

Building Permission Cell, Greater Mumbai/MHADA
(A designated Planning Authority for MHADA layouts constituted as per
government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)
FULL OCCUPATION CERTIFICATE



No.MH/EE/(B.P.)/GM/MHADA-9/400/2023
DATE- 21 SEP 2023

To,
M/s. Adityaraj builders & Promoters
C.A. to Kannamwar Nagar Shree Krishna Co. Op. Hsg. Soc. Ltd.
101, First Floor, Bldg. No. 3, Purnima CHSL,
Tagore Nagar, Vikhroli (East), Mumbai.

Sub:- Full Occupation Certificate for Proposed redevelopment of existing building
no. 82 known as Kannamwar Nagar Shree Krishna Co. Op. Hsg. Soc. Ltd.
on plot bearing C.T.S. No. 356 (pt) of village Hariyali, at Kannamwar
Nagar, Vikhroli (East), Mumbai.

Ref.: Architect's Application inward no. ET - 2382 dated 23.08.2023

Dear Applicant,

The full development work of for building comprising of Wing A
consist of Ground (pt) + Stilt (pt) + 1st commercial + 2nd to 22nd upper
floors and Wing B consist of Ground (pt) + Stilt (pt) + 1st part for
residential and part for commercial + 2nd to 22nd upper floors along with
parking tower on plot bearing C.T.S. No. 356 (pt) of village Hariyali, at
Kannamwar Nagar, Vikhroli (East), Mumbai, is completed under the supervision
of Architect Shri. Ankit Makani, Lic. No. CA/2016/78764, Shri. Vikas Gokhale,
RCC Consultant, Lic. No. STR/G/42 and Shri. Yunus Khan Jafar Khan Pathan,
Site supervisor, Lic. No. P/145/SS-I and as per development completion certificate
submitted by Architect and as per completion certificate issued by Chief Fire
Officer under no. P-18154/2023/(356)/S Ward/Hariyali - W/MHADA dated


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20.08.2023. The same may be occupied and completion certificate submitted by you is hereby accepted.


It can be occupied with the following conditions.

1. That all firefighting systems shall be maintained in good working conditions.
2. That the terms and conditions of Final Fire NOC shall be strictly followed.
3. That the functioning of Lifts & Rainwater tank shall be maintained.

D.A.:- Plan.


(M.A. Rahman)
S.E.B.P. Cell
MHADA

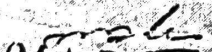

(Ajay Wankhede)
Dy.E. B.P. Cell
MHADA



(Prashant D. Dhatri)
Executive Engineer/B.P. Cell(E/S)
Greater Mumbai/MHADA.

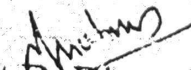
ISSUED

Copy submitted for information please.

- 1) The Hon'ble Chief Officer / M.B.
- 2) The Architect/ Layout Cell/ M.B.
- 3) Dy. Chief Engineer/BP Cell/MB
- 4) Chief ICT officer/MHADA for information & upload on MHADA web site
- 5) Executive Engineer Kurla Division, Mumbai Board
- 6) Asst. Commissioner 'S' Ward (MCGM)
- 7) A.A. & C. 'S' Ward (MCGM)
- 8) A.E.W.W. 'S' Ward (MCGM)
- 9) Architect Shri. Ankit Makani


(M.A. Rahman)
S.E.B.P. Cell
MHADA


(Ajay Wankhede)
Dy.E. B.P. Cell
MHADA


(Prashant D. Dhatri)
Executive Engineer/B.P. Cell(E/S)
Greater Mumbai/MHADA.

