

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202501175791			17 January 2025,02:25:10 PM	
मूल्यांकनाचे वर्ष	2024				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	120-कांजूर - कुर्ला				
उप मूल्य विभाग	रस्ता: लाल बहादुर शास्त्री मार्ग (मौजे हरियाली गावाच्या हददीपासून ते भांडुप गावाच्या हद्दी पर्यंत)				
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#403				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
77410	148970	171310	189700	148970	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	63.99चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण- उद्भववाहन सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	0 TO 2वर्षे 11th floor To 20th floor	बांधकामाचा दर -	Rs.30250/-
रस्ता सन्मुख - Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 110% apply to rate= Rs.163867/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर = ((163867-77410) * (100 / 100))+77410 = Rs.163867/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 163867 * 63.99 = Rs.10485849.33/-				
E) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य	13.94चौरस मीटर = 13.94 * (148970 * 25/100) = Rs.519160.45/-				
Applicable Rules	= ,10,4,16				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 10485849.33 + 0 + 0 + 0 + 519160.45 + 0 + 0 + 0 + 0 + 0 =Rs.11005009.78/-				

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Home Print

सह. दुय्यम निबंधक
कुर्ला-9 (वर्ग-2)

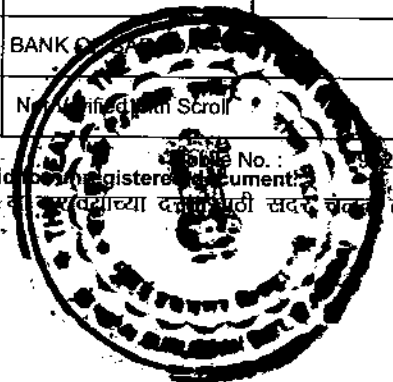
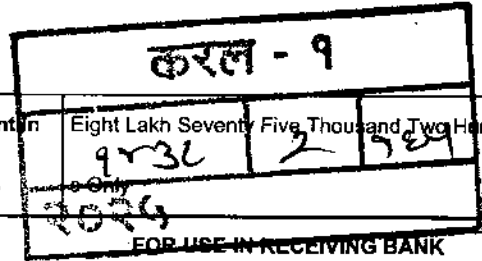
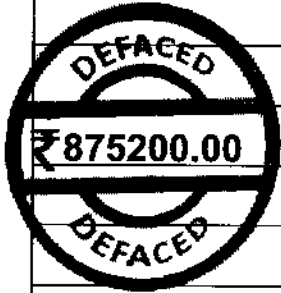




CHALLAN
MTR Form Number-6



GRN	MH014469934202425E	BARCODE	[Barcode]				Date	16/01/2025-18:00:31	Form ID	25.2
Department					Inspector General Of Registration					
Type of Payment					Stamp Duty					
Office Name					KRL1_JT SUB REGISTRAR KURLA NO 1					
Location					MUMBAI					
Year					2024-2025 One Time					
Payer Details					Full Name: RUPAL RAJENDRA SAWANT Flat/Block No.: FLAT NO 1602 G GARNET WING IN ARKADE Premises/Building: RARE					
Account Head Details				Amount In Rs.		Road/Street				
0030045501 Stamp Duty				845200.00		LBS ROAD				
0030063301 Registration Fee				30000.00		Area/Locality: BHANDUP WEST MUMBAI				
						Town/City/District				
						PIN: 4 0 0 0 7 8				
						Remarks (If Any)				
						SecondPartyName=ARKADE DEVELOPERS LTD-				
						Amount in Words				
Total				8,75,200.00		Eight Lakh Seventy Five Thousand Two Hundred Rupee				
Payment Details					BANK OF BARODA					
Cheque-DD Details					Bank CIN		Ref. No.		02003942025011601313 1421024450	
Cheque/DD No.					Bank Date		RBI Date		16/01/2025-18:01:54 Not Verified with RBI	
Name of Bank					Bank-Branch		BANK OF BARODA			
Name of Branch					Scroll No., Date		Not Verified with Scroll			



Department ID : [Blank]
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for registration of document.
 सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी व रजिस्ट्रेशन करवयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-369-1438	0008012823202425	17/01/2025-15:07:34	IGR197	30000.00

[Handwritten signatures]

GRN : MH014469934202425E Amount : 8,75,200.00

Bank : BANK OF BARODA

Date : 16/01/2025-18:00:31

2	(iS)-369-1438	0008012823202425	17/01/2025-15:07:34	IGR197	845200.00
Total Defacement Amount					8,75,200.00

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CHALLAN
MTR Form Number-6

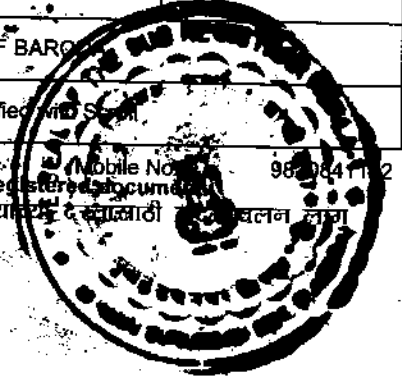


GRN MH014469934202425E	BARCODE	Date 16/01/2025-18:00:31	Form ID 25.2
Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name KRL1_JT SUB REGISTRAR KURLA NO 1	Full Name	RUPAL RAJENDRA SAWANT	
Location MUMBAI	Flat/Block No.	FLAT NO 1602 G GARNET WING IN ARKADE	
Year 2024-2025 One Time	Premises/Building	RARE	
Account Head Details	Amount In Rs.	Road/Street	LBS ROAD
0030045501 Stamp Duty	845200.00	Area/Locality	BHANDUP WEST MUMBAI
0030063301 Registration Fee	30000.00	Town/City/District	
		PIN	4 0 0 0 7 8
		Remarks (If Any)	SecondPartyName=ARKADE DEVELOPERS LTD-
		Amount In	Eight Lakh Seventy Five Thousand Two Hundred Rupee
Total	8,75,200.00	Words	१७३६ २५४ २०२५
Payment Details BANK OF BARODA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	02003942025011601313
		Ref. No.	1421024450
Cheque/DD No.		Bank Date	16/01/2025-18:01:54
		RBI Date	Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF BARODA
Name of Branch		Scroll No. , Date	Not Verified with S...

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
सदर चलन केवल दुय्यम निबंधक कार्यालयत नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

(Handwritten signatures)





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

Receipt of Document Handling Charges

PRN 0125160720389

Receipt Date 17/01/2025

Received from DHC, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 1438 dated 17/01/2025 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

DEFACED

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DEFACED

Payment Details

Bank Name PUNB

Payment Date 16/01/2025

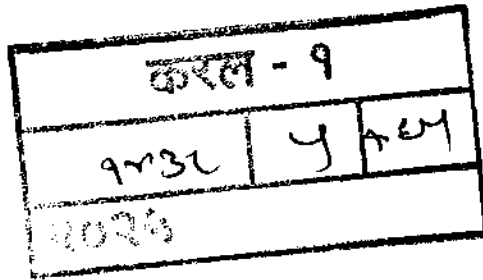
Bank CIN 10004152025011619256

REF No. 5188976952

Deface No 0125160720389D

Deface Date 17/01/2025

This is computer generated receipt, hence no signature is required.



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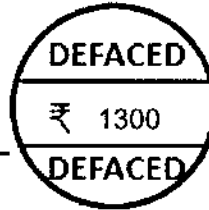


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0125165820442	Receipt Date	17/01/2025
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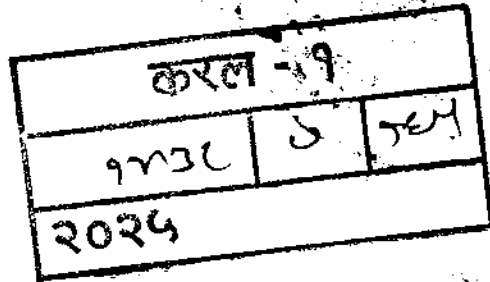
Received from DHC, Mobile number 0000000000, an amount of Rs.1300/-, towards Document Handling Charges for the Document to be registered on Document No. 1438 dated 17/01/2025 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	PUNB	Payment Date	16/01/2025
Bank CIN	10004152025011619308	REF No.	5188976865
Deface No	0125165820442D	Deface Date	17/01/2025

This is computer generated receipt, hence no signature is required.

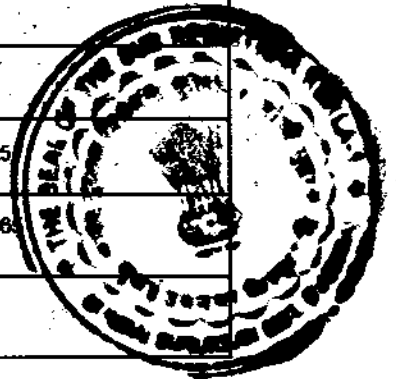


Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0125160720389	Date 16/01/2025
Received from DHC, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name PUNB	Date 16/01/2025
Bank CIN 10004152025011619256	REF No. 5188976952
This is computer generated receipt, hence no signature is required.	

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0125165820442	Date 16/01/2025
Received from DHC, Mobile number 0000000000, an amount of Rs.1300/-, 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 PUNB	Date 16/01/2025
Bank CIN 10004152025011619308	REF No. 5188976886
This is computer generated receipt, hence no signature is required.	



AGREEMENT FOR SALE

[Handwritten signature]

THIS AGREEMENT made at Mumbai this 16th day of January, 2025
BETWEEN **ARKADE DEVELOPERS LIMITED** (formerly known as "Arkade Developers Private Limited"), a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 2nd Floor, Arkade House, Near Children's Academy School, A.S. Marg, Ashok Nagar, Kandivali (East), Mumbai 400101, hereinafter referred to as the "Promoter" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and permitted assigns) of the **FIRST PART;**

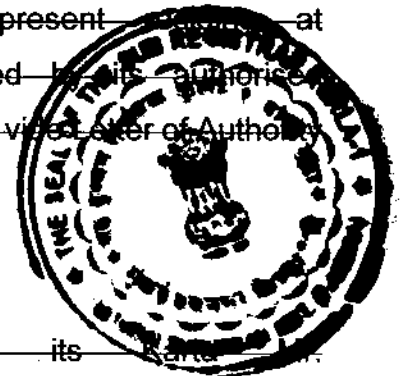
AND

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Ms. Rupal Rajendra Sawant and Mr. Vivek Vasant Parab, adult/s Indian Inhabitant/s, having his/ her /their address at **306, Omkar Hitwardhak, Triveni Nagar, Valshet Pada, Opp. Anmol Heights, Malad (East), Mumbai- 400097.**

OR

_____ a partnership firm, registered under the Indian Partnership Act, 1932 having its principal place of business present _____ at _____ represented by its authorised Partner Mr./Ms. _____ authorised via Letter of Authority dated _____



OR

_____ (H.U.F) represented by its _____, son of _____, for self and as the Karta of the Hindu Joint Family having its place of business/residence at _____

OR

_____ a Company registered under the Indian Companies Act 1913 /Companies Act 1956/Companies Act 2013 having its registered office at _____, represented

[Handwritten signature]
Allottee/s initial

[Handwritten signature]
Promoter's initial

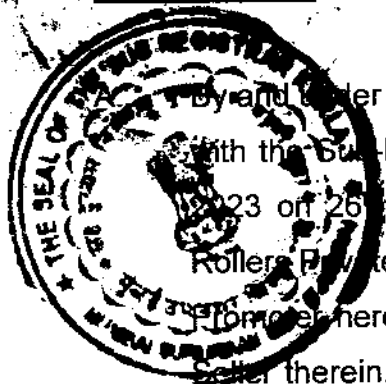
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through its authorised signatory, Mr./Ms. _____, vide Board resolution dated _____

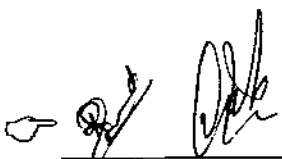
hereinafter referred to as the "Allottee/s or Purchaser/s" (which expression shall, unless it be repugnant to the context or meaning thereof, shall mean and include, in case of individual or individuals his/her/their respective heirs, legal representatives, executors, administrators, successors and permitted assigns and in case of a partnership firm, the partners from time to time of the firm, and the heirs, legal representatives, executors and administrators of the last surviving Partner, their successors and permitted assigns and in case of an HUF, the Karta and manager and coparceners from time to time, the survivors or survivor of them and the heirs, legal representatives, executors and administrators of the last survivor of them, their successors and permitted assigns and in case of a body corporate/company its successors and permitted assigns) of the **SECOND PART.**

The Promoter and the Allottee/s or Purchaser/s are hereinafter collectively referred to as "~~the Parties~~", and individually as "Party".

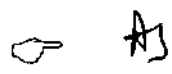
WHEREAS:



By and under a Deed of Conveyance dated 26th September, 2023 and registered with the Sub-Registrar of Assurances at Kurla-3 under Serial No. KRL3-19156-23 on 26th September, 2023, made and executed by and between Copper Rollers Private Limited (therein referred to as "the Seller" of the One part) and the Promoter herein (therein referred to as "the Purchaser" of the Other Part), the Seller therein, sold, transferred and conveyed to the Promoter herein, all those pieces and parcels of freehold non- agricultural land admeasuring in aggregate 11,967.40 square meters or thereabouts and bearing (i) CTS No.403/B admeasuring 11,896.20 square meters or thereabouts, (ii) CTS No.403/B/1 admeasuring 17.70 square meters or thereabouts, (iii) CTS No.403/B/2 admeasuring 15.90 square meters or thereabouts, (iv) CTS No.403/B/3 admeasuring 33.10 square meters or thereabouts and (v) CTS No.403/B/4 admeasuring 4.50 square meters or thereabouts of Village Kanjur, Taluka Kurla, and corresponding to Survey No.180/3 (part) (forming part of earlier Survey No.180) of Village Kanjur, Taluka Kurla in the Registration Sub District of Mumbai

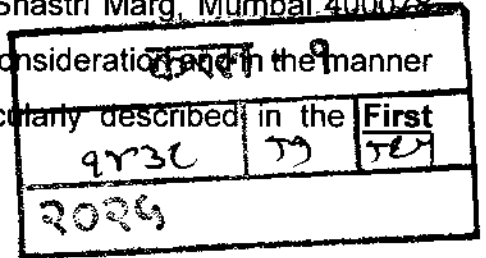


 Allottee/s initial

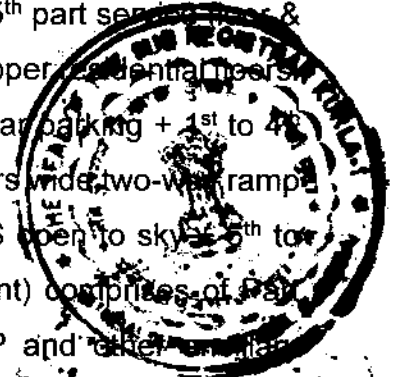


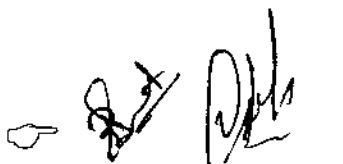
 Promoter's initial

Suburban, situate at Bhandup, off. Lal Bahadur Shastri Marg, Mumbai 400078
(herein referred to as "the Project Land"), for the consideration and in the manner
stated therein. The Project Land is more particularly described in the **First**
Schedule hereunder written.



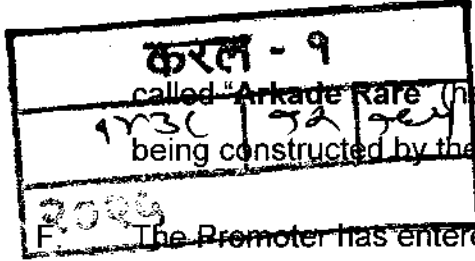
- B. The Promoter is entitled and enjoined upon to construct new building/s on the Project Land in accordance with the recitals hereinabove;
- C. The Promoter is in possession of the Project Land.
- D. The Promoter has proposed to construct on the Project Land, new building comprising of Wings 'A' (Amber), 'B' (Beryl), 'C' (Coral), 'D' (Diamond), 'E' (Emerald), 'F' (Flint) & 'G' (Garnet) connected with common podium. Out of which, Wing 'A' (Amber) comprises of Ground floor on stilt for car parking + 1st floor void for double height entrance lobby + 2nd to 4th floor part commercial & part common podium floor for car parking + 5th part service floor & part residential and common LOS open to sky + 6th to 21st upper residential floors. Wings 'B' (Beryl) & 'C' (Coral) comprises of Ground floor part stilt for parking & part for shops + 1st to 4th part commercial & part common podium floor for car parking + 5th part service floor & part residential and common LOS open to sky + 6th to 21st upper residential floors. Wing 'D' (Diamond) comprises of Ground floor on stilt for car parking + 1st to 4th common podium floors for car parking by the way of 6.00 mtrs wide two-way ramp + 5th part service floor & part residential and common LOS open to sky + 6th to 21st upper residential floors, Wings 'E' (Emerald) & 'F' (Flint) comprises of Part basement for pump room, U.G. water storage tank, STP and other ancillary spaces + Ground floor on stilt for car parking + 1st to 4th common podium floors for car parking by the way of 6.00 mtrs wide two-way ramp + 5th part service floor & part residential and common LOS open to sky + 6th to 21st upper residential floors and Wing 'G' (Garnet) comprises of Part basement for pump room, U.G. water storage tank, STP and other ancillary spaces + Ground floor on stilt for car parking + 1st floor void for double height entrance lobby + 2nd to 4th floor common podium floor for car parking + 5th part service floor and common LOS open to sky + 6th to 21st upper residential floors.
- E. The Allottee/s is/are desirous of purchasing and the Promoter has offered an Apartment as more particularly described in the **Third Schedule** hereunder written (herein after referred to as the said "Unit") of the New Building/s / Project




Allottee/s initial

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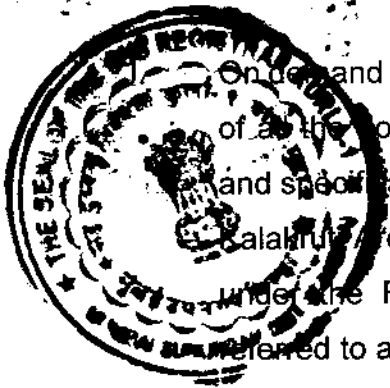

Promoter's initial



called "Arkade Rare" (herein after referred to as the said "Building/s or Project")
being constructed by the Promoter.


The Promoter has entered into a Standard Agreement with Mr. Mrugesh Panchal of Kalakruti Architects & Planners, an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

- G. The Promoter has registered the said Project under the provisions of the Act with the Real Estate Regulatory Authority at MahaRERA no. **P51800077307**; authenticated copy is attached as Annexure- "G";
- H. The Promoter has appointed Mr. Hiren M. Tanna as Structural Engineer for the preparation of the structural design and drawings of the Building/s and the Promoter accepts the professional supervision of the Architect and the Structural Engineer till the completion of the Building/s.
- I. By virtue of the aforesaid Deed of Conveyance, the Promoter has sole and exclusive right to sell the apartments/commercial units/shops in the said Building/s to be constructed by the Promoter on the Project Land and to enter into Agreement/s with the allottee(s)/s of the apartments/ commercial units/shops to receive the Sale Consideration in respect thereof;




On demand from the Allottee/s, the Promoter has given inspection to the Allottee/s of all the documents of title relating to the Project Land and the plans, designs and specifications prepared by the Promoter's Architects Mr. Mrugesh Panchal of Kalakruti Architects & Planners and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

- K. The authenticated copy of Certificate of Title dated 18th June, 2024 issued by Smita Sawant, Advocate of the Promoter, authenticated copies of Property card or any other relevant revenue record showing the nature of the title of the Promoter to the Project Land on which the apartments/commercial units/shops are constructed or are to be constructed have been annexed hereto and marked as **ANNEXURE- "A" and "B"**, respectively.
- L. The authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as **ANNEXURE- "C-1"**.

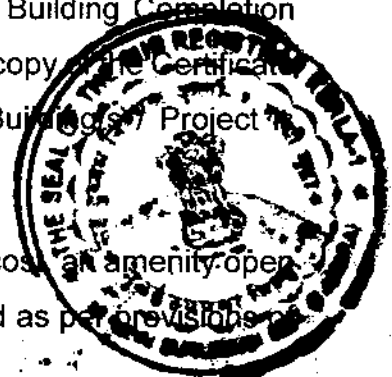

Allottee/s initial


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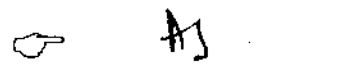

Promoter's initial

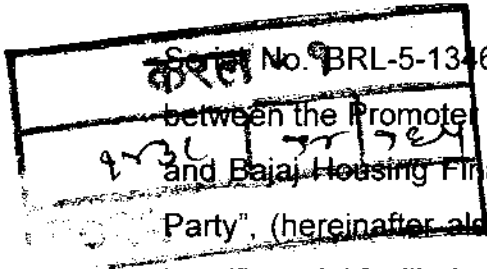
- M. A copy of the plan of the said Project Land has been annexed hereto and marked as ANNEXURE- "C-2".
- N. The authenticated copy of the floor plan of the Unit agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority have been annexed and marked as ANNEXURE- "D". Parking Plan for the Parking Slot/s to be allotted to the Allottee/s in the said Building/s is annexed hereto and marked as ANNEXURE- "D-1" hereto.
- O. The Promoter has got some of the approvals to the plans, the specifications, elevations and sections of the said Building/s such as Intimation of Disapproval ("I.O.D.") bearing Ref. P-18427/2023/(403B And Other)/S Ward/KANJUR-W/IOD/1/New Dated- 25 January 2024 (which will be amended from time to time), copy of which are annexed hereto and marked as ANNEXURE- "E" and the Commencement Certificate ("CC") bearing Ref. No. P-18427/2023/(403B And Other)/S Ward/KANJUR-W/CC/1/New (which will be duly re-endorsed from time to time) which is annexed hereto and marked as ANNEXURE- "F" from the concerned local authority(s)/ Municipal Corporation of the Greater Mumbai (hereinafter referred to as the "MCGM") and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building/s. A copy of the Certificate of registration granted by MahaRERA in respect of said Building/s/ Project is annexed hereto and marked as ANNEXURE- "G".
- P. The Promoter shall be required to hand over to BMC free of cost an amenity open space admeasuring 1196.74 sq. mt. out of total Project Land as per provisions of DCPR 2034.
- Q. While sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Project Land and the said Building/s and upon due observance and performance of which only the completion or occupancy certificate in respect of the said Building/s shall be granted by the concerned local authority.
- R. The Promoter has accordingly commenced construction of the said Building/s in accordance with the said proposed plans.
- S. By and under Indenture of Mortgage cum Charge dated 23rd July, 2024 and registered with the office of Sub – Registrar of Assurances at Borivali-5 under

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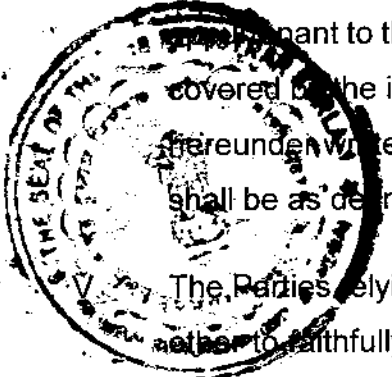

 Promoter's initial



between the Promoter herein, therein referred to as "Borrower/Security Provider" and Bajaj Housing Finance Limited, therein referred to as "the Lender/Secured Party", (hereinafter also referred to as "the Lender"), the Promoter has availed loan/financial facility/assistance from the Lender by mortgaging the Project Land, the unsold units in the said Real Estate Project and receivables from the sold and unsold units of said Real Estate Project. Therefore, the transaction hereby contemplated is subject to the terms of the no objection (NOC) issued by the Lender, if the said Unit (as defined below) is appearing in the list of unsold flats which are mortgaged therein. The Allottee/s has/have executed this Agreement after understanding the aforesaid in all respects.

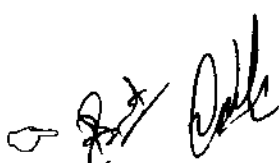
T. The Allottee/s has/have applied to the Promoter for allotment of the said Unit as more particularly described in the **Third Schedule** hereunder written in the said Building/s being constructed in the said Project.

U. The carpet area of the said Unit (as defined under the provisions of RERA i.e. the net usable floor area of an Unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Unit for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Unit for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Unit) is setout in the **Third Schedule** hereunder written and any reference to the term "Carpet area" in this Agreement shall be as defined in the present Clause.

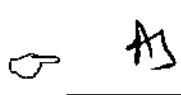


The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

W. Prior to the execution of these presents the Allottee has paid to the Promoter, a sum as mentioned in the Receipt hereunder, being part payment of the Sale Consideration of the Unit agreed to be sold by the Promoter to the Allottee/s as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee/s has agreed to pay to the Promoter the balance of the Sale Consideration in the manner setout in the Fourth Schedule.

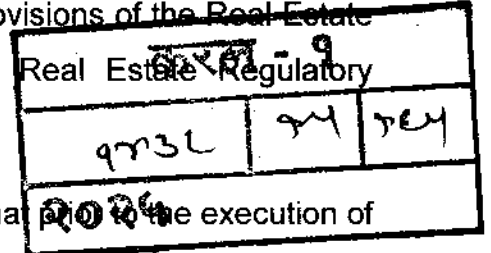


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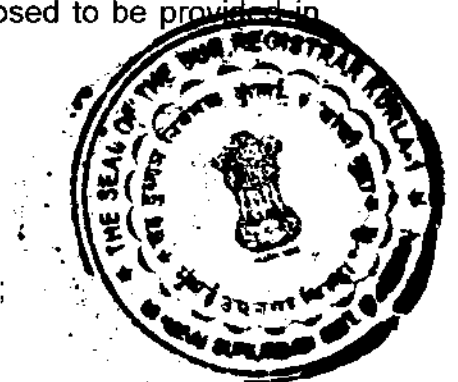
Promoter's initial


X. The Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at no. **P51800077307**;



Y. 1. The Allottee/s hereby declare/s and confirm/s that ~~RERA~~ the execution of this Agreement, the Promoter has made full and complete disclosure of its right, title and interest in the Project and the said Unit alongwith covered parking and the Allottee/s has/have taken full, free and complete disclosure of the right, title and interest of the Promoter to the said Project and the said Unit alongwith covered parking. The Allottee/s has/have taken full, free and complete inspection of all the information, documents, disclosures that have been uploaded by the Promoter on the MahaRERA website, and has/have also satisfied himself / herself / themselves of the particulars and disclosures, including the following:

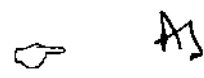
- i. Nature of the right, title and interest of the Promoter to the said Project and the development of the Project Land and the encumbrances thereon, if any;
- ii. The drawings, plans and specifications duly approved and sanctioned till date by the sanctioning authorities in respect of the Project and the floor plan of the said Unit;
- iii. Particulars of fixtures, fittings and specifications proposed to be provided in the said Unit;
- iv. FSI utilized and/or to be utilized in the Project;
- v. The Approvals to be obtained, in relation to the Project;
- vi. Nature of responsibilities of the Promoter and Allottee/s under this Agreement;
- vii. The various amounts and deposits that are to be paid by the Allottee/s including the Sale Consideration, Other Charges, Stamp Duty & Registration Charges Building Protection Deposit (as defined below), taxes, maintenance and outgoings;
- viii. The nature of the right, title and interest of the Allottee/s in the said Unit alongwith parking hereby agreed to be created.





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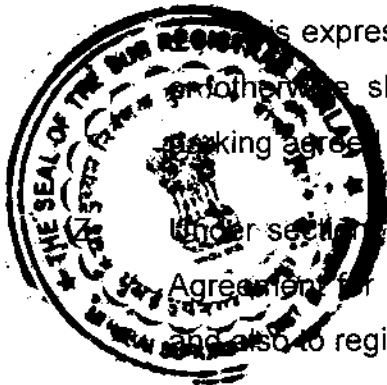
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The Allottee/s further confirm/s and warrant/s that the Allottee/s has/have independently investigated and conducted legal and technical due diligence in respect of the Project and the said Unit alongwith parking and has satisfied himself/herself/themselves in respect of the title thereof and waives his/her/their right to dispute or raise objections in that regard, at any time in future. The Allottee/s confirms that the Allottee/s has/have been suitably advised by his/her/their Advocate and that after fully understanding and accepting the terms hereof, the Allottee/s has/have decided and agreed to enter into this Agreement. The Allottee/s has/have accepted the right, title and interest of the Promoter in respect of the Project and the said Unit alongwith parking and do/doth hereby agree and undertake not to raise any dispute or objections to the same, any time hereafter. The Allottee/s hereby confirm/s that the Allottee/s has/have agreed to purchase the said Unit based on the terms and conditions stated hereunder and that the Promoter shall not be held liable for anything not stated in this Agreement. The Allottee/s undertake(s) that he/she/it/they has/have verified with his/her/its/their financial advisor and confirm that the Allottee/s has/have the financial capability to consummate the transaction under the present Agreement.




It is expressly agreed that the right of the Allottee/s under this Agreement or otherwise shall always be restricted only to the Unit alongwith covered parking agreed to be sold.

Under section 13 of the said Act, the Promoter is required to execute a written Agreement for Sale of said Unit with the allottees, being in fact these presents and also to register said Agreement under the Registration Act, 1908.


AA. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee/s hereby agrees to purchase the Unit and the covered parking.

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

1. The Promoter shall construct new Building/ Project viz. "ARKADE RARE" comprising of 7 Wings viz. 'A' (Amber), 'B' (Beryl), 'C' (Coral), 'D' (Diamond), 'E' (Emerald), 'F' (Flint) & 'G' (Garnet) connected with common podium. Out of which,

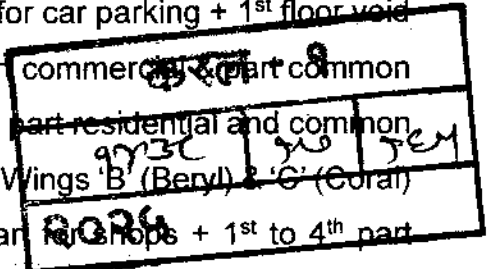


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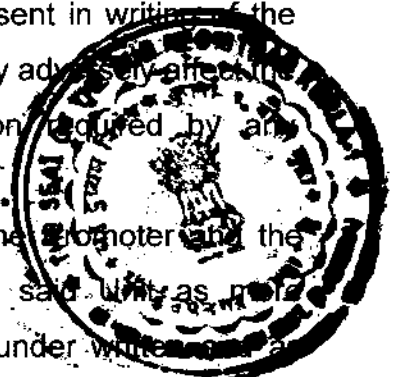


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Wing 'A' (Amber) comprises of Ground floor on stilt for car parking + 1st floor void for double height entrance lobby + 2nd to 4th floor part commercial & part common podium floor for car parking + 5th part service floor & part residential and common LOS open to sky + 6th to 21st upper residential floors. Wings 'B' (Beryl) & 'G' (Gorai) comprise of Ground floor part stilt for parking & part for shops + 1st to 4th part commercial & part common podium floor for car parking + 5th part service floor & part residential and common LOS open to sky + 6th to 21st upper residential floors. Wing 'D' (Diamond) comprises of Ground floor on stilt for car parking + 1st to 4th common podium floors for car parking by the way of 6.00 mtrs wide two-way ramp + 5th part service floor & part residential and common LOS open to sky + 6th to 21st upper residential floors. Wing 'E' (Emerald) & 'F' (Flint) comprise of Part basement for pump room, U.G. water storage tank, STP and other ancillary spaces + Ground floor on stilt for car parking + 1st to 4th common podium floors for car parking by the way of 6.00 mtrs wide two-way ramp + 5th part service floor & part residential and common LOS open to sky + 6th to 21st upper residential floors and Wing 'G' (Garnet) comprises of Part basement for pump room, U.G. water storage tank, STP and other ancillary spaces + Ground floor on stilt for car parking + 1st floor void for double height entrance lobby + 2nd to 4th floor common podium floor for car parking + 5th part service floor and common LOS open to sky + 6th to 21st upper residential floors.



Provided that the Promoter shall have to obtain prior consent in writing of the Allottee/s in respect of variations or modifications which may adversely affect the Unit of the Allottee/s except any alteration or addition required by any Government authorities or due to change in law.



- 1(a) (i) The Allottee/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee/s said Unit as more particularly described in the **Third Schedule** hereunder written, whereas as shown hatched with red colour on the floor plan annexed and marked ANNEXURE- "D" hereto, at and for the total Sale Consideration including the proportionate price of the common areas and facilities appurtenant to the Unit as set out in the **Third Schedule** hereunder written, whereas the nature, extent and description of the common areas and facilities which are to be provided by the Promoter in the said Project as well as internal amenities in the said Unit more particularly described in the **Second Schedule** hereunderwritten.
- (ii) The Allottee/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee/s covered parking space/s



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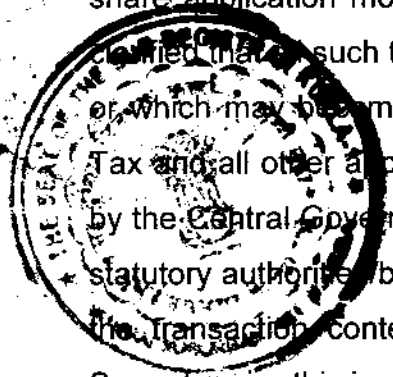
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bearing for the Consideration as set out in the **Third Schedule** hereunder written. Parking Plan for the Parking Slot/s to be allotted to the Allottee/s in the said Building/s marked as ANNEXURE- "D-1" hereto.


(b) The total aggregate consideration amount for the Unit including covered parking spaces as set out in the **Third Schedule** hereunder written.

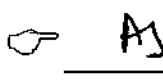
1(c) The Allottee/s has/have paid before execution of this Agreement Earnest Money/ Booking Amount/ Part Consideration as more particularly described in the **Fourth Schedule** hereunder written and hereby agree/s to pay to the Promoter the entire Sale Consideration in the manner as more particularly mentioned in the **Fourth Schedule** hereunder written.

1(d) (i) The Sale Consideration and Other Charges, Stamp Duty & Registration Charges, Building Protection Deposit (as defined below), maintenance and outgoings as agreed herein are exclusive of all taxes, duties and cess including but not limited to Goods and Services Tax, Property Tax, Swachh Bharat Cess, local body tax and/or any other direct or indirect taxes which may be levied, in connection with the construction of and carrying out of the Project and/or with respect to the said Unit/Parking Space/s and/or this Agreement and amounts payable by the Allottee/s in respect of the said Unit/Parking Space/s towards legal charges, maintenance charges of the Project and for such facilities/infrastructure forming part of the Project, share application money or any other charges as agreed in this Agreement. It is clarified that such taxes, levies, duties, cesses (whether applicable / payable now or which may become applicable/payable in future) including Goods and Services Tax and all other applicable indirect and direct taxes, duties and impositions levied by the Central Government and/or the State Government and/or any local, public or statutory authority/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Unit/Parking Space/s or on this instrument, shall be borne and paid by the Allottee/s alone and the Promoter shall not be liable to bear or pay the same or any part thereof. The Allottee/s shall also fully reimburse the expenses that may be incurred by Promoter consequential upon any legal proceedings that may be instituted by the concerned authority/ies against Promoter or by Promoter against any authority/ies or third party on account of such liability arising out of non-payment of the aforesaid amounts/ taxes by the Allottee /s.



(ii) It is further agreed that if by reason of any enactment, amendment, notification, judicial pronouncement or for any other reason, this transaction or this Agreement attracts any other or additional taxes, duties, levies and cess, whether before or after


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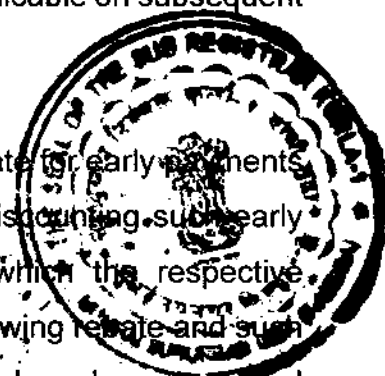

Promoter's initial

the possession of the said Unit is handed over to the Allottee/s, the Allottee/s alone shall bear and pay the same to the Promoter or such concerned authority forthwith on demand and the Promoter shall not be liable for payment of any taxes, duties, levies and cess in connection with or arising out of this transaction/Agreement or any other instrument in connection herewith. The Allottee/s shall at all times hereafter keep the Promoter indemnified, saved and harmless against all losses, damages, penalties, fines, interest, cost of litigation and all consequences arising on account of non-payment of taxes as agreed herein.


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1(e) The Total Sale Consideration is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee/s, which shall only be applicable on subsequent payments.

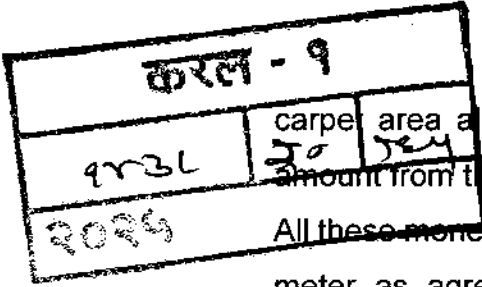
1(f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee/s by discounting such early payments @ 5% per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee/s by the Promoter.



1(g) The Promoter shall confirm the final carpet area that has been allotted to the Allottee/s after the construction of the Building/s is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within 45 (forty-five) days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee/s. If there is any increase in the


Allottee/s initial


Promoter's initial



carpet area allotted to Allottee/s, the Promoter shall demand additional amount from the Allottee/s as per the next milestone of the Payment Plan.

All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement. Failure to make payments by the Allottee/s shall amount to be "default" and the Allottee/s shall be liable for consequences of default or breach in terms of this Agreement. It is clarified that the payments to be made by the Promoter or the Allottee/s, as the case may be, under this Clause shall be made at the same rate per square meter as agreed under this Agreement. After the possession of the said Unit is handed over to the Allottee/s, he/she shall have no dispute or claim of whatsoever nature with regard to the said Unit or otherwise.

1(h) The Allottee/s authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee/s undertakes not to object/demand/direct the Promoter to adjust his payments in any manner including the following:

(i) Towards Cheque Dishonour Charges in case of dishonour of any Cheque issued by the Allottee/s.

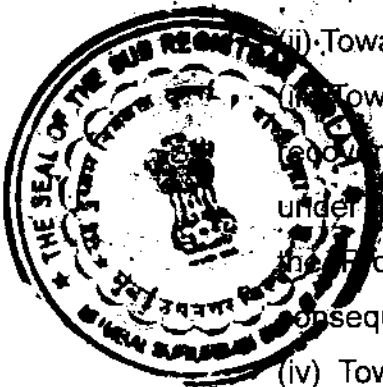
(ii) Towards Interest due as on the date of payment;

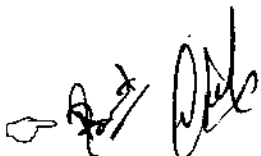
(iii) Towards costs and charges for enforcement of this Agreement and to cover total Sale Consideration, all taxes, dues payable as envisaged under this Agreement, any administrative and legal expenses incurred by the Promoter due to delay in payment on the part of Allottee/s and consequential action required required to be undertaken by the Promoter;

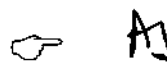
(iv) Towards outstanding dues including total consideration amount in respect of the Unit alongwith covered Parking under this Agreement.

Under any circumstances, no express intimation or communication by the Allottee/s, with regard to appropriation of the payments made hereunder shall be valid or binding upon the Promoter.

1(i) All payments shall be made by way of demand drafts/ pay orders/ account payee cheques/ RTGS/ ECS/ NEFT or any other instrument drawn in favour of / to the account of the Promoter set out in the **Third Schedule** hereunder written. The cheques issued by the Allottee/s in favour of the



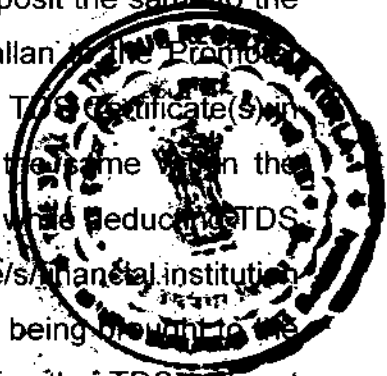

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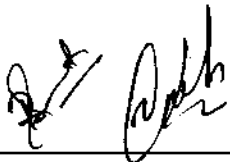

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Promoter are subject to realisation. In case of any financing arrangement entered by the Allottee/s with any bank/financial institution with respect to the purchase of the said Unit alongwith covered Parking, the Allottee/s undertake/s to direct and ensure that such bank/financial institution disburse / pay all such amounts due and payable to the Promoter through RTGS / ECS / NEFT / account payee cheque / demand draft / pay order drawn in favour of /to the account of the Promoter more particularly mentioned in the **Third Schedule** hereunder written. Any payments made in favour of / to any other account other than as mentioned in the **Third Schedule** shall not be treated as payment towards Sale Consideration in respect of the said Unit alongwith covered Parking. The Promoter shall be entitled to change the account (as set out in the **Third Schedule**) by giving a written intimation to the Allottee/s to that effect in which case the payments of the amounts under this Agreement shall be made by the Allottee/s and / or the aforesaid bank/financial institution in such new account.

