

Receipt (pavti)

369/25154

पावती

Original/Duplicate

Friday, December 27 ,2024

नोंदणी क्रं. :39म

5:01 PM

Regn.:39M

पावती क्रं.: 28595

दिनांक: 27/12/2024

गावाचे नाव: मुलुंड

दस्तऐवजाचा अनुक्रमांक: करल1-25154-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: प्रीती दीपक राव - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1800.00

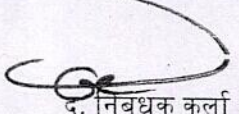
पृष्ठांची संख्या: 90

DELIVERED

एकूण:

रु. 31800.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
5:20 PM ह्या वेळेस मिळेल.


दु. निबंधक कुर्ला 1

बाजार मुल्य: रु.12160851.74 /-

मोबदला रु.16000000/-

भरलेले मुद्रांक शुल्क : रु. 960000/-

सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013312186202425E दिनांक: 27/12/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.1800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1224277917678 दिनांक: 27/12/2024

बँकेचे नाव व पत्ता:



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		27 December 2024,04:52:25 PM	
Valuation ID	2024122710061	करला	
मूल्यांकनाचे वर्ष	2024		
जिल्हा	मुंबई(उपनगर)		
मूल्य विभाग	123-मुलुंड (प) - कुर्ला		
उप मूल्य विभाग	भुभाग: एल.बी.एस.मार्ग व रेल्वे लाईन-1 मधील विभाग क्रमांक 123/568 मधील मिळकती सोडून उर्वरीत सर्व मिळकती.		
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#1102		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
64240	132680	152580	176500
			औद्योगिक
			132680
			मोजमापनाचे एकक
			चौरस मीटर
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र(Built Up)-	76.67चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे
उद्दवाहन सुविधा-	आहे	मजला -	21st floor To 30th floor
रस्ता सन्मुख -			
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular dt.02/11/2018			
मजला निहाय घट/वाढ = 115% apply to rate= Rs.152582/-			
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((152582-64240) * (100 / 100))+64240) = Rs.152582/-			
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 152582 * 76.57 = Rs.11698461.94/-		
E) बंदिस्त वाहन तळाचे क्षेत्र	13.94चौरस मीटर		
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * (132680 * 25/100) = Rs.462389.8 -		
Applicable Rules	= ,10,4,16		
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेडनार्डन 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 = 11698461.94 + 0 + 0 + 0 + 0 + 462389.8 + 0 + 0 + 0 + 0 + 0 =Rs.12160851.74/-		

करला - १
२५१५४ ९ ९०
२०२४

Home Print



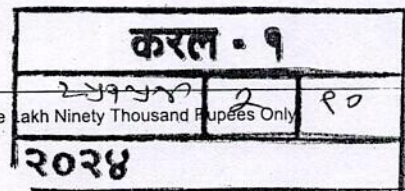
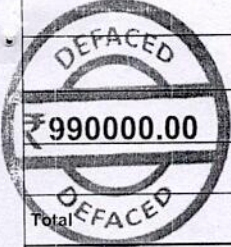
साह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)



CHALLAN
MTR Form Number-6



GRN	MH013312186202425E	BARCODE			Date	27/12/2024-16:44:32	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)				
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			PAN No.(If Applicable)	AAECB6163E			
Location	MUMBAI			Full Name	BLACKPLINTH REALTORS PRIVATE LIMITED			
Year	2024-2025 One Time			Flat/Block No.	FLAT NO. 2402 ON 24TH FLOOR, HM TOWER II,			
Account Head Details		Amount In Rs.	Premises/Building	BUILDING NO. 2B, B- WING,				
0030045501	Stamp Duty	960000.00	Road/Street	SHIVRAM CO-OPERATIVE HOUSING SOCIETY, SAMAJ NAGAR				
0030063301	Registration Fee	30000.00	Area/Locality	DEVIDAYAL ROAD, MULUND (WEST), MUM				
			Town/City/District	BAI				
			PIN	4 0 0 0 8 0				
			Remarks (If Any)	PAN2=ANAPR7933G--SecondPartyName=MRS. PREETI DEEPAK RAO AND OTHER-				
			Amount In	Nine Lakh Ninety Thousand Rupees Only				
			Words	२०२४				
Total				9,90,000.00				
Payment Details				FOR USE IN RECEIVING BANK				
BANK OF MAHARASHTRA				Bank CIN	Ref. No.	02300042024122723504 243625963654		
Cheque/DD Details				Bank Date	RBI Date	27/12/2024-16:47:33 Not Verified with RBI		
Cheque/DD No.				Bank-Branch		BANK OF MAHARASHTRA		
Name of Bank				Scroll No. , Date		Not Verified with Scroll		
Name of Branch								



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सादर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करतावयाची दस्त्यासाठी नोंदर चालवू नये.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-369-25154	0007352334202425	27/12/2024-17:01:44	IGR197	30000.00
2	(IS)-369-25154	0007352334202425	27/12/2024-17:01:44	IGR197	960000.00
Total Defacement Amount					9,90,000.00



CHALLAN
MTR Form Number-6



GRN	MH013312186202425E	BARCODE			Date	27/12/2024-16:44:32	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				
Account Head Details				Amount In Rs.				
0030045501 Stamp Duty				960000.00				
0030063301 Registration Fee				30000.00				
Total				9,90,000.00				
Payment Details				BANK OF MAHARASHTRA				
Cheque/DD No.				27978				
Name of Bank				BANK OF MAHARASHTRA				
Name of Branch				KURLA				
Remarks (If Any)				PAN2=ANAPR7933G~SecondPartyName=MRS. PREETI DEEPAK RAO AND OTHER-				
Amount In				Nine Lakh Ninety Thousand Rupees Only				
Words				9 90 000 00				
Bank CIN				02300012021127235000000000000000				
Bank Date				27/12/2024 16:42:33				
Bank-Branch				BANK OF MAHARASHTRA				
Scroll No. , Date				Not Verified with				



Department ID : Mobile No. : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

करल - १
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 2024



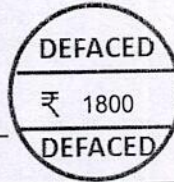
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1224277917678

Receipt Date 27/12/2024

Received from PREETI DEEPAK RAO, Mobile number 0000000000, an amount of Rs.1800/-, towards Document Handling Charges for the Document to be registered on Document No. 25154 dated 27/12/2024 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.



Payment Details

Bank Name PUNB

Payment Date 27/12/2024

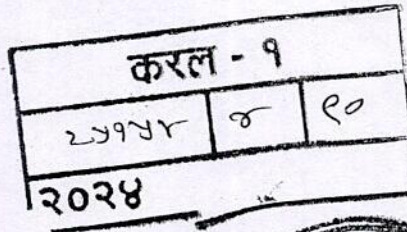
Bank CIN 10004152024122716788

REF No. 5186378367

Deface No 1224277917678D

Deface Date 27/12/2024

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



AGREEMENT FOR SALE

This Agreement for Sale made at Mumbai on this 27 day of Dec. ^{Alao} _{Deepak Rao} in the year **2024** between **M/s. Blackplinth Realtors Private Limited**, a Private Limited Company incorporated under the Companies Act, 1956 and having its registered office at C/62, Vibgyor Tower, 14th Floor, Bandra Kurla Complex, Opposite Trident Hotel, Bandra (East), Mumbai- 400 051, hereinafter referred to as "the Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors in business and assigns) of the **One Part**;

AND

MRS. PREETI DEEPAK RAO (Aadhar No. 9121 2011 1338, PAN No. ANAPR7933G) & **MR. DEEPAK RAO** (Aadhar No. 3135 6711 5737, PAN No. ADFPR4133H), having address at **Block No.1, Rajhans Building, Dr. Ambedkar Road, VTC: Mulund (W), Mumbai- 400080**, hereinafter referred to as "the Allottee(s)" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/ her/ their /heirs, executors and administrators) of the **Other Part**;

WHEREAS as per the Property Cards, one **M/s. Shivram Co-operative Housing Society Limited**, a Co-operative housing society, registered under the Maharashtra Co-operative Societies Act, 1960, registered on 24th June, 1965, bearing registration No. 997 of 1965 and having its registered office at Samaj Nagar, Devidayal Road, Mulund (West), Mumbai - 400 080 (hereinafter referred to as "**the Society**") is the owner of all that piece and parcel of land bearing Plot Nos.1088, 1095,1096, 1097, 1098, 1099 and

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^{Alao} _{Deepak Rao}

1101 i.e. CTS Nos. 1050 (part), 1106, 1105, 1104, 1103, 1102, and 1100

recollectively measuring in aggregate approximately 10804.26 square meters or such area which is arrived at on actual land measurement and

update of property registration card, at Mulund Taluka, South Salsette,

District Bombay Suburban, Registration Sub District of Bandra, being part

of the S.No.1000 of Mulund B.S.D (hereinafter referred to as "the said

plots") together with the buildings known as 'KAVITA', 'APSARA',

'GEETA', 'ANJALI', 'GEETANJALI', 'ANURAAG', 'ANUPAMA' and

'JYOTI', standing on the aforesaid plots (hereinafter referred to as "the

said buildings"). The said plots and the existing buildings hereinafter

referred to as said property.

WHEREAS, since all the said buildings on the said plots were old,

dilapidated and beyond repairable condition, the Society and its members

being desirous of exploring the full potential of the said property intended

to redevelop the same by demolishing the old said buildings and

constructing thereon new buildings on the said plots by following the due

procedures prescribed under Section 79A of the Maharashtra Co-operative

Societies Act, 1960 and Circular dated 3rd January, 2009 issued by Co-

operative Ministry, State of Maharashtra.

WHEREAS, pursuant to a Resolution dated 10th September, 2011 passed in

the Special General Body Meeting, the Society appointed M/s. Eveready

Builders as their developer. The Society vide its Letter dated 18th

September, 2011 confirmed the Resolution dated 10th September, 2011 and

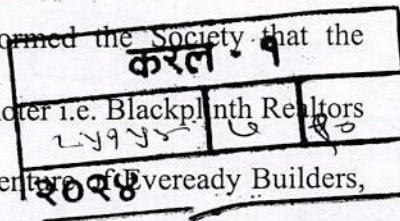
appointment of the Eveready Builders and/or its joint ventures for

redevelopment of the said property.

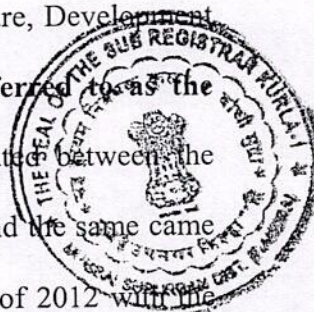


[Handwritten signature]
Deepali D. Rao

WHEREAS, by their Letter dated 22nd September, 2011, Eveready Builders accepted their appointment as developers by the Society for the redevelopment of the said Property and informed the Society that the redevelopment shall be carried out by the Promoter i.e. Blackplinth Realtors Pvt. Ltd., which is a joint duly incorporated venture of Eveready Builders, its associates and Kothari Products Limited.



WHEREAS, pursuant to the Resolution dated 10th September, 2011 passed in a Special General Body meeting and Letters dated 18th September, 2011 and 22nd September, 2011 for confirmation as Joint Venture, Development Agreement dated 28th September, 2012 (hereinafter referred to as the **Principal Development Agreement**) came to be executed between the Society, Promoter and Managing Committee of Society and the same came to be registered bearing registration no. BDR III 0 9593 of 2012 with the



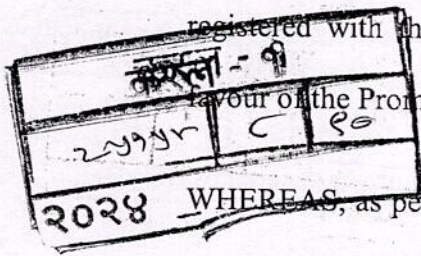
Sub Registrar of Assurances at Kurla-1, Mumbai upon the terms and conditions appearing therein with respect to all that piece and parcel of land bearing Plot Nos.1088, 1095, 1096, 1097, 1098, 1099 and 1101 i.e. CTS Nos. 1050 (part), 1106, 1105, 1104, 1103, 1102, and 1100 respectively admeasuring in aggregate approximately 10804.26 square meters or such area which is arrived at on actual land measurement and updation of property registration card, at Mulund Taluka, South Salsette, District Bombay Suburban, Registration Sub District of Bandra, being part of the S.No.1000 of Mulund B.S.D (hereinafter referred to as "**the said project land**") and is more particularly described in the **First Schedule** hereunder written).



Deepak D. Rao

Alao

WHEREAS, the Society also executed Specific Power of Attorney dated 28th September, 2012 bearing registration no. BDR III 0 9594 of 2012



registered with the Sub Registrar of Assurances at Kurla-1, Mumbai in favour of the Promoter in respect of the said property.

WHEREAS, as per the terms of the Principal Development Agreement, the 178 existing members of the Society in lieu of their earlier premises are required to be provided Permanent Alternate Accommodation in the newly constructed building(s) free of cost. List containing names of existing members, their Flat Numbers, their existing area and their entitled area under the Principal Development Agreement and the Supplementary Development in the newly constructed building is more particularly mentioned in the **Third Schedule** hereunder.

WHEREAS, the Promoter pursuant to their appointment as developers of said project land obtained Intimation of Disapproval bearing reference no. CE/5208/BPES/AT dated 4th December, 2014 issued by Executive Engineer



Building Proposal (Eastern Suburbs)-II, Municipal Corporation of Greater Mumbai for Geeta, Anjali and Geetanjali on Plots bearing CTS Nos. 1102, 1103, 1104 & 1050 (pt.) respectively.

WHEREAS, as per Clause 6.5 of the Principal Development Agreement, it was agreed that for the construction of the Permanent Alternate Accommodation (PAA) for members of Society, the Promoter will be required to demolish only three (3) buildings Geeta, Anjali and Geetanjali. The remaining five (5) buildings i.e. Kavita, Apsara, Anurag, Anupama and Jyoti were originally intended to be retained to be repaired and maintained



[Handwritten signature]
Deepti D. Rao

as habitable until allotment of PAA to existing members therein until an appropriate time when the occupants therein can be shifted to the newly constructed building(s) as per the agreed allotment.

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२०२४		

WHEREAS, since the condition of the two (2) buildings Nos. Kavita and Apsara deteriorated and dilapidated, the existing members of the Society residing in those two building and other members of Society by their Letter dated 15th July, 2016 made a representation to the Society and requested the Society to also get demolished Kavita and Apsara Buildings along with Geeta, Anjali and Geetanjali and offered to vacate their respective existing premises in order to get those buildings demolished for redevelopment purpose.

WHEREAS, an Emergency Special General Body Meeting on 31st July, 2016 (said ESGM) pursuant to the Letter dated 15th July, 2016 came to be convened to discuss the alternate redevelopment process as requested by members of Society wherein the Society also invited Promoter to make their presentation on the plans and amendments to the plans thereto

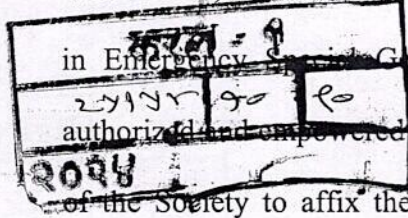


WHEREAS, since the Promoter had obtained IOD based on the plans already submitted with Municipal Corporation of Greater Mumbai (MCGM) and in view of Clause 6.5 of the Principal Development Agreement, the Society during the said ESGM on 31st July, 2016 passed Resolutions for amendment of Clause 6.5 of Principal Development Agreement necessitating the execution of the Supplementary Agreement to incorporate the subsequent changes/amendments to the Principal Development Agreement.



Deepika D. Rao

WHEREAS, the Members of the Society pursuant to the Resolutions passed in Emergency Special General Body Meeting held on 31st July, 2016



authorized and empowered the Managing Committee and the Office bearers of the Society to affix the seal of the Society to execute Supplementary Development Agreement dated 30th December 2017 which is executed between the Society and Promoters.