ISSUED

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Valuation 2021-22

Name : SHRI. RAGHU BHUMAYA MULYA
Nature of Documents : Permanent Alternate Accommodation Agreement
CTS No. : 356 (Pt.)
Village : Hariyali
Existing Area : 217 Sq. Ft. Carpet
Flat No. : 303 on 3rd Floor area about 383 Sq. Ft. Rera Carpet
: 603 on 6th Floor area about 383 Sq. Ft. Rera Carpet
Allotted Area as per Development : 509 Sq. Ft. Carpet equivalent to 533 Sq. Ft. Rera Carpet
Additional Purchased Area : 233 Sq. Ft. Rera Carpet
Consideration : Rs. 31,50,000/-
Zone : 112/537

L/R 56970

R/R 130670

C.C. 30250

Rent : Nil
Shifting : Nil
Brokerage : Nil
Corpus : Nil

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As Section 4 of Stamp Act, 1958 stamp duty is exempted on the area 150 Sq. ft. Carpet

$233 \times 1.1 / 10.76 \times 1.05 \times 130670 = 32,68,146.57/-$

Market Value Rs. 32,68,500/-

Market Value Higher than Consideration Amount

Then Stamp Duty Calculated on Market Value

Stamp Duty Rs. 1,63,500 + 500/- i.e. Rs. 1,64,000/-

Regn Fees Rs. 30,000/-



Mn Jagtap
(प्र) सह. दुय्यम निबंधक
कुरला-१ (वर्ग-२)

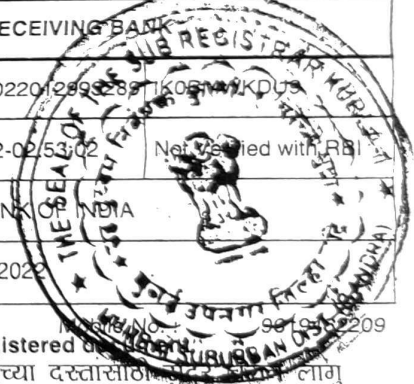
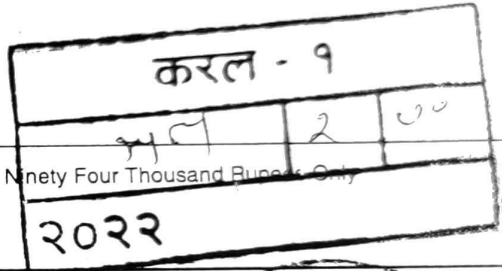
Mr B Mee



CHALLAN
MTR Form Number-6



| | | | | | | | |
|--|--|---------------|--|--------------------------------------|---------------------|---|-----|
| MH012350800202122E | | BARCODE | | Date | 29/01/2022-14:51:11 | Form ID | 252 |
| Department Inspector General Of Registration | | | | Payer Details | | | |
| Stamp Duty | | | | TAX ID / TAN (if Any) | | | |
| Mode of Payment Registration Fee | | | | PAN No.(if Applicable) | | | |
| Name KRL1_JT SUB REGISTRAR KURLA NO 1 | | | | Full Name | | RAGHU BHUMAYA MULYA | |
| Location MUMBAI | | | | Flat/Block No. | | FLAT NO.303, B WING, BLDG NO 82 | |
| 2021-2022 One Time | | | | Premises/Building | | | |
| Account Head Details | | Amount In Rs. | | Road/Street | | KANNAMWAR NAGAR SHREE KRISHNA CHS LTD,VIKHROLI EAST | |
| 45501 Stamp Duty | | 164000.00 | | Area/Locality | | MUMBAI | |
| 3301 Registration Fee | | 30000.00 | | Town/City/District | | | |
| | | | | PIN | | 4 0 0 0 8 3 | |
| | | | | Remarks (If Any) | | | |
| | | | | SecondPartyName=ADITYARAJ BUILDERS-- | | | |
| | | | | Amount In | | One Lakh Ninety Four Thousand Rupees Only | |
| | | | | Words | | 2022 | |
| Payment Details STATE BANK OF INDIA | | | | FOR USE IN RECEIVING BANK | | | |
| Cheque-DD Details | | | | Bank CIN | Ref. No. | 000405720220129932891K05NAYKDU9 | |
| Cheque-DD No. | | | | Bank Date | RBI Date | 29/01/2022-02:53:02 Net Verified with RBI | |
| Name of Bank | | | | Bank-Branch | | STATE BANK OF INDIA | |
| Name of Branch | | | | Scroll No. , Date | | 30 , 31/01/2022 | |
| Payment ID : | | | | 991915209 | | | |



Defaced Details

| No. | Remarks | Defacement No. | Defacement Date | Userld | Defacement Amount |
|-------------------------|---------|------------------|---------------------|--------|-------------------|
| (IS)-369-1585 | | 0005986103202122 | 31/01/2022-15:36:08 | IGR197 | 30000.00 |
| (IS)-369-1585 | | 0005986103202122 | 31/01/2022-15:36:08 | IGR197 | 164000.00 |
| Total Defacement Amount | | | | | 1,94,000.00 |

Dr B M...



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AGREEMENT FOR PERMANENT ALTERNATE ACCOMMODATION

[Signature] *Mr B Mee*

THIS AGREEMENT is made, entered and execution into the Mumbai on this 31st Day of Jan., 2022

BETWEEN

M/S. ADITYARAJ BUILDERS AND PROMOTERS a partnership firm, having registered office at 101 and 102, Purnima Pride, Building No. 03, Tagore Nagar, Village Hariyali, Vikhroli (E), Mumbai - 400 083. Hereinafter referred to as "THE DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include its Successors and assigns) of the FIRST PART.

AND

Shri. Raghu Bhumaya Mulya, aged 66 years, Indian Inhabitant, was residing at Flat No. 2276, Second Floor, Bldg No.82, Kannamwar Nagar Shree Krishna C.H.S Ltd., Kannamwar Nagar, Village Hariyali, Vikhroli (E). Mumbai - 400 083. Hereinafter referred to as "THE MEMBER" (which expression unless it be repugnant to the context or meaning thereof shall be deemed to mean and include her heirs, executors, administrators and assigns) of THE SECOND PART.

AND

M/s. Kannamwar Nagar Shree Krishna C.H.S Ltd., a Co-operative Housing Society registered under the Maharashtra Co-operative Societies Act, 1960, Under Registration No. MUM / MHADB / HSG / (T.C.) 12208 Dated 13.12.2004, having its address at "Kannamwar Nagar Shree Krishna Co - operative Housing Society Ltd"., Building No. 82, Village Hariyali, Vikhroli (E). Mumbai - 400 083. Hereinafter referred to as "THE CONFIRMING PARTY" (which expression unless it be repugnant to the context or meaning thereof shall be deemed to mean and include her heirs, executors, administrators and assigns) of THE THIRD PART.

[Signature]

Mr B Mee *[Signature]*

projections as per Maha Rera norms for the each Existing members of the above said society (Hereinafter referred to as the said "Free of Cost area").

i. pursuant to On the necessary applications, schemes and plans being submitted to the MHADA / Municipal corporation of Greater Mumbai (MCGM) (hereinafter referred to as "corporation"), the Corporation had issued IOD and had sanctioned the plans for using and consuming Full FSI available to the said property from MHADA / MCGM (whatever plot F.S.I., Pro-rata F.S.I. from MHADA V.P, Quota From MHADA and fungible F.S.I. from MCGM / MHADA) and accordingly the necessary Commencement Certificate has been issued by MCGM/MHADA. a copy annexed hereinafter and whereof marked as Annexure.

j. Pursuant to said Development Agreement dated 24th July, 2018, this PAAA is executed between the parties herein and as per request made by the member

herefo will be allotting two flats in lieu of his old one flat the Developers herefo will be allotting two PAAA being Flat No.303 admeasuring 383 Sq. ft Carpet area in "B" Wing and Flat No. 603 admeasuring 383 Sq. ft Carpet area in "B" Wing of newly Constructed Building in lieu of existing old Room No. 276 admeasuring 217 Sq. ft. Carpet plus 292 Sq. Ft. entitled free of cost area in development agreement totaling to 509 Sq. Ft. . (Approx. 533 Sq. Ft. including column projections as per Maha Rera norms) Carpet and the Member has purchased the additional saleable area 233 Sq. ft. (Hereinafter referred to as the said "additional area") from the developer herein for the consideration of Rs. 31,50,000/- (Rupees Thirty One Lakhs Fifty Thousand Only) out of this Rs.3,10,000/- (Rupees Three Lakhs Ten Thousand Only) has been already paid and the Balance Amount of Rs.28,40,000/- (Rupees Twenty Eight Lakhs Forty Thousand Only) will be paid within 18 month..

h. As per the sanctioned plans, the Developers had agreed to allot a proposed Flat No.303 admeasuring 383Sq. ft Carpet area in "B" Wing in the newly

PK:

Mr B Man

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constructed building in the project known as "Kannamwar Nagar Shree Krishna C.H.S Ltd" to be constructed on the said property, as demarked in red ink in the typical floor plan hereto marked as Annexure and as more particularly described in Schedule - II appended herein below on terms as more particularly agreed under the Agreement as stated herein below;

i. The Developers have submitted themselves to the provisions of The Real Estate (Regulation & Development) Act, 2016 and got the project registered with The Maharashtra Real Estate Regulatory Authority bearing project No. P51800024869 and have obtained a registration certificate thereof, a copy whereof is hereto annexed as Annexure.

j. The all Parties desired the execution of these presents between the Developers Society and the Member as abundant caution and therefore parties hereto are desires of reducing the terms and condition agreed upon among them in writing as hereunder appearing.



NOW THIS INDENTURE WITNESS AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The recital contained above form integral and operative part of this agreement as if the same were set out and incorporated herein.
2. The Member is a member of the said society herein an as such was in occupation of the said tenement (old premises) Viz. existing Tenement No.2276 admeasuring about 20.22 Sq. Mtr (i.e 217.64 Sq. Ft. carpet area) of the said building No.82 and was in use and occupation of the said premises for the purpose of his residence, paying monthly taxes and maintenance charges to society regularly.
3. The Member declares that she/he has neither agreed to assign his old premises or any interest therein or occupation in the said premises nor has

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The B Member *[Signature]*

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IN THE WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO
PUT THEIR HAND AND SEAL ON THE DAY AND YEAR FIRST
HEREINABOVE WRITTEN:

THE FIRST SCHEDULE "MEMBERS'S OLD ROOM"

ABOVE REFERRED TO

Old Room No. 2276, area admeasuring about 20.22 Sq. Mtr (i.e 217.64 Sq. Ft. carpet area) in Building No. 82, Kannamwar Nagar Shree Krishna C.H.S Ltd. co-operative Housing Society Ltd., Situated at Village Hariyali, Vikhroli (E). Mumbai - 400 083. Lying and being at survey No. 113, [part] and City Survey no. 356 [part] of Village Hariyali.



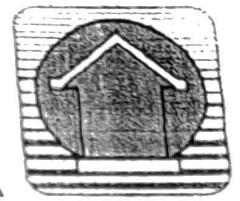
THE SECOND SCHEDULE "MEMBER'S NEW FLAT"

ABOVE REFERRED TO

New Flat No. 303, area admeasuring about 383 Square feet Carpet Area including column projections as per Maharera norms on the 3rd Floor, in wing "B" in new constructed Building No. 82, Kannamwar Nagar Shree Krishna C.H.S Ltd. co-operative Housing Society Ltd., Situated at Village Hariyali, Vikhroli (E). Mumbai - 400 083. Lying and being at survey No. 113, [part] and City Survey no. 356 [part] of Village Hariyali.

Mr B Man...

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Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No. TPB/4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

COMMENCEMENT CERTIFICATE

No. MH/EE/(B.P.)/GM/MHADA -9/1802/19-9

Date: 30 DEC 2019

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| 9457 | 20 | 00 |
| 2022 | | |

To

C.A. to Kannamwar Nagar Shree Krishna CHS Ltd.
M/s. Adityaraj Builders & Promoters

101, Adityaraj, Bldg. No.3, Purnima CHS Ltd. Tagore Nagar
Vikhroli (East), Mumbai.

Sub:- Proposed redevelopment of existing building.No.82 known as
"Kannamwar Nagar Shree Krishna CHS Ltd." on plot bearing C.T.S. No.
356 (pt.), of Village Hariyali, at Kannamwar Nagar, MHADA Layout,
Vikhroli (E), Mumbai- 400083.

Ref. : 1. IOA plans issued by MHADA dated 01.11.2019.
2. Architect application dated 24.12.2019



Dear Applicant,

With reference to your application dated 16.08.2019 for development permission and grant of Plinth Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act. 1966 to redevelopment of the existing building No. 82 known as "Kannamwar Nagar Shree Krishna CHS Ltd." on plot bearing C.T.S. No. 356 (pt.). of Village Hariyali, at Kannamwar Nagar, MHADA Layout, Vikhroli (E), Mumbai- 400083

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7 The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

8 That the work shall be carried out as per the approved plan, Survey remark & all other relevant permissions applicable to this proposal.

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| 2021 | 22 | 09 |
| 2022 | | |

VP & CEO / MHADA has appointed Shri. Dinesh D. Mahajan, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This C.C. is issued for work upto plinth as per approved IOA plans dated 01.11.2019.

This CC is valid upto 29 DEC 2020

(Signature)
 (Dinesh Mahajan)
 Executive Engineer/B. Cell
 Greater Mumbai / MHADA



NO. M2P/EE/BP/GR/MHADA-9/400/2
 Date: 03 JUN 2021

THIS FURTHER EC UPTO TOP OF 1ST FLOOR i.e. BUILDING CONSIST OF WING B CONSIST OF GROUND FLOOR + 1ST FLOOR FOR COMMERCIAL + 2ND TO 4TH UPPER FLOOR OF WING B CONSIST OF GROUND FLOOR + 1ST FLOOR FOR RESIDENTIAL + 2ND TO 4TH UPPER FLOOR ALONG WITH PARTY WALL AS PER APPROVED AMENDED PLAN DTD 07/06/2021

(Signature)
 EXECUTIVE ENGINEER/ PA/A
 M.H. & A.D. AUTHORITY
 GRIHA NIRMAN BHAVAN,
 BANDRA (E), MUMBAI-51

(Handwritten signature)

31/01/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

दस्त क्रमांक : 1585/2022

नोंदणी :

Regn 63m

गावाचे नाव : हरियाली

| | |
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| (1) विलेखाचा प्रकार | पर्यायी जागेचा करार |
| (2) मोबदला | 3150000 |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 3268500 |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: 303, बी विंग, माळा नं: 3 रा मजला, इमारतीचे नाव: कन्नमवार नगर श्री कृष्ण सीएचएस लिमिटेड, ब्लॉक नं: बिल्डिंग नं. 82, कन्नमवार नगर -2, व्हिलेज हरियाली, रोड : विक्रोळी पूर्व, मुंबई - 400083, इतर माहिती: जुनी रूम नं. 2276, कन्नमवार नगर श्री कृष्ण को-ऑप. हौसिंग सोसायटी लिमिटेड, बिल्डिंग नं. 82, कन्नमवार नगर - 2, व्हिलेज हरियाली, विक्रोळी पूर्व, मुंबई - 400083. जुन्या रूमचे क्षेत्रफळ 217 चौ. फूट कार्पेटच्या एवजी नवीन सदनिकेचे क्षेत्रफळ 383 चौ. फूट रेरा कार्पेट मिळत आहे. PUI: SX0304700060000 ((C.T.S. Number : 356 भाग ;)) |
| (5) क्षेत्रफळ | 1) 39.15 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:- मेसर्स आदित्यराज बिल्डर्स अँड प्रमोटर्स तर्फे भागीदार रॉकी राजकुमार खुशलानी ह्यांच्या तर्फे मुखत्यार म्हणून नारायण पाल वय:-35; पत्ता:- प्लॉट नं: 101 आणि 102, माळा नं: 1 ला मजला, इमारतीचे नाव: पूर्णिमा प्राईड, ब्लॉक नं: बिल्डिंग नं. 03, रोड नं: टागोर नगर, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-ABLFA9725G 2): नाव:- कन्नमवार नगर श्री कृष्ण को-ऑप. हौसिंग सोसायटी लिमिटेड तर्फे सेक्रेटरी मोहन दुदा दुलेरा वय:-67; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: बिल्डिंग नं. 82, कन्नमवार नगर, व्हिलेज हरियाली, रोड नं: विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-BACPD7209P |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:- रघु भूमय्या मुल्या वय:-66; पत्ता:- प्लॉट नं: 2276, माळा नं: 2 रा मजला, इमारतीचे नाव: कन्नमवार नगर श्री कृष्ण को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: बिल्डिंग नं. 82, कन्नमवार नगर, व्हिलेज हरियाली, रोड नं: विक्रोळी पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं:-AMCPM0980B |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 31/01/2022 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 31/01/2022 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 1585/2022 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 164000 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेर | |

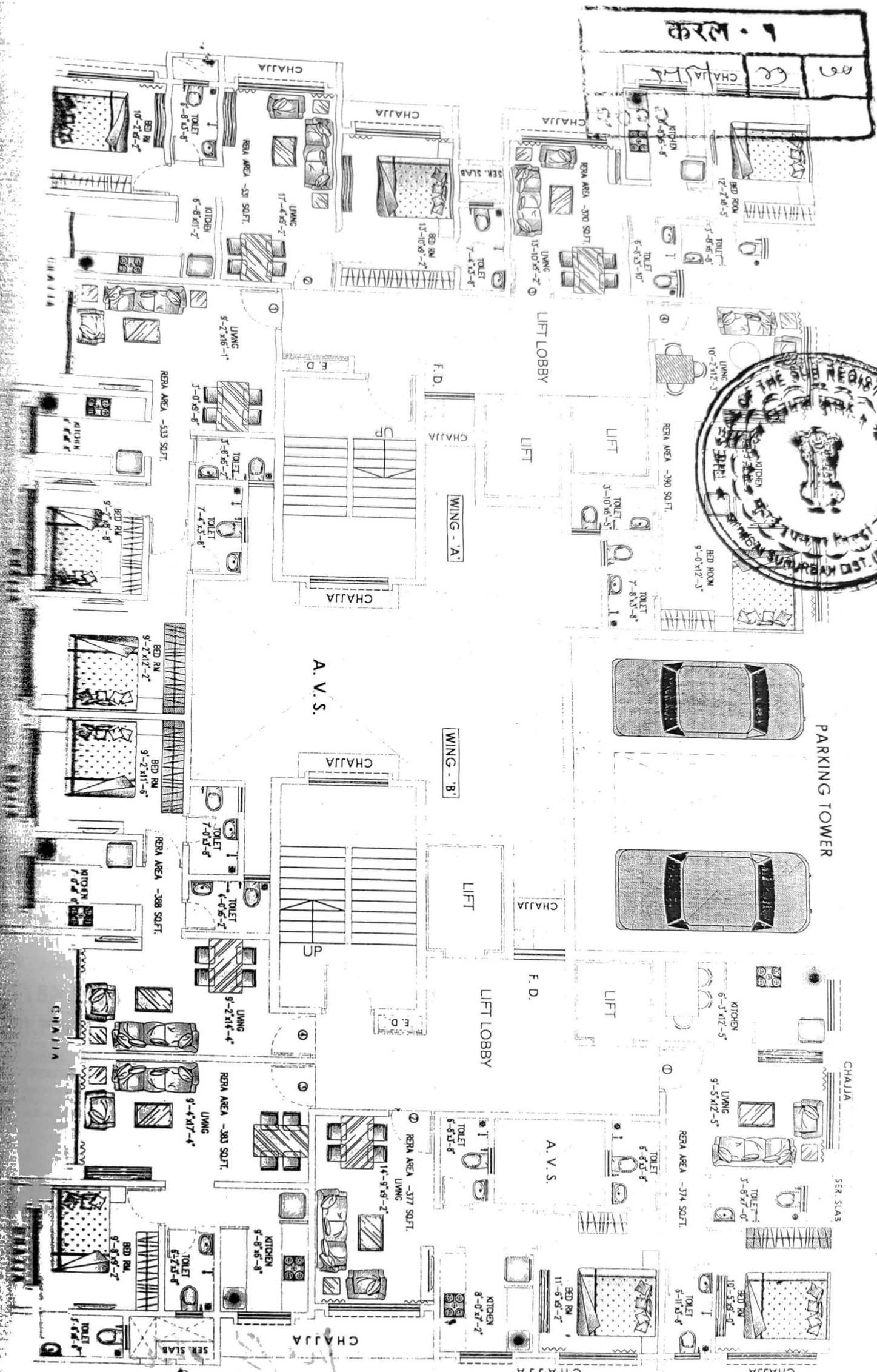
मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणगाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

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

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