- 1(j) Further, the Allottee/s or the financial institution making payment of Sale Consideration or part thereof is responsible to deduct tax by way of Tax Deducted at Source (TDS) under section 194-IA of the Income Tax Act, 1961 at the rate applicable from time to time and deposit the same to the credit of Central Government and shall furnish Challan to the Promoter evidencing deposit of applicable TDS and shall issue TDS Certificate(s) in favour of the Promoter in the prescribed form for the same within the statutory period. In the event of any error committed while deducting TDS or in E-filing, the same shall be rectified by the Allottee/s/financial institution within a period of 30 (thirty) days from the said error being brought to the Allottee/s/financial institution's notice. The Credit for the TDS amount deposited by the Allottee/s/financial institution will be given to the Allottee/s only upon receipt of the Challan evidencing deposit of TDS and Original TDS Certificate and only if the amount mentioned therein matches with the amount appearing in the Income Tax Department website. In the event, the Allottee/s fail/s to produce the Challans as aforesaid and Original TDS Certificates for all the payments made by the Allottee/s before taking possession of the said Unit alongwith Parking or within the time prescribed in the Possession Notice, whichever is earlier, the Allottee/s will be required to deposit with the Promoter such equivalent TDS amount as interest free





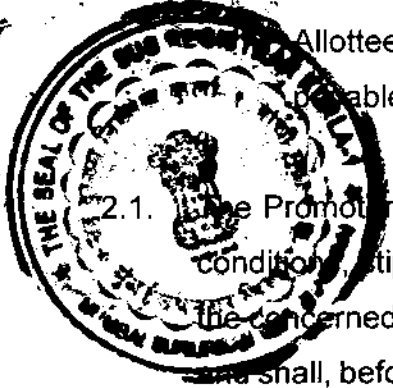
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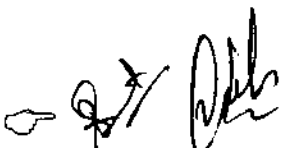
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deposit, which deposit shall be refunded by Promoter to the Allottee/s only upon the Allottee/s furnishing the TDS Certificate within one month from the date of handing over possession of the said Unit. In case the Allottee/s fail/s to handover all the original TDS Certificates within the stipulated period of one month from the date of handing over or within the period stipulated in the Possession Notice, whichever is earlier, the Promoter shall be entitled to appropriate the said deposit against the amount of TDS Certificate receivable from the Allottee/s. The Allottee/s shall also be liable for all costs, expenses, penalties and interest as may be suffered by the Promoter on account of delay in furnishing the TDS certificate or otherwise. The Allottee/s hereby indemnifies the Promoter from all such costs, expenses, penalties, interest, losses and damages as may be suffered by the Promoter. The Allottee/s agree/s and confirm/s that in the event of delay/default in making payment of the GST and TDS or any such taxes or amounts under this Agreement as called upon by the Promoter, then without prejudice to any other rights or remedies available with the Promoter under this Agreement, the Promoter shall be entitled to adjust the said unpaid tax amount (along with interest payable thereon from the due date till the date of adjustment) against any amounts received from the Allottee/s and the Allottee/s shall forthwith pay the balance amount due and payable by the Allottee/s to the Promoter.



2.1. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Unit to the Allottee/s, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Unit.

2.2 Time is essence for the Promoter as well as the Allottee/s. The Promoter shall abide by the time schedule for completing the project and handing over the Unit to the Allottee/s, and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee/s shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1(c) herein above. ("Payment Plan"). The


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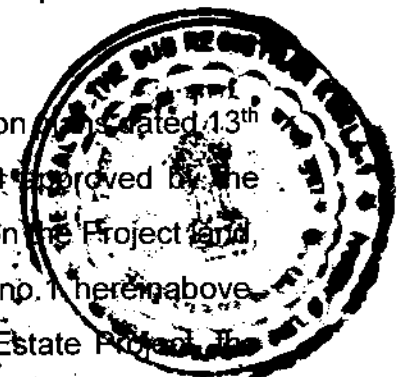

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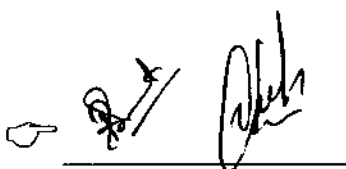
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Promoter shall raise Demand/Tax Invoice to the Allottee/s intimating the Allottee/s about the stage-wise payment as more particularly set out in the Payment Plan (the payment at each stage is individually referred to as "the Installment" and collectively referred to as "the Installments"). The payment shall be made by the Allottee/s within 7 (seven) days of the Promoter making a demand for the payment of the Installment, the time being the essence of the contract.

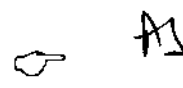
3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the Project Land is 11,967.40 square meters and Promoter has planned to utilize Floor Space Index of 2.97 equivalent to 31,881.49 square meters by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 2.97 as proposed to be utilized by them on the Project Land in the said Project and Allottee/s has agreed to purchase the said Unit based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

- 3A. The Promoter hereby further declares that as per the Concession Plans dated 13th December, 2023 & MC note sheet dated 10th January, 2024 approved by the MCGM, the Promoter has proposed to construct the Building on the Project Land of such configuration as more particularly set out in clause no. 1 hereinabove. However, at the time of RERA registration of the said Real Estate Project, the Promoter has received IOD dated 25th January, 2024 as mentioned herein above for Wings A, B, F & G upto 9th floor and Wings C, D & E upto 8th floor in the New Building. The Promoter further declares that, once the Promoter obtains the further amended IOD and further commencement certificate for the said Real Estate Project, the Promoter will construct remaining floors as per the further amended IOD and further commencement certificate to be issued by MCGM or concerned authorities, pursuant to the aforesaid approved Concession Plans 13th December, 2023. The Promoter has made explicit disclosure with respect to total FSI as proposed to be utilized by them on the Project Land in the said Project, as set out in clause no. 3 hereinabove.




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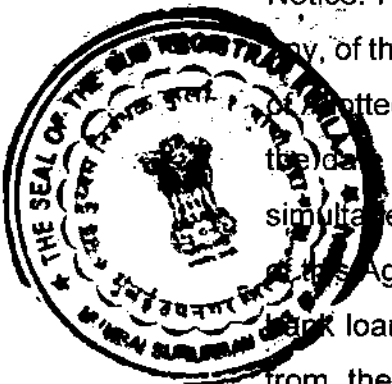
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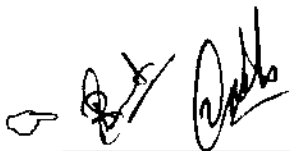
If the Promoter fails to abide by the time schedule for completing the Project and handing over the Unit to the Allottee/s on or about the Possession Date (subject to Force Majeure Events as stated herein), only in that event, the Allottee/s shall be entitled to either:

- (i) Terminate this Agreement by giving written notice to the Promoter by registered post A.D. at the address provided by the Promoter ("**Allottee/s' Termination Notice**"). It is clarified that except for the failure of the Promoter to hand over the possession of the said Unit on or about the Possession Date (subject to Force Majeure Events), the Allottee/s shall have no right to terminate this Agreement. On the receipt of the Allottee/s' Termination Notice by the Promoter, this Agreement shall stand terminated and cancelled. Within a period of 30 (thirty) days from the date of receipt of the Allottee/s' Termination Notice by the Promoter, the Promoter shall refund to the Allottee/s subject to settlement/adjustment of the Bank loan, if any, availed by the Allottee/s from any Bank/ Financial Institution (FI) against the mortgage / security of the said Unit and applicable taxes and outgoings, the balance amounts of the Sale Consideration, if any, with interest applicable in accordance with the RERA rules prevailing at the relevant time ("**Interest Rate**") to be computed from the date the Promoter received Allottee/s' Termination Notice. Provided that the Allottee/s shall collect the refund of balance, if any, of the Sale Consideration (paid to the Promoter till the date of receipt of Allottee/s' Termination Notice) and interest within 60 (Sixty) days from the date of receipt of Allottee/s' Termination Notice by the Promoter by simultaneously executing and registering Deed of Cancellation in respect of this Agreement. It is agreed that if the Allottee/s do/does not settle the Bank loan and register the Deed of Cancellation within 15 (fifteen) days from the date of the Promoter receiving the Allottee/s' Termination Notice, the Promoter shall cease to be liable to pay any interest thereafter to the Allottee/s and the Promoter shall be at liberty to sell and transfer the said Unit and assign the Parking Slot/s, if any, to any third party of its choice on such terms and conditions as the Promoter may deem fit in its sole discretion.



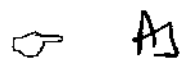
OR

- (ii) Call upon the Promoter by giving a written notice by Courier or E- mail or Registered Post A.D. at the address provided by the Promoter ("**Interest**



 Allottee/s initial

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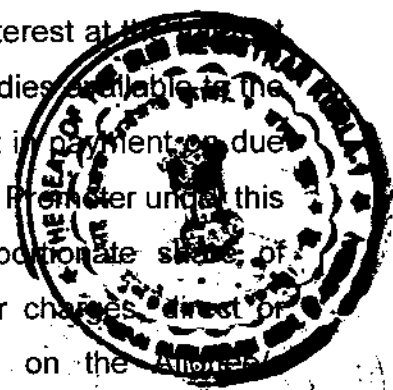
 Promoter's initial

Notice"), to pay interest at the Interest Rate for every month of delay from the Completion Date, on the Sale Consideration or part thereof paid by the Allottee/s till the date of Interest Notice. The interest shall be paid by the Promoter to the Allottee/s till the date of offering to hand over the possession of the said Unit by the Promoter to the Allottee/s:


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- (iii) In case the Allottee/s elect/s his remedy under Clause 4.1(i) above then in such a case the Allottee shall not be entitled to the remedy under Clause 4.1 (ii) above and vice-versa, save and except as deemed fit by the Promoter.
- (iv) If the Allottee/s fail/s to make any payments on the due date as required under this Agreement, then, the Allottee/s shall pay to the Promoter interest at the Interest Rate, on all and any such delayed payments computed from the date such amounts are due and payable till the date such amounts are fully and finally paid together with the interest thereon at the Interest Rate.


4.2 Without prejudice to the right of the Promoter to charge interest at the Interest Rate in terms of clause 4.1 and any other rights and remedies available to the Promoter, in the event of the Allottee/s committing default in payment on due date of any amount due and payable by the Allottee/s to the Promoter under this Agreement (including but not limited to his/her/its proportionate share of property taxes levied by concerned local authority, other charges, direct or indirect taxes, maintenance and outgoings etc.,) and on the Allottee/s committing three defaults of payment of instalments or breach of any of the provisions of this Agreement, the same shall constitute an event of default on the part of the Allottee/s ("**Event of Default**"), the Promoter shall at its/his own option, may terminate this Agreement:



- (i) Provided that upon occurrence of an Event of Default, the Promoter shall give notice of 15 (fifteen) days in writing to the Allottee/s ("**Default Notice**"), by Registered Post A.D. at the address provided by the Allottee/s and mail at the E-mail at the address provided by the Allottee/s, of its intention to terminate this Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, the Promoter shall be entitled to terminate this Agreement ("**Promoter's Termination Notice**").



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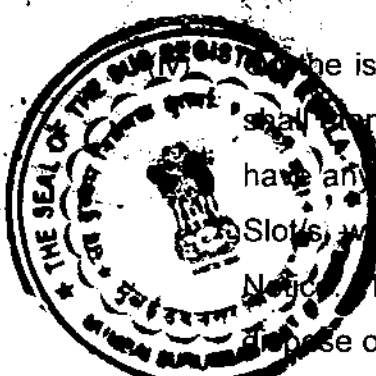


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Provided, further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee/s, (subject to adjustment and recovery of the Pre-Quantified Liquidated Damages, as defined hereinbelow or any other amount which become payable to the Promoter) within a period of 30 (thirty) days of termination, the instalment of Sale Consideration of the Unit which may till then have been paid by the Allottee/s to the Promoter.

- (iii) The Allottee/s agree/s not to do or cause to be done by any party known to him/her/them any act, deed or thing or behave inappropriately or correspond or communicate in any manner that would in any manner affect or prejudice or defame the said Building/s / Project or the Promoter or its Directors or Representatives. In the event the Allottee/s does/commits or cause to be done any such act, deed or thing, in contravention of the above, the same would constitute Event of Default, and then the Promoter shall, without prejudice to any other rights or remedies available in law, have the option to terminate this Agreement by addressing Promoter's Termination notice in the manner provided in the present Agreement.



On the issuance of the Promoter's Termination Notice, this Agreement shall stand terminated and cancelled and the Allottee/s shall cease to have any right, title and / or interest in the said Unit and / or the Parking Slot/s, with effect from the date of expiry of the Promoter's Termination Notice hereupon, the Promoter shall be entitled to (i) deal with and/or dispose of or alienate the said Unit and assign the Parking Slot/s, if any, in the manner as the Promoter may deem fit without any reference to the Allottee/s; and (ii) the Promoter shall be entitled to deduct from the Sale Consideration paid by the Allottee/s the following ("the said Deductions") (a) pre-quantified and agreed liquidated damages equivalent to 9.9% (Nine point Nine percent) of the Sale Consideration ("Pre-Quantified Liquidated Damages") and any losses that may be caused to or suffered by the Promoter (b) brokerage, if any, paid to channel partner/agent (c) all other unpaid taxes and outgoings in respect of the said Unit and Parking up to the date of the Promoter's Termination Notice, (d) the amount of interest payable by the Allottee/s on account of

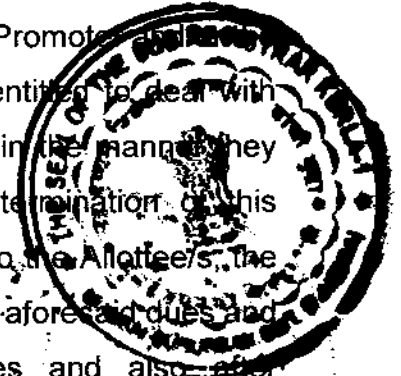
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Promoter's initial

default committed by him/her/them (e) amount of stamp duty and registration charges and expenses incidental thereto on the deed of cancellation (f) in case the Allottee/s has/have opted for subvention scheme, the total amount of Pre-EMI interest paid and payable by the Promoter (in its discretion), if any, to the lending Bank/Financial Institution (g) any amount/ interest reimbursed by Promoter to the Allottee/s; (h) in case the Allottee/s has/have availed any loan then all amounts disbursed by the lending Bank/Financial Institution to the Promoter, which amounts may be refunded by the Promoter (in its discretion), if any, to such lending Bank/Financial Institution directly and the Allottee/s authorizes the Promoter to collect the original Agreement for Sale from such Bank/Financial Institution and shall not be required to take any consent/ confirmation from the Allottee/s at any time and refund the balance, if any, to the Allottee/s. At the option of the Promoter, the Allottee/s agree/s and undertake/s to execute a deed of cancellation, for recording the termination of this Agreement in the form and manner as may be required by the Promoter.

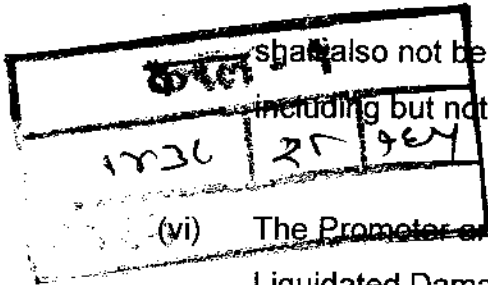
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- (v) Upon receiving the Promoter's Termination Notice, the Allottee/s shall have no claim of any nature whatsoever against the Promoter, the said Unit and Parking and the Promoter shall be entitled to deal with and/or dispose off the said Apartment and Parking in the manner they deem fit and proper. The Promoter shall upon termination of this Agreement in the manner as stated herein, refund to the Allottee/s, the aforesaid balance amount, if any, after deducting the aforesaid dues and adjusting the Pre-Quantified Liquidated Damages and also after deducting all the amounts as interest on any overdue payments, brokerage/referral fees, administrative charges as determined by the Promoter and exclusive of any indirect taxes, stamp duty and registration charges as set out in Clause 4.2(iv) within a period of 30 (thirty) days and upon the Allottee/s executing and registering the Deed of Cancellation, which amount will be refunded vide a cheque ("said Cheque") sent by registered post or such other mode as may be decided by the Promoter, at the last known address of the Allottee/s as and by way of full and final settlement. Further, after issuance of the Promoter's Termination Notice, the Promoter shall not be liable to pay to the Allottee/s any interest, compensation, damages, costs or expenses or any other amount and




 Allottee/s initial

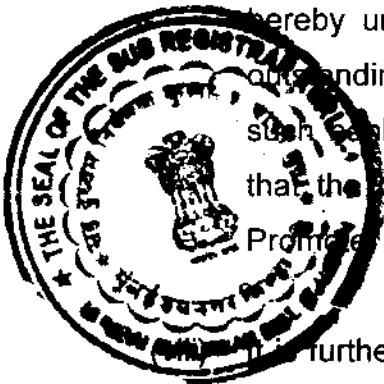

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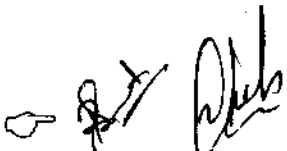
shall also not be liable to reimburse to the Allottee/s any incidental costs including but not limited to GST etc.

(vi) The Promoter and the Allottee/s have agreed on the said Pre-Quantified Liquidated Damages taking into account all the relevant factors including but not limited to the timelines given to the Allottee/s to pay the Sale Consideration. The Allottee/s waive/s his/her right to raise any objection to the said Deduction or adjustment or appropriation of the said Deductions including Pre-Quantified Liquidated Damages as agreed herein and acknowledge/s that the amount of Pre-Quantified Liquidated Damages is reasonable considering the consequent hardship and inconvenience that would be caused to the Promoter. The understanding arrived at in this Clause forms the material and fundamental basis on which the Promoter has agreed to sell the said Unit to the Allottee/s.

(vii) Without prejudice to rights and remedies available to the Promoter under this Agreement or under the law, the Allottee/s agree/s that if the Allottee/s has/have taken a loan from any bank/financial institution against the security of the said Unit with NOC of the Promoter and this Agreement is terminated by either party then in that case Allottee/s hereby undertake/s to clear the entire mortgage, debt, or any other outstanding amount and to obtain necessary letter/ confirmation from such bank/financial institution stating clearance of mortgage, etc. and that the bank/financial institution shall have no recourse against the Promoter or the said Unit.



It is further agreed and understood that irrespective of the fact whether the Allottee/s has/have obtained sanction of housing loan/finance from a bank or financial institution in respect of the said Unit, in the event of any delay or failure in payment of the balance Sale Consideration/ Instalment and/or interest payable by the Allottee/s to the Promoter under these presents for any reason or cause whatsoever, the Allottee/s alone shall personally be liable or responsible to pay the amount of Instalments with interest (if so delayed in payment of the Instalments amount) so due and payable under these presents and shall not claim any equity or extension or otherwise on the ground of having not obtained sanction of such finance and/or disbursement or delay in disbursement of such amounts

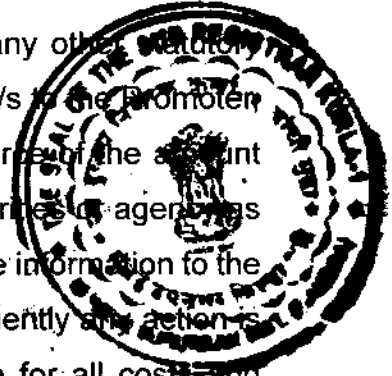

Allottee/s initial


Promoter's initial


by bank/ financial institution. The Allottee/s shall pay such amount so due and payable to the Promoter from his/her/their/its own source of income. In the event of delay or default in payment of any one or more Instalments or the entire Sale Consideration, or being payable under these presents, by the Allottee/s and/or his/her/their/its Banker/ Financial Institution, the Allottee/s personally shall be liable to pay such amount of interest as the Promoter is entitled to as contemplated under these presents. The Bank/Financial Institution shall not claim any equity or otherwise against the Promoter or the said Unit. It is however clarified that on the either party cancelling the allotment of the said Unit and Parking and termination of this Agreement, the Promoter after deducting Pre- Quantified Liquidated Damages and the said Deductions and all the amounts agreed above together with litigation costs, if any, shall first offer the balance, if any, to the bankers/financial institutions who had disbursed the amount from the sanctioned limit against return of the Original of this Agreement and only thereafter the balance, if any, shall be refunded to the Allottee/s in terms of this Agreement.

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- (ix) The Promoter has specifically informed the Allottee/s that if in case, any inquiry is raised by any statutory or Government or Semi- Government Authority or any agency or Revenue Authorities or any other authority pertaining to the amount paid by the Allottee/s to the Promoter, the Allottee/s alone shall be liable to provide the source of the amount paid by the Allottee/s to the satisfaction of such authorities or agencies as the case may be. In case, the Allottee/s fail/s to provide information to the satisfaction of the concerned authorities and consequently any action is initiated by them, the Allottee/s alone shall be liable for all costs and consequences thereof. The Allottee/s hereby indemnifies the Promoter, its directors, employees and officers and undertakes to continue to keep them indemnified against all the losses, damages, expenses, charges and payments (including the litigation costs, advocates and counsel fees).



- (x) The Allottee/s agree/s that in the event of termination and/or determination of this Agreement, it will be obligation of the Allottee/s to claim the refund of TDS amount, if any, from the Income Tax Department and the Promoter shall not be responsible for the same.



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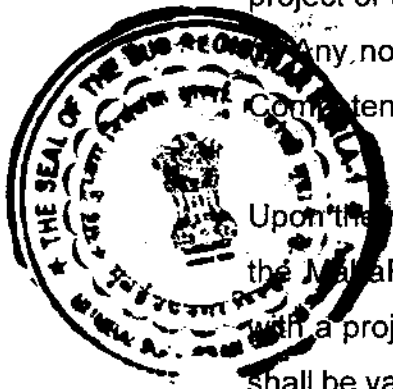
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5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said Building/s as well as internal amenities in the Units are set out in **Second Schedule**, annexed hereto.

6. The Promoter shall give possession of the Unit to the Allottee/s on or about the date as more particularly mentioned in as mentioned in the **Third Schedule** herein. If the Promoter fails or neglects to give possession of the Unit to the Allottee/s on account of reasons beyond its control and of its agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee/s the amounts already received by it in respect of the Unit with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid. Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Unit on the aforesaid date, if the completion of Building/s in which the Unit is to be situated is delayed on account of -

- (i) War, civil commotion, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project or act of God;

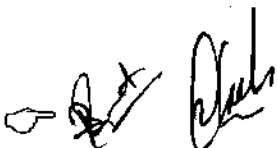
Any notice, order, rule, notification of the Government and/or other public or Competent Authority/Court.




Upon the registration of the Real Estate Project as per section 5 read with rule 3, the MahaRERA Authority shall issue to the Promoter a Registration Certificate with a project registration number, in Form "C". The period for which registration shall be valid shall exclude such period where actual work could not be carried by the Promoter as per sanctioned plan due to specific stay or injunction orders relating to the Real Estate Project from any Court of law, or Tribunal, competent authority, statutory authority, high power committee etc., or due to such mitigating circumstances as may be decided by the MahaRERA Authority.

7.1. Procedure for taking possession –

The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee/s as per the agreement shall offer in writing the possession of the Unit, to the Allottee/s in terms of this Agreement to be taken within 15 (fifteen) days from the date of issue of such notice and the



 Allottee/s initial



 Promoter's initial

Promoter shall give possession of the Unit to the Allottee/s. The Promoter agrees and undertakes to indemnify the Allottee/s in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee/s agree(s) to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee/s in writing within 7 (Seven) days of receiving the occupancy certificate of the concerned Project.

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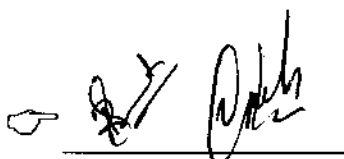
7.2. The Allottee/s shall take possession of the Unit within 15 (fifteen) days of the written notice from the Promoter to the Allottee/s intimating that the said Unit is ready for use and occupancy.

7.3. **Failure of Allottee/s to take Possession of Unit:** Upon receiving a written intimation from the Promoter as per clause 7.1, the Allottee/s shall take possession of the Unit from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Unit to the Allottee/s. If the Allottee/s fails to take possession within the time provided in clause 7.1, such Allottee/s shall continue to be liable to pay maintenance charges as applicable.

7.4. If within a period of five years from the date of handing over the Unit to the Allottee/s, the Allottee/s brings to the notice of the Promoter any structural defect in the Unit or the Building/s in which the Unit are situated or any defects account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Allottee/s shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

Provided that the defect is not caused due to any act of omission or commission by the Allottee/s or other allottees in the Project or third party or due to Force Majeure Events or for any other reason beyond the control of the Promoter;

Provided further that the Allottee/s shall not carry out any additions or alterations of whatsoever nature in the said Unit and in specific the structure of the said Unit / Project which shall include but not limited to columns, beams, walls, railings etc., in particular. It is hereby agreed that the Allottee/s shall not make


Allottee/s initial


Promoter's initial

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any addition or alterations in any pipes, water supply connections or any addition or alteration in the bathroom, toilet and kitchen and shall not cover the duct area.

If any addition or alteration whatsoever is carried out without the prior written consent of the Promoter, the defect liability shall automatically become void. The word "defect" here means only the manufacturing and workmanship defect/s caused on account of wilful neglect on the part of the Promoter, and shall not mean defect/s caused by normal wear and tear and by negligent use of the said Unit / Project by the Allottee/s or occupants thereof, vagaries of nature etc. It is further agreed between the Parties:

a. That, before any liability of defect is claimed by or on behalf of the Allottee/s, it shall be necessary to jointly appoint an expert who shall be a nominated surveyor who shall survey and assess the same and shall then submit a report to state the defects in materials used, in the structure of the Unit / Project and in the workmanship executed taking into consideration of the clauses of this Agreement;

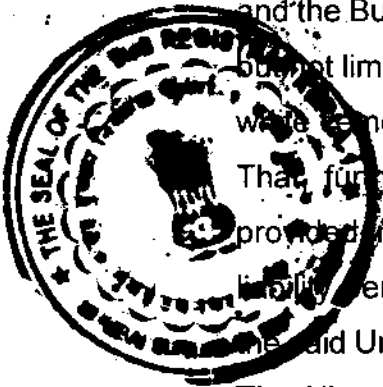
b. That, it shall be the responsibility of the Allottee/s to maintain the said Unit and the Building/s in a proper manner and take all due care needed including but not limiting to the joints in the tiles in the said Unit are regularly filled with white cement/epoxy to prevent water seepage;

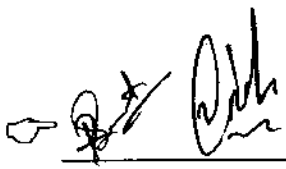
That, further where the manufacturer's warranty on any product/amenity provided in the said Unit / Project or Parking Slot/s ends before the defects liability period and such warranties are covered under the maintenance of the said Unit / Project, the Promoter shall not be liable for the defects therein.


The Allottee/s or the Society shall ensure that annual maintenance contracts are done/renewed from time to time;

d. That, the Project as a whole has been conceived, designed and is being constructed based on the commitments and warranties given by the vendors/manufacturers, that all equipment, fixtures, and fittings shall be maintained and covered by maintenance/warranty contracts so as it to be sustainable and in proper working condition to continue warranty in both the Unit and the Project Amenities wherever applicable. The Allottee/s shall not do any act or omission which invalidates any of the warranties in respect of equipment, fixtures and fittings provided by the Promoter;

e. That, the Allottee/s has/have been made aware and that the Allottee/s expressly agree/s that the regular wear and tear of the said Unit including minor cracks on the external and internal walls excluding the RCC structure




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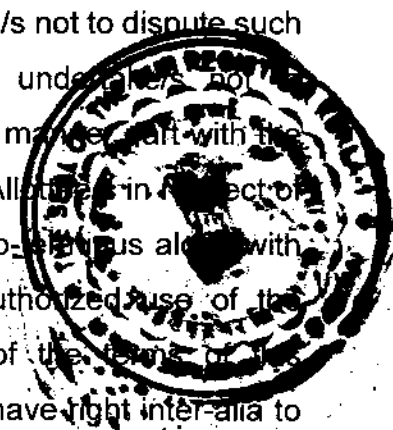

 Promoter's initial

which happens due to variation in temperature, do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect.

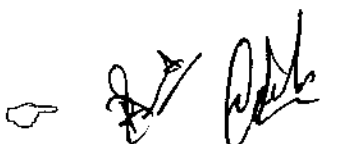
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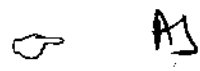
8. The Allottee/s shall use the Unit or any part thereof or permit the same to be used only for purpose of residence, if the said Unit constitute an Apartment whereas the Shop/Commercial Unit or any part thereof or permit the same to be used only for commercial purpose, if the said Unit constitute a Shop/Commercial Unit as the case may be. He/She/They shall use the parking space only for purpose of keeping or parking vehicle. The Allottee/s agree/s and acknowledge/s that:

- (i) The said Parking Slot/s is/are provided for exclusive use by the Allottee/s. The Allottee/s will be bound to abide by the rules and regulations as may be framed in regard to the said Parking Slot/s by the Promoter and shall pay such outgoings in respect of the said Parking Slot/s as may be levied by the Promoter. Further, the Allottee/s agree/s not to dispute about the location, dimension/size, etc. of the said Parking Slot/s and/or the suitability thereof at any time in future and undertake/s not to dispute such allocation at any time in future. The Allottee/s undertake/s not to sell/transfer/lease or give on license or in any other manner, with the Parking Slot/s allotted to him/her. The rights of the Allottee/s in respect of the said Parking Slot/s shall be co-extensive and co-equal with this Agreement. The Allottee/s agree/s that unauthorized use of the Parking Slot/s will tantamount material breach of the terms of this Agreement. For such breach, the Promoter/s shall have right inter-alia to levy such penalty or take such action as they may deem fit. The Allottee/s undertake/s to pay such maintenance charges in respect of the Parking Slot/s as may be decided by the Promoter or the Society from time to time.
- (ii) The obligation of the Promoter to maintain Parking Slot/s shall be limited to the extent of the warranty period or until offering in writing to hand over the management of the Project to the Society, whichever is earlier. The Allottee/s agree/s not to withhold the maintenance to be paid towards the said Unit and/or the Parking Slot/s for any reason whatsoever.



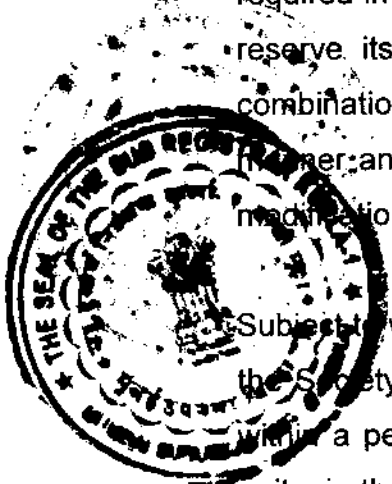
9. The Allottee/s along with other allottee(s) of apartments/shops/commercial units in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for


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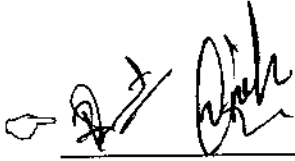

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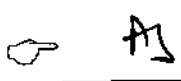
also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee/s, so as to enable the Promoter to register the common organisation of allottees. No objection shall be taken by the Allottee/s if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case maybe, or any other Competent Authority. The name of the Society shall be solely decided by the Promoter. The Promoter shall be entitled, but not obliged to, join as a member of the Society in respect of unsold units in the Project, if any. Post the offering to hand over the management of the Project to the Society by the Promoter, the Society shall be responsible for the operation and management and/or supervision of the Project, and the Allottee/s shall extend necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard. Notwithstanding anything contained above, the Promoter reserve its right to form more than one society for each wing / building or combination of one or more wings / buildings forming part of the Project in the Project; and / or the terms and conditions as the Promoter deem fit with such modifications as may be deemed fit by the Promoter.



Subject to what is provided in the aforesaid clause, in the absence of local laws, the Society/association of allottees, by whatever name called, shall be formed within a period of three months of the majority of allottees having booked the units, in the Real Estate Project. Where a Co-operative Housing Society or any other legal entity of allottees is to be constituted for a single building not being part of a Layout; or in case of layout of more than one building or a wing of one building in the layout, the Promoter shall submit the application in that behalf to the Registrar for registration of the Co-operative Housing Society under the Maharashtra Co-operative Societies Act, 1960 or a Company or any other legal entity, within three months from the date on which fifty one per cent of the total number of allottees in such a building or a wing, have booked their units by executing Agreements for Sale in respect thereof.



 Allottee/s initial

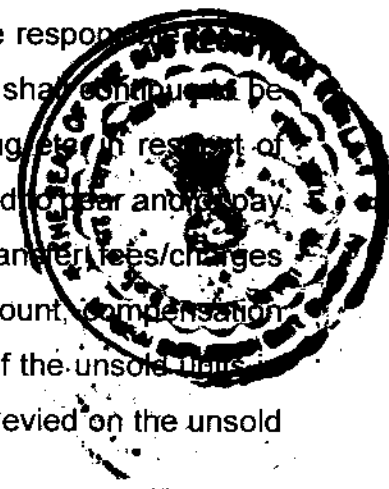


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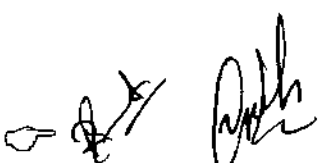
Where a Promoter is required to form an Apex Body either as a federation of separate and independent Co-operative Housing Societies or Companies or any other Legal Entities or as a Holding Company of separate and independent Co-operative Housing Societies or companies or any other Legal Entities, then the Promoter shall submit an application to the Registrar for registration of the co-operative society or the company to form and register an Apex Body in form of Federation or Holding entity consisting of all such entities in the Layout formed as per clause herein above. Such application shall be made within a period of three months from the date of the receipt of the occupancy certificate of the last of the building which was to be constructed in the Layout.

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9.1. The Promoter shall, (subject to its right to dispose of the remaining units, if any) within three months of receipt of Occupancy Certificate/Building Completion Certificate as aforesaid, cause to be transferred to the Society all the right, title and the interest of the Promoter in the said structure of the Building/s or Wing/s in which the said Unit is situated, subject to the Promoter's right to dispose of the unsold premises in the Project, if any. Upon the Promoter offers to hand over management of the Project to the Society, the Society shall be responsible for the operation, maintenance and supervision of the Project including the common areas, facilities and amenities and the Promoter shall not be responsible for the same. Post execution of the Society Transfer, the Promoter shall continue to be entitled to such unsold units and to undertake the marketing etc. in respect of such unsold units. The Promoter shall not be liable or required to bear and/or pay any amount by way of contribution, outgoings, deposits, transfer fees/charges and/or non-occupancy charges, donation, premium any amount, compensation whatsoever to the Society for the sale/allotment or transfer of the unsold units in the Project, save and except the municipal taxes at actuals (levied on the unsold units).



9.2. The Promoter shall, (subject to its right to dispose of the remaining units, if any) within three months of receipt of Occupancy Certificate/Building Completion Certificate as aforesaid, cause to be transferred to the Society/Federation/Apex body all the right, title and interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the Project Land on which the Building with multiple wings or buildings are constructed.



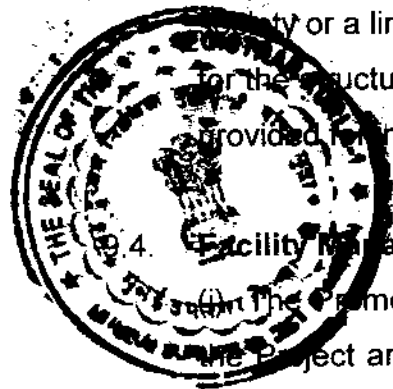
 Allottee/s initial



 Promoter's initial


9.3. Within 15 (fifteen) days after notice in writing is given by the Promoter to the Allottee/s that the Unit is ready for use and occupancy, the Allottee/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Unit) of outgoings in respect of the Project Land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the Project Land and Building/s, irrespective of whether the Allottee/s take/s or fail/s to take possession of the said Unit and Parking within 15 (fifteen) days from the date of the Possession Notice. Until the Society or Limited Company is formed and the said structure of the Building/s or Wings is transferred to it, the Allottee/s shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee/s further agrees that till the Allottee's share is determined, the Allottee/s shall pay to the Promoter adhoc provisional contribution as mentioned in **Fifth Schedule** towards the outgoings. The amounts so paid by the Allottee/s to the Promoter shall not carry any interest and remain with the Promoter until a conveyance of the structure of the Building or Wing is executed in favour of the Society or a limited company as aforesaid. On such handing over being executed for the structure of the Building/s or Wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society.

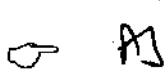
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9.4. Facility Manager:

The Promoter shall have the right to undertake upkeep and maintenance of the Project and the Amenities therein and in this regard shall have the right to enter into contract, agreement with any third party / vendors/ agency for the purpose of maintenance and upkeep of the Project and the Amenities in the Project in full or in part and such decision shall be final and binding upon the Allottee/s. Tenure of Facility Manager shall be until the Promoter offers to hand over the management of the Project to the Society and/or until such other period as may be decided by the Promoter. Upon offering to hand over management of the Project to the Society, the Society shall be liable to undertake the maintenance of the Project/Wing and Amenities in the Project or any part thereof. The Promoter may also formulate the rules and regulations for the maintenance and upkeep of the Project and /or the Amenities in the Project and the Allottee/s hereby agrees and undertakes to abide and follow and not to commit breach of any of the provisions of such rules, regulations and bye-laws.


 Allottee/s initial

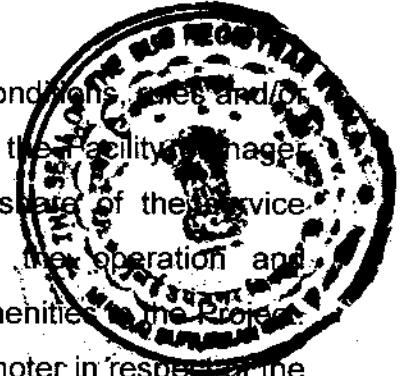

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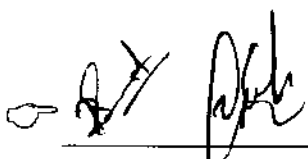
(ii) The Promoter shall have the right to designate any space on the said Project Land and/or the Project or any part thereof to third party service provider/s and/or vendor/s for the purpose of facilitating the provision and proper maintenance of utility services to be availed by the occupants of the Project.

(iii) Notwithstanding any other provision of this Agreement, the Promoter has right to and shall be entitled to nominate any person/company ("Facility Manager") to manage the operation and maintenance of the Project, common amenities and facilities in the Project. The Promoter has the authority and discretion to negotiate with such Facility Manager and to enter into and execute formal agreement/s for maintenance and management of infrastructure with the Facility Manager. The cost incurred in appointing the Facility Manager shall be borne and paid by the allottees/residents/occupiers in the Project including the Allottee/s herein of the said Unit in the manner as may be determined by the Promoter. The Allottee/s agree/s that he/she/they shall not raise any dispute regarding the appointment of any such Facility Manager by the Promoter or towards charges payable to Facility Manager as determined by the Promoter. It is agreed and understood by the Allottee/s that the cost of maintenance and management of the Project shall be borne and paid by the Allottee/s/occupants/residents, including the Allottee/s herein, of the said Unit in the Project;

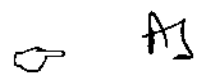
(iv) The Allottee/s agree/s to abide by any and all terms, conditions, rules and/or regulations that may be framed by the Promoter and/or the Facility Manager including without limitation, payment of the Allottee/s' share of the service charges that may become payable with respect to the operation and maintenance of the common areas and facilities of the Amenities of the Project.



The Allottee/s shall be liable to pay or reimburse the Promoter in respect of the upkeep and maintenance of the common areas, facilities and amenities of the Project and ad-hoc maintenance Charges to be collected from the Allottee/s as mentioned in this Agreement shall be inclusive of administrative charges for upkeep and maintenance of the common areas, facilities and amenities of the Project. At the time of handing over the said Building/s / New Building/s to the Society, the Promoter shall hand over the charge and consolidated Statement of Accounts to Society and shall not render accounts to individual allottees/purchasers or members of the Society. After such handover the Promoter shall not be responsible for the upkeep and maintenance of the Building/s / New Building/s / Project Land. The Promoter shall have right to terminate and/or replace vendors/service providers in their sole discretion.



 Allottee/s initial

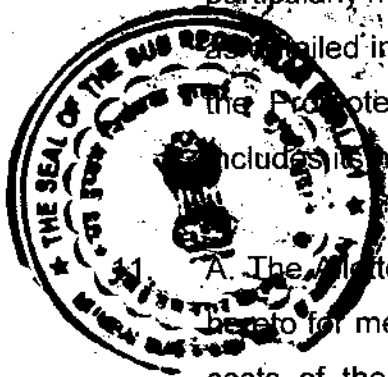


 Promoter's initial

(v) It is expressly agreed by and between the Parties that the Promoter has not and shall not give any representation and / or warranty with respect to quality, sufficiency and / or adequacy of the services rendered and/or utilities availed from the service provider/s and/or the vendor/s and that the Promoter shall not in any manner be liable for any claim of any nature whatsoever, for any defects and / or any deficiency in the services provided or rendered by them under the agreements executed with the vendor/s and/or the service provider/s in this regard or even otherwise with respect to the services provided by the service provider/s and the utility availed from the vendor/s. Further, the Promoter shall not be liable for any warranty or guarantee offered by such vendors and/or service providers for any product or services, it will be strictly between the Allottee/s and such vendor and service provider.

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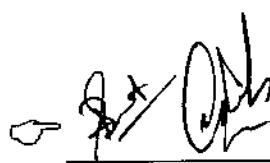
10. The Allottee/s shall on or before delivery of possession of the said Unit keep deposited with the Promoter, the amounts ("Other Charges") as set out in **Fifth Schedule** hereto. The amounts mentioned in the **Fifth Schedule**, shall be accounted only to the Society and not to the Allottee/s individually and shall not carry any interest. The Other Charges are tentative and are liable to be revised by the Promoter. The Allottee/s shall make payments of such amounts as more particularly mentioned in the **Fifth Schedule** to the bank account of the Promoter, as mentioned in the **Third Schedule** hereunder written or as may be prescribed by the Promoter. For the purposes of this clause, the expression "**Promoter**" includes its nominee.



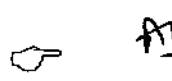
A. The Allottee/s shall pay to the Promoter a sum as set out in **Fifth Schedule** hereto for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at- Law/Advocates of the Promoter in connection with formation of the said Society and for preparing its rules, regulations and bye-laws.

B. Property Taxes:

(i) The Property Tax as determined from time to time shall be borne and paid by the Allottee/s after receipt of Occupation Certificate separately from any other Consideration/levy/charges/Maintenance Charges, etc. (ii) The Allottee /s undertake/s to make payment of the estimated Property Tax alongwith the Maintenance Charges as mentioned in this agreement.



Allottee/s initial



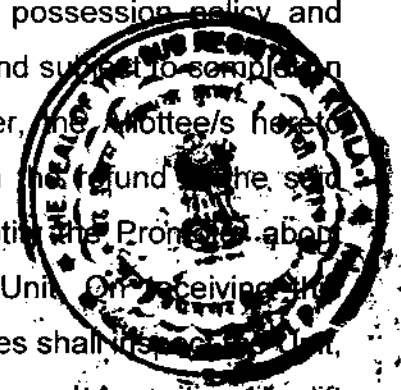
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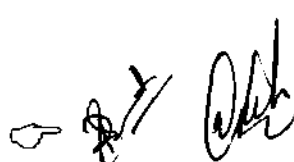
(ii) In the event of a shortfall between the amount deposited with the Promoter by the Allottee/s towards Property Tax and the demand raised by the authorities (Shortfall Amount), the Promoter shall inform the Allottee/s of such shortfall and the Allottee/s shall be liable to ensure that the same is paid to the Promoter within 7 (seven) days of receipt of intimation from the Promoter, failing which the Allottee/s shall be liable to pay interest as levied by the concerned Authorities together with late payment charge amounting to 5 per cent of the Shortfall Amount or such part of the Shortfall Amount remaining unpaid. The Promoter shall not be responsible for any penalty / delay / action on account of such Shortfall Amount and the same shall entirely be to the account of the Allottee/s.

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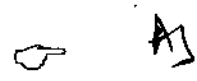
C. Building Protection Deposit:

- (i) The Allottee/s shall, on or before the Date of Offer of Possession, pay to the Promoter, the Building Protection Deposit as set out in **Fifth Schedule** hereto.
- (ii) The Building Protection Deposit shall be refunded without interest to the Allottee/s after a period of 12 months from the date of receipt of possession of the said Unit by the Allottee/s, subject to the possession policy and permissible changes/fit out policy of the Promoter and subject to completion of all fit-out or interior works in the Unit. However, the Allottee/s hereby agree/s and acknowledge/s that, in order to claim the refund of the said Building Protection Deposit, the Allottee/s shall notify the Promoter about completion of all fit-out or interior works in the Unit. On receiving the notification, the Promoter's representatives/ nominees shall inspect the Unit, its immediate vicinity and attached Common Areas and Amenities like lift lobbies, etc. for compliance with possession policy and policy on permissible changes. If all changes made by the Allottee/s are in adherence to permissible changes/fit out policy, then the Building Protection Deposit shall be refunded.
- (iii) In the event any violations are observed by the Promoter's representatives/ nominees then the same shall be intimated to the Allottee/s and the Allottee/s shall get the same rectified within 7 (seven) days from the date of the said intimation at his/her/their cost and risk. In the event the Allottee/s fail/s to do the same, then the Promoter shall get the same rectified at cost and risk of the Allottee/s. The Allottee/s shall be solely responsible for all





 Allottee/s initial



 Promoter's initial

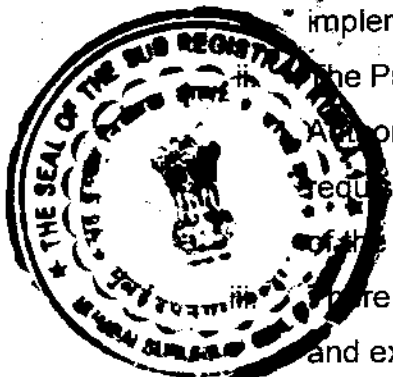
costs incurred in this regard, which shall be deducted from the Building Protection Deposit.

12. The Allottee/s shall, before delivery of possession of the said Unit, pay to the Promoter entire Sale Consideration and all such amounts as mentioned in the Fifth Schedule herein. The Developer shall not be obliged to handover possession of the said Unit until receipt of all the payments such as full and final payment of the Sale Consideration, Other Charges, Stamp Duty & Registration Charges, Building Protection Deposit, taxes, etc. in accordance with this Agreement and only on the Allottee/s performing and complying with all the terms, conditions, covenants, obligations, undertakings etc. as contained herein, the possession of the said Unit shall be handed over to the Allottee/s.

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

The Promoter hereby represents and warrants to the Allottee/s as follows:

- i. The Promoter has clear and marketable title with respect to the 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 Project;
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the Project;
- iii. There are no encumbrances upon the Project Land or the Project, save and except as disclosed in Recital "S" hereinabove and
- iv. those disclosed in the title report, if any;
- v. There are no litigations pending before any Court of law with respect to the Project Land or Project save and except those disclosed in the title report and the MahaRERA website.
- vi. 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 following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, 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



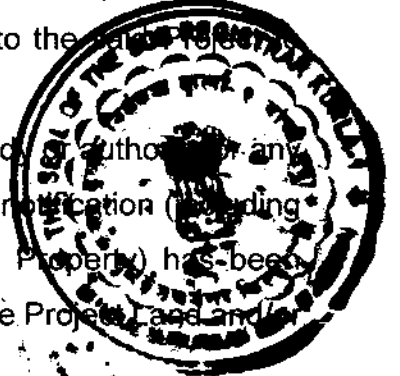
Allottee/s initial

Promoter's initial

laws in relation to the Project, Project Land, Building/s/Wing and common areas;

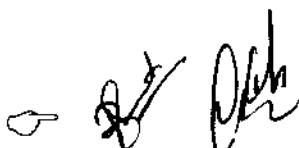
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- vii. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/s created herein, may prejudicially be affected;
- viii. The Promoter 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 Project Land, including the Project and the said Unit which will, in any manner, affect the rights of Allottee/s under this Agreement;
- ix. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Unit to the Allottee/s in the manner contemplated in this Agreement;
- x. At the time of handing over of the Building/s to the Society, the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Society;
- xi. 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 said Unit to the competent Authorities;
- xii. 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.



14. The Allottee/s or himself/herself/themselves with intention to bring all persons into whosoever hands the Unit may come, hereby covenants with the Promoter as follows:-

- a. To maintain the Unit at the Allottee/s' own cost in good and tenantable repair and condition from the date that of possession of the Unit is taken and shall not do or suffer to be done anything in or to the Building/s in which the Unit is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the Building/s in which the Unit is


Allottee/s initial


Promoter's initial

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Situating and the Unit itself or any part thereof without the consent of the local authorities, if required

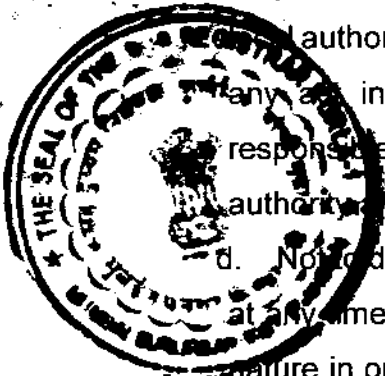
b. Not to store in the Unit any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Building/s in which the Unit is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the Building/s in which the Unit is situated, including entrances of the Building/s in which the Unit is situated and in case any damage is caused to the Building/s in which the Apartment is situated or the Unit on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach, failing which the Promoter may carry the repairs and restoration (without being obligated to do so) at the costs and expenses of the Allottee/s.

c. To carry out at his/her/their own cost all internal repairs to the said Unit and maintain the Unit in the same condition, state and order in which it was delivered by the Promoter to the Allottee/s and shall not do or suffer to be done anything in or to the Building/s in which the Unit is situated or the Unit which may be contrary to the rules and regulations and bye-laws of the concerned

authority or other public authority. In the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority or the Society.

d. Not to demolish or cause to be demolished the Unit or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Unit or any part thereof, nor any alteration in the elevation and outside colour scheme of the Building/s in which the Unit is situated and shall keep the portion, sewers, drains and pipes in the Unit and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the Building/s in which the Unit is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Unit without the prior written permission of the Promoter and/or the Society or the concerned authority.

e. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Project Land and the Building/s in which the Unit



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Allottee/s initial

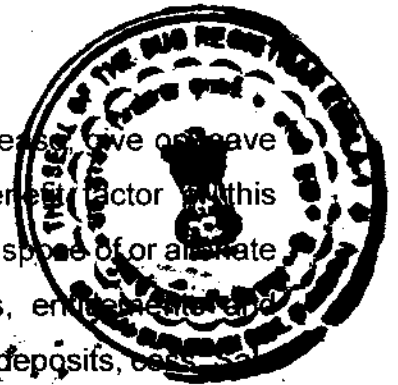
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Promoter's initial

is situated or any part thereof or whereby any increased amount shall become payable in respect of the insurance.

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- f. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Unit in the compound or any portion of the Project Land and the Building/s in which the Unit is situated.
- g. Pay to the Promoter within fifteen days of demand by the Promoter, his/her/their share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the Building/s in which the Unit is situated.
- h. 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 authority, on account of change of user of the Unit by the Allottee/s for any purposes other than for purpose for which it is sold.
- ix. To bear and pay the proportionate charges fees, costs and expenses for the Amenities and facilities in the Project, as may be determined by the Promoter from time to time.
- x. Not to change the user of the said Unit.
- xi. The Allottee/s shall not let, sub-let, transfer, assign, sell, lease, give or leave and license, or part with his right, title, interest or benefit factor in this Agreement or part with the possession of the said Unit or dispose of or alienate otherwise howsoever, the said Unit and / or its rights, entitlements and obligations under this Agreement, until all the dues, taxes, deposits, cesses, Consideration, Other Charges, Usage Charges, maintenance and outgoings payable by the Allottee/s to the Promoter under this Agreement, are fully and finally paid together with interest. In the event, the Allottee/s is desirous of transferring the said Unit and/or its rights under this Agreement, then the Allottee/s shall be entitled to effectuate such transfer only with the prior written permission of the Promoter.
- xii. The Allottee/s 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 protection and maintenance of the said Building/s and the Unit therein and for the observance and performance of the Building/s Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupancy and use of




Allottee/s initial

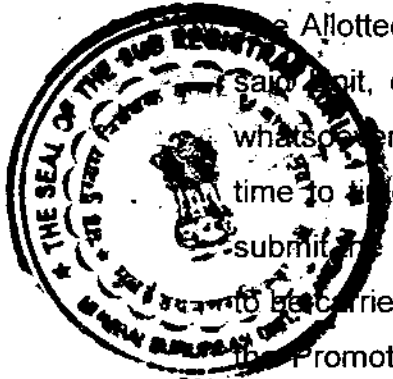
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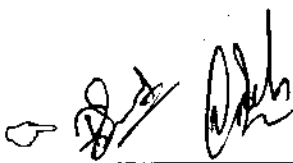
the Unit in the Building/s and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

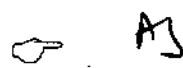
xiii. It is agreed that the said Unit shall be of R.C.C. structure with normal brick / block wall / dry wall with gypsum / putty / cement plaster. The Allottee/s hereby agrees that the Promoter may, if required due to any structural reasons convert any brick / block wall / dry wall in the said Unit into a load bearing R.C.C. wall or vice versa and the Allottee/s hereby further agrees and irrevocably consents not to dispute or object to the same. The Allottee/s, along with any and all purchasers of the units of the Project, are strictly prohibited to make any additions or alterations of any nature whatsoever including changes in walls, columns, beams and slabs, which may result into temporary and/or permanent changes and defects in the monolithic structure. The Promoter shall not be liable, required and / or obligated to provide any other specifications, fixtures, fittings and / or amenities in the said Unit or in the Project. Further, though the Promoter may have proposed to provide amenities and facilities as stated herein, the Promoter reserve the right to add, alter, amend, relocate or delete any or all of the proposed amenities comprised in the **Second Schedule** hereto.



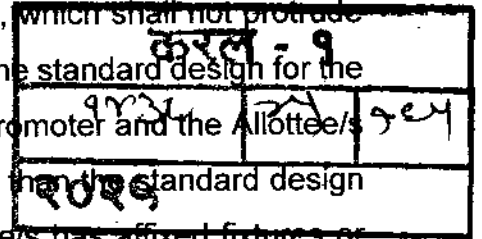
The Allottee/s agrees and covenants that the Allottee/s shall not load in the said Unit, either by way of fit-out or construction or in any other manner whatsoever, anything more than as may be specified by the Promoter from time to time. Prior to undertaking any interior or fit-out, the Allottee/s shall submit the drawings with the Promoter and shall disclose the nature of work to be carried out in the said Unit and shall obtain specific written approvals of the Promoter to that effect. The Promoter shall have discretion to allow or reject any such request or part thereof. The Allottee/s shall incorporate any suggestions of the Promoter in the proposed fit out plan, if required. The Allottee/s shall be responsible to apply and obtain the permission of the concerned statutory authorities for such refurbishment / fit-out/ interior work at his/her/its/their costs and expenses. The Allottee/s confirms that no structural changes and/or structural alterations of any nature whatsoever shall be made by the Allottee/s at any time.

xv. Not to affix any fixtures or grills on the exterior of the Project for the purposes of drying clothes or for any other purpose and undertakes not to have any laundry drying outside the said Unit and the Allottee/s shall not decorate or alter the exterior of the said Unit either by painting and/or otherwise. The

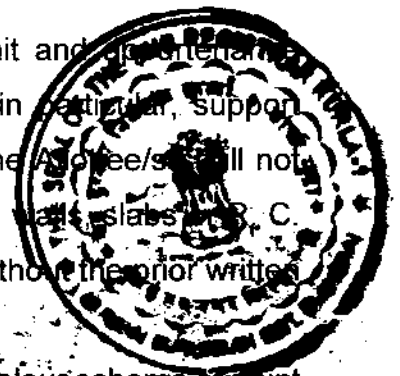

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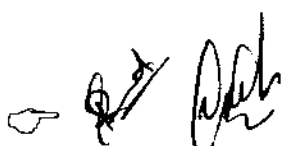

 Promoter's initial

Allottee/s shall fix the grills inside the windows only, which shall not protrude external wall of the said Building/s / New Building. The standard design for the same shall be obtained by the Allottee/s from the Promoter and the Allottee/s undertakes not to fix any grill having a design other than the standard design approved by the Promoter. If found that the Allottee/s has affixed fixtures or grills on the exterior of his / her / their / it's the said Unit for drying clothes or for any other purpose or that the Allottee/s has affixed a grill having a design other than the standard approved design, the Allottee/s shall immediately rectify / dismantle the same so as to be in compliance with his / her / their / its obligations as mentioned herein.




- xvi. Not to install air conditioner/s at any place other than those earmarked for fixing the same so as not to affect the structure, facade and/or elevation of the Project in any manner whatsoever. The Allottee/s shall not install a window Air-conditioner within or outside the said Unit. If found that the Allottee/s has affixed a window air conditioner or the outdoor condensing unit which protrudes outside the said Unit, the Allottee/s shall immediately rectify/dismantle the same forthwith so as to uniformity in the facade or outer look of the Unit / Project.
- xvii. To keep the sewers, drains and pipes in the said Unit and appurtenances thereto in good tenantable repairs and condition and in particular, support shelter and protect the other parts of the Project and the Allottee/s shall not chisel or in any other manner damage columns, beams, walls, slabs or R. C. C. Partis or other structural members in the said Unit without the prior written permission of the Promoter and concerned authorities.
- xviii. Not to make any alteration in the elevation and outside colour scheme of paint and glass of the Project and not to cover / enclose the planters, ducts and service slabs or any of the part of the Building/s within the said Unit, nor chisel or in any other manner cause damage to the columns, beams, walls, slabs or RCC partition or walls, pardis or other structural members in the said Unit, nor do / cause to be done any hammering for whatsoever use on the external / dead walls of the Project or do any act to affect the FSI potential of the said Property.
- xix. Not to do or permit to be done any renovation / repair within the said Unit without prior written permission of the Promoter. In the event of the Allottee/s carrying out any renovation / repair within the said Unit, without prior written permission and /or in contravention of the terms of such prior written permission, as the case may be, then in such event the Promoter shall not be



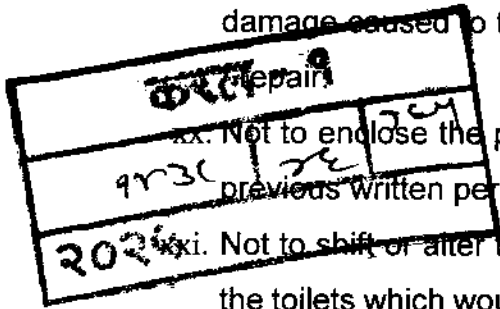


 Allottee/s initial



 Promoter's initial

responsible for rectification of any defects noticed within the said Unit or of any damage caused to the said Unit or the Project on account of such renovation



xx. Not to enclose the passages, if any, forming part of the said Unit without the previous written permission of the Promoter and concerned authorities.

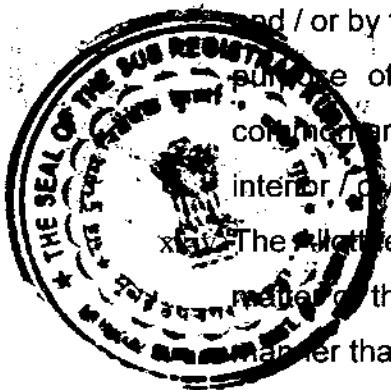
xxi. Not to shift or alter the position of either the kitchen, the piped gas system or the toilets which would affect the drainage system of the said Unit / the Project in any manner whatsoever without prior written consent of the Promoter and without obtaining necessary approvals from the concerned authorities. Not to change the façade or outer look of the Unit / Project.

xxii. To abide, observe and perform all the rules and regulations formulated by the Promoter and the rules, regulations and bye-laws which the Society may adopt at its inception and additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the Project and the said Unit therein. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the Society / Promoter regarding the occupation and use of the said Apartment in the Project on the said Property and the Allottee/s shall pay and contribute regularly and punctually towards the taxes, expenses, maintenance and outgoings.

xxiii. Not to violate and to abide by all rules and regulations framed by the Promoter and / or by the Society (post handing over management of the Project), for the purpose of maintenance, management and up-keep of the Project, the common areas and facilities, as the case may be, and in connection with any interior / civil works that the Allottee/s may carry out in the said Unit.

xxiv. The Allottee/s agree/s not to do, omit to do or cause to be done any act, deed, matter or thing or behave inappropriately or correspond or communicate in a manner that would in any manner affect or prejudice or defame the Project or the Promoter or its directors, representatives. In the event the Allottee/s does or omits to do any such act, deed or thing then the Promoter shall, without prejudice to any other rights or remedies available in law, have the option to terminate this Agreement by sending the notice of termination to the Allottee/s.

xxv. The Allottee/s shall never in any manner enclose any flower beds, ducts, planters, ledges, pocket terrace/s, deck areas, ornamental projects, dry yards, service yards and any other areas in the Project. These areas should be kept open and should not be partly or wholly enclosed including installing any temporary or part shed or enclosure and shall not include the same in the said Unit or any part thereof and keep the same unenclosed at all times. The



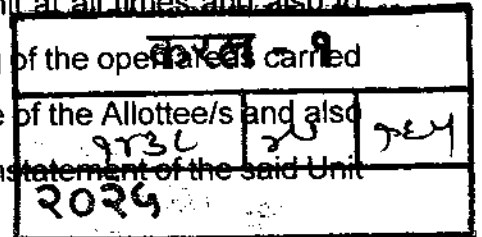


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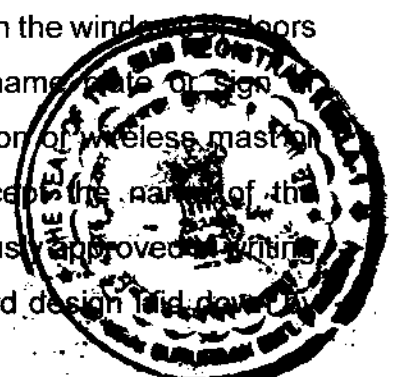


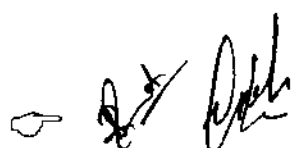
Promoter's initial

Promoter shall have the right to inspect the said Unit at all times and also to demolish any such addition or alteration or enclosing of the open area carried by the Allottee/s without any consent or concurrence of the Allottee/s and also to recover costs incurred for such demolition and reinstatement of the said Unit to its original state.




- xxvi. The Allottee/s shall not do either by himself / herself / itself or any person claiming through the Allottee/s anything which may or is likely to endanger or damage the Project or any part thereof, the garden, greenery, fencing, saplings, shrubs, trees and the installations to common areas and amenities and facilities in the Project. No damage shall be caused to the electricity poles, cables, wiring, telephone cables, sewage line, water line, compound gate, or any other facility provided in the Project.
- xxvii. The Allottee/s shall not display at any place in the Project any bills, posters, hoardings, advertisement, name boards, neon signboards or illuminated signboards etc. The Allottee/s shall not stick or affix pamphlets, posters or any paper on the walls of the Project or common area therein or in any other place or on the window, doors and corridors of the Project.
- xxviii. The Allottee/s shall not affix, erect, attach, paint or caused to be affixed, erected, attached, painted or exhibited in or about any part of the Project or the exterior wall of the said Unit / Project or on or through the window, doors thereof any placard, poster, notice, advertisement, name plate or sign announcement, flag-staff, air conditioning unit, television or wireless mast or aerial or any other thing whatsoever save and except the name of the Allottee/s in such places only as shall have been previously approved in writing by the Promoter in such manner, position and standard design laid down by the Promoter.
- xxix. The Allottee/s shall not park at any other place and shall park his/her vehicle in the Parking Slot/s allocated to the Allottee/s.
- xxx. To make suitable arrangement for removal of debris arising out of any interior decoration, renovation, furniture making or any other allied work in the said Unit on a daily basis.
- xxxi. The Allottee/s shall permit the Promoter and his surveyors and/or agents and /or authorized representatives with or without workmen and others at reasonable times to enter into the said Unit or any part thereof for the purpose of making, laying down maintaining, rebuilding, cleaning, lighting and keeping in order and good condition (including repairing) all services, drains, pipes, cables, water covers, gutters, wires, walls, structure or other conveniences

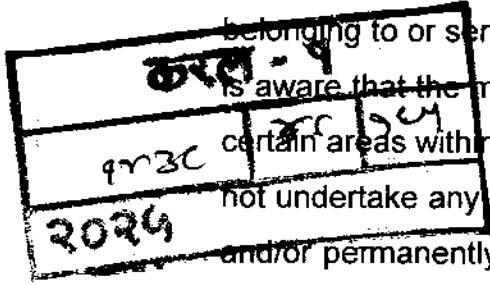




 Allottee/s initial



 Promoter's initial



belonging to or serving or used for the said Unit or the Project. The Allottee/s is aware that the main water/drainage pipes of the Project may pass through certain areas within the said Unit. The Allottee/s agrees that he/she/they shall not undertake any civil works/fit out works in such areas within the said Unit, and/or permanently cover/conceal such areas within the said Unit, nor shall they in any manner restrict the access to the water/drainage pipes and/or damage the water/drainage pipes in any manner howsoever. The Promoter, its workmen, staff, employees, representatives and agents, shall, at all times, be entitled to access such areas within the said Unit for the purpose of maintenance, repair and upkeep of the water pipes and the Allottee/s hereby give/s his/her/their express consent for the same.

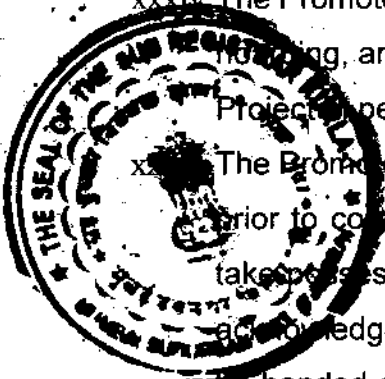
xxxii. The Allottee/s is aware and acknowledge/s that the Promoter is entitled to sell, lease, sub-lease, give on leave and license basis or otherwise dispose of and transfer the flats and apartments, shops, commercial units, garages and allocate the parking slot/s forming part of the Project and the Allottee/s undertakes that he/she shall not be entitled to raise any objection with respect to the same.

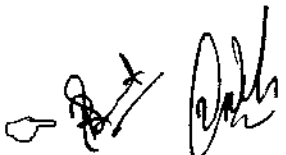
xxxiii. The Allottee/s has been appraised of the terms and conditions of the deeds, documents, approvals, permissions, no objections, etc., referred to in this Agreement and the same shall be fully binding on the Allottee/s.

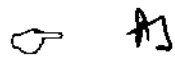
xxxiv. The Promoter shall have the exclusive right to control advertising and signage, and all other forms of signage whatsoever within the said Property / Project in perpetuity.

xxxv. The Promoter shall have option to hand over possession of the said Unit even prior to completion of the Amenities in the Project. The Allottee/s agrees to take possession of the said Unit in terms of Possession Notice. The Allottee acknowledges that the Amenities in the Project shall be operational and would be handed over to the Society only after completion of the Project in full and receipt of occupation certificate in respect thereof. The Promoter reserves its right to add, alter, delete, upgrade, modify, relocate, reduce or enhance the Common Amenities. The Allottee/s consents and agrees for the same and shall not raise any dispute or claim at any time.

xxxvi. The Allottee/s is/are aware that various other allottees/purchasers have chosen to buy units in the Project with the assurance that the conduct of all users of the Project shall be appropriate and in line with high standards of social behaviour. Similarly, the Promoter has agreed to sell the said Unit to the Allottee/s on the assurance/representation that the Allottee/s shall conduct




Allottee/s initial


Promoter's initial

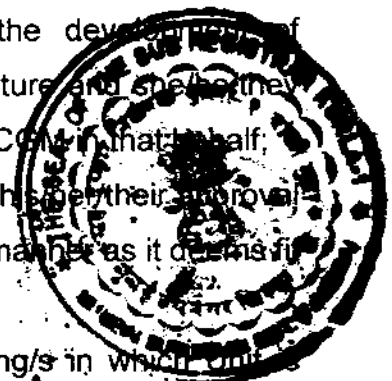
himself/herself/themselves in a reasonable manner and shall not cause any damage to the reputation of or bring disrepute to or cause nuisance to any of the other allottee/s / purchasers in the Project and/or the Promoter or the development. Any allottee/s / purchasers who indulges in any action which does not meet such standards shall be construed to be in default of his/her/their obligations under this Agreement.

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xxxvii. The Allottee/s agree/s and undertake/s to not, in any manner, impede and to prevent, to the best of his/her/their ability, all other allottees/purchasers of apartments in the Building/s and/or Project from impeding, the ability of the Promoter or its representatives at all reasonable times to enter into/access the Building/ Project and /or the said Property (or any part thereof) for the purposes of showing any unsold apartments to prospective purchasers or brokers/channel partners and or showing the Building / Project to investors or other 3rd parties, marketing personnel and / or in general for any marketing, promotional, photographic or other legitimate purpose of the Promoter, even after handing over of the structure of the Building/s in favour of Society.

xxxviii. Further the Allottee/s also confirms that she/he is aware that the Building/s to be constructed with deficient open space and deficient aisle space for two ways and the Allottee/s will not complain regarding the same and MCGM and/or the Promoter will not be held liable for the same in future. The Allottee/s further undertake that he/she/they will not object the development of neighbourhood property with deficient open space in future and she/they hereby indemnify and keep indemnified the Promoter/MCGM in that behalf;


xxxix. Further, the Allottee/s confirm that she/he/they accord/s her/his/their approval in favour of the Promoter to utilize total FSI available in manner as it deems fit for construction of the said Project.



xl. Even after handing over of the structure of the Building/s in which unit is situated in favour of Society, the Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Project Land/Building/s or any part thereof to view and examine the state and condition thereof.

xli. Further the Allottee/s also confirms the following as per IOD dated 25 January 2024:

- a. The Allottee/s shall separate the dry and wet garbage and the wet garbage generated in the building shall be treated separately on the same plot by the residents / occupants of the building in the jurisdiction of MCGM.


Allottee/s initial

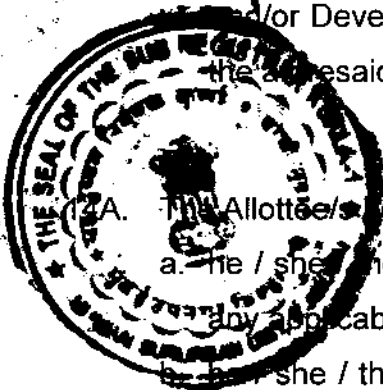

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The Allottee/s confirm that she/he/they will not take any objection in future for the development on adjoining plot/development of adjoining BMC amenity open space with deficient open spaces.

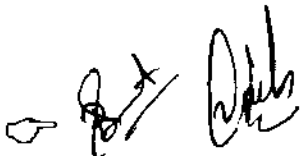
- c. The Allottee/s is/are aware that there is deficiency in aisle space of two way maneuvering of vehicles instead of 6.00 mt.
- d. The Promoter will avail the concessions for deficiency in open space, inadequate height of habitable room, inadequate maneuvering space and the Allottee/s agree/s that he/she/they will not raise any objection in that behalf.
- e. The Allottee/s agree/s that he/she/they will not take any objection in future for the development of neighbourhood plot with deficiency.

xiii. The Allottee/s is/are aware that the Mechanized parking system shall be equipped with electric sensor devices and therefore he/she/they agree/s to undertake proper precautions & safety measures to avoid any mishap and the damages occurred due to flooding in pit, if any and maintenance of Mechanized parking system shall be done regularly upon handing of New Building by the Developer to the Society and further agrees that the BMC and/or Developer shall not be held liable for contravention/non-adherence of the aforesaid provision.

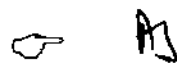


124. The Allottee/s hereby represents and warrants to the Promoter that:

- a. he / she / they / it is / are not prohibited from purchasing the said Unit under any applicable law or otherwise;
- b. he / she / they / it has / have not been declared and / or adjudged to be an insolvent, bankrupt etc., and / or ordered to be wound up or dissolved, as the case may be;
- c. no receiver and / or liquidator and / or official assignee or any person is appointed in the case of the Allottee/s or all or any of his / her / their / its assets and / or properties;
- d. none of his / her / their / its assets / properties is attached and / or no notice of attachment has been received under any law, rule, regulation or statute etc.;
- e. no notice is received from the Government of India (either Central, State or



 Allottee/s initial



 Promoter's initial

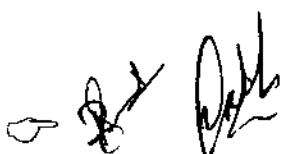
Local) and / or from any other Government abroad for his / her / their / its involvement in any money laundering or any illegal activity and / or is not declared to be a proclaimed offender and / or no warrant is issued against him / her / them;

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- f. no execution or other similar process is issued and / or levied against him / her / them and / or against any of his / her / their / its assets and properties;
- g. he / she / they has / have not compounded payment with his / her / their / its creditors;
- h. he / she / it / they is / are not convicted of any offence involving moral turpitude and / or sentenced to imprisonment for any offence;
- i. he / she / it / they is / are not an undesirable element and will not cause nuisance and / or hindrances in the completion of the project and / or anytime thereafter and will not default in making payment of the Sale Consideration, Other Charges, Building Protection Deposit, taxes, maintenance and outgoings or any other amount due and payable by the Allottee/s in terms of this Agreement;
- j. The Allottee/s is/are in a good financial position to pay the Sale Consideration, Other Charges, Building Protection Deposit, taxes, maintenance and outgoings or any other amount due and payable under this Agreement without any delay or default and shall as and when called upon by the Promoter provide such security as may be required by the Promoter towards all payments due and payable from time to time.
- k. The Allottee/s hereby confirm/s that he/she/they has/have carefully gone through the terms and conditions of this Agreement and/or the same has been explained to him/them by his/her advocates. The Allottee/s has/have signed and executed this Agreement out of free will and volition, without any pressure, undue influence, coercion or threat of any nature whatsoever.



14B. It is abundantly made clear to the Allottee/s who is or may become a non-resident/ foreign national of Indian Origin during the subsistence of this Agreement, that in respect of all remittances, acquisitions/transfer of the said Unit, it shall be



Allottee/s initial



Promoter's initial

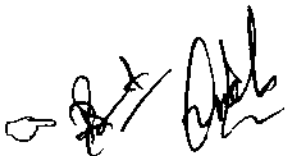
his/her/their/its sole responsibility to comply with the provisions of the Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof, and the rules and regulations of the Reserve Bank of India or any other applicable law from time to time. Any refund required to be made under the terms of this Agreement shall be made in accordance with the provisions of the Foreign Exchange Management Act, 1999 or such statutory enactments or amendments thereof, and the rules and regulations of the Reserve Bank of India or any other applicable law from time to time. The Allottee/s understand/s and agree/s that in the event of any failure on his/her/their/its part to comply with the prevailing exchange control guidelines issued by the Reserve Bank of India he/she/they/it alone shall be liable for any action under the Foreign Exchange Management Act, 1999, or any other statutory modifications or re-enactments thereto. The Promoter accepts no responsibility in this regard and the Allottee/s agree/s to indemnify and keep the Promoter indemnified and saved harmless from any loss or damage caused to it for any reason whatsoever. The Allottee/s shall have no claim save and except in respect of the said Unit hereby agreed to be sold to him/her/them.

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

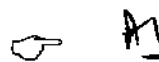
16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Unit or of the said Project Land and Building/Wing or any part thereof. The Allottee/s shall have no claim save and except in respect of the Unit hereby agreed to be sold to him/her/them and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the Building/s is transferred/handed over to the Society/Limited Company or other body and until the Project Land is transferred to the Apex Body /Federation as herein before mentioned.

17. **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:**

After the Promoter executes this Agreement it shall not mortgage or create a charge on the Unit 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,



Allottee/s initial



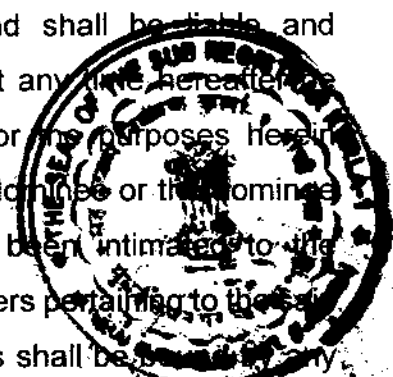
Promoter's initial

such mortgage or charge shall not affect the right and interest of the Allottee/s who has taken or agreed to take such Unit.

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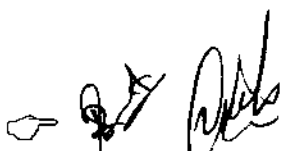
17A. The Promoter shall be entitled to negotiate and enter into appropriate arrangement/ agreement with the Utility Providers (i.e. providing gas, water, electricity, telephone, cable television, internet services and such other service of mass consumption) for supplying of these utilities to the allottees in the Project including the Allottee/s herein. Upon arriving at such arrangement, the Allottee/s agree/s to avail these or any of these utilities from the Utility Providers nominated by the Promoter and pay such amount as may be fixed by the concerned Utility Providers. It is further clarified that this Clause shall not be interpreted / construed to mean that the Promoter is obligated / liable to provide all or any of the Utilities whether or not, the Promoter has entered into agreements / arrangements with any person, or otherwise the Promoter is in a position to provide all Utilities or any of them.

17B. The Allottee/s hereby nominates the persons as set out in the **Third Schedule** ("the said Nominee") as his / her / their / its nominee in respect of the said Unit. On the death of Allottee/s, the said Nominee shall assume all the obligations of the Allottee/s under this Agreement or otherwise, and shall be liable and responsible to perform the same. The Allottee/s shall at any time hereafter be entitled to substitute the name of the said Nominee for the purposes herein mentioned. The Promoter shall only recognize the said Nominee or the nominee substituted by the Allottee/s (if such substitution has been intimated to the Promoter in writing) and deal with him/her/them in all matters pertaining to the said Unit. The heirs and legal representatives of the Allottee/s shall be bound by or all the acts, deeds, dealings, breaches, omissions, commissions etc., of and/or by the said Nominee. The Promoter shall at its discretion be entitled to insist on Probate / Succession Certificate / Letter of Administration and/or such other documents as the Promoter may deem fit, from such nominee. The nominee would be required to give an indemnity bond indemnifying the Promoter as may be necessary and required by the Promoter.

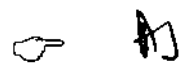


17C. MORTGAGES OF THE UNIT:

It is agreed that the Allottee/s shall be entitled to avail housing loan from a Bank/Financial Institution and to mortgage the said Unit by way of security for repayment of the housing loan availed from such Bank/Financial Institution with



Allottee/s initial



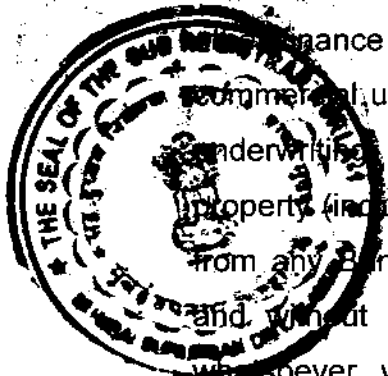
Promoter's initial

the prior written consent of the Promoter. The Promoter will grant it's no objection to the Allottee/s availing of such loan from the Bank and mortgaging the said Unit with such Bank, provided however, the Promoter shall not incur any liability/obligation for repayment of the monies so borrowed by the Allottee/s and/or any monies in respect of such borrowings including interest and cost and provided the mortgage created in favour of such Bank in respect of the said Unit of the Allottee/s shall not in any manner jeopardize the Promoter's right to receive full consideration and other charges and such mortgage in favour of such Bank shall be subject to Promoter's first lien and charge on the said Unit in respect of the unpaid amounts payable by the Allottee/s to the Promoter under the terms and conditions of this Agreement and subject to the other terms and conditions contained herein. The Promoter will issue the said No Objection Letter addressed to the Bank advising the Bank to make payment of the loan amount against the mortgage of the said Unit directly to the Promoter as per the schedule of payment of the Sale Consideration or as may be requested by the Promoter from time to time.

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17D. BORROWINGS BY THE PROMOTER:

Subject to terms and conditions of these presents, the Allottee/s agree/s that the Promoter shall be entitled to raise construction finance, project finance or any other finance or loan against the development of the said Project or the flats/ commercial units/ apartments/shops proposed to be constructed in the Project, and/or underwritten by mortgaging, hypothecating receivables and/or developable property (including but not limited to mortgage by way of deposit of title deeds), from any Bank/financial institution/ Non-Banking Financial Institution (Lenders) and without having to seek further consent from Allottee/s in any manner whatsoever, written or otherwise, but without the Allottee/s being responsible /liable towards its repayment and incurring any liability in any manner whatsoever (financial or otherwise).



17E. SIGNAGE/HOARDING/BOARD:

The Promoter shall have the exclusive right to put up signage, hoarding, and all other forms of advertisement board whatsoever on the said Project. The Promoter shall be entitled to place, select, decide and put hoarding/boards of their Logo and/or Brand Name or any other Logo and/or Brand name as decided by the Promoter from time to time, in perpetuity in the form of Neon Signs, MS Letters,

Allottee/s initial

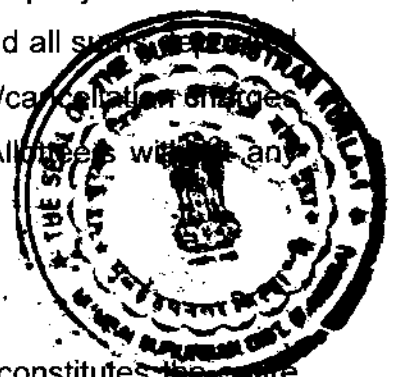
Promoter's initial

and Vinyl & Sun Boards or any other form ("Sign Board") on the Project Land and on the roof top/terrace or any such common areas of the Project. The Promoter or its nominee shall have right of ingress and egress to such Sign Board at all the times for the purposes of repairs and maintenance or otherwise and the Allottee/s shall not directly or indirectly obstruct the same. The Promoter shall have right to obtain separate electricity meter for such Sign Board and they shall pay the electricity bills for the same. The Promoter shall not be liable to pay any fees, charges or moneys for the same to the Society/flat purchasers/occupants.

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18. BINDING EFFECT:

Forwarding this Agreement to the Allottee/s by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee/s until, firstly, the Allottee/s signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 15 (Fifteen) days from the date of receipt by the Allottee/s and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee/s fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee/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 Allottee/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee/s, application of the Allottee/s shall be treated as cancelled and all sums paid by the Allottee/s in connection therewith subject to forfeiture/cancellation charges as stipulated in this Agreement shall be returned to the Allottee/s with any interest or compensation whatsoever.




19. ENTIRE AGREEMENT:

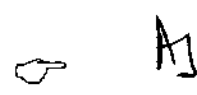
This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Unit, as the case may be.

20. RIGHT TO AMEND:

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



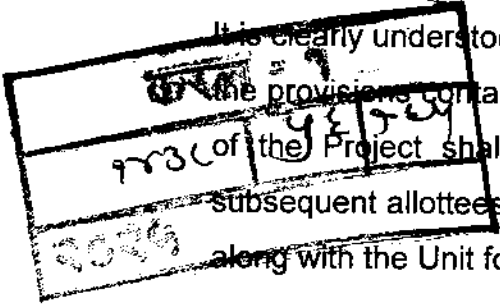
 Allottee/s initial



 Promoter's initial

21. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES:**

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent allottees of the Unit, in case of a transfer, as the said obligations go along with the Unit for all intents and purposes.

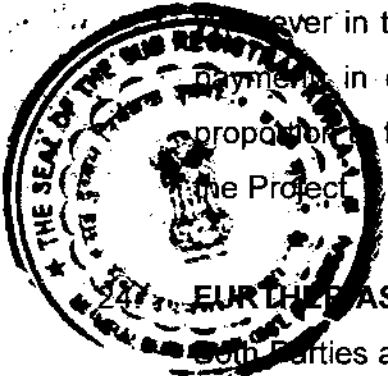


22. **SEVERABILITY:**

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the 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 Act or the Rules and Regulations made thereunder or the applicable law, 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.

23. **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:**

Wherever in this Agreement it is stipulated that the Allottee/s has to make any payments in common with other allottee(s) in Project, the same shall be in proportion to the carpet area of the Unit to the total carpet area of all the units in the Project.

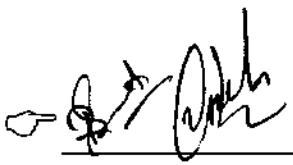


FURTHER ASSURANCES:


Both Parties 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 reasonably 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.

25. **PLACE OF EXECUTION:**

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the

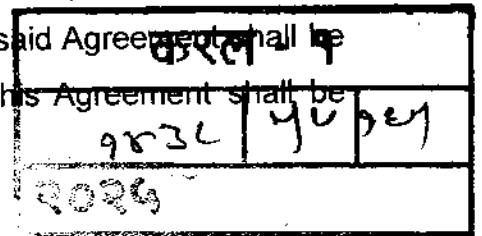


Allottee/s initial



Promoter's initial

Allottee/s, in Mumbai after the Agreement is duly executed by the Allottee/s and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Mumbai.

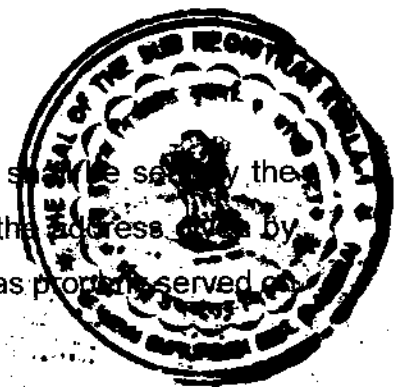


26. The Allottee/s and/or Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.
27. That all notices to be served on the Allottee/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified in the **Third Schedule** hereunder.

It shall be the duty of the Allottee/s and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee/s, as the case may be.

28. **JOINT ALLOTTEES:-**

That in case there are Joint Allottee/s all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.



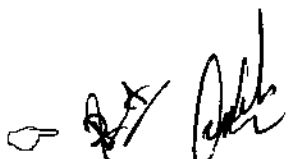
29. **STAMP DUTY AND REGISTRATION:-**

The charges towards Stamp Duty and Registration of this Agreement shall be borne by the Allottee/s.

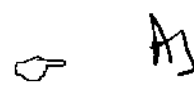
30. **DISPUTE RESOLUTION:-**

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the MahaRERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

31. **GOVERNING LAW:-**

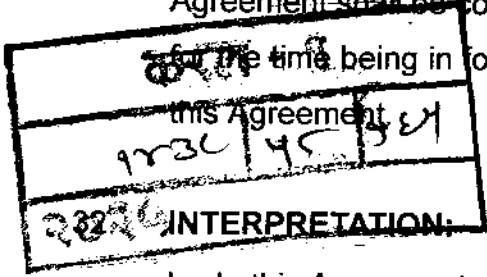


Allottee/s initial



Promoter's initial

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



I. In this Agreement where the context admits:

i. any reference to any statute or statutory provision shall include all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated) and such provision as from time to time amended, modified, re-enacted or consolidated (whether before, on or after the date of this Agreement) to the extent such amendment, modification, re-enactment or consolidation applies or is capable of applying to any transactions entered into under this Agreement as applicable, and (to the extent liability thereunder may exist or can arise) shall include any past statutory provision (as from time to time amended, modified, re-enacted or consolidated) which the provision referred to has directly or indirectly replaced;

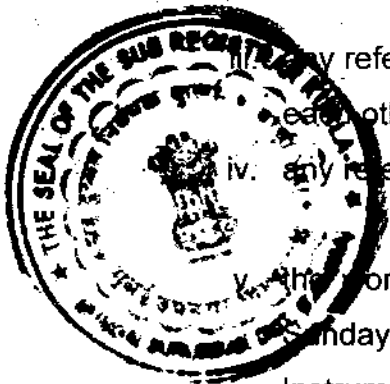
ii. any reference to the singular shall include the plural and vice-versa;

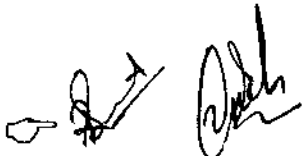
iii. any references to the masculine, the feminine and the neuter shall include each other;

iv. any references to a "company" shall include a body corporate;


v. the word "Business Day" would be construed as a day which is not a Sunday, or a public holiday or a bank holiday under the Negotiable Instruments Act, 1881 either at Mumbai, or any place where any act under this Agreement is to be performed;

vi. the schedules/annexures form part of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement, and any reference to this Agreement shall include any schedules/annexures to it. Any references to clauses, sections, annexures and schedules are to clauses, sections of and schedules/annexures to this Agreement. Any references to parts or paragraphs are, unless otherwise stated, references to parts or paragraphs of clauses, sections, annexures



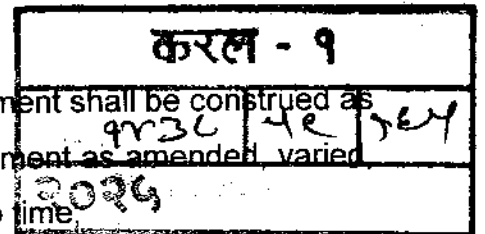


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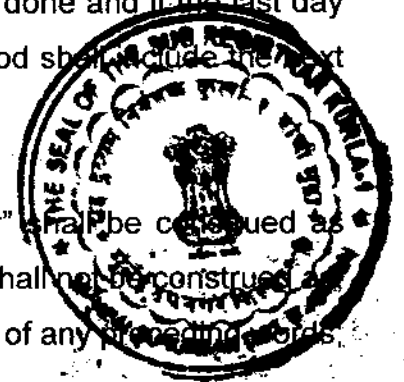



Promoter's initial

and schedules in which the reference appears;




- vii. references to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied, novated, supplemented or replaced from time to time;
- viii. the expression "the Clause" or "this Clause" shall, unless followed by reference to a specific provision, be deemed to refer to the whole clause (not merely the sub-clause, paragraph or other provision) in which the expression occurs;
- ix. each of the representations and warranties provided in this Agreement is independent of other representations and warranties in this Agreement and unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause;
- x. in determination of any period of days for the occurrence of an event or the performance of any act or thing shall be deemed to be exclusive of the day on which the event happens or the act or thing is done and if the last day of the period is not a Business Day, then the period shall include the next following Business Day;
- xi. the words "include", "including" and "in particular" shall be construed as being by way of illustration or emphasis only and shall not be construed as nor shall they take effect as, limiting the generality of any preceding words;
- xii. references to a person (or to a word importing a person) shall be construed so as to include:
1. an individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal Personality/ separate legal entity);
 2. that person's successors in title and permitted assigns or transferees in accordance with the terms of this Agreement; and





Allottee/s initial

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Promoter's initial

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3. references to a person's representatives shall be to its officers, employees, legal or other professional advisers, sub-contractors, agents, attorneys and other duly authorized representatives;

xiii. Where a wider construction is possible, the words "other" and "otherwise" shall not be construed ejusdem generis with any foregoing words.

xiv. Any reference to "writing" excludes text messaging via mobile phone or communication over any other form of social media.

IN WITNESS WHEREOF Parties hereinabove named have set their respective hands and signed this Agreement for sale at Mumbai in the presence of attesting witness, signing as such on the day first above written.

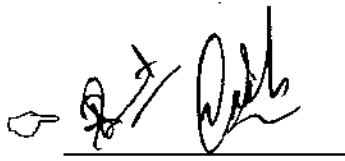
First Schedule Above Referred to
(Description of the Project Land)

All those pieces and parcels of freehold non- agricultural land admeasuring in aggregate 11,967.40 square meters or thereabouts and bearing (i) CTS No.403/B admeasuring 11.96 square meters or thereabouts, (ii) CTS No.403/B/1 admeasuring 17.70 square meters or thereabouts, (iii) CTS No.403/B/2 admeasuring 15.90 square meters or thereabouts, (iv) CTS No.403/B/3 admeasuring 33.10 square meters or thereabouts and (v) CTS No.403/B/4 admeasuring 4.50 square meters or thereabouts of Village Kanjur, Taluka Kurla, and corresponding to Survey No.180/3 (part) (forming part of earlier Survey No.480) of Village Kanjur, Taluka Kurla in the Registration Sub District of Mumbai Suburban, situate at Bhandup, off. Lal Bahadur Shastri Marg, Mumbai 400078, which land is bounded as follows:-

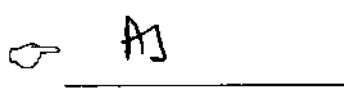
- On the North by : CTS No. 403/A
- On the East by : CTS No. 404, CTS No. 403/C/1 & CTS No. 403/C/3
- On the West by : CTS No. 373/A/37/D, CTS No. 373/A/37/E, CTS No. 373/A/37/C & CTS No. 374
- On the South by : CTS No.374, CTS No. 400 & CTS No. 403/D

THE SECOND SCHEDULE HEREINABOVE REFERRED TO

a. **Description of the common areas provided:**



Allottee/s initial




Promoter's initial

	Type of common areas provided	Date of availability for use	Size/ area of common area provided M/ Sq.m
i.	Under Ground Tank	31/12/2028	501.01 923L 89 24
ii.	Over Head Tank	31/12/2028	270.85
iii.	Strom Water Drain	31/12/2028	-
iv.	OWC Location Area	31/12/2028	28.31
v.	A (Amber) Wing Society Office	31/12/2028	15.13
vi.	B (Beryl) Wing Society Office	31/12/2028	12.95
vii.	D (Diamond) Wing Society Office	31/12/2028	15.22
viii.	E (Emerald) Wing Society Office	31/12/2028	16.18
ix.	F (Flint) Wing Society Office	31/12/2028	16.07
x.	G (Garnet) Wing Society Office	31/12/2028	15.22



b. Facilities / amenities provided in the building:

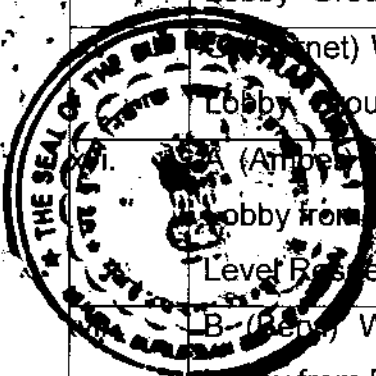
	Type of common areas provided	Date of availability for use	Size/ area of common area provided M/ Sq. m
i.	Wing A (Amber) Lift	31/12/2028	1.8 X 2.47 & 1.8 X 2.47
ii.	Wing B (Beryl) Lift	31/12/2028	1.8 X 2.47 & 1.8 X 2.47
iii.	Wing C (Coral) Lift	31/12/2028	1.99 X 2.2, 1.99 X 2.2, 2.3 X 1.8, 3 X 2.22
iv.	Wing D (Diamond) Lift	31/12/2028	2.04 X 2.2 & 2.04 X 2.2
v.	Wing E (Emerald) Lift	31/12/2028	1.99 X 2.2, 1.99 X 2.2, 2.3 X 1.8,

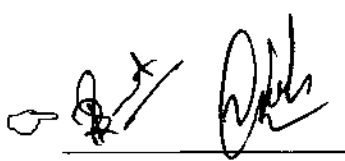

 Allottee/s initial


 Promoter's initial

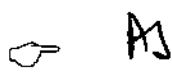
			3 X 2.22
vi.	Wing F (Flint) Lift	31/12/2028	1.8 X 2.47 & 1.8 X 2.47
vii.	Wing G (Garnet) Lift	31/12/2028	1.8 X 2.47 & 1.8 X 2.47
viii.	Podium Lift	31/12/2028	1.65 x 2.4
ix.	A (Amber) Wing Entrance Lobby Ground Floor Area	31/12/2028	59.82
x.	B (Beryl) Wing Entrance Lobby Ground Floor Area	31/12/2028	40.55
xi.	C (Coral) Wing Entrance Lobby Ground Floor Area	31/12/2028	102.56
xii.	D (Diamond) Wing Entrance Lobby Ground Floor Area	31/12/2028	74.03
xiii.	E (Emerald) Wing Entrance Lobby Ground Floor Area	31/12/2028	129.36
xiv.	F (Flint) Wing Entrance Lobby Ground Floor Area	31/12/2028	55.87
	G (Garnet) Wing Entrance Lobby Ground Floor Area	31/12/2028	46.66
	A (Amber) Wing Common Lobby from P1 to Eco Deck Level Respectively	31/12/2028	15.20, 35.31, 43.07, 43.07 & 53.41
	B (Beryl) Wing Common Lobby from P1 to Eco Deck Level Respectively	31/12/2028	28.63, 28.63, 28.63, 15.34 & 40.50
viii.	C (Coral) Wing Common Lobby from P1 to Eco Deck Level Respectively	31/12/2028	73.77, 73.77, 73.77, 73.77 & 123.81
xix.	D (Diamond) Wing Common Lobby from P1 to Eco Deck Level Respectively	31/12/2028	48.01, 20.07, 20.07, 20.07 & 65.95
xx.	E (Emerald) Wing Common Lobby from P1 to	31/12/2028	70.74, 72.39, 72.39, 72.39 & 109.97

Handwritten notes and stamps in the top-left corner of the table, including a rectangular stamp with illegible text and numbers like '9230' and '2024'.



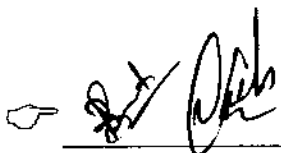


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Promoter's initial

	Eco Deck Level Respectively			
xxi.	F (Flint) Wing Common Lobby from P1 to Eco Deck Level Respectively	31/12/2028	29.05, 29.05, 28.75, 28.75 & 29.36	करल - 9 29.05, 29.05, 28.75, 28.75 & 29.36
xxii.	G (Garnet) Wing Common Lobby from P1 to Eco Deck Level Respectively	31/12/2028	15.22, 61.38, 61.38, 61.38 & 64.14	
xiii.	Podium Lobby (Ground, 2 nd & 4 th Floor Respectively)	31/12/2028	18.06, 16.67 & 18.13	
xiv.	Commercial Lobby (Ground to 4th Podium Respectively)	31/12/2028	32.36, 16.76, 33.40, 33.40 & 33.40	
xxv.	Commercial Lobby (Ground to 4th Podium Respectively)	31/12/2028	44.90, 24.50, 24.50, 24.50 & 24.50	
xvi.	A (Amber) Wing Staircase	31/12/2028	18.07	
xvii.	B (Beryl) Wing Staircase	31/12/2028	18.07	
xviii.	C (Coral) Wing Staircase	31/12/2028	33.30	
xix.	D (Diamond) Wing Staircase	31/12/2028	19.31	
xx.	E (Emerald) Wing Staircase	31/12/2028	33.30	
xxi.	F (Flint) Wing Staircase	31/12/2028	18.07	
xxii.	G (Garnet) Wing Staircase	31/12/2028	18.07	
xiii.	Podium Staircase (Basement to 4 th Podium Level)	31/12/2028	15.68	
xiv.	Podium Staircase (Ground to 4 th Podium Level)	31/12/2028	15.68	
xxv.	Commercial Staircase (Ground to 4th Podium Respectively)	31/12/2028	11.81, 17.56, 17.56, 17.56 & 17.56	


Allottee/s initial

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Promoter's initial

xvi.	Commercial Staircase (Ground to 4th Podium Respectively)	31/12/2028	16.32, 23.04, 23.04, 23.04 & 23.04
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Facilities / amenities provided in the common areas of the Building:

	Type of common areas provided	Date of availability for use	Size/ area of common area provided M/ Sq.m
i.	Badminton Court	31/12/2028	150.35
ii.	Lawn with stage area	31/12/2028	130.80
iii.	Multipurpose hall/fitness center	31/12/2028	161.37
iv.	Fitness area /gym	31/12/2028	117.76
v.	Adult lap pool	31/12/2028	272.89
vi.	Kids pool	31/12/2028	27.17
vii.	Steam sauna	31/12/2028	20.18
viii.	Hydro gym	31/12/2028	27.02
ix.	Sitting deck with space for coffee/juice bars	31/12/2028	112.28
x.	Lawn	31/12/2028	159.34
xi.	Reflexology pathways	31/12/2028	16.69
xii.	Kids equipment play area	31/12/2028	91.90
xiii.	Sandpit for kids	31/12/2028	16.26
xiv.	Flag pole area	31/12/2028	16.26
xv.	Stepped sitting	31/12/2028	127.38
xvi.	Yoga area	31/12/2028	40.42
xvii.	Indoor games/reading room	31/12/2028	40.25
xviii.	Pathway	31/12/2028	502.66



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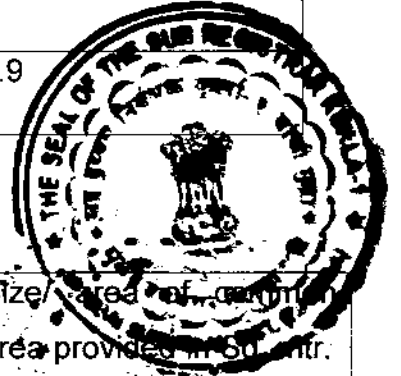
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Promoter's initial

xix.	Garden/ shrub area	31/12/2028	136.49	करल - १
xx.	Observatory deck	31/12/2028	114.17	१२३८ एम १६५
xxi.	Cineplex area	31/12/2028	11.84	२९५
xxii.	Party area with pantry	31/12/2028	93.73	

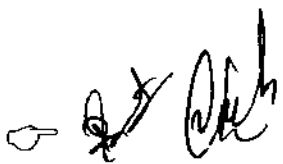
d. Facilities / amenities provided in the layout:

	Type of common areas provided	Date of availability for use	Size/ area of common area provided M/ Sq.m
i.	Skating rink	31/12/2028	102.29
ii.	Amphitheatre	31/12/2028	215.1
iii.	Treehouse	31/12/2028	323.19
iv.	Golf putting	31/12/2028	47.34
v.	Lawn at ground	31/12/2028	45.75
vi.	Jogging track	31/12/2028	968.12
vii.	Multipurpose sports court	31/12/2028	276.9



e. Facilities / amenities provided in the Unit:

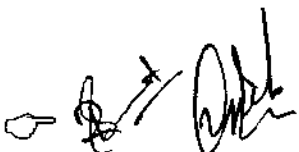
	Type of common areas provided	Date of availability for use	Size/ area of common area provided in Sq. mtr.
i.	Vitrified flooring in the Flat	31/12/2028	-
ii.	Toilet with ceramic/vitrified tiles and ceramic basin in all bathrooms	31/12/2028	-
iii.	Granite/ Full Body Vitrified Tile door frame for bathroom	31/12/2028	-
iv.	Premium sanitary ware & CP fittings	31/12/2028	-


 Allottee/s initial

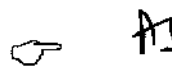

 Promoter's initial

v.	Main door with premium hardware fittings	31/12/2028	-
vi.	Colored anodized /Powder coated aluminum Sliding windows	31/12/2028	-
vii.	Granite/ Full Body Vitrified Tile & Marble window sills	31/12/2028	-
viii.	Video Door Phone	31/12/2028	-
ix.	Electric points for lights, fans & AC	31/12/2028	-
x.	Exhaust Fan in Kitchen & Bathrooms	31/12/2028	-
xi.	Geyser in all bathrooms	31/12/2028	-
xii.	Provision for Wi-Fi connection	31/12/2028	-
xiii.	Gypsum Finished walls with Plastic Paint	31/12/2028	-





 Allottee/s initial



 Promoter's initial

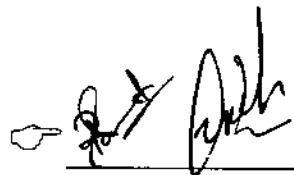
THE THIRD SCHEDULE HEREINABOVE REFERRED TO

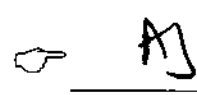
(Meaning of the Terms and Expressions)

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Sr. No.	Terms and Expressions	Meaning
1.	The said Premises	Apartment bearing No. 1602 admeasuring about 58.16 square metres equivalent to approximately 626 square feet carpet area as per RERA Act on the 16th Floor of Wing- G (Garnet) of said New Building " Arkade Rare ".
2.	The said Parking Slot/s	1(One) parking slot/s bearing no. 91 at 3rd Podium , admeasuring 111 sq. ft. having 4.5 mtr length x 2.3 mtr breadth clearance.
3.	The Sale Consideration	Rs.1,40,85,575/- (Rupees One Crore Forty Lakh Eighty Five Thousand Five Hundred And Seventy Five Only)
4.	Name of the Account for payment of Sale Consideration	Account Name- Arkade Developers Ltd Arkade Rare Designated Collection Bank Account Bank Name- HDFC Bank Ltd. Account No - 57500001542510 IFSC Code - HDFC0000667 Branch- Kandivali East
5.	The details of Account for payment of Other Charges	Account Name - Arkade Developers Ltd. Rera Designated Transaction Account for A Bank Name- ICICI Bank Ltd. Account No - 777705130596 IFSC Code- ICIC0001074 Branch- Kandivali East
6.	On or before Possession Date	31st December 2028
7.	Name, address and email of the Allottee/s for the purposes of this Agreement	Ms. Rupal Rajendra Sawant and Mr. Vivek Vasant Parab, Add- 306, Omkar Hitwardhak, Triveni Nagar, Vaishet Pada, Opp. Anmol Heights, Malad (East), Mumbai-400097. Email ID- vivek.parab11@gmail.com
8.	Permanent Account Number	The Promoter's PAN: - AAACA3578Q Allottee/s: Ms. Rupal Rajendra Sawant PAN: EEBPS3801E Mr. Vivek Vasant Parab PAN: AWAPP9526C
9.	Name, address and email of the Nominee for the purposes of this Agreement	Mrs. Vanita Vasant Parab Add- 306, Omkar Hitwardhak, Triveni Nagar, Vaishet Pada, Opp. Anmol Heights, Malad (East) Mumbai-400097. Email ID- vanitaparab0106@gmail.com




Allottee/s initial

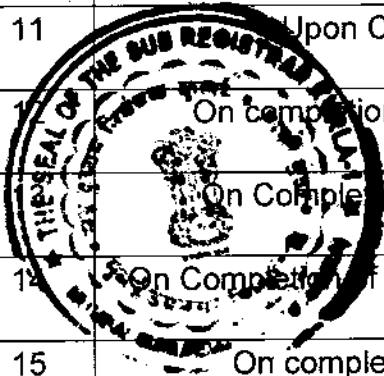

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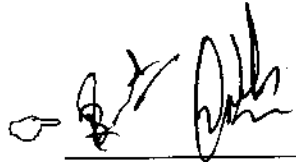
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THE FOURTH SCHEDULE ABOVE REFERRED TO

(Schedule of payment of Installments of the Sale Consideration by the Allottee/s to the Promoter)

Sr. No.	Particulars	%	Flat Cost
1	Booking Amount	10.00	14,08,558/-
2	Upon Completion of Excavation	15.00	21,12,836/-
3	Upon Completion of 3rd Podium (3rd Slab)	25.00	35,21,394/-
4	Upon Completion of 5th Slab	2.50	3,52,139/-
5	Upon Completion of 7th Slab	2.50	3,52,139/-
6	Upon Completion of 9th Slab	2.50	3,52,139/-
7	Upon Completion of 11th Slab	2.50	3,52,139/-
8	Upon Completion of 13th Slab	2.50	3,52,139/-
9	Upon Completion of 15th Slab	2.50	3,52,139/-
10	Upon Completion of 18th Slab	2.50	3,52,139/-
11	Upon Completion of Top Slab	2.50	3,52,139/-
12	On completion of Brickwork of the said flat	5.00	7,04,279/-
13	On Completion of Flooring of the said flat	5.00	7,04,279/-
14	On Completion of Staircase & Lobby upto said floor	5.00	7,04,279/-
15	On completion of Lift & water Pumps	5.00	7,04,279/-
16	On Completion Of Ground Floor Lobby & Paving PCC	5.00	7,04,279/-
17	Upon receipt of Occupation certificate and offering Possession	5.00	7,04,280/-
	TOTAL	100.00	1,40,85,575/-




 Allottee/s initial

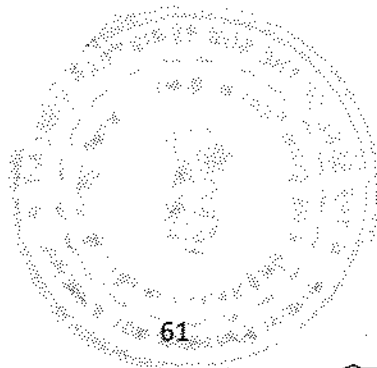

 Promoter's initial

THE FIFTH SCHEDULE ABOVE REFERRED TO

(Being the amounts to be paid by the Allottee/s in accordance with this Agreement)

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Arkade Rare Other Charges	
Area	626 Sq.Ft
Configuration	2 BHK
Legal Charges	25000
Gas Connection Charges	25000
Share Application Money	600
Water Meter/ Electrical Meter Charges	55000
Society Formation	10000
Total	115600
Maintenance	150000
Security Deposit	62600
Development Charges	187800
Grand Total	516000



Allottee/s initial

Promoter's initial

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This page forms a part of the Agreement for Sale dated 16th Jan 2025 of Unit No. **1602** on the **16th Floor** of Wing- **G (Garnet)** in the said Building / Project "Arkade Rare" executed between Arkade Developers Limited (formerly known as "Arkade Developers Private Limited") and **Ms. Rupal Rajendra Sawant, Mr. Vivek Vasant Parab.**

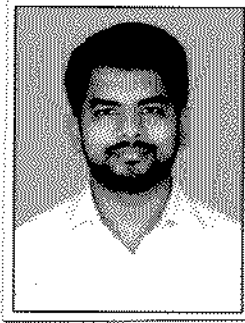
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SIGNED AND DELIVERED by the)
within named "Promoter")

For ARKADE DEVELOPERS LTD.

Arpit
Director

Arkade Developers Limited.)
(formerly known as "Arkade Developers Private Limited")



Through its Director)

Mr. Arpit V. Jain)

in the presence of)

- 1) *श्री. वसिंता वसंत*
- 2) *[Signature]*

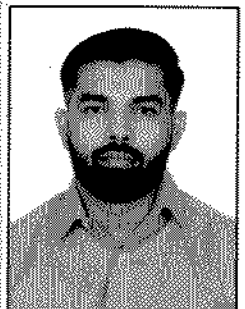
SIGNED AND DELIVERED by the)
within named Allottee/s

Ms. Rupal Rajendra Sawant)



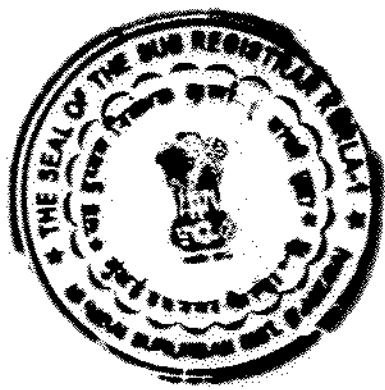
Mr. Vivek Vasant Parab)

[Signature]
[Signature]



in the presence of

- 1) *श्री. वसिंता वसंत*
- 2) *[Signature]*



[Signature]

Allottee/s initial

MJ

Promoter's initial

RECEIPT

करल - १		
१४३८	२३	१२/२४
२०२५		

RECEIVED of and from the Allottee/s above named the sum of RS 13,94,472/-
(Rupees Thirteen Lakh Ninety Four Thousand Four Hundred And Seventy Two
Only) as Earnest Money/ Booking Amount/ Part Payment towards the Sale
Consideration as follows:

Sr. No.	Dated	Cheque/ UTR No.	Drawn on Bank	Amount (Rs.)
1	23-12-2024	Card Swipe	-	Rs. 1,00,000/-
2	31-12-2024	000001	HDFC Bank	Rs. 6,00,000/-
3	13-01-2025	RTGS	-	Rs. 6,94,472/-
TOTAL				Rs. 13,94,472/-

WE SAY RECEIVED

For Arkade Developers Limited

(formerly known as "Arkade Developers Private Limited")

Arpit

Authorized Signatory



[Signature]
Allottee/s initial

63

[Signature]
Promoter's initial

ANNEXURE - "A"

करल - १		
११३६	०२	१११
२०२५		

SMITA SAWANT

ADVOCATE, HIGH COURT BOMBAY

Flat No.15, 2nd Floor, Charkop Kudal CHS LTD., Plot No.116, Sector-4, Charkop,
Kandivali (West), Mumbai - 400 067.

Contact Nos. 9987195164/8169261189

Email: smita1786@yahoo.com

Format-A

(Circular 28/2021 dated 08.03.2021)

To,
Maharashtra Real Estate Regulatory Authority,
6th & 7th Floor, Housefin Bhavan, Plot No. C - 21,
E - Block, Bandra Kurla Complex,
Bandra (E), Mumbai - 400 051.



LEGAL TITLE REPORT

Re: All those pieces and parcels of freehold non- agricultural land admeasuring in aggregate 11,967.40 square meters or thereabouts and bearing (i) CTS No.403/B admeasuring 11,896.20 square meters or thereabouts, (ii) CTS No.403/B/1 admeasuring 17.70 square meters or thereabouts, (iii) CTS No.403/B/2 admeasuring 15.90 square meters or thereabouts, (iv) CTS No.403/B/3 admeasuring 33.10 square meters or thereabouts and (v) CTS No.403/B/4 admeasuring 4.50 square meters or thereabouts of Village Kanjur, Taluka Kurla, and corresponding to Survey No.180/3 (part) (forming part of earlier Survey No.180) of Village Kanjur, Taluka Kurla in the Registration Sub District of Mumbai Suburban, situate at Bhandup, off. Lal Bahadur Shastri Marg, Mumbai 400078 ("the said Land/Property").

Under the instructions of Arkade Developers Limited ("Promoter"), a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at Arkade House, Near Children's Academy School, A.S. Marg, Ashok Nagar, Kandivali (East), Mumbai 400101, who have requested me to investigate the title of the said Property and for that purpose they have handed over to me copies of documents, which I have perused and I furnish my opinion on the basis of the documents furnished.

1. Description of the Property:

All those pieces and parcels of freehold non- agricultural land admeasuring in aggregate 11,967.40 square meters or thereabouts and bearing (i) CTS No.403/B admeasuring 11,896.20 square meters or thereabouts, (ii) CTS No.403/B/1 admeasuring 17.70 square meters or thereabouts, (iii) CTS No.403/B/2 admeasuring 15.90 square meters or thereabouts, (iv) CTS No.403/B/3 admeasuring 33.10 square meters or thereabouts and (v) CTS No.403/B/4 admeasuring 4.50 square meters or thereabouts of Village Kanjur, Taluka Kurla, and corresponding to Survey No.180/3 (part) (forming part of earlier Survey No.180) of Village Kanjur, Taluka Kurla in the Registration Sub District of Mumbai Suburban, situate at Bhandup, off. Lal Bahadur Shastri Marg, Mumbai 400078, which land is bounded as follows:-

On the North by : CTS No. 403/A
On the East by : CTS No. 404, CTS No. 403/C/1 & CTS No. 403/C/3

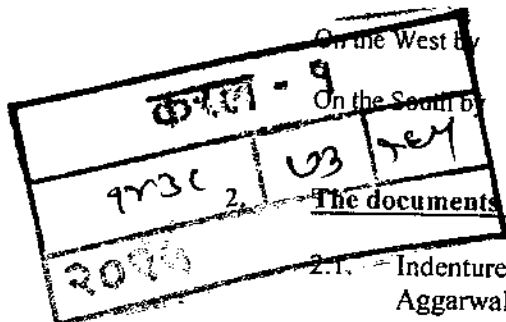
SMITA SAWANT

ADVOCATE, HIGH COURT BOMBAY

Flat No.15, 2nd Floor, Charkop Kudal CHS LTD., Plot No.116, Sector-4, Charkop,
Kandivali (West), Mumbai - 400 067.

Contact Nos. 9987195164/8169261189

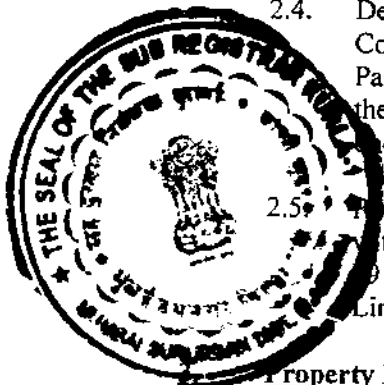
Email: smita1786@yahoo.com



: CTS No. 373/A/37/D, CTS No. 373/A/37/E, CTS
No. 373/A/37/C & CTS No. 374
: CTS No.374, CTS No. 400 & CTS No. 403/D

The documents of allotment of plot:

- 2.1. Indenture dated 6th November, 1965, executed between Pannadevi Gopaldas Aggarwal also known as Pannadevi wife of Gopaldas Tulsiram Gupta ("Pannadevi") (therein referred to as the Vendor) of the one part and Copper Rollers Private Limited (therein referred to as the Purchaser) of the other part and registered with the Sub-Registrar of Assurances at Bandra under Serial No. BND-2328-1965;
- 2.2. Deed of Rectification dated 6th May, 1987 executed between Devkumar Gopaldas Aggarwal (in his capacity as the Executor of the Estate of Pannadevi in the High Court Testamentary and Intestate Jurisdiction Petition No.965/1971) and the Copper Rollers Private Limited and registered with the Sub-Registrar of Assurances at Mumbai under Serial No. BBJ/1382 of 1987;
- 2.3. Deed of Rectification dated 7th September, 1992 executed between Monica Vijaykumar Agarwal (in her capacity as the legal heir and representative of Pannadevi) and the Copper Rollers Private Limited and registered with the Sub-Registrar of Assurances at Mumbai (Bandra) under Serial No. BDR/88 of 1992;
- 2.4. Deed of Conveyance dated 26th September, 2023, made and executed between Copper Rollers Private Limited (therein referred to as "the Seller" of the One Part) and Arkade Developers Limited (therein referred to as "the Purchaser" of the Other Part) and registered with the Sub-Registrar of Assurances at Kurla-3 under Serial No. KRL3-19156-2023 on 26th September, 2023;
- 2.5. Power of Attorney dated 26th September, 2023 and duly registered registered with the Sub - Registrar of Assurances at Kurla-3 under Serial No. KRL3-19173-2023 on 27th September, 2023 executed by Copper Rollers Private Limited in favour of Arkade Developers Limited.



Property Registration Cards:

The Property Cards in respect of the said Land reflects the name of Copper Rollers Private Limited (CRPL) (i.e. predecessor-in-title of the Promoter) as holder thereof vide following Mutation Entries:

Property Cards issued by City Survey Office, Mulund, Mumbai Suburban District in respect of City Survey Nos. 403/B, 403/B/1, 403/B/2, 403/B/3 & 403/B/4 Village-Kanjur recording name of CRPL on 16.02.1993.

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SMITA SAWANT

ADVOCATE, HIGH COURT BOMBAY

Flat No.15, 2nd Floor, Charkop Kudal CHS LTD., Plot No.116, Sector-4, Charkop,
Kandivali (West), Mumbai - 400 067.

Contact Nos. 9987195164/8169261189

Email: smita1786@yahoo.com

4. Search report for 78 years from year 1947 till 2024:

Search Report by Search Clerk D.K. Patil from 1947 to 2024.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said Property, I am of the opinion that the title of following Owner is clear and marketable and free from encumbrances, except as disclosed in this title report.

Owner/Promoter of the Property:

Arkade Developers Limited.

5. Comments/other observations:

(A) The report reflecting the flow of the title of Arkade Developers Limited, the said Property is enclosed herewith as "Annexure - A".

(B) While considering my opinion on the title of the said Property, I have made the following assumptions:

- All copies of the documents conform to the originals and all originals are genuine and complete.
- Each signature on the documents shall be deemed to be genuine signature of the individual/party concerned.
- The Agreements/documents are within the capacity and powers and have been validly authorized and signed by each party.
- That the Agreements/documents have been duly authorized, executed and delivered by each of the parties thereto.
- I express no opinion as to the correctness of any warranty given by the parties (expressly and impliedly) under the Agreement/documents or by virtue of the Agreements/documents executed save if and so far as the matters warranted are the subject matter of the specific opinion in this certificate.

(C) In the course of taking search with the concerned Sub-Registrar of Assurances, I have been informed by search clerk that for certain years, the records maintained by the Offices of the Sub-Registrar of Assurances are torn and mutilated and the Index-II records maintained in digital form have not been properly maintained. Searches at the Offices of the Sub-Registrar of Assurances are subject to the availability of records and also to records being torn and mutilated and maintained in an improper condition. I therefore disclaim any responsibility for consequences which may arise on account of such non-availability of records or on account of records being torn and mutilated or maintained improperly.

(D) I have not issued public notices for inviting any objections/claims in respect of said Property.



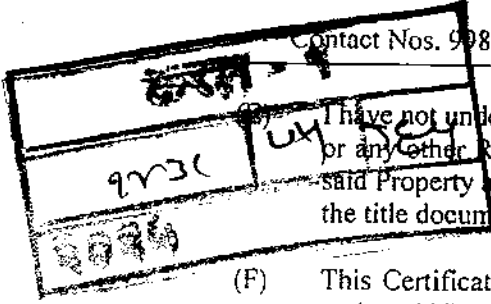
SMITA SAWANT

ADVOCATE, HIGH COURT BOMBAY

Flat No.15, 2nd Floor, Charkop Kudal CHS LTD., Plot No.116, Sector-4, Charkop,
Kandivali (West), Mumbai - 400 067.

Contact Nos. 9987195164/8169261189

Email: smita1786@yahoo.com



I have not undertaken the reconciliation of area between the Property Register Cards, or any other Revenue Record and area as per physical site survey, in respect of the said Property and my primary observations with respect to area of Property are as per the title documents.

- (F) This Certificate records my observations on the title of Arkade Developers Limited to the said Property only, and does not contain any observations on the development potential of the said Property nor have I investigated the development potential of the said Property.
- (G) Unless specifically stated otherwise in this Certificate, I have not verified whether the formalities which have a direct bearing on the enforceability of the contractual or other arrangements comprised in the documents furnished to me and/or the information provided to me have been complied with or not.

Date: 18th June, 2024
Place: Mumbai

Smita Sawant,

Advocate, High Court,
Bombay



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२०२५		

SMITA SAWANT

ADVOCATE, HIGH COURT BOMBAY

Flat No.15, 2nd Floor, Charkop Kudal CHS LTD., Plot No.116, Sector-4, Charkop,

Kandivali (West), Mumbai - 400 067.

Contact Nos. 9987195164/8169261189

Email: smital786@yahoo.com

"Annexure - A"

FLOW OF THE TITLE OF THE SAID LAND/PROPERTY

1. Property Card in respect of City Survey Nos. 403/B, 403/B/1, 403/B/2, 403/B/3 & 403/B/4 Village Kanjur issued by City Survey Office, Mulund, Mumbai Suburban District reflect the name of Copper Rollers Private Limited as holder/owner thereof.
2. Search Report by Search Clerk D.K. Patil for 78 years from the year 1947 to 2024.
3. By and under an Indenture dated 6th November, 1965, executed between Pannadevi Gopaldas Aggarwal also known as Pannadevi wife of Gopaldas Tulsiram Gupta ("Pannadevi") (therein referred to as the Vendor) of the one part and Copper Rollers Private Limited ("CRPL") (therein referred to as the Purchaser) of the other part and registered with the Sub-Registrar of Assurances at Bandra under Serial No. BND-2328-1965, Pannadevi granted, sold, conveyed and assured unto CRPL the said Land being a portion of the larger land together with the benefits as more particularly stated therein, in the manner and for the consideration mentioned therein.
4. It appears that pursuant to aforesaid CRPL had constructed industrial/factory buildings on the said Land in or around 1966.
5. Pannadevi died on 8th March, 1971 at Mumbai leaving behind her last Will and Testament dated 26th August, 1966. The Probate of her aforesaid last Will and Testament was granted by the Hon'ble Bombay High Court to Devkumar Gopaldas Aggarwal on or about 1st November, 1972 in T. & I. J. Petition No. 965 of 1971.
6. Since in the aforesaid Indenture of Conveyance dated 6th November, 1965, the name of the village in which the said Land is located was erroneously stated as Village Bhandup instead of village Kanjoor, therefore by and under a registered Deed of Rectification dated 6th May, 1987 executed between Devkumar Gopaldas Aggarwal (in his capacity as the Executor of the Estate of Pannadevi in the High Court Testamentary Petition No.965/1971) and the Copper Roller Private Limited and registered with the Sub-Registrar of Assurances at Mumbai under Serial No. BBJ/1382 of 1987, the parties thereto rectified the description of the said Land sold under the aforesaid Indenture of Conveyance dated 6th November, 1965, to the effect that that the Land was situated in the 'Village of Kanjoor' instead of the 'Village of Bhandup', in the manner therein contained.
7. By and under a registered Deed of Rectification dated 7th September, 1992 executed between Monica Vijaykumar Agarwal (in her capacity as the legal heir and representative of Pannadevi) and the Copper Roller Private Limited and registered with the Sub-Registrar of Assurances at Mumbai (Bandra) under Serial No. BDR/88 of 1992, the parties thereto rectified the description of the said Land sold under the Indenture of Conveyance dated 6th November, 1965, to the effect that the Land was situated in the



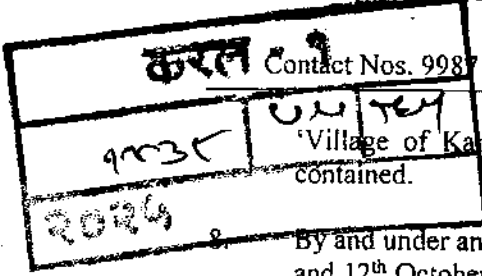
SMITA SAWANT

ADVOCATE, HIGH COURT BOMBAY

Flat No.15, 2nd Floor, Charkop Kudal CHS LTD., Plot No.116, Sector-4, Charkop,
Kandivali (West), Mumbai - 400 067.

Contact Nos. 9987195164/8169261169

Email: smita1786@yahoo.com



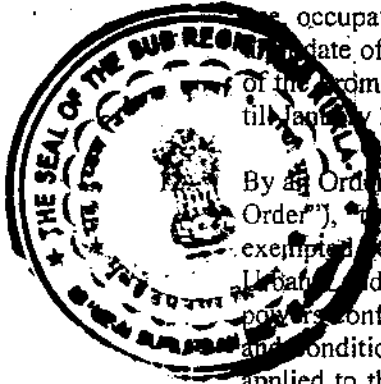
By and under an Order dated 22nd June, 1970 read with Orders dated 17th March, 1972 and 12th October, 1987, the Office of the Deputy/ Additional Deputy Collector levied non-agricultural assessment in respect of the said Land, at the rate and on the terms and conditions contained therein. It appears that all the aforesaid Orders with respect to non-agricultural assessment have been issued in the name of CRPL.

9. The land bearing Survey No. 180 of Kanjur Village was sub-divided into different parts. The portion of the Survey No.180 purchased by CRPL, was allotted Survey No. 180/3 (part) and the same was eventually allotted CTS No.403/B, CTS No.403/B/1, CTS No.403/B/2, CTS No.403/B/3 and CTS No.403/B/4 and the separate Property Register Cards for the same were issued, as under:

- (i) CTS No. 403/B - 11,896.20 square meters;
- (ii) CTS. No. 403/B/1- 17.70 square meters;
- (iii) CTS No.403/B/2- 15.90 square meters;
- (iv) CTS No.403/B/3- 33.10 square meters; and
- (v) CTS No. 403/B/4- 4.50 square meters.

10. The Property Register Cards of the said Land has been mutated in the name of the CRPL as the holder pursuant to the Indenture of of Conveyance dated 6th November, 1965.

11. As per representations made by CRPL to the Promoter herein in the below recited Deed of Conveyance dated 26th September, 2023, CRPL was in continuous and uninterrupted occupation, possession and enjoyment of the said Land since November 6, 1965 date of below recited Deed of Conveyance dated 26th September, 2023 in favour of the promoter. CRPL carried out its industrial/ factory operations from the Property till January 31, 2009.



By an Order dated 3rd May, 1978 bearing Reference No. ULC/C-118/IC/GAD ("ULC Order"), the Government of Maharashtra, General Administration Department exempted certain portion of the said Land from the provisions of Chapter III of the Land Ceiling and Regulation Act, 1976 (since repealed) in exercise of the powers conferred under sub-section (2) of Section 20 of the above Act, on the terms and conditions contained therein. CRPL has vide its letter dated 19th August, 2023 applied to the Collector & Competent Authority, U.L.C., for issuing its no objection certificate in respect of the portion of land exempted. I have been informed that Collector & Competent Authority, U.L.C., by its letter dated 9th October 2023 has *inter alia* informed that Government of Maharashtra has informed to the Collector & Competent Authority, U.L.C. that the proposal has been submitted to the Law and Judiciary Department to consider the challenge to order dated 09.08.2023 passed by High Court Bombay in Writ Petition (Lodg.) No. 20916 of 2023 (in the context of levy of premium on surplus vacant land only and not the entire land) and the opinion of Law

करल - १		
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SMITA SAWANT

ADVOCATE, HIGH COURT BOMBAY

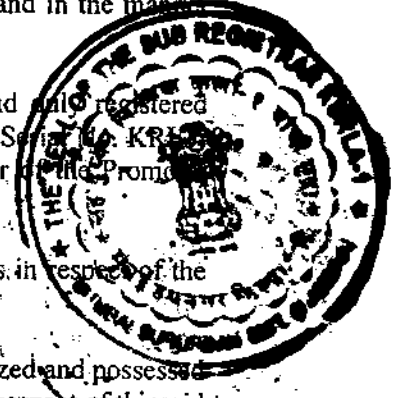
Flat No.15, 2nd Floor, Charkop Kudal CHS LTD., Plot No.116, Sector-4, Charkop,
Kandivali (West), Mumbai - 400 067.

Contact Nos. 9987195164/8169261189

Email: smita1786@yahoo.com

and Judiciary Department is still awaited, hence upon receipt of the said opinion, further action will be taken in accordance with the rules, in the present case. Thus, the aforesaid application made in respect of exempted portion of the said Land is taken on record before Collector & Competent Authority, U.L.C. and the same is pending without any further action.

13. Pursuant to the approval granted by the Department of Industry, Energy and Labor, Government of Maharashtra under its letter dated 7th August, 2023, addressed to the Labor Commissioner, the Labor Commissioner has *vide* his order dated August 8, 2023 addressed to MCGM conveyed his no objection for development/ sale/transfer of the Property by the Copper Roller Private Limited, on the terms and conditions stated therein.
14. By and under a Deed of Conveyance dated 26th September, 2023, made and executed between CRPL (therein referred to as "the Seller" of the One part) and Arkade Developers Ltd. (Promoter herein) (therein referred to as "the Purchaser" of the Other Part) and registered with the Sub-Registrar of Assurances at Kurla-3 under Serial No. KRL3-19156-2023 on 26th September, 2023, CRPL sold, transferred and conveyed the said Land in favour of the Promoter herein, for the consideration and in the manner more particularly recorded therein.
15. By and under Power of Attorney dated 26th September, 2023 and also registered with the Sub - Registrar of Assurances at Kurla-3 under Serial No. KRL3-19173-2023 on 27th September, 2023 executed by CRPL in favour of the Promoter herein.
16. I have been informed that there no subsisting charges or mortgages in respect of the Property or any part thereof.
17. Accordingly, Arkade Developers Limited, the Promoter herein is seized and possessed of and well and sufficiently entitled to the right, title and interest in respect of the said Land, subject to what is stated herein and as such duly entitled to develop the same in accordance with and subject to compliance with and observance of the terms and conditions of various permissions, approvals, sanctions that may be issued by the concerned authorities in respect of the said Land from time to time.
18. Pursuant to abovementioned Deed of Conveyance dated 26th September, 2023, the Promoter made an application for mutation of Property Register Cards ("PRC") before City Survey Officer, Mulund to record its name in respect of the said Land as owner/holder thereof. However subsequently, it was informed that the Objection letter dated 20th November 2023 has been received by Office of City Survey Officer, Mulund from Advocate, on behalf of Mr. Vasant Kumar Purshottam Bhanji, allegedly claiming to be the co-owner of Bhandup Estate (stated therein as also known in the revenue and land records as 'Trustee Estate Holder Bhandup' 'Bhandup Khot' 'Bhandup Estate Holder' 'Ratansey Karsondas and other' and also Khot Estate, Bhandup or equivalent



(Handwritten signature)

SMITA SAWANT
ADVOCATE, HIGH COURT BOMBAY

Flat No. 15, 2nd Floor, Charkop Kudal CHS LTD., Plot No.116, Sector-4, Charkop,
Kandivali (West), Mumbai - 400 067.

Contact Nos. 987195164/8169261189

Email: smita1786@yahoo.com

(collectively) referred as "Claimants") inter alia claiming that Bhandup Estate is the owner of the said Land. City Survey Officer, Mulund by its order dated 12th February, 2024, has rejected mutation entry no. 1363/2023 in the name of Promoter herein. The aforesaid Order dated 12th February, 2024 is under challenge in an appeal being an Appeal No. 478 of 2024 filed by the Promoter before Hon'ble District Superintendent of Land Records, Mumbai Suburban and the same is pending disposal.

19. As per searches conducted in the available records of the concerned Sub-Registrar of Assurances, Mumbai, it also appears that the Suit (L) No. 4008 of 2024 has been filed by Raja Babulal Majethia and others ("Plaintiffs") *inter alia* against CRPL, the Promoter herein and Anr. ("Defendants") before the High Court of Judicature at Bombay and the Plaintiffs therein have registered a Notice of lis pendens. However, I have been informed that the papers and proceedings have not even been served upon the Promoter herein as on date and the matter is currently pending as per status available on the official website of Hon'ble High Court Bombay and no reliefs have been granted in favour Plaintiffs till date.

Date: 18th June, 2024
Place: Mumbai

Smita Sawant,



Advocate, High Court,
Bombay



ANNEXURE - "B"

करल - १

११३८

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१६५

२०२५



महाराष्ट्र शासन

मालमत्ता पत्रक



73048070696

ULPN: 73048070696

[महाराष्ट्र जमीन महसूल (गाव, नगर व अहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

गाव/पेठ : कांजूर	तालुका/न.भू.का. : नगर भूमापन अधिकारी, मुलुंड	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर
क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा माझ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
४०३/ब		१९८९६.२०
	सी	न.भू.क्र.४०३अ पहा.

सुविधाधिकार :
हक्काचा मूळ धारक :
वर्ष :
पट्टेदार :
इतर भार :
इतर शेरें :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(प) किंवा भार (इ)	साक्षात्कन
02/05/1991	मा.उपविभागीय अधिकारी यांचेकडील आदेश दि. २२.४.८८ व इकडील कार्यालयीन आदेश दि. २०.५.९१ अन्वये मा.उपविभागीय अधिकारी मुंबई यांचे कडील आदेश क्र. DLN/LND/B-४४६८ दि. २२.४.८८ अन्वये उपविभाग पडलेमुळे ४०३ब ही स्वतंत्र मिळकत पत्रिका उघडून त्यावर १२५०४.४ चौ.मी. क्षेत्र दाखल केले .		ध धारक श्रीमती पन्नादेवी ग...	सही- १6/02/1993 न.भू.अ.मुलुंड
16/02/1993	१) दु.नि.बांद्रा मुंबई यांचेकडील खरेदीखत क्र. २३२८/१२६५/८.११.६५ र) दुरुस्ती सुची क्र.२ दि. ४.११.९२ ३) जि.नि.भू.अ. तथा न.भू.अ.क्र.९ यांचे आदेश दि. १६.२.९३ अन्वये धारक म्हणून नांव दाखल क्षेत्र ११९६४.४ चौ.मी. साठील न.भू.क्र.४०३ब/१ ते ४		ध मेसर्स कॉपर रोट...	सही- १6/02/1993 न.भू.अ.मुलुंड
27/01/2005	मा.उपविभागीय अधिकारी मुंबई उपनगर जिल्हा यांचेकडील दुरुस्ती आदेश क्र. डी.एल्.एन्. /एल्.एन्.डी./बी-४४६८ दि. १०/७/२००० अन्वये न.भू.क्र.४०३बचे ६०८.२ चौ.मी. क्षेत्र न.भू.क्र.४०३क मध्ये सामील करून न.भू.क्र. ४०३ब चे (१२५०४.४-६०८.२) = ११८९६.२ चौ.मी. क्षेत्र बायम केले.			सही- 27/01/2005 न.भू.अ.मुलुंड
19/09/2005	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील पोटविभजन एकत्रिकरण आदेश क्र. सी/डेस्क- ४/एल्.एन्.डी./एस.आर.के. डब्ल्यू.एम्.- ४४० दि. २५/८/२००५ चे आदेश व दि. १५/९/०५ चे सुध्दीपत्रतसेच इकडिल आदेश क्र. न.भू.अ.मु./कांजूर न.भू.क्र.४०३ब, ४०३ब/१ ते ४, ४०३क, ४०३क/१ ते ३ व ४०४/०५ पो. वि. / ०५ दि. १९/९/२००५ अन्वये इकडिल अ. ता. मो. र. नं. २४६अ/०४ अन्वये व इकडिल दि. २७/५/०५ चे आदेशाने घेणेत आलेली नोंद कायम करणेत आली आहे.			फेरफार क्रं. ११६ प्रमाणे सही- 19/09/2005 न.भू.अ.मुलुंड
15/12/2015	मा.जमाबंदी आयुक्त आणि संचालक मुनि अमिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/सि.प./अक्षरी नोंद/२०१५ पुणे दि. १६/२/२०१५ अन्वये मा. जिल्हाधिकारी मुंबई उपनगर यांचे आदेशान्वये उपरोक्त दि. २५/५/११ चे नोंदीचे मिळकत पत्रिकेवर दाखल असलेले अंजी क्षेत्र अक्षरी अकरा हजार आठशे सहाश्यापद पूर्णांक दोन दशमंश चौ.मी. दाखल केले.			फेरफार क्रं. ८४२ प्रमाणे सही- 15/12/15 न.भू.अ.मुलुंड

<p>हे मिळकत पत्रिका (दिनांक 23/07/2018 12:07:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही स्वरूपाची शिककाची आवश्यकता नाही.</p> <p>मिळकत पत्रिका डाउनलोड दिनांक 04/03/2024 01:03:54 PM</p> <p>वेधता पडताळणी साठी https://digitalmahara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard या संकेत स्थळावर 2209100001560756 हा क्रमांक वापरावा.</p>	
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करल - १		
१२०८	९९	१६५
२०२५		



महाराष्ट्र शासन
मालमत्ता पत्रक



ULPIN: 75903448897

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

गाव/पेठ : कांचुर	तालुका/न.भू.का. : नगर भूमापन अधिकारी, मुलुंड	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर
क्षेत्र चौ.मी.	घारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा माल्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
४०३/ब/१		
१७.७०	सी	(सि.स.नं.४०३ पहा) सि.स.नं.४०३अ पहा.

सुविधाधिकार :
हक्काचा मूळ धारक : H
वर्ष : श्रीमती पन्नादेवी गोपळदास अग्रवाल.
पट्टेदार :
इतर भार : -
इतर श्रेः : -

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(घ) किंवा माल्या	साक्षात्करण
02/05/1991	मा.उपविभागीय अधिकारी यांचेकडील आदेश दिनांक २२.४.८८ व इकडील कार्यालयीन आदेश दि.२०.५.९१ अन्वये. मा.उपविभागीय अधिकारी यांचेकडील आदेश क्र DJN/LND/B-७४६८ दि.२२-४-८८ अन्वये. पोट विभाग झाल्यामुळे न.भू.क्र.४०३/२/श्रेवजी ४०३/१ असा दाखल केला.			02/05/1991 न.भू.अ. मुलुंड
16/02/1993	न.भू.क्र.४०३/ब/१ पहा.		H मे.काँपर रोल न.भू.क्र.४०३/ब/१	16/02/1993 न.भू.अ. मुलुंड
15/12/2015	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.प/मि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ अन्वये मा. उपविभागीय अधिकारी मुंबई उपनगर जिल्हा यांचे आदेशान्वये उ.प्रोक्त दि. २/५/१९ चे नोंदीने मिळकत पत्रिकेवर दाखल असलेले अंकी क्षेत्र अक्षरी सतरा पूर्णांक सात दशांश चौ.मी.दाखल केले.			15/12/15 न.भू.अ. मुलुंड

<p>हि मिळकत पत्रिका (दिनांक 23/07/2018 12:07:08 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिककाची आवश्यकता नाही.</p> <p>मिळकत पत्रिका डाउनलोड दिनांक 04/03/2024 01:03:09 PM</p> <p>वेबसाइटवरील साठी https://digitalsatbara.mahabhumi.gov.in/DSLRL/LogIn/VerifyPropertyCard या संकेत स्थळावर 2209100001560758 हा क्रमांक वापरावा.</p>	
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महाराष्ट्र शासन

मालमत्ता पत्रक

करल - १		
१८३८	१२	१६५
२०२५		



85880779497

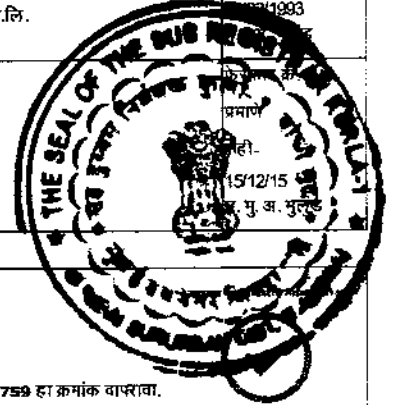
ULPIN: 85880779497

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

गाव/पेठ : कांचुर	तालुका/न.मू.का. : नगर भूमापन अधिकारी, मुलुंड	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर
क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकाराची किंवा शाब्दाचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
४०३/ब२		१५.९०
	सी	(सि.स.नं.४०३ महा) सि.स.नं.४०३अ महा.

सुविधाधिकार :
हक्काचा मूळ धारक : H
वर्ष : श्रीमती पन्नादेवी गोपाळदास अग्रवाल.
पट्टेदार :
इतर मार : -
इतर जेरे : -

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(वा), पट्टेदार(प) किंवा मार (इ)	साक्षात्करण
02/05/1991	मा.उपविभागीय अधिकारी यांचेकडील आदेश दिनांक २२.४.८८ व इकेडील कार्यालयातील आदेश दि.२०.५.९१ अन्वये. मा.उपविभागीय अधिकारी यांचेकडील आदेश क्र DLN/LND/B-४४६८ दि.२२-४-८८ अन्वये. पोट विभाग झाल्यामुळे न.मू.क्र.४०३/३ ऐवजी ४०३अ/२ असा दाखल केला.	S.1		सही- 02/05/1991 न.मु.अ. मुलुंड
16/02/1993	न.मू.क्र.४०३अ महा.		H मे.कॉपर रोलर्स प्रा.लि.	सही- 16/02/1993
15/12/2015	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.मू.५/मि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ अन्वये मा. उपविभागीय अधिकारी मुंबई उपनगर जिल्हा यांचे आदेशान्वये उपरोक्त दि. २/५/१९ चे नोंदीने मिळकत पत्रिकेवर दाखल असलेले अंकी क्षेत्र अक्षरी पंथरा पूर्णांक नऊ दशांश चौ.मी.दाखल केले.			सही- 15/12/15 मु.अ. मुलुंड



हि मिळकत पत्रिका (दिनांक 23/07/2018 12:07:08 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 04/03/2024 01:03:51 PM

वेबसाइट साठी <https://digital.sathara.mahabhumi.gov.in/D&LR/Login/VerifyPropertyCard> या संकेत स्थळावर 2289100801560759 हा क्रमांक वापरावा.

करल - १		
१४३८	३	१५५
२०२५		



महाराष्ट्र शासन

मालमत्ता पत्रक

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

PJ-ID: 77193478256



77193478256

गाव/पेट : कांजुर		तालुका/न.भू.का. : नगर भूमापन अधिकारी, मुलुंड			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ. मी.	धारणाधिकार	शासनाला दिलेल्या आकाराची किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
४०३/ब३			३३.९०	सी	(सि.स.नं.४०३अ पहा.)सि.स.नं.४०३अ पहा.

सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष :	श्रीमती पन्नादेवी गोपाळदास अग्रवाल.
पट्टेदार :	
इतर भार :	-
इतर शेरें :	-

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(घ) किंवा भार (इ)	संस्थांकन
02/05/1991	मा.उपविभागीय अधिकारी यांचेकडील आदेश दिनांक २२.४.८८ व इकडील कार्यालयीन आदेश दि.२०.५.९१ अन्वये. मा.उपविभागीय अधिकारी यांचेकडील आदेश क्र DLN/LND/B-४४६८ दि.२२.४.८८ अन्वये. पोट विभाग झाल्यामुळे न.भू.क्र.४०३/४ऐवजी ४०३ब/३ असा दाखल केला.	S.I		सही- 02/05/1991 न.भू.अ. मुलुंड
16/02/1993	न.भू.क्र.४०३ब पहा.		H मे.कॉपर रोलर्स प्रा.लि.	सही- 16/02/1993 न.भू.अ. मुलुंड
15/12/2015	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य पुणे यांचेकडील परिपत्रक क्र.मा.भू.५/मि.घ/अक्षरी नोंद/२०१५ पुणे दि.१६/३/२०१५ अन्वये मा. उपविभागीय अधिकारी मुंबई उपनगर जिल्हा यांचे आदेशान्वये सभरोजत दि. २/५/१९ चे नोंदीने मिळकत पत्रिकेवर दाखल असलेले अंकी क्षेत्र अक्षरी तेहतीस पूर्णांक एक दशांश चौ.मी.दाखल केले.			फेरफार क्र. ८४२ प्रमाणे सही- 5/12/15 मुलुंड

हि मिळकत पत्रिका (दिनांक 23/07/2018 12:07:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.



मिळकत पत्रिका डाउनलोड दिनांक 16/05/2024 01:05:35 PM

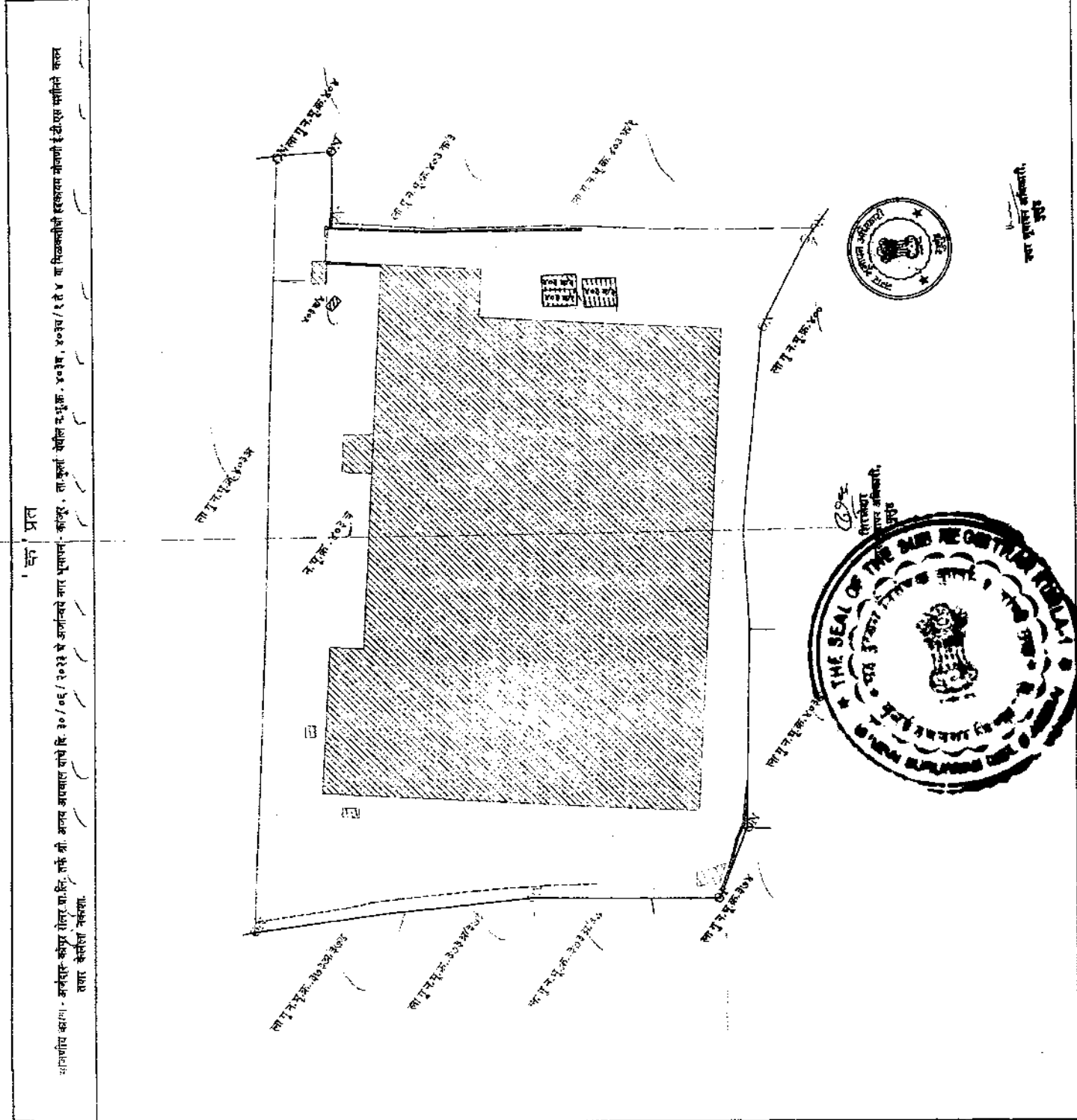
वेद्यता पडताळणीसाठी <https://digital.sarthara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2209100001560 या क्रमांक वापरावा.



ANNEXURE - "C1"

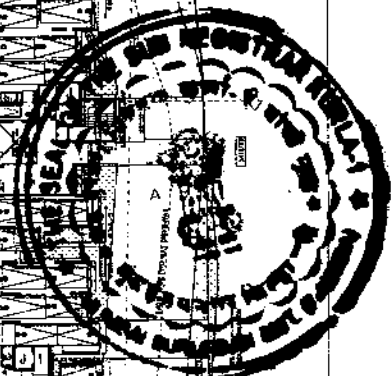
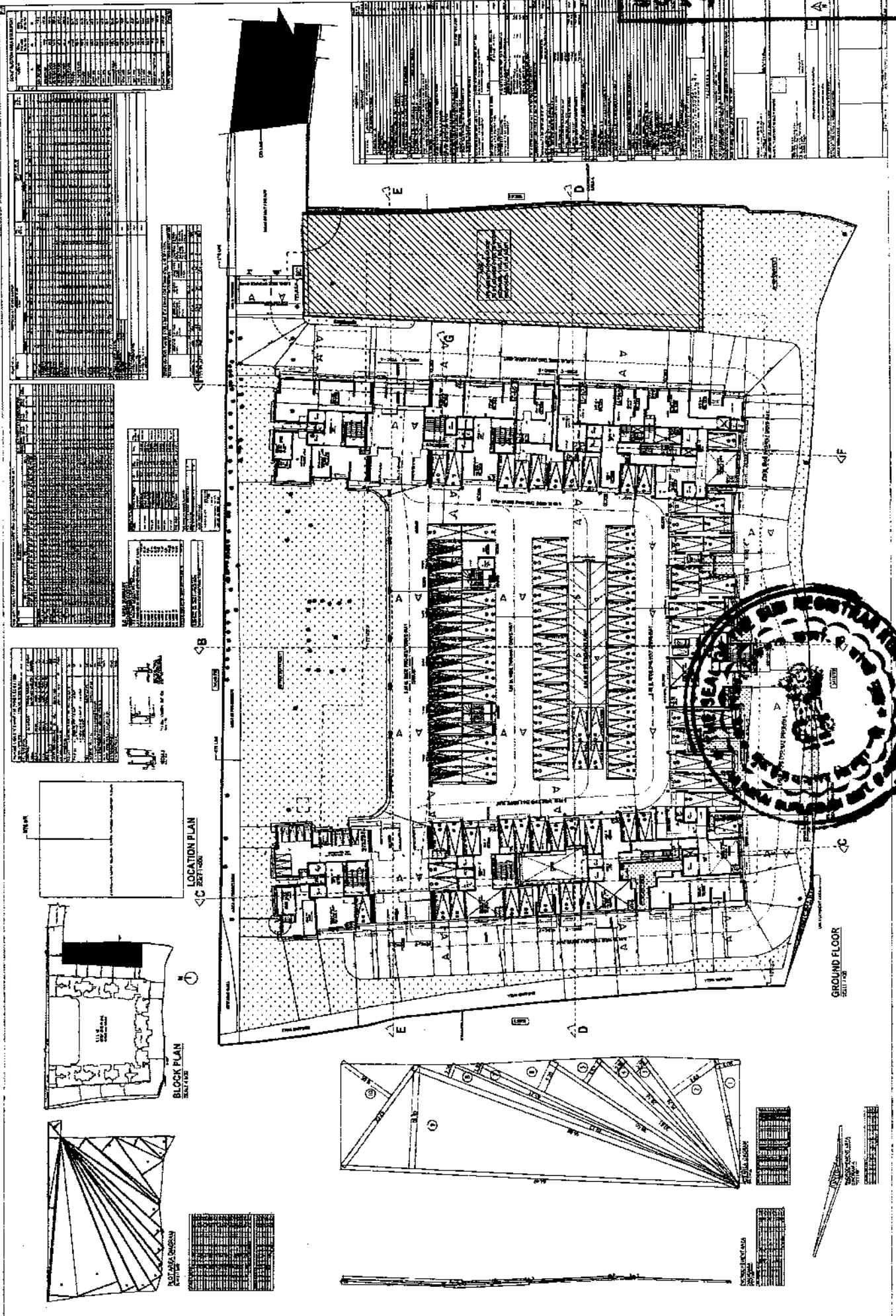
करल - १		
२२३८	७	२५
२०२५		

<p>नगर भुमापन :- कांजूर तालुका :- कुर्ली जिल्हा :- मुंबई उपनगर</p>	<p>अविनाशजी / हदकाम / फो.र.न. ५,२९ / २०२३ दि. ०५/०७/२०२३</p>	<p>समाजुतीच्या टिपा-</p> <ol style="list-style-type: none"> १. वापनाचे न.भू.क्रची अधिलेखानुसार हद्द असे. २. वापनाचे न.भू.क्रची पोटविभाजनानुसार हद्द असे. ३. OF वा प्रपणो अधिलेखा नुसार कायम बुणा असा. ४. वापनाचे विंग असे. ५. वापनाचे बांधकामे असले (अदर बांधकामाची श्रेयता तपासण्यात आलेली नाही) ६. EZZ वा प्रपणो अधिलेखा नुसार बांधकाम असून भोजनीय संपत्ती अस्तित्वात नाहीत. ७. वापनाचे अर्बदार यांना हद्दीच्या तलिन बुणा सुकविल्या असा. 	<p></p> <p>प्रमाण १:५००</p> <p>मोजणी दिनांक : २४/०७/२०२३</p> <p> मोजणी करणार - (श्री. आर.एम. मोहंर) प.पू. २</p>
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ANNEXURE - "C2"

करल - १		
१२३८	२६	३६५
२०२६		



LOCATION PLAN
SCALE: 1:500

BLOCK PLAN
SCALE: 1:100

GROUND FLOOR
SCALE: 1:100

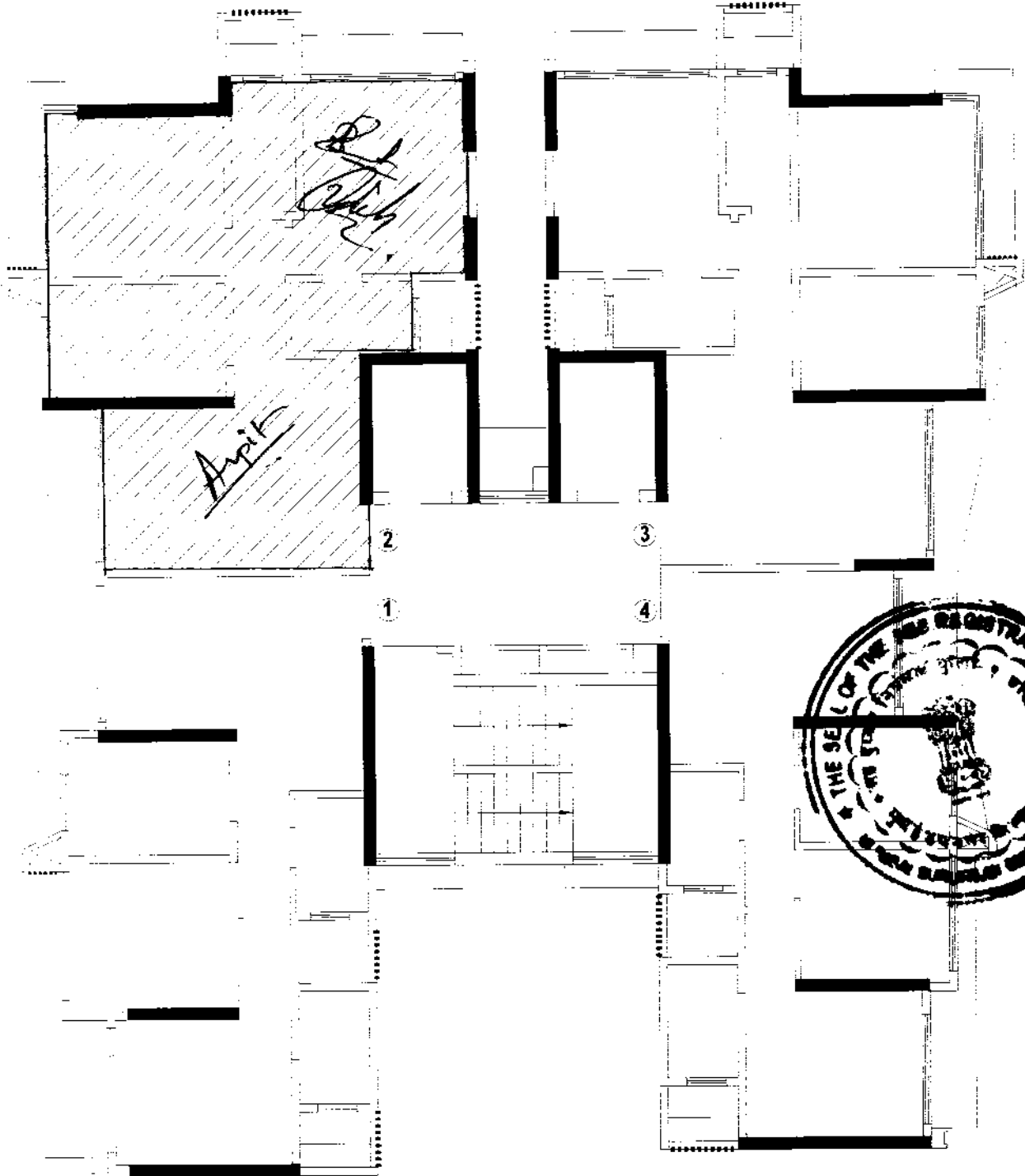
SECTION THROUGH
SCALE: 1:100

SECTION THROUGH
SCALE: 1:100

SECTION THROUGH
SCALE: 1:100

ANNEXURE - 'D'

करल - १		
अरल	←	अरल
२०२५		

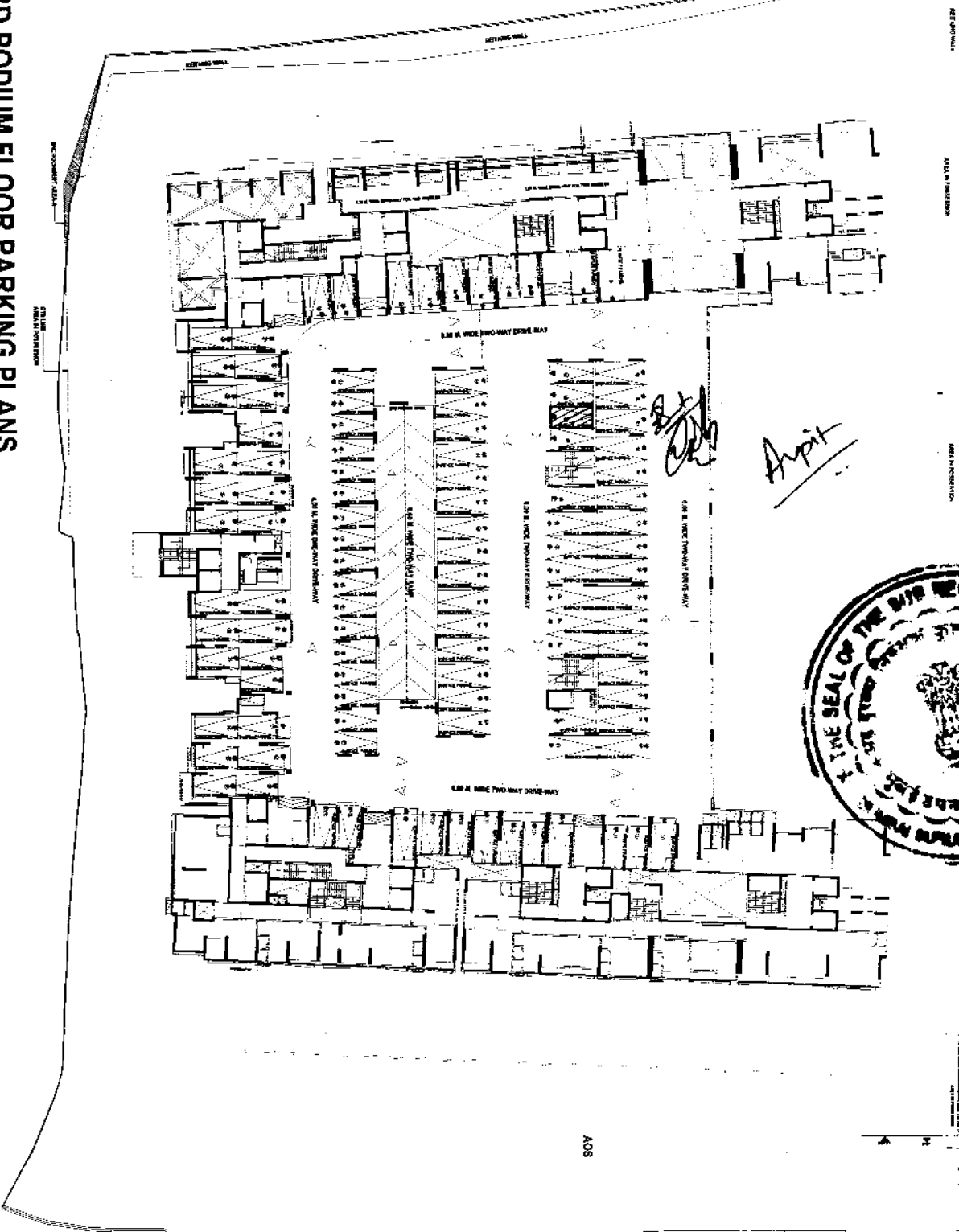


**WING-G(Garnet)
TYPICAL FLOOR PLAN**

RERA CARPET AREA	626
FLAT NO.	1602
FLOOR NO.	16 th
WING	G(Garnet)

करल - १		
१२३८	८१	२५
२०२५		

3RD PODIUM FLOOR PARKING PLANS



ANNEXURE: D1
 FLAT NUMBER: 1601
 PARKING NUMBER: 91
 WING NAME / NUMBER: G (Garrett)

12.20m Existing Road

करल - १		
१२३६	२२	१२५
२०२५		

ANNEXURE-"E"

Form 346
88

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



BRIHANMUMBAI MUNICIPAL CORPORATION

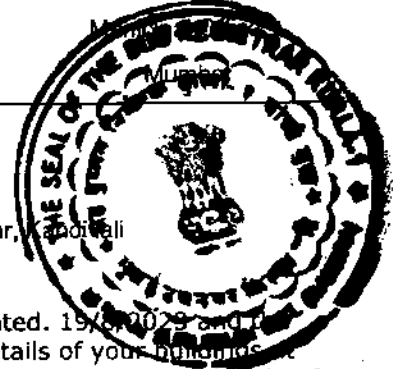
Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. P-18427/2023/(403B And Other)/S Ward/KANJUR-W/IOD/1/New
Dated- 25 January 2024

MEMORANDUM

To,
Arkade Developers Limited.

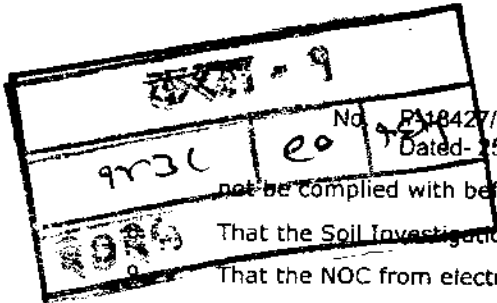
Arkade House, Opp. Bhoomi Arkade, near Children's academy, A S Marg, Ashok Nagar, Andheri (E), Mumbai, 400101.



With reference to your Notice 337 (New) , letter No. 337/3091/23 dated. 19/8/2023 and plans, Sections Specifications and description and further particulars and details of your Proposed residential building on plot bearing CTS no 403/B, 403/B/1,403B/2, 403B/3 and 403/B/4 of village Kanjur-west, Off L.B.S. Road, Bhandup West, situated in S Ward, Mumbai .403B ,403B/1 ,403B/2 ,403B/3 ,403B/4 furnished to me under your letter, dated 19/8/2023. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

A: CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK.

- 1 That the Janata Insurance Policy shall not be submitted
- 2 That the requisitions of clause no 49 of DCPR 2034 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.
- 3 That the bore well shall not be constructed in consultation with H.E.
- 4 That the Board shall not be displayed showing details of proposed work, name of owner, developer, architect. R.C.C. consultant etc.
- 5 That the advanced possession of Amenity area shall not be submitted.
- 6 That the registered undertaking agreeing a) To hand over excess parking space to M.C.G.M. free of cost in case full permissible F.S.I. / T.D.R. is not consumed as per circular No. Ch.E. /DP/TAC-01/20279/ Gen dated 20-10-2014 and b) That the Parking floors, voids etc. will not be misused shall not be submitted.
- 7 That the remarks/N.O.C. from [i] P.C.O., [ii] S.G. [iii] E.E. (S.W.D.) Zonal or consultant remarks for internal SWD, [iv] H.E. [v] E.E.(Sewerage)P&D shall not be obtained and the requisitions if any shall



No. FA/18427/2023/(403B And Other)/S Ward/KANJUR-W/IOD/1/New
Dated- 25 January 2024

not be complied with before occupation certificate / B.C.C.

That the Soil Investigation Report from Geologist shall not be submitted.

That the NOC from electric supply company is not submitted.

- 10 That the commencement certificate under Sec.45/69(1)(a) of the M.R. & T.P. Act will not be obtained before starting the proposed work.
- 11 That the developer/owner shall not demolish the structure/building proposed to be demolished by following the guidelines proposed in the Indian Standard Code no. IS 4130:1991 amended up to date in respect of Demolition of Building Code of Safety under the supervision of approved Structural Code of Safety under the supervision of approved Structural Engineer duly registered with MCGM.
- 12 That the R.C.C. designs & calculations as per the plans should not be submitted through the registered structural engineer before starting the work.
- 13 That the latest Assessment Clearance from A.A. & C. shall not be submitted.
- 14 That the N.O.C. from Insecticide Officer shall not be submitted. That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned ward office and provision shall not be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall not be complied with.
- 15 That the construction activity for work of necessary piling shall not be carried out by employing modern techniques such as rotary drilling, micro piling etc. instead of conventional jack and hammer to avoid nuisance damage to adjoining buildings.
- 16 That the dry and wet garbage shall not be separated and the wet garbage generated in the building shall not be treated separately on the same plot by the residents/ occupants of the building in the jurisdiction of M.C.G.M. The necessary condition in Sale Agreement to that effect shall not be complied with by the Developer/ Owner.
- 17 The structural design and calculation for the proposed work considering seismic forces as per I.S code IS: 1893 and IS: 4326 and for existing building showing adequacy there of take up additional load will not be submitted.
- 18 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.
- 19 That the name of Structural Engineer will not be appointed & Supervision memo as per appendix XI (Regulation 19(ix)) will not be submitted by him.
- 20 That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.
- 21 That the registered undertaking shall not be submitted by the owner stating that he will not misuse the refuge floors / part terrace / society office/ Fitness center in future.
- 22 That the all-requisite payments, deposits etc. will not be paid.
- 23 That the extra water and sewerage charges shall not be paid to A.E.(W.W.) S Ward.
- 24 That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by Insecticide Officer for Inspection of

करल - १		
१२३८	९७	२६५
२०२५		

No. P-18427/2023/(403B And Other)/S Ward/KANJUR-W/IOD/1/New
Dated- 25 January 2024

- water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall be complied with.
- 25 That preferably electric vehicle shall not be used for all the development activities such as transporting material / human resources etc.
- 26 That the Architect/L.S shall not be submit the quarterly progress report of the proposed work.
- 27 That the amenity as per Reg 14 shall not be handed over before OC
- 28 That the compliance of Draft MoEF notification dt. 25.02.2022 / prevailing MoEF compliances shall not be complied with
- 29 That the Layout / Amalgamation / subdivision shall not be got approved before asking for CC
- 30 That the M&E remarks shall not be submitted for Artificial ventilation
- 31 That the Driver toilet shall not be provided as per the Regulation
- 32 That the registered undertaking in prescribed proforma agreeing to demolish the area if constructed beyond permissible F.S.I. shall not be submitted before asking for
- 33 That the registered undertaking shall not be submitted for payment of difference of fungible open space deficiency or any type of premium retrospectively as & when demanded by B.M.C.
- 34 That the R.U.T. shall not be submitted by the developer stating: a) Fungible compensatory FSI for rehabilitation component shall not be used for sale component. b) For payment of difference for fungible, open space deficiency or any type of premium retrospectively as & when demanded by B.M.C. c) The difference of payment for additional 50% FSI shall be paid and calculated as per the prevailing rates by the Government from time to time as per the condition No.5 mentioned in Notification circular before requesting for C.C. d) The owner/developer stating that they will not take any objection in future for the development on adjoining plot/development of Adjoining BMC amenity open space with deficient open spaces and also condition will be incorporated about deficient open spaces of proposed building in the sale agreement of flats. e) The owner/developer to not to misuse the pocket/part terraces and elevation features etc. f) The owner/developer for maintaining the noise levels as per the norms of Pollution Control Board.g) the tandem parking shall be preferably be allotted to the same prospective occupant h)To the separate society office for each wing i) the provision of Rain Water Harvesting shall be made on podium as per regulation.j) add clause in the purchase agreement that the toilets/wc in fitness center/shop/office and deficient area of AVS for commercial
- 35 That the R.U.T. shall not be submitted by the developer stating: g) For not misusing the additional parking proposed for full potential of F.S.I. and will count the same in FSI or will be handed over to B.M.C. free of cost, if the building is not constructed for full potential. h) The conditions of E.E.(T&C) NOC shall not be complied with and to that effect the mechanized parking equipped with safety measures shall be maintained permanently in safe condition to avoid any mishap and an indemnity bond indemnifying BMC and its officers against any litigation, costs, damages, etc. arising out of failure of mechanized system /nuisance due to mechanized system to any person shall not be submitted. i) Agreeing to comply with & follow all the rules, regulations, circulars, directives related to the safety of construction labors/workers, issued time to time by the department of building & other construction labours, Government of Maharashtra shall not be submitted. j) To sell the tenements/flats on carpet area basis only and to abide by the provision of MOFA (Act) amended upto date and the I.B. indemnifying the MCGM and its employees from any legal complications arising due to MOFA, shall not be submitted. k) For not misusing the part terrace and area claimed free of F.S.I. shall not be submitted. l) for developer stating that they will incorporate a condition in the sale agreement of prospective buyers as well as existing tenants about deficiency in provision of aisle space of two way

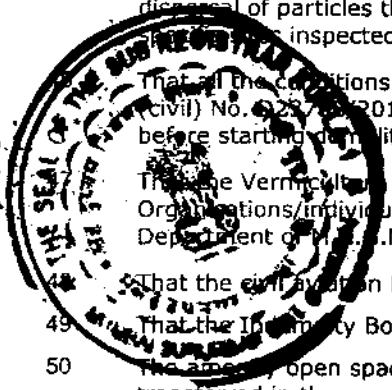
करम - १		
१०३८	२२	१२
२०२४		

No. P-18/27/2023/(403B And Other)/S Ward/KANJUR-W/IOD/1/New
 Date - 25 January 2024

maneuvering of vehicles instead of 6.00 mt. shall not be submitted.

That the developer will not intimate the prospective buyer and existing tenants and the clause to that effect shall not be incorporated in the Regd. Sale agreement regarding concessions availed for deficiency in open space, inadequate height of habitable room, inadequate maneuvering space etc. as well as not objecting neighbourhood development with deficiency etc.

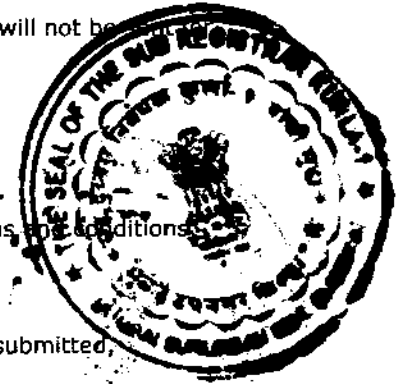
- 37 That the labour NOC shall not be submitted and shall not be complied with all conditions there in.
- 38 That the N.O.C. from Collector - M.S.D. for excavation of land shall not be submitted.
- 39 This IOD is issued without prejudice to Legal matters pending in Court of Law if any.
- 40 Any breach of condition regarding debris disposal will not entail the cancellation of the building permission or IOD & the work will not be liable to be stopped immediately.
- 41 That the builder developer shall not keep record (at construction site) of C & D waste generated, transported and unloaded at designated unloading site. The builder/developer shall not submit record monthly on BMC Auto DCR system.
- 42 That the Indemnity Bond for compliance of I.O.D. conditions shall not be submitted.
- 43 That the B.G. submitted as per Hon'ble Supreme Court directives shall not be revalidated timely & submitted to this office.
- 44 That the construction and demolition waste shall not be handled and transported to the designated unloading site as per NOC issued by E.E. (SWM) NOC and comply with the conditions mentioned in the said NOC and as per the Hon'ble Supreme Court directives dated 15.03.2018.
- 45 That adequate safeguards shall not be employed in consultation with SWM dept. of BMC for preventing dispersal of particles through air and the construction debris generated shall not be deposited in open spaces, unless inspected and approved by BMC.
 That all the conditions and directions specified in the Hon'ble Supreme Court order i.e. as per SLP (civil) No. 928 of 2017 dtd. 15/03/2018 in the case of dumping ground shall not be complied with before starting demolition of structures and/or starting any construction work.
 That the Vermicomposting 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 BMC shall not be provided to the satisfaction of Municipal Commissioner.
- 46 That the civil aviation NOC shall not be submitted.
- 49 That the Indemnity Bond for compliance of I.O.D./Layout Terms and conditions shall not be submitted.
- 50 The area of open space as per Reg.14(B) shall not be handed over to BMC and P R Card shall be transferred in the name of BMC before OCC.
- 51 RUT shall be submitted to comply with the condition under regulation no. 37(28) of DCPR 2034 and clause will be incorporated in sell agreement for not to misuse additional LOS.
- 52 The necessary undertaking shall not be submitted as per the format mention in ease of doing business manual version 1.1, stating that no nuisance to the public and inhabitants of the neighborhood shall be caused due to the proposed construction of building u/r.
- 53 That the Registered undertaking for not misusing the area of staircase, staircase lobby , lift , lift lobby at stilt and 1st to 5th podium levels, staircase rooms, lift machine rooms overhead tanks etc. above



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१०३६	२३	१२५
२०२५		

No. P-18427/2023/(403B And Other)/S Ward/KANJUR-W/IOD/1/New
Dated- 25 January 2024

- top most floor of A,B,C,D,E,F & G.free of F.S.I. as per Reg. 31 (1) (iii) shall not be submitted.
- 54 That the RUT shall not be submitted to not to miss using the voids/more heights created in stilt/podium/vehicular entrance area.
- 55 That the Developer shall form separate societies of each wing and RUT to that effect shall not be submitted stating if separate societies are not proposed then the area of society office will be counted in FSI.
- 56 That the Tandem type parking shall not be allotted to the same flat having requirement of parking more than one and RUT to that effect shall not be submitted.
- 57 That the terms & conditions mentioned in the Layout approval letter of E.E.(B.P.)ES-II under No. P-18427/2023/(403B And Other)/S Ward/KANJUR-W/302 (Submission of Layout cases)/1/Amend dated 25.01.2024 will not be complied with.
- 58 That the permanent right of way from 12.20 mt wide existing road as an access to amenity shall not be provided.
- 59 That the notice under Sec.347 (1)(a) of the Mumbai Municipal Corporation Act will not be intimating the date of commencement of the work
- 60 That the carriage entrance shall not be provided before starting the work
- 61 That the RCC wall shall NOT be provided between refuge and habitable area
- 62 That the entrance of Society office and Fitness Centre shall NOT be separate
- 63 That the Indemnity Bond for compliance of I.O.D./I to R condition/Layout Terms and conditions shall not be submitted.
- 64 No due pending certificate from A.E.W.W. 'S' Ward shall not be submittd
- 65 That the N.O.C. from Superintendent of Garden for tree authority shall not be submitted.
- 66 That the RUT for contravening toilet shall not be submitted.
- 67 That the ULC NOC shall be submitted before CC.
- 68 That the work shall be carried out between 6.00am to 10.00p.m. only in accordance with Rule 5A(3) of the Noise Pollution (Regulation & Control) Rules, 2000, provision of Reg.12(5) of DEPR2034 and the provision of notification issue by Ministry of Environment & Forest Department from time to time shall be duly observed and precautionary measures for control of environmental pollution shall be take as per Circular issued vide no. CHE/DP/214/GEN/Dt. 15.09.2023.
- 69 That the owner shall not submit an agreement for handing over amenity open space to B.M.C before O.C. in in consultation with the law officer of the corporation and expenses thereof shall not be borne by you.
- 70 That the N.O.C. from power supply company for substation shall not be submitted.
- 71 That the MOEF NOC shall not be submitted before asking for C.C.
- 72 That the Pre-requisites as per Ease of Doing Business circular shall not be submitted before applying for Plinth C.C.



C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C

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No. P-18/27/2023/(403B And Other)/S Ward/KANJUR-W/IOD/1/New

Dated- 25 January 2024

That the notice in the form of Annexure-14 of DCPR-2034 (Intimation of completion of plinth by site supervisor) shall not be submitted.

- 2 That the plinth dimensions shall not be got checked from this office before asking for further C.C. beyond plinth.
- 3 That the structural stability certificate through Regd. Structural engineer regarding stability of constructed plinth shall not be submitted before asking for CC beyond plinth.
- 4 All the payments as intimated by various departments of B.M.C. shall not be paid.
- 5 Revalidated Janata Insurance Policy shall not be submitted.
- 6 That the Material testing report shall not be submitted.
- 7 That the monthly progress report of the work will not be submitted by the Architect.
- 8 That the extra water and sewerage charges shall not be paid and requisite No Due pending certificate of Asst. Engineer (Water Works) shall not be submitted.
- 9 That the all conditions mentioned in amended plan approved time to time shall not be complied with.
- 10 That the CC shall not be asked for the area of 10% amenity open space unless until the same shall not handing over to B.M.C..
- 11 That the up to date Bank Guaranttee and Revised SWM NOC shall not be submitted.
- 12 That the Notice in the form of Appendix XVI (Intimation of completion of Plinth by Site Supervisor shall not be submitted
- 13 That the Civil Aviation NOC shall not be submitted.

D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C

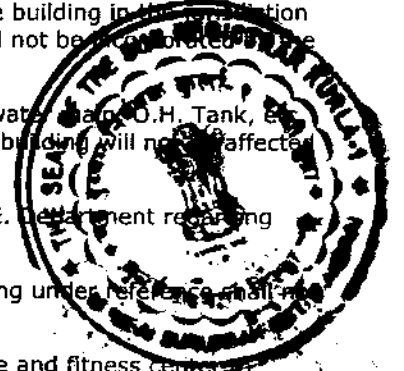
- 1 That the dust bin will not be provided.
- 2 That the NOC for vermiculture bin shall not be submitted.
- 3 That 3.00 m. wide paved pathway upto staircase will not be provided
- 4 That the open spaces as per approval, parking spaces and terrace will not be kept open
- 5 That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at prominent place.
- 6 That carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall not be paid.
- 7 That terraces, sanitary blocks, nahanis in kitchen will not be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will not be done in presence of licensed plumber.
- 8 That final N.O.C./Remarks from concerned authorities / empanelled consultants for a) S.W.D. b) CFO /Fire Fighting Provisions c) Tree authority d) water department shall not be submitted
- 9 That Structural Engineer's laminated final Stability Certificate along with upto date License copy shall not be submitted.
- 10 That completion plans shall not be submitted along with Notice of Completion of work u/sec. 353 A of

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No. P-18427/2023/(403B And Other)/S Ward/KANJUR-W/IOD/1/New
Dated- 25 January 2024

M.M.C. Act for work completed on site.

- 11 That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format
- 12 That a sample Registered Agreement with prospective buyers/members shall not be submitted before O.C. with clauses as per comprehensive undertaking submitted.
- 13 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.
- 14 That the N.O.C. from A.A.&C.[S/Ward] shall not be submitted
- 15 The Dry and wet garbage shall not be separated and the wet garbage generated in the building shall not be treated separately as the same plot by the resident/occupants of the building in the jurisdiction of MCGM. The necessary condition in the sale agreement to that effect shall not be incorporated by the developer/owner.
- 16 That the separate vertical drain pipe, soil pipe, with a separate gully trap, water trap and O.H. Tank, etc. will not be provided and that drainage system or the residential part of the building will not be affected if applicable.
- 17 That certificate under Sec. 270A of B.M.C. Act will not be obtained from H.E. Department regarding adequacy of water supply.
- 18 That Fitness Centre permissible as per DCR before occupation for the building under reference shall not be constructed.(if applicable)
- 19 That the RUT shall not be submitted regarding handing over of society office and fitness centre to proposed CHS/Apartment owner association without any compensation
- 20 That the completion certificate from RWH consultant for effective completion and functioning of RWH system shall not be submitted and quantum of RW harvested from RWH completed scheme on site shall not be uploaded on RWH tab in online auto DCR system.
- 21 The amenity open space as per Reg.14(B) shall not be handed over to BMC and PR card shall not be transferred in name of B.M.C. before OCC.
- 22 That the all the conditions of I to R issue letter and Layout Terms and Conditions shall not be complied with.
- 23 That terraces, sanitary blocks, nahanis in kitchen will not be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will not be done in presence of licensed plumber.
- 24 That the Final NOC from Civil aviation authority for verification of height building shall not be submitted



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No. P-18427/2023/(403B And Other)/S Ward/KANJUR-W/IOD/1/New
Dated- 25 January 2024

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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 24 January day of 2025 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.

Executive Engineer, Building Proposals,
Zone, 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 center 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. ([!TownHall]) above Town Hall Datum.

You are 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 36 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.

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.

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No. P-18427/2023/(403B And Other)S Ward/KANJUR-W/IOD/1/New
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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 there under.

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



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No. P-18427/2023/(403B And Other)/S Ward/KANJUR-W/IOD/1/New
Dated- 25 January 2024

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No. EB/CE/ /BS /A/

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 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 construction purpose, 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 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 used for their construction works and they will not use any Municipal Water for construction purposes. If not doing this, it will be presume that Municipal tap water has been consumed on the construction works and bill referred 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

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No. P-18427/2023/(403B And Other)/S Ward/KANJUR-W/IOD/1/New
Dated- 25 January 2024

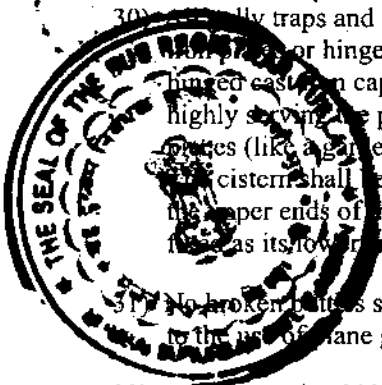
avoid the excavation of the road an footpath.

- 12) All the terms and condition 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 purpose) 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 asphalting, lighting and drainage before submission of the Building Completion Certificate.
- 16) Flow of water through adjoining holding or culvert, if any should be maintained and not obstructed.
- 17) The surrounding open spaces around the building should be consolidated in Concrete showing brick glass pieces at the rate of 12.5 cubic meters per 10 sq. meters below payment.
- 18) The compound wall or fencing should be constructed clear of the road widening line. The foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding. 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.
- 20) The 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) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(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 be negotiations with the tenant, 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 rehousing the existing tenants on hour stating their number and the areas 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 constructions has to be duly approved by this office before

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starting the work so as not to contravene at any stage of construction, the Development control
 Offices 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 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 head storage work above the finished level of the terrace shall not be less than 1.20 Mt. and not more than 1.80 mt.
- 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 nut 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) Manholes traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof bucket cast in one cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbet pretested with screw or dome shape pieces (like a Golden mari rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible 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 as 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 pane glass for coping over compound wall.
- 32) a Louvres should be provided as required by Bye0law No. 5 (b)
 b Lintels or Arches should be provided over Door and Windows 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 as your own risk.



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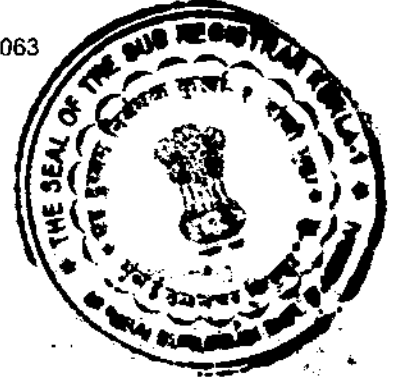
No. P-18427/2023/(403B And Other)/S Ward/KANJUR-W/IOD/1/New
Dated- 25 January 2024

Executive Engineer, Building Proposals
Zones wards.

P-18427/2023/(403B And Other)/S Ward/KANJUR-W/IOD/1/New

Copy To :- 1. MRUGESH S. PANCHAL
B-2, Shri Siddhi Complex, Near Udpi Hotel, Goregaon East Mumbai-400063

2. Asst. Commissioner S Ward.
3. A.E.W.W. S Ward,
4. Dy.A & C. Eastern Suburb
5. Chief Officer, M.B.R. & R. Board S Ward .
6. Designated Officer, Asstt. Engg. (B. & F.) S Ward ,
7. The Collector of Mumbai



✓
Digitally signed by SUHAS VASANT NEMANE
Date: 25 Jan 2024 12:26:05
Organization: Stharmumbeal Municipal Corporation
Designation: Executive Engineer

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BRIHANMUMBAI MUNICIPAL CORPORATION

Amended Plan Approval Letter

File No. P-18427/2023/(403B And Other)S Ward/KANJUR-W/337/2/Amend dated 26.09.2024

To, **MRUGESH S. PANCHAL**
B-2, Shri Siddhi Complex, Near Udpi
Hotel, Goregaon East Mumbai-400063

CC (Owner),
Arkade Developers Limited.
Arkade House, Opp. Bhoomi Arkade,
near Children's academy, A S Marg,
Ashok Nagar, Kandivall
(E), Mumbai, 400101.

Subject : Proposed residential building on plot bearing CTS no 403/B, 403/B/1, 403B/2, 403B/3 and 403B/4 of village Kanjur-west, Off L.B.S. Road, Bhandup West, situated in S Ward, Mumbai ..

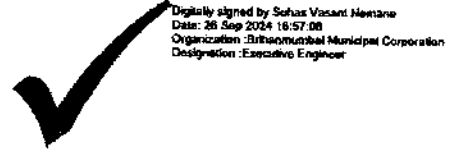
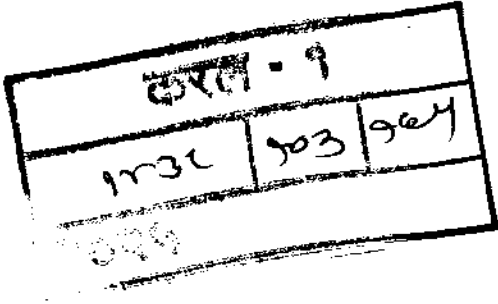
Reference : Online submission of plans dated 12.08.2024

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

- 1) That the revised R.C.C. design and calculation shall be submitted before requesting C.C
- 2) No Dues Certificate from A.A&C T ward shall be submitting before asking CC.
- 3) That the Revalidated Janata Insurance Policy shall be submitting before asking CC.
- 4) That all the payments shall be paid before requesting C.C.
- 5) That the One time PCO charges shall not be paid before asking for C.C.
- 6) That all the Development Charges shall be paid before requesting C.C.
- 7) That the work shall be carried out strictly as per approved plan.
- 8) That the work shall be carried out between 6.00am to 10.00p.m. only in accordance with Rule 5A(3) of the Noise Pollution (Reduction & Control) Rules, 2000 and the provision of notification issue by Ministry of Environment & Forest Department from time to time shall be duly observed and precautionary measures for control of environmental pollution shall be take as per Circular issued vide no. CHE/DP/214/GEN/Dt. 15.09.2023.
- 9) That the conditions of I.O.D. under even No. dated 25.01.2024 shall be complied with.
- 10) That the C.C. shall be got endorsed as per approved plan
- 11) That the remarks from M & E consultant for basement light and ventilation shall be submitted.
- 12) That the no dues certificate from A.E.W.W. 'S' Ward shall be submitted before asking for C.C.





For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai
Executive Engineer . Building Proposal
Eastern Suburb

Copy to :

- 1) Assistant Commissioner, S Ward
- 2) A.E.W.W., S Ward
- 3) D.O. S Ward

- Forwarded for information please.



ANNEXURE - " F "

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C - 3



BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-18427/2023/(403B And Other)/S Ward/KANJUR-W/CC/1/New

COMMENCEMENT CERTIFICATE



To.

Arkade Developers Limited.

Arkade House, Opp. Bhoomi Arkade, near Children's academy, A S Marg, Ashok Nagar, Kandivali (E), Mumbai, 400101.

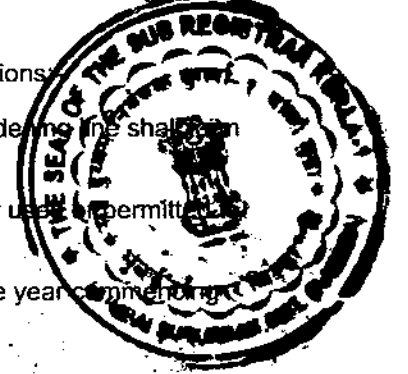
Sir,

With reference to your application No. P-18427/2023/(403B And Other)/S Ward/KANJUR-W/CC/1/New Dated. 19 Aug 2023 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 302 (Submission of Layout cases) dated 19 Aug 2023 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. 403B ,403B/1 ,403B/2 ,403B/3 ,403B/4 C.T.S. No. 403B ,403B/1 ,403B/2 ,403B/3 ,403B/4 Division / Village / Town Planning Scheme No. KANJUR-W situated at 12.20m wide road Road / Street in S Ward Ward .

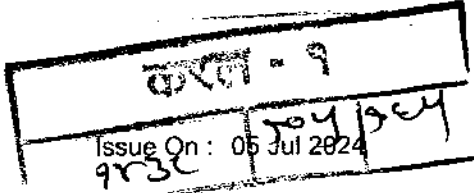
The Commencement Certificate / Building Permit is granted on the following conditions

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall be part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. **Executive Engineer (BP) ES II** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.



This CC is valid upto 4/7/2025



Valid Upto : 04 Jul 2025

Application Number : P-18427/2023/(403B And Other)/S
Ward/KANJUR-W/CC/1/New

Remark :

Plinth C.C. for Wing B,C,D,E,F & G with Podium Plinth as per approved IOD plans dated 25/01/2024 ,
i.e. for Phase - I

(Necessary precautions shall be taken during construction / excavation in monsoon)



Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.



Digitally signed by Suhaz Vasant Nemase
Date: 05 Jul 2024 16:11:36
Organization: Brihanmumbai Municipal Corporation
Designation: Executive Engineer

For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Executive Engineer . Building Proposal

Eastern Suburb S Ward Ward

ANNEXURE - "G"



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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 :
P51800077307

**Project: Arkade Rare , Plot Bearing / CTS / Survey / Final Plot No.: 403B ,403B/1 ,403B/2 ,403B/3 ,403B/4 at
Bhandup, Kurla, Mumbai Suburban, 400078;**

1. Arkade Developers Limited having its registered office / principal place of business at *Tehsil: Borivali, District: Mumbai Suburban, Pin: 400101.*

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- 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;
- 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.

- The Registration shall be valid for a period commencing from **06/08/2024** and ending with **31/12/2028** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- 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 Premchand Prabhu
(Secretary, MahaRERA)
Date: 8/6/2024 7:09:34 PM

Dated: 06/08/2024
Place: Mumbai

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

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आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
AAACA3578Q

नाम / Name
 ARKADE DEVELOPERS LIMITED

तिथि / Date of Incorporation/Formation
 13/05/1998



Audit





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**GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS**

ROC Mumbai
100 Everest Building, Mumbai, Everest 100, Marine Drive, Maharashtra, 400002, India

Certificate of Incorporation Consequent upon conversion to public company

Corporate Identity Number: U45200MH1986PLC039813

IN THE MATTER OF ARKADE DEVELOPERS PVT LTD

I hereby certify that ARKADE DEVELOPERS PVT LTD which was originally incorporated on THIRTEENTH day of MAY NINETEEN EIGHTY SIX under Companies Act, 1956 as ARKADE DEVELOPERS PVT LTD and upon an intimation made for conversion into public company Company under Section 18 of the Companies Act, 2013; and approval of Central Government signified in writing having been accorded thereto by the ROC Mumbai vide SRN AA3166257 dated 27/06/2023 the name of the said company is this day changed to ARKADE DEVELOPERS LTD

Given under my hand at Mumbai this SEVENTH day of JULY TWO THOUSAND TWENTY THREE

Signature Not Verified

Digitally signed by
DS MINISTRY OF CORPORATE
AFFAIRS 4
Date: 2023.07.27 14:37:13 IST

Alpesh Maniya

Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies

Registrar of Companies

ROC Mumbai

Note: The corresponding form has been approved by Alpesh Maniya, Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies and this letter has been digitally signed by the Registrar through a system generated digital signature under rule 9(2) of the Companies (Registration Offices and Fees) Rules, 2014.

Mailing Address as per record available in Registrar of Companies office:

ARKADE DEVELOPERS LTD

ARKADE HOUSE, OPP. BHOOMI ARKADE, NEAR CHILDREN'S ACADEMY, A S MARG, ASHOKNAGAR, KANDIVALI (E), NA, MUMBAI, Maharashtra, India, 400101.



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BRIHANMUMBAI MUNICIPAL CORPORATION
MUMBAI FIRE BRIGADE

Sub: N.O.C. from Fire safety point of view i.e. fire protection & fire fighting requirement for the Proposed Construction of high rise commercial cum residential building (Wing 'A' to 'G') on plot bearing CTS no 403/B, 403/B/1,403B/2, 403B/3 and 403/B/4 of village Kanjur-west, Off L.B.S. Road, Bhandup West, situated in S Ward, Mumbai.

Ref: 1) Online submission from **Mr. Mrugesh S. Panchal, Architect**
2) Online file No. **P-18427/2023/(403B And Other)/S Ward/KANJUR-W-CFO/1/New.**

Mr. Mrugesh S. Panchal, Architect

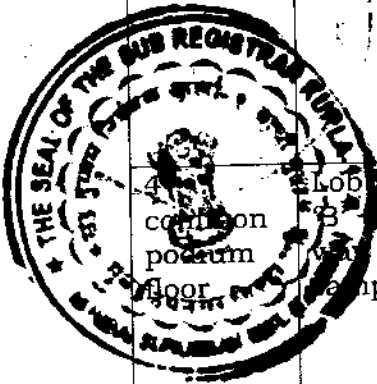
This is a proposal for the construction of High-rise commercial cum residential building comprising of seven wings designated as Wing 'A', 'B', 'C', 'D', 'E', 'F' & 'G' connected with common podium. **Wing 'A'** is having Ground floor on stilt for car parking + 1st floor void for double height entrance lobby + 2nd to 4th floor part commercial & part common podium floor for car parking by the way of 6.00 mtrs wide two-way ramp + 5th part service floor & part residential and common LOS open to sky + 6th to 21st upper residential floors with a total height of 69.95 measured from general ground level to terrace level, **Wing 'B' & 'C'** having Ground floor part stilt for parking & part for shops + 1st to 4th floor part commercial & part common podium floor for car parking by the way of 6.00 mtrs wide two-way ramp + 5th part service floor & part residential and common LOS open to sky + 6th to 21st upper residential floors with a total height of 69.95 measured from general ground level to terrace level, **Wing 'D', 'E' & 'F'** are having Ground floor on stilt for car parking + 1st to 4th common podium floors for car parking by the way of 6.00 mtrs wide two-way ramp + 5th part service floor & part residential and common LOS open to sky + 6th to 21st upper residential floors with a total height of 69.95 measured from general ground level to terrace level and **Wing 'G'** is having Ground floor on stilt for car parking + 1st floor void for double height entrance lobby + 2nd to 4th floor common podium floor for car parking by the way of 6.00 mtrs wide two-way ramp + 5th part service floor and common LOS open to sky + 6th to 21st upper residential floors (21st floor part) with a total height of 69.95 measured from general ground level to terrace level.

Architect has proposed U.G. tank & pump room below ground with separate staircase as shown on the plan. STP is proposed in Wing F below ground as shown on the plan.

Floor wise users of the building:

Floors	Details of users (Wing 'A' to 'D')			
	Wing 'A'	Wing 'B'	Wing 'C'	Wing 'D'
Ground floor	Double height entrance lobby + Double height substation + Meter room	Double height entrance lobby for commercial + 02 nos. of shops + Surface car parking in stilt area	Double Height Entrance lobby + entrance lobby for commercial + 04 nos. of shops + Surface car parking in stilt area	Double height entrance lobby + Surface car parking in stilt area
	Surface & Pit-puzzle car parking area below podium floor at ground floor			
1st common podium floor	Void	Lobby + meter room + 03 offices + Surface car parking by the way of 6.00 mtrs wide two-way ramp	Lobby + meter room + 04 offices + Surface car parking by the way of 6.00 mtrs wide two-way ramp	Lobby + meter room + Surface car parking by the way of 6.00 mtrs wide two-way ramp
2nd & 3rd common podium floor	Lobby + 05 offices for Wing 'A' & 'B' + Surface car parking by the way of 6.00 mtrs wide two-way ramp on each floor		Lobby + 05 offices + Surface car parking by the way of 6.00 mtrs wide two-way ramp on each floor	Lobby + Surface car parking by the way of 6.00 mtrs wide two-way ramp on each floor
4th common podium floor	Lobby + 05 offices for Wing 'A' & 'B' + Surface car parking by the way of 6.00 mtrs wide two-way ramp on each floor		Lobby + 05 offices + Surface car parking by the way of 6.00 mtrs wide two-way ramp on each floor	Lobby + Surface car parking by the way of 6.00 mtrs wide two-way ramp on each floor
	Lobby with Common Courtyard + 02 Fitness centers cum Multipurpose Hall with Pantry + Gents & Ladies Toilet + Steam in between Wing 'A' to 'G'			
5th floor	Society office	Society office +	Wet waste	Fitness

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	+ Letter box area + part service floor	part service floor + Wet waste treatment in Situ	treatment in Situ + part service floor + Letter box	Center (Yoga) + Society office + Letter box area
Swimming pool + LOS open to sky in between Wing 'A' to 'G'				
6 th floor	04 nos. of flats	04 nos. of flats	05 nos. of flats	02 nos. of flats
7 th floor	03 nos. of flats + Refuge area	03 nos. of flats + Refuge area	04 nos. of flats + Refuge area	02 nos. of flats
8 th to 13 th floors	04 nos. of flats on each floor	04 nos. of flats on each floor	05 nos. of flats on each floor	02 nos. of flats on each floor
14 th floor	03 nos. of flats + Refuge area	03 nos. of flats + Refuge area	03 nos. of flats + society office + Refuge area	02 nos. of flats
15 th to 21 st floors	04 nos. of flats on each floor	04 nos. of flats on each floor	05 nos. of flats on each floor	02 nos. of flats on each floor
Terrace	Open to sky (Treated as refuge area)	Open to sky (Treated as refuge area)	Open to sky (Treated as refuge area)	Open to sky (Treated as refuge area)

Floors	Details of users (Wing 'E' to 'G')		
	Wing 'E'	Wing 'F'	Wing 'G'
Ground floor	Double height entrance lobby + Double Height Substation + Surface car parking in stilt area	Double height entrance lobby + Surface car parking in stilt area	Double height entrance lobby + OWC area + panel area + Meter room + Surface car parking in stilt area + Space for DG Set
Surface & Pit-puzzle car parking area below podium floor at ground floor			
1 st common podium floor	Meter room + Surface car parking by the way of 6.00 mtrs wide two-way ramp	Meter room + Surface car parking by the way of 6.00 mtrs wide two-way ramp	Void
2 nd common podium floor	Lobby + Surface car parking by the way of 6.00 mtrs wide two-way ramp	Lobby + Surface car parking by the way of 6.00 mtrs wide two-way ramp	Badminton court + void
3 rd common	Lobby + Surface car parking by the way	Lobby + Surface car parking by the way	Void for Badminton court

podium floor	of 6.00 mtrs wide two-way ramp	of 6.00 mtrs wide two-way ramp	
4th common podium floor	Surface car parking by the way of 6.00 mtrs wide two-way ramp	Surface car parking by the way of 6.00 mtrs wide two-way ramp	Void for Badminton court
	Lobby with Common Courtyard + 02 Fitness centers cum Multipurpose Hall with Pantry + Gym + Gents & Ladies Toilet + Steam in between Wing 'A' to 'G'		
5th floor	Wet waste treatment In Situ + Society office + Letter box area	Wet waste treatment in Situ + Society office + Letter box area	Wet waste treatment in Situ + Society office + Letter box area
	Swimming pool + LOS open to sky in between Wing 'A' to 'G'		
6th floor	05 nos. of flats	04 nos. of flats	04 nos. of flats
7th floor	04 nos. of flats + Refuge area	03 nos. of flats + Refuge area	03 nos. of flats + Refuge area
8th to 13th floors	05 nos. of flats on each floor	04 nos. of flats on each floor	04 nos. of flats on each floor
14th floor	03 nos. of flats + Refuge area	03 nos. of flats + Refuge area	03 nos. of flats + Refuge area
15th to 20th floors	05 nos. of flats on each floor	04 nos. of flats on each floor	04 nos. of flats on each floor
21st floor	05 nos. of flats	04 nos. of flats	03 nos. of flats + Part terrace
	Open to sky (Treated as refuge area)	Open to sky (Treated as refuge area)	Open to sky (Treated as refuge area)
Note- Architect has proposed U.G. tank & pump room in part basement below ground with separate staircase as shown on the plan. STP is proposed in Wing F basement below ground as shown on the plan			

The details of staircases:

Wing	No. of staircase	Type of staircase	Width	From - to
Wing 'A'	One	Enclosed type	1.50 mtrs	Leading from Ground floor to terrace floor
Wing 'B'	One	Enclosed type	1.50 mtrs	Leading from Ground floor to terrace floor
Wing 'C'	One	Enclosed type	1.50 mtrs	Leading from Ground floor to terrace floor
Wing 'D'	One	Enclosed type	1.50 mtrs	Leading from Ground floor to terrace floor
Wing 'E'	One	Enclosed type	1.50 mtrs	Leading from Ground floor to terrace floor
Wing 'F'	One	Enclosed type	1.50	Leading from STP level to terrace

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			mtrs	floor & same is diverted at ground floor
Wing 'G'	One	Enclosed type	1.50 mtrs	Leading from Ground floor to terrace floor
-----	One	Enclosed type	1.50 mtrs	Leading from Pump room level below ground to 4 th podium floor & same is diverted at ground floor
-----	One	Enclosed type	1.50 mtrs	Leading from Ground floor to 4 th podium floor
-----	Two	Open type	1.50 mtrs	Each Leading from Ground floor to service floor

The staircase of each wing is externally located and adequately ventilated to outside air, as shown on plans.

The details of lifts:

Wing	No. of lifts	Type of lifts	Profile
Wing 'A'	02 Nos.	Passenger lifts	Each leading from ground to terrace floor level
Wing 'B'	02 Nos.	Passenger lifts	Each leading from ground to terrace floor level
Wing 'C'	04 Nos.	Passenger lifts	Each leading from ground to terrace floor level
Wing 'D'	02 Nos.	Passenger lifts	Each leading from ground to terrace floor level
Wing 'E'	04 Nos.	Passenger lifts	Each leading from ground to terrace floor level
Wing 'F'	02 Nos.	Passenger lifts	Each leading from ground to terrace floor level
Wing 'G'	02 Nos.	Passenger lifts	Each leading from ground to terrace floor level
-----	02 Nos.	Passenger lifts (Commercial)	Each leading from ground to 4 th floor office area
-----	01 No.	Passenger lifts	Each leading from ground to 4 th podium floor

One of the passenger lifts from Wing 'A', 'B', 'D', 'F' & 'G' and one lift from each lift lobby from Wing 'C' & 'E' will be converted into fire lift. The lift lobby/common corridor at each floor level of each wing is ventilated to outside air, as shown on the plans.

The details of open spaces:

The site abuts on 12.20 mtrs wide Existing Road on East side which further connects to 9.00 mtrs wide two-way drive way on East, West & South side with

provision of underpass is proposed below Wing 'F'-'G' & 'A' for maneuvering the fire appliances as show on the plans.

The side open spaces around the building are as under:

Wing 'A'

Sides	Building to Plot Boundary	Building line to Podium line	Podium line to Plot Boundary
North	6.03 mtrs to 6.91 mtrs (Including R.G.)	Not applicable	Not applicable
South	Annexed to Wing 'B'		
East	9.00 mtrs (Including 9.00 mtrs wide two-way drive way)	Not applicable	Not applicable
West	More than 12.00 mtrs including RG		

Wing 'B'

Sides	Building to Plot Boundary	Building line to Podium line	Podium line to Plot Boundary
North	Annexed to Wing 'A'		
South	Annexed to Wing 'C'		
East	9.01 mtrs to 9.31 mtrs (Including 9.00 mtrs wide two-way drive way)	Not applicable	Not applicable
West	More than 12.00 mtrs at Podium floor	More than 12.00 mtrs at Podium floor	Not applicable

Wing 'C'

Sides	Building to Plot Boundary	Building line to Podium line	Podium line to Plot Boundary
North	Annexed to Wing 'B'		
South	11.17 mtrs to 11.19 mtrs (Including 9.00 mtrs wide two-way drive way)	Not applicable	Not applicable
East	9.06 mtrs to 9.58 mtrs (Including 9.00 mtrs wide two-way drive way)	Not applicable	Not applicable
West	Partly annexed to Wing 'D' & more than 12.00 mtrs at Podium floor	More than 12.00 mtrs at Podium floor	Not applicable

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Wing 'D'

Sides	Building to Plot Boundary	Building line to Podium line	Podium line to Plot Boundary
North	68.62 mtrs	44.53 mtrs	24.16 mtrs
South	9.00 mtrs & 10.35 mtrs (Including 9.00 mtrs wide two-way drive way)	Flushed	9.00 mtrs & 10.35 mtrs (Including 9.00 mtrs wide two-way drive way)
East	Annexed to Wing 'C'		
West	Annexed to Wing 'E'		

Wing 'E'

Sides	Building to Plot Boundary	Building line to Podium line	Podium line to Plot Boundary
North	Annexed to Wing 'F'		
South	9.00 mtrs. & 11.29 mtrs (Including 9.00 mtrs wide two-way drive way)	Flushed	9.09 mtrs to 9.37 mtrs (Including 9.00 mtrs wide two-way drive way)
East	Partly annexed to Wing 'D' & more than 12.00 mtrs at Podium floor	More than 12.00 mtrs at Podium floor	Not applicable
West	9.00 mtrs to 9.06 mtrs (Including 9.00 mtrs wide two-way drive way)	Flushed	9.00 mtrs to 9.06 mtrs (Including wide two-way drive way)

Wing 'F'

Sides	Building to Plot Boundary	Building line to Podium line	Podium line to Plot Boundary
North	Annexed to Wing 'G'		
South	Annexed to Wing 'E'		
East	Not Applicable	Flushed	Not Applicable
West	9.00 mtrs to 9.01 mtrs	Flushed	9.00 mtrs to 9.01 mtrs

Wing 'G'

Sides	Building to Plot Boundary	Building line to Podium line	Podium line to Plot Boundary
North	5.43 mtrs to 6.73 mtrs (Including R.G.)	Not applicable	Not applicable
South	Annexed to Wing 'F'		

East	Not Applicable	Flushed	Not Applicable
West	11.69 mtrs to 13.80 mtrs (Including R.G.)	Flushed	11.69 mtrs to 13.80 mtrs (Including R.G.)

The details of Refuge area for Wing 'A' to 'G' are as follows:

Wing	Floor	Refuge area in Sq.mtrs		At the height from ground level in mtrs.
		(Required)	(Proposed)	
A'	7 th	64.43 sq mtrs	65.41 sq mtrs	23.45 mtrs
	14 th	74.00 sq mtrs	76.32 sq mtrs	45.15 mtrs
B'	7 th	60.60 sq mtrs	61.48 sq mtrs	23.45 mtrs
	14 th	69.60 sq mtrs	70.67 sq mtrs	45.15 mtrs
C'	7 th	105.82 sq mtrs	107.00 sq mtrs	23.45 mtrs
	14 th	119.20 sq mtrs	125.82 sq mtrs	45.15 mtrs
E'	7 th	104.53 sq mtrs	105.71 sq mtrs	23.45 mtrs
	14 th	118.14 sq mtrs	124.85 sq mtrs	45.15 mtrs
F'	7 th	60.60 sq mtrs	61.48 sq mtrs	23.45 mtrs
	14 th	69.60 sq mtrs	70.67 sq mtrs	45.15 mtrs
G'	7 th	64.43 sq mtrs	65.41 sq mtrs	23.45 mtrs
	14 th	74.00 sq mtrs	76.19 sq mtrs	45.15 mtrs

In addition to above, terrace of each wing will be treated as refuge area. E.E.B.P.(E.S.) shall verify the Refuge area calculation and Excess refuge area if any, shall be counted in F.S.I. as per DCPR 2034.

Refuge area is proposed on the 7th & 14th floor of Wing 'A', 'B', 'C', 'E', 'F' & 'G' and as per DCPR-2034 next refuge area is to be proposing on 21st floor; however, no floor is proposed above 21st floor, hence, terrace above 21st floor of Wing 'A', 'B', 'C', 'E', 'F' & 'G' shall be treated as refuge area.

Refuge area of Wing 'D':

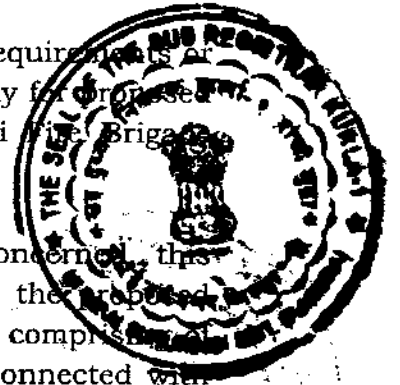
Architect has proposed Refuge area for Wing 'D' in cantilevered form at staircase and landing of 7th/8th floor, 9th/10th floor, 11th/12th floor, 13th/14th floor, 15th/16th floor, 17th/18th floor, 19th/20th floor of the building. The first cantilevered refuge area is at the height of 25.00 mtrs. In addition to above, terrace floor of the building will be treated as refuge area.

The proposal has been considered favorably taking into consideration the following:

- i) The site abuts on 12.20 mtrs wide Existing Road on East side which further connects to 9.00 mtrs wide two-way drive way on East, West & South side with provision of underpass is proposed below Wing 'F'- 'G' & 'A' for maneuvering the fire appliances as show on the plans. as shown on the plan by Architect.

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- ii) There shall be no compound wall on 12.20 mtrs wide Existing Road on East side as shown on the plan.
- iii) The Architect has proposed refuge area for each wing facing wider open space of 9.00 mtrs from where specialized fire appliances of this department can be operated in case of emergency.
- iv) Due to planning constraint architect has proposed enclosed type staircase for Wing 'C' & 'E' with the provision of 02 nos. of FRD Door with 02 Nos. of lift lobbies with natural ventilation to each lift lobby and agreed to provide wet riser cum down comer system in each lift lobby (i.e. 02 Nos. of Wet riser in Wing 'C' & 'E')
- v) Automatic sprinkler system shall be provided in car parking areas at ground & at each podium floor covering each level of car parking, in each office, in each shop at ground floor, in each fitness center, in each habitable room on each floor of each wing and in lift lobby/common corridor of each floor of each wing as per relevant I.S. standards laid down.
- vi) Feasible active & passive fire-protection & fire-fighting requirements or any additional fire recommendation / requirements if any for proposed building will be recommended in future from Mumbai Fire Brigade Officer before final occupation.



In the view of above, as far as this department is concerned, this requirement letter is issued from fire safety point of view, for the proposed construction of High-rise commercial cum residential building comprising seven wings designated as Wing 'A', 'B', 'C', 'D', 'E', 'F' & 'G' connected with common podium. **Wing 'A'** is having Ground floor on stilt for car parking, +1st floor void for double height entrance lobby + 2nd to 4th floor part commercial & part common podium floor for car parking by the way of 6.00 mtrs wide two-way ramp + 5th part service floor & part residential and common LOS open to sky + 6th to 21st upper residential floors with a total height of 69.95 measured from general ground level to terrace level, **Wing 'B' & 'C'** are having Ground floor part stilt for Parking & part for shops + 1st to 4th part commercial & part common podium floor for car parking by the way of 6.00 mtrs wide two-way ramp + 5th part service floor & part residential and common LOS open to sky + 6th to 21st upper residential floors with a total height of 69.95 measured from general ground level to terrace level, **Wing 'D', 'E' & 'F'** are having Ground floor on stilt for car parking + 1st to 4th common podium floors for car parking by the way of 6.00 mtrs wide two-way ramp + 5th part service floor & part residential and common LOS open to sky + 6th to 21st upper residential floors with a total height of 69.95 measured from general ground level to terrace level and **Wing 'G'** is having Ground floor on stilt for car parking + 1st floor void for double height entrance lobby + 2nd to 4th floor common podium floor for car parking by

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the way of 6.00 mtrs wide two-way ramp + 5th part service floor and common LOS open to sky + 6th to 21st upper residential floors (21st floor part) with a total height of 60.95 measured from general ground level to terrace level as shown on uploaded plan, signed in token of approval, subject to satisfactory compliances of the following requirements:

1) ACCESS:

- a) There shall be no compound wall on 12.20 mtrs wide Existing Road on East side. However removable bollard chain link may be permitted on each road side.
- b) Courtyards shall be flushed with the road level.
- c) All two-way drive below the building/podium area and open to sky shall be maintained without any divider/turb or any barricading to have clear access from Wing 'G' to Wing 'A' towards main access road.

2) COURTYARDS:

- i) The entire available courtyards on all the sides of the building shall be paved suitably to bear the load of fire engines weighing up to 58 m. tones each with point load of 10 kg/cm²
- ii) All the courtyards shall be in one plane.
- iii) The courtyards shall be kept free from obstruction at all times.
- iv) No structure of any kind shall be permitted in courtyards of the building.

STAIRCASE (For Each Wing):

The layout of staircase of building shall be enclosed type as shown in the plan throughout its height and shall be approached (gained) at each floor level through at least one hour fire resistant self-closing door placed in the enclosed wall of the staircase at landing.

The clear width of staircase shall not be less than 1.50 mtrs throughout its height.

Permanent vent at the top equal to 5% of the cross-sectional area of the staircase shall be provided.

Openable sashes or R.C.C. grills with clear opening of not less than 0.5 sq. mtrs. per landing on the external wall of the staircase shall be provided.

- v) Nothing shall be kept or stored in staircase / corridor/passage.

The staircase terrace door shall be provided in the following manner (For Each Wing):

- a) The top half portion of the doors shall be provided with louvers.
- b) The latch-lock shall be installed from the terrace side at the height if

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not more than 1 mtrs.

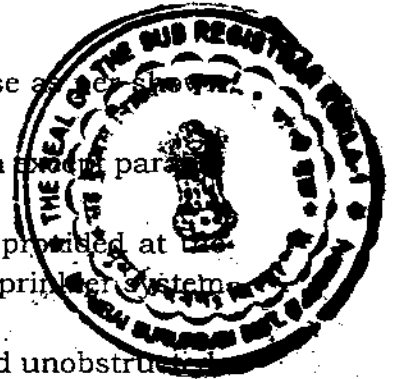
- c) The glass front of 6-inch diameter with the breakable glass shall be provided just above the latch lock, so as to open the latch in case of an emergency by breaking glass.
- d) The door shall either be fitted with magnetic lock connected to console & detection system or shall be synchronized with fire detection and alarm system.

4) PROTECTION TO STRUCTURAL STEEL (For Each Wing):

- a) All the structural steel members i.e. columns, beams, etc., shall be protected with the fire resisting materials and methods as stipulated under IS 1942-1960 as application for residential building.
- b) A certificate to that effect that the fire resistance protection has been provided as above shall be furnished from the chartered Structural Engineer at the time of application for occupying the building.

5) PODIUM FLOORS (For Each Wing):

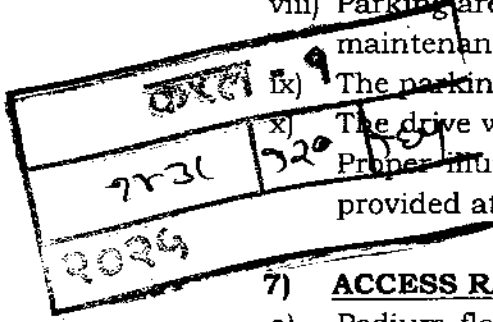
- a. The podium floors shall be used for designated purpose as shown on the plans.
- b. All the sides of the stilted car parking shall be kept open except parapet walls of not more than 1.2 meters height.
- c. Drencher system on the top of podium floor shall be provided at podium periphery & shall be connected to automatic sprinkler system of the building.
- d. The driveways shall be properly marked and maintained unobstructed. proper illuminated signage shall be provided for escape route at prominent location.



6) STACK & SURFACE CAR PARKING (For Each Wing):

- i) The designated parking shall be used for car parking only.
- ii) The drainage of the car parking areas shall be separate from that of the building and shall be provided with catch with fire trap before connecting to Municipal Sewer.
- iii) The parking area shall not be used for dwelling purpose and repairing / maintenance of vehicles, storage, trade activity etc, at any time and use of naked light / flame shall be strictly prohibited.
- iv) Vertical deck separation shall be provided between the upper & lower decks of Stack parking by using the non-perforated and non-combustible materials. (structural steel plate) This is to minimize direct impingement of flame to the car in the upper deck and also to prevent dripping of any possible leaking fuel to the lower deck.
- v) Elements of the Stack parking structure shall have 1 hr. fire resistance.

- vi) Sprinkler system shall be provided in Stack parking area covering each level of parking.
- vii) Each car parking deck shall have 1 hr. fire resistance.
- viii) Parking area shall be accessible by trained staff when carrying out the maintenance work.
- ix) The parking system is to be ceased during the maintenance operation.
- x) The drive ways shall be properly marked & maintained unobstructed. Proper illuminated signage's for escape routes, ramps, etc. shall be provided at prominent locations.



7) ACCESS RAMP:

- a) Podium floors are provided with 01 no. of two-way ramp of width 6.00 mtrs which has entry at the ground level.
- b) The gradient of ramp shall not be steeper than 1:8 for vehicular traffic as per Reg. 37(16) of DCPR 2034.
- c) The access provided to the podium shall be kept unobstructed at all time.

8) VERTICAL FINS (If provided):

Vertical fins of non-combustible type shall be provided on podium floors with sufficient openings for adequate natural ventilation and shall be of solid core having fire resistance of not less than one hour.

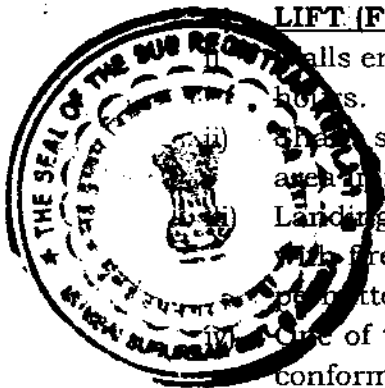
LIFT (For Each Wing):

Walls enclosing lift shafts shall have fire resistance of not less than two hours.

They shall have permanent vents of not less than 0.2 sq. mtrs. in clear area immediately under the machine room.

Landing doors and lift car doors of the lifts shall be of steel shuttered with fire resistance of one hour. Collapsible door/shutter shall not be permitted.

One of the lifts in each wing shall be converted into fire lift and shall conform to the specifications laid down under the D.C. Regulations.



10) FIRE LIFT (For Each Wing):

- a) To enable fire services to reach the upper floor with the minimum delay, one fire lift shall be provided and shall be available for the exclusive use of the firemen in an emergency and directly accessible to each floor.
- b) The lift shall have a floor area of not less than 1.4 sq. mtrs. with a minimum dimension of 1.12 mtrs. it shall have loading capacity of not less than 545 kgs.(8 persons lift) with automatic closing doors.
- c) There shall be an alternate electric supply from a generator/separate

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substation of an adequate capacity apart from the electric supply of the building and the cables run in a route safe from fire i.e within the lift shaft. In case of failure of normal electric supply, it shall automatically trip over to alternate supply.

- d) The operation of the fire lift should be by a simple toggle or two button switches situated in glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will become inoperative and the lift will be on car control only or on priority control device. When the switch is off, the lift will return to normal working. The lift can be used by the occupants in normal times.
- e) The words 'Fire lift' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
- f) Landing doors and lift car doors of the lifts shall be of steel shuttered with fire resistance of one hour. Collapsible door/shutter shall not be permitted.
- g) The speed of the lift shall be such that it can reach the top floor from ground level within one minute.

11) ESCAPE ROUTE (For Each Wing):

- i) Corridor / lift lobby at each floor level shall be ventilated to the outside air as shown on the plan & shall be kept free from obstructions at all times.
- ii) Corridor / lift lobby from 1st to 4th floors of commercial area of wings 'A' & 'C' shall be mechanically ventilated.
- iii) Permanent ventilation in form of grill provided to the corridor / lift lobby / staircase area shall not be bricked up or closed at any time in the future.

12) ENTRANCE DOORS (For Each Wing):

- a) All flat entrance doors, office, kitchen doors (if provided), staircase & refuge door shall be of solid core having fire resistance of not less than one hour (solid wood of 45 mm thickness).
- b) Rolling shutter for each shop on ground floor for Wing 'A' shall be of fire resistance of not less than one hour.
- c) The fire resistance rating for staircase F.R.D., Lift lobby & the lift doors as per N.B.C. provisions.

13) ELECTRIC CABLE DUCT AND ELECTRIC METER ROOM (For Each Wing):

- i) Electric cable duct shall be exclusively used for electric cables and should not open in staircase enclosure.
- ii) Inspection doors for the duct shall have two hours fire resistance.
- iii) Electric cables shall not pass-through staircase enclosure and shall be taken in concealed manner.

- iv) Electric cables shall be sealed at each floor level with non-combustible materials such as vermiculite concrete. No storage of any kind shall be done in electric duct.
- v) Electric wiring/ cable shall be non-toxic, non-flammable, low smoke hazard having copper core for the entire building with provision of ELCB/MCB.

vi) Electric meter room shall be provided at location marked on the plan. They shall be adequately ventilated & entrance of the electric meter room shall be provided from outside the building & shall not be open in entrance lobby.

vii) Water mains, telephone lines, intercom lines, gas pipes or any other service line should not be laid in the duct for electrical cables

14) STAIRCASE AND CORRIDOR LIGHTINGS (For Each Wing):

- a) The staircase and corridor lighting shall be on separate circuits and shall be independently connected so that they could be operated by one switch installation on the ground floor easily accessible to fire-fighting staff at any time irrespective of the position of the individual control of the light points, if any.
- b) Staircase and corridor lighting shall also be connected to alternate supply.

15) FALSE CEILING (if provided) (For Each Wing):

False ceiling if provided in the building shall be of non-combustible material. Similarly, the suspenders of the false ceiling shall be of non-combustible materials.

16) COMBUSTIBLE MATERIALS FOR INTERIOR DECORATION/FURNISHING (For Each Wing):

The use of materials which are combustible in nature and may spread toxic fume/gases should not be used for interior decoration/furnishing, etc.

17) SWIMMING POOL:

Necessary permission shall be obtained from the competent authority.

18) ELECTRIC SUB STATION (DRY TYPE):

- a) Only dry type substation shall be installed.
- b) Entire installation of substation including switchgear room, capacitors, transformer etc. shall be confirmed to the Indian Electric Act/Rules in practice.
- c) Cables in the cable trenches shall be coated with fire retardant material. Automatic built-in circuit breakers shall be provided in the substation.

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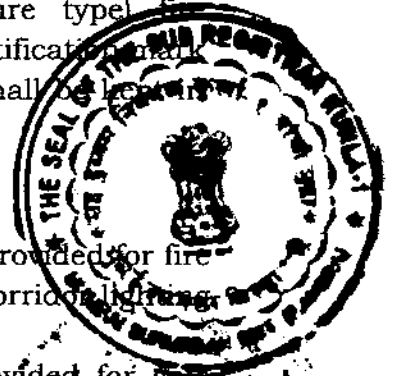
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- d) The door of the sub-station shall be of two hours fire resistance.
- e) The capacity of the substation shall be as per service provider's requirements.
- f) Adequate heating ventilation of switch room is essential to prevent condensation of moistures.
- g) The substation area shall be kept prohibited and no unauthorized person shall be allowed to enter in the area.
- h) The proposed substation shall be completely segregated either by brick masonry wall each of 9" thickness or R.C.C of 4" thickness from the rest of the premises as shown in the enclosed plans.
- i) The danger signage shall be provided on the substation fencing along with the electric voltage load.
- j) Entrance and exit door provided for transformer fencing shall be under lock and key at all the times.

Two dry chemical power type (ABC stored pressure type) fire extinguishers each of 09 kgs. capacity each with BIS certification shall be coupled with four buckets filled with dry clean sand shall be kept at the sub-station at the entrance.

19) D.G. SET:

- i) D.G. Set with appropriate change over switch shall be provided for fire pumps, sprinkler pump, booster pump, staircase and corridor lighting circuits, manual fire alarm system & Fire lift.
- ii) For proposed D.G. Set acoustic enclosure will be provided for safe operation.
- iii) Entire installation of D.G. Set shall be confirming to the Indian electrical act/rules & practice.
- iv) A deep tray shall be kept under the fuel tank of the D.G. Set to collect the spillage & same shall be disposed off daily without fail.
- v) Cable in the cable trenches shall be coated with fire retardant material.
- vi) Electrical wiring shall be having copper core having the fire resistant and low smoke hazards cables for the entire building with the provision of ELCB/MCB.
- vii) In electrical installation of the building shall be provided for vertical electrical shaft with feeder pillar box of a gap of every 24 mtrs. Height of the building.
- viii) Adequate air and ventilation for switchgear room is essential to prevent condensation of moistures.
- ix) The capacity of the D.G. Set shall be as per electricity company requirements.
- x) D.G. Set shall be properly grounded.
- xi) Exhaust of D.G. Set shall not be directed in to the exit/entrance of any



adjoining structure.

- xii) Sand bed of 6 inches thickness shall be provided below D.G. Set.
- xiii) Electrical cable of D.G. Set shall be FRL Stype.
- xiv) Adequate quantity of diesel shall be stored in its original container near D.G. Set, away from electrical switches of source of ignition.
- xv) Automatic built in circuit breaker shall be provided to the D.G. Set.
- xvi) Rubber pad shall be provided to the D.G. Set for absorbed vibrations if any.
- xvii) The D.G. Set area shall be kept prohibited and no unauthorized shall be allow to enter the area.
- xviii) Structural stability of the building regarding absorption of the vibration of D.G. Set shall be checked by Structural Engg. before installation of the D.G. Set.
- xix) Two foam type fire extinguishers of 9.00 ltrs. Capacity each with ISI certification mark coupled with 4 buckets filled with dry, clean sand shall be kept in the D.G. Set.

20) PART BASEMENT:

- i) Basement shall be provided with natural ventilations through the cut outs as per enclosed plan.
- ii) Suitable signage's shall be provided in the basement showing exit direction, way to exits etc.

Basement beyond building line shall be paved, suitably to bear the load of fire engines weighing upto 58 m. tones each with point load of 80 kg./sq. cms.

- (v) The ventilation and area of ventilation shall be checked by EEBP.
- (vi) Pump room in basement shall be protected with automatic sprinkler system.

21) FIRE FIGHTING REQUIREMENTS: -:

UNDERGROUND WATER STORAGE TANK (Common for Wings 'A', 'B', 'C', 'D', 'E', 'F', 'G'):

An underground water storage tank of 5,00,000 liters capacity shall be provided for all wings and shall be provided at location marked on the plan as per design specified in the rules with baffle wall and fire brigade collecting breaching. The design shall be got approved form H.E.'s department prior to erection.

B) OVERHEAD WATER STORAGE TANK (Separate for Each Wing):

A tank of 30,000 liters capacity shall be provided above staircase shaft at the terrace level. The design shall be got approved form H.E.'s department prior to erection. The tank shall be connected to the wet

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riser through a booster pump through a non-return valve and gate valve.

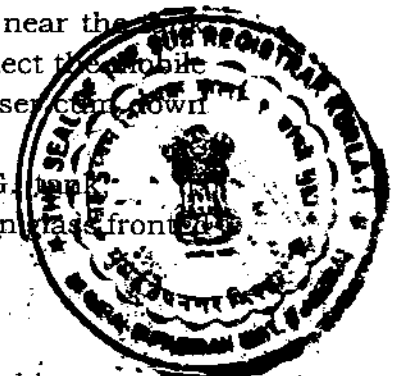
C) WET RISER CUM DOWN COMER (Separate for Each Wing):

Wet riser of internal diameter of 15cms. of G.I. 'C' Class pipe shall be provided with double hydrant outlet and hose reel on each floor in lift lobby as shown on the plan.

A separate wet riser of internal diameter of 15 cms. of G.I. 'C' class pipe shall be provided for each commercial staircase as shown on the enclosed plan, with double hydrant outlet and hose reel on each commercial floor in such a way as not to reduce the width of the passage. Pressure reducing discs or orifices shall be provided at lower level so as not to exceed the pressure of 5.5 kgs/sq.cm.

D) FIRE SERVICE INLET:

- i) A fire service inlet on the external face of the building near the directly fronting the courtyards shall be provide to connect the mobile pump of the fire service independently to (a) The wet riser cum down comer, (b) Sprinkler system (c) Drencher system etc.
- ii) Breeching connection inlet shall be provided to refill U.G. tank.
- iii) Operating switches of fire pumps shall be also provided in face fronted boxes at ground floor.



E) AUTOMATIC SPRINKLERS SYSTEM (For Each Wing):

Automatic sprinkler system shall be provided in car parking areas at ground & at each podium floor covering each level of car parking, in each office, in each shop at ground floor, in each fitness center, in each habitable room on each floor of each wing and in lift lobby/common corridor of each floor of each wing, in pump room at basement, as per relevant I.S. standards laid down.

F) DRENCHER SYSTEM:

Drencher system should be provided on the periphery of the top of each podium floor of the building and should be connected to the main sprinkler pump as per the standard laid down in relevant I.S. Specifications

G) FIRE PUMP, SPRINKLER PUMP, JOCKEY PUMP (Separate for Wings 'A', 'B', 'C' and Separate for Wings 'D', 'E', 'F', & 'G' and BOOSTER PUMP (Separate for Each Wing):

- a. Wet riser shall be connected to a fire pump at ground level of capacity of not less than 2400 liters/min. capable of giving pressure of not less

than 3.2 kgs/sq.cms. at the top most hydrant. The same shall be coupled with jockey pump of suitable capacity.

- b. Both the sets of pumps (i.e. Wings 'A', 'B', 'C' and 'D', 'E', 'F' & 'G') shall be bypass for to be used in case of emergency or failure of any of the pump sets.
- c. Booster pump of capacity 900 liters/min. giving a pressure of not less than 3.2 kgs./sq.cms. at the topmost hydrant outlet of the wet riser shall be provided at the terrace level. (Submersible pump not allowed) of each wing.
- d. Two-way switches for the booster pump shall be provided at terrace, top floor of the building as well as at ground level at easily accessible/noticeable place of the building.
- e. Sprinkler pump of suitable capacity along with jockey pump shall be provided for automatic sprinkler system.
- f. Only surface mounted pumps or vertical turbine pumps shall be installed for firefighting installation with adequate size pump room.
- g. Electric supply (normal) to these pumps shall be on independent circuit.

H) STANDBY PUMP: (Common for Wings 'A', 'B', 'C' and common for Wings 'D', 'E', 'F' & 'G')

Diesel oil operated pump of suitable capacity shall be kept as standby pump in each pump room.

I) EXTERNAL HYDRANTS (For Each Wing):

Courtyard hydrants shall be provided at distance of every 30.00 mtrs. around the building within the confines on ground floor & on each podium floor.

J) HOSES & HOSE BOXES (For Each Wing):

One hose box, each with two hoses of 15mts length of 63mm dia. along with branch shall be provided shall be kept at ground floor, each podium floor as well as on each floor at easily accessible places.

K) AUTOMATIC SMOKE DETECTION SYSTEM (For Each Wing):

Automatic smoke detection system shall be installed in each office, in each shop at ground floor, in each fitness center, in pump room, in Lift machine room and in electric meter room of each wing, in each electric duct at each floor with response indicator & same should be connected to main console panel on ground floor level as per IS specification.

L) ALTERNATE SOURCE OF POWER SUPPLY:

An alternate source of LV/HV supply from a separate substation or from a D.G. set with appropriate changeover over switch shall be

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provided for fire lift, fire pump, booster pump, sprinkler pump, jockey pump, staircase and corridor lighting circuits and fire alarm system. It shall be housed in separate cabin.

M) PORTABLE FIRE EXTINGUISHERS (For Each Wing):

- One dry chemical powder (ABC type) fire extinguisher of 09 kgs. Capacity having BIS certification mark and one no. of bucket filled with dry clean sand shall be kept in each office, in each shop at ground floor, in each fitness center, in each fitness center, electric meter room & in each Lift Machine Room of each wing.
- Two dry chemical powder (ABC type) fire extinguishers of 09 kgs. Capacity each having BIS certification mark and two buckets filled with dry clean sand shall be kept at car parking areas at ground floor & each podium floor.
- One dry chemical powder type fire extinguisher of 06 kgs. Capacity having BIS Certification mark shall be kept in lift lobby / common corridor on each floor as well as in refuge area of each wing.

N) INTERNET OF THINGS SYSTEM (For Each Wing):

- The IOT based Micro Controller Device shall be provided in the electrical installation of the building as per the requirement stipulated in circular No. शासन परिपत्रक क्र. मुविनि-२०२१/प्र. क्र. ११४/३
- The IOT based Micro Controller Device shall be tested and verified by NABL accredited testing agency / laboratory in accordance with the recognized IS:732-2019 code for practice for Electrical installation.
- The complete installation of IOT based Micro Controller Devices shall be checked and certified by the Chief Electrical Inspector, Govt. of Maharashtra and certificate to that effect shall be issued at that time of compliance.
- The data and the alert generated by IOT based Micro Controller Devices shall be monitored by building management system and the necessary corrective measures shall be taken by the owner, occupier immediately.
- The data generated by IOT based Micro Controller Devices shall be made available to fire brigade department as and when required to investigate the cause of fire.

O) FIRE ALARM SYSTEM (For Each Wing):

The building shall be provided with intelligent analog addressable fire alarm system with microprocessor based main control panel at ground floor level and addressable call points and hooters at each floor level. The design of fire alarm system shall be in accordance with I.S. specification and based on NFPA 72 guidelines (as per 2010 edition).

P) PUBLIC ADDRESS SYSTEM (For Each Wing):

The building shall be provided with public address system as per the rules with main control operator at console panel at ground floor.

Q) SIGNAGES (For Each Wing):

Self glowing/florescent exit signs in green color shall be provided, showing the means of escape for the entire building.

R) PANEL BOARD OF FIRE-FIGHTING SYSTEM (For Each Wing):

Fire alarm system, public address system, Automatic smoke detection system, Automatic sprinkler system, alternate supply, etc. panels shall be installed on ground floor of the building.

S) FIRE FIGHTING REQUIREMENTS AT THE CONSTRUCTION STAGE OF BUILDING (For Each Wing):

Following fire protection arrangement shall be provided with the following fire protection measures & same shall be maintained in good working condition at all the times.

- a) Dry riser of minimum 15 cm diameter pipe with hydrant outlets on the floor constructed with fire service inlet to boost the water in the dry riser & maintenance should be in accordance with good practice.
- b) Drums of 200 liters capacity filled with water & two fire buckets shall be kept of each floor for every 100 sq. mtrs area.

Water storage tank of minimum 20,000 liters capacity shall be kept at ready to use in case of emergency, which may be used for other construction purpose also.

TRAINED SECURITY GUARDS (For Each Wing):

The trained security guards having basic knowledge of fire-fighting & fire fighting installation shall be provided / posted in the building.

FIRE DRILLS / EVACUATION DRILLS (For Each Wing):

Fire Drills & Evacuation drills shall be conducted regularly in consultation with Mumbai Fire Brigade & log of the same shall be maintained.

22) ELEVATION FEATURE (IF PROVIDED):

As shown on plan, elevation feature/treatment shall be given as per the MCGM guidelines, DCPR-2034 and circular u/no. u/no. Ch. Eng./D.P./ 30449/Gen. Dtd. 03.01.2017 and Ch. Eng./D.P./110/Gen. Dtd. 30.01.2020.

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23) OTHER NOC / PERMISSIONS:

Necessary permissions / N.O.C. for licensable trade, addition/ alteration, interior work, etc. shall be obtained from competent Municipal Authorities & CFO's Department.

24) REFUGE AREA (For Wing 'D'):

A) Refuge area is provided in R.C.C. cantilevered type at staircase mid-landing in between 7th/8th floor, 9th/10th floor, 11th/12th floor, 13th/14th floor, 15th/16th floor, 17th/18th floor, 19th/20th floor of the building and it shall conform to the following requirements: -

- The cantilevered refuge area shall necessarily be of R.C.C. type
- It shall have a minimum area of 10 sq.mtrs. & minimum width of 3.0 mtrs.
- The cantilevered refuge area shall be provided with railing / parapet of 1.10 mtrs. height.
- R.C.C. covering shall be provided above the top most refuge area.
- The cantilever refuge area shall have access through a door which shall be painted with a sign in luminous paint mentioning "REFUGE AREA".
- The refuge area shall be earmarked exclusively for the occupants as temporary shelter and for the use of fire brigade or any other organization dealing with fire or other emergency which occurs in the building and also for exercises / drills, if conducted by the Brigade Department.
- The refuge area shall not be allowed to be used for any other purpose and it shall be responsibility of the owner / occupier to maintain the same clean and free of encumbrance and encroachments at all times.
- Adequate emergency lighting facility connected to the electric circuit to the staircase, corridor / passage etc. lighting shall be provided in the refuge area.

B. The terrace of the building shall be treated as refuge area and shall be provided as under:

- The entrance door to the refuge area shall be painted or fixed with a sign painted in luminous paint mentioning "REFUGE AREA IN CASE OF EMERGENCY".
- Adequate drinking water facility shall be provided in the refuge area.
- Adequate emergency lighting facility connected to the electric circuit to the staircase, corridor / passage etc. lighting shall be provided.

25) REFUGE AREA (For Wing 'A', 'B', 'C', 'E', 'F', 'G'):

A. The refuge area provided on 7th & 14th floor of the building as shown on the plan for the said building shall conform to the following requirements; -

- The layout of refuge area shall not be changed / modified at any time

in future.

- ii) The refuge area shall be provided with railing/ parapet of 1.20 mtrs. height on open side and shall be of sound construction.
- iii) There shall not be any opening/s into the refuge area from any portion of the occupied premises.
- iv) Refuge area shall be segregated by brick masonry partition wall of 9" thickness or concrete block wall of 6" thickness and access to the refuge area shall be gained through half an hour fire resistance self-closing door.
- v) The refuge area shall be earmarked exclusively for the use of occupants as temporary shelter and for the use of fire brigade or any other organization dealing with fire or other emergency when it occurs in the building and also for exercises / drills, if conducted by the Fire Brigade Department.
- vi) The refuge area shall not be allowed to be used for any other purpose and it shall be responsibility of the owner / occupier to maintain the same clean and free of encumbrance and encroachments at all times.
- vii) The entrance door to the refuge area shall be painted or fixed with a sign painted in luminous paint mentioning "REFUGE AREA IN CASE OF EMERGENCY".
- viii) Adequate drinking water facility shall be provided in the refuge area.
- ix) Adequate emergency lighting facility connected to the electric circuit to the staircase, corridor / passage etc. lighting shall be provided in the refuge area.

B. The terrace of the building shall be treated as refuge area and shall be provided as under:

- i) The entrance door to the refuge area shall be painted or fixed with a sign painted in luminous paint mentioning "REFUGE AREA IN CASE OF EMERGENCY".
- ii) Adequate drinking water facility shall be provided in the refuge area.
- iii) Adequate emergency lighting facility connected to the electric circuit to the staircase, corridor / passage etc. lighting shall be provided.

The Architect vide his letter dated 02/11/2023 has certified the total gross built-up area as 68500.00 sq. mtrs. for the proposed high-rise building and party has paid scrutiny fees of Rs. 32,83,720/- vide online receipt no. 31/10/2023/13387 dated 31/10/2023 & Rs. 38,12,980/- vide online receipt no. 2/11/2023/13532 dated 02/11/2023.

However, E.E.B.P.(E.S) is requested to verify the gross built up area and inform this department if the same is found to be more for levying the additional scrutiny fees if any.

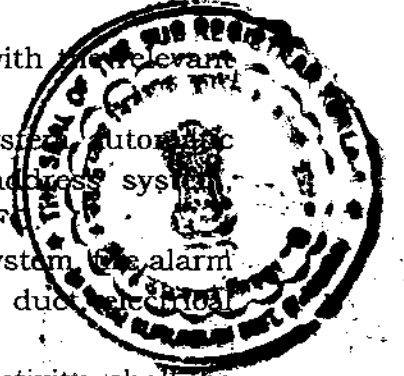
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Architect has certified height of the building as 69.026. & Total built-up area 68500.00 sq. mtrs. for the said Residential Building & as per Schedule II of Section 11(1) of Maharashtra Fire Prevention & Life Safety Measure Act. 2006, has paid Fire Service Fee of Rs. 10,33,500/- vide online receipt no. 2/11/2023/13533 dated 02/11/2023.

Also, Architect has uploaded undertaking from M/s. Arkade Developers Ltd. dated 04/11/2023 stating that, "we have already paid the fire service fee of Rs. 15/- per sq mtrs. as per schedule II of Circular dated 19/07/2006 issued by the Maharashtra Govt. and further undertake to pay the enhanced fee as per Circular No. 2023-59-895 dated 02/06/2023 if applicable only as and when demanded by the Mumbai Fire Brigade".

Note:

- 1) The fire-fighting installation shall be carried out by Govt. of Maharashtra approved Licensing Agency.
- 2) The width of abutting road & open spaces are mentioned in plans as submitted by the Architect attached herewith and these parameters shall be certified by the Architect.
- 3) E.E.B.P.(E.S.) shall examine the proposal in context with the relevant Regulations of DCPR-2034.
- 4) The schematic drawings/plans of automatic sprinkler system, automatic smoke detection system, wet riser system, public address system, manual fire alarm system shall be got approved from CF.
- 5) The area, size, etc. for the sprinkler system, detection system, fire alarm system, wet riser system, public address system, Fire duct, fire duct etc. to be verified & examined by MEP Consultant.
- 6) Separate necessary permission for any licensable activity shall be obtained from concerned authorities of MCGM/CFO's department, till then shall not be allowed to use.
- 7) There shall be no any tree located in the compulsory open spaces or in the access way near the Entrance gates.
- 8) This recommendation letter is issued only from Fire Protection & Fire-Fighting requirements point of view on behalf of the online application from Architect. If any matter pertaining to authenticity or legality shall be cleared by concerned Owner/Occupier/Developer/Architect, etc.
- 9) The plans approved along with this approval are issued from Fire Risk & Life Safety point of view only. Approval of these plans does not mean in any way of allowing construction of the building. It is L.S./Developers responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.



10) As per section 3 of Maharashtra Fire Prevention and Life Safety Measures Act 2006, it is the liability of Owner/Occupier to provide the Fixed Fire Fighting installations and shall be maintained in good working order & in efficient condition all the time, in accordance with the provisions of Maharashtra Fire Prevention and Life Safety Measures Act or the rules.

(11) This approval is issued without prejudice to legal matters pending in court of law, if any.

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Date: 2023.11.06
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Divisional Fire Officer
(Scrutiny, NOC preparation)

RAVINDRA
NARAYANRA
O
AMBULGEKA
R

Chief Fire Officer
(Final Approval)

Copy to:- E.E.B.P.(E.S.)



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Original/Duplicate

Wednesday, March 03, 2021

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पावती क्र.: 3832 दिनांक: 03/03/2021


गावाचे नाव: विलेपार्ले
दस्तऐवजाचा अनुक्रमांक: बदर1-3407-2021
दस्तऐवजाचा प्रकार: पॉवर ऑफ अटॉर्नी
सादर करणाऱ्याचे नाव: अर्पित विक्रम जैन

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 20

एकूण:

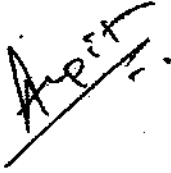
करल - 9		
₹ 100.00		
₹ 400.00	9736	733
2021		
₹ 500.00		

आपणास मूळ दस्त, यंबनेल प्रिंट, सूची-२ अंदाजे
12:26 PM ह्या वेळेस मिळेल.


सह-सुपरीव्यवस्थापक, नोंदणी क्र.-२,
मुंबई उपनगर निकाहा

बाजार मूल्य: ₹.1/-
मोबदला ₹.0/-
भरलेले मुद्रांक शुल्क: ₹. 500/-

- 1) देयकाचा प्रकार: eChallan रकम: ₹.100/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH012472862202021E दिनांक: 03/03/2021
वॅकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: ₹.400/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0203202117587 दिनांक: 03/03/2021
वॅकेचे नाव व पत्ता:



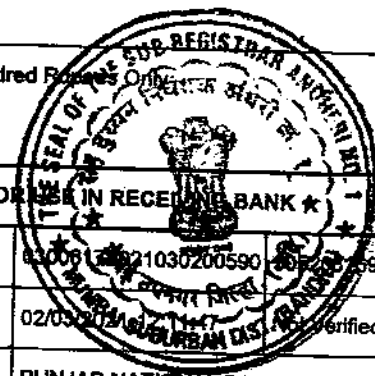


REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 03/03/2021

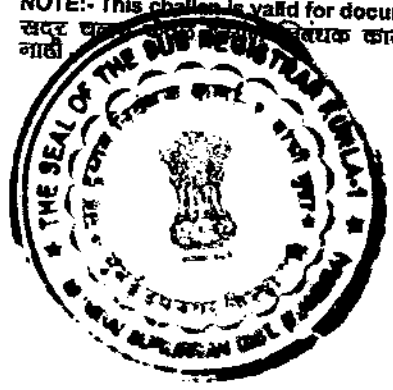


GRN	MH012472862202021E	BARCODE	Date		02/03/2021-12:06:18	Form ID	48(f)
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
			PAN No.(If Applicable)				
Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1		Full Name	ARPIT V JAIN AND OTHER			
Location	MUMBAI		Flat/Block No.	FLAT NO 802 MAHANT CHSL			
Year	2020-2021 One Time		Premises/Building				
Account Head Details		Amount In Rs.	Road/Street	VILE PARLE EAST			
0030045501	Stamp Duty	500.00	Area/Locality	MUMBAI			
0030063301	Registration Fee	100.00	Town/City/District				
			PIN	4	0	0	0 5 7
			Remarks (If Any)	SecondPartyName=CHINMAY S SHARMA AND OTHER-			
			Amount In	Six Hundred Rupees Only			
			Words				
Total	600.00						
Payment Details	PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	600912021030200590 600912021030200596			
Cheque/DD No.		Bank Date	RBI Date	02/03/2021 Verified with RBI			
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

9207 - 9
9207 9207 9207
9207



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 7977515828
सदर चालान केवल नोंदणी कार्यालयों में नोंदणी करवावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करवावयाच्या दस्त्यासाठी सदर चलन लागू नाही.



S.U. Jain

9207 - 9
9207 9207 9207
9207

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0203202117587	Date 02/03/2021
Received from ARPIT V JAIN, Mobile number 9821072085, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name PUNB	Date 02/03/2021
Bank CIN 10004152021030213006	REF No. 505212368
This is computer generated receipt, hence no signature is required.	

करल - १	
१२३८	१२३४ १२३४
२०२५	

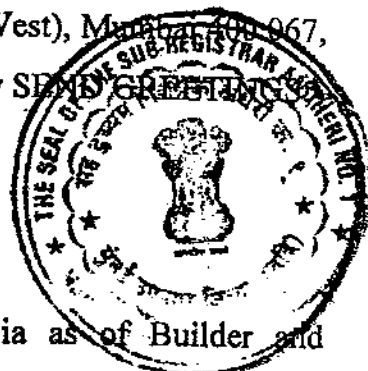


करल - १		
१२३४	२	२०

677-9
 9736 73E 7EY
 2020

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We 1) MR. ARPIT VIKRAM JAIN having address at Flat No.602, Mahant Co-operative Housing Society Ltd., situated at Mahant Road, Near Ruia College, Vile Parle (East), Mumbai 400 057 & 2) MR. SANDEEP U. JAIN, having address at Flat No.501, A wing, Ekta Terraces, Mahavir Nagar, Near Kamla Vihar Sports Club, Kandivali (West), Mumbai 400 067, both adults, Indian Inhabitant of Mumbai, do hereby **SEMPER PARATI**



WHEREAS :

WHEREAS we are carrying on business interalia as of Builder and Developer/promoter and we are also Partner/Director in various firms/companies and as incidental to our business we are constructing various building and entering into and executing diverse agreements, Sale Deed, Development Agreement, Deed of Conveyance, Deed of Mortgaged, Agreement for Permanent Alternate Accommodation, Undertaking, Affidavit, Declaration, Confirmation, Rectification & Cancellation Deed in respect of plots/units/flats/shops/ parking space/garage etc. with various persons and authorities:

SU. Jain

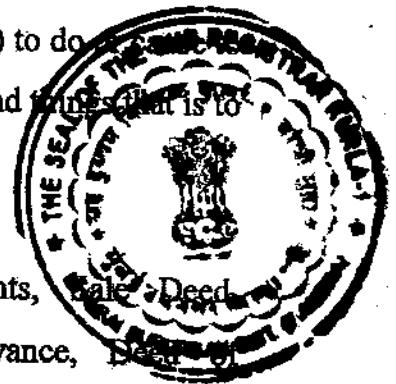
M. J.

677-9
 9736 73E 7EY
 2020

AND WHEREAS it is not possible for us due to our business commitments to appear before the Sub-Registrar of Assurances, Mumbai/Thane or any where in India, personally for admission and presentation for registration of the said agreements, Sale Deed, Development Agreement, Deed of Conveyance, Deed of Mortgaged, Agreement for Permanent Alternate Accommodation, Undertaking, Affidavit, Declaration, Confirmation, Rectification & Cancellation Deed or any other documents already executed by us and/or to be executed by us hereinafter.

फरम - १		
१२३६	२३	२०४

NOW KNOW ALL YE MEN THAT BY THESE PRESENTS We, 1) MR. ARPIT VIKRAM JAIN & 2) MR. SANDEEP U. JAIN do hereby nominate, constitute and appoint 1) Mr. Chinmay Satish Sharma, 2) Mr. Kapil Sharma, 3) Mr. Harkishan Bhawsar, 4) Mr. Vijay Gawali & 5) Mr. Yogesh Koli, resident of Mumbai to be our true and lawful attorney for us and in our name and on our behalf (jointly or severally) to do and cause to be done all or any of the following acts, deeds, matters and things that is to say :



1. To admit the execution of the agreements, Development Agreement, Deed of Conveyance, Deed of Mortgaged, Agreement for Permanent Alternate Accommodation, Undertaking, Affidavit, Declaration, Confirmation, Rectification & Cancellation Deed or any other documents already executed by us and/or to be executed by us hereinafter.

2. Also to admit execution of documents such as Agreement for sale, Sale Deed, Conveyance, Development agreement etc. executed for acquiring any immovable properties.

3. To present the abovementioned various documents before the Sub-Registrar for the purpose of registration of the same and to do all acts that are necessary for effectively registering the said documents.

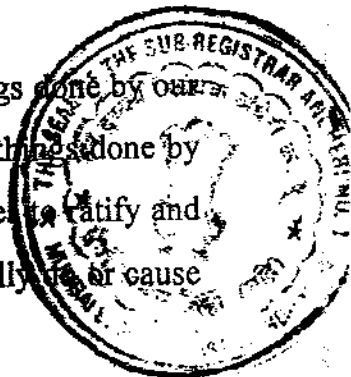
फरम - २		
३००६	४	२०

S.U. Jain

Arpit

4. To receive document or documents from the Sub-Registrar after registration and to give proper receipts and discharge for the same.
5. To appear before any Court or Authority for the purpose of any matter relating to the registration declaration of value or any other proceedings connected with the same.

We do hereby ratify and confirm that all acts, deeds and things done by our said Attorney shall be deemed to have been acts, deeds and things done by us personally or on behalf of the said firm and we undertake to ratify and confirm all and whatsoever that our said attorney shall lawfully do or cause to be done for us by virtue of the power hereby given.



9236 - 9
93552

IN WITNESS WHEREOF, we have executed this Power 02nd day of March 2021.

SIGNED, SEALED AND DELIVERED)

by the withinnamed)

MR. ARPIT VIKRAM JAIN &)

MR. SANDEEP U. JAIN)

in the presence of.....)



Arpit




S.U. Jain

① *Jain*
② *Sandeep*

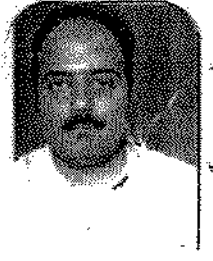


बदल - ३६६
3006 Y 20
२०२१


(MR. CHINMAY SATISH SHARMA)




(MR. KAPIL SHARMA)




(MR. HARKISHAN BHAWSAR)

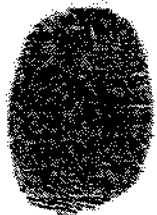



(MR. VIJAY GAWALD)

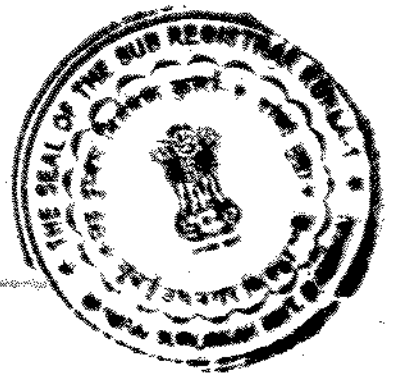



(MR. YOGESH KOLD)

Signature of the attorney holder



करल - १
१७३८ ५३९ १९९४
२०२५



करल - १
३००६ ६६ ७०
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1830		
3029	700	304



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18/08/1992

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT OF INDIA

JAIN SANDEEP U
 UMMEDMAL POONAMCHAND JAIN
 03/04/1985
 Permanent Account Number
 AFWPJ1840E

Signature



करल - १		
११३०	१०१	१२५
२०२५		

S.D. Jain



बंदर - १५५		
३००६	८	२०
२०२१		



भारत सरकार
Unique Identification Authority of India

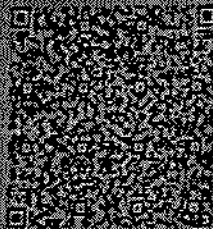
नोंदविण्याचा क्रमांक / Enrollment No.: 1018/22525/79981

To
अपिठ विक्रम जेठ
Apti Vikram Jeth
S/O Vikram Jeth
602, Maham CHSL
Mahan Road
Near Pusa School Vile Parle East
Mumbai
Vileparle (East) Mumbai
Maharashtra 400057
8879401624

Ref: 15737 195 / 284696 / 284635 / P



SB383920775FH



आपला आधार क्रमांक / Your Aadhaar No. :

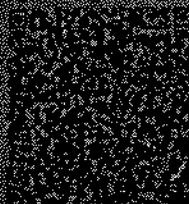
4435 8483 6782

माझे आधार माझी ओळख



आपला आधार क्रमांक
आपला आधार क्रमांक

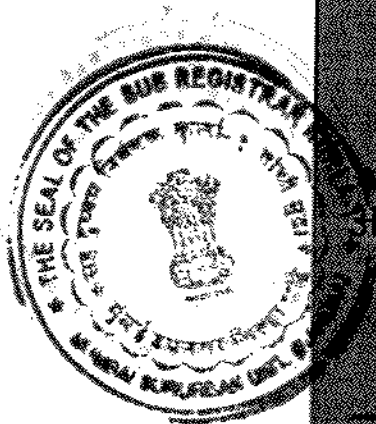
अपिठ विक्रम जेठ
Apti Vikram Jeth
जन्म तारीख / DOB: 18/08/1992
पुरुष / Male



4435 8483 6782

माझे आधार माझी ओळख

कार्ड - 9
1736 102/10
2022



कार्ड - 10
1736 102/10
2022

Apti



करल - १		
५३८	१०३	१६५
२०२५		

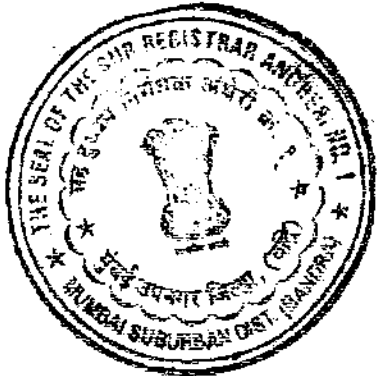
भारत सरकार
Unique Identification Authority of India

संघीय क्रमांक : Enrolment No.: 4218/1766242324

To:
Sandeep Ummednal Jain
संदीप उम्मेदनाल जैन

A Wing Flat No 501 Ekta Terrace Marolvi Nagar Near Kanis
Vihar Sports Club
Kandivali West, Kandivali West
Mumbai
Maharashtra 400067
Mobile: 9662261120

24/11/2015



UC 05154762 6 IN
Ref No: ALCB 569X 5154762



आपला आधार क्रमांक / Your Aadhaar No. :

9649 1461 8817

आधार - सामान्य माणसाचा अधिकार

S.U. Jain



भारत सरकार



संदीप उम्मेदनाल जैन
Sandeep Ummednal Jain

जन्म वर्ष / Year of Birth: 1986
पुरुष / Male

9649 1461 8817



आधार - सामान्य माणसाचा अधिकार

बदल - १३०५		
३२०६	१०	१०



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
LADPS1563E



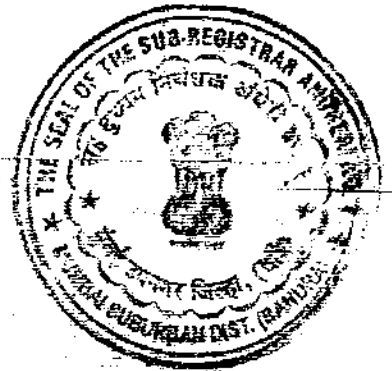
नाम / Name
CHINMAY SATISH SHARMA

पिता का नाम / Father's Name
SATISH RATANLAL SHARMA

जन्म की तारीख /
Date of Birth
06/12/2000

20122018

हस्ताक्षर / Signature



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAVPS0892H



नाम / NAME
KAPIL JHABARMAL SHARMA

पिता का नाम / FATHER'S NAME
JHABARMAL MAL SHARMA

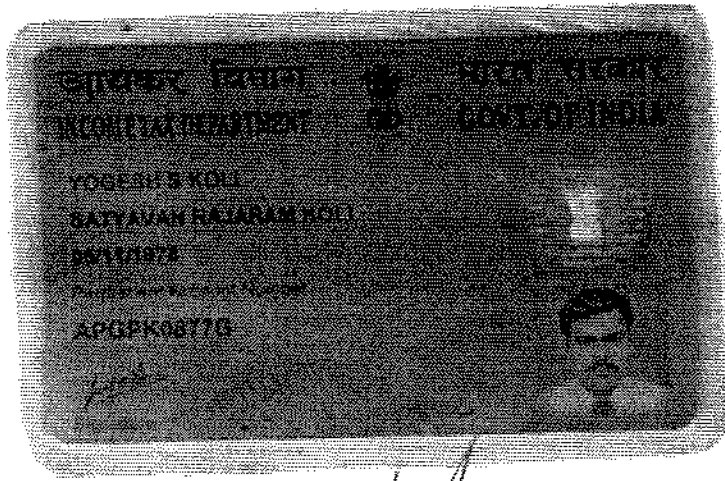
जन्म की तारीख / DATE OF BIRTH
21-05-1959

हस्ताक्षर / SIGNATURE



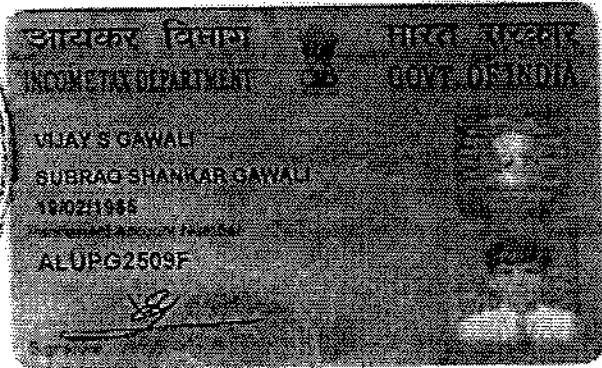
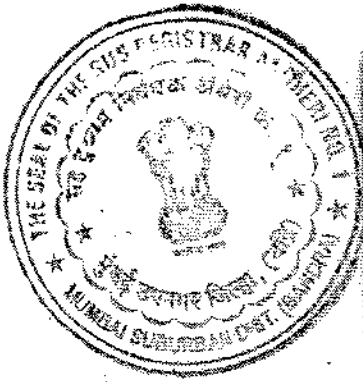
अध्यक्ष निदेश (प्रणाली)
DIRECTOR OF INCOME TAX (SYSTEMS)

र - १ 10
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२०२१



Yyoth

करल - १		
१०३८	११	१६१
२०२५		



Yyoth

कर - १४		
३००६	९२	२०

आयकर

INCOMETAX



151

DEPARTMENT

HARKISHAN M BHAVSAR

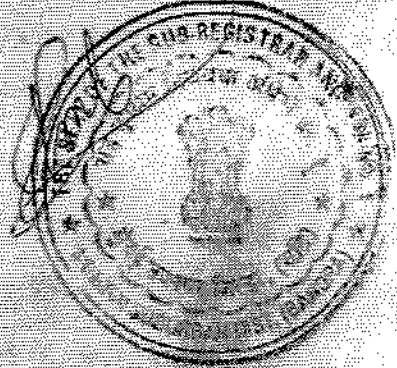
M J BHAVSAR

02/07/1954

Permanent Account Number

AKUPB4822B

Signature



GOVT. OF INDIA

भारत सरकार

आयकर

9826	982	20
9826 - 9		

9826	982	20
9826 - 3		

Witness

To
प्रशांत प्रकाश गायकवाड
Prashant Prakash Gaikwad
Chandrabai Chawl, Ganesh Galli Akurli Road
Narsi Pada Hanuman Nagar
Mumbai
Kandivali East
Mumbai Mumbai

23/09/2011

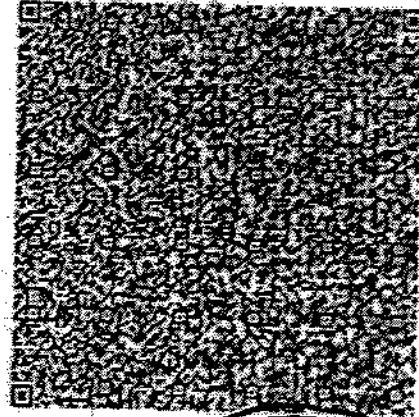
134276664

Maharashtra 400101
8652757646



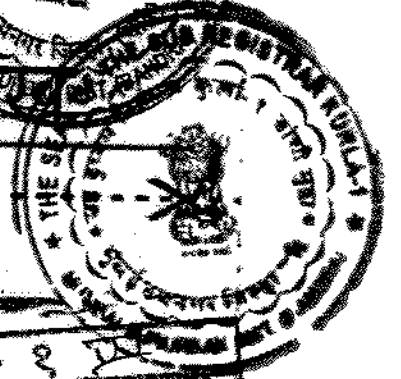
ME342766649FH

करल - १		
१२३८	१००	१२५५

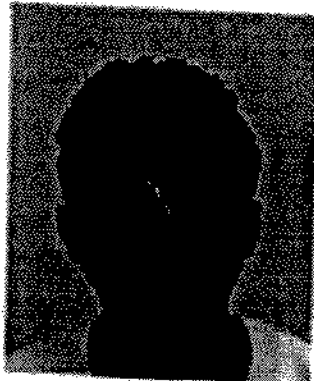


आपला आधार क्रमांक / Your Aadhaar No
7095 7072 1825

माझे आधार, माझी ओळख



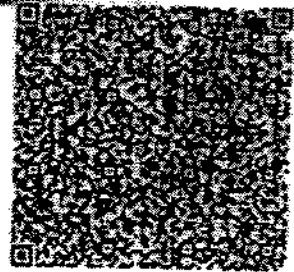
भारत सरकार
Government of India



प्रशांत प्रकाश गायकवाड
Prashant Prakash Gaikwad
जन्म तारीख / DOB : 27/12/1990
पुरुष / MALE

कर - १		
१००६	१४	२०
२०२३		

Gaikwad

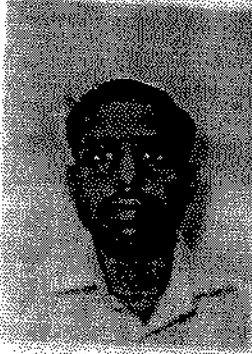


7095 7072 1825

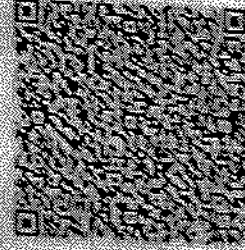
माझे आधार, माझी ओळख



भारत सरकार
Government of India



चेतन पांडुरंग खोपटकर
Chetan Pandurang Khopalkar
जन्म तारीख / DOB : 21/08/1980
पुरुष / Male



9542 4154 3107

आधार - सामान्य माणसाचा अधिकार

कार्ड - 9

9730

300 764



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता : मारळ हरीश्वर, रायगड,
श्रीवर्धन, महाराष्ट्र, 402110

Address: Maral, Hareshwar, Raigad,
Shrivardhan, Maharashtra, 402110



9542 4154 3107



1947
1947 200 1947



help@uidai.gov.in



www.uidai.gov.in



Jin

कार्ड - १२		
300674	20	
२०११		



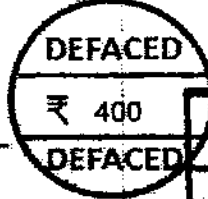
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0203202117587

Receipt Date 03/03/2021

Received from ARPIT V JAIN, Mobile number 9821072085, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 3407 dated 03/03/2021 at the Sub Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District.



कर - १
9836 Pre 984
2024

Payment Details

Bank Name PUNB	Payment Date 02/03/2021
Bank CIN 10004152021030213006	REF No. 5052112368
Deface No 0203202117587D	Deface Date 03/03/2021

This is computer generated receipt, hence no signature is required.



बदर - ३५५
37069E 20
2024



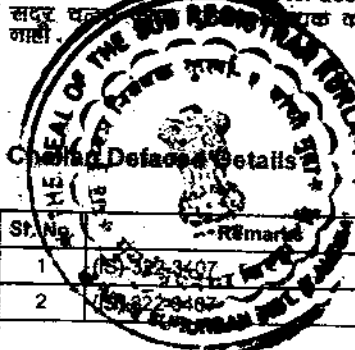
CHALLAN
MTR Form Number-6



GRN	MH012472662202021E	BARCODE	Date 02/03/2021-12:06:18		Form ID	46(f)
Department			Inspector General Of Registration			
Type of Payment			Stamp Duty Registration Fee			
Office Name			BDR1_JT SUB REGISTRAR ANDHERI NO 1			
Location			MUMBAI			
Year			2020-2021 One Time			
Account Head Details			Amount In Rs.			
0030045501 Stamp Duty			500.00			
0030063301 Registration Fee			100.00			
Payer Details			TAX ID / TAN (If Any)			
			PAN No.(If Applicable)			
Full Name			ARPIT V JAIN AND OTHER			
Flat/Block No.			FLAT NO 602 MAHANT CHSL			
Premises/Building			VILE PARLE EAST			
Road/Street			MUMBAI			
Area/Locality			MUMBAI			
Town/City/District			PIN 4 0 0 0 5 7			
Remarks (If Any)			SecondPartyName=CHINMAY S SHARMA AND OTHER-			
Amount In			Six Hundred Rupees Or			
Words			800.00			
Payment Details			PUNJAB NATIONAL BANK			
Cheque-DD Details			FOR USE IN RECEIVING BANK			
Bank CIN			03006172021030290590			
Ref. No.			5052081696			
Bank Date			02/03/2021-12:11:47			
RBI Date			Not Verified with RBI			
Bank-Branch			PUNJAB NATIONAL BANK			
Scroll No. , Date			Not Verified with Scroll			



Department ID:
 NOTE:- This document is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सधर घडन नोदणी कार्यालयत नोदणी करवावयाच्या दस्त्यासाठी लागू आहे. नोदणी न करवावयाच्या दस्त्यासाठी सधर घडन लागू नाही.
 Mobile No. : 7977515823



Sl. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	RS 300690	0005891427202021	03/03/2021-12:07:59	IGR186	100.00
2	RS 500.00	0005891427202021	03/03/2021-12:07:59	IGR186	500.00
Total Defacement Amount					600.00

S.V. Jain

300690 20
2022

322/3407

बुधवार, 03 मार्च 2021 12:08 म.नं.

दस्त गोश्वारा भाग-1

बदर1

दस्त क्रमांक: 3407/2021

दस्त क्रमांक: बदर1 /3407/2021

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

डु. नि. सह. डु. नि. बदर1 यांचे कार्यालयात

पावती:3832

अ. क्रं. 3407 वर दि.03-03-2021

सादरकरणाराचे नाव: अशोक विठ्ठल जैन

रोजी 12:05 म.नं. वा. हजर केला.

नोंदणी फी

दस्त हाताळणी फी

पुष्टांची संख्या: 20

पावती दिनांक: 03/03/2021

2024 रु. 100.00

रु. 400.00

एकूण: 500.00

दस्त हजर करणाऱ्याची सही:

Aspit

सह. डु. नि. सह. डु. नि. अशोक विठ्ठल जैन, अंधेरी क्र. १

Aspit

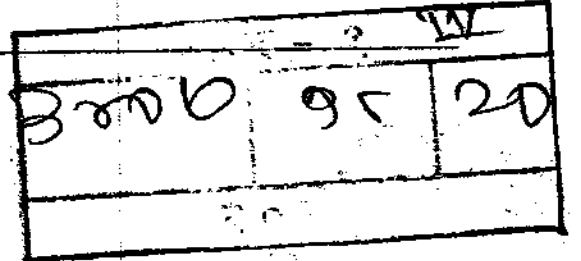
सह. डु. नि. सह. डु. नि. अशोक विठ्ठल जैन, अंधेरी क्र. १

दस्ताचा प्रकार: पॉवर ऑफ अॅटर्नी

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून @ त्यामुळे कोणतीही त्यावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्रं. 1 03 / 03 / 2021 12 : 05 : 06 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 03 / 03 / 2021 12 : 06 : 57 PM ची वेळ: (फी)



दस्त क्रमांक :वदर1/3407/2021

दस्ताव्या प्रकार :-पॉवर ऑफ अटॉर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अर्पित विक्रम जैन पत्ता:602, -, महंत को.ऑप.हो.सो.लि, विलेपार्ले पूर्व, महंत रोड, रईया कॉलेज जवळ, हनुमान रोड, MAHARASHTRA, MUMBAI, Non-Government. पिन नंबर:APMPJ4923L	कुलमुखत्यार देणार वय :-29 स्वाक्षरी:- <i>Arpit</i>		
2	नाव:संदीप यु जैन पत्ता:प्लॉट नं: 501, ए बिंग, माळा नं: -, इमारतीचे नाव: एकता टेरसत, ब्लॉक नं: कांदिवली पश्चिम, रोड नं: महावीर नगर, कमला विहार स्पोर्ट्स क्लब जवळ, महाराष्ट्र, मुंबई. पिन नंबर:AFWPJ1840E	कुलमुखत्यार देणार वय :-36 स्वाक्षरी:- <i>S.D. Jain</i>		
3	नाव:चिन्मय सतीश शर्मा पत्ता:प्लॉट नं: 101, माळा नं: -, इमारतीचे नाव: श्री वल्लभ रेसिडेन्सी, ब्लॉक नं: बोरीवली पूर्व, रोड नं: दीलत नगर रोड नं. 3 महाराष्ट्र, मुंबई. पिन नंबर:LA DPS1563E	पॉवर ऑफ अटॉर्नी होल्डर वय :-21 स्वाक्षरी:- <i>Chinmay Sharma</i>		
4	नाव:कापिल शर्मा पत्ता:प्लॉट नं: 101, माळा नं: -, इमारतीचे नाव: श्री वल्लभ रेसिडेन्सी, ब्लॉक नं: बोरीवली पूर्व, रोड नं: दीलत नगर रोड नं. 3 महाराष्ट्र, मुंबई. पिन नंबर:AAVPS0892H	पॉवर ऑफ अटॉर्नी होल्डर वय :-52 स्वाक्षरी:- <i>Kapil Sharma</i>		
5	नाव:हरकिशन एम भावसार पत्ता:प्लॉट नं: 101, माळा नं: -, इमारतीचे नाव: श्री वल्लभ रेसिडेन्सी, ब्लॉक नं: बोरीवली पूर्व, रोड नं: दीलत नगर रोड नं. 3 महाराष्ट्र, मुंबई. पिन नंबर:AKUPB4822B	पॉवर ऑफ अटॉर्नी होल्डर वय :-67 स्वाक्षरी:- <i>Harikishan M. Bhaswar</i>		
6	नाव:विजय गवळी पत्ता:प्लॉट नं: 101, माळा नं: -, इमारतीचे नाव: श्री वल्लभ रेसिडेन्सी, ब्लॉक नं: बोरीवली पूर्व, रोड नं: दीलत नगर रोड नं. 3 महाराष्ट्र, मुंबई. पिन नंबर:AAUPB2509F	पॉवर ऑफ अटॉर्नी होल्डर वय :-36 स्वाक्षरी:- <i>Vijay Gavali</i>		
7	नाव:योगेश कदम पत्ता:प्लॉट नं: 101, माळा नं: -, इमारतीचे नाव: श्री वल्लभ रेसिडेन्सी, ब्लॉक नं: बोरीवली पूर्व, रोड नं: दीलत नगर रोड नं. 3 महाराष्ट्र, मुंबई. पिन नंबर:AAUPB377G	पॉवर ऑफ अटॉर्नी होल्डर वय :-43 स्वाक्षरी:- <i>Yogesh Kadam</i>		

वरील दस्तऐवज करून देणार तथाकथीत पक्षकारांच्या वरून करून दिल्याचे कबुल करतात.

ओळख:-

खालील इसम असे निवेदीत करतात की

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:चेतन पांडुरंग खोपटकर
वय:41
पत्ता:भारूळ, हुरेश्वर, रायगड, श्रीवर्धन, महाराष्ट्र
पिन कोड:402110

2 नाव:प्रशांत प्रकाश गायकवाड
वय:31
पत्ता:चंद्राबाई चाळ, गणेश गाली आकुर्ली रोड, नरसी पाडा हनुमान नगर,
कांदिवली पूर्व, मुंबई
पिन कोड:400101

स्वाक्षरी

Chetan

स्वाक्षरी

Prashant

Payment Details.

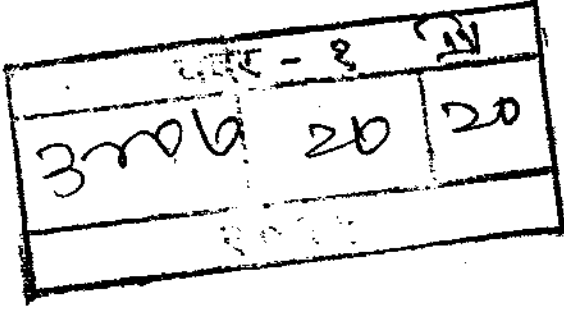
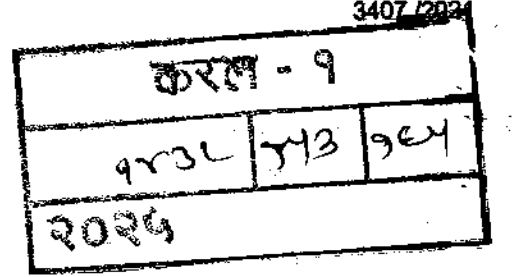
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ARPIT V JAIN AND OTHER	eChallan	03006172021030200590	MH012472862202021E	500.00	SD	0005891427202021	03/03/2021
2	ARPIT V JAIN AND OTHER	eChallan		MH012472862202021E	100	RF	0005891427202021	03/03/2021
3		DHC		0203202117587	400	RF	0203202117587D	03/03/2021

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

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प्रमाणित करमेत येते की, या
दस्तावेज एकूण 20 पाने आहेत.
पुस्तक क्र. ४/बदर-१/3006/2021
बदर नोंदला, दिनांक 3 MAR 2021

सह. दुय्यम निबंधक, अंधेरी क्र. १,
मुंबई उपनगर जिल्हा.

घोषणापत्र

करल - १		
१२३८	१५४	१६५
२०२५		

मी कपिल शर्मा याद्वारे घोषित करतो की दुय्यम निबंधक कुर्ला - १ यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मे/- आर्केड डेव्हलपर्स लि. चे संचालक अर्पित विक्रम जैन दि.०३/ ०३/२०२१ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/ निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबदल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपयोक्त कृती करण्यास पूर्णता सक्षम आहे सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक : १२/१/२०२५



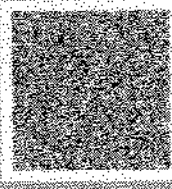
१८

कुलमुखत्यारपत्र धारकाचे नाव व सही

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
EEBPS3801E



PN / Name
RUPAL RAJENDRA SAWANT

पिता का नाम / Father's Name
RAJENDRA DATTARAM SAWANT

कार्ड की तारीख / Date of Issue
12/02/1993

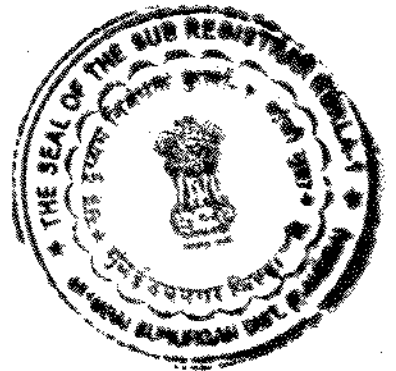
ए.एस.डी. / Signature

करल - १		
१२३८	१५५५	१६५५
२०२६		

इस कार्ड के खोने/पाने पर कृपया सूचित करें, तबियत
 वापस कर लेना होगा, प्रत्येक इस प्रकार के कार्ड
 जारी करने, उद्देश्य प्राप्त, समाप्त किया जाएगा
 भारतीय आयकर विभाग द्वारा जारी
 फॉर्म १०१ १११

*If this card is lost / someone's lost card is found,
 please inform / return to*


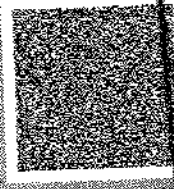
Income Tax Data Service Unit, Finance Dept., Maharashtra Limited
 17 Floor, 20000, Tower, Kamdar Mills Compound,
 Mumbai - 400 011
 Tel: 41-29-2792 2600, e-mail: income@mahadis.com
www.mahadis.com / www.mahadis.gov.in / income@mahadis.com



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AWAPP9526C

नाम
VIVEK VASANT PARAB

पिता जी का नाम (Father's Name)
VASANT DATTARAM PARAB

जन्म की तिथि (Date of Birth)
11/02/1990

संकेत (Signature)
[Signature]

करल - 9
973L 74E 964
2024

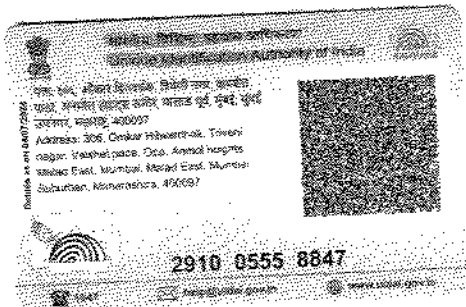
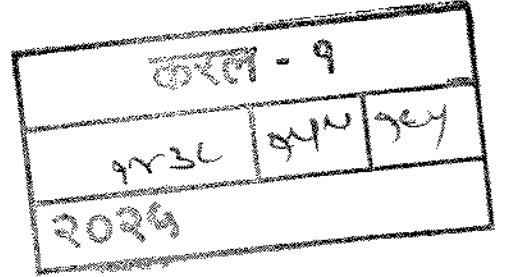
यह कार्ड केवल अपने या अपने परिवार के सदस्यों के उपयोग के लिए है।
It is valid only for the cardholder & their family members.

यदि इस कार्ड को खोना या चुरावना या इसे किसी अन्य व्यक्ति को देना या उसे इस कार्ड का उपयोग करने की अनुमति देना, तो यह गैरकानूनी है।
If this card is lost, stolen or given to any other person, it is illegal to use it.

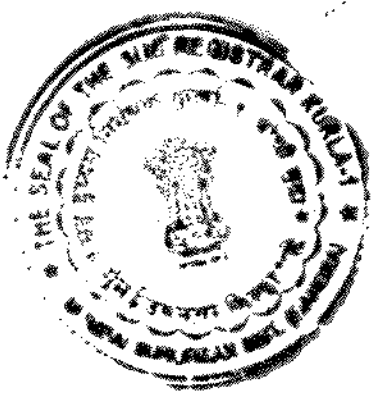
यदि इस कार्ड को खोना या चुरावना या इसे किसी अन्य व्यक्ति को देना या उसे इस कार्ड का उपयोग करने की अनुमति देना, तो यह गैरकानूनी है।
If this card is lost, stolen or given to any other person, it is illegal to use it.

यदि इस कार्ड को खोना या चुरावना या इसे किसी अन्य व्यक्ति को देना या उसे इस कार्ड का उपयोग करने की अनुमति देना, तो यह गैरकानूनी है।
If this card is lost, stolen or given to any other person, it is illegal to use it.





9-940
1820 940 940
1820



भारत सरकार
Government of India

Vivek Vasant Parab
DOB : 11/02/1990
Male

आधार पहचान का प्रमाण है, नागरिकता या जन्मदिन का नहीं।
इसका उपयोग मतदाता (ऑनलाइन प्रमाणीकरण, या वोटिंग आईडी/ऑनलाइन सर्वेक्षण की प्रक्रिया) के साथ किया जाना चाहिए।
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XMR).

8641 6036 6769

मेरा आधार, मेरी पहचान

करल - 9

103L MK 7ey

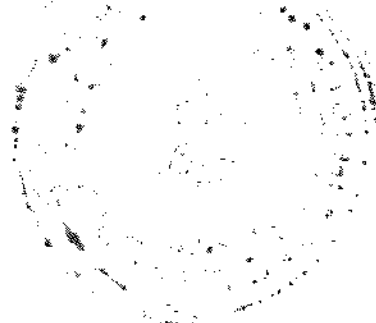
2024

भारतीय अतिरिक्त पहचान प्राधिकरण
Unique Identification Authority of India

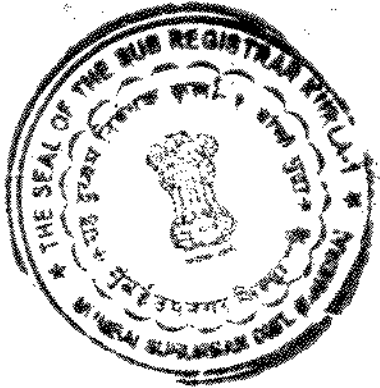
Address: C/O Vasant Parab, 306 A Wing
Omkar Hirvardhak 3rd Floor, Triveni Nagar,
Vachotpada, Malad East, Mumbai, PC: Malad
East, DIST: Mumbai Suburban, Maharashtra,
400097

8641 6036 6769

1547 help@uidai.gov.in www.uidai.gov.in

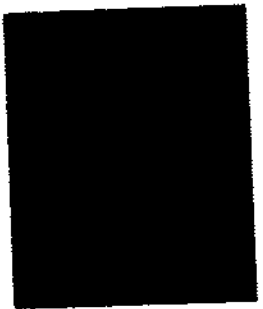


0401 - 9		
1230	580	904
2079		





[Redacted Name]



Vanita Vasant Parab
Date of Birth/DOB: 01/06/1968
Female/ FEMALE

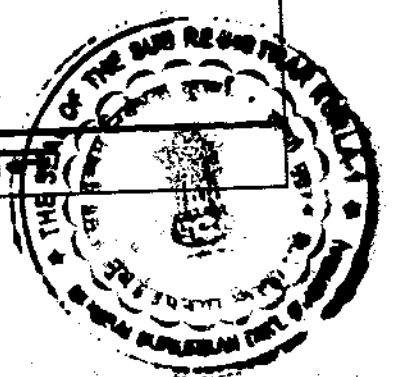
करल - 9		
183L	989	724
2026		

Issue Date: 31/10/2011

8831 3356 7463

VID : 9178 0485 2530 8815

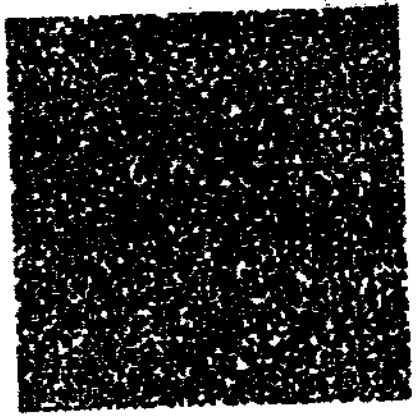
मेरा आधार, मेरी पहचान



[Redacted Name] **संघिकरण**
[Redacted Name] **Ministry of India**



Address:
C/O Vasant Dattaram Parab, 306, A WING,
OMKAR HITWARDHAK, 3 RD FLOOR,
TRIVENI NAGAR, WAYSHET PADA, MALAD
EAST, Mumbai, Mumbai Suburban,
Maharashtra - 400097



8831 3356 7463

VID : 9178 0485 2530 8815

1947

help@uidai.gov.in

www.uidai.gov.in

369/1438

शुक्रवार, 17 जानेवारी 2025 3:07 म.नं.

दस्त गोषवारा भाग-1

करल 1

दस्त क्रमांक: 1438/2025

दस्त क्रमांक: करल 1 /1438/2025

बाजार मुल्य: रु. 1,10,05,010/-

मोबदला: रु. 1,40,85,575/-

भरलेले मुद्रांक शुल्क: रु.8,45,200/-

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

अ. क्र. 1438 वर दि.17-01-2025

रोजी 3:04 म.नं. वा. हजर केला.

पावती:1645

पावती दिनांक: 17/01/2025

सादरकरणाराचे नाव: रुपल राजेंद्र सावंत

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3300.00

पृष्ठांची संख्या: 165

एकुण: 33300.00

दस्त हजर करणाऱ्याची सही:

सह. दुय्यम निबंधक
दु. निबंधक कुला 1
कुला-9 (वर्ग-2)

सह. दुय्यम निबंधक
दु. निबंधक कुला 1
कुला-9 (वर्ग-2)

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 17 / 01 / 2025 03 : 04 : 17 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 17 / 01 / 2025 03 : 05 : 50 PM ची वेळ: (फी)

करल - 9		
9735	983	987
2024		





17/01/2025 3 27:00 PM

दस्त गोपवारा भाग-2

करल 1

दस्त क्रमांक:1438/2025

दस्त क्रमांक :करल1/1438/2025

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	व्यायाचित्र	ठसा प्रमाणित
1	नाम:मे/- आर्केड डेव्हलपर्स लि. चे संचालक अर्पित व्ही. जैन तर्फे कबुलीजवाबा करिता मुखत्यार कपिल शर्मा पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आर्केड हाउस, ब्लॉक नं: कांदिवली पूर्व, रोड नं: ए.एस. मार्ग, अशोक नगर, महाराष्ट्र, मुम्बई. पिन नंबर:AAACA3578Q	लिहून देणार वय :- स्वाक्षरी:- 		
2	नाव:रुपल राजेंद्र सावंत पत्ता:प्लॉट नं: 306, माळा नं: -, इमारतीचे नाव: ओमकार हितवर्धक , ब्लॉक नं: मालाड पूर्व, रोड नं: त्रिवेणी नगर, वैशेठ पाडा, अनमोल हार्ईट्स समोर, महाराष्ट्र, मुम्बई. पिन नंबर:EEBPS3801E	लिहून घेणार वय :-31 स्वाक्षरी:- 		
3	नाव:विवेक वसंत परब पत्ता:प्लॉट नं: 306, माळा नं: -, इमारतीचे नाव: ओमकार हितवर्धक, ब्लॉक नं: मालाड पूर्व, रोड नं: त्रिवेणी नगर, वैशेठ पाडा, अनमोल हार्ईट्स समोर, महाराष्ट्र, मुम्बई. पिन नंबर:AWAPP9526C	लिहून घेणार वय :-34 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथ्याकरीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ:17 / 01 / 2025 03 : 24 : 37 PM

ओळख:-

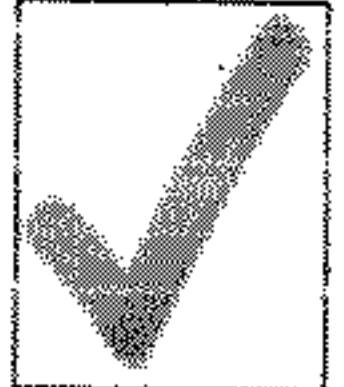
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1	नाव:चनिता वसंत परब वय:56 पत्ता:306 ए विंग ओमकार हितवर्धक 3 रा मजला त्रिवेणी नगर मालाड पूर्व पिन कोड:400097	स्वाक्षरी
2	नाव:ओमकार राजेंद्र सावंत वय:28 पत्ता:106 रीलेबल गार्डन को ऑप हॉ सो लि नायशाव पूर्व पिन कोड:401208	स्वाक्षरी

व्यायाचित्र

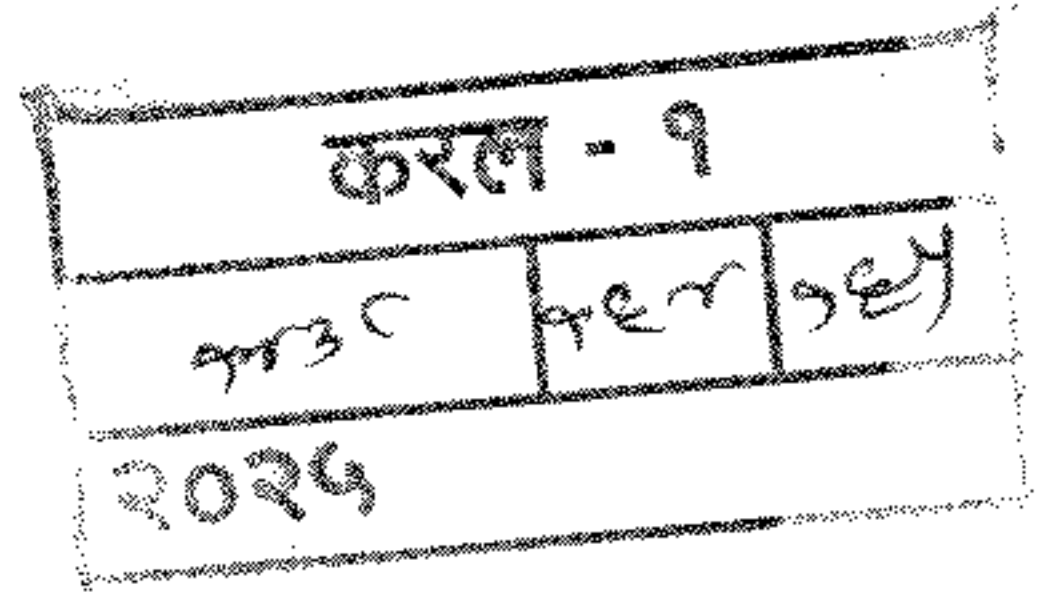
ठसा प्रमाणित



शिक्रा क्र.4 ची वेळ:17 / 01 / 2025 03 : 25 : 10 PM

शिक्रा क्र.5 ची वेळ:17 / 01 / 2025 03 : 25 : 17 PM नोंदणी तुल्यक 1 नवने

सह दूरधर्म निबंधक
दु. निबंधक कुर्ला-1
कुर्ला-9 (वर्ग-2)



Payment Details.

sr.	Purchaser	Type	Verification no Vendor	License	Amount	Used At	Deface Number	Deface Date
1	RUPAL RAJENDRA SAWANT	eChallan	02003942025011801813	MH014469934202425E	845200.00	SD	0008012823202425	17/01/2025
2		DHC		0125165820442	1300	RF	0125165820442D	17/01/2025
3		DHC		0125160720389D	2000	RF	0125160720389D	17/01/2025
4	RUPAL RAJENDRA SAWANT	eChallan		MH014469934202425E	30000	RF	0008012823202425	17/01/2025

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

1438 /2025

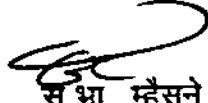
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करल - १		
१४३८	१६५	१६५
२०२५		



प्रमाणित करण्यात येते कि या दस्तामध्ये
एकूण ...१२५३१... पासून १६५ आहे.
करल-१/ १४३८ /२०२५
पुस्तक क्रमांक १ क्रमांकावर नोंदला
दिनांक १६/०९/२०२५


सु.भा. म्हैसने
सह. दुय्यम निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा