

Receipt (pavti)

369/5021

पावती

Original/Duplicate

Wednesday, March 23, 2022

नोंदणी क्र.: 39म

8:13 PM

Regn.: 39M

पावती क्र.: 5732 दिनांक: 23/03/2022

गावाचे नाव: घाटकोपर

दस्तऐवजाचा अनुक्रमांक: करल1-5021-2022

दस्तऐवजाचा प्रकार: सेल डीड

सादर करणाऱ्याचे नाव: भारती दीपक सरवैया

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 2100.00

पृष्ठांची संख्या: 105

DELIVERED

एकूण: रु. 32100.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

8:32 PM ह्या वेळेस मिळेल.

M. Subghat
ड. निबंधक कुर्ला-१

बाजार मूल्य: रु. 10227061.8 /-

मोबदला रु. 12000000/-

भरलेले मुद्रांक शुल्क : रु. 600000/-

(५) सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)

1) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2203202218171 दिनांक: 23/03/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2203202218236 दिनांक: 23/03/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014277878202122E दिनांक: 23/03/2022

बँकेचे नाव व पत्ता:

B. D. Sarvaiya



24/03/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

दस्त क्रमांक : 5021/2022

नोंदणी :

Regn:63m

गावाचे नाव : घाटकोपर

(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	12000000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10227061.8
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: सदनिकेचे क्षेत्रफळ 59.35 चौ. मीटर + बाल्कनीचे क्षेत्रफळ 1.27 चौ. मीटर असे एकूण क्षेत्रफळ 60.62 चौ. मीटर म्हणजेच 652 रेरा फूट कार्पेट सोबत एक पिट कार पार्किंग.(विभाग घाटकोपर किरोळ)((C.T.S. Number : 5662 भाग ;))
(5) क्षेत्रफळ	1) 60.62 चौ.फूट
(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:-नेसर्स जे. आर. प्रॉपर्टीज एलएलपी तर्फे भागीदार जयेश रामजी गाला बय:-48; पत्ता:-प्लॉट नं: ऑफिस नं. 310, माळा नं: -, इमारतीचे नाव: कौसमॉस प्लॅटिनम, ब्लॉक नं: -, रोड नं: बी. एस. रोड, दादर पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400028 पॅन नं:-AANFJ2369J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-भारती दीपक सरवैया बय:-67; पत्ता:-प्लॉट नं: एस-5, माळा नं: -, इमारतीचे नाव: नूतन संदेश, ब्लॉक नं: प्लॉट नं. 19-20, रोड नं: व्ही. बी. लेन एक्सटेंशन कुकरेजा टॉवर जवळ, गरोडिया नगर, घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AXLPS5137Q 2): नाव:-कुणाल दीपक सरवैया बय:-39; पत्ता:-प्लॉट नं: एस-5, माळा नं: -, इमारतीचे नाव: नूतन संदेश, ब्लॉक नं: प्लॉट नं. 19-20, रोड नं: व्ही. बी. लेन एक्सटेंशन कुकरेजा टॉवर जवळ, गरोडिया नगर, घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-BNUPS9880G
(9) दस्तऐवज करून दिल्याचा दिनांक	23/03/2022
(10)दस्त नोंदणी केल्याचा दिनांक	23/03/2022
(11)अनुक्रमांक,खंड व पृष्ठ	5021/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	600000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 24/03/2022) toMunicipal Corporation of Greater Mumbai.

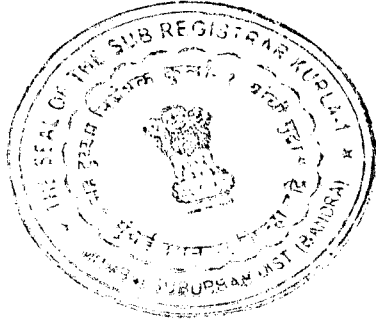
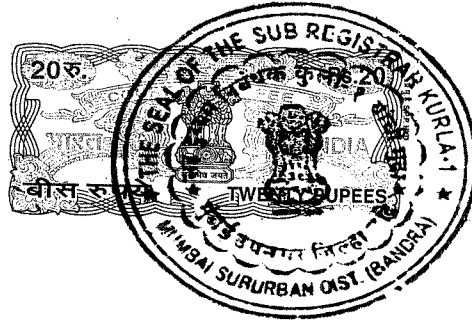
No need to spend your valuable time and energy to submit this documents in person.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	JR PROPERTIES LLP	eChallan	00040572022030825621	MH014277878202122E	600000.00	SD	0007306453202122	23/03/2022
2		DHC		2203202218171	2000	RF	2203202218171D	23/03/2022
3		DHC		2203202218236	100	RF	2203202218236D	23/03/2022
4	JR PROPERTIES LLP	eChallan		MH014277878202122E	30000	RF	0007306453202122	23/03/2022

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



खरी प्रत

M. Jagtap
सह. दुय्यम निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा.

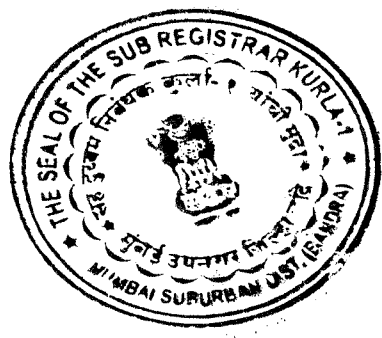
मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	2022032310699			23 March 2022,07:53:58 PM करल 1	
मूल्यांकनाचे वर्ष	2021				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	103-घाटकोपर - किरोड - कुर्ला				
उप मूल्य विभाग	103/492 भूभाग : रेल्वेच्या पूर्वेकडील पंतनगराचा भाग (शेन क्रमांक 103/493 चा भूभाग वगळून) नकाशात दर्शविल्याप्रमाणे.				
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#5662				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	तुकाने	औद्योगिक	मोजमापनाचे एकक
60200	124900	138650	197200	124900	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	71.27चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2०वे	मूल्यदर/बांधकामाचा दर -	Rs.124900/-
उद्वाहन सुविधा-	आहे	मजला -	11th floor To 20th floor		
रस्ता सन्मुख -					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/बाढ					
= 110% apply to rate= Rs.137390/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर					
=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)					
= (((137390-60200) * (100 / 100))+60200)					
= Rs.137390/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 137390 * 71.27				
	= Rs.9791785.3/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	13.94चौरस मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * (124900 * 25/100)				
	= Rs.435276.5/-				
एकत्रित अंतिम मूल्य					
= मुख्य मिळकतीचे मूल्य + तळपराचे मूल्य + वेगवेगळे मजला क्षेत्र मूल्य + लागतभ्या गल्लीचे मूल्य + वरील गल्लीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकती + मॅकेनिकल ग्राहतातळ					
= A + B + C + D + E + F + G + H + I + J					
= 9791785.3 + 0 + 0 + 0 + 435276.5 + 0 + 0 + 0 + 0 + 0					
=Rs.10227061.8/-					

करल - १

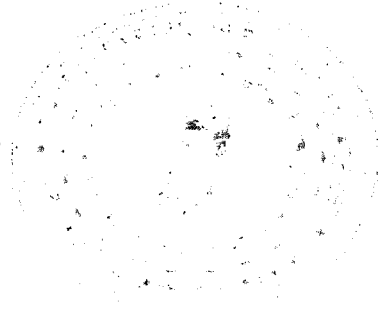
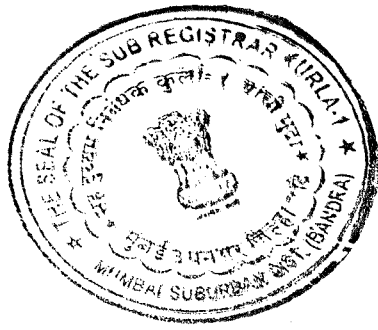
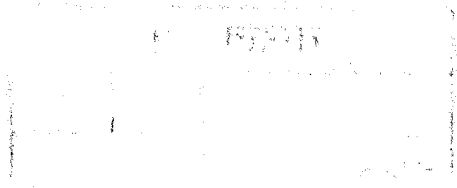
५०२९	१	१०५
२०२२		

Home Print

MN Jagtap
(प्र) सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)



करल - १		
५०२१	२	१०५
२०२२		



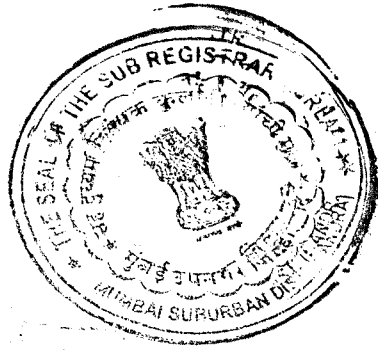


CHALLAN
MTR Form Number-6



GRN	MH014277878202122E	BARCODE			Date	08/03/2022-19:49:48	Form ID	25.2																
Department	Inspector General Of Registration			Payer Details																				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)																				
				PAN No.(If Applicable)																				
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			Full Name	J R PROPERTIES LLP																			
Location	MUMBAI			Flat/Block No.	FLAT NO. 1301, 13TH FLOOR, VISHAL SAGAR																			
Year	2021-2022 One Time			Premises/Building	BUILDING NO. 126, PANT NAGAR, GHATKOPAR EAST																			
Account Head Details		Amount In Rs.		Road/Street	MUMBAI																			
0030045501 Stamp Duty		600000.00		Area/Locality	MUMBAI																			
0030063301 Registration Fee		30000.00		Town/City/District	MUMBAI																			
				PIN	4 0 0 0 7 5																			
				Remarks (If Any)	SecondPartyName=BHARATI DIPAK SARVAIYA AND KUNAL DIPAK SARVAIYA-																			
				Amount In	<table border="1"> <tr> <td align="center" colspan="4">करल - १</td> </tr> <tr> <td align="center">५०२९</td> <td align="center">६</td> <td align="center">१०५</td> <td></td> </tr> <tr> <td align="center" colspan="4">Six Lakh Thirty Thousand Rupees Only</td> </tr> <tr> <td align="center" colspan="4">२०२२</td> </tr> </table>				करल - १				५०२९	६	१०५		Six Lakh Thirty Thousand Rupees Only				२०२२			
करल - १																								
५०२९	६	१०५																						
Six Lakh Thirty Thousand Rupees Only																								
२०२२																								
Total		6,30,000.00		Words																				
Payment Details				FOR USE IN RECEIVING BANK																				
STATE BANK OF INDIA				Bank CIN	Ref. No.	00040572022030825621	IK0BOMXOE9																	
Cheque/DD Details				Bank Date	RBI Date	08/03/2022-07:50:50	09/03/2022																	
Cheque/DD No.				Bank-Branch	STATE BANK OF INDIA																			
Name of Bank				Scroll No. , Date	68 , 09/03/2022																			
Name of Branch																								
Department ID :				Mobile No. : 980886497																				
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.																								
सदर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.																								
Validity unknown																								
Digitally signed by DS VIRTUAL TREASURY MUMBAI 03 Date: 2022.03.23 20:13:29 IST Reason: Secure Document																								
Challan Defaced by																								
Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount																				
1	(IS)-369-5021	23/03/2022-20:12:52	IGR197	30000.00																				
2	(IS)-369-5021	23/03/2022-20:12:52	IGR197	600000.00																				
Total Defacement Amount				6,30,000.00																				

करल - १		
५०२१	४	१०५
२०२२		





CHALLAN
MTR Form Number-6

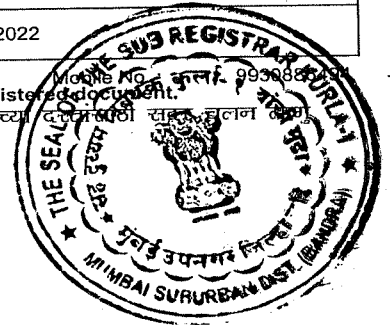


GRN	MH014277878202122E	BARCODE	[Barcode]		Date	08/03/2022-19:49:48	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			Full Name	J R PROPERTIES LLP			
Location	MUMBAI			Flat/Block No.	FLAT NO. 1301, 13TH FLOOR, VISHAL SAGAR			
Year	2021-2022 One Time			Premises/Building	BUILDING NO. 126, PANT NAGAR, GHATKOPAR EAST			
Account Head Details		Amount In Rs.		Road/Street	MUMBAI			
0030045501 Stamp Duty		600000.00		Area/Locality	MUMBAI			
0030063301 Registration Fee		30000.00		Town/City/District	MUMBAI			
				PIN	4 0 0 0 7 5			
				Remarks (If Any)	SecondPartyName=BHARATI DIPAK SARVAIYA AND KUNAL DIPAK SARVAIYA~			
				Amount In	Six Lakh Thirty Thousand Rupees Only			
				Words	[Handwritten: ४०२९ ५१०१ २०२२]			
Total	6,30,000.00							
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN	Ref. No.	00040572022030825621	IK0BOMXOE9			
Cheque/DD No.		Bank Date	RBI Date	08/03/2022-07:50:50	09/03/2022			
Name of Bank		Bank-Branch		STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date		68 , 09/03/2022				

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

Signature Not
Verified

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 03
Date: 2022.03.22
18:51:58 IST
Reason: Secure
Document
Location: India



करला - १		
५०२१	६	१०५
२०२२		





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

Receipt of Document Handling Charges

PRN 2203202218171

Receipt Date 23/03/2022

Received from SELF, Mobile number 9800000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 5021 dated 23/03/2022 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name SBIN

Payment Date 22/03/2022

Bank CIN 10004152022032215512

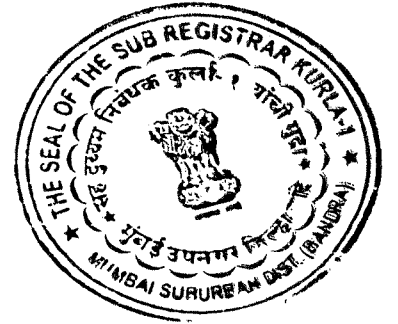
REF No. IGANFVQIM6

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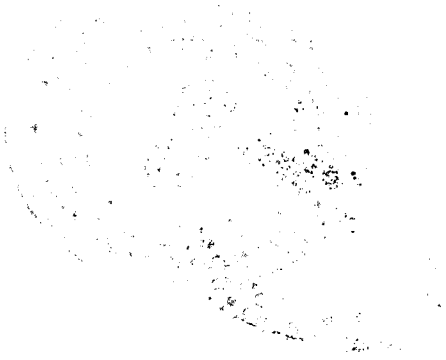
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Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2203202218236

Receipt Date 23/03/2022

Received from SELF, Mobile number 9800000000, an amount of Rs.100/-, towards Document Handling Charges for the Document to be registered on Document No. 5021 dated 23/03/2022 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

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Payment Details

Bank Name SBIN

Payment Date 22/03/2022

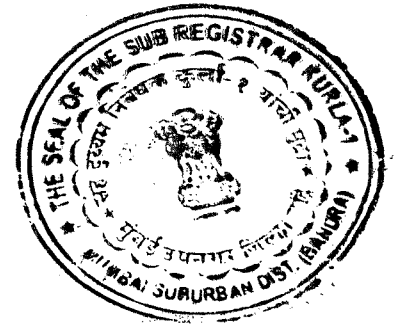
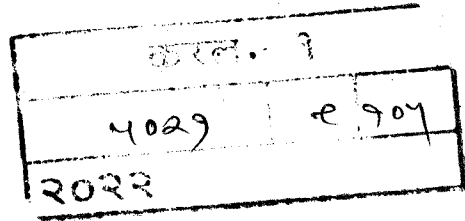
Bank CIN 10004152022032215574

REF No. IGANFVQSP9

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Deface Date 23/03/2022

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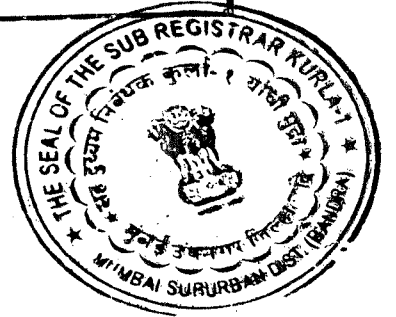


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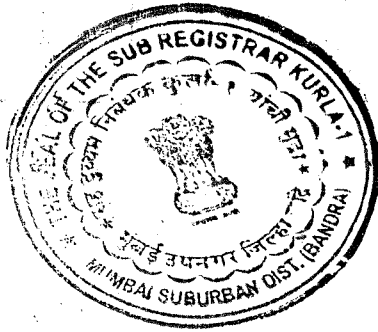
Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2203202218171	Date	22/03/2022
Received from SELF, Mobile number 9800000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	SBIN	Date	22/03/2022
Bank CIN	10004152022032215512	REF No.	IGANFVQIM6
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2203202218236	Date 22/03/2022
Received from SELF, Mobile number 9800000000, an amount of Rs.100/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 22/03/2022
Bank CIN 10004152022032215574	REF No. IGANFVQSP9
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SALE DEED

This SALE DEED is made and entered on the 23rd day of march March 2022.

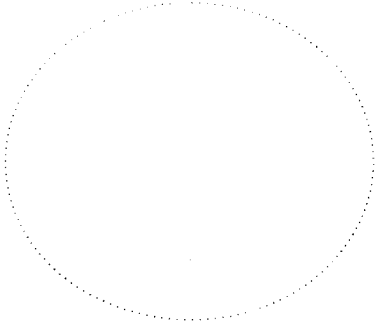
BETWEEN

J. R. Properties LLP, a Limited Liability Partnership Firm duly registered under the provision of Limited Liability Partnership Act, 2008 having its registered office at 310, Cosmos Platinum, B.S. Road, Dadar (West), Mumbai 400028, hereinafter called "THE DEVELOPERS/PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the present and future partners of the said LLP firm, the survivor or survivors of them, the last such survivor, his/her heirs, executors and administrators) of the FIRST PART.

AND

MRS. BHARATI DIPAK SARVAIYA (PAN NO. AXLPS5137Q) aged 67 years and MR. KUNAL DIPAK SARVAIYA (PAN NO. BNUPS9880G) aged 39 years both Indian Inhabitants residing at, S/5, Nutan Sandesh, Plot No. 19-20, V.B. Lane Extn., Near Kukreja Towers, Garodia Nagar, Ghatkoper (East), Rajawadi, Mumbai 400077, (hereinafter referred to as "the Purchasers") (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include in the case of an individual or individuals his/her or their respective heirs, executors, administrators and permitted assigns, and the survivors or survivor of them, and the heirs, executors and administrators of the last survivor of them and their, his or her permitted assigns) of the SECOND PART.

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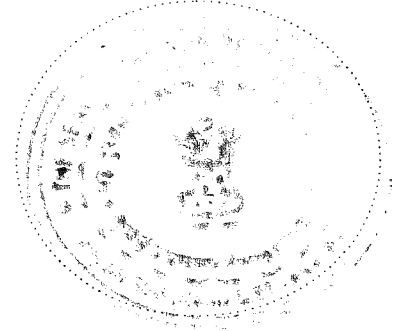
WHEREAS:

A. *The Maharashtra Housing and Area Development Authority under an Indenture of Lease executed on 24th November, 1975 leased out the property in favour of the Society. The said document is registered with the Sub-Registrar of Assurances under Registration No. S-1420 of 1976 on 10-5-1976 and also under a Deed of Sale entered into between the Maharashtra Housing and Area Development Authority with the Society dated 24th November, 1975 registered on 10-5-1976 bearing Registration No. S/1422 of 1976 conveyed in favour of the Society viz Vishal Pantnagar CHS Ltd. the Building No.126 standing on CTS NO. 5662 (part) alongwith the land viz. piece and parcel of land admeasuring about 548.22 square meters and Building No. 126 having 16 flats occupied by 16 members of the Society in favor of the Society.*

B. *As per the Development control Rules, under DCR 33(5) and 2C(ii), the buildings constructed by MHADA are being allowed to be redeveloped by consuming F.S.I., Fungible Compensatory FSI, Lay out FSI, Pro Rata FSI, Premium FSI, Concessional FSI as may be grant at concessional rate by the said authorities viz. MHADA/MCGM/Competent Authority.*

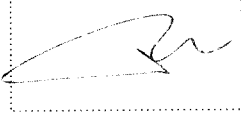
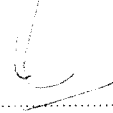
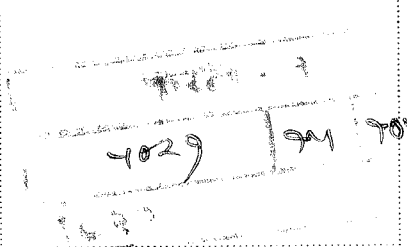
C. *The said Society has granted permission to the occupants of each building to demolish their respective building and to construct a new building in its place and stead utilizing under any MHADA/ MCGM Policy/Notification/Circular a Total FSI available & eligible under the index of FSI as available as per policy, pro-rata per tenement plus additional Built Up area, along with FSI available under Tit-Bit areas, Incentive, Layout, Compensatory Fungible FSI, benefit of FSI available either by handing over road setback area and/or otherwise and/or TDR as may be made available from Government/MHADA/MCGM and/or any other concerned Department which may be allowed,*

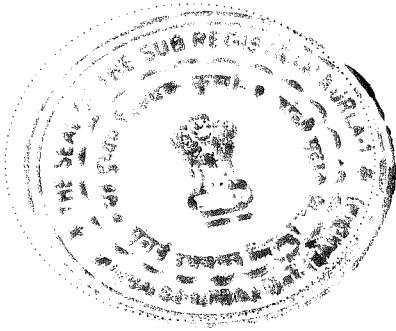
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declared, permitted to be consumed and/or loaded on the said Society's Property as may be permissible under DCR 33 (5) or any other relevant provisions thereof as may be amended in future. The area of the said plot as per the MHADA certificate dated 07th May 2010 is 612.25 square meters. The aggregate existing carpet area of all the 16 (sixteen) existing flats in the said building is 5161.60 sq. feet carpet area.

D. The members of the Society occupying Building No. 126 being interested in getting their building redeveloped by demolishing the existing building and getting increased carpet area to themselves have invited offers. The members of Building No. 126 are hereinafter referred to as "the said members". The Society and the said members received offers from Several Developers to develop the said plot. The offer was also received from the one M/s Swastik Ventures and after following due process as per norms M/s Swastik Ventures was appointed and on the basis of the same M/s. Swastik Ventures agreed to redevelop the said property on the terms and conditions as recorded in the Development Agreement dated 23rd November, 2011 made between the Society, members/owners of building No. 126 and M/s Swastik Ventures by which the Society had given the Development rights of the said property to M/s Swastik Ventures at price and on the terms and conditions therein contained. The Said Development Agreement was duly registered with Sub Registrar of Kurla-1 under the Serial No. BDR3-2305-2012 on 25.04.2012. Due to some inadvertence said Development Agreement Dated 23.11.2011 was required to be rectified and so by the Deed of Rectification Dated 17.03.2012 (hereinafter referred to as the Said Rectification Deed") made between the parties hereto, the Society have rectified the terms of Development Agreement as per terms and conditions mentioned therein and said Deed of Rectification was duly registered with Sub Registrar of Kurla-1 under the Serial No.