WHEREAS, after the execution of the said Principal Development Agreement and Specific Power of Attorney, the Society and Promoter executed the said Supplementary Agreement which is read as an Addendum/Supplementary Agreement to the aforesaid Principal Development Agreement dated 28th September, 2012.

WHEREAS the Promoter is entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove.



WHEREAS, the Promoter pursuant to the Resolutions passed in the Emergency Special General Body Meeting on 31st July, 2016 and Supplementary Development Agreement dated 30th December 2017 obtained a revised Intimation of Disapproval bearing reference no. CHE/ES/1143/T/337 (NEW) dated 13th December, 2017 from MCGM for Plots bearing CTS Nos.1105 and 1106.

WHEREAS, on account of further amendment to the building plans, Promoters obtained a revised Intimation of Disapproval bearing reference no. CHE/ES/1143/T/337(NEW)/IOD/1/Amend dated 19/10/2019 from MCGM for Plot bearing CTS Nos.1105 and 1106.



[Handwritten Signature]

[Handwritten Signature]
Deputy D. K.

WHEREAS, since some members of the said Kavita and Apsara buildings refused to vacate their respective premises, the Promoter was constrained to file Suit No.723 of 2018 before the Hon'ble High Court, Bombay. The said suit came to be disposed by way of Consent Terms dated 18th February, 2019, in terms of which the Hon'ble High Court, Bombay was pleased to decree the suit by a Judgement and Decree dated 14th March, 2019. Pursuant to the Consent Terms, all members in both the said buildings i.e. Kavita and Apsara vacated their respective existing premises and handed over vacant, peaceful and physical possession of the said two buildings which came to be demolished for the purpose of redevelopment.

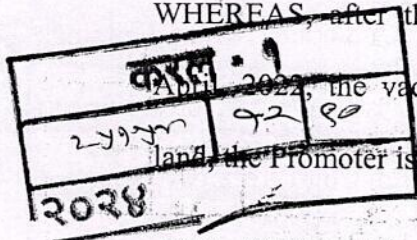
AND WHEREAS, the Promoter obtained Commencement Certificate bearing reference no. CHE/ES/1143/T/337 (NEW) dated 3rd September, 2020 issued by Executive Engineer Building Proposal (Eastern Suburbs)-II, Municipal Corporation of Greater Mumbai for Plot bearing CTS No. 1105 and 1106.

WHEREAS, the Promoter obtained Intimation of Disapproval bearing reference no. CHE/ES/1144/T/337(NEW)/IOD/1/NEW dated 19th August, 2021 from MCGM for buildings to be constructed on Plots bearing CTS No.1102, 1103,1104 & 1050 (part A). Revalidated Intimation of Disapproval bearing reference no. CHE/ES/1144/T/337(NEW)/337/5/ Amend dated 06.06.2024 from MCGM for buildings to be constructed on Plots bearing CTS No.1102, 1103, 1104 & 1050 (part A).



[Signature]
Deepti D. Rao

WHEREAS, after the demolition of all the said buildings sometime in 2022, the vacant, peaceful and physical possession of the project land, the Promoter is in possession of the same.



AND WHEREAS, the Promoter obtained Commencement Certificate bearing reference no. CHE/ES/1144/T/337(NEW)/FCC/1/New issued on 10th June 2022 for up to plinth level for wing A & Wing B without podium & Ramp issued by Executive Engineer Building Proposal (Eastern Suburbs)-II, Municipal Corporation of Greater Mumbai for buildings to be constructed on Plot bearing CTS No 1102, 1103, 1104 & 1050 (part A).

AND WHEREAS, the Promoter obtained revalidated Commencement Certificate bearing reference no. CHE/ES/1144/T/337(NEW)/FCC/1/New issued on 8th December 2022 for extended plinth CC for main building portion up to 3rd Podium level for wing A & wing B without Podium & issued by Executive Engineer Building Proposal (Eastern Suburbs) - II,



Municipal Corporation of Greater Mumbai for buildings to be constructed on Plot bearing CTS No 1102, 1103, 1104 & 1050 (part A).

WHEREAS, the Promoter obtained revalidated Commencement Certificate bearing reference no. CHE/ES/1144/T/337(NEW)/FCC/1/New issued on 30th January 2024 for Full C.C being granted up to 31st (part) upper floor of wing 'B' & C.C and re-endorsed up to podium top for wing 'A' & 'B', as per approved amended plan dated 23rd October 2023 issued by Executive Engineer Building Proposal (Eastern Suburbs)-II, Municipal Corporation of Greater Mumbai for buildings to be constructed on Plot bearing CTS No. 1102, 1103, 1104 & 1050 (part A).



Deepti D. K.

AND WHEREAS, the Promoter has completed construction of One (1) Residential tower i.e. known as "HM Tower I" comprising of Ground + 3 podiums + 1st floor as Amenity Area up to 31 Floors with 4th, 11th, 18th and 25th part Floors as Refuge Area on Plots bearing CTS Nos.1105 & 1106. Ground Floor to 3rd Podium shall consist of car parking spaces with separate entry and exits.

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२५१५४	७३	९०
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AND WHEREAS, the Promoter has obtained Occupation Certificate CHE/ES/1143/T/337 (NEW) dated 17th May 2024 issued by Executive Engineer Building Proposal (Eastern Suburbs)-II, Municipal Corporation of Greater Mumbai for Plot bearing CTS Nos.1105 and 1106 and handed over possession of 120 flats to the 110 members of Society as their Permanent Alternate Accommodation.



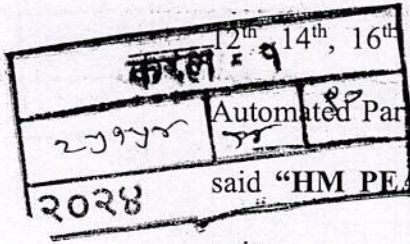
AND WHEREAS ongoing construction on the project land is under:

- i. One (1) Residential Tower i.e. known as "HM Tower II" for accommodating 82 members of Society plus comprising part sale component having 36 apartments comprising of Ground + 4th podium with amenity floor up to 31 Floors with part 3rd, 10th, 17th and 24th Floors as Refuge Area to be constructed on Plots bearing CTS Nos. 1102, 1103, 1104 and 1050 (part). Ground Floor + 4th Podium shall consist of car parking spaces for members and for sale component with separate entry and exits.
- ii. One (1) separate and exclusive tower i.e. known "HM PEARL-Shivram CHSL- Phase 3" as the sale component in the said project land comprising of ground floor mechanical tower car parking plus 17 floors +



Deepak D. Rao
Deepak D. Rao

Amenity on ground floor (lawn/garden), first floor (Gymnasium), (Society office) & top terrace garden with mid-landing Refuge Areas at 6th, 8th, 10th,



12th, 14th, 16th floor to be constructed on Plots bearing CTS Nos. 1100 Automated Parking System spaces for 100 cars at the Ground Floor in the said "HM PEARL- Shivram CHSL- Phase 3" with separate entry and exits.

iii. and One (1) separate and exclusive tower "HM ROYAL" as the sale component in the said project land comprising of Ground + 4 podium parking levels + one amenity podium level and 26 habitable floors with part refuge area floors on 2nd, 9th, 16th, and 23rd Floor to be constructed on Plots bearing CTS Nos. 1102, 1103, 1104 & 1050 (pt.) and more particularly described in **Second Schedule** hereunder. Ground Floor + 4 Podium in the said "HM ROYAL" shall consist of car parking spaces with separate entry and exits.

AND WHEREAS, the Allottee is offered an Apartment bearing number 2402 on the 24th floor in the part rehab plus part sale component building known as "HM Tower II" i.e. building no. 2B, (herein after referred to as the said "Building") being constructed on Plots bearing CTS No. 1102, 1103, 1104 & 1050 (pt.) being part of the project land in the said project by Promoter.

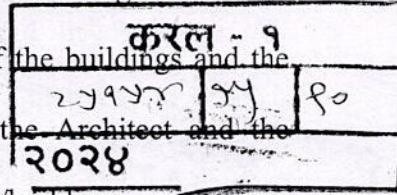


AND WHEREAS the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;



Alao Deepak D. Rao

AND WHEREAS the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

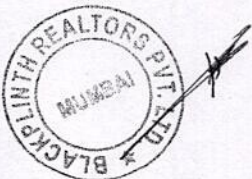


AND WHEREAS by virtue of the Principal Development Agreement/Power of Attorney and the Supplementary Development Agreement, the Promoter has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee/s of the Apartments to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architect Messrs. V.K. Chapia & Co 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;



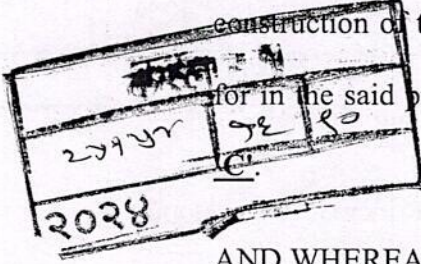
AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property cards or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments is constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.



Dr. Rao

Deepak D. Rao

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority according to which the construction of the buildings and open spaces are proposed to be provided for in the said project have been annexed hereto and marked as Annexure



AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as Annexure- 'D'.

AND WHEREAS the Promoter has got all the approvals/sanctions as required from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and if necessary 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.



AND WHEREAS, 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 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.

AND WHEREAS, the Promoter has accordingly commenced construction of the said building/s in accordance with the said sanctioned plans.



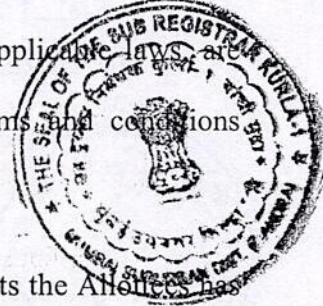
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Deept. P. Rao

AND WHEREAS, the Allottee has applied to the Promoter for allotment of an Apartment No. **2402** on 24th floor in the part rehab plus part sale component in the B- wing building known as "**HM Tower II**" i.e. building no. **2B**, being constructed on Plots bearing CTS No. 1102, 1103, 1104 & 1050 (Pt.) in the second phase of the said Project by the Promoter.

करल - १		
part rehab plus	part sale	
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AND WHEREAS, the carpet area of the said Apartment is **750** square feet rera carpet area ("rera carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment).

AND WHEREAS, 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;

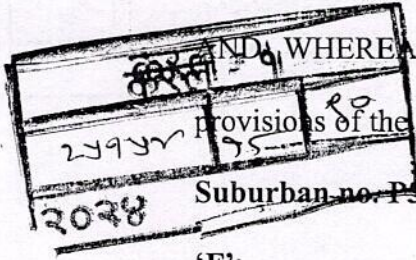


AND WHEREAS, prior to the execution of these presents the Allottees has paid to the Promoter a sum of **Rs.8,50,000/- (Rupees Eight Lakhs Fifty Thousand Only) + (GST 5%)**, being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottees as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the



Deemli D. Rao

Allottees has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.



AND WHEREAS the Promoter has registered the Project under the Provisions of the Act with the Real Estate Regulatory Authority at Mumbai Suburban no. P51800047183. Authenticated copy is attached in Annexure 'F';

AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

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 hereby agrees to purchase the Apartment.

NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES

HERETO AS FOLLOWS:-

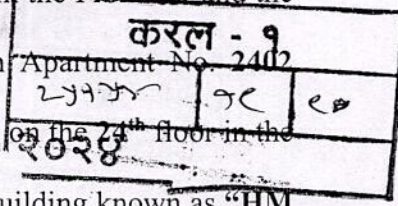


The Promoter shall construct the said building/s in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time and which are more particularly described in the **Second Schedule** hereunder written. Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.



[Handwritten signature]
Deepak D. K. Rao

1a. (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee, an Apartment No. 2402 measuring area admeasuring 750 sq. ft. on the 24th floor in the part rehab plus part sale component in the B- wing building known as "HM Tower II" i.e. building no. 2B, (hereinafter referred to as "the Apartment" and more particularly described in the **Fourth Schedule** hereunder written) as shown in the Floor plan thereof for the total consideration of **Rs.1,60,00,000/- (Rupees One Crore Sixty Lakhs Only) + (GST 5%)**.



(ii) The Promoter shall allot to the Allottee, one car parking space on the podium free of cost.

1(b). The total aggregate consideration amount for the apartment is thus **Rs.1,60,00,000/- (Rupees One Crore Sixty Lakhs Only) + (GST 5%)**.

1(c). The Allottee has paid on or before execution of this agreement, a sum of **Rs.8,50,000/- (Rupees Eight Lakhs Fifty Thousand Only) + GST 5%** (20% as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of) **Rs.1,51,50,000/- (Rupees One Fifty One Lakhs Fifty Thousand Only) + (GST 5%)** in the following manner:-



PAYMENT PLAN

Description	Amount	TDS	Payable After TDS	GST 5%
Booking Amount	850,000.00	8,500.00	841,500.00	42,500.00
On Agreement	8,250,000.00	82,500.00	8,167,500.00	412,500.00
Completion of 27th Slab	450,000.00	4,500.00	445,500.00	22,500.00
Completion of 31st Slab	450,000.00	4,500.00	445,500.00	22,500.00
Completion of Terrace Slab	400,000.00	4,000.00	396,000.00	20,000.00



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Completion of External Plaster up to the said Apartment	400,000.00	4,000.00	396,000.00	20,000.00
Completion of Internal Plaster Floor Level of the said Apartment	400,000.00	4,000.00	396,000.00	20,000.00
Completion of Flooring	400,000.00	4,000.00	396,000.00	20,000.00
Completion of External Painting	400,000.00	4,000.00	396,000.00	20,000.00
Completion of Internal Painting	400,000.00	4,000.00	396,000.00	20,000.00
Completion of Staircases upto Floor level of the said Apartment	400,000.00	4,000.00	396,000.00	20,000.00
Completion of External Plumbing up to the said Apartment	400,000.00	4,000.00	396,000.00	20,000.00
Installation of Passenger Lifts	400,000.00	4,000.00	396,000.00	20,000.00
Completion of Passenger Lifts	400,000.00	4,000.00	396,000.00	20,000.00
Completion of Instalation of Water Pump	400,000.00	4,000.00	396,000.00	20,000.00
Completion of Entrance Lobby	400,000.00	4,000.00	396,000.00	20,000.00
Completion of Compound Paving	400,000.00	4,000.00	396,000.00	20,000.00
Completion of Sanitary Work	400,000.00	4,000.00	396,000.00	20,000.00
On Possession	400,000.00	4,000.00	396,000.00	20,000.00
TOTAL- A	16,000,000.00	160,000.00	15,840,000.00	800,000.00

1(d). The Total Consideration above excludes the payment of GST/Taxes and/or Cess or any other similar taxes/charges etc., which may be levied in future by Central Government, State Government or its agencies or instrumentalities, in connection with the construction of and carrying out the Project payable by the Promoter up to the date of handing over the possession of the Apartment.



The Total 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 for increase in development



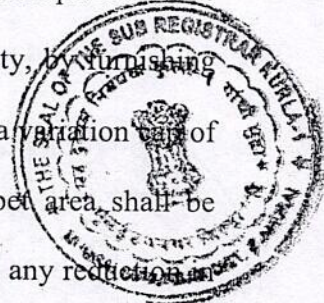
Deepak D

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, which shall only be applicable on subsequent payments.

करल - १		
२११५५	२९	१०
२०२४		

1(f). The Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee by discounting such early payments for the period by which the respective installments as in **Payment Plan** 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 by the Promoter.

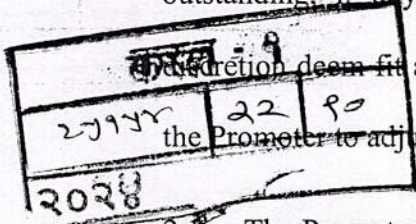
1(g). The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the said building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation of up to three percent (3%). 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 the Promoter shall refund the excess money paid by Allottee within 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. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee 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.



