomaji Maldodi was in possession of property No 2662 till 5th February, 1988 and property bearing CTS No 2643 till 19th February, 1988, when the possession of the said property was handed over to Parshwa Constructions
- 4 The said Dattatraya Bhomaji Maldodi by an Agreement dated 19th February, 1988, agreed to grant Development rights and transfer his leasehold rights in respect of the said property CTS 2643 to Parshwa Constructions for the consideration and on the terms and conditions therein recorded.
- 5 On 19th February, 1988, the said Dattatraya Bhomaji Maldodi executed two Power of Attorneys authorizing the Partners of Parshwa Constructions to do various acts in respect of the said property including to obtain transfer from the said A H Wadia Trust of the reversionary right in respect of the said property and also to develop the said property bearing CTS No 2643



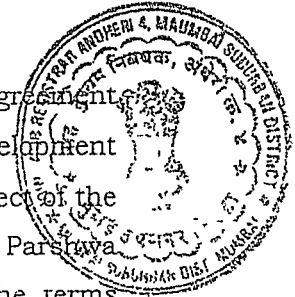
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6 By a writing dated 19th February, 1988, the said Dattatraya Bhomaji Maldodi placed Parshwa Constructions in quiet vacant and peaceful possession of the said property bearing C T S No 2643

7 The said Dattatraya Bhomaji Maldodi by an Agreement dated 5th February, 1988 agreed to grant development rights and transfer the leasehold rights in respect of the said property bearing C.T.S No. 2662 to Parshwa Construction for the consideration and on the terms and conditions therein contained



8 By writing dated 5th February, 1988, Dattatraya Bhomaji Maldodi placed Parshwa Construction in quiet vacant peaceful possession of the property C T S No 2662

9 Pursuant to the request made by the said Dattatraya Bhomaji Shivaji and/or Parshwa Constructions vide their two letters dated 9th February, 1988 and 29th February, 1988 respectively, the said A H Wadia Charity Trust, by its letter dated 2nd March, 1988, accorded its No-objection to Parshwa Constructions and/or the said Dattatraya Bhomaji Maldodi for developing the said property

10 In the extract of Index No. II, issued by the Sub-Registrar of Assurances, the name of Parshwa

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ASHOK ANAND RAO

ADVOCATE

M A, LL B

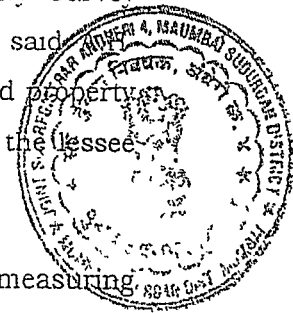
B-7, Ground Floor, Behind Golden Restaurant, Rangwala Bldg., Dr. E. Moses Road,
Jacob Circle, Mumbai - 400 011. Mobile: 98699 89886 / 022 20370459

Ref No _____

Date _____

Constructions, appears in the column as name of the
claiming party

- 11 In the property Register Card issued by City Survey Office shows Kurla Estate (Manager of the said Wadia Charity Trust) as the holder of the said property and the said Dattatraya Bhomaji Maldodi as the lessee and Parshwa Constructions.
- 12 The said property, C.T.S. No. 2643 (A), admeasuring 323.45 sq.mtrs and C.T.S No. 2643 (B) admeasuring 28.75 sq. mtrs is affected by the provisions of Section 63-K of the BMC Act, i.e. the said property was designated for road, Parshwa Constructions was required to transfer and handover the possession of the said property to the said Municipal Corporation of Greater Bombay
- 13 Parshwa Constructions on 14th October, 1993, transferred and handed over the possession of the said property, C.T.S No. 2643 and 2643B to the Bombay Municipal Corporation
14. Parshwa Constructions have received Intimation of



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ASHOK ANAND RAO
M A, LL B
ADVOCATE

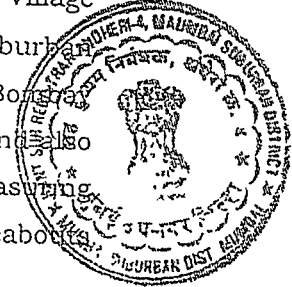
B-7, Ground Floor, Behind Golden Restaurant, Rangwala Bldg, Dr E Moses Road,
Jacob Circle, Mumbai - 400 011 Mobile. 98699 89886 / 022 20370459

Ref No _____

Date _____

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land or ground situate at Village Kole Kalyan, Taluka Andheri District Bombay Suburban within the Registration District and Sub-District of Bombay City and Bombay Suburban bearing C T S No 2662 and also bearing Survey No 368, Hissa No 26 C and admeasuring 161 4 sq mtrs equivalent to 193 03 sq. yards or thereabouts bounded as follows, that is to say



On or towards the North	Bearing C.T S No. 2643(A)
On or towards the East	By property of St Antony's Church
On or towards the West	By property bearing C T S No 2661
On or towards the South	By property bearing C T S No. 2663A

Dated this 21st day of DECEMBER, 2010

A.R.

ASHOK ANAND RAO
M A, LL B

ADVOCATE

Be.

Dr. Case No. 11-11

Mobile No. 98699 89886 / 022 20370459

ADVOCATE

वदर - १५		
०३५०	९२	१००
२०२१		

valid up to 22/10/2011 23 SEP 2011

CE' 8573 /BST/W/S/AT

Further, C.C. is now enter'd up to ~~10th~~ 10th floor up to
 10th of 10th floor i.e. at 33.35 Mtr
 For height as per approved plan/da. (3.1.2011)

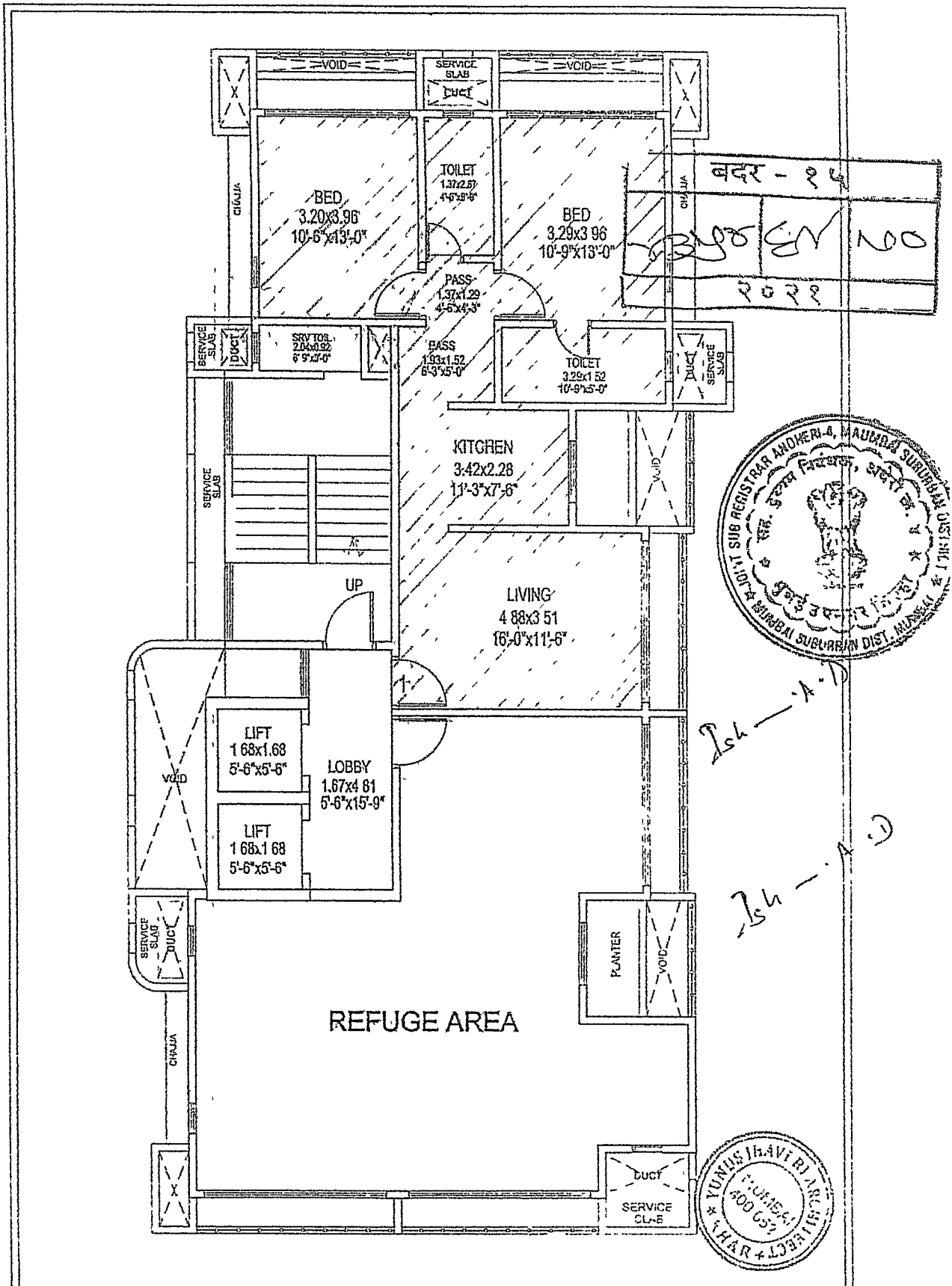
J. J. Talwar
 E.F.B.R. (W.S) H & K Ward 28/9/11

Certified True Copy

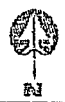
Yunus Z. Jhaveri

Yunus Z. Jhaveri
 (Architect)
 (Reg No. CA/85/8925)





NORTH :

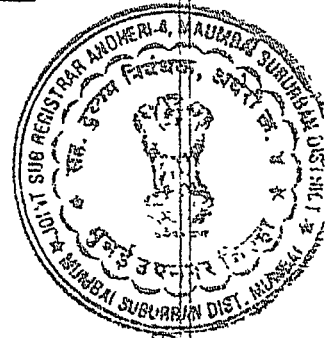


8th. FLOOR PLAN

NAME OF PROJECT

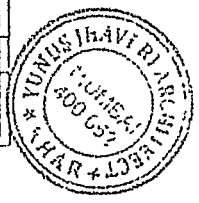
M/S. PARSHA CONSTRUCTION

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING
 C.T.S NO. 2643 A & 2643 B, 2662, 2663 A & 2663 B
 AT VAKOLA, SANTACRUZ (E) MUMBAI



Isk - A.D

Isk - A.D



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१३१०		

MUNICIPAL CORPORATION OF GREATER MUMBAI
No: CE/8573/BSII/AH

PART OCCUPATION CERTIFICATE

25 JAN 2016

To,
Shri. Ishwar A. Dialani ,
Partner of M/s. Parshwa Constructions
77, Dharmi Niwas, R.K. Mission Marg,
Khar (W), Mumbai- 400052.

Ex. Engineer Bldg. Proposal (W.S.)
H and K - Wards
Municipal Office, R. K. Patkar Marg.
Bandra (West), Mumbai - 400 050

Gentleman,

The part development work of residential building comprising of Stilt + 1st to 10th(pt) upper floors on plot bearing CTS No. 2643-A& 2643-B, 2662, 2663A & 2663-B at Vakola, Santacruz (E), Mumbai, is completed under the supervision of Shri. Jhaveri, Licensed Architect, License No. CA/85/8925, Shri Rajesh Z. Kulkarni, Licensed Site Supervisor, License No. C/140/SS-I and Shri Sura & Associates, R.C.C Consultant License No. STR/S/76 and as per Development Completion Certificate submitted by Architect and as per completion certificate issued by Chief Engineer u/no. FB/HR/RM/469 dtd.28.01.2015, the same may be occupied on the following condition :-

- 1) That the certificate under section 270-A of M.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupation certificate.
- 2) That all the remaining conditions of I.O.D. shall be complied.
- 3) That the amalgamated P.R.C. shall be obtained in the name of the present Owner.

A set of certified completion plan is attached herewith



Yours faithfully,

Plc 25/1/16
Executive Engineer
(Bldg. Proposals) W S. [H Ward]



आयकर विभाग
INCOME TAX DEPARTMENT
श्रीवारासदास दिवाली
ISHWAR ASSANDAS DIALANI
आसदास हासनंद दिवाली
ASSANDAS HASSANAND DIALANI
05/12/1954
MUMBAI
ACNPD8545B

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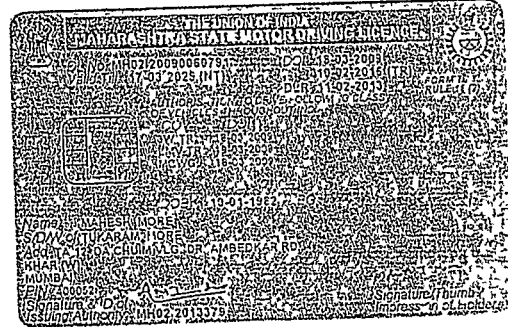
 <p>श्रीवारासदास दिवाली Ishwar Assandas Dialani जन्म तिथि/DOB: 05/12/1954 पुरुष / MALE</p>	 <p>भारतीय रिपब्लिक भारत Address S/O. Assandas Dialani, 77, Dharm Nivas, Ramkrishna Mission Marg, Jhar West, Mumbai, Mumbai Maharashtra - 400052</p>
<p>7144 786536258 मेरा आधार, मेरी पहचान</p>	<p>7144 7865 6258 help@uidai.gov.in www.uidai.gov.in</p>



राज्य सरकार
GOVERNMENT OF MAHARASHTRA

जैठानंद विशालदास चिमनानी
Jethanand Vishaldas Chimmnani
जन्म तिथि/DOB: 03/04/1964
पुरुष / MALE
Mobile No 9820187045
7519 4871-8498
VID 9127 7212 89742711

माझे आधार माझी ओळख



Mahesh T More