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BDR3-3225-2012 on 25-04-2012

- E. Along with the Development Agreement Dated 23.11.2001 the Society have executed General Power of Attorney Dated 07.04.2012 in favor of the M/s Swastik Ventures the Developers thereto thereby given various powers for carrying out redevelopment of Said Property. Said Power of Attorney was duly registered with Sub Registrar of Kurla-1 under the Serial No. BDR3-3226-2012 on 07.04.2012.
- F. As per the terms and conditions of the Development Agreement the then Developer have obtained Intimation of Disapproval from MCGM vide IOD No: CE/6644/BPES/AN dtd. 03.12.2014. The then Developer have also obtained Commencement Certificate from MCGM vide CC. No: CHE/ES/1331/N/337(NEW) dtd. 19-10-2016
- G. The then Developer have also obtained Amended plan dated 30-05-2017 with re-endorsed Commencement Certificate from MCGM vide CC. No: CHE/ES/1331/N/337(NEW) Dated 06-06-2017. The then Developer have accordingly got vacated existing building structure and have by demolishing old structure have commenced excavation work and foundation work of said property.
- H. The then Developer have also entered into Individual Agreement for providing Permanent Alternate Accommodation Agreement with all the members herein and same have been also registered with Sub Registrar of Kurla-1 under various Serial Numbers and on various dates.
- I. As per the agreed terms of the Said Development Agreement the then Developers therein were required to complete the Development work within the time framed and as per the terms and condition mentioned therein; however there was a lot of delay on part of the said then Developers in obtaining permissions and commencing work and so after lots of discussions, negotiations and mutual consent

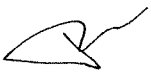

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between all the parties they have decided to cancel the Said Development Agreement, General Power of Attorney, Deed of Rectification and all Individual Agreement for providing Permanent Alternate Accommodation Agreement and to discharge the Developers for its obligations and vice versa discharge Society and its members from its/their obligations and all the said documents.

J. Consequently, by and under the Cancellation Deed dated 22/03/2018 made between the Society as First Part, members of building No. 126 all being Second Part and M/s Swastik Ventures of the third Part; the Development Agreement dated 23rd November, 2011, General Power of Attorney Dated 7th April 2012, Deed of Rectification Dated 17th March 2012 and all Permanent Alternate Accommodation Agreements was terminated on the terms and conditions as recorded therein vide aforesaid Cancellation Deed which is duly registered with the Sub-Registrar of Assurances, Kurla-1 under Sr. No. KRL-1-4806-2018 dated 27/04/2018. A copy of Index-II of Cancellation Deed between the parties is attached herewith and marked as Annexure "A".

K. Prior to cancellation of the said all documents and consent and confirmation from the then developer said Swastik Ventures, the Society viz. VISHAL PANTNAGAR CO-OPERATIVE HOUSING SOCIETY LIMITED alongwith its members of Building No. 126 have appointed new Developer viz. M/s. J.R. Properties LLP as the Developer for development of the Building No. 126 of the Society, after following due process under 79A as per byelaws and then under a Development Agreement Dated 21st April, 2018 registered & executed with Registrar of Sub-Assurances Kurla bearing Registration No. KRL-1-4810-2018 dated 27/04/2018 and the copy of Index-II of the same is Annexed herewith marked as Annexure "B" and have entrusted the Development rights in favor of said M/s. J.R. Properties LLP for re-development of the said property of the Society i.e. Building

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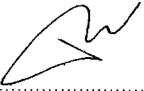

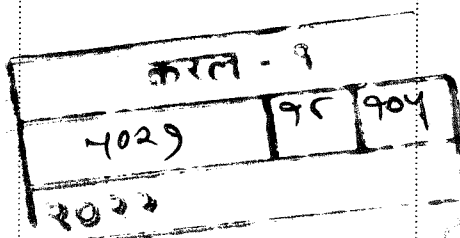



No.126 and land underneath on the terms and conditions as more particularly stated in the said Development Agreement. M/s. J.R. Properties LLP is therefore authorized to re-develop the said Property of the Society.

L. Pursuant to the terms of the said Development Agreement, the Society has also executed a Power of Attorney dated 21/04/2018 in favour of Partners of M/s. J.R. Properties LLP thereby given various powers to them for the development of the Property as specifically mentioned in the said Power of Attorney. The said Power of Attorney has Dated 21st April, 2018 registered with Registrar of Sub-Assurances Kurla bearing Registration No. KRL-1-4811-2018 on 21/4/2018. The Index-II copy of the said Power of Attorney is annexed and marked Annexure 'B1'.

M. Thereafter, the said M/s. J.R. Properties LLP will execute Separate Individual Agreement for Providing Permanent Alternate Accommodation with all the members of Building No. 126 of the Society.

N. In consideration of the Developer constructing a new building on the said property, at their own cost and expenses and in further consideration of the Developer providing premises on ownership basis to the existing members of the said society in the new building to be constructed as provided herein, the Society has authorized and permitted the Developer/Promoter to sell and transfer on ownership basis, saleable area entitled to the Developer, for such consideration and on such other terms, conditions, covenants, stipulations and provisions as may be decided and deemed fit by the Developer, and for this purpose to sign and execute the necessary agreements, deeds, documents and writings with the Purchasers/Transferees of the same. The said Agreement also inter alia provides that on completion of development of the said property thereof, the Promoter alone will be entitled to hand

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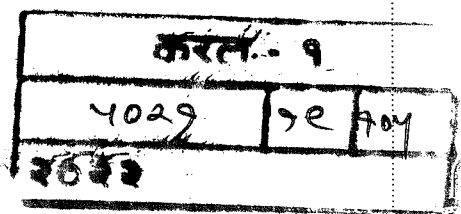


over possession of the flats, apartments, tenements, premises, car parks constructed thereon on the saleable area to the Purchasers/Transferees thereof.

O. The Promoter has entered into a standard agreement with its Architect, viz. Mr. Vilas Dikshit of M/s. Shilp Associates who is registered with the Council of Architects, and such agreement is as per the agreement prescribed by the Council of Architects, and the Promoter has appointed a structural engineer for the preparation of the structural design and drawings of the said new buildings, and the Promoter accepts the professional supervision of the Architect and Structural Engineer till the completion of the said new buildings.

P. Pursuant to the right and authority given to it by the society under the said Agreements as aforesaid, the Promoter is constructing a multi-storey building known as "VISHAL SAGAR" consisting of Stilt with stack/puzzle car parking with pit parking plus 16 upper floors (hereinafter referred to as "the said new Buildings").

Q. In order to redevelop the said property, the Developer has prepared Building Plans of the New Building for residential use and stilt/stack/puzzle car parking on the ground level with pit parking and parking in pit which are approved by the society. Such Approved Building plans designs, specifications, elevations, sections and details of the said new buildings, were submitted to the Municipal Corporation of Greater Mumbai /MHADA by the Developer and the same have been sanctioned by the Municipal Corporation of Greater Mumbai (MCGM)/MHADA and while approving and sanctioning the same the said local authority has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the said Property and constructing the said new buildings, and upon due observance and performance

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of which only the Completion and Occupation Certificates in respect of the said new buildings shall be granted by the said local authority. The Developer has under its said obligation, commenced construction of the said new building in accordance with the said plans, designs and specifications.

R. The MCGM has issued the Intimation of Disapproval (IOD) No. vide IOD No: CE/6644/BPES/AN Dated 03.12.2014 in the Name of then developer M/s Swastik Ventures CA to owner. The copy of IOD is Annexed hereto and marked as Annexure "C".

S. The MCGM has also issued Commencement Certificate (CC) CC. No: CHE/ES/1331/N/337(NEW) Dated 19-10-2016 AND Amended plan dated 30-05-2017 with re-endorsed Commencement Certificate from MCGM vide CC. No: CHE/ES/1331/N/337(NEW) Dated 06-06-2017 in the Name of then developer M/s Swastik Ventures CA to owner. Further amended plan was issued by MHADA dtd 07/06/2019 and CC u/n MH/EE/(B.P)/GM/MHADA-1/323/2019 DTD 29/07/2019 and the copy of the same CC is annexed herewith and marked as Annexure "D". On making an application for change of Developer, the MHADA in capacity of designated Special Planning Authority [SPA] known as Building Permission Cell, Greater Mumbai/ MHADA, has endorsed the Change of Developer to M/s J.R. Properties LLP vide Letter dated 9th August 2018. A copy of said Letter Dated 9th August 2018 is annexed hereto as Annexure "E".

T. The Promoter has registered the said Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the "said RERA Act") with the Real Estate Regulatory Authority at Mumbai under Registration No. P51800018676 dated 27/11/2018. The Authenticated Copy of the Registration Certificate dated 27/11/2018 issued by the Real Estate Regulatory Authority is hereto annexed and marked as Annexure "F".

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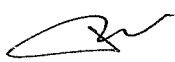


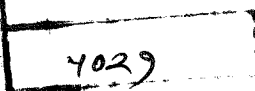



U. Copies of the Certificate of Title dated 30th May, 2018 issued by Mr. Manoj Bhatt being the Advocate of the Promoter and property card showing the nature of the title of the society to the said Property described in the First and Second Schedule hereunder written (hereto annexed and marked as Annexure "G" is the copy of the title certificate and marked as Annexure "H" is the copy of the Property Card".

V. The members of Building No. 126 got separated/bifurcated from Vishal Pant Nagar CHS Ltd as per terms & conditions of MHADA Offer Letter and formed a new Society of its own known as "Vishal Sagar Co-operative Housing Society Limited" registered under Cooperative Society's Act, 1960 vide Registration No. MUM/MHADDB/(TC)/82/2020-2021. A copy of Society Registration Number is annexed hereto as Annexure "I".

W. Subsequently Society Viz. Vishal Sagar Co-operative Housing Society Limited approached Maharashtra Housing And Area Development Authority and have got Indenture of Lease executed and registered with respect to Said Property at First Schedule in favor of Society Viz. Vishal Sagar Co-operative Housing Society Limited on the terms and conditions mentioned therein by a registered Indenture of Lease dated 23rd November 2021 dully registered with Sub- Registrar of Assurance by registration No. KRL1-18009-2021 dated 23rd November 2021. Index II of said Indenture of Lease dated 23rs November 2021 is annexed hereto as Annexure "J". The authenticated copies of the approved plans and layout as proposed by the Promoter and according to the which the construction of the building/s and open spaces as proposed to be provided for on the said project have been disclosed to the purchaser/s.

X. The Promoter, on demand from the Purchaser/s has given the inspection to the Purchaser of all

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the documents of title relating to the Project Land and the plans, designs and specifications prepared by the Promoter's Architects, Mr. Vilas Dikshit of M/s Shilp Associates and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the "said RERA Act") and the Rules and Regulations made thereunder.

Y. The said new building is being constructed on the said Property and according to the approved plan of the said Flat and floor agreed to be hereby purchased by the Purchaser/s which is approved by the said local authority.

Z. The Promoters have obtained the Full Occupation Certificate bearing No.MH/EE/(B.P.)GM/MHADA-1/323/2021 dated 24/12/2021 from the Maharashtra Housing and area Development Authority. A copy of the Full Occupation Certificate is annexed hereto as Annexure-"K".

AA. The Purchaser/s has/ have applied to the Promoter for allotment of the flat being Flat No. 1301 having RERA carpet area admeasuring 59.35 sq. mt and exclusive balcony area 1.27 sq. mtr. Aggregating total carpet area 60.62 sq. mtr. equivalent to 652 sq. ft. (approximately) and 58.55 sq. mtr aggregate area as per MCGM/MHADA approved plan on 13th floor (hereinafter referred to as "the said Flat") in the Building known as "VISHAL SAGAR" (hereinafter referred to as "the said building"), along with one Car parking in stake/puzzle/pit parking (hereinafter referred to as "the said Car parking") constructed on the said property, the said flat is as shown in the typical Floor Plan hereto annexed and marked as Annexure 'L' and of pro-rata share in the common areas ("common Areas") as defined under clause (n) of section 2 of the Real Estate (Regulation and Development) Act, 2016 for the price of Rs. 1,20,00,000/- (Rupees One Crore Twenty Lakhs only) including stamp

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duty and registration charges and all other applicable taxes, cesses, charges etc.

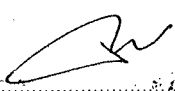
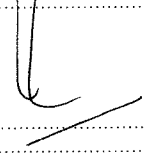
BB. Relying upon the aforesaid application of the said Purchaser, the Promoter has agreed to allot and sell to the Purchaser, the said Flat at the price and on the terms, conditions, covenants, stipulations and provisions hereinafter appearing.

CC. On or before the execution of these presents, the Purchaser/s has/have paid to the Promoter a sum of Rs. 1,18,80,000/- (Rupees One Crore Eighteen Lakhs & Eighty Thousand only), being full payment of the consideration payable hereunder as, earnest /application Money (the payment and receipt whereof the Promoter hereby admits and acknowledges).

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED, DECLARED, CONFIRMED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

1. The parties hereby agree and confirm that all the recitals of this Agreement form integral part of this Agreement and shall be read accordingly.
2. The Promoter has demolished the old buildings belonging to the said society, Vishal Pant Nagar Co-operative Housing Society, Building No.126 situated on the said land property as more particularly mentioned in the first and second schedule at its own cost and responsibility, and shall construct the new building on the said land Property, in accordance with the plans, designs and specifications approved and sanctioned by the said local authority and which have been seen and approved by the Purchaser/s.

Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser/s in respect of alterations, amendments, variations, modifications and additions which may adversely affect the said

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करम - १	
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Flat of the Purchaser/s except any alteration or addition required by any Government Authorities or due to change in law.

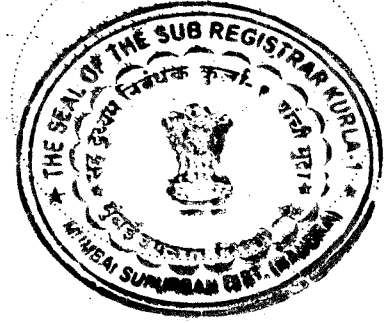
3. The Purchaser(s) hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser the Flat no.1301 having RERA carpet area admeasuring 59.35 sq. mt and exclusive balcony area 1.27 sq. mtr. Aggregating total carpet area 60.62 sq. mtr. equivalent to 652 sq. ft. (approximately) and 58.55 sq. mtr aggregate area as per MCGM/MHADA approved plan on 13th floor as shown in the Floor Plan thereof, in the building known as "Vishal Sagar" along with one Stilt/stack/puzzle with pit car parking in stake/puzzle/pit parking (the aforesaid flat and the car parking (wherever applicable) are hereinafter collectively referred to as "the said Flat"), for the consideration price of Rs. 1,20,00,000 /- (Rupees One Crore Twenty Lakhs only) including the proportionate price of the common areas and facilities appurtenant to the said Flat. The said flat agreed to be sold is more particularly described in the Second Schedule hereunder written.

4. The Promoters have obtained the Full Occupation Certificate bearing No.MH/EE/(B.P.)GM/MHADA-1/323/2021 dated 24/12/2021 from the Maharashtra Housing and area Development Authority. A copy of the Full Occupation Certificate is annexed hereto as Annexure-"K".

5. **SALE PRICE:**

Promoter having agreed to sell and the Purchaser(s) having agreed to purchase the said Flat, the Purchaser(s) shall pay to the Promoter an aggregate sum of Rs. 1,20,00,000 /- (Rupees One Crore Twenty Lakhs only) being the total Purchase Consideration ("the Purchase Consideration") which is aggregate of the purchase consideration for the said Flat calculated only on the basis of the Carpet Area

	B.D.S.		करल - १
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of the said Flat. The Purchase Consideration has been paid in full by the Purchaser(s) to the Promoter/ Developer.

The purchase consideration is inclusive of any sums, fees, duties, premiums, rents, taxes (direct or Indirect), (prospective or retrospective) levies, deposits, cesses which also includes labour welfare cess, local Body Tax, cost or outlays by whatever name called charged levied, imposed, and payable in respect of the said flat or howsoever arising from the transaction contemplated herein to any Government Authority.

6. COMMON AREAS:

- i) The Purchaser/s shall not have any claim, right or interest in respect of any common areas, amenities and facilities whatsoever in the said building/s, including the open spaces, lobbies, staircases, common entrances, common passages /corridors, terraces, recreation areas, Sewage Treatment Plant, Electric meter cabin, Fire Pump room, refuge area, Electric Sub-Stations, save and except the right of user thereof hereby expressly given to the Purchaser/s in respect thereof, and all such common areas, amenities and facilities shall remain the property of the Promoter until handing over the possession of entire property to the said society subject always to the rights, reservations, covenants and easements in favour of the Promoters as provided herein.
- ii) The common areas, amenities and facilities in the said new building, including the open spaces, common entrances, common passages/corridors, lobbies, staircases, terraces, recreation areas, Sewage Treatment Plant, Electric meter cabin, Fire Pump room, refuge area, Electric Sub-Stations shall be used in a reasonable manner and only for the purposes for which the same are provided, and the same shall be used in accordance with the rules and regulations as may be framed in this regard by

	B.D.S.		करल - १	
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the Promoter or the said Society.

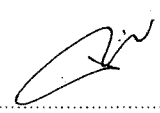
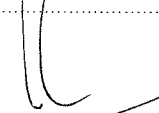
iii) The Purchaser/s shall not use the common areas, amenities and facilities, or permit the same to be used for any purpose other than the purposes for which the same are intended, and the Purchaser/s shall not commit any nuisance or do anything which may cause disturbance or annoyance to the owners/occupants of the said new buildings.

7. AMENITIES:

The fixtures with regard to the flooring and sanitary fittings and amenities to be provided by the Promoter in the said building and the said flat are as set out in the Annexure 'M' annexed hereto. The Purchaser/s is/are satisfied about the specification and amenities as mentioned in Annexure "M" agreed to be provided by the Promoter and undertakes not to raise any objection in respect thereof. The Purchaser/s agrees, and confirms and consents that in case the particular type and brand of the fixtures and sanitary fittings and amenities as specified herein could not be installed in the said building and the said flat due to non availability of such fittings in the market due to the stoppage of the production by the Suppliers and or due to any reason beyond the control of the Promoter then the Promoter be at liberty to install and provide the fittings and amenities of the same quality of any other brand.

8. USE OF THE TERRACES:

The Purchaser(s) is/are aware that even though the terraces of a building under the Municipal Regulations and the Development Control Regulations/Competent Authority are common facility and belonging to the society, the Promoter shall be entitled to grant exclusive right of access and maintenance of the terraces or any part thereof to the purchaser(s) of flats(s) adjacent to the Flat(s) as

	B.D.S.		का. १
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10. DEPOSITS AND CHARGES :

Notwithstanding what is provided in clause No. 4 above, the purchaser(s) shall, on or before delivery of possession of the said flat, as demanded by the Promoter, pay to the promoter the following amounts by way of Deposits or charges:-

Sr. No.	Amount	Particulars
i.	35000/-	For meeting all Legal costs, charges and expenses including professional costs of the Attorney at Law/Advocates of the Promoter in connection with the formation of the Society and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing of the Conveyance or Assignment of Lease.
ii.	500/- + 200/-	For share money, application, entrance fee of the Society;
iii.	$652 \times 2 \times 12 =$ 15,648/-	For proportionate share of taxes and other charges/levies in respect of Society;
iv.	-	For deposit towards provisional monthly contribution towards outgoings of Society;
v.	30,000/-	For deposit towards Water, Electric, and other utility and services connection charges and
vi.	$652 \times 8 \times 12 =$ 62,592/-	For 1-Years General Maintenance and Car Parking System Maintenance Charges and etc in Advance @ Rs, 8/- per sq. ft. .

11. PAYMENT OF MUNICIPAL TAXES:

i) The Purchaser(s) shall pay his/her/their share of property tax, water tax, sewage tax, and all other taxes/charges and cess levied by Municipal Corporation/any Competent Authority in the property tax bill and as assessed from time to time from the date of possession. If any special taxes and/or rates are demanded by Municipal Corporation or any other authority, the Purchase(s) alone shall bear and pay such special taxes and rates. Provided further in the event any bill is addressed

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करल - १

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and/or sent by the Municipal corporation to promoter after the date when the purchaser(s) is required to pay, then in that event purchaser(s) shall pay the same to promoter within seven (7) days from the date of intimation given by the promoter to the purchaser(s), so as to enable the promoter to pay the same to the Municipal corporation. The purchaser(s) shall also bear and pay pro-rata share in the Non-Agricultural tax, or any other tax charges or levies, levied in respect of the said property.

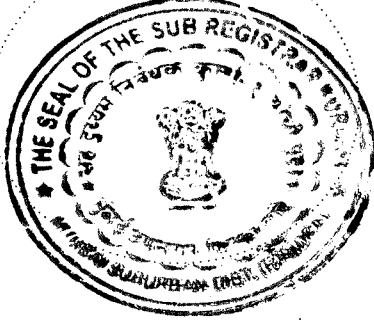
ii) The purchaser(s) confirms and agrees that all sums, levies, deposits, amounts, cess, duties, and/or taxes (direct or indirect taxes), (prospective or retrospective in nature), taxes on income, revenue assessment, municipal or other local taxes, sales tax capital tax, TDS, imposition, surcharge, fees ground rent, premium and/or assignments and/or charges of any nature whatsoever (present or future), including but not limited service Tax charges, VAT charges, GST, local body tax, labour welfare cess, fire cess, stamp duty and registration charges imposed levied or recovered by central and/or State Government or by any other Concerned authorities as per the policy in force today or those may become enforceable and payable at any time in future co operative or Retrospective) as are or may be applicable and/or payable hereunder or in respect of the said flat or otherwise shall be solely and exclusively borne and paid by the purchaser(s) and shall be exclusively of and in addition to the purchase consideration, and the deposits and charges. It is, however, clarified that the property taxes in respect of the said flat shall be borne and paid by the purchaser(s) only after the promoter makes available the said flat for possession.