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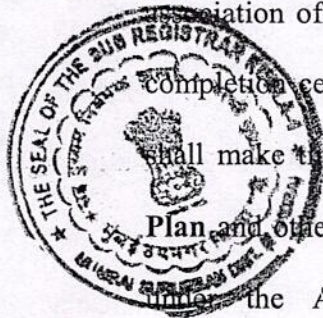
Deepti D. Rao

1(h). The Allottee 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 undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.



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 Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

2.2. Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee 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 shall make timely payments of the installments as stated in the **Payment Plan** 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.

3. The Promoter hereby declares that the Floor Space Index (FSI) available as on date in respect of the project land is 6495 square meters only and Promoter has planned to utilize Floor Space Index of 3.24 inclusive of fungible FSI by availing of TDR or FSI available on payment of premiums



Alao Deepak P. Rao

or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or Development Plan 2034 (DP 2034) or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations or DP 2034, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 3.24 inclusive of fungible FSI as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment 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.

करल - १		
23	23	१०

4.1. If the Promoter fails to abide by the time schedule for completing the project and handing over the Apartment to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project interest as specified in the Rule, on all the amounts paid by the Allottee for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the allottee (s) to the Promoter.



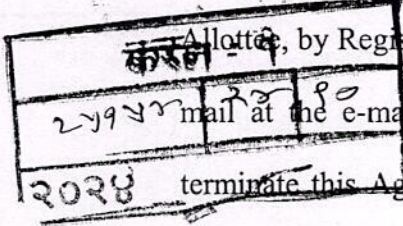
4.2. Without prejudice to the right of Promoter to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee



[Signature]
Deputy D. P. Rao

committing three defaults of payment of installments as stated in **Payment Plan**, the Promoter shall at his own option, may terminate this Agreement.

Provided that, Promoter shall give notice of fifteen days in writing to the



Allottee, by Registered Post AD at the address provided by the Allottee and

mail at the e-mail address provided by the Allottee, of his intention to

terminate this Agreement and of the specific breach or breaches of terms

and conditions in respect of which it is intended to terminate the

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, Promoter shall be entitled to terminate this Agreement. Provided

further that upon termination of this Agreement as aforesaid, the Promoter

shall refund to the Allottee (subject to adjustment and recovery of any

agreed liquidated damages or any other amount which may be payable to

Promoter) within a period of thirty days of the termination, the installments

of sale consideration of the Apartment which may till then have been paid

by the Allottee to the Promoter.



The fixtures and fittings with regard to the flooring and sanitary

fittings and amenities like one or more lifts with particular brand, or price

(if unbranded) to be provided by the Promoter in the said building

and the Apartment as are set out in **Annexure 'E'**, annexed hereto.

6. The Promoter shall give possession of the Apartment to the Allottee(s) on or before **31/12/2025**. If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by



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Deputy J. Rao

him in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date ~~2020~~ promoter

received the sum till the date the amounts and interest thereon is repaid 90

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Provided that the Promoter shall be entitled to reasonable extension of time

for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of -

- (i) war, civil commotion or act of God;
- (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court or
- (iii) unforeseen events like fire, earthquake, cyclones, storm or lockdown imposed by the state/center government or their instrumentalities, cyclones, riots, strikes, orders, guidelines of governmental or other statutory authorities, state emergency, emergency etc. or any other similar events.

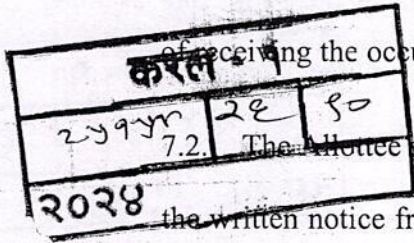


7.1. **Procedure for taking possession**- The Promoter, upon obtaining the occupancy certificate from the competent authority and subject to the payment of total consideration and other applicable amounts made by the Allottee, as per the agreement shall offer in writing the possession of the Apartment to the Allottee in terms of this Agreement to be taken within 3 (three months) from the date of issue of such notice and the Promoter shall give possession of the Apartment to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be. The Promoter on



[Handwritten Signature]
 Dhanu D. Rao

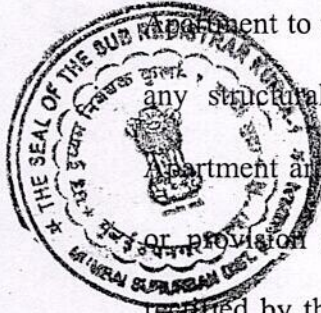
its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.



The Allottee shall take possession of the Apartment within 15 days of the written notice from the Promoter to the Allottee intimating that the said Apartments are ready for use and occupancy:

7.3. Failure of Allottee to take Possession of Apartment: Upon receiving a written intimation from the Promoter as per clause 7.1, the Allottee shall take possession of the Apartment 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 Apartment to the Allottee. In case the Allottee fails to take possession within the time provided in clause 7.1 such Allottee 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 Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.



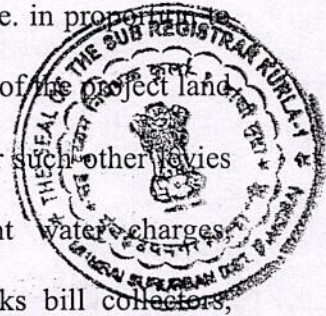
Deepak D. Rao

8. The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence. He/she shall use the car parking space only for purpose of keeping or parking vehicle.

करल - १		
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9. The Allottee along with other allottee(s) of Apartments in the building shall join and become members of the Society and for this purpose also from time to time sign and execute the application for membership and the other papers and documents necessary for becoming a member, including the byelaws of the Society. No objection shall be taken by the Allottee if any; changes or modifications are made in the draft bye-laws as may be required by the Registrar of Co-operative Societies or any other Competent Authority.

9.1. Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) 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. Allottee shall pay to the Society all such proportionate share of outgoings as may be determined by the Society.



10. The Allottee shall on or before delivery of possession of the said Apartment keep deposited the following amounts:-



[Signature]
Deepti D. Rao

(i) **Rs.600 /- (Rupees Six Hundred Only)** to be paid to the Society for share money, application entrance fee of the Society.

(ii) **Rs.20,000/- (Rupees Twenty Thousand Only) + (18% GST)** to be paid to the Society formation charges.

2028	(iii)	2500
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Proportionate share in property taxes for land and actual amounts for property taxes for said apartment and other charges/levies in respect of the Society to be paid to the Society.

(iv) **Rs.7,50,000 /- (Rupees Seven Lakhs Fifty Thousand Only)** Lifetime Maintenance (To be deposited in Society Account).

(v) **Rs.40,000/- (Rupees Forty Thousand Only) + (18% GST)** to be paid to the Promoter for deposit towards Water, Electric, and other utility and services connection charges.

(vi) **Rs.2,62,500/- (Rupees Two Lakhs Sixty Two Thousand Five Hundred Only) + (18% GST)** to be paid to the Promoter for Infrastructure/Development charges.

(vii) **Rs.15,000/- (Rupees Fifteen Thousand Only) + (18% GST)** to be paid to the Promoter for the deposit towards pipeline gas connection.



11. The Allottee shall pay to the Promoter a sum of **Rs.10,000/- (Rupees Ten Thousand Only) + (18% GST)** 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 Society and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.



[Signature]
Deepak D. K.

12. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

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

करास:- १		
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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 except those disclosed in the title report;

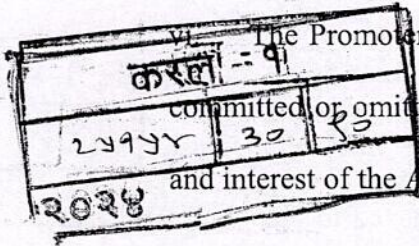
iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report,

v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building including the Principal Development Agreement, Power of Attorney and Supplementary Agreement 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 shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in



Desai D. Rao
Desai D. Rao

compliance with all applicable laws in relation to the Project, project land, said building and common areas;



vi. 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 created herein, may prejudicially be affected;

vii. 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 [Apartment] which will, in any manner, affect the rights of Allottee under this Agreement;

viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;

ix. Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of all the building/s to the Society on the Promoter obtaining Full Occupation Certificate for the all the building/s being constructed on the project land;



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 project to the competent Authorities;



Deepak D. K.

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

order, notification 9		
24/12	39	80
3028		

13. The Allottee/s or himself/themselves with intention to bring all persons into whatsoever hands the Apartment may come, hereby covenants with the Promoter as follows :-

i. To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment is a part thereof without the consent of the local authorities, if required.

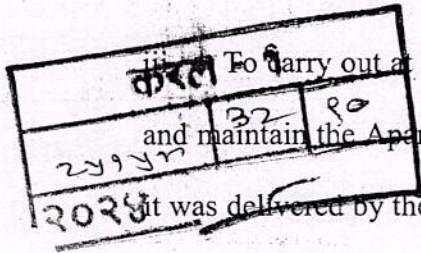


ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the



[Signature]
Deputy D.K.

Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.



To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

iv. Not to demolish or cause to be demolished the Apartment 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 Apartment or any part thereof, nor any alteration in the elevation and external façade and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support and protect the other parts of the building in which the Apartment 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 Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company.



[Handwritten signature]
[Handwritten name]

v. 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 in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

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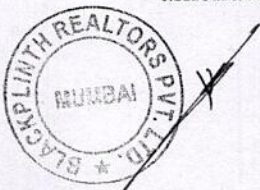
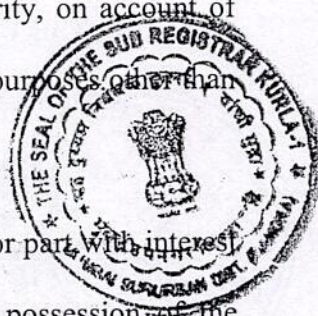
vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.

vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.

viii. 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 Apartment by the Allottee for any purposes other than for purpose for which it is sold.

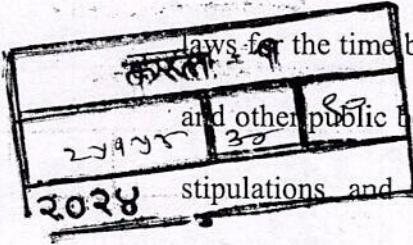
ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment without the written consent/no objection of the Promoter and until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.

x. The Allottee shall observe and perform all the rules and regulations of the Society from its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and



[Signature]
Derek D. Lee

maintenance of the said building/s and the Apartments therein and for the observance and performance of the Building Rules, Regulations and By-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.



xi. Till the Promoter obtains complete Building Completion Certificate (BCC) for the entire project land, the Allottee 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 project land and said building/s or any part thereof to view and examine the state and condition thereof.

xii. To only use the amenities viz. health club, garden, podium, car parking or other amenities as are provided only for said part rehab plus part component building No. 2B known as "HM Tower-II" being contained on Plots bearing CTS No. 1102, 1103, 1104 & 1050 (pt.) being part of the project land and of which the Apartment is allotted.



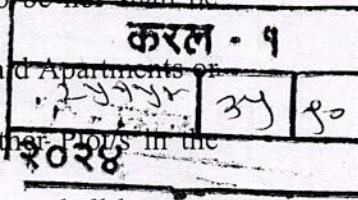
and shall not use the amenities as are provided solely and exclusively to other building's being constructed on the project land.

14. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.



[Signature]
Deepali D. Kulkarni

15. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said project land or any part thereof, or of any other Plots in the project land and Building/s or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him/her/they and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces, will remain the property of the Promoter until the Promoter obtains complete Building Completion Certificate (BCC) for the entire project land as hereinbefore mentioned.



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

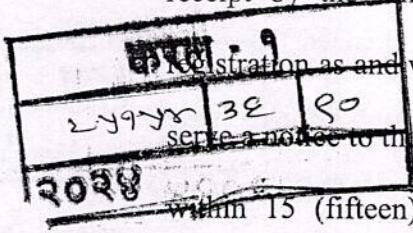
After the Promoter executes this Agreement he shall not mortgage or create a charge on the Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Apartment.

17. **BINDING EFFECT:**

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee 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



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receipt by the Allottee 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 for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

18. **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 apartment as the case may be.

19. **RIGHT TO AMEND**

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



20. **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 Allottee(s) of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.



[Signature]
Deepak D. K.

21. **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.

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

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

23. **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.



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Deep-k.D. Rao

24. 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, in after the Agreement is duly executed by the Allottee 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.

25. The Allottee and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease 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.

26. That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served to the Allottee or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:



Name of Allottees:

Mrs. Preeti Deepak Rao & Mr. Deepak Rao.

Block No.1, Rajhans Building, Dr. Ambedkar Road, VTC:
Mulund (W), Mumbai- 400080 (Allottee's Address).

Notified Email ID: deepak1105@rediffmail.com



Deepak D. Rao

Name of Promoter: M/s. Blackplinth Realtors Private Limited

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Address: Registered office at C/62, Vibgyor Tower, 14th Floor, Bandra Kurla Complex, Opposite Trident Hotel, Bandra (East), Mumbai-400 051.

Notified Email ID: evereadybuilders@yahoo.co.in

It shall be the duty of the Allottee 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, as the case may be.

27. **JOINT ALLOTTEES**

That in case there are Joint Allottees 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 be properly served on all the Allottees.

28. **DISPUTE RESOLUTION:-**

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

29. **GOVERNING LAW**

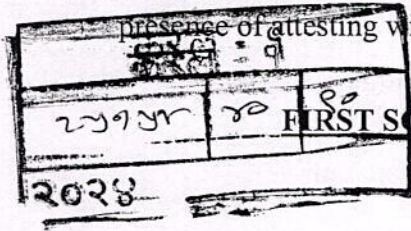
That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Mumbai courts will have the jurisdiction for this Agreement.



[Signature]
Deena. D. Rao



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

(Said project land)

All that piece and parcel of land bearing Plot Nos.1088, 1095, 1096, 1097, 1098, 1099 and 1101 i.e. CTS Nos. 1050(part), 1106, 1105, 1104, 1103, 1102, and 1100 respectively admeasuring in aggregate approximately 10804.26 square meters or such area which is arrived at on actual land measurement and updation of property registration card, at Mulund Taluka, South Salsette, District Bombay Suburban, Registration Sub District of Bandra, being part of the S.No.1000 of Mulund B.S.D.

SECOND SCHEDULE ABOVE REFERRED TO

One (1) Residential Tower i.e. known as "HM Tower II" for accommodating 82 members of Society plus comprising part sale component having 36 apartments comprising of Ground + 4th podium with amenity floor up to 31 Floors with part 3rd, 10th, 17th and 24th Floors as Refuge Area to be constructed on Plots bearing CTS Nos.1102, 1103, 1104 1050 (part). Ground Floor + 4th Podium shall consist of car parking spaces for members and for sale component with separate entry and exits.



THIRD SCHEDULE ABOVE REFERRED TO

List containing names of existing members, their Flat Numbers, their existing area and their entitled area).



Deepak D. Rao

HM Tower II- Tenant List					करल - १	
Sr. No.	Name of Tenants / Occupants / Member of Society	Old Area In sq. ft.	Allotted New Flat No.	2५१ ५४ २९ Floor	१० New Area in Sq. ft.	
1	Mr. Nayab H. Khan (1097/01)	648	101	1st	1181	
2	Mr. L. B. Pinjar (1098/22)	350	102 & 103	1st	443 + 332 = 775	
3	Mr. G.B. Chincholikar (1099/03)	350	104	1st	636	
4	Mr. H. A. Gaonkar (1097/34)	477	204	2nd	868	
5	Mrs. Padmavati P. Dani (1097/04)	653	302 & 303	3rd	513 + 513 = 1026	
6	Mr. Mohan H. Bhanushali (1088/S/22)	276	402	4th	513	
7	Mr. Kantilal B. Thakker (1088/S/06)	285	403	4th	513	
8	Mr. M.R. Doshi (1101/31)	500	404	4th	907	
9	Mr. Mufaddal Abbaas (1088/S/16)	275	502	5th	513	
10	Mr. Mufaddal Abbaas (1101/34)	276	503	5th	513	
11	Mrs. Heer Kriplani (1088/N/13)	281	602	6th	513	
12	Mr. Kailas Vinantilal Mehta (1088/S/14)	279	603	6th	513	
13	Miss Satnam Kaur Thakkar & Mr. Gurneet Singh (1101/02)	492	701	7th	904	
14	Mrs. Trupati Ashok Naidu (HP to Citi Bank) (1088/N/23) Rajesh Joshi	282	702	7th	513	
15	Mrs. Deena N. Aiya (1088/S/36)	279	703	7th	513	
16	Mr. L. Prakash (1101/32)	496	704	7th	907	
17	Mr. Rajendra Tukaram Alve (1098/13)	500	801	8th	904	
18	Mr. C.V. Kamani (1101/14)	276	802	8th	513	
19	Mrs. Lata V. Kotak (1088/S/33)	277	803	8th	513	
20	Mrs. Sita Narayanan (1101/03)	493	804	8th	907	
21	Mr. G.B. Parekh (1098/34)	718	901 & 902	9th	904 + 513 = 1417	
22	Mrs. Luni Chuhan (1098/24)	354	1002 & 2304	10th & 23rd	513 + 917 = 1430	
23	Mr. R. V. Naik (1098/03)	495	1101	11th	904	
24	Mr. Vasant S. Tanna (1088/S/01)	279	1103	11th	513	
25	Mr. Samir Pravin Badia (Lapsia) (1099/26)	350	1104	11th		
26	Mrs. Rupal Jatin Sotta (1088/S/31)	280	1202	12th		
27	Mr. Manish C Thadani (1088/N/02)	340	1203	12th		
28	Mrs. Tarla L. Shah (Lapsia) (1099/25)	493	1301	13th		
29	Mr. Sajan Viswambharan (1088/S/21)	280	1402	14th		
30	Mr. N. Viswambharan (1098/17)	357	1404	14th		
31	Mrs. Rekha Prasanna Bidkar (Hyp. To Bank) (1097/24)	653	1501 & 1502	15th	917 + 644 = 1561	
32	Mrs. S. M. Panchal (1088/N/01)	497	1504	15th	917	
33	Mrs. Hansa Damodar Shetty (1088/S/05)	284	1602	16th	644	
34	Mrs. Zita A D'Souza (1088/N/14)	492	1603	16th	644	
35	Mr. Mahesh Trivedi & Mr. Mohit Trivedi (1088/S/11)	279	1604	16th	719	
36	Mrs. Ashadevi Pradhan (1098/04)	353	1702	17th	644	
37	Mr. K. S. Sreenivasan (1099/22)	354	1703	17th	644	
38	Mr. Kanti P. Nagda (1099/15)	490	1704	17th	917	
39	Mrs. Alpa Kishore Soni (1097/22)	649	1802 & 1803	18th	644 + 644 = 1288	



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Deepak D. K.

40	Mr. Yeshwant S. Suvarna (1088/N/24)	491	1901	19th	971
41	Mr. P. P. Theleshwar (1088/S/25)	286	1902	19th	644
42	Mr. Vinod Panikker (1095/36)	353	1903	19th	644
43	Mrs. Manu M. Savla (1101/11)	499	2001	20th	971
44	Mr. J. P. Bhirde (1088/S/26) (Mrs. Urvy Mahesh Hindisotta)	279	2002	20th	644
45	Mr. Madhukant Chedda(1101/21)	500	2004	20th	917
46	Mr. Anil M. Shinde (1097/03)	650	2101	21st	971
47	Mr. Prakash Kalyanji Thakkar (1101/12)	494	2104	21st	917
48	Mrs. Daksha Mahesh Sotta (1098/06)	346	2201	22nd	971
49	Mrs. Smita Ravasia & Nikunj Thoriya (1099/04)	357	2202	22nd	644
50	Mrs. Susheela P. Rao (1101/33)	495	2204	22nd	917
51	Mr. C.K. Pushpendran (1101/13)	494	2301	23rd	971
52	Mr. P. P. Mathew Anto (1101/04)	276	2302	23rd	644
53	Mrs. Harlaxmi H. Thakker (1098/16) (Mrs. Snehlata Thakkar)	350	2303	23rd	644
54	Mr. Bhupendra A Shah (1101/24)	276	2403	24th	644
55	Mr. Jayesh Odhavji Chande (1099/13)	352	2404	24th	917
56	Mr. Rajendra Anandji Shah (1101/23)	495	2501	25th	971
57	Mr. Hemant kamdar (1096/24)	688	2503 & 2504	25th	644 + 917 = 1561
58	Mr. H.A. Hemani (1097/05) Sangeeta Gudkha	652	2601	26th	1175
59	Mrs. Meenaxi Badia (Thakker) & Jyoti Thakker (1097/36)	650	2602 & 2603	26th	722 + 722 = 1444
60	Sunny Bid (1097/06)	647	2701 & 2902	27th & 29th	971 + 722 = 1693
61	Mrs. Muktaben P. Upadhyay (1097/31)	651	2702 & 2703	27th	722 + 722 = 1444
	Mr. V. Venkatraman (1098/05) (Mr. Prabhakaran Kailasnath & Mrs. Jayasree Kailasnath)	349	2704	27th	917
63	Mr. Shyam Sunder R. Dhoot (1098/31)	660	2804	28th	917
64	Mr. Anil V. Gokhale (1097/15)	652	2901	29th	1175
65	Mrs. Aruna Shah (1097/33)	475	3001	30th	971
66	Mrs. Krishna Harshad Thakkar (1099/23)	354	3002	30th	722
67	Mr. Hemani Vinod Gownani (1099/02)	351	3003	30th	722
68	Mrs. Aruna Shah (1099/27)	493	3004	30th	917

FOURTH SCHEDULE ABOVE REFERRED TO

Apartment No. 2402 admeasuring rera carpet area admeasuring 750 sq. ft. on the 24th floor along with one car parking space on the podium free of cost in the B- wing building known as "HM Tower II" i.e. building no. 2B, more particular described in Second Schedule hereinabove written and being constructed for accommodating 82 members of Society plus comprising part sale component having 36 apartments comprising of



Deepti D. Rao

Ground + 4 podiums with amenity floor up to 31 Floors with part 3rd, 10th, 17th and 24th Floors as Refuge Area to be constructed on Plots bearing CTS Nos.1102, 1103, 1104 & 1050 (pt.) forming part of the larger land i.e. project land.



[Handwritten signature] Jeerath D.K.

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SIGNED AND DELIVERED BY)

THE WITHIN NAMED Promoter:)

(1) Blackplinth Realtors Pvt. Ltd.)

Through it's Authorized Signatory)

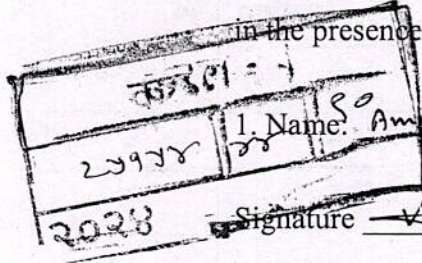


FOR BLACKPLINTH REALTORS PVT. LTD.

[Handwritten signature]

DIRECTOR

in the presence of WITNESSES:



1. Name: *Amit S. Sonar*)

Signature *[Signature]*)

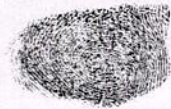
2. Name: *Sushant Patekar*)

Signature *[Signature]*)

SIGNED AND DELIVERED BY)

THE WITHIN NAMED Allottee(s):)

Mrs. Preeti Deepak Rao)



[Handwritten signature]

Mr. Deepak Rao)



in the presence of WITNESSES:

1. Name: *Amit S. Sonar*)

Signature *[Signature]*)

2. Name: *Sushant Patekar*)

Signature *[Signature]*)

[Handwritten signature]



RECEIPT

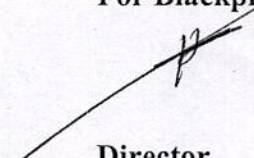
Received from the Allottees above named the sum of **Rs. 26,00,000/-**
(Rupees Twenty Six Lakhs Only), details as below:

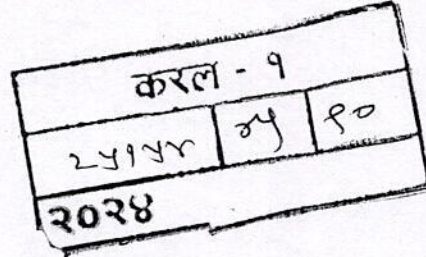
Amount (in Rs.)	Date	Chq/RTGS/Neft Nos.	Bank Name
50,000.00	16/11/2024	UPI Transaction 432107056886	HDFC Bank
8,00,000.00	26/11/2024	UTR No.AXOMB33137991743	Axis Bank
17,50,000.00	16/12/2024	UTR No. UTIBR52024121600371254	Axis Bank

towards payment against Flat No **2402**, **24th** Floor in the proposed building named "**HM Tower-II-2B**", Plots bearing CTS Nos.1102, 1103,1104 & 1050 (pt.) Devidayal Road, Mulund (West), Mumbai

Thanking You,

For Blackplinth Realtors Pvt. Ltd.


Director



ANNEXURE- A & B

NASIR HUSAIN NAIK

B.COM.LLB ADVOCATE HIGH COURT, BOMBAY

101 A, Fort Chambers, Ambalal Doshi Marg, Fort, Mumbai - 400023

Email:adv.nasirhusain1@gmail.com/adv.nasirhusain.official@gmail.com

Mobile No.9082545557/9869811442

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To

Maha RERA,

House Fin Bhavan, Plot No.C-21, E Block,

Bandra Kurla Complex,

Bandra (E), Mumbai- 400051

FLOW OF THE TITLE OF THE SAID PLOTS

Re: All that piece and parcel of land bearing Plot Nos.1088, 1095,1096, 1097, 1098, 1099 and 1101 (i.e. CTS Nos. 1050(part), 1106/2, 1105/1 and 1105/2, 1104, 1103, 1102 and 1100 respectively), admeasuring in aggregate approximately 10804.26 square meters or such area which is arrived at on actual land measurement and updation of property registration card, at Mulund Taluka, South Salsette, District Bombay Suburban. Registration Sub District of Bandra, being part of the S.No.1000 of Mulund B.S.D (hereinafter referred as the "said plots").

Sr.No.

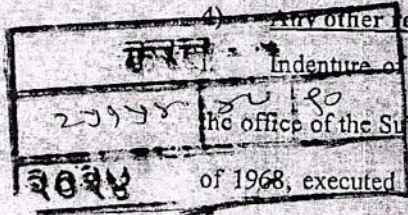
- 1) P.R.Card as on date of application for registration is in the name of Shivram Co-operative Housing Society Ltd as Owners thereof.



2) Mutation Entry No:

3) Search report for 30 years from taken from Sub-Registrar of Assurances, Mumbai at Bandra, Chembur and Nahur.

4) Any other relevant title:



Indenture of Conveyance dated 10th January, 1968 registered with the office of the Sub Registrar of Assurance, Bombay bearing Serial No.79 of 1968, executed between Amirchand Tulsiram Gupta (said Amirchand) and Shivram Co-operative Housing Society Ltd (Society), the said Amirchand conveyed all those pieces of land or ground situated at Mulund Taluka being part of Survey No. 1000 of Mulund B.S.D, which includes Plot No.1085 to 1092 and 1095 part to 1101 and half of the private road on the north and portion of the private road on the east totally admeasuring 32314 square yards i.e.27018.70 square meters ("the Said Larger Property") to the Society as Owners thereof.

ii. Deed of Mortgage dated 10th January, 1968 registered with the Sub Registrar of Assurance, Bombay under Serial No.80 of the 1968 executed between the Society and said Amirchand, the Society mortgaged the said Larger Property to secure the payment of the balance purchase consideration to Amirchand and interest thereon upon the terms and conditions contained therein.



Deed of Re-Conveyance dated 17th July, 1968 registered with the office of the Sub Registrar of Assurance under Serial No.2942 of 1968 executed between the Society and said Amirchand wherein the said



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NASIR HUSAIN NAIK

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 Mobile No.9082545537/9869811442

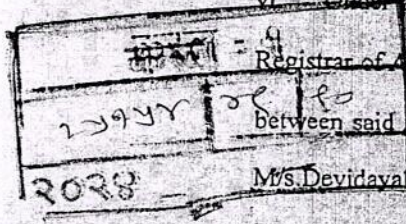
Amirchand reconveyed to the Society, the said Larger Property on the Society agreeing and undertaking to execute a Second Legal Mortgage in favor of said Amirchand for the balance amount due to under the aforesaid Deed of Mortgage dated 10th January, 1968.

iv. Deed of Mortgage dated 22nd July, 1968 registered with the Office of the Sub Registrar of Assurance under Serial No.2942 of 1968 entered into between the Society and Maharashtra Co-operative Housing Finance Society (said Finance Corporation), the Society mortgaged the said Larger Property to the said Finance Corporation to secure repayment of the sum of Rs.11,48,000/- and interest thereon at the rate mentioned therein on the terms and conditions as therein contained therein.

v. Under another Deed of Mortgage dated 22nd July, 1968 registered with the office of the Sub Registrar of Assurance under Serial No.2043 of 1968 entered into between the Society and said Amirchand, the Society mortgaged the said Larger Property subject to the first charge of the aforesaid mortgage but the subject to the said first charge not exceeding Rs.15,00,000/- on such terms and condition as contained therein including the terms of repayment which provided that a sum of Rs.2,30,000/- shall be



paid by 31st March 1969 and a sum of Rs.5,30,700/- and interest thereon to be paid on 10th September, 1969.



vi. Under an Indenture dated 26th July, 1968 registered with the Sub Registrar of Assurance Bombay under Serial No.2347 of 1968 entered into between said Amirchand, Devidayal Metal Industries Private Limited and M/s. Devidayal Tulsiram all his rights, the said Amirchand transferred all his rights under the abovementioned Deed of Mortgage dated 22nd July, 1968 to Devidayal Metal Industries Private Limited and M/s Devidayal Tulsiram.

vii. Under the various Deeds of Modification executed between the Society and said Finance Corporation, the loan sanctioned under the said Mortgage Deed dated 22nd July, 1968 between the Society and said Finance Corporation was increased from Rs.11,48,000/- to Rs.38,85,000/-, the said Deed of Modifications are as under:

a. Deed of Modification dated 13th November, 1968 registered with the Sub Registrar of Assurance Bombay under Serial No.4351 of 1968 loan amount was increased from Rs.11,48,000/- to Rs.11,93,000/-.



Deed of Modification dated 27th June, 1969 registered with the Sub Registrar of Assurance Bombay under Serial No.2559 of 1969 loan amount



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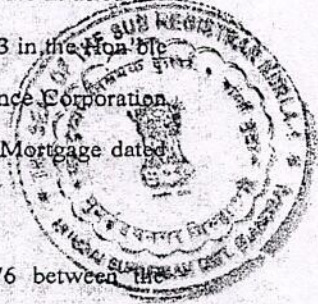
was increased from Rs.11,48,000/- to Rs.12,30,000/-. Under this Deed, the aforesaid Deed of Modification dated 13th November, 1968 was cancelled.

c. Deed of Modification dated 26th May, 1971 registered with the Sub Registrar of Assurance Bombay under Serial No.2347 of 1971, the loan amount was increased from Rs.11,48,000/- to Rs.13,34,000/-.

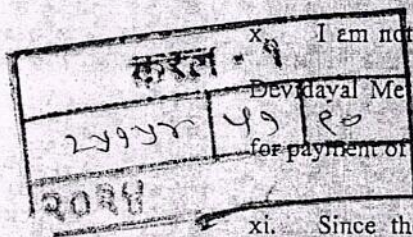
d. Deed of Modification dated 12th June, 1974 registered with the Sub Registrar of Assurance Bombay under Serial No.2224 of 1971, the loan amount was increased from Rs.11,48,000/- to Rs.38,85,000/-.

viii. The said Amirchand, Devidayal Metal Industries Private Limited and M/s.Devidayal Tulsiram filed a Suit bearing No.943 of 1973 in the Hon'ble Bombay High Court against the Society and the said Finance Corporation for recovery of amounts due under the aforesaid Deed of Mortgage dated 22nd July, 1968.

ix. Consent Terms were filed on 1st December, 1976 between the parties in the said Suit and a Decree was drawn wherein it was agreed that on the Society making payment of a sum of Rs.2,12,784/- with interest thereon at the rate of 7.5% p.a from 22nd April 1975 till the date of the



Order and thereafter at the rate of 6% till payment or actual realization, the Society would be entitled to a rebate in the sum of Rs.12,500/- out of the interest payable by the Society, with the Decree operating as grant of reconveyance and release of the said Larger Property to the Society and all the right, title, estate and interest of the said Amirchand, Devidayal Metal Industries Private Limited and M/s Devidayal Tulsiram as the Second Mortgages of the said Larger Property.



I am not aware of any claims being made by the said Amirchand, Devidayal Metal Industries Private Limited and M/s Devidayal Tulsiram for payment of the same or enforcement of the aforesaid Mortgages.

xi. Since the Society breached the terms of the aforesaid Deed of Mortgage dated 22nd July, 1968 entered into with the said Finance Corporation, consequently as provide under Clause 6 of the aforesaid Deed of Mortgage Dated 22nd July, 1968, the said Finance Corporation took possession of the said Larger Property with the consent of the society.

xii. The said Finance Corporation appointed M/s M.K Gandhi & Co as contractors for the purpose of completing the construction of eight buildings on the said Larger Property as was originally planned by the Society



Handwritten signature or initials.



NASIR HUSAIN NAIK

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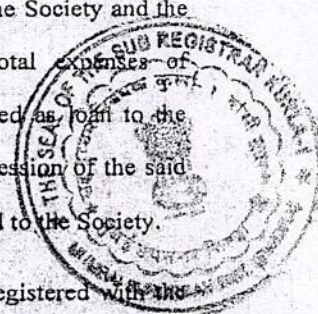
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xiii. One Mr.Swaminathan Rajeswari filed Suit No.687 of 1973 along with Pauper Petition No.5 of 1973 against the Society and said Finance Corporation inter-alia praying for decree for payment of Rs.8,01,289.55 along with interest thereon and other reliefs. The said Mr.Swaminathan Rajeswari also registered Notice of Lis Pendens No.3245 of 1974. As per the Society, the said Suit stands withdrawn as settled, however no documents shown to me in proof thereof.

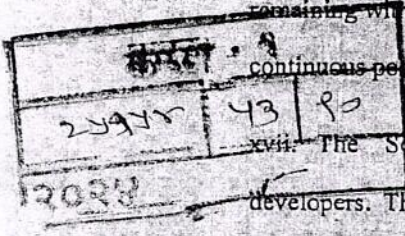
xiv. After the completion of construction, under an unregistered agreement dated 12th June, 1974, entered into between the Society and the said Finance Corporation, it was agreed that the total expenses of construction amounting to Rs.28,84,000/- shall be treated as loan to the Society from the said Finance Corporation and the possession of the said Larger Property along with structures thereon was returned to the Society.

xv. Under an Indenture dated 24th November, 1992 registered with the Office of the Sub Registrar of Assurances under serial No.832 of 1992 entered into between the Society and the said Finance Corporation, full and final payment of all dues to the Finance Corporation by the Society has



been recorded and the said Finance Corporation granted, conveyed and released the said Larger Property unto the Society.

xvi. From time to time and under various agreements and conveyances, the Society sold parts of the said Larger Property with the said plots remaining with the Society as absolute Owners thereof and the Society is in continuous possession of the said property.



xvii. The Society explored redevelopment proposals with some developers. The Society after following due process as provided under section 79A of the Maharashtra Co-operative Societies Act, 1960 finally under a Development Agreement dated 28th September, 2012 bearing registration No.9593 of 2012 entered into between the Society, the Developer and the Managing Committee of the Society appointed the Developer and granted development rights to the said Property to the Developer on the terms and conditions as contained therein.

xviii. The Society also executed a Power of Attorney on 28th September, 2012 in favor of the Developer, bearing registration No.9594 of 2012 for the purpose redevelopment of the said Property and in order to enable the developer to obtain all permissions/approvals as may be necessary for the



xix. Emergency Special General Body Meeting on 31/7/2016 passed Resolutions for amendment of Clause 6.5 of Principal Development



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Mobile No.9082545557/9869811442

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Agreement necessitating the execution of the Supplementary Agreement to incorporate the subsequent changes/amendments to the Principal Development Agreement.

xx. Pursuant to the Resolutions passed in Emergency Special General Body Meeting held on 31/7/2016, Supplementary Development Agreement dated 30/12/2017 (SDA) came to be executed between the Society and Developer and to be read as an Addendum/Supplementary Agreement to the aforesaid Development Agreement.

xxi. The aforesaid Development Agreement, Power of Attorney and Supplementary Development Agreement are all valid, subsisting and binding on the Society.

5) Litigations if any:

- i. Some 29 members of the total 178 members of Society filed Dispute No.163 of 2012 before the Hon'ble Co-operative Court No.II at Bombay. However the same came to be dismissed vide Order dated 17/3/2014.
- ii. Suit No.2706 of 2014 initially filed by only 2 members out of total 178 members before the Hon'ble City Civil Court at Bombay, later on



some 5 members added challenging the redevelopment and against MCGM from granting any permission and approval to Developer. Except for two members, now all other 5 members have given consent to redevelopment and vacated their premises pursuant to action u/s.354 of MMC Act, 1881 initiated by MCGM. Despite the said Suit pending before the Hon'ble City Civil Court at Bombay, However, till date there are (a) no orders passed restraining redevelopment of said property (b) no orders passed against MCGM from granting any permission to Developer and (c) no orders passed from eviction of members pursuant to action u/s.354 of MMC Act, 1881 initiated by MCGM.

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iii. Private Complaint C.C.No.8/SW/ of 2017 filed by Mr.Jatin H Sotta husband of member of the Society before the Learned 27th Metropolitan Magistrate Court, Mulund at Mumbai against Chairman of Society and other 13 past and present Committee members of Society for alleged offences of cheating and forgery. It appears from the Affidavit dated 1/5/2022 executed by Mr.Jatin H Sotta i.e. the Complainant therein, that the aforesaid proceedings shall be compounded and withdrawn.



Suit No.723 of 2018 filed by Developer before the Hon'ble High Court, Bombay against Society for specific performance of Development Agreement and eviction of some 8 members of the Society. Decree dated 14/3/2019 passed by the Hon'ble High Court, Bombay in terms of Consent Terms dated 18/2/2019 executed between the Developer, the Society, eight members of Society (Defendants) and some 6 members who made

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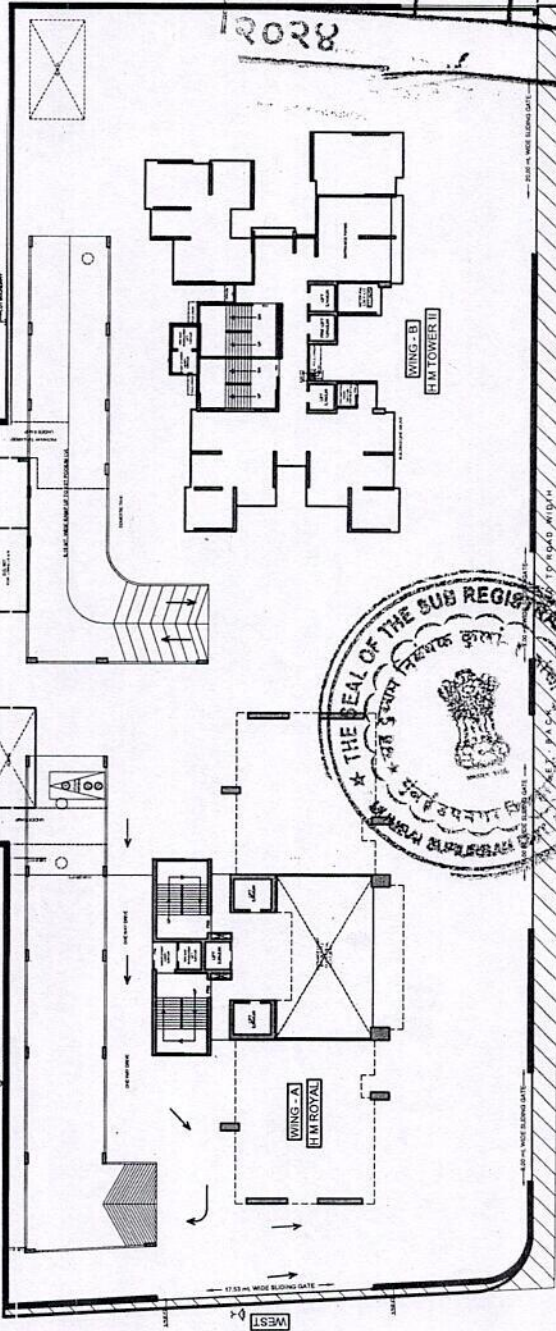
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ANNEXURE "C"

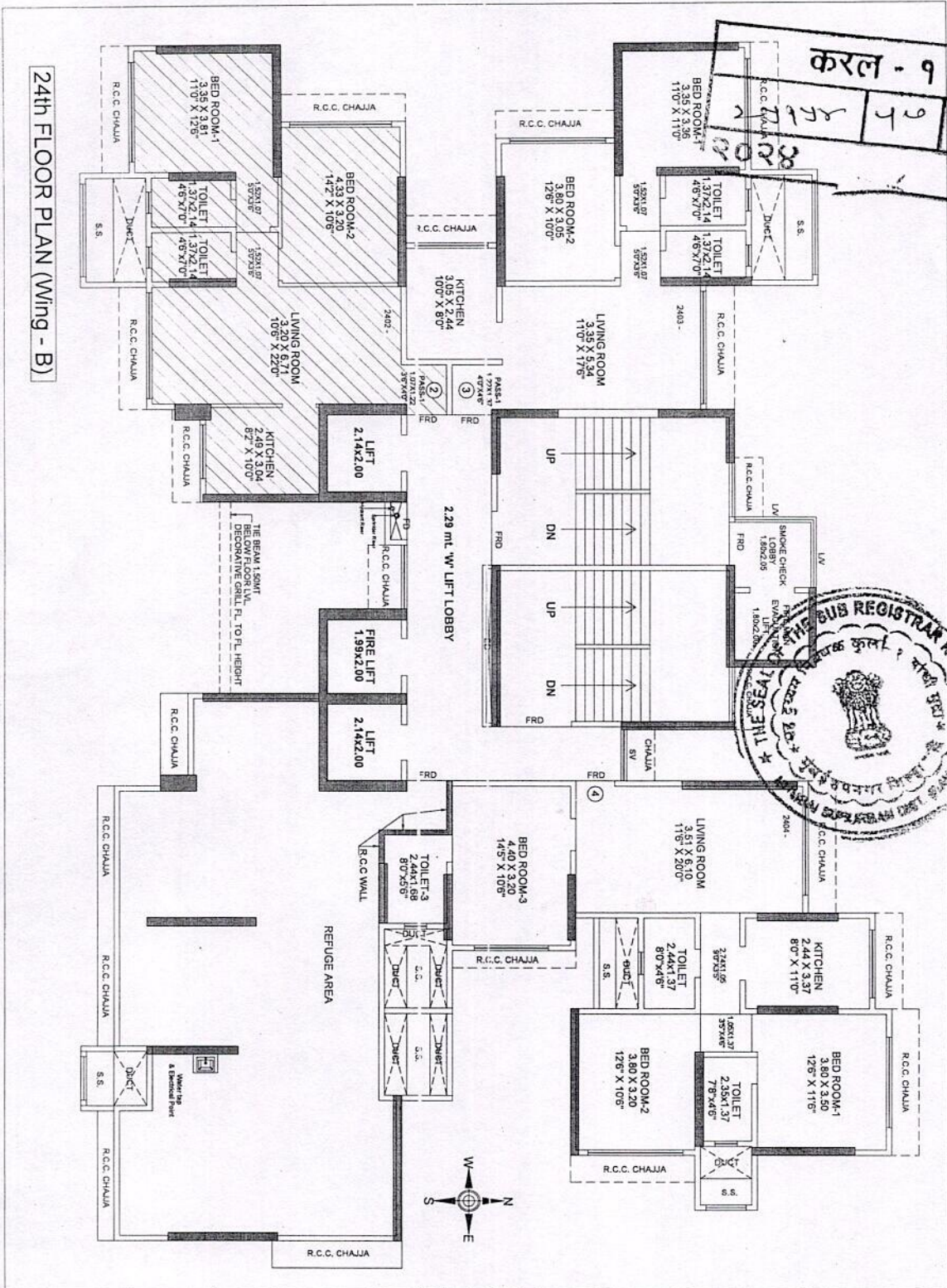


LAYOUT PLAN



[Signature] D. Rajat. D. Rao

24th FLOOR PLAN (Wing - B)



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ANNEXURE "D"



Deepak D. Rao

ANNEXURE- E

AMENITIES

❖ COMMON MODERN AMENITIES

1. RCC frame structure with Earthquake Resistance Designing for Zone- 4 Norms. Thunder & Lightening arrester would be provided.
2. Decorative Entrance Lobby shall be beautified by combination of Granite/Marble/ Decorative Stone/ False Ceiling with electrical beautification.
3. Checkered Tiles in Full Compound, except gardening area.
4. Well lit compound and Gutter.
5. Pure acrylic emulsion exterior paints.
6. Well decorated Terrace with lighting on the terrace to make the terrace fit for functions of the Society.
7. Security Cabin/ Servant Toilet on the Ground Floor.
8. Required 3+1 numbers per wing of high speed Lifts of OTIS make or other equivalent make with Power Backup System.
9. Well decorated passage lobby on each floor.
10. Video security with 15 days recording system in the entrance lobby area with intercom system.
11. Provision of an electric point for UPS/Inverts in each flat Concealed Copper wiring having 3/22, 7/20 wire if ISI mark with sufficient points of superior quality of panels and switch.
12. Impressive entrance design and heavy section.
13. Raising height of the Compound wall up to the desired height by M.S. Grill or RCC Grill with adequate compound wall with light.
14. Pump and stand by Automatic Pump for lifting of water to the Overhead Tank.
15. TV. Telephone points and cable points in each room.
16. Well decorated Terrace.
17. Health club with amenities.
18. Garden/Children's park, senior citizen sitting area.

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❖ FLAT WISE INTERNAL AMENITIES:

1. 2 x 4 vitrified Tiles or superior quality of marble in living Room/ Kitchen and Passage.
2. Granite Kitchen Platforms in "L" Shape with stainless sink along with hot and cold water tap. Kitchen shall be provided with 2 feet height after kitchen platform glazed tiles dado.

3. Non-Skidding toilet flooring with 7 feet height tiles of similar fixtures with hot and cold mix. Parry ware sanitary fittings.
4. Tack anodized Aluminum window with mosquito net facilities of Heavy section.
5. Molded door with frames in the rooms and granite frame in Toilet, brass fitting, inside and outside oil painted polishing to the FRD Door for Main door.
6. 100% pure acrylic emulsion exterior paints.

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ANNEXURE- F



Maharashtra Real Estate Regulatory Authority

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

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This registration is granted under section 5 of the Act to the following project under registration number :
P51800047183

Project: **THE SHIVRAM CHS LTD**, Plot Bearing / CTS / Survey / Final Plot No.: **1102, 1103, 1104 AND 1050 PART A**
at **Kurla, Kurla, Mumbai Suburban, 400080**;

1. **Blackplinth Realtors Pvt Ltd** having its registered office / principal place of business at **Tehsil: Kurla, District: Mumbai Suburban, Pin: 400051**.

2. This registration is granted subject to the following concitions, 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 **11/10/2022** and ending with **31/12/2025** 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 pencing 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 Preranand Prabhu
(Secretary, MahaRERA)
Date:11-10-2022 13:54:45

Dated: **11/10/2022**
Place: **Mumbai**

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

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Form 88

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

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MUNICIPAL CORPORATION OF GREATER MUMBAI

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

No. CHE/ES/1144/T/337(NEW)/IOD/1/NEW

MEMORANDUM

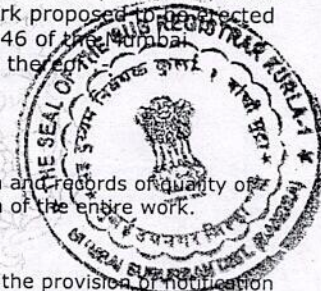
Municipal Office,
Mumbai

To,
M/s Blackplinth Realtors Pvt. Ltd. C.A. to The Shivram C.H.S. Ltd.
C/62, Vibgyor Tower, 9th Floor, B.K.C., Bandra(E), Mumbai-400 051.

With reference to your Notice 337 (New) , letter No. 5770 dated. 30/4/2013 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed redeployment of residential building on plot bearing CTS No 1102, 1103,1104 & 1050 (part A) of Mulund (W), Mumbai CTS/CS/FP No. 1102, 1103,1104 & 1050 (part A) furnished to me under your letter, dated 30/4/2013. I have to inform you that, I cannot approve of the building or work proposed to be constructed 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 the

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 49 of DC:PR 2034 shall not be complied with and records of quantity 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 work shall not be carried out between 6.00AM and 10.00PM. and the provision of notification issued by Ministry of Environment and Forest department dated 14.2.2000 and Rules framed for noise pollution (Regulation & Control) Rules 2000 shall be duly observed.
- 5 That the Board shall not be displayed showing details of proposed work, name of owner, developer, architect, R.C.C. consultant etc.
- 6 That the necessary deposit for hoarding or the flex of size 5.00 m to 5.00 m for the advertisement of proposal shall not be made by you.
- 7 That the balance pre-requisite as per EODB shall not be submitted.
- 8 That permission shall be used as an instrument to evict the existing occupiers or as tool for demolition of existing structures on plot under reference.



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that the occupants of the existing structures, if any shall not be accommodated by the owner / developer / society in the proposed development. The agreement to be executed with tenant to that effect shall not be got registered and shall not be submitted to this office before asking Commencement Certificate

- 10 That the Indemnity bond indemnified the Corporation & its officer and servant from any action, claims, charges, suits, cost and charges, arising out of disputes, litigations, of ownership of plot, and if there is any complaint. claims shall not be submitted.
- 11 That the revised NOC from CFO shall not be submitted before CC.
- 12 That the requirement of bye law 4(c) will not be complied with before starting the drainage work and in case Municipal sewer is not laid, the drainage work will not be carried on as per the requirement of Executive Engineer (Sewerage Project), Planning & completion certificate from him will not be submitted.
- 13 That every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
- 14 That the registered undertaking shall not be submitted by the Owner stating that he will not object to the neighbouring plot holder whenever they come forward for development of their plot which may involves open space deficiency
- 15 That the no dues pending certificate from A.E Water works "T" ward shall not be submitted.
- 16 That the specification for layout/ D.P./ or access roads/ development of setback land will not be obtained from Executive Engineer (Road Construction) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from Executive Engineer (R.C.)/ Executive Engineer (S.W.D.) E.S. before submitting building completion certificate.
- 17 That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents, etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./ starting the work.
- 18 That the N.O.C. from Tree authority shall not be submitted before asking for plinth C.C.
- 19 That precautionary measures to avoid dust nuisance such as erection of G.I. sheet screens at plot boundaries upto reasonable height shall not be provided before demolition of existing structures at site.
- 20 That Regd. Undertaking for minimum Nuisance during construction activity shall not be submitted before C.C.
- 21 That the structural design & calculations for the proposed work considering seismic forces as per I.S. Code nos. 1893 & 4326 & for existing building showing adequacy thereof to take up additional load will not will not be submitted by him
- 22 That the qualified registered site supervisor through architect/ structural engineer will not be appointed before applying for C.C.& his name and licence No. duly revalidated will not be submitted.
- 23 That adequate care in planning, designing and carrying out construction will not be taken in the proposed building to provide for the consequence of settlement of floors and plinth filling etc.
- 24 That adequate care will not be taken to safeguard the trees existing on the plot while carrying out



No. CHE/E3/1144/T/337(NEW)/IOD/1/NEW

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construction work & remarks from S.G. shall not be submitted

- 25 That the clearance certificate from assessment: Department regarding upto date payment of Municipal taxes etc. will not be submitted.
- 26 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 water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall be complied with
- 27 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.
- 28 That the compound wall is not constructed on all sides of the plot clear of road widening line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No. 37 (24) of DCPR 2034.
- 29 That the notice under Sec.347 (I)(a) of the Mumbai Municipal Corporation Act will not be sent for intimating the date of commencement of the work.
- 30 That the N.O.C. from concerned electric power supply company will not be obtained and the requisitions, if any, will not be complied with before occupation certificate/ B.C.C.
- 31 That the remarks for carriage way entrance from A.E.(Maint.) T ward shall not be submitted.
- 32 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 incorporated by the Developer/ Owner.
- 33 That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.
- 34 That the NOC from S.W.M. Department shall not be obtained in view of order of Hon. Supreme Court of India dated 15/03/2018 (SLP Civil No. D-23703 of 2017). That the debris will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work towards faithful compliance thereof.
- 35 That the No objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with.
- 36 That the N.O.C. from Insecticide Officer shall not be submitted.
- 37 That the registered U/T shall not be submitted by owner/ developer/ builder to sell the tenements/ flats on carpet area basis only and abide by the provisions of Maharashtra Ownership flats (Regulation of promotion of construction, sale, Management & Transfer) Act; (MOFA) amended upto date. Indemnity Bond indemnifying M.C.G.M. and its officers from any legal complications arising due to MOFA shall not be submitted.
- 38 That the registered U/T shall not be submitted by owner/developer that the ownership of Fitness Centre and society office shall vest with concerned society and Fitness Centre is proposed for the benefit of prospective occupants only.
- 39 That construction area shall exceed 20,000 sqm. without obtaining NOC from MOEF .
- 40 That NOC from High rise Committee/MC shall not be obtained before commencement work beyond

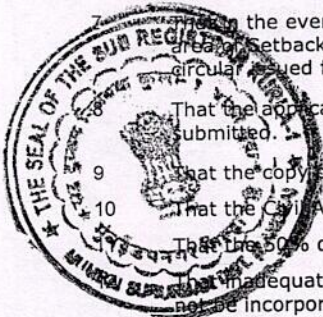
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No. CHE/ES/1144/T/337(NEW)/IOD/1/NEW

- That NOC/remarks from National Board of Life from Eco-sensitive Zone of Thane Creek Flemingo Sanctuary's buffer point of view shall not be obtained and submitted.
- 42 That the true copy of the sanctioned layout / sub-division / amalgamation approved under No. CE/611/BPES/LOT dated 24.07.2014 along with the T. & C. thereof will not be submitted before B.C.C.
- 43 That the Registered Under taking stating that, all the terms and conditions mentioned in the Installment circulars for 50% concession in premiums as per Govt. directives u/s.154 of MR&TP Act 1966 issued u.no.TPS/1820/SR-27/CR-80/20/UD-13 dtd. 14/01/2021 and MCGM circular issued u.no. h.E/DP/21546/Gen. dtd.22/02/2021 & 05/03/2021 shall not be submitted. The project proponent shall also undertake that they shall make aware to the prospective buyers in the project and the RERA Authorities about the installment payment facility availed by them in the various payments made to MCGM/ Government and the provisions in the circular about initiating action by MCGM against the default in payments on schedule date, before endorsement of CC shall not be complied.

C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C

- 1 That the plinth dimensions shall not be got checked from this office before asking for further C.C.
- 2 All the payments as intimated by various departments of MCGM shall not be paid.
- 3 That the amended Remarks of concerned authorities / empaneled consultants for the approved plan, if differing from the plans submitted for remarks, shall not be submitted for: a) S.W.D, b) Parking, c) Roads, d) Sewerage, e) Water Works, f) Fire Fighting Provisions, g) Tree authority, h) Hydraulic Engineer, i) PCO & j) NOC from Electric Supply Company
- 4 That the Material testing report shall not be submitted.
- 5 That the quarterly progress report of the work will not be submitted by the Architect.
- 6 That set back land free of compensation and free of any encumbrance shall not be handed over to and possession receipt shall not be submitted from Assistant commissioner of the ward.
- 7 In the event setback and / or reservation is not handed over then at FCC, area equivalent to the setback and / or reservation shall not be restricted till such area is handed over or as per circular issued from time to time.
- 8 That the application for separate P.R.C. in the name of M.C.G.M. for road set back / D.P. shall not be submitted.
- 9 That the copy of last Assessment paid bill shall not be submitted
- 10 That the Civil Aviation NOC shall not be submitted from AAI.
- 11 That the 50% development charges shall not be paid before applying further C.C.
- 12 That the inadequate room sizes shall not be disclosed to the purchasers and a condition to that effect shall not be incorporated in the sale Agreement.
- 13 That completion certificate from the rain water harvesting consultant for effective completion and functioning of RWH system shall be submitted and quantum of rain water harvested from the RWH completed scheme on site shall be uploaded on RWH tab in online Auto DCR system.
- 14 That the mobile toilet shall not be provided on site to keep proper sanitation as per circular u/no. CHE/DP/27391/ Gen dated 07.01.2019.

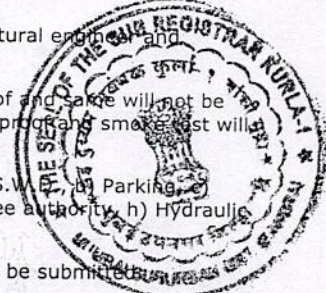


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D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C

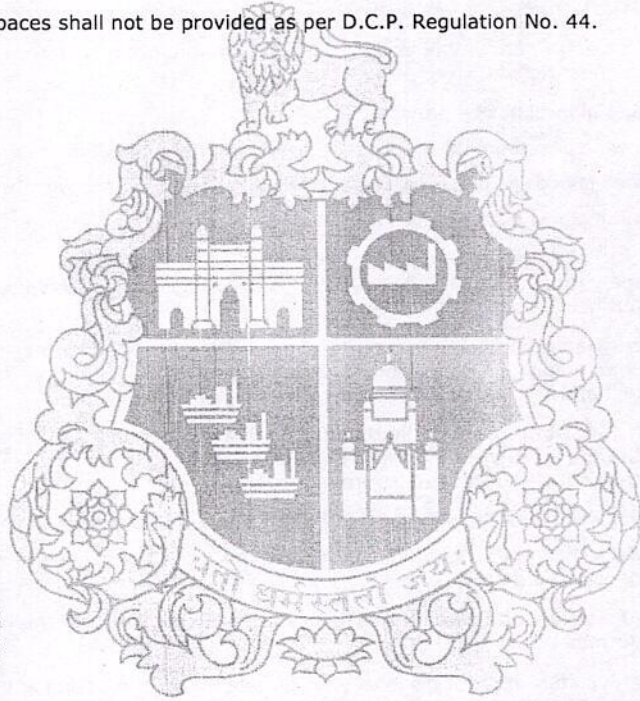
- 1 That the low-lying plot will not be filled up to a reduced level of at least 27.55 M Town Hall Datum or 0.15 m above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled, consolidated and sloped towards road side
- 2 That Agreement in consultation with legal department for handing over of tenement / built up accommodation shall not be executed and final copy of executed agreement shall not be submitted. Advance Possession shall not be handed over with title certificate by advocate.
- 3 That Society Office permissible as per DCPR 2034 before occupation for the building under reference shall not be constructed.
- 4 That Fitness Centre permissible as per DCPR 2034 before occupation for the building under reference shall not be constructed.
- 5 That the dust bin will not be provided
- 6 That 10 ft. wide paved pathway upto staircase will not be provided.
- 7 That the open spaces as per approval, parking spaces and terrace will not be kept open
- 8 That the name plate/ board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place.
- 9 That carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall not be paid.
- 10 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.
- 11 That final N.O.C. from concerned authorities / empaneled consultants for a) S.W.E., b) Parking, c) Roads, d) Sewerage, e) Water Works, f) CFO / Fire Fighting Provisions, g) Tree authority, h) Hydraulic Engineer, shall not be submitted before occupation.
- 12 That the Final structural Stability Certificate and Structural Drawings shall not be submitted before occupation.
- 13 That PDF plans shall not be submitted along with Notice of Completion of work u/ sec. 353A of M.M.C. Act for work completed on site.
- 14 That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.
- 15 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.
- 16 That the provision for rain water harvesting as per design prepared by consultant in the field shall not be made to the satisfaction of Municipal Commissioner.
- 17 That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will not be submitted
- 18 That the top most elevation level of the building certified by Airport Authority of India mentioning that the height of the building is within the permissible limits of Civil Aviation N.O.C. shall not be submitted



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No. CHE/ES/1144/T/337(NEW)/IOD/1/NEW

19. That the Final N.O.C. from CPD shall be submitted before asking occupation.
20. That the clearance certificate from assessment Department regarding upto date payment of Municipal taxes etc. will not be submitted.
21. That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, termites, fixtures, joints in drainage pipes etc. and that the workmanship is found very satisfactory shall not be submitted
22. That the adequate provision for post-mail boxes shall not be made at suitable location on ground floor / stilt.
23. That the parking spaces shall not be provided as per D.C.P. Regulation No. 44.



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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.

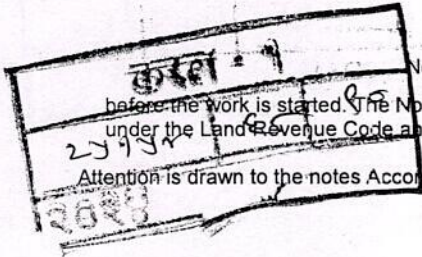
Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 18 August day of 2022 but not so as to contrivance any of the provision of the saic 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.
4. Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.
5. Your attention if 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 leavy penalty for non-compliance under Section 471 if necessary.
6. Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.
7. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.
8. Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District

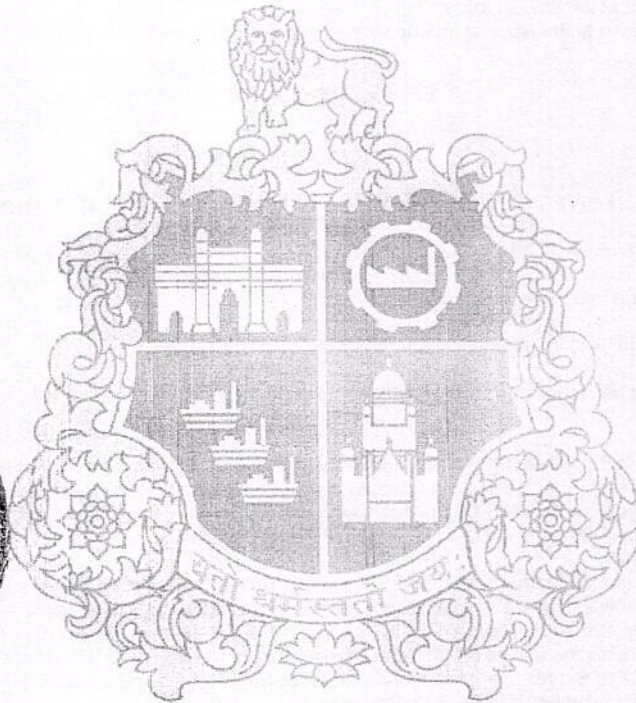




No. CHE/ES/1144/T/337(NEW)/IOD/1/NEW

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.



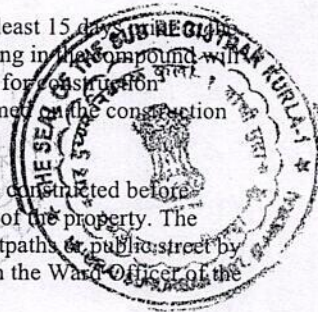
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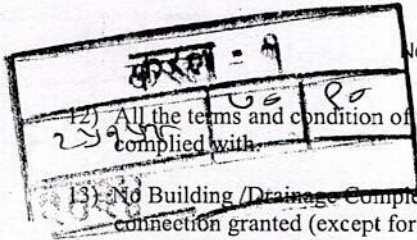
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No. EB/CE/ /BS /A/

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 before the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed for the construction works and bills preferred against them accordingly.
- 7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths & public street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.
- 8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- 9) No work should be started unless the structural design is approved.
- 10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- 11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.





No. CHE/ES/1144/T/337(NEW)/IOD/1/NEW

12) All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.

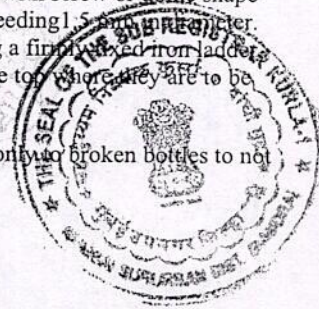
13) No Building /Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the 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 asphaltting lighting and drainage before submission of the Building Completion Certificate.
- 16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- 17) The surrounding open spaces around the building should be consolidated in Concrete having broke 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 with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- 19) No work should be started unless the existing structures proposed to be demolished are demolished.
- 20) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the purpose of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (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 withdrawn.
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 starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.

No. CHE/ES/1144/T/337(NEW)/IOD/1/NEW

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- 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) All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbet pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 m. The cistern shall be made easily, safely and permanently accessible be providing a firm ladder from 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 plane 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.



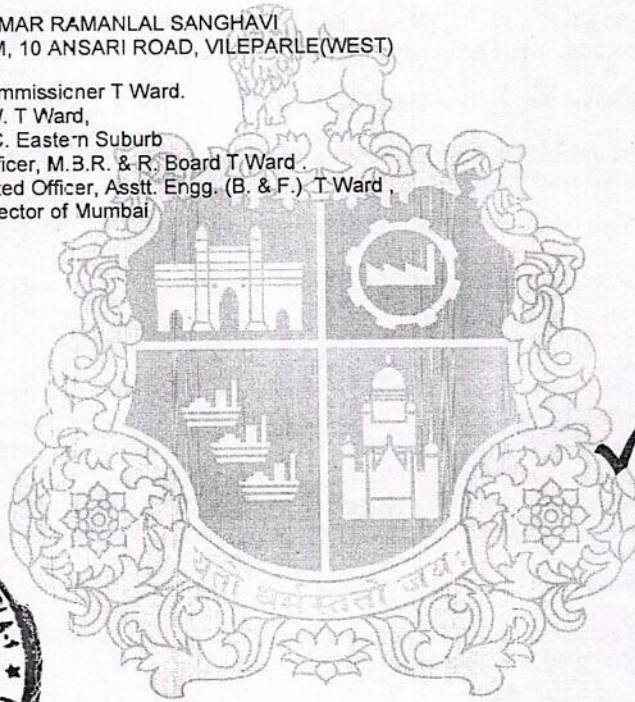
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No. CHE/ES/1144/T/337(NEW)/IOD/1/NEW

Executive Engineer, Building Proposals
Zones wards.

CHE/ES/1144/T/337(NEW)/IOD/1/NEW

- Copy To :-
1. DILIPKUMAR RAMANLAL SANGHAVI
ANUPAM, 10 ANSARI ROAD, VILEPARLE(WEST)
 2. Asst. Commissicner T Ward.
 3. A.E.W.W. T Ward,
 4. Dy.A & C. Easte'n Suburb
 5. Chief Officer, M.B.R. & R. Board T Ward.
 6. Designated Officer, Asstt. Engg. (B. & F.) T Ward
 7. The Collector of Mumbai



Name : Hardeepsingh
Balwantsingh Sachdeo
Designation : Executive
Engineer
Organization : Personal
Date : 19-Aug-2021 13: 33:17



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BRIHANMUMBAI MUNICIPAL CORPORATION

Amended Plan Approval Letter

File No. CHE/ES/1144/T/337(NEW)/337/5/Amend dated 06.06.2024

To, **CC (Owner),**
DILIPKUMAR RAMANLAL SANGHAVI M/s Blackplinth Realtors Pvt. Ltd.
ANUPAM, 10 ANSARI ROAD, C.A. to The Shivram C.H.S. Ltd.
VILEPARLE(WEST) C/62, Vibgyor Tower, 9th Floor,
B.K.C., Bandra(E), Mumbai-400 051.

Subject : Proposed redevelopment of residential building on plot bearing CTS No 1102, 1103,1104 & 1050 (part A) of Mulund (W), Mumbai.

Reference : Online submission of plans dated 26.03.2024

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 all the conditions of Intimation of Disapproval under even CHE/ES/1144/T/337(NEW) dt. 19.08.2021 and amended plan approved letter dated 23.10.2023 shall be complied with.
- 2) That the RCC Design and calculations as per the amended plans considering seismic forces as per the relevant IS Code should be submitted through registered Structural Engineer before starting the work.
- 3) That the extra water & sewerage charges shall be paid to A.E. Water works "T/W" ward.
- 4) That the up-to-date paid bill from A.A. & C (T/W) Ward shall be submitted.
- 5) That the Quarterly Progress report of project shall be submitted.
- 6) That the work shall be carried out strictly as per approved plan.
- 7) That the C.C. shall be got endorsed as per the amended plan.
- 8) That the valid Janata Insurance Policy shall be submitted.
- 9) That the precautionary measures for Control of Air Pollution from Building Construction Activity, shall be taken as per Mumbai Air Pollution Mitigation Plan Approved vide No. MGC/A/1386/13.03.2023
- 10) That the Safety Precautions as per Reg 12(5) of DCPR 2034 shall be taken.
- 11) That the revised CFO NOC shall be submitted before asking O.C.
- 12) That the C.C. shall not be asked before submission of completion for stack parking of building No.3



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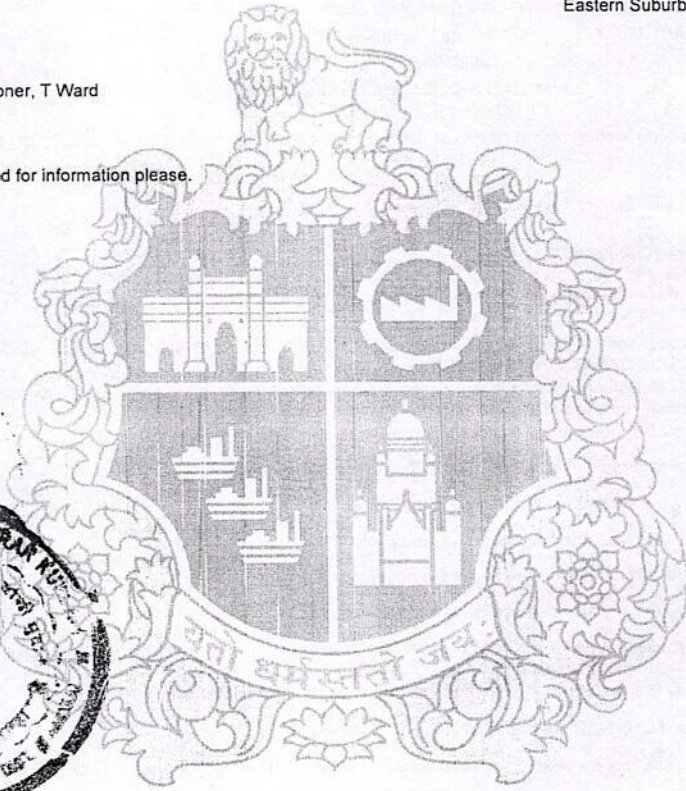
Digitally signed by Subho Vasant Nemane
 Date: 06 Jun 2024 17:22:17
 Organization: Brihanmumbai Municipal Corporation
 Designation: Executive Engineer

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

Copy to :

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

- Forwarded for information please.





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BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/ES/1144/T/337(NEW)/FCC/1/New

COMMENCEMENT CERTIFICATE

To,
M/s Blackplinth Realtors Pvt. Ltd. C.A. to The
Shivram C.H.S. Ltd.
C/62, Vibgyor Tower, 9th Floor, B.K.C., Bandra(E),
Mumbai-400 051.

Sir,

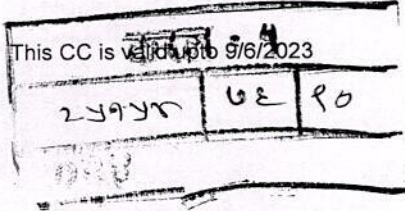
With reference to your application No. CHE/ES/1144/T/337(NEW)/FCC/1/New Dated. 30 Apr 2013 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 30 Apr 2013 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. _____ C.T.S. No. 1102, 1103, 1104 & 1050 (part A) Division / Village / Town Planning Scheme No. **Mulund (W)** situated at **Devi Dayal Road Road / Street** in **T 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 width shall be used for the 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. **AE BP S&T ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.





Issue On : 10 Jun 2022

Valid Upto : 09 Jun 2023

Application Number :

CHE/ES/1144/T/337(NEW)/CC/1/New

Remark :

CC upto plinth level for wing A & Wing B without podium & Ramp as per approved IOD plan dt. 19.08.2021 subject taking all precautionary and safety measures at site due to onset/during monsoon. Further the work to be executed under strict supervision of structural Engineer to avoid any untoward incident

Approved By

Executive Engineer (BP) ES III

Executive Engineer

Issue On : 08 Dec 2022

Valid Upto : 07 Dec 2023

Application Number :

CHE/ES/1144/T/337(NEW)/CC/1/Amend

Remark :

Extended the main building portion up to 3rd podium level for wing A & wing B without Podium & Ramp as per approved IOD plan dt. 19.08.2021.

Approved By

Executive Engineer (BP) ES III

Executive Engineer

Issue

Valid Upto : 09 Jun 2024

Application Number :

CHE/ES/1144/T/337(NEW)/FCC/1/New

Remark :

Full C.C. is granted up to 31st (part) upper floor of wing 'B' & C.C. is re-endorsed upto podium top for wing 'A' & 'B', as per approved Amended plan dt. 23.10.2023 subject to timely renewal of B.G., SWM NOC, Workmen's compensation policy and taking all sorts of precautions during construction along with precautionary measures for air pollution.

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Digitally signed by Nitin Vasant Rao Patil
Date: 30 Jan 2024 15:47:24
Organization: Brihanmumbai Municipal Corporation
Designation: Assistant Engineer (BP)

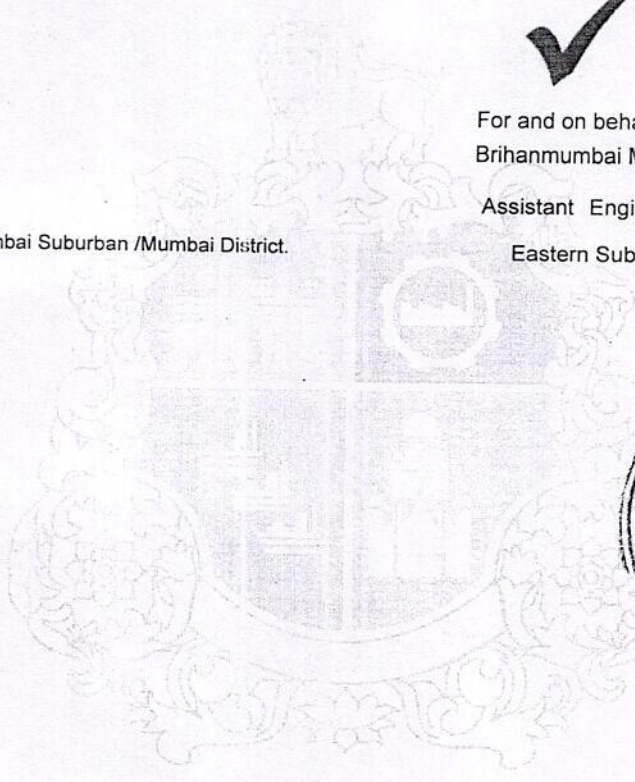
For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal

Eastern Suburb T Ward Ward

Cc to :

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





महाराष्ट्र शासन

मालमत्ता पत्रक

करल - १		
२७१५२	७५	१०
२०२४		

ULPIN: 50054088213

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

गाव/पेठ : मुलुंड (पश्चिम)		तालुका/न.पू.का. : नगर भूमापन अधिकारी, मुलुंड			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	घातणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा माख्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
१०५०/१			[१५९०.६०] ६०६६.५८	[-- १५९०.६०] [सी - १५९०.६०] सी	

सुविधाधिकार :
हक्काचा मूळ धारक :
वर्ष : २०२२
पट्टेदार :
इतर भार :
इतर शेरें :



BLACKPLINTH REALTORS PVT. LTD. REGD. ADDRESS : C/62, VIBGYOR TOWER, 9 TH FLOOR BANDRA KURLA COMPLEX BANDRA EAST MUMBAI - 400 051 E-mail id: secretarial@lmkdevelopers.in Phone No.:022-43119000 CIN :U45400MH2011PTC219443		
करल - १		
२५९५४	८०	९०
२०२४		

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF BLACKPLINTH REALTORS PVT LTD HELD ON TUESDAY, 24TH SEPTEMBER, 2019 AT ITS REGISTERED OFFICE AT C/62, VIBGYOR TOWER, 9TH FLOOR, BANDRA KURLA COMPLEX, BANDRA EAST, MUMBAI AT 09.00 A.M.

"RESOLVED THAT consent of the Eoard of Directors is hereby given for entering into a Permanent Alternate Accomodation Agreement with Shivram Co-operative Housing Society Limited (the Society), Mulund West, in accordance with terms and conditions of the Development Agreement dated 28th September, 2012 entered into between Blackplinth Realtors Pvt Ltd, the Scoiety and the Managing Committee of the Society

RESOLVED FURTHER THAT Mr. Haresh Chandan, Director of the Company, be and is hereby authorised to execute all the necessary applications, undertakings and such other documents as may be necessary for giving effect to the above resolution and for Registration of the same with the appropriate authorities.

RESOLVED FURTHER THAT a True Copy of the aforesaid resolution duly certified by any of the Directors of the Company be given to the appropriate Authorities AND THAT the aforesaid resolution shall remain in force till such time any other resolution passed by the Board of the Company and Informed to the appropriate Authorities."

CERTIFIED TRUE COPY

For BLACKPLINTH REALTORS PRIVATE LIMITED

K... ..
 Director / Authorised Signature





मातृतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrolment No 1218/60816/00009

To,
हरीश प्रताप चंदन
Haresh Pratap Chandan
1001, 10th Floor, Bataji Kripa, Plot No.312
Telang Rcad
Malunga, Mumbai
Malunga
Malunga Mumbai Mumbai
Maharashtra 400019
9920306615

02/07/2012

करल - १		
२११५५	९९	९०
२०२४		

Ref: 867 / 21G / 217592 / 217780 / P



UE664C40S36IN



आपला आधार क्रमांक / Your Aadhaar No. :

3393 1594 9259

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

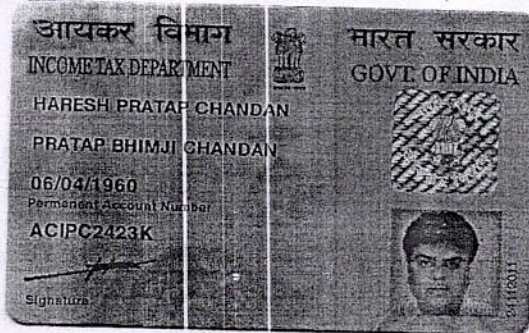


हरीश प्रताप चंदन
Haresh Pratap Chandan
जन्म वर्ष / Year of Birth : 1960
पुरुष / Male



3393 1594 9259

आधार - सामान्य माणसाचा अधिकार



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PREETI DEEPAK RAO

DEEPAK RAO

12/02/1990

Permanent Account Number

ANAPR7933G

Signature



24022008



भारत सरकार
Government of India



प्रीती डी. राव
Preeti D. Rao

जन्म तारीख / DOB: 12/02/1990

महिला / FEMALE

Mobile No.: 9699966633

9121 2011 1338

VID : 9147 6839 8236 6840



माझे आधार, माझी ओळख

क
23948 62 20
२०२४



करल - १		
21977	3	१०
२०२४		

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DEEPAK RAO

DAYANAND MANGALORE RAO

11/05/1961

Account Number

ADFPR4133H

Deepak D. Rao



26122014

Deepak D. Rao





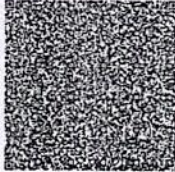
भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक: / Enrolment No.: 2821/27019/26419

To
दिवक दयानंद राव
Deepak Dayanand Rao
S/O Dayanand Rao,
BLOCK NO.1, RAJHANS BUILDING, DR. AMBEDKAR ROAD,
M.C. Mulund (West),
District of Mumbai (Sub Urban),
State: Maharashtra
PIN Code: 400080,
Mobile: 9699966644

20942 08 20
2028



आपला आधार क्रमांक / Your Aadhaar No. :
3135 6711 5737
VID : 9198 1227 4855 3822
माझे आधार, माझी ओळख



भारत सरकार
Government of India



दिवक दयानंद राव
Deepak Dayanand Rao
जन्म तारीख/DOB: 11/05/1961
पुरुष/ MALE

आधार हा ओळखीचा पुरावा आहे, नागरिकत्वा किंवा जन्मतारखेचा नाही.
ऑनलाइन प्रमाणीकरण किंवा QR कोडचे
आधार (XML)
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 XML).



3135 6711 5737

माझे आधार, माझी ओळख

Deepak D. Rao



माहिती / INFORMATION

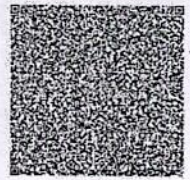
- आधार हा ओळखीचा पुरावा आहे, नागरिकत्वा किंवा जन्मतारखेचा नाही. जन्मतारीख आधार क्रमांक धारकाने प्रस्तुत केलेल्या नियमांमध्ये निदिष्ट केलेल्या जन्मतारीख दस्तऐवजाच्या पुराव्याद्वारे समर्थित असलेल्या माहितीवर आधारित आहे.
- हा आधार पत्राची पडताळणी UIDAI-नियुक्त प्रमाणीकरण एजन्सीद्वारे ऑनलाइन प्रमाणीकरणाद्वारे किंवा ॲप स्टोअरमध्ये उपलब्ध mAadhaar किंवा Aadhaar QR स्कॅनर ॲप वापरून किंवा www.uidai.gov.in वर उपलब्ध सुरक्षित QR कोड रीडर ॲप वापरून QR कोड स्कॅनिंगद्वारे सत्यापित केले जावे.
- आधार अद्वितीय आणि सुरक्षित आहे.
- ओळख आणि पत्त्याला आधार देणारी कागदपत्रे आधार नोंदणीच्या तारखेपासून दर 10 वर्षांनी आधारमध्ये अद्यतनित केली जावीत.
- आधार तुम्हाला विविध सरकारी आणि गैर-सरकारी लाभ/सेवांचा लाभ घेण्यास मदत करते.
- आधारमध्ये तुमचा मोबाईल नंबर आणि ईमेल आयडी अपडेट ठेवा.
- आधार सेवांचा लाभ घेण्यासाठी mAadhaar ॲप डाउनलोड करा.
- आधार/बायोमेट्रिक्स वापरत नसताना सुरक्षितता सुनिश्चित करण्यासाठी लॉक/अनलॉक आधार/बायोमेट्रिक्सचे वैशिष्ट्य वापरा.
- आधारची मागणी करणाऱ्या संस्थानी संमती घेणे बंधनकारक आहे.
- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on www.uidai.gov.in.
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.
- Entities seeking Aadhaar are obligated to seek consent.



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



पत्ता:
S/O दयानंद राव, ब्लॉक नं. १, राजहंस बिल्डिंग, डॉ.
राजहंस रोड, मुलुंड, प. मु. म.
महाराष्ट्र - 400080
Address:
S/O Dayanand Rao, BLOCK NO.1,
RAJHANS BUILDING, DR. AMBEDKAR
ROAD, Mulund (West), DIST: Mumbai (Sub
Urban),
Maharashtra - 400080



3135 6711 5737
VID : 9198 1227 4855 3822

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भारत सरकार
GOVERNMENT OF INDIA



अमितकुमार श्यामकुमार सोनार
Amitkumar Shyamkumar Sonar
जन्म तारीख/DOB: 29/09/1979
पुरुष/ MALE
Mobile No: 9930475729




4716 0469 6069
VID : 9103 6100 9854 9511

माझे आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :
Room No. 204, Tulsiwada
CHS, Teesgaon Road, Near
Vithal Rukmini Temple,
Chikni Pada, Kalyan, Thane,
Maharashtra - 421306

Download Date: 11/02/2021
Issue Date: 07/06/2021



1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947,
Delhi-110011

Handwritten signature

करल - १		
२५१५२	८५	१०
२०२४		



25/1/2028 CE 10





भारत सरकार
Government of India



Download Date: 28/10/2021

सुशान्त प्रकाश पाटीलकर
Sushant Prakash Palekar
जन्म तारीख/DOB: 14/10/1996
पुल्ल/ MALE

Issue Date: 13/02/2021

5412 3356 4057

VID : 9113 6155 8190 5764

माई आधार, माई

कोळख करल - १		
२११५४	८	९०
२०२४		



369/25154

दस्त गोपवारा भाग-1

करल 1

शुक्रवार, 27 डिसेंबर 2024 5:02 म.नं.

दस्त क्रमांक: 25154/2024

दस्त क्रमांक: करल 1 /25154/2024

वाजार मूल्य: रु. 1,21,60,852/-

मोबदला: रु. 1,60,00,000/-

भरलेले मुद्रांक शुल्क: रु.9,60,000/-

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

पावती:28595

पावती दिनांक: 27/12/2024

अ. क्र. 25154 वर दि.27-12-2024

सादरकरणाचे नाव: प्रीती दीपक राव - -

रोजी 4:57 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1800.00

पृष्ठांची संख्या: 90

एकुण: 31800.00

दस्त हजर करणाऱ्याची सही:

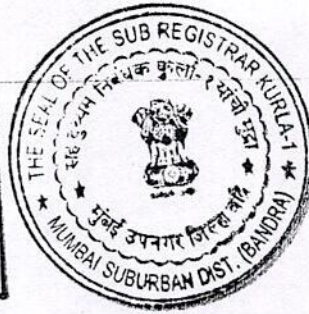
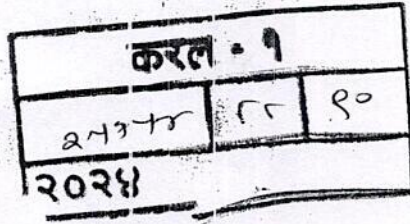
सह. दुय्यम निबंधक
दु. नि. सह. दु. नि. करल 1 (वर्ग-2)
कुर्ला-9सह. दुय्यम निबंधक
दु. नि. सह. दु. नि. करल 1 (वर्ग-2)
कुर्ला-9

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 क्रं. 1 27 / 12 / 2024 04 : 57 : 27 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 27 / 12 / 2024 05 : 00 : 16 PM ची वेळ: (फी)





दस्त गोपवारा भाग-2

करल 1

दस्त क्रमांक:25154/2024

27/12/2024 5 21:58 PM

दस्त क्रमांक :करल1/25154/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मेसर्स ब्लॅकप्लिन्थ रियल्टर्स प्रायव्हेट लिमिटेड चे ऑथराईज सिग्रेटरी हरेश पी चंदन - पत्ता:प्लॉट नं: सी/62, माळा नं: 5 वा मजला, इमारतीचे नाव: विवगयोर टॉवर, ब्लॉक नं: बांद्रा पूर्व, मुंबई, रोड नं: बांद्रा कुर्ला कॉम्प्लेक्स, ट्रायडेंट हॉटेल समोर, महाराष्ट्र, मुम्बई. पॅन नंबर:AAECB6163E	लिहून देणार वय :-64 स्वाक्षरी:		
2	नाव:प्रीती दीपक राव - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ब्लॉक नं. 1, राजहंस बिल्डिंग, ब्लॉक नं: व्हीटीसी, मुलुंड पश्चिम, मुंबई, रोड नं: डॉ. आंबेडकर रोड, महाराष्ट्र, मुम्बई. पॅन नंबर:ANAPR7933G	लिहून घेणार वय :-34 स्वाक्षरी:		
3	नाव:दीपक राव - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ब्लॉक नं. 1, राजहंस बिल्डिंग, ब्लॉक नं: व्हीटीसी, मुलुंड पश्चिम, मुंबई, रोड नं: डॉ. आंबेडकर रोड, महाराष्ट्र, मुम्बई. पॅन नंबर:ADFFR4133H	लिहून घेणार वय :-63 स्वाक्षरी:		

वरील दस्ताऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे बवुल करतात.
शिकका क्र.3 ची वेळ:27 / 12 / 2024 05 : 19 : 57 PM

ओळख:-
लील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यतीश: ओळखनात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:अमित कुमार सोनार - - वय:45 पत्ता:लिहून देणार प्रमाणे. पिन कोड:400051		
2	नाव:सुशांत प्रकाश पाटेकर - - वय:27 पत्ता:ऑफिस नं. 101, 1 ला मजला, राम भुवन रेसिडेन्सी, प्रो व्ही एस आगाशे पथ, दादर पश्चिम, मुंबई. पिन कोड:400028		

शिकका क्र.4 ची वेळ:27 / 12 / 2024 05 : 20 : 26 PM

शिकका क्र.5 ची वेळ:27 / 12 / 2024 05 : 20 : 34 PM नोंदणी पुस्तक 1 मध्ये

सह: मुख्यमंत्रिनिबंधक
दस्ताचा Details.

करल - 9
27/12/24 15 50

sr.	Purchaser	Type	Verification no./Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	BLACKPLINTH REALTORS PRIVATE LIMITED	eChallan	02305042024122723504	MH013312186202425E	960000.00	SD	0007352334202425	27/12/2024
2	BLACKPLINTH REALTORS PRIVATE LIMITED	eChallan		MH013312186202425E	30000	RF	0007352334202425	27/12/2024
3		DHC		1224277917678	1800	RF	1224277917678D	27/12/2024

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

25154 /2024

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1. Verify Scanned Document for correctness through thumbnail (4 pages on .i side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

करल - १		
२५१५२	९०	९०
२०२४		



प्रमाणित करण्यात येते कि या दस्ताम
एकूण ... रु. ९० ... पाने आहे
करल-१/ २५१५२ / २०२४
पुस्तक क्रमांक १ क्रमांकावर नोंदला
दिनांक : २०/१२/२०२४

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



28/12/2024

सूची क्र.2

दुय्यम निबंधक : मह.दु.नि. कुर्ला 1

दस्त क्रमांक : 25154/2024

नोदणी :

Regn:63m

गावाचे नाव : मुलुंड

(1) स्वामिनाम	इमारतामा
(2) रक्कत	16000000
(3) कारणाचे (नोडिफिकेशन) नाव	12160851.74
(4) कारणाचे (नोडिफिकेशन) क्रमांक (असल्यास)	1) पानिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: अपार्टमेंट नं. 2402,24 वा मजला, क्षेत्र 750 चौ फुट कॉर्पोरेट रेगा माणे, एच एम टॉवर 2, विल्डिंग नं 2 बी, शिवराम को ऑप होऊ सो ली, ममाज नगर, देवीदयाल रोड, मुलुंड पश्चिम, मुंबई 400030 सोबत 1 कारपारकिंग फोडियम मध्ये, सीटीएम नं. 1102, 1103, 1104 आणि 1050 पार्क, विल्डिंग मुलुंड पश्चिम व इतर माहिती व मिळकतीचे वर्णन दस्तात नमूद केल्याप्रमाणे. ((C.T.S. Number : 1102, 1103, 1104 And 1030 :))
(5) मालक	1) 76.67 चौ.मोटर
(6) तादारी किंवा गद्दी देण्यात असलेले वेळा.	
(7) इतर कोणते करणे देणा-या/विहल देवणा-या यांचे नाव किंवा किंवागी न्यायानुयाचा अनुयायी किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता.	1) नाव:-वेमर्स डॉकल्पिथ रिश्ल्टर्स प्रायव्हेट लिमिटेड चे आंधराईज सिप्रेटरी हरेश पी चंदन - वय:-64; पत्ता:-प्लॉट नं: सी/62, माळा नं. 5 वा मजला, इमारतीचे नाव: विवरयोग टॉवर, ब्लॉक नं: वांद्रा पूर्व, मुंबई, रोड नं: वांद्रा कुर्ला हॉस्पिटल, डायव्हेंट इटिल समोर. महाराष्ट्र, मुंबई. पिन कोड:-400051 पॅन नं:-AAECB6163E
(8) कोणते करणे देणा-या पक्षकारांचे व किंवा किंवा देणा-यांचा हप्त्यात किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:-प्रीती दीपाक राव -- वय:-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ब्लॉक नं. 1, राजहंस विल्डिंग, ब्लॉक नं: व्हीटीसी, मुलुंड पश्चिम, मुंबई, रोड नं: डॉ. आंबेडकर रोड, महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:-ANAPR7933G 2) नाव:-प्रीतिका राव -- वय:-63; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ब्लॉक नं. 1, राजहंस विल्डिंग, ब्लॉक नं: व्हीटीसी, मुलुंड पश्चिम, मुंबई, रोड नं: डॉ. आंबेडकर रोड, महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:-ADFPR4133H
(9) तादारी करणे देण्याचा दिनांक	27/12/2024
(10) रक्कत देणा-या किंवा देणा-यांचे नाव	27/12/2024
(11) दस्त क्रमांक	25154/2024
(12) तादारी देणा-याचे मूद्रांक शुल्क	960000
(13) तादारी देणा-याचे तादारी शुल्क	30000
(14) टी	

मुख्य कामासाठी विचारलेले घटकवेळा तपशील:-

मूद्रांक शुल्क आकारनाचा निबंधलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मूळम व्याहारासाठी नागरिकांचे सक्षमीकरण
दस्तावेजात नोंदणीनंतर मिळालेले पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्याहाराचे विवरण पत्र ई-मेस द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे घटकवेळा दाखवणे गरजेसाठी बाबिलयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

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

Details of this transaction have been forwarded by Email (dated 28/12/2024) toMunicipal Corporation of Greater Mumbai.

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




Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	BLACKPLINTH REALTORS PRIVATE LIMITED	eChallan	02300042024122723504	MH013312186202425E	360000.00	SD	0007352334202425	27/12/2024
2	BLACKPLINTH REALTORS PRIVATE LIMITED	eChallan		M-013312186202425E	30000	RF	0007352334202425	27/12/2024
3		DHC		1224277917678	1800	RF	1224277917678D	27/12/2024

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



खरी प्रत


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