12. CONTRIBUTION/MAINTENANCE CHARGES/ OUTGOINGS:

The purchaser(s) shall, from the date on which possession of his/her/their flat is offered by the promoter irrespective of the Purchaser(s) taking possession or not, pay to the promoter and/or to said society as

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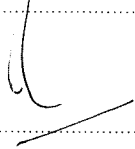
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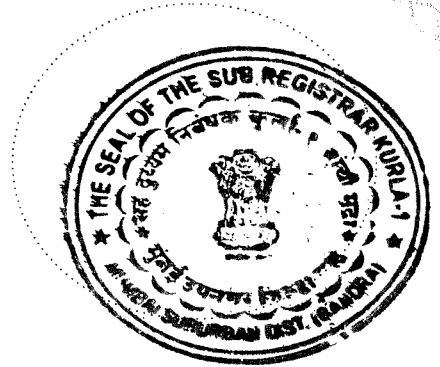


the case may be, his/her/their monthly provisional proportionate share /outgoings and other expenses provided in the said Building and also for Common Facilities and Amenities due in respect of his/her/their flat regularly on or before the 5th day of each and every month (the maintenance charges) the charges for maintenance for common facilities and common areas and amenities irrespective of whether such common facilities and amenities irrespective of whether such common facilities and amenities are used or not by the purchaser(s).

13. CONTRIBUTION TOWARDS MAINTENANCE CHARGES AND/OR OUTGOINGS SHALL BE ON ACCOUNT OF THE FOLLOWING INTER ALIA, VIZ.:

- i) Maintenance, upkeep and repairs in respect of the said building.
- ii) The compound and the compound walls, refuge area, service floor area, common terrace, check floor areas, car parking area (in stilt with pit or podium), water pump, Mechanical installation and fitting, any other amenity like CCTV network for security purpose, EPABX-intercom facility etc in respect of the said Building.
- iii) Car Parking area (stilt, stack, puzzle with pit), service floors, gardens, recreational open space, electrical substation, external electricity cable, external water line, external drainage lines, external storm water drains, street lights, etc provided in the said Land".
- iv) Cost of keeping the said Building Land;
- v) Decorating and/or painting the exterior of the said building, passages and staircases after date of possession;
- vi) Taxes, TDS, cesses levies, charges etc., levied by Municipal Corporation or by any statutory authorities and premium in respect of the insurance of the said building, land

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revenue, Non Agriculture tax, assessments, etc;

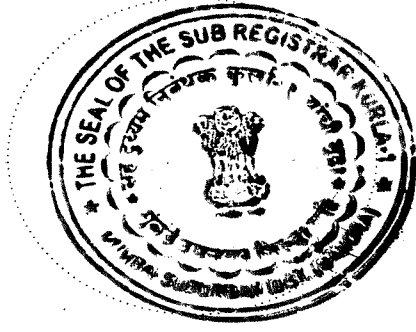
- vii) Electricity charges for the electricity used for common areas and facilities of the said building, including electricity used for mechanical/puzzle/stack parking system provide in the said building.
- viii) Water & Sewerage charges and taxes etc.;
- ix) Sinking & other funds as may be determined by the Promoter/Society;
- x) Rent & cost of water meter or electric meters;
- xi) All other proportionate outgoings due in respect of the said building including those incurred for the benefit of purchaser(s) of flat(s);
- xii) Cost of Maintenance, repairs and upkeepment of solar energy equipment, and sewerage treatment plant installed, if any, with the said building.
- xiii) Service Tax, GST or any other taxes as applicable.

14. CONDITION PRECEDENT TO POSSESSION OF THE SAID FLAT:

(A) Under no circumstances, the purchaser(s) shall be entitled to get possession of the said flat without first paying to the promoter all the amounts due under this agreement, maintenance deposits and also including interest, taxes payable, submission of requisite certificate of TDS paid and all other charges as mentioned herein due thereon. However the possession shall be first offered to the existing members of the said society and thereafter to the purchaser(s). The Promoter shall give possession of the said flat to the purchaser(s) after receiving the full consideration amount as agreed.

(B) It is agreed between the Promoter and Purchaser that the Promoter shall be entitled to amalgamate said Property of Society with the neighbouring Society for redevelopment if

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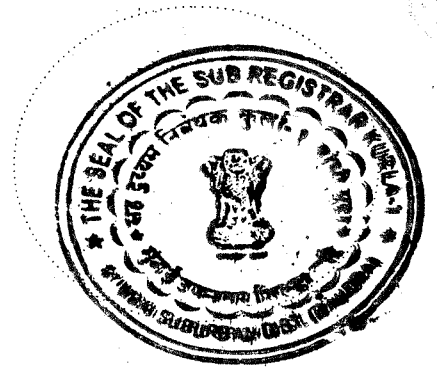
redevelopment of neighbouring Society is taken by the Promoter herein or by any other third-party Developer. Without being liable to make any payment to Society the Promoter shall be entitled to use common area of Society for redevelopment with neighbouring Society but shall not be entitled to assign or convey or create third party right on the common area to neighbouring Society.

15. PROCEDURE FOR TAKING POSSESSION:

i) The promoter is offering possession to the Flat purchaser/s once the entire consideration amount is received and including applicable TDS paid and TDS certificate submitted by the Purchaser to the Developer.

ii) The promoter may agree to permit, subject to the purchaser(s) having fulfilled all his/her/its obligations under this agreement, and has paid full purchase consideration amount, service tax, TDS contribution, maintenance charges, outgoings and any other amount payable entry to the purchaser(s) to the said flat for carrying out interior works if such entry is desired by the purchaser(s) prior to the possession date upon execution of a suitable indemnity bond as required by the promoter. However, such permission shall not be construed as or in no way entitle to purchaser(s) to have any right, interest or title of any nature whatsoever in respect of the said flat. During this period the purchaser(s) undertakes to ensure that its interior work would supplement efforts of the promoter to obtain necessary approvals for the occupation and use of the said flat from the concerned authorities. The purchaser(s) undertakes not to cause any damage to the said building while carrying out the interior works of the said flat and in the event any such damage is caused, the purchaser(s) agrees to reimburse the promoter the costs of rectification thereof. The purchaser(s) further agrees to pay to the promoter security deposit to be adjusted towards the actual cost of electricity, water, debris removal

	B.D.S.		



and other direct expenses incurred by the promoter on account of purchaser(s) during the period of interior works being done by the purchaser(s). Notwithstanding anything contained elsewhere in this agreement, it is expressly understood and agreed between the parties that other charges and payments payable in respect of the said flat shall continue unabated irrespective of whether the permission for carrying out interior works of the said flat is not granted by the promoter.

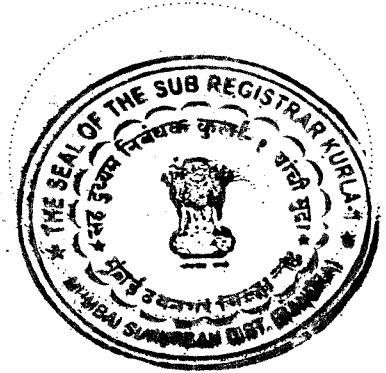
iii) The Purchaser(s) also agrees to point out in writing any defects in construction within one month of the possession. Of the purchaser(s) points out in writing any defect in construction, then such defect shall be rectified by the promoter, subject to no structural alteration done by the purchaser in case of leakage from walls due to monsoon, same shall be rectified by the promoter. In case of leakage from walls due to monsoon after date of possession. Promoter shall not be responsible for leakage due to monsoon after completion of first monsoon from the date of possession.

16. The Promoter have against execution of this present handed over possession of Flat to the Purchaser. The Purchaser has on/or before execution of this presents have taken through inspection of flat and amenities of the flat and common area as promised by Promoter and Purchaser hereby declares that Purchasers is fully satisfied with the same and shall not claim any future dispute with the Promoter.

17. ASSIGNMENT BY PURCHASER(S):

i) The Purchaser(s) shall not let, sub-let, transfer, mortgage, charge, assign or part with the Purchaser(s) interest or benefit under this Agreement or part with the Possession of the said Flat unless all the dues payable by the Purchaser(s) to the Promoter under this Agreement are fully paid up and only if the Purchaser(s) has not been guilty of any breach or non-observance of any of the terms and

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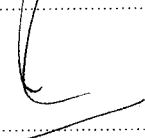


cost, charges and expenses incurred by the Promoter, then in such event the Promoter shall be entitled to terminate this Agreement and Promoter shall be entitled a mutually agreed liquidated damages, 20% of the Purchase consideration and the Promoter shall within a period of 6 months from the date of termination, refund to Purchaser(s) the balance amount which may till then have been paid by the Purchaser(s) to the Promoter, but the Promoter shall not be liable to pay to the Purchaser(s) any interest on the amount so refunded, provided that the Promoter may deduct from any such refundable amount any loss caused to the Promoter or the cost, charges and expenses incurred by the Promoter to rectify the damage to the said flat or the said building. Upon termination of the Agreement and the Promoter to the Purchaser(s), the promoter shall be at liberty to sell and dispose of the said flat to such third party and at such price as the promoter may in its absolute discretion think fit and the Purchaser(s) shall have no claim on the said Flat or the Promoter or the price so obtained or otherwise howsoever, Upon refund of the aforesaid balance amount after deducting mutually agreed liquidated damages, the Purchaser(s) shall not have any money claim on the Promoter.

iv) Notwithstanding anything herein contained the Promoter shall not be liable for any defect or damage caused to the said flat or the said Building or to rectify any such defect caused as a result of negligence, improper maintenance, improper operation, any change, repair or alteration carried out by the Purchaser (s). The liability of the Promoter hereunder shall forthwith cease in the event that the Purchaser(s) makes any such change or carries out any repairs or alteration to the said flat or the said building without the written consent of the Promoter.

19. RIGHTS OF THE PROMOTER:

i) It is specifically clarified to the Purchaser(s) that this Agreement is specific and confined to the

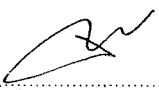
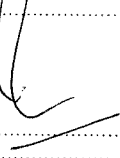
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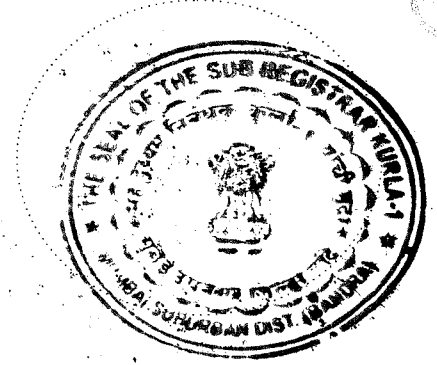
said flat agreed to be purchased by the Purchaser(s) herein. The said Building and lands beneath the said building and all other area on the entire land are clearly outside the scope of this Agreement and the Purchaser(s) shall have no ownership rights, no rights of use, no title or no interest, claim and demand of any kind or manner whatsoever over the same or any part thereof.

ii) Save and except the said flat, said parking area (if proposed to be licensed), which is subject matter of this Agreement, the Purchaser(s) agrees that all other land(s) areas facilities and amenities on the said land are specifically excluded from the scope of this agreement and the Purchaser(s) shall not be entitled to any ownership rights, title, claim, demand or interest etc. in any form or manner whatsoever in such land, areas facilities and amenities. The Purchaser(s) agrees and understands that the right of development of such lands, areas, facilities and amenities and rights to deal with the same vests solely with the Promoter/its associate companies /its subsidiary companies and their usage and manner mentioned in this Agreement or use, disposal etc. independently shall be at the sole discretion of the Promoter/its associate companies /its subsidiary companies, subject to statutory stipulation that may be imposed by Municipal Corporation/ any Competent authority.

iii) The Promoter shall be free to construct additional structures like sub-station for electricity, Rain Harvesting Plant, Sewage Treatment Plant and/or any other Plant for recycling of the water to be used for flushing/gardening purpose, covered and enclosed garages in open compound, underground and overhead tanks, structures, watchmen's cabin, toilet units for domestic servants, septic tanks and soak pits, the location of which are not particularly marked upon the ground floor plans or layout plans of the said Land. The promoter may implement such scheme in the project as may be required under any rules, law or statue. The Purchaser(s) shall not interfere with these rights of

	B.D.S.		

करल - १		
५०२९	३२	१०५
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the Promoter by raising any dispute in that regard.

20. AGREEMENT, SPECIFIC ONLY TO THIS FLAT



It is clearly understood and agreed by the Purchaser(s) that the provisions of this Agreement are specific and applicable to the said Flat offered for sale herein only and these provisions cannot be read in evidence or interpreted in any manner in or for the purpose of any suit or firms in proceedings before any court(s), consumer Disputes Forum(s) or any other judicial forum involving any other commercial space(s) building(s)/Project(s) of the Promoter/its associates/subsidiary companies, partnership which the promoter is partner or interested.

21. CAPTIONS/HEADINGS:

The captions/headings in this Agreement are for easy reading and convenience and are of indicative nature only and in no way define, limit or describe the scope of this Agreement or the Intent of any provision hereof. The true interpretation of any matter/clauses in this Agreement shall be done by reading the various clauses in this Agreement as whole and not in isolation of in part or in terms of captions provided.

22. INDEMNIFICATIONS

The purchaser(s) hereby covenants with the promoter to pay from time to time and at all times the amounts which he/she is liable to pay under this agreement and to observe and perform all the covenants and conditions in this agreement and to keep the promoter and its agents and representatives .estate and effects indemnified and harmless against any loss, damagers, claims, suits, proceedings, expenses, charges and costs that the promoter may suffer as a result of non-payment , non-observance or non-performance of the covenants and conditions stipulated in this Agreement and/or

	B.D.S.		करल - १
			५०२१
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on account of unauthorized alteration repairs or wrongful use etc to the said flat including the amount expended on litigation in enforcing rights herein'

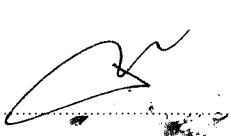

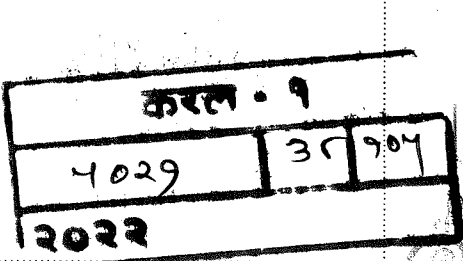
23. WAIVER NOT A LIMITATION TO ENFORCE

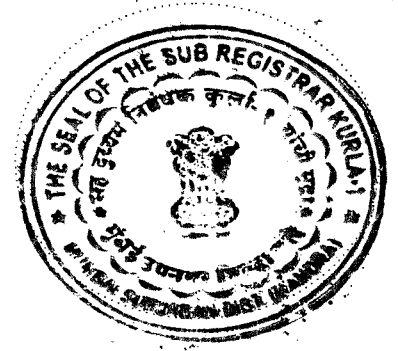
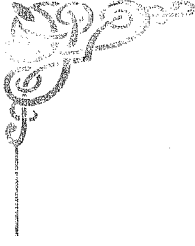
The delay or indulgence on the part of the promoter in enforcing any of the terms hereof or any forbearance or giving of time shall not be construed as waiver on their part of any breach or non-compliance of any other terms and conditions hereof by the purchaser(s).

24. MAHARASHTRA OWNERSHIP FLATS (REGULATION OF THE PROMOTION OF CONSTRUCTION, SALE, MANAGEMENT AND TRANSFER) ACT, 1963 (MOFA ACT)

i) The Purchaser(s) has confirmed and assured the Promoter prior to entering into this Agreement that he/she has obtained legal advice and read and understood the Maharashtra Ownership Flats (Regulation Of The Promotion Of Construction, Sale, Management And Transfer) Act, 1963 (the said MOFA Act) and its implication thereof in relation to the various provisions of this Agreement.

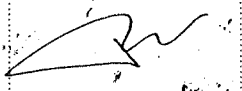

ii) The Purchaser(s) is entering into this Agreement for the allotment of the said Flat with the full knowledge of all laws, rules, regulations and notifications applicable to this transaction, the said Building, the said Project Land. The Purchaser(s) hereby undertakes that he/she shall comply with and carry out, all the requirements, requisitions, demands and repairs which are required by any Development Authority / Municipal Corporation/MHADA /Government or any other Competent Authority in respect of the said Flat at his/her own cost and keep the Promoter indemnified , secured and harmless against all costs, consequences and all damages, arising on account of non-compliance with the said requirements, requisitions ,demands and repairs.

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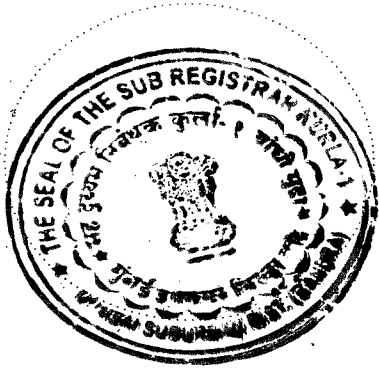


iii) If the said flat and the Building in which it is located be subject to Maharashtra Apartment Ownership Act or any statutory enactments or modifications thereof then the common areas and facilities and the undivided interest of each flat owner in the Common Areas and facilities as specified by the Promoter in the declaration which may be filled by the Promoter in compliance of Maharashtra Apartment Ownership Act, shall be conclusive and binding upon the Flat owners and the Purchaser(s) agrees and confirms that his/her right, title and interest in the said flat, shall be limited to and governed by what is specified by the Promoter in the said declaration, which shall be in strict consonance with this Agreement and in no manner shall confer any right, title, demand claim, or interest in any lands, facilities amenities outside the periphery of said building and the land beneath the said Building in which the said flat is located. It is made clear that promoter shall be entitled to sell, transfer, part with possession thereof or otherwise dispose of the same to any one and in any manner at its sole discretion and Purchaser(s) shall have no claim whatsoever of any nature therein.

iv) The parties hereto expressly agree and confirm that they are aware that the Government of Maharashtra has passed Maharashtra Housing (Regulation and Development) Act 2012 and which has received approval of the President of India on 24th February, 2014 MH(R&D) Act Government of Maharashtra. The parties hereto do hereby further expressly agree and confirm that this Agreement shall be governed by the provision of the said MH(R&D) Act 2012. The said MH(R&D) Act 2012 shall become effective from the date of Notification of the Government of Maharashtra. The parties hereto do hereby further expressly agree and confirm notified and its Amendments or Re-enactment as the case may be. It is further expressly agreed between the parties that upon the said MH (R&D) Act 2012 coming into force of Maharashtra Ownership Flats (Regulation of the promotion of construction, Sale

	B.D.S.		कमला - १
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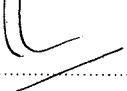




management and Transfer) Act 1963.

25. REPRESENTATION AND WARRANTIES OF THE PROMOTER:

- i) *The Promoter hereby represents and warrants to the Purchaser (s) as follows:*
- ii) *The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may be imposed by the said local authority at the time of approving and sanctioning the said plans or thereafter, and shall before handing over possession of the said Flat to the Purchaser/s, obtain from the concerned local authority the Occupation and/or Completion Certificate/s in respect of the said Flat;*
- iii) *The Promoter has clear and marketable title with respect to the said project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the said Project;*
- iv) *The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the said Project and shall obtain requisite approvals from time to time to complete the development of the project;*
- v) *There are no encumbrances upon the said project land or the said Project except those disclosed in the title report;*
- vi) *There are no litigations pending before any Court of law with respect to the said project land or said Project except those disclosed in the title report;*
- vii) *All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by*

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following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the said Project, said project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the said Project, said project land, Building/wing and common areas;

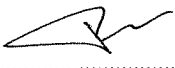
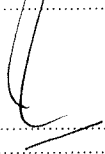
viii) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser (s) created herein, may prejudicially be affected;

ix) The Promoter has not entered into any agreement for sale and/or Development agreement or any other agreement / arrangement with any person or party with respect to the said project land, including the said Project and the said Flat] which will, in any manner, affect the rights of Purchaser (s) under this Agreement;

x) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Flat to the Purchaser(s) in the manner contemplated in this Agreement;

xi) At the time of execution of the conveyance deed of the structure to the society/association of Purchasers, the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Society/Association of the Purchasers;

xii) The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the development of the said project to the competent Authorities;

	B.D.S.		कुरल - १	
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No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.

26. PROMOTER TO MAINTAIN SEPARATE ACCOUNT:

The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or company or towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which they have been received.



27. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Promoter executes this SALE DEED he shall not mortgage or create a mortgage or charge on the said Flat and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Purchaser (s), who has taken or agreed to take/purchase the said Flat.

28. COVENANTS AND OBLIGATIONS OF THE PURCHASER(S):

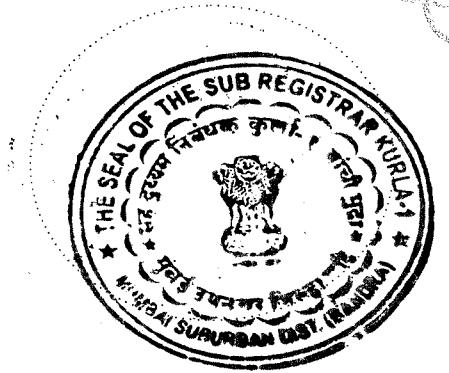
The Purchaser himself with intention to bind himself and all persons into whomsoever hands the said premises come and his/her/theirs successors-in-title doth hereby covenant with Promoters as follows:-

i) To maintain the said premises at purchaser's cost in good and tenantable repair and condition from the date of possession of the said premises being taken by him and shall not do or allow or suffer to be done anything in and or to the staircase or any passage or compound wall of the building or any part of the building in which the said premises are situated which may be against the rules,

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क.र.त. - १

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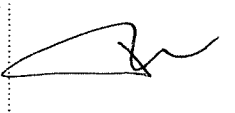
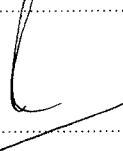


regulations, or bye-laws of the concerned local or any other authority or change, alter or make addition in and or to the buildings in which the said Flat are situated.

ii) Not to store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said premises are situated or storing of which goods is objected by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or are likely to damage the staircase, common passage or lift or any other structure of the buildings in which the said premises are situated including entrances of the building and in case of any damage caused to the building on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable to pay or make good the damage incurred or caused due to the default of the Purchaser whatsoever.

iii) To carry out at his/her/their own cost, all internal repairs to the said premises and maintain the said premises in the same condition, state and order in which they were delivered by the Promoters to the Purchaser and in tenantable repair and shall not do or allow or suffer to be done anything in the said premises or to the building in which the said premises are situate, or carry out the repairs and changes in the said premises which may be forbidden by the rules and regulations and bye-laws of the concerned local authority or other public authority which may endanger the premises above or below the said premises. In the event of the purchaser committing any act in contravention of the above provisions the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or public authority.

iv) Not to demolish or cause to be demolished the said premises or any part thereof, nor at any time

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करल - १
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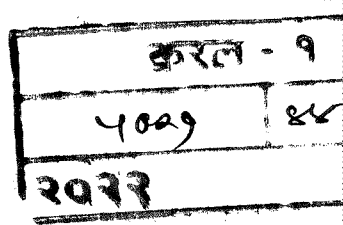
make or cause to be made any addition or alteration of whatever nature in or to the premises or any part thereof nor any alteration in the elevation, and outside colour scheme of building in which the said premises are situated and shall keep the premises, sewers, drains, pipes in the said premises and appurtenances thereto in good and tenantable repair and conditions so as to support, shelter and protect other parts of the building in which the premises are situated and shall not chisel or in any other manner damage columns, beams, walls, slabs or RCC pards or other structural members in the premises without prior written permission of the Promoters and/or society.

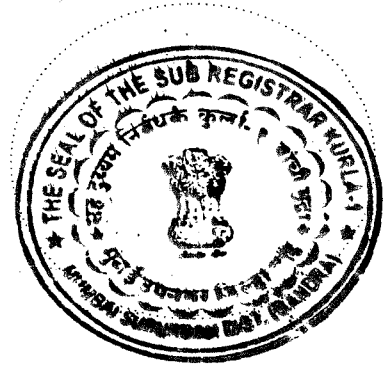
v) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in the compound or any portion of the said plot and the building in which the said premises are situate.

vi) Pay to the Promoters within 7 days of demand by the Promoters, his share of Security Deposit demanded by the concerned local authorities or Government for giving water, electricity or any other service connection to the building in which the said premises are situate.

vii) To bear and pay increase in local taxes, water charges, insurance and such other levies if any, which are imposed by the concerned Local authority, and/or Government and/or other public Authorities on account of change of user of the said premises by the Purchaser or otherwise.

viii) The Purchaser shall not let, sublet, transfer, assign or part with Purchaser's interest or benefit factor of this Agreement or of the said premises or part with possession of the said premises or any part thereof until all the dues payable by the Purchaser to the Promoters under this Agreement are fully paid up and only if the purchaser has not been guilty of breach or non observance of any of the terms and conditions of this agreement and until the Purchaser has obtained specific permission in writing

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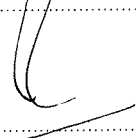
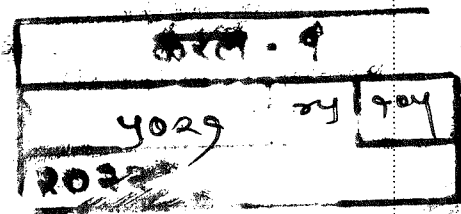


of the Promoters for the purpose. Such transfer shall be only in favour of the Transferee as may be approved by the Promoters and not otherwise.

ix) The Purchaser hereby undertakes that Purchaser will not carry on any illegal business/profession in the flat agreed to be purchased and further agrees and undertakes that he himself or through his nominee/tenant/occupier shall not carry on any such business/profession which may be illegal/antisocial/anti-national etc., which may tarnish the reputation of the PROMOTERS and cause nuisance to neighboring flat holders. It is understood that in the event of the Purchaser carrying on any such illegal business/es in the said flat whether directly or indirectly through his/her/their agent or tenant, the PROMOTERS shall be entitled to cancel this agreement in the interest of public, peace and tranquility and have the Purchaser evicted from the flat.

x) The Purchaser shall permit the Promoters and their Surveyors and Agents with or without workmen and others at all reasonable times, to enter in to and upon the said land and building or any part thereof to view and examine the state and conditions thereof or to repair and remove any disrepair.

xi) The Purchaser shall observe and perform all the rules and regulations which the society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for the protection and maintenance of the said building and the premises therein and for the observance and performance of the building rules and regulations and bye-laws for the time being of the concerned local authorities and Government and other public bodies. The Purchaser shall also observe all the stipulations and conditions laid down by the society regarding the occupation and use of the premises in the building and shall pay and contribute regularly and punctually towards taxes,

	B.D.S.		



expenses and other outgoings payable by him in accordance with the terms of the agreement.



xii) The Purchaser shall become a member of the said existing society and from time to time sign all letters, writings, communications, applications forms and registration documents and to do all other acts, deeds, matters and things as the promoter and /or the said society shall reasonably require him to do.

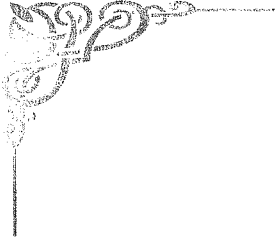
xiii) The Purchaser shall observe, perform and comply with all the bye-laws, rules and regulations of the said society.

xiv) The Purchaser(s) shall install air-conditioning facilities in all its forms only at place/space as shall be earmarked by the promoter and in no other place. Any unlawful or unauthorized installation or installation at any other place/space shall be pulled down or forcible removed. .

xv) In case damage of whatsoever nature is caused to the said flat/building/adjoining flat/any other flat, by the purchaser(s) or the purchaser(s) contractors, the purchaser(s) shall be held responsible for the cost of reinstating or repairing the same and the purchaser(s) alone will be responsible for the same and shall keep the promoter indemnified.

xvi) In case of any damage or leakage etc is noticed in any flat or in common areas, within two years for the completion of fit-out by the purchaser(s) or the Purchaser'(s) contractors, the purchaser(s) shall carry out repairs at its own cost and purchaser(s) shall keep promoter indemnified and harmless against any loss, damages, claims, suits, proceedings, expenses, charges and costs that the promoter may suffer as a result of non-observance or non-performance of any of the above conditions stipulated herein and/or on account of unauthorized alteration, repairs or wrongful use etc. to the said flat, including the amount expended on litigation in enforcing rights herein, is any.

	B.D.S.		करल - १
			५०२९
			२०२२



xvii) The Purchaser(s) agrees and confirms that they shall at all times abide with all the terms and conditions of IOD/CC/Amended Plans.

xviii) That the Purchaser is made aware that the Promoter and or its assigns is/are intending to develop neighboring/adjacent plot for redevelopment by themselves or through any other third party Developer and by doing so the Promoter and/or third party Developer shall be entitled to use and utilize common area and joint open space for construction of neighbouring/adjacent building to which the Purchaser has hereby given his/her/their unconditional consent. Promoter shall be entitled to receive consideration from third party developer for use of open space of society.

That the purchaser is made aware that due to planning constraints for utilization of total MHADA FSI there is a deficiency in open space in the said property.

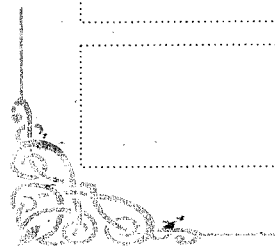
29. JOINING THE SOCIETY:

The Purchaser(s) along with other Purchaser(s) of the Flat/Apartments in the building shall join in the existing Society i.e Vishal Sagar Co-operative Housing Society Limited as a member. The purchasers also confirm that they shall abide with the Bye-Laws of Society.

30. BINDING EFFECT OF THIS AGREEMENT:

It is agreed between the Promoter and the Purchaser(s) that forwarding this Agreement by the Promoter does not create a binding obligation on the part of the Promoter or the Purchaser(s) until, firstly, the Purchaser(s) signs and delivers this Agreement with all the Schedules alongwith the payments due as stipulated above in the payment plan, within 30 (thirty) days from the date of receipt of this Agreement, by the Purchaser(s) and Secondly, appears for registration of the same before the concerned Sub Registrar as and when intimated by the Promoter. If the Purchaser fails to execute and

	B.D.S.		करल - १	
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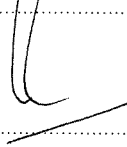
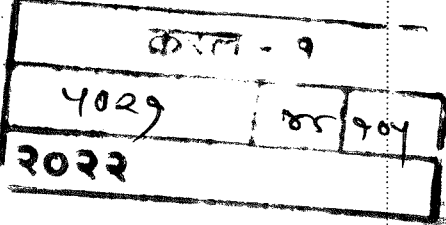


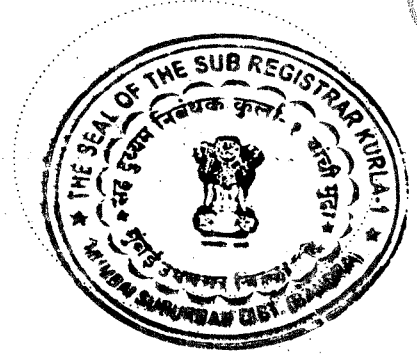


deliver to the promoter this Agreement within 30 (thirty) days from the date of receipt of this Agreement by the Purchaser (s) and / or appear before the Sub Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Purchaser (s) for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser(s), the application of the Purchaser(s) for purchase of the said Flat shall be treated to be cancelled and all sums deposited by the Purchaser(s) in connection therewith including the booking amount shall be returned to the Purchaser(s) without any interest or compensation whatsoever.

31. ENTIRE AGREEMENT:

This Agreement along with its Annexures, Schedules, Exhibits and Amendments/rectification thereto constitutes and represents the entire agreement between the parties with respect to the subject matter hereto and supersedes, overrides and cancel any and all understandings, arrangements, allotment letters, correspondences, whether written or oral and hereby expressly admits, acknowledges and confirms that no terms, conditions, particulars or information, pamphlets, leaflets, brochures, website etc and other promotional media or medium are shown only for the sake of advertisement (hereafter referred to "Prior & Non Binding Discussions") given or made or represented, by the Promoter and/or their agents to the Purchaser(s) and/or his agents, other than such terms and conditions and provisions as are contained or incorporated in this agreement, shall be deemed to form part of this Agreement or to have induced the purchaser(s) to enter into this Agreement and the same is not binding on the Promoter to provide unless specifically mentioned and agreed in the this Agreement and subject to his right(s) and Discretion to make changes in the same between the Promoter and the Purchaser(s) which may in any manner be inconsistent with what is stated herein. This Agreement or any provision hereof

	B.D.S.		



cannot be orally changed, terminated or waived. Any changes or additional provisions must be set forth in writing in a separate agreement duly signed by and between the parties. The promoter have not undertaken any responsibilities nor has agreed anything with the Purchaser(s) orally or otherwise and there is no implied Agreement or covenant on the part of the promoter other than in terms and conditions expressly provided under this Agreement.

32. RIGHT TO AMEND:



This Agreement can only be amended through written consent of the Parties hereto.

33. PROVISIONS OF THIS AGREEMENT APPLICABLE TO THE PURCHASER (S) AND TO SUBSEQUENT PURCHASERS:

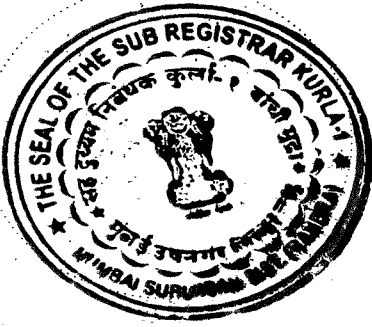
It is clearly understood and so agreed by and between the Purchaser (s) and the Promoter that all the provisions contained herein and the obligations arising hereunder in respect of the said Project shall equally be applicable to and enforceable against the subsequent Purchasers of the said flat, in case of transfer, as the said obligations go along with the said Flat for all intents and purposes.

34. SEVERABILITY:

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

	B.D.S.	

करल - १		
५०२९	०८	१०५
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35. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:

Wherever in this Agreement it is stipulated that the Purchaser (s) has to make any payment in common with the other Purchasers in the said Project, the same shall be in proportion to the Carpet area of the said Flat to the total Carpet area of all the said Flats in the said Project.

36. FURTHER ASSURANCES:



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

37. PLACE OF EXECUTION:

The execution of this Agreement shall be complete only upon the execution by the Promoter through its authorised signatory at the Promoter's Office or at some other place which may be mutually agreed between the Promoter and the Purchaser(s) in Mumbai. After this Agreement is duly executed by the Purchaser (s) and the Promoter or simultaneously with the execution of the said Agreement shall be registered at the Office of the Sub Registrar and this Agreement shall be deemed to have been executed at Mumbai.

38. REGISTRATION:

The Purchaser (s) and / or Promoter shall present this Agreement as well as the Conveyance/Assignment of Lease at the proper Registration Office for registration of the said

	B.D.S.		करल. १	
			५०२९	५० १०५
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Agreement within the time limit prescribed by the Registration Act, 1908 and the Promoter will attend such Registration Office and admit execution thereof.

39. NOTICES:

i) All letters receipts and/or notices dispatched by the Promoter under certificate of posting to the purchaser(s) at the address given in the Agreement or change in address notified by the purchaser(s) shall be deemed to have been properly delivered to him on the 4th day of its posting. The Purchaser(s) agrees to inform the Promoter in writing any change in the mailing address mentioned in the agreement failing which all demands notices, etc. by the Promoter shall be mailed to the address given in the agreement and deemed to have been received by the Purchaser(s) in case of joint Purchaser(s) communication sent to the first named purchaser(s) in the agreement shall be deemed to have been sent to all the Purchaser(s) all notices to be given or made under this agreement shall be in English language and in writing and delivered personally or send by Registered A. D. Post and notified email ID / under Certificate of Posting or by Teleflex or by courier in the following manner:

The Purchaser(s):

Name of Purchaser:

MR. KUNAL DIPAK SARVAIYA & MRS BHARATI
DIPAK SARVAIYA

Address of Purchaser:



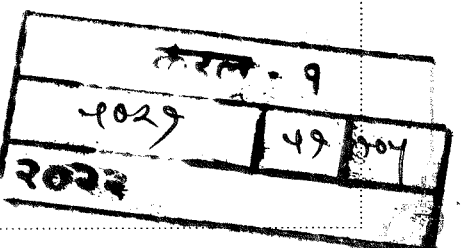
S/5, Nutan Sandesh, Plot No. 19-20, V.B. Lane Extn.,
Near Kukreja Towers, Garodia Nagar, Ghatkopar (East),
Rajawadi, Mumbai 400077

Notified Email ID of Purchaser:

kunal.sarvaiya@gmail.com

The Promoter: Name of Promoter:

M/s. J. R. Properties LLP

	B.D.S.		



Correspondence Address of Promoter: 310, Cosmos Platinum, Bhavani Shankar Road,

Opp. Ashish Ind. Estate, Dadar (W), Mumbai 400028.

Notified Email ID of Promoter: jrplp2017@gmail.com


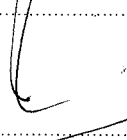
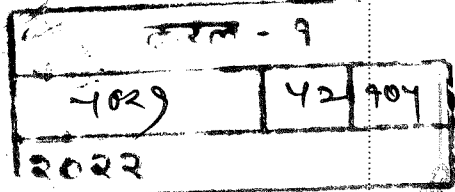
ii) It is agreed between the promoter and the purchaser/s that any communication addressed by the purchaser/s shall be in writing and shall be addresses by Registered Post A. D. and or the Notified Email ID of Promoter as mentioned above only.

iii) It is agreed between the promoters and the purchaser/s that any purchaser/s communication between the promoters in the purchaser/s will be valid and binding upon the promoters only if the same is exchanged in the manner at the address/email id as mentioned in this agreement and not otherwise howsoever it is especially agreed and understood between the promoters and the promoters or any employee or officer or executive will be invalid communication not binding upon the promoters and purchaser/s shall not be entitled to rely upon such email communication at any time in future. The purchaser/s hereby agree and confirm that promoters are not responsible or liable in any manner for any communication addressed to or carried on at any email id other that the authorized email id as disclosed in this agreement by the promoters.

40. JOINT PURCHASER (S):

The purchaser(s) declare and affirm that in case of joint purchase, their liabilities and obligation would be joint and several. The failure to pay by anyone shall be deemed as failure to pay by both and all purchaser (s) shall be treated as one single person for the purpose of this agreement and both shall be liable for the consequence jointly as well as severally.

That is case there are joint purchaser(s) all communication shall be sent by the promoter to the Purchaser(s) whose name appears first and at the address given by him/her/it which shall for all

	B.D.S.		



purposes be considered as served upon all the purchaser(s)

41. STAMP DUTY AND REGISTRATION FEES, GST, SERVICE TAX, LABOUR CESS, ETC:

Stamp Duty and registration charges shall be paid by Promoter.

The purchaser(s) shall deposit Tax deduction at Source (TDS) (at applicable rate on the date of deduction) under income tax act along with the payment of each installment with Government of India and the same shall be evidenced by the Purchaser(s) by providing to the promoter the duly stamped copy of Challan cum Statement- Form No. 16B from time to time.


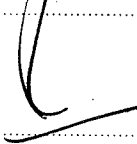
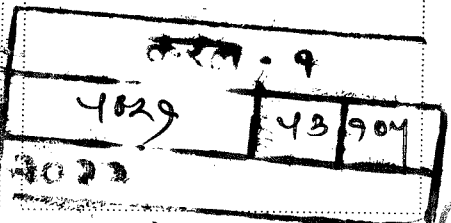
42. DISPUTE RESOLUTION:

Any dispute between the parties hereto shall be settled amicably. In case of failure to settle the Dispute Amicably, the Dispute shall be referred to Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules and Regulations made thereunder and within the jurisdiction of Greater Mumbai limits only.

43. GOVERNING LAWS

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India and reference to term laws shall be construed accordingly.

IN WITNESS WHEREOF the parties hereto have executed this Agreement the day and year first hereinabove written

	B.D.S.		
			



THE FIRST SCHEDULE OF THE PROPERTY

All the piece and parcel of land situate lying and being at Building No.126, Pant Nagar, Ghatkopar (East), Mumbai – 400 075 village Ghatkopar-Kirol, Taluka Kurla in the Registration District of Mumbai Suburban District admeasuring about 548.22 Sq. Mtrs as per Lease Deed and 612.25 square. mtrs. as per MHADA Certificate Dated 07.05.2010 forming part of C.T.S. No. 5662 (pt) TPS III Ghatkopar at Pant Nagar, Ghatkopar (East), Mumbai – 400 075.

Building No. 126

On or towards East : By Building No.107



On or towards West : By 40 ft. wide road

On or towards North: RCC Tank and Pump House

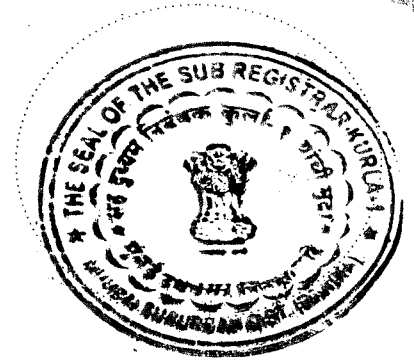
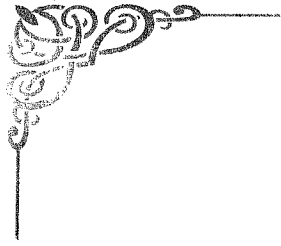
On or towards South : By Building No.125

SECOND SCHEDULE

Flat no. 1301 having RERA carpet area admeasuring 59.35 sq. mt and exclusive balcony area 1.27 sq. mtr. aggregating total carpet area 60.62 sq. mtr. equivalent to 652 sq. ft. (approximately) and 58.55 sq. mtr aggregate area as per MCGM/ MHADA approved plan on 13th floor in the building known as "VISHAL SAGAR" along with/without Stilt/ stack/puzzle with pit car parking in stake/puzzle/pit parking, (the aforesaid flat and the car parking) bearing C.T.S. No. 5662 (pt) at Pant Nagar, Ghatkopar (East), Mumbai - 400 075 in the Registration District and Sub District of Mumbai Suburban District and within the limits of 'N' ward of Municipal Corporation of Greater Mumbai

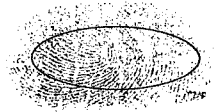
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करम - १
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Signed Sealed)
by the withinnamed PURCHASER(s))

(1) Mrs. BHARATI DIPAK SARVAIYA
Signature : B. D. Sarvaiya



(2) Mr. KUNAL DIPAK SARVAIYA
Signature : [Handwritten Signature]



in presence of)
(1) [Signature])
(2) [Signature])

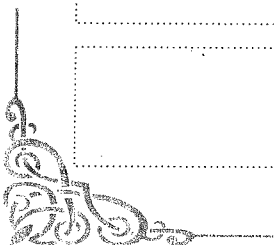
Signed sealed and Delivered)
by the withinnamed "THE PROMOTER")
M/s. J.R. PROPERTIES LLP.)
SHRI JAYESH RAMJI GALA)
(PARTNER)

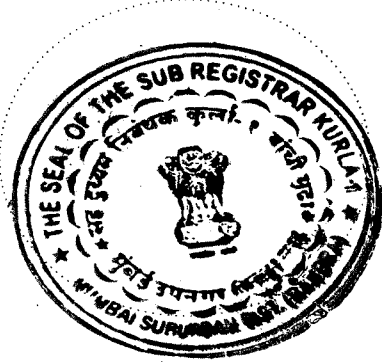
Signature : [Handwritten Signature]



in presence of)
(1) [Signature])
(2) [Signature])

कर	१
५०२९	५५९०५
२०२६	





RECEIPT

RECEIVED OF AND FROM MRS BHARATI DIPAK SARVAIYA & MR. KUNAL DIPAK SARVAIYA the within named Flat Purchaser(s) a sum of Rs.1,18,80,000 /- (Rupees One Crore Eighteen Lakhs Eighty Thousand Only) on or before the execution of these presents being the full sale consideration within mentioned to have been paid by him/her to us in the following manner.

Witness :

1) B
2) P

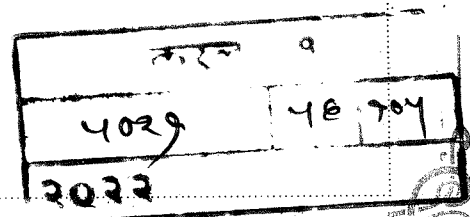
WE SAY RECEIVED

FOR J R PROPERTIES LLP

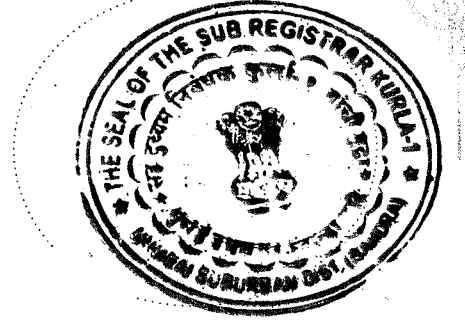
(SHRIJAYESH R GALA)

(PARTNER)

NAME OF ACCOUNT HOLDER	RTGS NO	AMOUNT Rs.
KUNAL D. SARVAIYA	IDIBR52022020226860987	24,40,000.00
BHARATI D. SARVAIYA	IDIBR52022020226861101	39,40,000.00
KUNAL D. SARVAIYA	IDIBR52022020426895257	35,00,000.00
BHARATI D. SARVAIYA	IDIBR52022020426895185	20,00,000.00
	TOTAL	1,18,80,000.00



ANNEXURE - "A"



Index-2(सूची - २)



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1
दस्त क्रमांक : 4806/2018
नोंदणी :
Regn:63m

गावाचे नाव : घाटकोपर

- (1) वित्तेखाचा प्रकार रद्दलेख
(2) मोबादला 0
(3) बाबदार-भाव (भाडेपट्ट्याच्या बाबत वित्तपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 1
(4) भू-मापन, पॅटव्हिस्ता व परक्रमीक (असल्यास)

1) पालिकेचे नाव: मुंबई न.न.पा. इतर वर्णन: , इमारतीचे नाव: विल्डींग नं.126, ब्लॉक नं: पंत नगर, घाटकोपर पूर्व, रोड नं: मुंबई-400075. इतर माहिती: सोने - घाटकोपर किरोळ, सीटीए नं: 5662 पॉट, मूळ दस्त विकसनकरांनामा दिनांक: 23.11.11 सदर दस्त नोंदणी क्रमांक: इतर-3-2305/12 दिनांक: 25.04.12. हा सदर मूळ दस्त रद्द करण्या बाबत..एई जे क्र 1100901/202/18/के/387/18/के. दिनांक:-18/04/18 (C.T.S. Number : 5662 PT :))

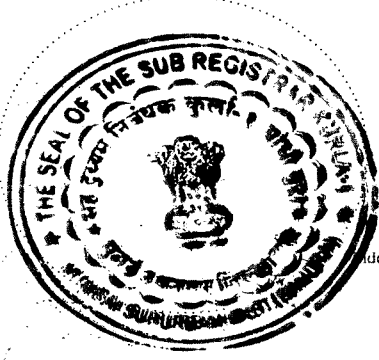
- (5) क्षेत्रफळ 1) 612.25 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात आसेल तेव्हा.
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी म्याथालाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-मेसर्स स्वस्तिक व्हॅचर्स चे भागिदार जयेश गाला वय:-46; पत्ता:-, तिसरा मजला, सिधेन्द्रा, गोखले रोड , नोर्थ दादर पश्चीम, मुंबई, भवानी शंकर न्ह, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400028 पॅन नं:-ABVFS2769M
2): नाव:-मेसर्स स्वस्तिक व्हॅचर्स चे भागिदार पंकज घाग वय:-40; पत्ता: पॉट नं: , माळा नं: तिसरा मजला, इमारतीचे नाव: सिधेन्द्रा, गोखले रोड, ब्लॉक नं: नोर्थ दादर पश्चीम, रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400028 पॅन नं:-ABVFS2769M
3): नाव:-विशाल पंत नगर सीएचएस लीमीटेड चे सदस्य सीमा अशोक गव्हाणे वय:-57; पत्ता:-पॉट नं: , माळा नं: , इमारतीचे नाव: विल्डींग नं.126/3515, ब्लॉक नं: पोस्ट ऑफिसच्या समोर, पंत नगर, रोड नं: घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400075 पॅन नं:-AAAAY1340F
4): नाव:-विशाल पंत नगर सीएचएस लीमीटेड चे सदस्य वीणा श्रीधर निमकर वय:-77; पत्ता:-पॉट नं: , माळा नं: , इमारतीचे नाव: विल्डींग नं.126/3516, ब्लॉक नं: पोस्ट ऑफिसच्या समोर, पंत नगर, रोड नं: घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400075 पॅन नं:-AAAAY1340F
5): नाव:-विशाल पंत नगर सीएचएस लीमीटेड चे सदस्य सूर्यकांत वी. सूर्यवंशी वय:-52; पत्ता:-पॉट नं: , माळा नं: , इमारतीचे नाव: विल्डींग नं.126/3517, ब्लॉक नं: पोस्ट ऑफिसच्या समोर, पंत नगर, रोड नं: घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400075 पॅन नं:-AAAAY1340F
6): नाव:-विशाल पंत नगर सीएचएस लीमीटेड चे सदस्य अक्षता एस. सूर्यवंशी वय:-58; पत्ता:-पॉट नं: , माळा नं: , इमारतीचे नाव: विल्डींग नं.126/3517, ब्लॉक नं: पोस्ट ऑफिसच्या समोर, पंत नगर, रोड नं: घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400075 पॅन नं:-AAAAY1340F
7): नाव:-विशाल पंत नगर सीएचएस लीमीटेड चे सदस्य लक्ष्मीदेव तलकी छंडा वय:-59; पत्ता:-पॉट नं: , माळा नं: , इमारतीचे नाव: विल्डींग नं.126/3518, ब्लॉक नं: पोस्ट ऑफिसच्या समोर, पंत नगर, रोड नं: घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400075 पॅन नं:-AAAAY1340F
8): नाव:-विशाल पंत नगर सीएचएस लीमीटेड चे सदस्य दि. एन. बट्टिमाजी वय:-47; पत्ता:-, विल्डींग नं.126/3519, पोस्ट ऑफिसच्या समोर, पंत नगर, घाटकोपर पूर्व, मुंबई, बॅस्ट स्टाफ कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400075 पॅन नं:-AAAAY1340F
9): नाव:-विशाल पंत नगर सीएचएस लीमीटेड चे सदस्य स्वाती विलास व्यवहारे वय:-56; पत्ता:-, विल्डींग नं.126/3520, पोस्ट ऑफिसच्या समोर, पंत नगर, घाटकोपर पूर्व, मुंबई, बॅस्ट स्टाफ कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400075 पॅन नं:-AAAAY1340F
10): नाव:-विशाल पंत नगर सीएचएस लीमीटेड चे सदस्य महेंद्र जैन वय:-62; पत्ता:-, विल्डींग नं.126/3521, पोस्ट ऑफिसच्या समोर, पंत नगर, घाटकोपर पूर्व, मुंबई, बॅस्ट स्टाफ कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400075 पॅन नं:-AAAAY1340F
11): नाव:-विशाल पंत नगर सीएचएस लीमीटेड चे सदस्य आशा खिलाणी वय:-68; पत्ता:-, विल्डींग नं.126/3522, पोस्ट ऑफिसच्या समोर, पंत नगर, घाटकोपर पूर्व, मुंबई, बॅस्ट स्टाफ कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400075 पॅन नं:-AAAAY1340F
12): नाव:-विशाल पंत नगर सीएचएस लीमीटेड चे सदस्य विजयकुमार पुरुषोत्तम गांगार वय:-56; पत्ता:-, विल्डींग नं.126/3523, पोस्ट ऑफिसच्या समोर, पंत नगर, घाटकोपर पूर्व, मुंबई, बॅस्ट स्टाफ कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400075 पॅन नं:-AAAAY1340F



(Sample 1/1/18)

करम - १	
५०२९	५०२०५
२०२२	



Index-2 (सूची - २)

- 13): नाव:-विशाल पंत नगर सीएचएस लीमीटेड चे सदस्य वन.के. भट्ट वय:-६०; पत्ता:-, बिल्डींग नं.126/3524, पोस्ट ऑफिसच्या समोर, पंत नगर, घाटकोपर पूर्व,मुंबई, बॅंस्ट स्टाफ कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400075 पॅन नं:-AAAAV1340F
- 14): नाव:-विशाल पंत नगर सीएचएस लीमीटेड चे सदस्य शांति कृष्ण कदम वय:-73; पत्ता:-, बिल्डींग नं.126/3525, पोस्ट ऑफिसच्या समोर, पंत नगर, घाटकोपर पूर्व,मुंबई, बॅंस्ट स्टाफ कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400075 पॅन नं:-AAAAV1340F
- 15): नाव:-विशाल पंत नगर सीएचएस लीमीटेड चे सदस्य अतुल एस. पंत वय:-51; पत्ता:-, बिल्डींग नं.126/3526, पोस्ट ऑफिसच्या समोर, पंत नगर, घाटकोपर पूर्व,मुंबई, बॅंस्ट स्टाफ कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400075 पॅन नं:-AAAAV1340F
- 16): नाव:-विशाल पंत नगर सीएचएस लीमीटेड चे सदस्य नरेश वी. मेहता वय:-72; पत्ता:-, बिल्डींग नं.126/3527, पोस्ट ऑफिसच्या समोर, पंत नगर, घाटकोपर पूर्व,मुंबई, बॅंस्ट स्टाफ कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400075 पॅन नं:-AAAAV1340F
- 17): नाव:-विशाल पंत नगर सीएचएस लीमीटेड चे सदस्य अंजु मनोहर छात्रा वय:-56; पत्ता:-, बिल्डींग नं.126/3528, पोस्ट ऑफिसच्या समोर, पंत नगर, घाटकोपर पूर्व,मुंबई, बॅंस्ट स्टाफ कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400075 पॅन नं:-AAAAV1340F
- 18): नाव:-विशाल पंत नगर सीएचएस लीमीटेड चे सदस्य भरता सी. शाह वय:-57; पत्ता:-, बिल्डींग नं.126/3529, पोस्ट ऑफिसच्या समोर, पंत नगर, घाटकोपर पूर्व,मुंबई, बॅंस्ट स्टाफ कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400075 पॅन नं:-AAAAV1340F
- 19): नाव:-विशाल पंत नगर सीएचएस लीमीटेड चे सदस्य सुशीला ए. (जेन) सिसोदिया वय:-48; पत्ता:-, बिल्डींग नं.126/3530, पोस्ट ऑफिसच्या समोर, पंत नगर, घाटकोपर पूर्व,मुंबई, बॅंस्ट स्टाफ कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400075 पॅन नं:-AAAAV1340F
- 20): नाव:-विशाल पंत नगर सीएचएस लीमीटेड चे सदस्य अनिलकुमार पी. (जेन) सिसोदिया वय:-50; पत्ता:-, बिल्डींग नं.126/3530, पोस्ट ऑफिसच्या समोर, पंत नगर, घाटकोपर पूर्व,मुंबई, बॅंस्ट स्टाफ कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400075 पॅन नं:-AAAAV1340F

(३)दस्तऐवज करून घेणा-या नक्षकायचे व किंवा दिवाणी-यापासयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

- 1): नाव:-विशाल पंत नगर सीएचएस लीमीटेड चे सचिव राधेश्याम एम. राठी वय:-67; पत्ता:-, बिल्डींग नं.105/3159, पोस्ट ऑफिसच्या समोर, पंत नगर, घाटकोपर पूर्व,मुंबई, बॅंस्ट स्टाफ कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400075 पॅन नं:-AAAAV1340F
- 2): नाव:-विशाल पंत नगर सीएचएस लीमीटेड चे वेपरमन नितिन डी. अजबळ वय:-45; पत्ता:-, बिल्डींग नं.105/3159, पोस्ट ऑफिसच्या समोर, पंत नगर, घाटकोपर पूर्व,मुंबई, बॅंस्ट स्टाफ कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400075 पॅन नं:-AAAAV1340F
- 3): नाव:-विशाल पंत नगर सीएचएस लीमीटेड चे खजिनदार हरिश जे. मेहता वय:-67; पत्ता:-, बिल्डींग नं.105/3159, पोस्ट ऑफिसच्या समोर, पंत नगर, घाटकोपर पूर्व,मुंबई, बॅंस्ट स्टाफ कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400075 पॅन नं:-AAAAV1340F

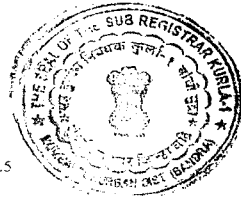
(२) दस्तऐवज करून दिल्याचा दिनांक	22/03/2018
(10)दस्त नोंदणी केल्याचा दिनांक	27/04/2018
(11)अनुक्रमांक,खंड व पृष्ठ	4806/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

Document IS Will Revokation Type



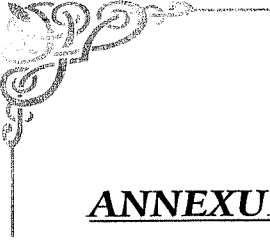
ISarita v1.7.5



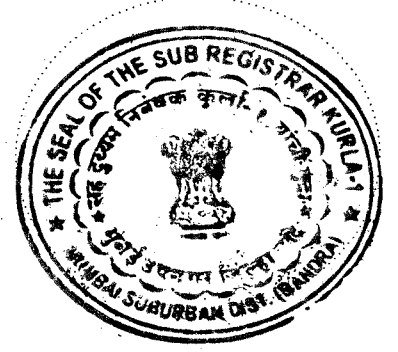
खरी प्रत

साह. दुष्यंत निदेशक, कुर्जा-१ मुंबई चणनगर जिल्हा.

करा - १	
५०२९	५८९०५
२०२२	



ANNEXURE - "B"



Index-2(सूची - २)



सूची क्र.2

दुयम निबंधक : सह दु.नि. कुर्ला 1
दस्त क्रमांक : 4810/2018
नोटणी :
Regn:63m

गावाचे नाव : घाटकोपर

(1) विलेखाचा प्रकार	विकसनकरारनामा
(2) मोबदला	68997000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	67729000
(4) भू-मापन, पोटव्हिस्ता व परक्रमेक(असल्यास)	1) पालिकेचे नाव: मुंबई न.न.ग. इतर वर्णन: , माळा नं: बिल्डींग नं.126, इमारतीचे नाव: विशाल पंत नगर को ओप हो सोसा टि, ब्लॉक नं: पोस्ट ऑफिसच्या समोर, पंत नगर, रोड नं: घाटकोपर पूर्व, मुंबई-400075, इतर माहिती: एडीजे क्र.1100901/203/18/क/386/18/क.बाजार मूल्य रु.6,77,29,000/-मोबदला मूल्य रु.6,89,97,000/-सुरक्षाक शुल्क रु.34,50,000/- दिनांक:-18/04/18 ((C.T.S. Number : 5662 PT ;))
(5) क्षेत्रफळ	1) 612.25 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असला तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-विशाल पंत नगर सीएचएस लीमीटेड चे सचिव राधेश्याम एम. राठी वय:-67; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बिल्डींग नं.105/3159, ब्लॉक नं: पोस्ट ऑफिसच्या समोर, पंत नगर, रोड नं: घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400075 पंत नं:-AAAAV1340F 2): नाव:-विशाल पंत नगर सीएचएस लीमीटेड चे चेरमन नितिन डी. भुजबळ वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बिल्डींग नं.105/3159, ब्लॉक नं: पोस्ट ऑफिसच्या समोर, पंत नगर, रोड नं: घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400075 पंत नं:-AAAAV1340F 3): नाव:-विशाल पंत नगर सीएचएस लीमीटेड चे खजिनदार हरेश जे. मेहता वय:-67; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बिल्डींग नं.105/3159, ब्लॉक नं: पोस्ट ऑफिसच्या समोर, पंत नगर, रोड नं: घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400075 पंत नं:-AAAAV1340F 4): नाव:-विशाल पंत नगर सीएचएस लीमीटेड चे सदस्य सीमा अशोक गव्हाणे वय:-57; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बिल्डींग नं.126/3516, ब्लॉक नं: पोस्ट ऑफिसच्या समोर, पंत नगर, रोड नं: घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400075 पंत नं:-AAAAV1340F 5): नाव:-विशाल पंत नगर सीएचएस लीमीटेड चे सदस्य वीणा श्रीधर निमकर वय:-77; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बिल्डींग नं.126/3516, ब्लॉक नं: पोस्ट ऑफिसच्या समोर, पंत नगर, रोड नं: घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400075 पंत नं:-AAAAV1340F 6): नाव:-विशाल पंत नगर सीएचएस लीमीटेड चे सदस्य सूर्यकांत पी. सूर्यवंशी वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बिल्डींग नं.126/3517, ब्लॉक नं: पोस्ट ऑफिसच्या समोर, पंत नगर, रोड नं: घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400075 पंत नं:-AAAAV1340F 7): नाव:-विशाल पंत नगर सीएचएस लीमीटेड चे सदस्य अक्षता एस. सूर्यवंशी वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बिल्डींग नं.126/3517, ब्लॉक नं: पोस्ट ऑफिसच्या समोर, पंत नगर, रोड नं: घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400075 पंत नं:-AAAAV1340F 8): नाव:-विशाल पंत नगर सीएचएस लीमीटेड चे सदस्य लक्ष्मीबिन तराक्षी छेडा वय:-74; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बिल्डींग नं.126/3518, ब्लॉक नं: पोस्ट ऑफिसच्या समोर, पंत नगर, रोड नं: घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400075 पंत नं:-AAAAV1340F 9): नाव:-विशाल पंत नगर सीएचएस लीमीटेड चे सदस्य मिंटू एन. बढियानी वय:-47; पत्ता:-, बिल्डींग नं.126/3519, पोस्ट ऑफिसच्या समोर, पंत नगर, घाटकोपर पूर्व, मुंबई, वेस्ट स्ट्राफ कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400075 पंत नं:-AAAAV1340F 10): नाव:-विशाल पंत नगर सीएचएस लीमीटेड चे सदस्य स्वाती विलास व्यवहार वय:-65; पत्ता:-, बिल्डींग नं.126/3520, पोस्ट ऑफिसच्या समोर, पंत नगर, घाटकोपर पूर्व, मुंबई, वेस्ट स्ट्राफ कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400075 पंत नं:-AAAAV1340F 11): नाव:-विशाल पंत नगर सीएचएस लीमीटेड चे सदस्य महेंद्र जैन वय:-52; पत्ता:-, बिल्डींग नं.126/3521, पोस्ट ऑफिसच्या समोर, पंत नगर, घाटकोपर पूर्व, मुंबई, वेस्ट स्ट्राफ कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400075 पंत नं:-AAAAV1340F 12): नाव:-विशाल पंत नगर सीएचएस लीमीटेड चे सदस्य आशा खिलाणी वय:-68; पत्ता:-, बिल्डींग नं.126/3522, पोस्ट ऑफिसच्या समोर, पंत नगर, घाटकोपर पूर्व, मुंबई, वेस्ट स्ट्राफ कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400075 पंत नं:-AAAAV1340F

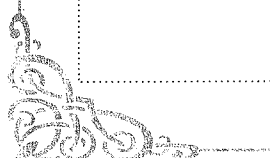
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२०२१ - १

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Index-2 (सूची - २)

- 13): नाव:-विशाल एन नगर सोपचएस लीमीटेड चे सदस्य विजयकुमार पुरुषोत्तम गंगार वय:-५५; पत्ता:-, बिल्डींग नं.126/3523, पोस्ट ऑफिसच्या समोर, पंत नगर, घाटकोपर पूर्व,मुंबई, बॅस्ट स्ट्राफ कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400075 पॅन नं:-AAAAV1340F
- 14): नाव:-विशाल एन नगर सोपचएस लीमीटेड चे सदस्य एन.के. भट्ट वय:-४०; पत्ता:-, बिल्डींग नं.126/3524, पोस्ट ऑफिसच्या समोर, पंत नगर, घाटकोपर पूर्व,मुंबई, बॅस्ट स्ट्राफ कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400075 पॅन नं:-AAAAV1340F
- 15): नाव:-विशाल एन नगर सोपचएस लीमीटेड चे सदस्य शशिनी कृष्णा कदम वय:-४०; पत्ता:-, बिल्डींग नं.126/3525, पोस्ट ऑफिसच्या समोर, पंत नगर, घाटकोपर पूर्व,मुंबई, बॅस्ट स्ट्राफ कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400075 पॅन नं:-AAAAV1340F
- 16): नाव:-विशाल एन नगर सोपचएस लीमीटेड चे सदस्य अशुतosh एन गता वय:-५५; पत्ता:-, बिल्डींग नं.126/3526, पोस्ट ऑफिसच्या समोर, पंत नगर, घाटकोपर पूर्व,मुंबई, बॅस्ट स्ट्राफ कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400075 पॅन नं:-AAAAV1340F
- 17): नाव:-विशाल एन नगर सोपचएस लीमीटेड चे सदस्य नरेश बी. मेहता वय:-७२; पत्ता:-, बिल्डींग नं.126/3527, पोस्ट ऑफिसच्या समोर, पंत नगर, घाटकोपर पूर्व,मुंबई, बॅस्ट स्ट्राफ कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400075 पॅन नं:-AAAAV1340F
- 18): नाव:-विशाल एन नगर सोपचएस लीमीटेड चे सदस्य अशु मनोहर हजारा वय:-४०; पत्ता:-, बिल्डींग नं.126/3528, पोस्ट ऑफिसच्या समोर, पंत नगर, घाटकोपर पूर्व,मुंबई, बॅस्ट स्ट्राफ कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400075 पॅन नं:-AAAAV1340F
- 19): नाव:-विशाल एन नगर सोपचएस लीमीटेड चे सदस्य सुरेश सी. शेट वय:-५५; पत्ता:-, बिल्डींग नं.126/3529, पोस्ट ऑफिसच्या समोर, पंत नगर, घाटकोपर पूर्व,मुंबई, बॅस्ट स्ट्राफ कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400075 पॅन नं:-AAAAV1340F
- 20): नाव:-विशाल एन नगर सोपचएस लीमीटेड चे सदस्य सुरेशा ए. (एन.सिसोदिया) वय:-४९; पत्ता:-, बिल्डींग नं.126/3530, पोस्ट ऑफिसच्या समोर, पंत नगर, घाटकोपर पूर्व,मुंबई, बॅस्ट स्ट्राफ कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400075 पॅन नं:-AAAAV1340F
- 21): नाव:-विशाल एन नगर सोपचएस लीमीटेड चे सदस्य अनिलकुमार ए. (एन.सिसोदिया) वय:-५०; पत्ता:-, बिल्डींग नं.126/3530, पोस्ट ऑफिसच्या समोर, पंत नगर, घाटकोपर पूर्व,मुंबई, बॅस्ट स्ट्राफ कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400075 पॅन नं:-AAAAV1340F

(३)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी मजालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

- 1): नाव:-जे.आर.एफटीएन एलएलपी चे भागिदार रामजी दयालाल गाला वय:-७०; पत्ता:-शॉप नं.10, -, बिल्डींग नं.1, गराज गुल्ली, तुलसी पाइप रोड,डांडर पश्चीम, मुंबई, भवानी शंकर न्ह, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400028 पॅन नं:-AANFJ2369J
- 2): नाव:-जे.आर.एफटीएन एलएलपी चे भागिदार जयशंकर रामजी गाला वय:-६६; पत्ता:-शॉप नं.१०, गराज नं: तळ मजला, इम्पलीये नाव: बिल्डींग नं.1, गराज गुल्ली, ब्लॉक नं: तुलसी पाइप रोड,डांडर पश्चीम, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400028 पॅन नं:-AANFJ2369J

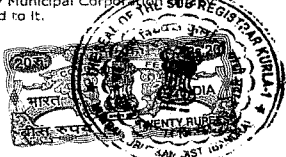
- (२) दस्तावेज करून दिल्याचा दिनांक
23/03/2018
- (10)दस्त नोंदणी केल्याचा दिनांक
27/04/2018
- (11)अनुक्रमांक, खंड व पृष्ठ
4810/2018
- (12)बाजारभावाप्रमाणे मुद्रांक शुल्क
3450000
- (13)बाजारभावाप्रमाणे नोंदणी शुल्क
30000
- (14)रस

तुल्यांकनासाठी विचारात घेतलेला तपशील:-
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

तुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणांचा तपशील ADJ/1100901/202/18/K/386/18
(1) within the limits of any Municipal Corporation Cantonment area annexed to it.



खरी प्रत
सह. दुय्यम निबंधक, कुर्ला-९
मुंबई उपनगर जिल्हा.

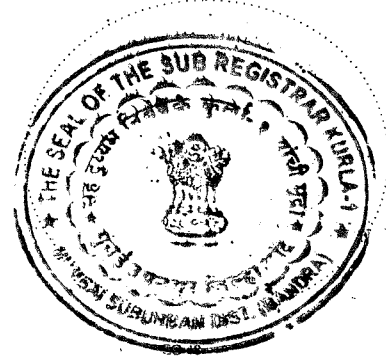


तपशील - ९

५०२९ २०/१०५

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ANNEXURE - "C"



BMPF-16455-2013-11-5 800 Forms (4 Pages F B)

Form 346
88

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

Valid upto 02 DEC 2015

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. E.B./CE/ BS/A of 20 - 20

CE / 6644 / BPES / AN 03 DEC 2014

MEMORANDUM

Municipal Office,

Mumbai20

M/s.Swastik Ventures C.A. to Owner

With reference to your Notice, letter No. 7263 dated 05.06.2014 and delivered on 20 and the plans, Sections Specifications and Description and further particulars and **Proposed redevelopment of existing building No.126 on F.P.No.311(pt) of TPS Ghatkopar-III & CTS No.5662(pt) of village Ghatkopar-Kirol, Ghatkopar(E), Mumbai** furnished details of your buildings at I have to inform you that I cannot approval of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

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

1. That the commencement certificate under Sec.44/69(1)(a) of the M.R. & T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides except on road side of the building of the plot clear of road widening line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C.Regulation No.38(27).
3. That the low lying plot will not be filled up to reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side before starting the work.
4. That the specification for layout/D.P./or access roads/development of setback land will not be obtained from Executive Engineer (Road Construction) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from Executive Engineer (R.C.)/Executive Engineer (S.W.D.) E.S. before submitting building completion certificate.

[Signature]
Executive Engineer (R.C.)/Executive Engineer (S.W.D.) E.S.
(Eastern Suburban) - II

कस्ता - १

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

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

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the day of 10-2 DEC-2015, but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

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

[Signature]
Executive Engineer, Building Proposals,
Zone, E-11 'N' Wards.

SPECIAL INSTRUCTIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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No. EB/CE/ 6644 /BSES /A/N 0

NOTES

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

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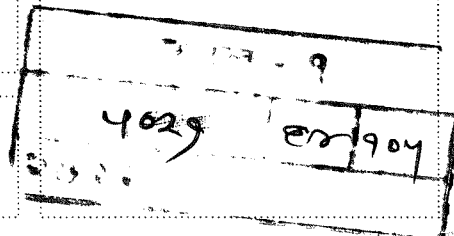


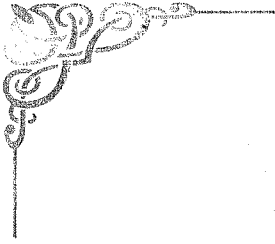
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- (20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing commissioner under Section 13 (b) (1) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 247 (1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be with drawn.
- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
- (i) Specific plans in respect of evicting or rehusing the existing tenants on hour stating their number and the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
 - (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) the bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 metre.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all jistems shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of a lock and the warning pipes of the ribbet pretressed with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm. in diameter. the cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be fixed and its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- (32) (a) Louvres should be provided as required by Bye-law No. 5 (b).
(b) Lintels or Arches should be provided over Door and Window opening.
(c) The drains should be laid as require under Section 234-1 (a).
(d) The inspection chamber should be plastered inside and outside.
- (33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.

copy to owner
M/S. SWASTIK VENTURES
C.A. - to owner

[Signature]
Executive Engineer, Building Proposals
Zones E S - A (N) wards



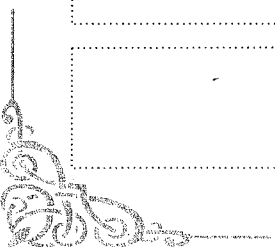


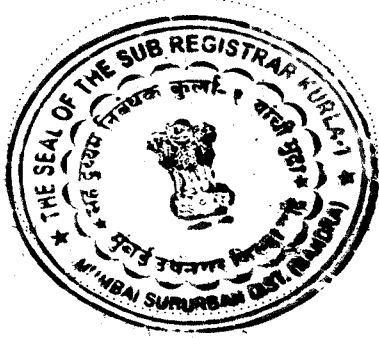
BRIHANMUMBAI MANAHAGARPALIKA
CE / 6644 / BPES / AN 03 DEC 2014

5. That the Licensed Structural Engineer will not be appointed, supervision memo as per appendix XI Regulation 5(3)(IX) will not be submitted by him.
6. That the structural design and calculations for the proposed work considering seismic forces as per I.S.Code Nos.456-2000, 13920 - 1993, 4326 and 1893 - 2002 as per circular u.no.CE/PD/11945/1 dated 2.2.2006 for existing building showing adequacy thereof to take up additional load will not be submitted by him.
7. That the regular/sanctioned/ proposed lines and reservations will not be got demarcated at site through A.E.(Survey)/E.E.(T&C)/ E.E.(D.P.)/ D.I.L.R. before applying for C.C.
8. That the registered undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Ward Officer and the ownership of the setback land will not be transferred in the name of M.C.G.M.
9. That the registered agreement with existing tenants along with the plans for demolition of their tenements for acceptance of alternate accommodation will not be submitted before C.C.
10. That the consent letter from existing tenants for proposed additions/alterations in their tenement will not be submitted before C.C.
11. That the Indemnity Bond indemnifying the Corporation for any legal dispute of plot, Ownership, any action pending on existing structures, damages, risks, accidents, etc. and an undertaking regarding no nuisance to the occupants or to neighbourhood will not be submitted before C.C./starting the work.
12. That the existing structure proposed to be demolished will not be demolished or necessary phase programme with agreement will not be submitted and got approved before C.C.
13. That the requirements of N.O.C. of concerned Electric Supply Co. will not be obtained and the requisitions, if any, will not be complied with before occupation certificate/B.C.C.
14. That the qualified / registered site supervisor through architect/structural engineer will not be appointed before applying for C.C.& his name and license No. duly revalidated will not be submitted.
15. That 'No dues pending' certificate from Assistant Engineer, Water Works 'N' ard before C.C. shall not be submitted.
16. That adequate care in planning, designing and carrying out construction will not be taken in the proposed building to provide for the consequence of settlement of floors and plinth filling etc.
17. That adequate care will not be taken to safeguard the trees existing on the plot while carrying out construction work & remarks from S.G. shall not be submitted.
18. That the notice under Sec.347(1)(a) of the Mumbai Municipal Corporation Act will not be sent for intimating the date of commencement of the work.
19. That this office will not be intimated in prescribed proforma for checking the opens spaces and building dimensions as soon as the work upto plinth is completed.
20. That the clearance from Assessment Department regarding upto date payment of municipal taxes will not be submitted.

[Signature]
Executive Engineer, Pending Proposal

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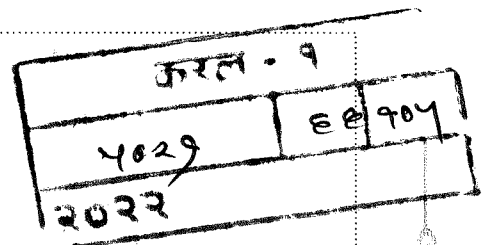




BRIHANMUMBAI MANAHAGARPALIKA
CE / 6644 / BPES / AN U 3 DEC 2014

37. That the capacity of overhead tank will not be provided as per 'P' form issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate.
38. That the phase programme for infrastructure development will not be submitted and got approved and will not be developed as per phase programme.
39. That the undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.
40. That the N.O.C. from Insecticide Officer shall not be submitted.
41. That the board mentioning the name of Architect/Owner shall not be displayed on site.
42. That the debris management plan shall not be submitted to S.W.M. Department.
43. That the registered U/T shall not be submitted by owner / developer / builder to sale the tenements / flats on carpet area basis only and abide by the provisions of Maharashtra Ownership flats (Regulation of promotion of construction, sale, Management & Transfer) Act; (MOFA) amended upto date. Indemnity Bond indemnifying M.C.G.M. and its officers from any legal complications arising due to MOFA shall not be submitted.
44. That the Regi.undertaking shall not be submitted by owner stating that they will not object neighboring plot which may involve open space deficiency.
45. That the registered U/T stating that owner / developer will not object in future for development of adjoining plot whenever they came forward for development, which may involve deficient open space and the clause to that effect will be incorporated in sale agreement
46. That the work of construction shall not be carried out between 7.00 a.m. to 7.00 p.m.
47. That the registered U/T stating that areas reserved for parking shall be used / utilized for the purpose of parking only shall not be submitted.
48. That the registered U/T indemnifying MCGM against any litigation arising out of hardship to user in case of failure of mechanized system / nuisance due to mechanical system / to the building under reference to the adjoining wing / building shall not be submitted.
49. That the registered U/T stating that the mechanical parking system shall be equipped with electric sensor and also proper precaution and safety reasons shall be taken to avoid any mishap and the damages occurred due to flooding in lift, if any and maintenance of mechanized parking system shall be done regularly and registered undertaking and indemnity bond that effect shall not be submitted.
50. That as per Circular No.ChE/27921/DP/Gen dated 06/01/2014, the owner / developer and concerned architect / L.S. shall not compile and preserve the following documents :-
 a)Ownership document, b)Copies of IOD, CC subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans, c) copies of Soil Investigation Reports, d)RCC details and canvas mounted structural drawings, e) Structural Stability Certificate from Licensed Structural Engineer, f)Structural Audit Reports, g)All details of repairs carried out in the buildings, h) Supervision certificate issued by the Licensed Site Supervisor, i) Building Completion Certificate issued by L.S. / architect, j) NOC and completion certificate issued by the C.F.O., k)Fire Safety Audit carried out as per the requirement of C.F.O.

Executive Officer Building Proposal





BRIHANMUMBAI MANAHAGARPALIKA
CE / 6644 / BPES / AN 0 3 DEC 2014

21. That the requirement of bye law 4(C) will not be complied with before starting the drainage work and in case Municipal sewer is not laid, the drainage work will not be carried on as per the requirement of Executive Engineer (Sewerage Project). Planning & completion certificate from him will not be submitted.
22. That the copy of Intimation of Disapproval conditions & other layout or sub division conditions imposed by the Corporation in connection with the developmental at site shall not be given to the would be purchaser and also displayed at site.
23. That the N.A. permission from the Collector of Bombay shall not be submitted.
24. That a Janata Insurance Policy or policy to cover the compensation claims arising out of Workmen's Compensation Act 1923 will not be taken out before starting the work and will not be renewed during the construction of work.
25. That the development charges as per M.R.T.P.(amendment) Act 1992 will not be paid.
26. That the carriage entrance shall not be provided before starting the work.
27. That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
28. That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on site before starting the work.
29. That the documentary evidence regarding ownership, area and boundaries of holding is not produced by way of extracts form the District Inspector of Land Records, extracts from City Survey Record and conveyance deed etc.
30. That separate P.R. Cards for each sub-divided plots, road etc. for exhibiting area in words & figures etc. will not be submitted.
31. That the debris will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work towards faithful compliance thereof.
32. That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with.
33. That the registered undertaking agreeing to form Co-op. Housing society will not be submitted before starting the work.
34. That the society will not be formed & got registered and true copy of the registration of society will not be submitted.
35. That the proposal will contravene the section 251 (A)(A) of the Mumbai Municipal Corporation Act.
36. That the remarks from Asst. Engineer, Water Works regarding location, size capacity of the suction tank, overhead storage tank for proposed and existing work will not be submitted before starting the work and his requirements will not be complied with.

[Handwritten Signature]
Executive Engineer Building Proposal
(Municipal Corporation)

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CE / 6644 / BPES / AN 03 DEC 2014

The above documents / plans shall not be handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should not be handed over within a period of 90 days after granting Occupation Certificate.

51. That all the structural members below the ground shall not be designed considering the effect of chlorinated water, sulphar water, seepage water etc. and any other possible chemical effects and due care while constructing the same will be taken and completion certificate to that effect shall be insisted before granting further C.C. beyond plinth from the licensed Structural Engineer.
52. That the contribution charges as per T.P. remarks u/no.CHE/247/TPS/R dt.27.6.2013 shall not be paid.
53. That copies of IOD shall be submitted to MHADA and acknowledgement copy of the same shall not be submitted
54. That the approval of Registrar of C.H.S. Ltd. for redevelopment as per Govt. of Maharashtra circular dated 03/01/2009 shall not be submitted.

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

1. That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.
2. That the copy of last Assessment paid bill shall not be submitted.

C) GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.

1. That some of the drains will not be laid internally with C.I. pipes of adequate size.
2. That the dust bin will not be provided as per C.E.'s circular No.CE/9296/11 of 26.6.1978.
3. That the surface drainage arrangement will not be made in consultation with Executive Engineer (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate.
4. That 10 ft. wide paved pathway upto staircase will not be provided.
5. That the surrounding open spaces, parking spaces and terrace will not be kept open and un-built upon and will not be leveled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
6. That the name plate/board showing plot No. name of the building etc. will not be displayed at a prominent place before O.C.C./B.C.C.
7. That the parking spaces shall not be provided as per D.C.Regulation No.36.
8. That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.
9. That the provision will not be made for making available water for flushing and other non-potable purposes through a system of bore well and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the Corporation.

[Handwritten Signature]
Executive Engineer (S.W.D.)
(Eastern Division) - II

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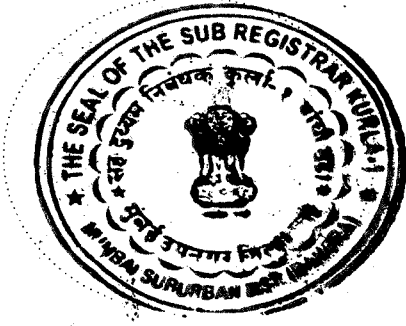


BRIHANMUMBAI MANAHAGARPALIKA
CE / 6644 / BPES / AN 0 3 DEC 2014

10. That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, termites, fixtures, joints in drainage pipes etc. and that the workmanship is found very satisfactory shall not be submitted.
 11. That one set of plans mounted on canvas will not be submitted.
 12. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will not be submitted.
 13. That the federation of flat owners of the sub-division/layout for construction and maintenance of the infrastructure will not be formed.
 14. That the adequate provision for post-mail boxes shall not be made at suitable location on ground floor /stilt.
 15. That the every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
 16. That the final NOC from S.G. shall not be submitted.
 17. That the infrastructural works such as; construction of hand-holes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall not be provided.
 18. That the requisitions of clause No.45 & 46 of D.C.R.91 shall not be complied with.
 19. That the provision for rain water harvesting as per design prepared by consultant in the field shall not be made to the satisfaction of Municipal Commissioner.
 20. That the Vermiculture bins for disposal of wet waste as per the design and specification of organizations / individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM, shall not be provided to the satisfaction of Municipal Commissioner.
 21. That the final NOC from CFO shall not be submitted before asking occupation.
 22. That the final MHADA NOC shall not be submitted before asking occupation.
- D) CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.**
1. That certificate under Section 270-A of the Bombay Municipal Corporation Act will not be obtained from H.E.'s department regarding adequacy of water supply.


Executive Engineer
(Building Proposals)E.S.II

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ANNEXURE - "D"

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

म्हाडा
MHADA



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 DDT. 23 May, 2018.

COMMENCEMENT CERTIFICATE

No. MH/EE/(B.P.)/GM/MHADA-1/323/2019

Date : 29 JUL 2019

To
M/s. J.R. Properties LLP
C.A to Vishal Pant Nagar Co.Op.Hsg. Soc. Ltd
i.e Bldg. No. 126

Sub:- Redevelopment of existing building no. 126 of Vishal Pant Nagar Co.Op.Hsg.
Soc. Ltd on plot bearing C.T.S. No. 5662 (Part) of Village Ghatkopar-Kirol at Pant Nagar,
Ghatkopar (East), Mumbai

Ref. : 1. Amended plans issued by MHADA dated 07/06/2019.

Dear Applicant,

With reference to your application dated 20/06/2019 for development permission and grant of Further 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 existing building. No. 126 known as "Vishal Pant Nagar Co.Op.Hsg. Soc. Ltd." in MHADA Layout on plot bearing C.T.S. No. 5662 (Part) of Village Ghatkopar-Kirol at Pant Nagar, Ghatkopar (East), Mumbai.

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.D. u/ref. no. CE/6644/BPES/AN dated 03/12/2014 and Amended Plans dated 30/05/2017 & 07/06/2019 and following conditions.

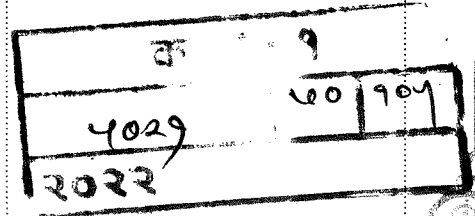
1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
5. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the VP & CEO / MHADA if:

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गृहनिर्माण भवन, कलानगर, वान्दे (पूर्व), मुंबई ४०० ०५१.
दूरध्वनी ६६४० ५०००
फॅक्स नं: ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 66405000.
Fax No. : 022-26592058 Website : www.mhada.maharashtra.gov.in





- a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
- b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO / MHADA is contravened or not complied with.
- c. The VP & CEO / MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.
8. That the work shall be carried out as per the approved plan, Survey remark & all other relevant permissions applicable to this proposal.

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 including re-endorsement of ~~Plinth~~ C.C. Auto DCR No. CHE/ES/1331/N/337(NEW) dated 19.10.2016 & Re-endorsed C.C. dt. 06.06.2017, further C.C. dated 06.10.2017 issued by MCGM for work and further extended upto top of 16th upper floors (i.e. Basement (for Fire Pump room)+Stilt for parking + 1st to 16th upper as per approved amended plans vide letter no. MH/EE/(B.P)/GM/MHADA-01/323/2019 dated 07/06/2019.

This further CC is valid upto **28 JUL 2020**

--Sd--

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

Copy Submitted in favor of information please.

1. Chief Officer Mumbai Board.
2. Asst. Commissioner N^o ward MCGM.
3. Deputy Chief Engineer/B.P.Cell/MHADA

Copy to :-

4. Architect Shri. Vilas Dikshit of M/s. Shilp Associates
5. EE Kurla Division/MB for information please.
6. Secretary/ Vishal Pant Nagar Co.Op.Hsg. Soc. Ltd
Bldg. No. 126

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

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ANNEXURE - "E"

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY



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.)

No.MH/EE/(B.P.)/GM/MHADA- /250/2018

DATE- 09 May 2018

To

M/s. Shilp Associates,
Shri. Vilas Dikshit

Sub:- Proposed development on building, no 126 Vishal Pant nagar C.H.S. Ltd.
on plot bearing CTS No.5662 (pt) of village Ghatkopar- Kirol, Pant nagar
Ghatkopar (E)Mumbai 400075 in 'N' Ward, Mumbai.

Ref :-1.MCGM/CE/6644/BPES/AN IODDtd. 03/12/2014.
2. Application Letter from M/s. Shilp Associates. 21/06/2018

Sir,

Your letter of consent to undertake the supervision of the above subject and change of applicant to M/s J R Properties LLP Developers C.A. to Vishal Pant nagar C.H.S. Ltd. Bldg. No. 126 for proposal submitted u/s.15 Sub. Section 2(G) of the Act and 44/69 of MRTP Act is hereby accepted.

Yours Faithfully,

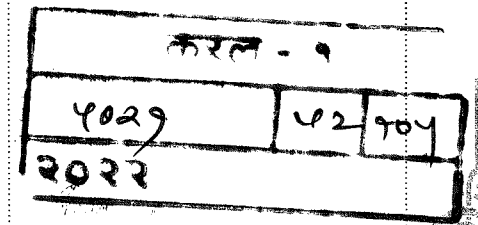
(Rajeev Sheth)

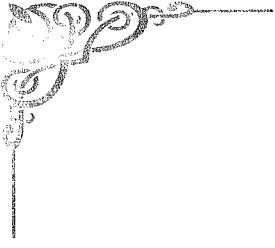
**Executive Engineer/B.P.Cell
Greater Mumbai/ MHADA**

1/2

गृहनिर्माण भवन, कलानगर, बान्द्रे (पूर्व), मुंबई - ४०० ०५९.
दूरध्वनी ६६४०५०००
फॅक्स नं. ०२२-२६५९२०५८

Gnha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051
Phone 66405000
Fax No 022-26592058 Website : www.mhada.maharashtra.gov.in





Copy submitted for information please.

- ✓ 1) Secretary Vishal Pant nagar C.H.S. Ltd. Bldg. No. 126
- 2) M/s. Design Consortium of Mr. Ashutosh Jathar
- 3) M/s. J.R. Properties LLP
- 4) M/s. Swastik Ventures
- 5) Ex. Eng. Kurla Division /M.B

(Rajeev Sheth)
Executive Engineer/B.P.Cell
Greater Mumbai/ MHADA

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2022	





ANNEXURE - "F"



Maharashtra Real Estate Regulatory Authority

**REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]**

This registration is granted under section 5 of the Act to the following project under project registration number : **P51800018676**

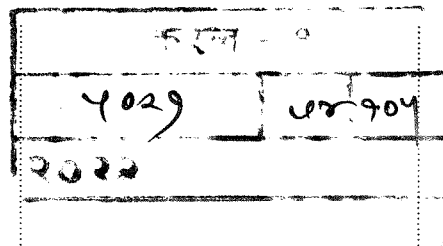
Project: Vishal Sagar, Plot Bearing / CTS / Survey / Final Plot No.: BLDG NO 126, MHADA LAYOUT, CTSNO 5662 PT, SERVEY NO 236A TPS III GHATKOPAR at Kurla, Kurla, Mumbai Suburban, 400075;

1. **J R Properties Llp** having its registered office / principal place of business at **Tehsil: Mumbai City, District: Mumbai City, Pin: 400028.**
2. This registration is granted subject to the following conditions, namely:-
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - o The Registration shall be valid for a period commencing from **27/11/2018** and ending with **30/06/2022** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - o That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date:23-06-2020 10:30:05

Dated: **18/05/2020**
Place: **Mumbai**

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





1975 leased out the property in favour of the Society. The said document is registered with the Sub-Registrar of Assurances under Registration No. S-1420 on 10-5-1976 and also under a Deed of Sale entered into between the Maharashtra Housing and Area Development Authority with the Society dated 24th November, 1975 registered on 10-5-1976 bearing registration No S-1422 of 1976 conveyed in favour of the Society the building No.126 standing on CTS No.5662(part) alongwith the land viz. piece and parcel of land admeasuring about 548.22 sq. meters and Building No.126 having 16 tenements occupied by 16 members of the Society in favour of the Society.

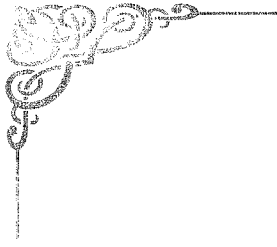
(D) VISHAL PANTNAGAT CO-OPERATIVE HOUSING SOCIETY LIMITED alongwith its members have by and under a Development Agreement Dated 23rd November, 2011 registered with Registrar of Sub-Assurances Kurla bearing Registration No. BDR-3/2305/2012 have entrusted the Development rights in favor of M/S. Swastik Ventures for re-development of the said property of the Society i.e. Building No.126 and land underneath on the terms and conditions as more particularly stated in the said Development Agreement. M/s. Swastik Ventures was therefore authorized to re-develop the said Property by demolishing the existing building structure of the Society. Deed of rectification dated 17th March 2012 registered with Registrar of Sub-Assurances Kurla bearing Registration No BDR-3/3225/2012 and General Power of Attorney dated 7th April 2012 registered with Registrar of Sub-Assurances Kurla bearing Registration No. BDR-3/3226-2012.

(E) Pursuant to the terms of the said Development Agreement, Deed of Rectification and Power of Attorney, the said Developers M/s. Swastik Ventures have obtained IOD and also entered into Individual agreement for Providing Permanent Alternate Accommodation Agreement with all the

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Nanoj Bhatt
ADVOCATE

(Continuation)



Members building No. 126. As per the agreed terms of the said Development agreement the Developers M/s. Swastik Ventures were required to complete the Development within the time framed as per the terms of the Development Agreement. However, due to delay on the part of the Developers for obtaining necessary permissions and commencing and carrying on the work, the said Developers M/s. Swastik Ventures, the Society and all its members by mutual consent cancelled the said Development agreement, Deed of Rectification and Power of Attorney by executing a Deed of Cancellation dated 22nd March, 2018. The said Deed of cancellation is duly registered with Sub-Registrar of Assurances bearing Registration No.KRL-1-4806-2018.

(F) After cancellation of the said documents with the said Swastik Ventures the Society viz. VISHAL PANT NAGAR CO-OPERATIVE HOUSING SOCIETY LIMITED alongwith its members of Building No. 126 have appointed new Developer viz. M/s. J.R. Properties LLP as the Developer for development of the Building of the Society, under a Development Agreement Dated 23rd March, 2018 registered with Registrar of Sub-Assurances Kurla bearing Registration No. KRL-1-4810-2018 and have entrusted the Development rights in favor of said M/s. J.R. Properties LLP for re-development of the said property of the Society i.e. Building No.126 and land underneath on the terms and conditions as more particularly stated in the said Development Agreement. M/s. J.R. Properties LLP is therefore authorized to further re-develop the said Property.

(G) Pursuant to the terms of the said Development Agreement, the Society has also executed a General Power of Attorney dated 21/04/2018 in favour Mr. Ramji Dayalal Gala and/or Mr. Jayesh Ramji Gala partners of M/s. J.R. Properties LLP thereby given various powers to them for the development of the Property as specifically mentioned in the said Power of

करल - १
५०३१ ८८ १०५
१०२२





Attorney. The said Power of Attorney has been registered with Registrar of Sub-Assurances Kurla bearing Registration No. KRL-1-4811-2018.

(H) All Individual Agreements for providing Permanent Alternate Accommodation executed between Swastik Venture and 16 members of Building No. 126 of the Society have also been cancelled by executing 16 separate Deed of Cancellation.

(I) I have caused searches to be taken in the office of the Sub-Registrar of Assurances at Mumbai, Kurla-1 to Kurla-4 and Bandra for the period from 1984 to 2013 through Search Clerk, Shri Pradeep Waghmare. On the perusal of the said Search Report, I find that the said property is not subject to any lien, mortgage, lease and encumbrances of any nature whatsoever.

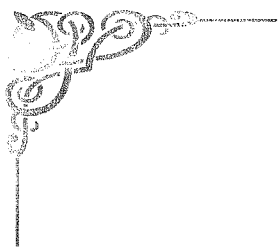
(J) I have also caused public notices to be inserted in (1) Active Times -Mumbai, Mumbai Lakshadip- Mumbai and Janmabhoomi- Mumbai, all dated 17/2/2018 inviting claims from the public in respect of the said Society's property. I have not received any objection and/or claim of any nature whatsoever in response to the said public notice.

(K) In view of what is stated hereinabove, the Society viz. VISHAL PANTNAGAR CO-OPERATIVE HOUSING SOCIETY LIMITED, are the absolute Owners of the said property viz. Building No.126 and title of the said property is clear and marketable and free from all encumbrance and the said Developers M/s. J.R. Properties LLP is entitled to develop the said property on the terms and conditions mentioned in the said Development agreement dated 23rd March, 2018 and the Power of Attorney dated 21/4/2018.

THE SCHEDULE OF THE PROPERTY

All the piece and parcel of land situate lying and being at Building No. 126, Pant Nagar, Ghatkopar(East), Mumbai - 400 075 Village Ghatkopar Kirol, Taluka Kurla in the

करल - १	
१०२१	०८/१०५
२०२२	



(Continuation Sheet)

Manoj Bhatt
ADVOCATE

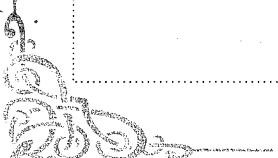
Registration District of Mumbai Suburban District admeasuring about 548.22 sq. mtrs as per Lease Deed and about 612.25 sq.mtrs as per MHADA area Certificate and forming part of C.T.S. No. 5662(pt) TPS III having Plot No 113 (Part) at Pant Nagar, Ghatkopar(East), Mumbai - 400 075.

Building No 126
On or towards East : Building No 107
On or towards West : 40 Ft wide road
On or towards North : RCC Tank and Pump House
On or towards South : Building No 125

Dated this 30th day of May 2018.

Manoj Bhatt
MANOJ BHATT
ADVOCATE

करल - ५
५०२९ | ०६/१०५
२०१८





ANNEXURE - "H"

मालमत्ता पत्रक

११५२

विभाग/दोने -- **घाटकोपर-किरोळ** तालुका/न. भु. मा. का. -- **न. भु. अ. घाटकोपर** जिल्हा -- **मुंबई उपनगर जिल्हा**

नगर स्वयंसेवक शिफ्ट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या क्षेत्राच्या बाबत किती धारणाधिकार तयारील आणि त्याबाबत किती धारणाधिकार तयार केले

क्रमांक/ प्ल. नं. चौ. मी. न. भु. अ. घाटकोपर ३११अ

(न. भु. अ. घाटकोपर ५६६२)

१८४२३.३०
- १२०.७५
१८३०२.६०

सुविधाधिकार

मूळ धारक नं. १९८८ नांम्वे होसिंग अँड एरिया डेव्हलपमेंट बोर्ड

पट्टेदार

कार पत्र

वेतार रीट



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (धा)	साक्षात्करण
३०/०४/१९९७	मा. अ. भु. अ. मु. उ. जि. यांचे कडील पत्र क्र. न. भु. शासकीय मिल्कती संगणकीकरण ३५३/९७ दि. २०/१/९७ व डि. पी. शीट क्र. E-२२ व मा. न. भु. अ. क्र. ७ मु. उप. जि. यांचे कडील आदेश क्र. दि. ४/११९७ अन्वये अंदाजे व १८४२३.३ चौ. मी. क्षेत्र नियोजित रेसिडेन्सियल झोन R करिता आरक्षित असलेली नोंद केली.			पत्ती - १२/४/९७ न. भु. अ. घाटकोपर
२४/१०/२००२	भाडेपट्ट्याने पैकी मिल्कत	रजि/ भाडेपट्ट्याकार/ क्र. / व्वर-३/ ९३६२/२००१ २६/११/२००१ मुदत ३० वर्षे दि. १७/७/९५ पासून	भाडेपट्टेदार श्री रश्मि एम् पासड क्षेत्र ४३०.०० चौ. मी.	के रजमु क्र. १५२ प्रमाणे पत्ती - २४/१०/२००२ न. भु. अ. घाटकोपर
३०/०४/२००६	मा. मिल्कतीधकारी मुंबई उपनगर जिल्हा यांचे कडील आदेश क्रमांक सी./कार्या - २ व ए/कजी/पो. वि./एस्. आर. क्र. - ८८७ दि. ३०/४/२००८ चे पोटविधान आदेश इकडील मी. र. नं. ३८३०८ व कार्यालयीन आदेश दि. ३०/४/२००८ अन्वये अ. भु. क्र. ३११ या मिल्कतीचे एकूण क्षेत्र १८४२३.३० चौ. मी. क्षेत्रातून झोपडपट्टी बांधील क्षेत्र १२०.७५ चौ. मी. वजा करून त्याची स्वतंत्र मिल्कत पत्रिका उघडली (म. का. नं. ६८४७ त्यास अ. भु. क्र. ३११अ रोज दिला व अ. भु. क्र. ३११ ये १८३०२.६० चौ. मी. क्षेत्र कायम करून अ. भु. क्र. ३११अ असा रोज बदल केला.			के रजमु क्र. ५१६ प्रमाणे पत्ती - ३०/४/२००६ न. भु. अ. घाटकोपर

तपासणी करणारा - अर्ज क्रमांक. ११५२ अर्ज अर्जाबाबी तारीख. ८/११/२०१३ न. भु. अ. घाटकोपर

नवकलेच्या सुट्टेकरून १० - ० नवकल तयार तारीख. ८/११/२०१३ मुंबई उपनगर जिल्हा

नवकलेची प्रतिवार तयार करणारा..... २१/११/१३

तपासणी शुल्क.. तपासणी करणारा.....

कागद शुल्क .. २००० नवकल दिल्याची तारीख. २१/११/२०१३

एकूण शुल्क. ५२०० खरी प्रत

२०१३

११/११/२०१३

घाटकोपर

नगर भूमापन अधिकारी - घाटकोपर

(पान नं. - 1)

करल - १

५०२९ ५०१०५

२०२२

ANNEXURE - "I"



नोंदणी क्रमांक : एमयुएम/डिप्लॉम/एमएचएडीबी/एचएसजी/(डिप्लो)/(टिसी)/
/ ८२ / सन २०२० - २०२१

*** नोंदणीचे प्रमाणपत्र ***

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, _____

विशाल सागर सहकारी गृहनिर्माण संस्था मर्यादित.,

सीटीएस नं. ५६६२ (पी.टी.), एफ पी. नं. ३१९, सर्वे नं. २३६-अ,

इमारत क्र. १२६, पंतनगर, घाटकोपर (पूर्व), मुंबई - ४०० ०७५.

ही संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून उपवर्गीकरण भाडेकरू/भाडेकरू सहभागीदारी गृहनिर्माण / इतर संस्था असे आहे.

मुंबई :

दिनांक :

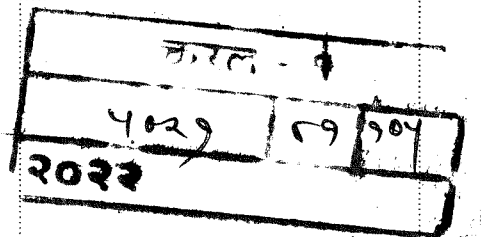


(Signature)

डॉ. प्रशांत सोनवणे)

उपनिबंधक सहकारी संस्था
(मुंबई शहर व कोकण मंडळ)

कोकण गृहनिर्माण व क्षेत्रविकास मंडळ, मुंबई





Index-II

ANNEXURE - "J"

Page 1 of 2



23/11/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

दस्त क्रमांक : 18009/2021

नोंदणी :

Regn 63m

माग्याचे नाव : घाटकोपर

(1) विलेखाचा प्रकार	माहिती
(2) मोबदला	619810.40
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टेदार आकारणी देतो की पट्टेदार ते नमुन्य करावे)	1047000
(4) भू-मापन, पोटहिसा व चरक्रमांक (असल्यास)	1) पाकिचेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :- इतर माहिती: टिड मिट प्लॉट जमिनीचे क्षेत्रफळ 64.03 चौ. मीटर व बांधकाम, विद्याल सागर को-ऑप. हौसिंग सोसायटी लिमिटेड, विंधिय नं. 126, रोड नं. पंत नगर, स्कीम 3, प्लॉट नं. 311 (भाग), सी. टी. एस. नं. 5662, विभाग घाटकोपर-किरोड, पंत नगर, घाटकोपर पूर्व, मुंबई - 400075. सवर दस्त अभिनियमाकरिता सावर केला असून प्रकरण क्र. एसीजे/1100901/601/2021 कि दिनांक 22/10/2021 अन्वये मोबदला रु. 6,19,810.40/-, बाजारमूल्य रु. 10,47,000/- निश्चित करण्यात आल्यानुसार येथे मुद्रांक शुल्क रु. 52,350/- दिनांक 02/11/2021 रोजी भरून सररचा दस्त दिनांक 02/11/2021 रोजी अभिनियमित केला आहे. PUI: NX0308130060000 ((C.T.S. Number : 5662 ;))
(5) क्षेत्रफळ	1) 64.03 चौ.मीटर
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/विहून देण्या-या पसकाराचे नाव किंवा विवाची न्यायालयाच्या हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-विद्याल सागर को-ऑप. हौसिंग सोसायटी लिमिटेड तर्फे चेअरमन नरेश बभूभाई मेहता वय:-78; पत्ता:-प्लॉट नं: 802, भाळा नं: 8 वा मजला, इमारतीचे नाव:-, ब्लॉक नं: विंधिय नं. 126, रोड नं: पंत नगर, घाटकोपर पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400075 पॅन नं:-AAPJPM6818D 2): नाव:-विद्याल सागर को-ऑप. हौसिंग सोसायटी लिमिटेड तर्फे सेक्रेटरी कर्ताराम तुर्वेचंजी वय:-55; पत्ता:-प्लॉट नं: 1602, भाळा नं: 10वा मजला, इमारतीचे नाव:-, ब्लॉक नं: विंधिय नं. 126, रोड नं: पंत नगर, घाटकोपर पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400075 पॅन नं:-AAUPS0817R 3): नाव:-विद्याल सागर को-ऑप. हौसिंग सोसायटी लिमिटेड तर्फे मेबर चेतन नटरसाल वडू वय:-53; पत्ता:-प्लॉट नं: 601, भाळा नं: 8वा मजला, इमारतीचे नाव:-, ब्लॉक नं: विंधिय नं. 126, रोड नं: पंत नगर, घाटकोपर पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400075 पॅन नं:-AADPB0196P
(8) दस्तऐवज करून देणा-या पसकाराचे व किंवा विवाची न्यायालयाच्या हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मुंबई हाऊसिंग अँड एरिया डेव्हलपमेंट बोर्ड मुंबई तर्फे जॉईंट चीफ ऑफिसर जीवन गलांडे (यांना नोंदणी अधिनियम 1960 चे कलम 22 अन्वये कडुसी जवाबासाठी हुजर राहणेकरिता भाकी) वय:-30; पत्ता:-प्लॉट नं:-, भाळा नं:-, इमारतीचे नाव: गृह निर्माण भवन, ब्लॉक नं:-, रोड नं: कला नगर, बांद्रा पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AAAJM0344H 2): नाव:-महाराष्ट्र हाऊसिंग अँड एरिया डेव्हलपमेंट बोर्डातर्फे जॉईंट चीफ ऑफिसर (ई) कमल पोसावे (यांना नोंदणी अधिनियम 1960 चे कलम 22 अन्वये कडुसी जवाबासाठी हुजर राहणेकरिता भाकी) वय:-30; पत्ता:-प्लॉट नं:-, भाळा नं:-, इमारतीचे नाव: गृह निर्माण भवन, ब्लॉक नं:-, रोड नं: कला नगर, बांद्रा पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AAAJM0344H
(9) दस्तऐवज करून देण्याचा दिनांक	23/11/2021
(10) दस्त नोंदणी केल्याचा दिनांक	23/11/2021
(11) अनुक्रमांक, खंड व पृष्ठ	18009/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	52350
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	10500
(14) गेट	

मुद्रांकनासाठी विचारात घेतलेसा तपशील:-

मुद्रांकनाची आवश्यकता नाही कारण अभिनियमित दस्त कारणाचा तपशील 1100901/601/2021

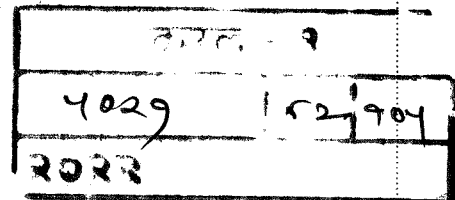
मुद्रांक शुल्क आकारतांना निवडलेसा अनुन्वेद :-

(i) within the limits of any Municipal Corporation or any Cantonment

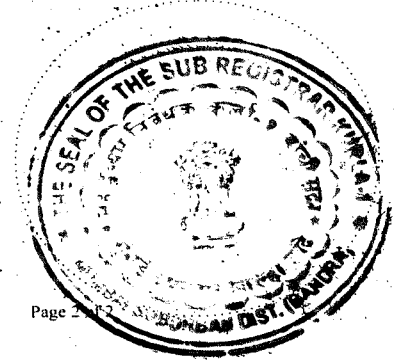


<http://10.10.246.39/MarathiReports HTML.reports HTML ReportSuchiKramank2.aspx>

11/23/2021



ANNEXURE - "J"



Index-II

Page 2

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	1100901/601/21/K/1004/21	-	52350	SD		
2		eChallan		MH009108867202122E	10500	RF	0004313384202122	23/11/2021
3		By Cash			2900	RF		

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



खरी प्रत

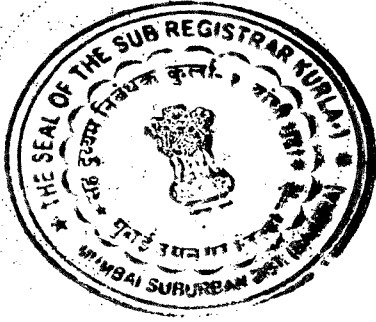
M. J. Jadhav
सह. मुख्य निबंधक, कुला-१
मुंबई उपनगर जिल्हा.

<http://10.10.246.39/MarathiReports/HTMLreports/HTMLReportSuchiKramank2.aspx>

11/23/2021

करल - १

५०२१	८३	१०५
२०२२		



ANNEXURE - "K"

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण

MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY



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- 1/323/ 2021

DATE-

24 DEC 2021



गृहनिर्माण भवन अमुन महानगर

To,

M/s. J.R. Properties LLP

C.A. to Bldg. No.126 of Vishal Pant Nagar Co-Op. Hsg. Soc. Ltd.
Ghatkopar (E), Mumbai – 400 075.

Sub: - Full Occupation Certificate for proposed redevelopment of existing bldg. no.126 of Vishal Pant Nagar Co-Op. Hsg. Ltd. On plot bearing C.T.S. No. 5662 (part) of village Ghatkopar – Kiroi at Pant Nagar, Ghatkopar (East), Mumbai – 400 075.

- Ref:** 1. Proposal submitted by Architect on 02.01.2013 to MCGM.
2. Concession approved vide letter no. CE/6644/BPES/AN on 04.05.2014 by MCGM.
3. IOD was issued on 03.12.2014 by MCGM
4. C.C. up to plinth issued on 19.10.2016
5. Amended plans were approved on 30.05.2017 by MCGM
6. Further Part C.C. upto 10th floor granted on 06.06.2017 by MCGM
7. Amended plans issued by MHADA dtd.07.06.2019.
8. Full C.C upto 16th floor granted on 29.07.2019
9. Architect M/s. Shilp Associates submit the proposal for Full occupation certificate dated 09.07.2021

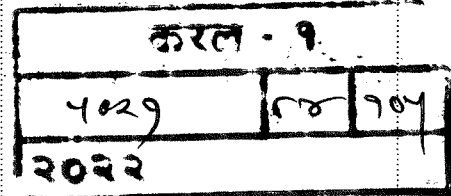
Dear Applicant,

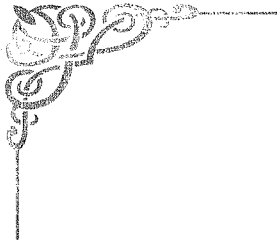
The full development work of for building comprising of Stilt for parking + 1st to 16th upper floor on plot bearing C.T.S. No. 5662(pt.) of village Ghatkopar at Pant Nagar, Ghatkopar (East), Mumbai, is completed under the supervision of Architect Shri. Vilas Dikshit, Lic. No. CA/12130, Shri. K. H. Shah, RCC Consultant, Lic.No. STR/S/33 and Shri. Sohail I Sayyad, Site supervisor, Lic. No. Regn. no. D/303/SS-I, and as per development completion certificate submitted by Architect and as per completion

गृहनिर्माण भवन, कलानगर, वांद्रे (पूर्व), मुंबई - ४०० ०५१.
दूरध्वनी : ६६४०५०००
फैक्स नं. : ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai - 400 051.
Phone : 66405000
Fax No.: 022-26592058
Website : www.mhada.maharashtra.gov.in

1/2






certificate issued by Chief Fire Officer, no. FB/HR/R-IV/59 dated 04.09.2021. The same may be occupied and completion certificate submitted by you is hereby accepted.

It can be occupied with the following conditions.

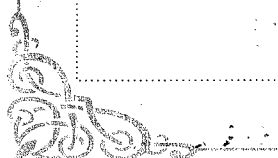
1. That all firefighting systems shall be maintained in good working conditions.
2. That this Full OCC without prejudice to legal matter pending in Court of Law if any.
3. Addition/ alteration in the approved building plans shall not be allowed without prior approve of this office.
4. The operation of the hydro pneumatic system, fire services, STP shall be maintained.
5. Terms and conditions of Final Fire NOC shall be strictly followed.
6. Functioning of Lifts, water tank etc shall be maintained.

D.A.: - Plan.


(Anil N. Rathod)
Executive Engineer (ES)/ B.P.
Greater Mumbai/ MHADA.

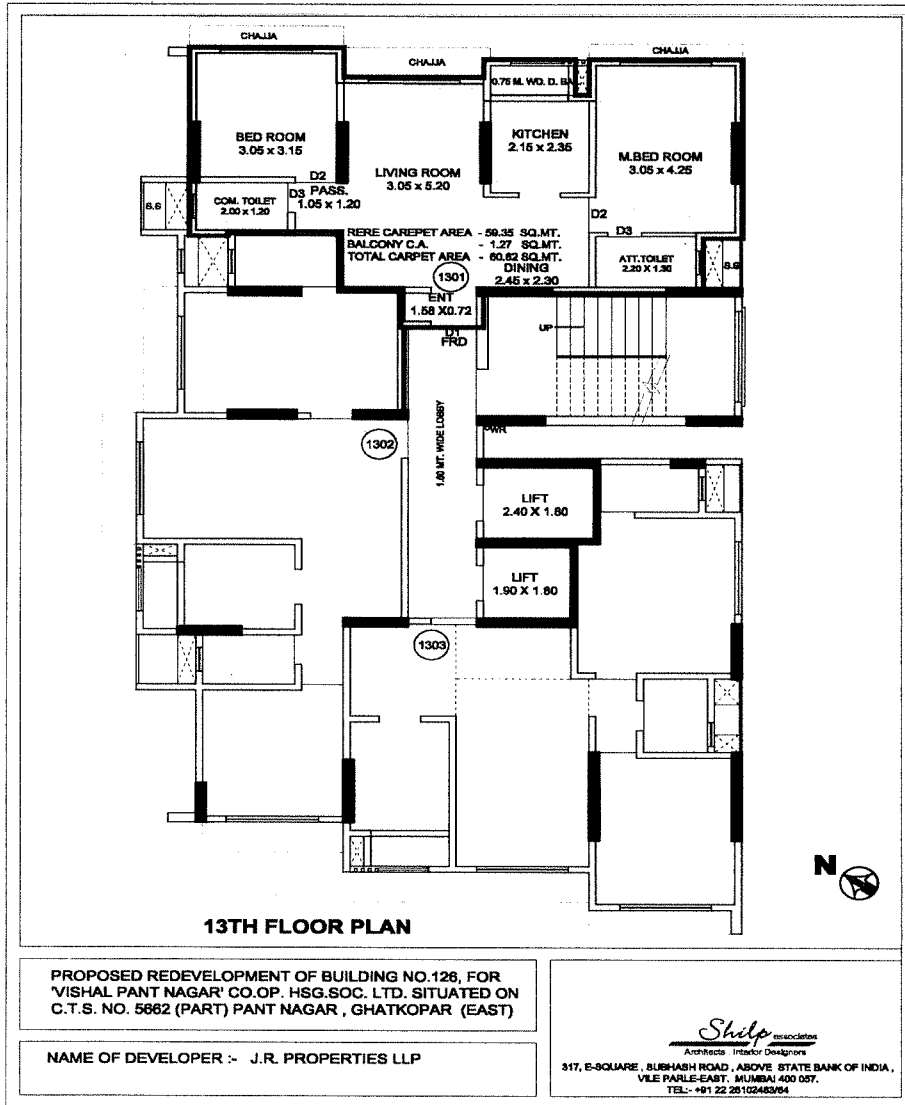
2/2

कर्म - १		
4027	FY	904
2022		





ANNEXURE - "L"



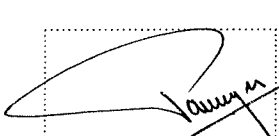
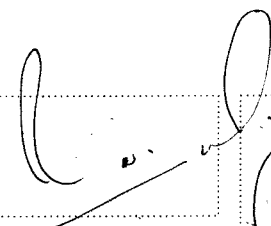
Valayam B.D. Sarvaiya *...*





4029 158904
2022

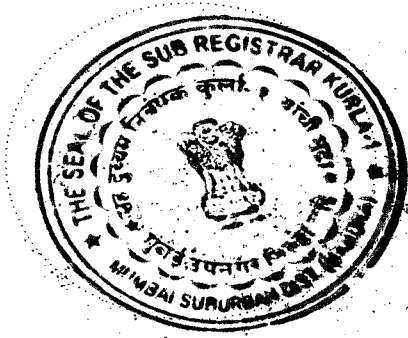
ANNEXURE - "M"



LIST OF COMMON AND/OR FLAT AMENITIES ANNEXURE : M	
SR NO	AMENITIES
1	VITRIFIED FLOORING IN ENTIRE FLAT.
2	WALLS CERAMIC/VITRIFIED TILES IN ALL THE BATHROOMS.
3	GYPSUM/CEMENT PUTTY FINISH WALLS.
4	ALL WOODEN DOOR FRAMES EXCEPT IN BATHROOMS IN GRANITE/STONE.
5	MAIN DOOR, BED ROOM DOORS, BATHROOM DOORS BOTH SIDE LAMINATED
6	BOTH BOTH SIDE LAMINATED
7	POWDER COATED SLIDING WINDOWS.
8	BATHROOM FITTINGS FROM JAQUAR.
9	STONE PLATFORM IN THE KITCHEN WITH SINK.
10	CONCEALED PLUMBING.
11	SWITCHES FROM ANCHOR .
12	CHECKERED TILES IN THE COMPOUND OF THE BUILDING.
13	EXCLUSIVELY DESIGNED ENTRANCE LOBBY.
14	TWO PASSENGERS LIFTS OTIS.
15	UNDERGROUND AND OVERHEAD WATER TANK.
16	FIRE FIGHTING SYSTEM.


 B.D. Sarvaikya
 



ANNEXURE - "N"

J. R. PROPERTIES LLP REGISTRATION CERTIFICATE



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Registrar, Mumbai
Everest, 100 Marine Drive, Mumbai, Maharashtra, 400002, India

FORM 19

[Refer Rule 32(1) of the LLP Rules, 2009]

CERTIFICATE OF REGISTRATION ON CONVERSION

OF

J.R PROPERTIES PRIVATE LIMITED

TO

J.R PROPERTIES LIMITED LIABILITY PARTNERSHIP

LLP Identification Number: AAJ-6192

It is hereby certified that J R PROPERTIES LIMITED LIABILITY PARTNERSHIP is this day registered pursuant to section 58(1) of the LLP Act, 2008.

Given at Maharashtra this Sixth day of June Two thousand seventeen.

DS MINISTRY OF
CORPORATE
AFFAIRS 23



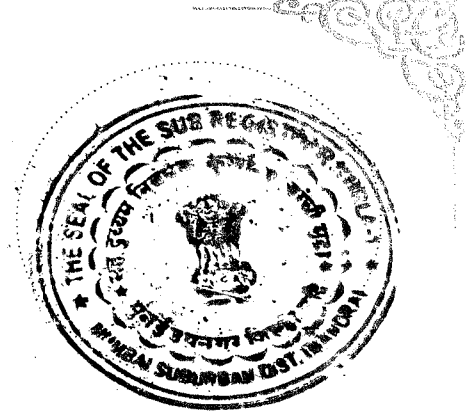
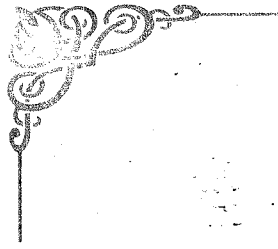
Registrar, Mumbai

Note: The corresponding form has been approved by SATYA PARKASH KUMAR, Registrar of Companies (STS) and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 36(3)(ii) of the Limited Liability Partnership Rules, 2009.

The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

Mailing Address as per record available in Registrar office:
J R PROPERTIES LIMITED LIABILITY PARTNERSHIP
RAMSHYAM KRUPA BUILDING NO. 1, SHOP NO. 10,, GARAGE GALLI, TULSI PIPE ROAD, DADAR,
MUMBAI, Mumbai City,
Maharashtra, 400028, India.

		करल - १	
५०२१		२०२२	२०१०५



DOCUMENTS OF DEVELOPER



भारत सरकार
Unique Identification Authority of India

नोंदणी क्रमांक/Enrolment No.: 1190/10599/88957

To: Jayesh Ramji Gala
(जयेश रामजी गाला)
S/O Ramji Gala
A/1301, chaitya tower
appasaheb marathe marg
close to ravindra natya mandir
prabhadevi
Mumbai
Maharashtra - 400025

Date: 16/10/2011

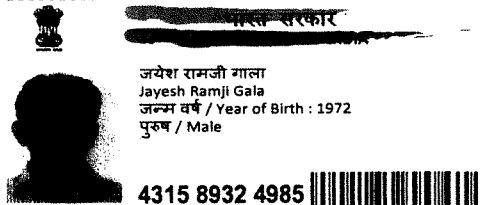
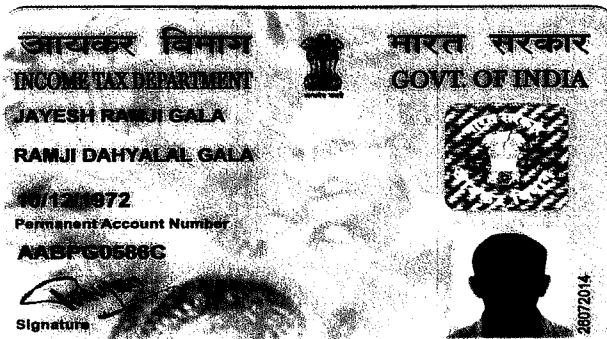


Ref. No : 00006835-00090439-00065357-
UA 06290824 6 IN

आपला आधार क्रमांक / Your Aadhaar No. :

4315 8932 4985

आधार — सामान्य माणसाचा अधिकार



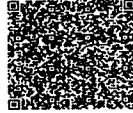
आधार — सामान्य माणसाचा अधिकार

Jayesh Ramji Gala

करल - ५
५०२९ २२९०५
२०२२



कुणाल दीपक सरवैया
Kunal Dipak Sarvaiya
जन्म तारीख / DOB : 31/03/1982
पुरुष / Male



3918 3624 8408

आधार - सामान्य माणसाचा अधिकार



सर्वोच्च प्राधिकरण
Government of India

पत्ता S/O: दीपक सरवैया, एस/5
नूतन संदेश प्लॉट नं. 19-20,
वी.बी.लेन एक्सटेंडिशन, कुकरेजा टॉवर्स
जवळ, गरौडिया नगर घाटकोपर ईस्ट,
मुंबई, राजावाडी, महाराष्ट्र, 400077

Address: S/O: Dipak Sarvaiya, S/5 Nutan
Sandesh Plot No.19-20, V.B. Lane Extn.,
Near Kukreja Towers, Garodia Nagar
Ghatkopar East, Mumbai, Rajawadi,
Maharashtra, 400077

3918 3624 8408

1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Kunal Sarvaiya

कृणाल क
५०२९ ९९ ९०५
२०२२



DOCUMENTS OF WITNESSES

माझे आधार, माझी ओळख

मंगेश शामजी चव्हाण
Mangesh Shamji Chavan
 जन्म तारीख/DOB: 12/08/1991
 पुरुष/ MALE
 Mobile No: 9892128057

3379 9363 9956
 VID : 9127 0452 9679 0949

आधार - सामान्य माणसाचा अधिकार

रितेश देवजी मेरिया
Ritesh Devji Meriya
 आई : जसु देवजी मेरिया
 Mother : JASU DEVJI
 MERIYA
 जन्म वर्ष / Year of Birth : 1994
 पुरुष / Male

7850 3531 2665

माझे आधार, माझी ओळख

मंगेश शामजी चव्हाण
Mangesh Shamji Chavan
 पत्ता: S/O शामजी चव्हाण, पी.एल. लोखंडे मार्ग मुक्तिपल लेबर कॅम्प, झारत नं ९ सम न ५ बीएमसी झारत, टिकल नगर स.ओ, मुंबई, महाराष्ट्र - 400089
 Address: S/O Shamji Chavan, P.L. Lokhande Marg Municipal Labour Camp, Bldg. no. 9 room no. 5 BMC building chembur, Tilak Nagar, S.O, Mumbai, Maharashtra - 400089

आधार - सामान्य माणसाचा अधिकार

पता चेंबूर स्टेशन जवळ पी.एल. लोखंडे मार्ग, चेंबूर, टिकल नगर, मुंबई, महाराष्ट्र, 400089
 Address: NEAR CHEMBUR STATION P.L. LOKHANDE MARG, CHEMBUR, BUILD NO 8 ROOM NO 11 BMC COLONY, Tilak Nagar, Tilak Nagar, Mumbai, Maharashtra, 400089

1947 1800 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 001

1947 1800 180 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 001

करत - १

५०२९	९२९०५
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भारत सरकार



मंजेश शामजी चव्हाण
Manqesh Shamji Chavan

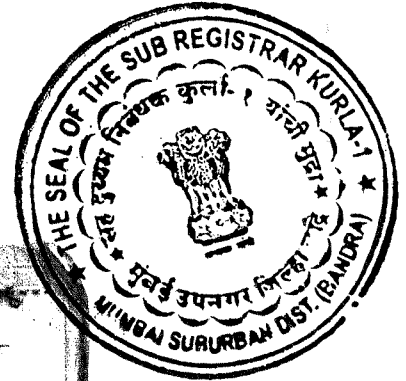
जन्म वर्ष / Year of Birth : 1991
पुरुष / Male



3379 9363 9956

आधार — सामान्य माणसाचा अधिकार


करल - १		
५०२१	९३	१०५
२०२२		





भारतीय विशिष्ट ओळख प्राधिकरण
NATIONAL AUTHORITY OF INDIA


पत्ता S/O शामजी चव्हाण, पी.एल
लोखंडे मार्ग, मुन्सिपल लेबोर कॅम्प, ईमारत
नं ९, रूम नं ५, वींगमसी ईमारत, चेंबूर,
टिळक नगर म थो, मुंबई, महाराष्ट्र,
400089

Address: S/O Shamji Chavan, p.l
lokhande marg municipal labour
camp, bldg no 9 room no 5 bmc
bulding chembur, Tilak Nagar S.O,
Mumbai, Maharashtra, 400089


1947
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help@uldal.gov.in


www.uldal.gov.in


P.O. Box No. 1947,
Bengaluru-560 003

करल - १		
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२०२२		



भारत सरकार



संजय शामजी चव्हाण
Mangesh Shumji Chavan

जन्म वर्ष / Year of Birth : 1991
पुरुष / Male



3379 9363 9956


आधार — सामान्य माणसाचा अधिकार


करल - १		
५०२९	२५/१०५	
२०२२		


भारतीय विशिष्ट ओळख प्राधिकरण
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पत्ता S/Q शामजी चव्हाण, पी.एच
लोखंडे मार्ग, मुन्सिपल लेबोर कॅम्प, ईमात
नं ९ रूम नं ५ वीजमयी ईमारत, चेंबूर,
दिल्लक नगर म. ओ. मुंबई, महाराष्ट्र,
400089

Address: S/Q Shamji Chavan, p.l
lokhande marg municipal labour
camp, bldg no 9 room no 5 bmc
buiding chembur, Tilak Nagar S.O,
Mumbai, Maharashtra, 400089


1947
1800 181 1947

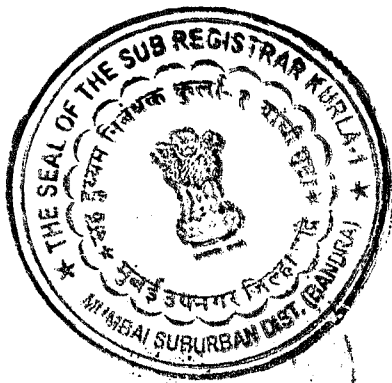

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करल - १		
५०२१	२६	१०५
२०२२		



भारत सरकार
GOVERNMENT OF INDIA



मंगेश शामजी चव्हाण
Mangesh Shamji Chavan
जन्म वर्ष / Year of Birth : 1991
पुरुष / Male



3379 9363 9956


आधार — सामान्य माणसाचा अधिकार

करल - १	
४०२९	२०१५
२०२२	


भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


पत्ता S/O शामजी चव्हाण, पी.एच. लोकखंदे मार्ग, मुन्सिपल लेबोर कॅम्प, ईमारत नं. ९, रूम नं. ५, वीणमयी ईमारत, चेंबूर, टिळक नगर म. ओ. मुंबई, महाराष्ट्र. 400089


Address: S/O Shamji Chavan, p.l lokhande marg municipal labour camp, bldg no 9 room no 5 bmc bulding chembur, Tilak Nagar S.O. Mumbai, Maharashtra, 400089




THE SEAL OF THE SUB REGISTRAR KURLA-1
मुंबई उपनगर जिल्हा (BANDRA)
SUB REGISTRAR KURLA-1


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करल - १	
५०२१	२८१०५
२०२२	



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
RITESH D. MERIYA
DEVJI MERIYA
26/04/1994
Permanent Account Number
BZKNM2892K
Ritesh
Signature

करल - १
4029 ee 904
2022



करल = १		
१००१	१००	१०५
२०२१		

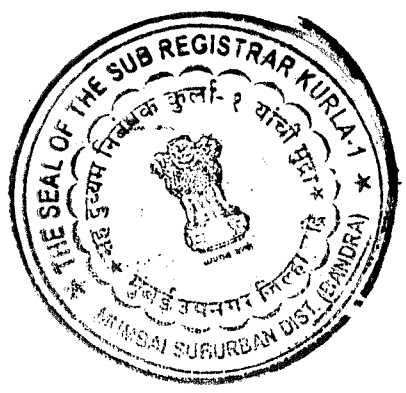


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
RITESH D MARIYA
DEVJI MARIYA
28/04/1994
Account Number
BZK 12092K
RITESH
Signature

करल - १
५०२१ १०१ १०५
२०२२



करल - १		
५०२१	१०२	१०५
२०२२		



369/5021

बुधवार, 23 मार्च 2022 8:13 म.नं.

दस्त गोषवारा भाग-1

करल 1

दस्त क्रमांक: 5021/2022

दस्त क्रमांक: करल 1 /5021/2022

बाजार मूल्य: रु. 1,02,27,062/-

मोबदला: रु. 1,20,00,000/-

भरलेले मुद्रांक शुल्क: रु.6,00,000/-

दु. नि. सह. दु. नि. करल 1 यांचे कार्यालयात

अ. क्र. 5021 वर दि.23-03-2022

रोजी 8:11 म.नं. वा. हजर केला.

B. D. Sarvaiya

पावती:5732

पावती दिनांक: 23/03/2022

सादरकरणाराचे नाव: भारती दीपक सरवैया

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2100.00

पृष्ठांची संख्या: 105

एकुण: 32100.00

दस्त हजर करणाऱ्याची सही:

MN Jagtap
 (प्र) सह. दस्त निबंधक
 कुला-9 (वर्ग-2)

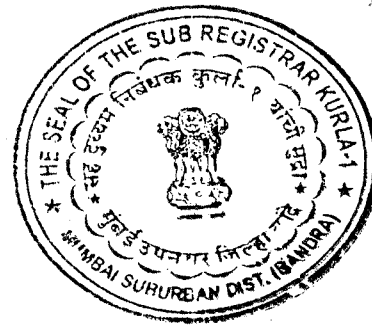
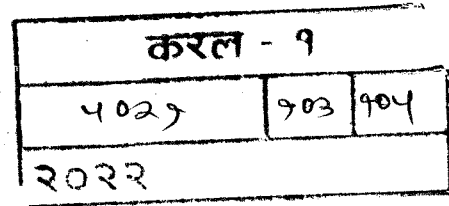
MN Jagtap
 (प्र) सह. दस्त निबंधक
 कुला-9 (वर्ग-2)

दस्ताचा प्रकार: सेल डीड

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

शिक्षा क्रं. 1 23 / 03 / 2022 08 : 11 : 22 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 23 / 03 / 2022 08 : 12 : 29 PM ची वेळ: (फी)



दस्त गोषवारा भाग-2

करल 1

दस्त क्रमांक:5021/2022

23/03/2022 8 22:45 PM

दस्त क्रमांक :करल1/5021/2022
दस्ताचा प्रकार :-सेल डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार
1	नाव:मेसर्स जे. आर. प्रॉपर्टीज एलएलपी तर्फे भागीदार जयेश रामजी गाला पत्ता:प्लॉट नं: ऑफिस नं. 310, माळा नं: -, इमारतीचे नाव: कॉसमॉस प्लॅटिनम, ब्लॉक नं: -, रोड नं: बी. एस. रोड, दादर पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर: AANFJ2369J	लिहून देणार वय :-48 स्वाक्षरी:-
2	नाव:भारती दीपक सरवैया पत्ता:प्लॉट नं: एस-5, माळा नं: -, इमारतीचे नाव: नूतन संदेश, ब्लॉक नं: प्लॉट नं. 19-20, रोड नं: व्ही. बी. लेन एक्सटेंशन कुकरेजा टॉवर जवळ, गरोडिया नगर, घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर: AXLPS5137Q	लिहून घेणार वय :-67 स्वाक्षरी:-
3	नाव:कुणाल दीपक सरवैया पत्ता:प्लॉट नं: एस-5, माळा नं: -, इमारतीचे नाव: नूतन संदेश, ब्लॉक नं: प्लॉट नं. 19-20, रोड नं: व्ही. बी. लेन एक्सटेंशन कुकरेजा टॉवर जवळ, गरोडिया नगर, घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर: BNUPS9880G	लिहून घेणार वय :-39 स्वाक्षरी:-

छायाचित्र

अंगठ्याचा ठसा

वरील दस्तऐवज करून देणार तथाकथीत सेल डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:23 / 03 / 2022 08 : 21 : 45 PMओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

- नाव:मंगेश चव्हाण
वय:31
पत्ता:चेंबूर, मुंबई
पिन कोड:400071
- नाव:रितेश मेरिया
वय:26
पत्ता:चेंबूर, मुंबई
पिन कोड:400071



स्वाक्षरी

स्वाक्षरी

छायाचित्र

अंगठ्याचा ठसा



शिक्षा क्र.4 ची वेळ:23 / 03 / 2022 08 : 22 : 10 PM

शिक्षा क्र.5 ची वेळ:23 / 03 / 2022 08 : 22 : 22 PM नोंदणी पुस्तक 1 मध्ये

करल - 9		
4029	908	904
2022		

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	J R PROPERTIES LLP	eChallan	00040572022030825621	MH014277878202122E	600000.00	SD	0007306453202122	23/03/2022
2		DHC		2203202218171	2000	RF	2203202218171D	23/03/2022
3		DHC		2203202218236	100	RF	2203202218236D	23/03/2022
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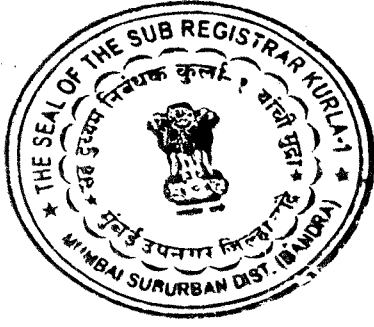
5021 /2022

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करल - १		
५०२१	१०५	१०५
२०२२		



प्रमाणित करण्यात येते कि या दस्तामध्ये
एकूण एकूण पन्नी १०५ पाने आहेत.
करल-१/ ५०२१ /२०२२
पुस्तक क्रमांक १ क्रमांकावर नोंदला
दिनांक: २३/०७/२०२२

M. Jagtap
एम. एन. जमठाप
(प्र) सह. दुय्यम निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा