

387/1097

Friday, January 24, 2025

4:36 PM

पावती

Original/Duplicate

नोंदणी क्र.:39म

Regn.:39M

पावती क्र.: 1168 दिनांक: 24/01/2025

गावाचे नाव: मालाड

दस्तऐवजाचा अनुक्रमांक: बरल-4-1097-2025

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: निरंजन रेड्डी कोन्डू

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

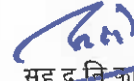
रु. 2200.00

पृष्ठांची संख्या: 110

एकूण:

रु. 32200.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
4:54 PM ह्या वेळेस मिळेल.



सह दु.निका-बोरीवली4

बाजार मूल्य: रु.8235410.4 /-

मोबदला रु.16500000/-

भरलेले मुद्रांक शुल्क : रु. 990000/-

सह. दुय्यम निबंधक, बोरीवली क्र.-४
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु.200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125241216162 दिनांक: 24/01/2025

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125243915343 दिनांक: 24/01/2025

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014956658202425P दिनांक: 24/01/2025

बँकेचे नाव व पत्ता:

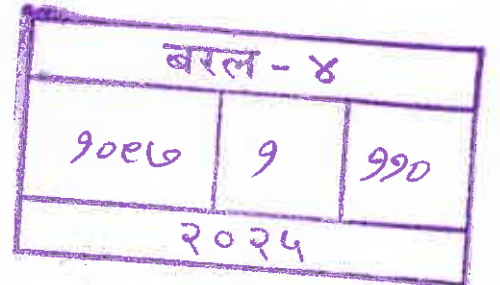
K. Niranjan

DELIVERED

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202501248012	24 January 2025,04:12:00 PM बरल-4			
मूल्यांकनाचे वर्ष	2024				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	62-मालाड (पुर्व) (बोरीवली)				
उप मूल्य विभाग	भुभाग: उत्तरेस अंशतः वॉर्ड सीमा व गाव हद्द, पूर्वेस गाव हद्द, दक्षिणेस गाव हद्द व पठाण वाडीची उत्तरेकडील रस्ता व पश्चिमेस द्रुतगती मार्ग.				
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#738				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
51260	121520	139260	151900	121520	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	67.77चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण- उद्धवाहन सुविधा	1-आर सी सी आहे	मिळकतीचे वय- मजला -	0 TO 2वर्षे 1st floor To 4th floor	बांधकामाचा दर -	Rs.30250/-
रस्ता सन्मुख - Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 100% apply to rate= Rs.121520/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर = (((121520-51260) * (100 / 100))+51260) = Rs.121520/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 121520 * 67.77 = Rs.8235410.4/-			
Applicable Rules		= ,10,4			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेसॉनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकनी + भेकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 8235410.4 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.8235410.4/-			

Home

Print





CHALLAN
MTR Form Number-6



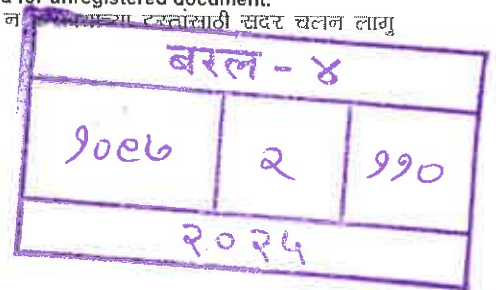
GRN	MH014956658202425P	BARCODE			Date	24/01/2025-14:49:01	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)				
Office Name	BRL6_JT SUB REGISTRAR BORIVALI 6			PAN No.(If Applicable)	AALCB0772G			
Location	MUMBAI			Full Name	MESERS BAACHA MASS ENCLAVE PRIVATE LIMITED			
Year	2024-2025 One Time			Flat/Block No.	FLAT NO 310, 663 Sq. Ft. Useable CA, 3rd FL A/B			
Account Head Details		Amount In Rs.		Premises/Building	wing, Green Acres, Shree Azad CHS.Ltd, Sanjay			
0030045501	Stamp Duty	990000.00		Road/Street	Nagar, Pathanwadi, Malad (East), CTS 738/B/1/A			
0030063301	Registration Fee	30000.00		Area/Locality	MUMBAI			
				Town/City/District				
				PIN	4	0	0	0
				Remarks (If Any)	PAN2=EYLPK1036F~SecondPartyName=MR. KONDRU NIRANJAN REDDY~CA=16500000			
				Amount In	Ten Lakh Twenty Thousand Rupees Only			
Total	10,20,000.00			Words				
Payment Details		STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502025012405461	0128933899845			
Cheque/DD No.		Bank Date	RBI Date	24/01/2025-14:49:56	Not Verified with RBI			
Name of Bank		Bank-Branch	STATE BANK OF INDIA					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					

Department ID :

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

सदर चालन केवल दुर्यम निबंधक कार्यालय में नोंदणी के लिये दस्तावेजी लागू आहे. नोंदणी न किये दस्तावेजी सदर चलन लागू नाही.

Mobile No. : 9323037757



AGREEMENT FOR SALE

Agreement For Sale made at Mumbai this 24th day of January, 2025 h

BETWEEN

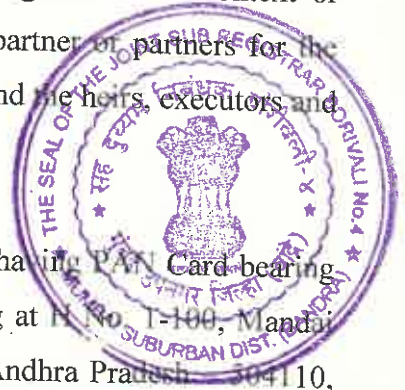
M/S. BAACHA MASS ENCLAVE PRIVATE LIMITED, a private limited company incorporated under the Indian Companies Act, 1956, through its Director, **MR. HAYAT AHMED ASIR AHMED ANSARI**, having its principal place of business at, Shop No. 4, Ezzi Building, Shiv Shankar CHS, Barister Nath Pai Marg, Dockyard Road, Mazgaon, Mumbai - 400 010, hereafter referred to as "Promoters", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being of the said firm, the survivor and survivors and the heirs, executors and administrators of the last survivor) of the FIRST PART;

AND

MR. KONDRU NIRANJAN REDDY, aged 36 years having PAN Card bearing No. EYLPK1036F, an adult, Indian Inhabitant, residing at H No. 1-100, Mandi Sarangapur, Boregaon, Navghar, Borigaon, Adilabad, Andhra Pradesh - 504110, hereinafter referred to & called as "The Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his respective heirs, executors and administrators and assigns and in case of a body corporate and its successors and assigns and in case of a partnership firm the partners for the time being and from time to time constituting the firm and the survivors or survivor of them and the heirs, executors, administrators and assigns of the last survivor of them and in case of a Hindu undivided family the Karta and the members for the time being and from time to time of the coparceners and the survivors or survivor of them and in case of trust, the trustees for the time being and from time to time of the trust and the survivors or survivors of them and the heirs, executors and administrators of the last survivor of them) of the Other Part;

In this Agreement, unless there is anything inconsistent with or repugnant to the subject or context (a) SINGULAR shall include PLURAL and vice versa and (b) MASCULINE shall include FEMININE and vice versa.

The Promoters and Purchaser/s shall be hereinafter collectively referred to as "Parties".



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K. (Signature)

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Whereas:-

- (i) One F.E. Dinshaw was the original owner of the plot of land admeasuring 4219 square meters or thereabout bearing C.T.S. No. 738/B/1/A a corresponding to Survey No. 273, Hissa No. 1 (part) of Village Malad-East, Taluka Borivali in the Registration District and Sub-District of Mumbai Suburban and more particularly described in the Schedule written hereunder (hereinafter for the sake of brevity referred to as "Said Property").
- (ii) F.E. Dinshaw died on 3.1.1936 leaving his last Will and Testament dated 23.7.1934, whereby National and Grindlays Bank Ltd. were appointed as the Trustees of the Trust created under the Last Will and Testament of F.E. Dinshaw of the properties of said F.E. Dinshaw including the said property. By Deed of Transfer dated 18.9.1969 National and Grindlays Bank Ltd. have transferred and conveyed all the properties of the trust including the said property described in the schedule hereunder written in favor of Mrs. Bachoobai Woronzow Daschkow and one Edulji F.E. Dinshaw as tenants-in-common in equal shares.



(iii) On or about 14.3.1970, Edulji F.E. Dinshaw died in New York leaving his last Will and Testament dated 4.2.1970 under which he appointed Mrs. Bachoobai Woronzow as his Sole Executrix. The Probate of the said Will of the said deceased Edulji F.E. Dinshaw was granted on the 2.4.1970 under seal of Surrogate's Court of the Country of New York, U.S.A. to Mrs. Bachoobai Dashchow, the Sole Executrix named under the Will of the said deceased. Jehangir Behram Dubash being the Constituted Attorney of the said executrix Mrs. Bachoobai Woronzow Dashkow of Edulji F.E. Dinshaw filed a Petition in the High Court of Judicature at Bombay for obtaining Letters of Administration (with exemplification of probate of Will annexed thereto). On 12.11.1971, the High Court of Judicature at Bombay granted Letters of Administration (with exemplification of Probate of Will annexed thereto to the Estate of Edulji Framroze Dinshaw in India) in favour of Jehangir Behram Dubash.

- (iv) By Judge's Order dated 21.12.1972 in Misc. Petition No. 29 of T. & I.J. in the High Court, Bombay, the F.E. Dinshaw Trust, a registered Public Charitable Trust was appointed in place and instead of Jehangir Behram Dubash as the Administrator of the Estate of Edulji Framroze Dinshaw.

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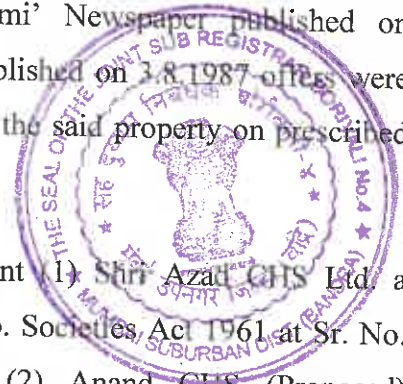
By Deed of Trust dated 28.12.1973, Mrs. Bachoobai Woronzow Dashkow settled her half undivided share in the properties, inter alia, land in Survey

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No.273 upon a Public Charitable Trust viz. F.E. Dinshaw Trust registered at Sr. No. E-6123 under the Bombay Public Trust Act, 1950 and appointed Mr. Nusli Neville Wadia, Mrs. Maureen Nusli Wadia and Mr. Ram Kumar Batra as the Trustees of the said Trust.

- (vi) By award of Shri Hidaytulla dated 25.10.1985 registered on 10.11.1994 partition was effected of the lands jointly owned by F.E. Dinshaw trust and the Administrator of the Estate of F.E. Dinshaw and the land comprising Survey No. 273(pt) of Village Malad, C.T.S. No. 738/B/1/A, Malad (East) i.e. the said property was allotted solely to the F.E. Dinshaw Trust.
- (vii) By advertising published in 'Janmabhoomi' Newspaper published on 1.8.1987 and in the 'Free Press Journal' published on 3.8.1987 offers were invited by F.E. Dinshaw Trust in respect of the said property on prescribed terms and conditions.
- (viii) In response to the above said advertisement (1) Shri Azad CHS Ltd. a Society registered under Maharashtra Co-Op. Societies Act 1961 at Sr. No. VOM/DW-P/HSG/(TT)/8840 of 1994-95 (2) Anand CHS (Proposed) through its Chief Promoter Shri Ramsurat Kanojiya and (3) Jai Ambe CHS (Proposed) through its Chief Promoter Shri Lalmani Doodnath Singh made a joint offer to purchase the said property at the meeting with the Charity Commissioner on 12.09.1987 subject to the approval of the Charity Commissioner.
- (ix) F.E. Dinshaw Trust moved the Charity Commissioner on 15.10.1987 to accord sanction to the sale of the said property jointly in favor of said (1) Shri Azad CHS Ltd. (2) Anand CHS (Proposed) and (3) Jai Ambe CHS (Proposed).
- (x) By Order/Judgment dated 28.1.1994, the Charity Commissioner accorded sanction to the sale of the said property jointly in favor of said (1) Shri Azad CHS Ltd. (2) Anand CHS (Proposed) and (3) Jai Ambe CHS (Proposed).
- (xi) By Order No. ED.CO.FID (iii)1018/W-38/93-94 dated 8.3.1994 the Reserve Bank of India duly accorded permission u/s 31(1) of the Foreign Exchange Regulation Act, 1973 to transfer the said property.
- (xii) By Agreement for Sale dated 12.9.1996, duly registered under Sr. No. BBJ/3610/1996, the said property was transferred by F.E.Dinshaw Trust to said (1) Shri Azad CHS Ltd. (2) Anand CHS (Proposed) and (3) Jai Ambe CHS (Proposed).



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(xiii) The said property has been notified as Slum Area under the provisions of the Maharashtra Slum Areas (Improvement Clearance and Development) Act, 1971 ("the Slum Act") by Notification dated 12.12.1986.

(xiv) In the General Body Meeting, the said Jai Ambe CHS (Proposed) and Anand CHS (Proposed) passed a resolution wherein it was resolved to merge with said Shri Azad CHS Ltd. It was further resolved to request to the said Shri Azad CHS Ltd. to grant membership to Jai Ambe CHS (Proposed) and Anand CHS (Proposed) which was accepted by said Shri Azad CHS Ltd. in their Special General Body Meeting.

(xv) All members have given their collective and individual consent for the Development of the said property under SRA Scheme and Free Sale to one M/s. Nirman Realtors and Developers Ltd., a company registered under the provisions of Companies Act, 1956 (formerly M/s. Nirman Constructions), having its registered office at 501, 502 Peninsula Height, Near Jeevan Sudha Building, C.D. Barfiwala Road, Juhu Lane, Andheri (West), Mumbai - 400 058. (hereinafter referred to as "Nirman" for the sake of brevity).



(xvi) By Development Agreement dated 8.6.2006, the said Shri Azad CHS Ltd. gave development rights to Nirman duly registered before Sub-Registrar of Assurances at Borivali No. 1 under Sr. No. BDR-2/4126/21/2006 with an Irrevocable Power of Attorney to Mr. Rajendra Madhukar Sawant and Mr. Ajit Shreeram Marathe Partners of the Nirman to develop the said property.

(xvii) Nirman appointed M/s. S. S. Associates, registered with the council of architects, (hereinafter referred to as the "Project Architect") and R.C.C and Structural Engineer M/s. Nexus Project Solution Pvt. Ltd. in respect of the design and execution of the Project (hereinafter referred to as the "Project Engineer"). The Promoters have the right to remove and substitute the Project Architect and/or Project Engineer and have accepted their professional supervision till the completion of the entire development;

(xviii) On 6.6.2007 the SRA issued Annexure-II in respect of the slum dwellers occupying the said property.

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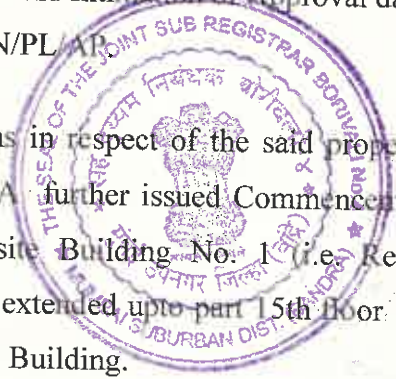
(xix) By an Agreement dated 18.1.2008 and registered with the Sub-Registrar of Assurances at Borivali under Sr. No. BDR-2/1087/2008, Nirman and one M/s. Siddharth Housing Private Ltd., a Company registered under the provisions of Companies Act, 1956 having its registered office at 205,

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Commerce House, N.M. Road, Fort, Mumbai-400023 (hereinafter referred to as "Siddharth" for the sake of brevity) agreed to develop the said property and construction of the buildings thereon as per the terms and conditions as more particularly stated therein. As per agreed terms and conditions in the said Agreement between them, they divided the constructed area on the said plot of land in the ratio of 37% : 63% in the manner set out therein.

- (xx) As per the proposal and plans submitted, the Slum Rehabilitation Authority (SRA) issued a Letter of Intent dated 10.8.2009 bearing No. SRA/ENG/1263/PN/PL/LOI with 3.21 FSI and Intimation of Approval dated 16.2.2010 bearing No. SRA/ENG/2313/PN/PL/AR.
- (xxi) As per the approved and sanctioned plans in respect of the said property, admeasuring 4220 square meters, the SRA further issued Commencement Certificate dated 9.12.2010 for Composite Building No. 1 (i.e. Rehab Building) up to plinth level & which was extended upto part 15th floor i.e. Full Commencement Certificate for Rehab Building.
- (xxii) Upon a fresh proposal submitted by Nirman, the SRA issued Revised Letter of Intent dated 28.12.2011.
- (xxiii) Thereafter by and under a Tripartite Agreement dated 8.7.2015 (hereinafter referred to as "subject Agreement") between the said Nirman, Siddharth and the Promoters herein which was duly registered with the Sub-Registrar at Borivali-6 under Sr. No. BRL-6/5291/2015 followed by Agreement dated 30.09.2015 executed between the said Nirman, Promoters herein and the said Shri Azad CHS Ltd. read with Supplemental Agreement dated 8.12.2017 between Nirman, Siddharth and the Promoters herein, it was agreed that all the development of the plot mentioned in the schedule hereunder written will be carried out by the Promoters herein and
- (xxiv) Prior to that in December 2016, the Partnership Firm Mass Enclave, the Promoters herein, was reconstituted and that the erstwhile promoters Mohd. Nihal Mohd. Mustaqeem Khan and Haji Gulam Nabhi Jhaku Shaikh retired and the firm was reconstituted with the present two partners namely Mr. Hayat Ahmed Asir Ahmed Ansari and Rashid Ahmed Sayed Ahmed.
- (xxv) The parties i.e. Nirman, Siddharth & Promoters herein renegotiated certain terms and conditions and modified/revised the terms and conditions of the Principal Agreement as well as the Supplemental Agreement and entered into Second Supplemental Agreement dated 25th October 2018 recording the said revised terms and conditions.



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K. (Signature)

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(xxvi) Under the said Tripartite Agreement dated 8.7.2015 and the abovementioned two Supplemental Agreements, the parties therein divided the premises which shall come to their respective shares and the same have been more particularly stated therein. Further under the subject Agreement, the premises which will come to share of the Promoters herein for sale and condition for sale is also more particularly stated therein & which are enumerated in the list annexed as Annexure-"A" hereto.

(xxvii) Nirman has obtained the Certificate of Title dated 28.3.2009 issued by Mrs. Madhuri V. Gaikwad, Advocate certifying inter alia the title of the said Shri Azad Nagar CHS Ltd. being clear and marketable to the said property and the development rights of the Promoters in respect of said property.

(xxviii) In pursuance of the Agreements hereinabove recited, the Promoters have been placed in possession of the said property & are entitled to construct building/s on the said property;



(xxix) By virtue of the subject Agreement/Power of Attorney the Promoters & the said Nirman and Siddharth have identified and earmarked the sale component premises to be constructed in the building and each has exclusive right to sell their respective share of premises in the sale component being constructed by the Promoters on the said property and to enter into Agreement/s with the Purchaser/s of the Apartments to receive and appropriate the sale consideration in respect thereof;

(xxx) Pursuant to the Approvals, the building so sanctioned is a composite building consisting of three (3) multi-storied residential – cum - commercial wings viz. A, B & C and out of which Wings 'A' & 'B' are comprising of sale component flats and Wing 'C' is Rehab / part sale Wing for rehabilitation of the eligible slum dwellers and a School with separate staircase.

(xxxi) The Promoters have commenced construction of Wing A&B of the building to be known as 'Green Acres' [Wing - A & B are consisting of Ground floor comprising commercial premises/shops and /Stilts plus 1st Part Podium part commercial premises/shops and Common Area plus 2nd Podium plus 17 Upper Floors (being 3rd to 20th floor)] in accordance with the building rules, regulations and bye-laws, and the provisions of the Development Control Regulations for Mumbai Suburban, 1991 (as amended) and such other laws, rules and regulations as may be in force at

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present and/or at any time hereafter and also subject to such terms and conditions as may be imposed by the MCGM/SRA/State Government/Competent Authority.

(xxxii) The Wings A & B of the building is a part of the sanctioned composite building which are being constructed by the Promoters and as such being registered as a project with the Maharashtra Real Estate Regulatory Authority ("Authority") upon the inseparable portion of the said property i.e. Project Land admeasuring approximately 4220 square meters (hereinafter referred to as the "Project Land") which is more particularly described in the Second Schedule hereunder written, is proposed as a "Real Estate Project" by Nirman with Promoters herein shown as Co-promoters therein and has been registered as a 'real estate project' with the Authority under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016, (hereinafter referred to as "RERA") read with the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rate of Interest and Disclosures on Website) Rules, 2017 and any amendment thereto ("RERA Rules"). The Authority has duly issued the Certificate of Registration No. P51800010794 dated 31/08/2017 for the Real Estate Project and a copy of the RERA Certificate is annexed and marked as Annexure 'B' hereto.

(xxxiii) Thereafter the said entity being M/s. Mass Enclave a partnership firm is now being incorporated as a Private Limited company under the Indian Companies Act, 1956 registered under the entity named as "Baacha Mass Enclave Private Limited" on 15th September, 2022 the fresh certificate of incorporation was issued by the Registrar of Companies attached herewith as Annexure 'C'.

(xxxiv) The Purchaser/s has, prior to the date hereof, examined a copy of the RERA Certificate and has caused the RERA Certificate to be independently examined in detail by his Advocate and Planning and Architectural Consultants. The Purchaser/s has agreed and consented to the development of the project. The Purchaser/s has also examined all documents and information uploaded by the Nirman on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects.

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(xxxv) The principal and material aspects of the development of the Real Estate Project as sanctioned under the RERA Certificate, are briefly stated below:-

(i) The Project Land would be developed by the Promoters by consuming the Total F.S.I. as provided hereinafter.

(ii) Project as presently planned comprised of [Wing 'A' & 'B' of Ground floor comprising commercial premises/shops/Stilts plus 1st Part Podium part commercial premises/shops and Common Area plus 2nd Podium plus 17 Upper Floors (being 3rd to 20th floor) having residential flats, commercial shops or such permissible user; together with provision for parking spaces in stilt/ podium levels, with the common areas, amenities and facilities to be developed upon the Project Land, which are intended for the common use of, inter alia, the Purchaser/s, purchasers, owners and occupants, from time to time of flats, shops and other premises and more particularly described in the Third Schedule hereunder written Statement (hereinafter referred to as the "Common Areas, Amenities and Facilities", by utilizing the part/portion of Total F.S.I. (defined hereinafter) in accordance with the plans approved and/or to be approved and/or revised and/or amended from time to time by the SRA and/or concerned authorities, for the purpose of allotment and sales, by the Promoters of the apartments, shops and other premises in the Project, on an "ownership basis" under the applicable provisions, from time to time, of Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "MOFA") (as applicable) and RERA, and/or the grant of leases, tenancies, licensees and/or any other alienation or disposed of the apartments, shops and other premises in the Project, as the Promoters deem fit, in its discretion.



(iii) Promoters shall form a single Entity of Purchaser/s of the Wing A&B of the building (as defined hereinafter), the said Shri Azad CHS Ltd. will be the Society of the Rehab Wing C and that owners society will confer title upon the society to be formed of Sale Component Apex Body as may be permissible.

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(iv) The Promoters would be entitled to amend, modify and/or substitute the proposed plans, in full or in part, as may be required by the applicable laws from time to time.

The above details along with the annexures to the RERA Certificate are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in>.

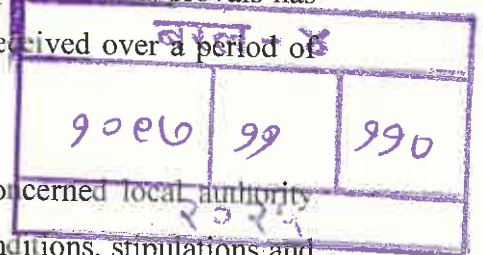
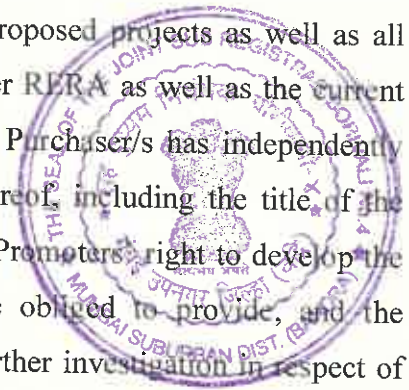
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(xxxvi) The Purchaser/s has approached, and applied to the said M/s. Baacha Mass Enclave Private Limited, the Promoters herein, for allotment to the Purchaser/s, of the Apartment as amenity thereto. The Purchaser/s is offered an Apartment bearing No.310, on the 3rd Floor, (hereinafter referred to as the "Apartment") in the "A/B" Wing of the composite building called "Green Acres" of the Project being constructed by the Promoter on part/portion of the Project Land/Project. In this regard, the Purchaser/s has demanded from the Promoters, and the Promoters have given to the Purchaser/s, inspection of the documents of title, Approvals, plans/designs/specifications prepared by the Architect and records relating to the composite building, the Project Land, details regarding their past/ongoing/proposed projects as well as all other documents including as specified under RERA as well as the current Approvals as required to be disclosed. The Purchaser/s has independently verified and satisfied himself in respect thereof, including the title of the Owner Society to the said property and the Promoters' right to develop the said property. The Promoters shall not be obliged to provide, and the Purchaser/s is not entitled to require, any further investigation in respect of the Society's title to the said property and the Promoters' right to develop the said property, and no further objection and/or requisition shall be raised by the Purchaser/s in respect thereof. The Purchaser/s has otherwise fully familiarized himself with the scheme of development outlined hereinabove;

(xxxvii) Nirman has got some of the approvals from the SRA/concerned local authority(s) to the plans, the specifications, elevations, sections and of the Building and shall obtain the balance approvals from various authorities from time to time, so as to obtain Occupancy Certificate of the Building. The plans, specifications, images and other details of the composite building and the Scheme may undergo change in accordance with applicable law, directions/orders of the concerned authorities. The process of approvals has been initiated and some of the approvals may be received over a period of time;

(xxxviii) While sanctioning the said plans, SRA/concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters, subject to their respective obligations, while developing the said property/Project Land and the composite building and upon due observance and performance of which only the completion or occupancy certificate in respect of the Project shall be granted by the SRA/concerned local authority;



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(xxxix) The Promoters have already commenced construction of the Project in accordance with the Approvals;

(xl) The Purchaser/s has applied to the Promoters for allotment of Apartment bearing No. 310, on the 3rd Floor, in the "A/B" Wing of the composite building called "Green Acres" (hereinafter referred to as the "Apartment") of the Project and that the earmarking of car parking space shall be provided separately under a separate letter at the time of payment of last installment and other charges mentioned in this Agreement.

(xli) The carpet area of the Apartment No. 310 is admeasuring approximately 508 Square Feet Carpet Area i.e. 47.21 Square Meters (RERA carpet area), excluding the enclosed balcony, dry balcony, flower bed, niche and all other areas attached to the Apartment is approximately admeasuring 155 Sq. Ft. i.e. 14.40 Square Meters; on the 3rd Floor (area of the Apartment is 663 Sq. Ft. Useable carpet area i.e. 61.61 Square Meters as per the approved plans); and "carpet area" means the net usable floors area of an Apartment, excluding the area covered by the external walls, area under services shaft, exclusive balcony appurtenant to the Apartment for exclusive use of the Purchaser/s but includes the area covered by the internal partition walls of the Apartment.

(xlii) 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;

(xliii) Prior to the execution of these presents the Purchaser/s has paid to the Promoters a sum of Rs.10,00,000/- (Rupees Ten Lakhs Only), being part payment of the sale consideration of the Apartment agreed to be sold by the Promoters to the Purchaser/s as advance payment or Application Fee (hereinafter referred to as the "Booking Amount") (the payment and receipt whereof the promoters do hereby admit and acknowledge) and the Purchaser/s has agreed to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.

(xliv) The authenticated copies of the Property Register Cards and 7/12 Extract and the said Certificates of Title dated 28.03.2009 are annexed hereto and marked as Annexure 'D' Colly and Annexure 'E', respectively.

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- (xlv) The authenticated copies of the plans of the layout and Floor Plan of the Apartment as approved by the SRA/concerned Local Authority have been annexed hereto and marked as Annexure 'F';
- (xlvi) The authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Purchaser/s, as sanctioned and approved by the local authority i.e. photocopies of the IOA Approval and CC issued by the SRA have been annexed and marked as Annexure 'G-1' and Annexure 'G-2' respectively.
- (xlvii) Under Section 13 of the Act, the Promoters are required to execute a written Agreement for Sale of Apartment with the Purchaser/s, being, in fact, these presents and also to register Agreement under the Registration Act, 1908.
- (xlviii) In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agree to sell and the Purchaser/s hereby agrees to purchase the Apartment in the Project.

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

1.1 The Promoters shall construct the Project being Wing 'A/B' of the Building called "Green Acres" comprising of Ground floor comprising commercial premises/shops/Stilts plus 01st Part Podium part Commercial Premises/Shops and Common Area plus 02nd Podium plus 17 Upper Floors (being 3rd to 20th floor) on the Project Land in accordance with the plans, designs and specifications as applied by Nirman and approved by the SRA/concerned local authority from time to time provided that:

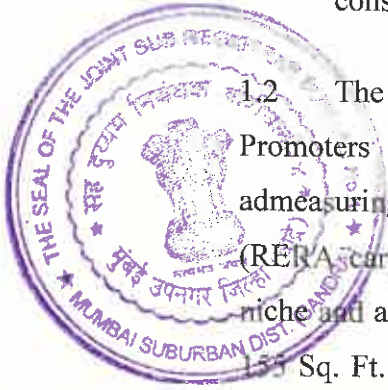
- (a) the Promoters shall have to obtain prior consent in writing of the Purchaser/s in respect of major variations or modifications which may adversely affect the Apartment of the Purchaser/s except any alteration or addition required by any Government authorities or due to change in the law.
- (b) in case of any minor additions/alterations changes required due to architectural and structural reason duly recommended and verified by the Architect or Engineer, the Promoters shall intimate the Purchaser/s in writing and the Purchaser/s hereby gives his/her consent for such minor changes or addition.

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- (c) the Promoters are entitled to amend, modify and/or substitute the Proposed Future and Further Development of the Project Land in full or part, as may be required by the applicable laws from time to time.
- (d) the Promoters have informed the Purchaser/s and the Purchaser/s acknowledges that certain apartments would be amalgamated and the Purchaser/s agrees and undertakes not to dispute or make claim in respect of or in any manner or for any reason regarding construction of such amalgamated apartments in the Project.
- (e) the Promoters have informed the Purchaser/s and the Purchaser/s acknowledges that commercial premises constructed/to be constructed in the Project are sold/would be sold to the Purchaser/s for various permissible uses and the Purchaser/s agrees and undertakes not to dispute or make claim in respect of or in any manner or for any reason regarding construction of such premises.

1.2 The Purchaser/s hereby agrees to purchase from Promoters and the Promoters hereby agree to sell to the Purchaser/s the Apartment No.310 is admeasuring approximately 508 Square Feet Carpet Area i.e. 47.21 Square Meters (RERA carpet area), excluding the enclosed balcony, dry balcony, flower bed, niche and all other areas attached to the Apartment is approximately admeasuring 155 Sq. Ft. i.e. 14.40 Square Meters; on the 3rd Floor (area of the Apartment is 663 Sq. Ft. Useable carpet area i.e. 61.61 Square Meters as per the approved plans) of the Project to be known as "GREEN ACRES" being constructed on the Project Land (hereinafter referred to as "the Apartment") and more particularly described Secondly in the Second Schedule hereunder written and as shown in the Floor plan thereof hereto Annexed and marked Annexure 'F' for the exclusive use of the Purchaser/s; for the lump sum consideration of Rs.1,65,00,000/- (Rupees One Crore Sixty Five Lakhs Only) (excluding of all the other incidental charges & Taxes i.e. GST, Stamp Duty, Registration Charges, any other charges, etc.) (hereinafter referred to as the "Purchase Price"). The Purchase Price is only in respect of the Apartment and without any car parking, the Promoters have neither charged nor recovered from the Purchaser/s any price or consideration for the additional/any other areas and common areas, amenities and facilities appurtenant to the Apartment, the nature, extent and description of the common areas, amenities and facilities which are more particularly described in Third Schedule hereunder written and that the additional/any other areas and the common areas, amenities and facilities shall be allowed to be used free of cost without any price or consideration. The Purchaser/s has been informed and has accepted that the car



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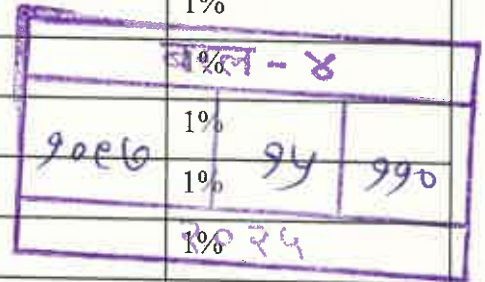
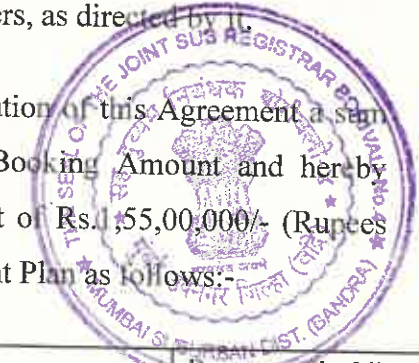
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parking spaces for the Project will be on mechanical stack i.e. one above the other in the Stilt/Podiums of the Project to be designated at the time of possession or delivery of the Apartment for the exclusive use of the Purchaser/s and the earmarking of the car parking Space shall be provided separately under a separate letter at the time of payment of last installment and other charges mentioned in this Agreement.

1.3 The Purchaser/s agrees and undertakes to pay to M/s. Baacha Mass Enclave Private Limited, the Promoters herein, the agreed entire Purchase Price and consideration as stated in the Payment Plan hereto in installments, strictly in accordance with the Payment Plan set out hereinafter and in terms of and subject to the terms and provisions of this Agreement, or within fifteen (15) days from the date of a written demand being made by the Promoters, as directed by it.

1.4 The Purchaser/s has paid on or before execution of this Agreement a sum of Rs.10,00,000/- (Rupees Ten Lakhs Only) as Booking Amount and hereby agrees to pay to the Promoters the balance amount of Rs.1,55,00,000/- (Rupees One Crore Fifty Five Lakhs Only) as per the Payment Plan as follows:-

Sr. No.	Event/Work Stage/Mile Stone	Payment (in %)
1	On booking / application / earnest money	20%
2	After the execution of Agreement and simultaneous with registration thereof	20%
3	On completion of the plinth	17%
4	On completion of 01st slab	7%
5	On completion of 02nd slab	6%
6	On completion of 03rd slab	2%
7	On completion of 04th slab	1%
8	On completion of 05th slab	1%
9	On completion of 06th slab	1%
10	On completion of 07th slab	1%
11	On completion of 08th slab	1%
12	On completion of 09th slab	1%
13	On completion of 10th slab	1%
14	On completion of 11th slab	1%
15	On completion of 12th slab	1%
16	On completion of 13th slab	1%
17	On completion of 14th slab	1%
18	On completion of 15th slab	1%



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19	On completion of 16th slab	1%
20	On completion of 17th slab	1%
21	On completion of 18th slab	1%
22	On completion of 19th slab	1%
23	On completion of 20th slab	1%
24	On completion of 21st slab	1%
25	On completion of the walls, internal plaster, flooring, doors and windows of the Apartment	2%
26	On completion of the sanitary fittings, staircases, lift wells, lobbies up to the floor level of the Apartment	2%
27	On completion of the plumbing and external plaster, elevation, terrace with water proofing of the Project	2%
28	On completion of the lift installation, water pump installation, electrical fittings, and environmental requirements, entrance lobby/s, paving	2%
29	On receipt of the part/full Occupation Certificate with respect to the Project	2%
	Total	100%



(4) All installments of the Purchase Price shall be paid punctually by the Purchaser/s in accordance with Clause 1.4 hereinabove through the Account bearing No. 50200086191322 with HDFC Bank Limited, Mustaffa Bazaar Branch; IFSC Code – HDFC0000686 or such other account as may be notified by the Promoters, on or before the respective due dates for payment thereof as referred to hereinabove and the Service Tax(if any), Value Added Tax (if any), G.S.T., Education Tax/Cess if levied or otherwise payable thereon and/or as applicable, after deduction of and/or withholding such amount towards Tax Deducted at Source (hereinafter referred to as “TDS”), which TDS shall be remitted by the Purchaser/s in government account in accordance with the provisions of Income Tax Act, 1961, as amended. The Purchaser/s shall satisfy the Promoters either through his banker’s commitment or in such other manner as shall be determined by the Promoters with regard to the security for the payment of each installment of the Purchase Price and amounts payable to the Promoters. The Promoters shall be entitled to change the account by giving a written notice to the Purchaser/s to this effect in which case the

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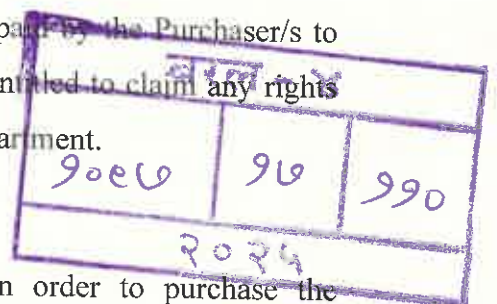
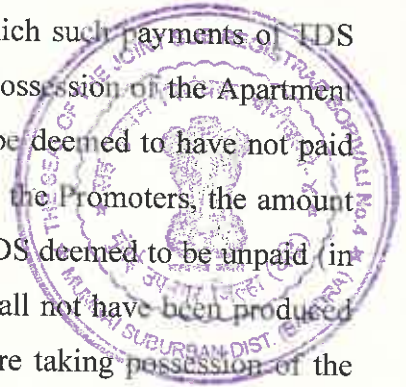
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payments of the amounts under this Agreement shall be made by the Purchaser/s and/or in such new account. The Purchaser/s agrees and undertakes to produce to the Promoters, respective TDS Certificates evidencing payment of such TDS, within a period of twenty-one (21) days from the respective dates of such payments of TDS made by the Purchaser/s and/or before the end of the respective Financial Year in which such payments of TDS would have been made, whichever is earlier, and in any event, prior to taking possession of the Apartment. It is specifically agreed that in the event of default on the part of the Purchaser/s in making payment of TDS and/or producing the respective TDS Certificates for the same within 21 (twenty-one) days from the date of payment and/or before the end of the respective Financial Year in which such payments of TDS would have been made and/or prior to taking possession of the Apartment as specified herein, then the Purchaser/s shall be deemed to have not paid the TDS and hence, shall liable to deposit with the Promoters, the amount equivalent to the amounts aggregating to the TDS deemed to be unpaid (in respect whereof respective TDS Certificates shall not have been produced to the Promoters), without interest, on or before taking possession of the Apartment, which amount shall be refunded by the Promoters to the Purchaser/s without interest on the Purchaser/s producing the respective TDS Certificates.

- (b) It is hereby expressly agreed that the time for payment of each of the aforesaid installments of the Purchase Price and other payments (including deposits, taxes and outgoings) as specified in this Agreement shall be the essence of the contract. The Promoters shall, in respect of the consideration and any other amount remaining unpaid by the Purchaser/s under the terms and conditions of this Agreement, have the first lien and charge on the Apartment. It is an essential and integral term and condition of this Agreement and of the title to be created in respect of the Apartment under this Agreement in favour of the Purchaser/s, that only if the full amount of the Purchase Price, by installments as aforesaid, as well as all other amounts payable by the Purchaser/s hereof are paid by the Purchaser/s to the Promoters, will the Purchaser/s have or be entitled to claim any rights under this Agreement and/or in respect of the Apartment.

(c) HOME LOAN:

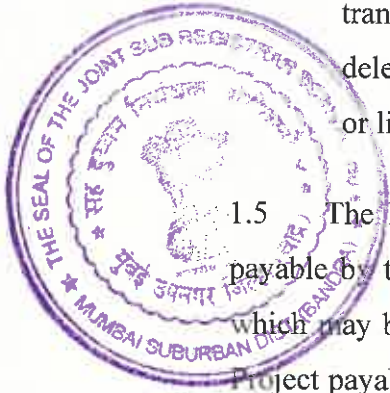
- i. If the Purchaser/s avails of a home loan in order to purchase the Apartment, from any bank or institution, including any housing finance institution (hereinafter referred to as the "HFI") the Purchaser/s shall himself be solely liable and responsible to notify, inform, remind and



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send to the HFI all notices and communication or reminders regarding payment of the Purchase Price, and the other payments and liabilities herein within the time period for payment thereof, and also to ensure payment thereof by the HFI on or before the due dates for payment thereof. Any non-payment, or delayed payment, by the HFI of any Purchase Price installment, and/or other amounts or liabilities payable by the Purchaser/s under this Agreement, shall, notwithstanding any error, act, omission or negligence on the part of the HFI, be and be deemed to be a breach and default by the Purchaser/s of this Agreement whereby the Promoters shall be fully and freely entitled and at liberty to exercise all its rights and remedies herein and in law;

- ii. Subject to the Purchaser/s entitlement to avail of a home loan, in accordance with this Agreement, the Purchaser/s shall not enter into any other transaction in respect of the Apartment or in any manner assign, transfer, alienate or encumber the same, and/or assign, transfer, or delegate, this Agreement, and/or any of his/her/their/its rights, obligations or liabilities herein.



1.5 The Purchase Price is exclusive of all Taxes (consisting of tax paid or payable by the Promoters by way of G.S.T. and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoters) up to the date of handing over the possession of the Apartment.

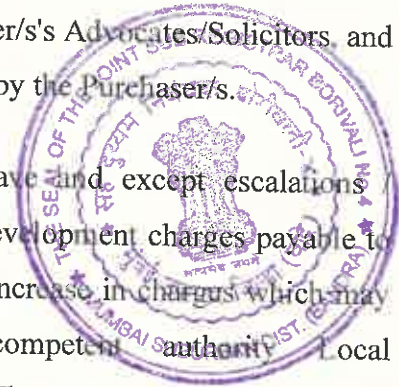
- a. The Purchase Price is exclusive of all other taxes, levies, cesses, imposts and such charges, costs, or outlays, by whatever name called, charged, levied, imposed, and payable to any authorities or bodies in respect of the Apartment or otherwise howsoever, arising from the transaction contemplated herein. Save and except the tax on income of the Promoters, arising out of this Agreement, all other taxes and charges including but not limited to Goods and Service Tax, T.D.S. or any other central, state, revenue, or municipal, or statutory tax, levy or imposts, stamp duty, registration fees, etc. or any other taxes by whatever name called, may be imposed, or that there may be any increase in respect thereof, without claiming benefit of any set-off available to the Promoters or as the case may be, if any, arising from the allotment and sale of the Apartment without any car parking space to the Purchaser/s, and/or in respect of the transaction contemplated herein shall be borne and paid by the Purchaser/s at the required time and as per rates prevailing on the date when the payment of such taxes/impositions become due and payable as

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per applicable laws, rules and regulations, or in the alternative such taxes/impositions shall, at the sole option of the Promoters, be reimbursed in full by the Purchaser/s to the Promoters within three (3) days of demand in writing raised by the Promoters upon the Purchaser/s.

- b. The Stamp Duty, Registration charges and other expenses of and incidental to this Agreement and the registration thereof, shall be borne and paid by the Purchaser/s alone. The Purchaser/s shall bear and pay the professional fees or charges of the Purchaser/s's Advocates/Solicitors, and of any other persons engaged or employed by the Purchaser/s.
- c. The Purchase Price 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 Promoters undertake and agree that while raising a demand on the Purchaser/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoters 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 Purchaser/s, which shall only be applicable on subsequent payments.
- d. The Promoters may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Purchaser/s by discounting such early payments @ 6% per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to the Purchaser/s by the Promoters.
- e. The Promoters shall confirm the final carpet area that has been allotted to the Purchaser/s after the construction of the Project is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three percent). The Purchase Price payable for the carpet area shall be recalculated upon confirmation by the Promoters. If there is any reduction in the carpet area within the defined limit then Promoters shall refund the excess money paid by Purchaser/s within 45 (forty-five) days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser/s. If there is any increase in the carpet area allotted to Purchaser/s, the Promoters shall

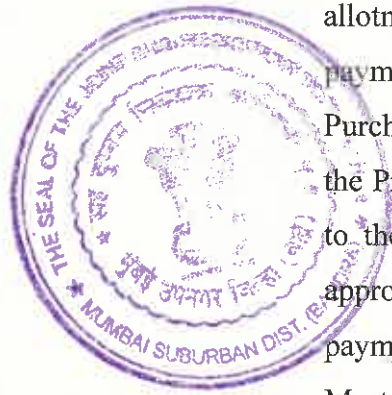


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demand additional amount from the Purchaser/s as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1.2 of this Agreement.

- f. The Purchaser/s authorizes the Promoters to adjust/appropriate all payments made by him under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoters may in its sole discretion deem fit including with regard to allocation / appropriation and the Purchaser/s undertakes not to object / demand / direct the Promoter to adjust his payments in any manner.
- g. The Promoters have reserved the right to mortgage the premises of its share by a mortgage or otherwise and may create a mortgage in favour of the Mortgagee of its acquired by it under the hereinbefore recited documents and other rights in the Project. It is therefore agreed by and between the Promoters and the Purchaser/s that in such event the final allotment and sale of the Apartment shall be made only subject to the full payment of the balance Purchase Price under this Agreement made by the Purchaser/s in favour of the Mortgagee by cheques or through RTGS, in the Promoters' Bank Account as and when they become due and payable to the Promoters, and the Promoters shall issue to the Purchaser/s an appropriate receipt therefrom acknowledging receipt of the part or full payment of the Purchase Price as the case may be. In such event, the Mortgagee shall always have the first lien/charge on the Apartment, for all dues and other sums payable by the Purchaser/s in respect of the Apartment towards repayment of any such loan granted to the Promoters, and the Purchaser/s hereby expressly consents to the Promoters creating such mortgage in favor of Mortgagee. This consent shall be deemed to have been given under the provisions of Section 9 of MOFA, and on the express understanding that: (i) the Promoters shall redeem the said mortgage, at its own expense, before said property and the Project are transferred to the Apex Body, and (ii) on or prior to the Promoters offering possession of the Apartment to the Purchaser/s, the Promoters shall obtain a letter releasing charge of such bank/s and/or financial institutions, over the Apartment.



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- h. In the event as specified in aforesaid sub-clause the Mortgagee, shall, itself or jointly with the Promoters and if and as may be so desired and deemed fit by it, and/or the Promoters, be admitted as and made members of the Entity, without it, or the Promoters being made subject or liable to

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any separate, special, new or additional condition/s and required to pay any separate, special, additional or extra amount or consideration whatsoever for the same (whether by way of transfer fees, charges, premium, donation or otherwise) and the Purchaser/s for himself or as member of the Entity shall not raise any objection or dispute whatsoever to or in respect of the same.

2.1 The Nirman and the Promoter, subject to their respective obligations, hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the SRA/concerned local authority at the time of sanctioning the plans or thereafter and shall, before handing over possession of the Apartment to the Purchaser/s, obtain from the SRA/concerned local authority occupancy and/or completion certificates in respect of the Apartment.

2.2 Time is of the essence for the Promoters as well as the Purchaser/s. The Promoters shall, subject to their respective obligations, abide by the time schedule for completing the Project and handing over the Apartment to the Purchaser/s after receiving the part/full occupancy certificate and the Common Areas, Amenities and Facilities to the Society after Completion of the Layout as provided hereinafter. Similarly, the Purchaser/s shall make timely payments of the installments and other dues payable by him and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in Clause 1.4 herein above.

3.1 The Promoters declare that the Project being part of the Slum Rehabilitation Project, the FSI available/sanctioned/permmissible as on date in respect of the Scheme is 7116.69 square meters (excluding REHAB Area in Composite Building) ("Total F.S.I.") and the Promoters will utilise of the Total F.S.I. as proposed to be utilised by the Promoters on the Project Land. The Purchaser/s has agreed to purchase the Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI as mentioned hereinabove and on the understanding that the declared proposed FSI shall belong to Promoters only. It is intended that the Total F.S.I. shall, from time to time be utilised and loaded and form part of the development, and the plans and approvals in respect thereof shall be obtained from time to time by the Nirman in stages, which shall be simultaneous or one after the other or with such time lag between them as may be deemed fit by the Promoters as under:-

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a Green Acres Wing A & B:

- i. Presently, the Promoter is constructing Wing A & B of the building to be known as 'Green Acres' [Wing-A & B are consisting of Ground floor comprising commercial premises/shops and stilts plus 1st Podium part commercial premises/shops and common area plus 2nd podium plus 17 upper floors (being 3rd to 20th floor) The present status of approval for said Wing A is as mentioned in the Approvals. It will be attached to Wing B.
- ii. The Two floor podiums of the Project will be reserved/ear-marked for parking of cars and other ancillary structures as may be required and permitted under the law.
- iii. The Promoters, as per their respective obligations, having complied with the terms and conditions of the relevant Approvals for the construction of the Wing A & B of the Project and that the Promoter has accordingly commenced the construction of the Wing A & B of the Project.



b. Rehab Wing C:

i. The Promoters will be constructing the Rehab Wing C of Composite Building on the said property comprising of a Ground plus part fifteen upper floors. The Promoters propose to rehabilitate eligible slum dwellers as per agreement with Society in the Wing C as well as School and remaining apartments, if any, would be available for sale to the Promoters.

ii. Other ancillary structures as may be required and permitted under the law.

c. The Promoters have also disclosed to the Purchaser/s that the Promoters have availed benefit of and will be further entitled to apply for claim benefits of excluding certain construction area free of FSI partly or fully as per the applicable rules and regulations.

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d. In addition to the aforesaid buildings, the Promoters propose to construct various ancillary structures, common amenities which may be permitted with or without counting in FSI to be decided finally at the time of final approvals at the time of completion of the Scheme as mentioned hereinafter.

e. Upon Completion of the entire development of Scheme, the Wing A & B and the Wing C will be notionally subdivided by their respective under grounds water tanks; or as may be required by the SRA.

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f. The Nirman has obtained several concessions/relaxations/ condonation of various deficiencies for obtaining the Approvals as mentioned in the Approvals and the Nirman propose to apply for further concessions / relaxations / condonation of various deficiencies as may be permissible under concerned rules and regulations; so as to enable the Promoters to consume the permissible development potential and the Total F.S.I.

g. After consuming the Total F.S.I. as provided above, the unutilized/residual FSI (including future accretions/enhancement due to change in law or otherwise) of the Scheme on the said property, shall always be available to and shall always be for the benefit of the Promoters and the Promoters shall have the right to deal/use such FSI/TDR as the Promoters deem fit, without any objection/interference from the Purchaser/s and other Purchaser/s and/or their Entity. In the event of any additional FSI in respect of the Scheme/Project Land is increased as a result of the any favorable relaxation of the relevant building regulations or increase in incentive FSI or otherwise, at any time, hereafter, the Promoters alone shall be entitled to the ownership and benefit of the all such additional FSI for the purpose of the development and/or additions to the built up area on the Scheme/Project Land as may be permissible.

h. The Purchaser/s hereby agrees, accepts and confirms that the Promoters propose to develop the Project (including by utilization of the full development potential and the Total F.S.I.) in the manner more particularly provided hereinabove and as depicted in the plans (approved & proposed), proformas and specifications as mentioned hereinafter and the Purchaser/s has agreed to purchase the Apartment based on the unfettered and vested rights of the Promoters in this regard.

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4.1 If the Promoters, subject to their respective obligations, fail to abide by the time schedule for completing the Project and handing over the Apartment to the Purchaser/s, the Promoters agree to pay to the Purchaser/s, if the Purchaser/s does not intend to withdraw from the project, interest as specified in the RERA Rules, on all the amounts paid by the Purchaser/s, for every month of delay, till the handing over of the possession. The Purchaser/s agrees to pay to the Promoters, interest as specified in the RERA Rules, on all the delayed payment which become due and payable by the Purchaser/s to the Promoters under the terms of this Agreement from the date the said amount is payable to the Purchaser/s to the Promoters.

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4.2 Without prejudice to the right of Promoters to charge interest in terms of Clause 4.1 above, on the Purchaser/s committing default in payment on due date of amount due and payable by the Purchaser/s to the Promoters under this Agreement (including his/her proportionate share of taxes levied by SRA/concerned local authority and other outgoings, other charges as mentioned hereinafter) and on the Purchaser/s committing three defaults of payment of installments, and/or the Purchaser/s commits a breach or default in observing and performing or complying with, and/or the Purchaser/s fails or neglects to observe, perform or comply with, any of his/her/their/its obligations, and/or any of the terms, conditions and provisions of this Agreement, the Promoters shall at their own option, may terminate this Agreement. Provided that:-

a. Promoters shall give notice of fifteen days in writing to the Purchaser/s, by Registered Post AD at the address provided by the Purchaser/s and mail at the e-mail address provided by the Purchaser/s, 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 Purchaser/s fails to rectify the breach or breaches mentioned by the Promoters within the period of notice then at the end of such notice period, Promoters shall be entitled to terminate this Agreement.

b. Provided further that upon termination of this Agreement as aforesaid, the Promoters shall refund to the Purchaser/s (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoters and excluding all other amounts paid by the Purchaser/s other than the amounts paid to the Promoters towards the Purchase Price) 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 Purchaser/s to the Promoters.

c. Provided further that it shall be sole responsibility of the Purchaser/s to comply with the provisions of the Foreign Exchange Management Act, 1999 or Anti-Money Laundering Act, 2002 or Benami Transactions (Prohibition) Act, 1988 or any other such statute and furnish to the Promoters with such permissions/approvals/no objections to enable the Promoters its obligations under this Agreement or otherwise and pay and bear or reimburse to the Promoters all such cost, charges and expenses that may be required to be incurred by the Promoters related to compliance of such obligations/notices under such statutes. In case the Promoters become aware and/or in case the Promoters is notified by the concerned authorities of any instance of violations



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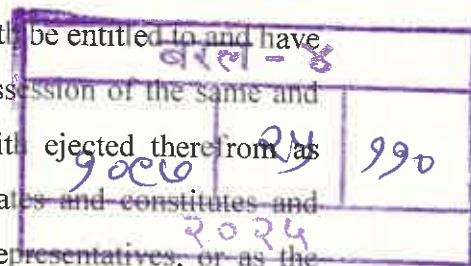
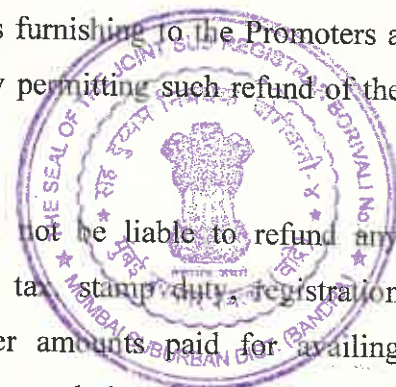
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of regulations of Anti-Money Laundering Act, 2002 or Benami Transactions (Prohibition) Act, 1988 or any other such statute, then the Promoters shall at its sole discretion be entitled to cancel/terminate this Agreement. Upon such termination the Purchaser/s shall not have any right, title or interest in the Apartment neither have any claim/demand against the Promoters, which the Purchaser/s hereby unequivocally agrees and confirms. In the event of such cancellation/termination, the monies paid by the Purchaser/s to the Promoters shall be refunded by the Promoters without any interest/compensation only after the Purchaser/s furnishing to the Promoters a no-objection letter from the concerned authority permitting such refund of the amounts to the Purchaser/s.

d. Provided further that the Promoters shall not be liable to refund any amount paid by the Purchaser/s towards any tax, stamp duty, registration charges, EMI/processing fee and/or any other amounts paid for availing housing loan, interest paid by the Purchaser/s towards housing loan, etc. and subject to other provisions the Promoters shall be liable to refund the amounts paid by the Purchaser/s to the Promoters towards Purchase Price of the Apartment.

4.3 Upon termination of this Agreement the Parties will be released and discharged of any and all liabilities and obligations herein and the Purchaser/s specifically agrees acknowledges and irrevocably authorizes the Promoters to sell the Apartment to any other party or deal with in any other manner as the Promoters may in its sole discretion deem fit and proper as if this Agreement had never been executed and without accounting to the Purchaser/s for any of the proceeds of such sale. It is further expressly agreed that upon such termination, the Purchaser/s shall be left with no right, title, interest, claim or lien over the Apartment in any manner whatsoever, and shall not have any monetary claim against the Promoters, other than any refund required, under the terms of this Agreement expressly agreed to be refunded by the Promoters. The Purchaser/s agrees that in the event of termination of this Agreement by the Promoters as provided in this Agreement, and in the event of the Apartment being in the possession of the Purchaser/s, the Promoters shall forthwith be entitled to and have the right to re-enter upon the Apartment and resume possession of the same and the Purchaser/s shall thereupon be liable to be forthwith ejected therefrom as trespasser/s. The Purchaser/s further irrevocably nominates and constitutes and appoints the Promoters through any of its authorized representatives, or as the Purchaser/s constituted attorneys, to execute and register a Deed of Cancellation of



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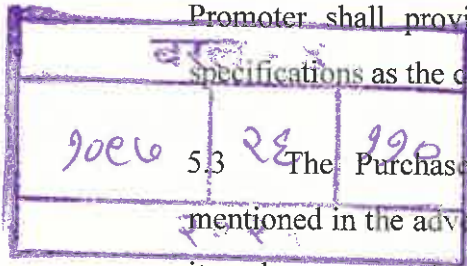
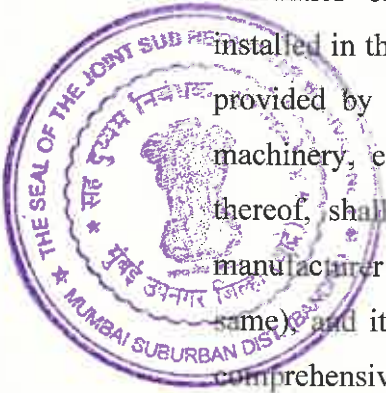
the Agreement and admit execution thereof before the concerned registration authorities.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts to be provided by the Promoter in the Project and the Apartment as are set out in list annexed hereto as Annexure 'H' (hereinafter referred to as the "List of Amenities"). The Purchaser/s is satisfied about the said specifications as mentioned in Annexure 'H' and undertakes not to raise any objection in respect thereof.

5.1 The Purchaser/s has been informed and is aware that (i) all natural materials including marble, granite, natural timber etc. contain veins and grains with tonality differences and while the Promoter shall pre-select such natural materials for installation in the Apartment or in proposed Project, and/or that form a part of the Apartment Amenities their non-conformity, natural discoloration, or tonal differences / variations at the time of installation, is unavoidable. (ii) the warranties of plant, machinery, equipment, appliances and electronic items installed in the Apartment by the Promoter shall be as per the standard warranties provided by the manufacturer only, and accordingly any defect in such plant, machinery, equipment, appliances and electronic items, and/or the installation thereof, shall be rectified in accordance with the warranties provided by the manufacturer only (with the Promoters having no liability or obligation for the same) and it is agreed and acknowledge that, beyond manufacturer warranties, comprehensive annual maintenance contracts shall be obtained by the Purchaser/s.

5.2 It is clarified that if any change or alterations or additions are made to the aforesaid equipment, appliances and electronic items, and/or the same are serviced, repaired or tampered with, in any manner, by any person other than the authorized personal / agency as appointed by the Promoter then the warranties above may be rendered void. It is further clarified and agreed that in the event amenities of the said specifications are not available in the market and then the Promoter shall provide amenities or similar quality or as close to the said specifications as the circumstances may permit or their near substitutes.

5.3 The Purchaser/s understand and acknowledge that the specifications mentioned in the advertisement / communications or the sample flat/mock flat and its color, texture, the fitting(s)/fixture(s) or any installations depicted therein are only suggested and the same are not intended to be provided as a standard specifications and/or service or cannot be constructed as same and the Purchaser/s has not relied on the same for his decision to acquire the Apartment in the Project.



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6. The Promoters shall give possession of the Apartment to the Purchaser/s on or before the December, 2025 ("Possession Date"). If the Promoters fails or neglects to give possession of the Apartment to the Purchaser/s on account of reasons beyond his control and of his agents by the aforesaid date then the Promoters shall be liable on demand to refund to the Purchaser/s the amounts already received by him in respect of the Apartment with interest at the same rate as mentioned in the clause 4.1 hereinabove from the date the Promoters received the sum till the date the amounts and interest thereon is repaid. Provided that:-

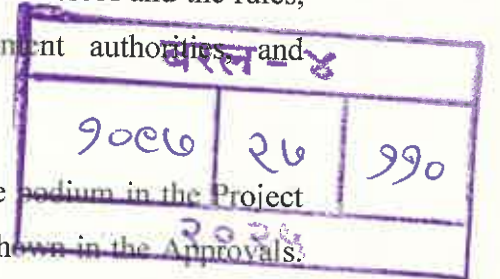
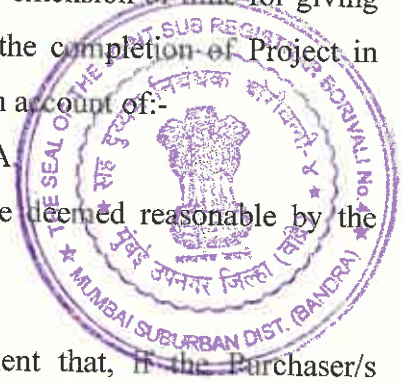
- a. The Promoters shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of Project in which the Apartment is to be situated is delayed on account of:-
- Any force majeure events as per RERA
 - Any other circumstances that may be deemed reasonable by the Authority.

b. It is an express condition of this Agreement that, if the Purchaser/s commits default in payment of any of the amounts on their respective due dates as aforesaid, the Promoters shall not be liable or responsible for delay in completing the Project and/or in handing over possession of the Apartment to the Purchaser/s on the date specified hereinbefore and/or refund the amounts and interest thereon as specified hereinbefore;

c. The Purchaser/s is aware and accepts that the installation and availability of all utilities such as water, electricity, piped gas, etc. are subject to the sanction and provision thereof by the concerned provider thereof and the rules, regulations and policies of the concerned government authorities and concerned utility suppliers;

d. The Purchaser/s acknowledges and accepts that the podium in the Project will be accessed through common ramp/drive way as shown in the Approvals.

The Purchaser/s is also aware of and acknowledges and accepts that due to planning constraints the said ramp is common ramp for the entire Project and that the completion of the said ramp will depends upon certain events. In the event, the completion of the portion of ramp is remain pending due to any reasons beyond control of the Promoters, the Purchaser/s agrees and undertakes not to raise any objection in this regard and such delay shall not be construed as delay on part of the Promoters and the Promoters shall be entitled to reasonable extension for the same.



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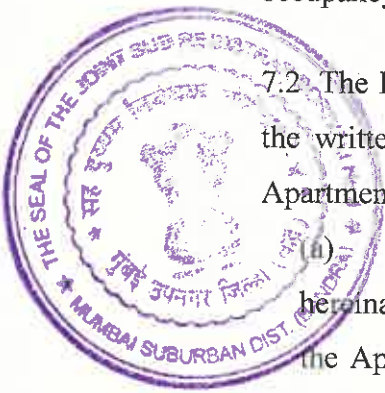
7. PROCEDURE FOR TAKING POSSESSION

7.1 The Promoters, upon obtaining part or full the occupancy certificate from the competent authority and the payment made by the Purchaser/s as per the agreement shall offer in writing the possession of the Apartment, to the Purchaser/s in terms of this Agreement to be taken within 15 (fifteen) days from the date of issue of such notice and the Promoters shall give possession of the Apartment to the Purchaser/s. The Promoters agree and undertake to indemnify the Purchaser/s in the case of failure of the fulfilment of any of the provisions, formalities, documentation on part of the Promoters. The Purchaser/s agree(s) to pay the maintenance charges as determined by the Promoters or the Society, as the case may be. The Promoters on its behalf shall offer the possession to the Purchaser/s in writing within 7 days of receiving the occupancy certificate of the Project.

7.2 The Purchaser/s shall take possession of the Apartment within 15 days of the written notice from the Promoters to the Purchaser/s intimating that the Apartment is ready for use and occupancy provided that:-

(a) Immediately on completion of the events contemplated hereinabove, the Purchaser/s shall be bound and liable to take possession of the Apartment by receiving the keys of the Apartment from the Promoters and shall: (i) sign and deliver to the Promoters all writings and papers as may be necessary, including letters, transfer forms, affidavits and other papers for formation and registration of the proposed Entity, (ii) execute and deliver to the Promoters an Undertaking that the Purchaser/s will not obstruct, hinder or interfere with the continuance, or resumption, of development and construction of the remaining construction and development of the Project Land, including the Project and the and the Common Areas, Amenities and Facilities, pursuant to the scheme of development, (iii) pay or reimburse (as the case may be) to the Promoters, as and when demanded all the deposits payable to the concerned authorities or deposits for water connection and electricity charges payable in respect of the Apartment and (iv) pay his/her/their/its proportionate share in respect of all payments required to be made, by way of betterment charges on account of T.P.S. if introduced, development charges, contributions, in respect of the properties constituting the Layout to the SRA/MCGM or any other statutory bodies/authorities without any objection in respect thereof.

(b) The Promoters shall hand over the physical possession of the Apartment to the Promoters for his/her/their/its occupation and use in accordance with this Agreement upon and subject to the Promoters receiving



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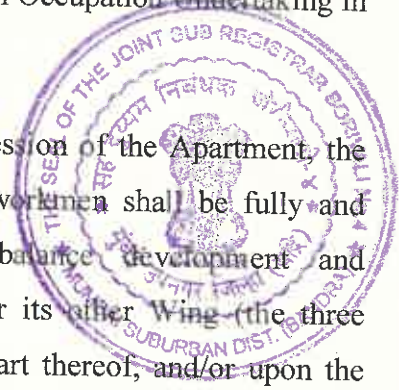
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full payment of all Purchase Price installments, charges, deposits, liabilities, interest, taxes, etc., due under this Agreement and subject to the Purchaser/s having complied with all the terms and conditions of this Agreement, including without limitation, complying with all conditions, formalities, documentation etc., as may be prescribed by the Promoters in this regard. Without prejudice to the generality of the foregoing, the Promoters may require the Purchaser/s to execute and register an Occupation Undertaking in terms of a draft prepared by the Promoters.

(c) Even after the Purchaser/s takes possession of the Apartment, the Promoters and/or its agents, contractors and workmen shall be fully and freely entitled to continue all remaining/balance development and construction work in respect of the Project or its other Wing (the three Wings being attached to each other), or any part thereof, and/or upon the Scheme-II, Layout, or any part thereof, and/or any Common Areas, Amenities and Facilities thereof. The Purchaser/s, shall not protest, object to or obstruct the execution of such work or to any compensation and/or damage and/or claim and/or to complain about any inconvenience and/or nuisance which may be caused to him or any other person.

(d) The Promoters may also agree to permit, in its sole discretion and subject to the Purchaser/s having fulfilled all his/her/their/its obligations under this Agreement and having paid full Purchase Price and other amounts, charges, taxes, liabilities, interest, etc., under this Agreement, the Purchaser/s to carry out, prior to the Possession Date, his/her/their/its fit-out works in the Apartment alone, at his/her/their/its costs and liability; subject to the Purchaser/s: (i) executing in favor of the Promoters a suitable Undertaking-cum-Indemnity and other writings as may be required by the Promoters, (ii) depositing with the Promoter a fit-out deposit as may be demanded by the Promoters, and (iii) carrying on such fit-out works strictly in accordance with the rules, regulations and conditions then imposed by the Promoter. It is agreed and clarified that such permission (if granted by the Promoters) shall not be or be deemed to be an offer to deliver, or delivery of, possession of the Apartment to the Purchaser/s, and shall not entitle the Purchaser/s to possession, use, or occupation of the Apartment other than for the limited purpose of undertaking fit-out works. During the period of Fit-outs (if permitted by the Promoter) the Purchaser/s shall not undertake any work/s, and/or do or undertake any acts, deeds, matters or things that shall in any manner affect, delay or prejudice the issuance of the occupation certificate/s in respect of the Project /s or any part thereof, and/or cause any damage or loss to any part of the Project s and/or the construction, and/or



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cause any loss or damage to the Promoters. If any such loss or damage is caused by the Purchaser/s he shall be bound and liable, to make payment and/or reimburse the Promoter of the cost of remedying and rectifying the same. Notwithstanding the rights and remedies of the Promoter as stated hereinabove, if the Purchaser/s commits any breach or default of:

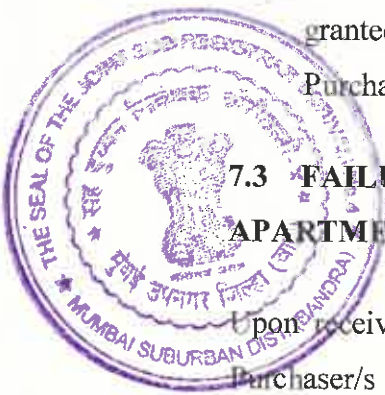
- (a) the terms, conditions and provisions of this Agreement and/or
- (b) the aforesaid Undertaking-cum-Indemnity and/or the other writings executed by Purchaser/s, he and/or
- (c) any of the rules, regulations and conditions stipulated by the Promoter in respect of the fit-out works to be carried on by the Purchaser/s, the Purchaser/s shall be and be deemed to be in breach and default of this Agreement and the Promoter shall be fully and freely entitled to exercise all its rights and remedies herein in respect thereof, without prejudice to the Promoters' absolute right and power, to withdraw the limited permission granted to the Purchaser/s to carry on its fit-out works and to restrict the Purchaser/s from entering upon the Project and the Apartment.

7.3 FAILURE OF PURCHASER/S TO TAKE POSSESSION OF APARTMENT:

Upon receiving a written intimation from the Promoters as per Clause 7.1, the Purchaser/s shall take possession of the Apartment from the Promoters by executing necessary indemnities, undertaking and such other documentation as prescribed in this Agreement, and the Promoters shall give possession of the Apartment to the Purchaser/s. In case the Purchaser/s fails to take possession within the time provided in Clause 7.1 such Purchaser/s shall continue to be liable to pay maintenance charges as applicable. The Parties hereto hereby agree and declare as follows:-

- (a) Whenever required, the Purchaser/s shall sign and deliver to the Promoters all writings and papers as may be necessary, including letter of possession, for electric meter, gas connection meter; and other necessary papers;

- (b) After the possession of the Apartment is handed over to the Purchaser/s, if any, additions or alterations in or about or relating to the Project or in the apartments and premises therein are required to be carried out by or at the instance of the Government, the SRA, the MCGM or any Statutory Authority, the same shall be carried out by the Purchaser/s and all other Purchaser/s of the apartments and premises in case the same relate to the Project at their own costs, and not by the Promoter who shall not in any manner be liable or responsible for the same or any part thereof.

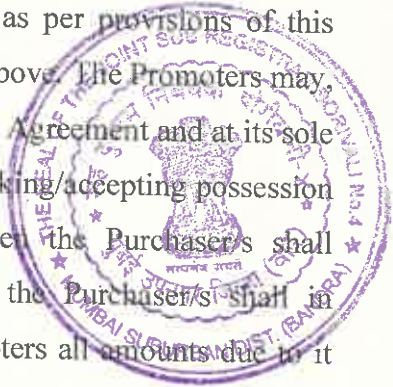


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(c) In the event the Purchaser/s has failed to make payment of the balance amount towards the Purchase Price and other amounts for any reason/s whatsoever the Purchaser/s is unable, and/or fails, refuses, or neglects, to accept or take possession of the Apartment, as and when required to do so, the Promoters shall have the sole right and option to cancel/terminate this Agreement and the agreement to allot herein, and exercise and enforce all its rights and remedies herein, including those contained herein below and that the Purchaser/s shall be entitled to refund of the amounts paid towards the Purchase Price to the Promoters subject to other deductions as per provisions of this Agreement regarding termination as provided hereinabove. The Promoters may, without prejudice to its rights and remedies under this Agreement and at its sole discretion, condone the delay by the Purchaser/s in taking/accepting possession of the Apartment and agree to alternate date when the Purchaser/s shall take/accept possession as aforesaid; provided that the Purchaser/s shall in addition to his/her/their/its liability pay to the Promoters all amounts due to it under this Agreement within fifteen (15) days of the Possession Date or the date provided for in clause 7.1, as the case may be, pay to the Promoters compensation/holding charges for the period of the delay as levied by the Promoters, as well as all taxes, outgoings, liabilities, etc. in respect of the Apartment commencing the date that possession thereof was required to be taken/accepted by the Purchaser/s.



8. If within a period of five years from the date of handing over the Apartment to the Purchaser/s, the Purchaser/s 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 is not possible to rectify such defect, then the Purchaser/s shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under RERA.

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Provided that:

(a) The Purchaser/s and/or any other occupant/Member have not carried out any unauthorized changes or changes which lead to such defect or exaggerated any existing defect directly or indirectly in any manner whatsoever and/or that the Purchaser/s and/or any other occupant/member has/have acted contrary to the various covenants under this Agreement or terms and conditions of the approvals and/or bye-laws of the authorities, in any such event, the Purchaser/s or such occupant/member alone shall become liable to rectify such defects at his sole cost and expenses, and the Promoter shall be absolved from their said responsibility regarding the defect.

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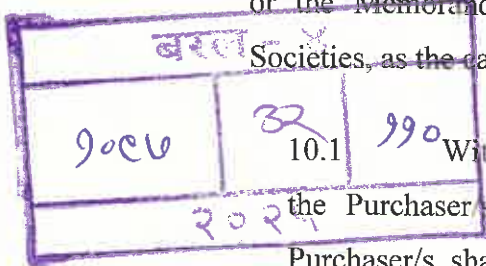
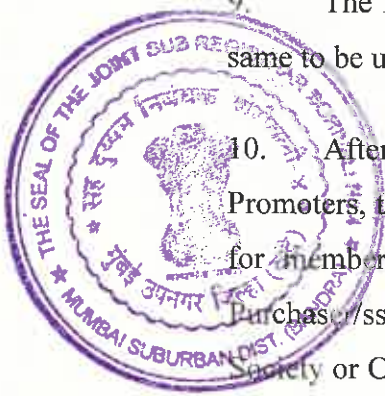
(b) Notwithstanding anything herein contained the Promoter shall not be liable for any defect or damage caused to the Apartment and/or the Project, or to rectify any such defect caused as a result of negligence, improper, maintenance, improper operation, any change, repair or alteration carried out by the Purchaser/s. The liability of the Promoter herein shall forthwith cease if the Purchaser/s makes any such structural alterations, and/or carry/carries out any repairs or alterations to the Apartment, and/or the Project in contravention of the terms, conditions and provisions hereof, and without having obtained the prior written consent of the Promoter.

(c) Any damage due to wear and tear of whatsoever use the Promoter is caused to thereto, the Promoter shall not be responsible for the cost of re-instating/repairing/rectifying such damage.

9. The Purchaser/s shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence.

10. After paying all dues and amounts payable under this Agreement to the Promoters, the Purchaser/s shall obtain No Objection from the Promoters to apply for membership of the Society. Thereafter, the Purchaser/s along with other Purchaser/ss of Apartments in the Project shall join in forming and registering the Society or Condominium or a Limited Company to be known by such name as the Promoters may decide and the name shall contain the word "Green Acres" for the entire Project called "Green Acres" (hereinafter referred to as the "Entity"), before statutory suffice of the name of such organization, and for this purpose also from time to time sign and execute the application for registration and/or membership and the other paper and documents necessary for the formation and registration of the Entity and for becoming a member, including the bye-laws of the proposed society and duly fill in, sign and return to the Promoters within seven days of the same being forwarded by the Promoters to the Purchaser/s, so as to enable the Promoters to register the society of the Purchaser/ss. No objection shall be taken by the Purchaser/s if any, change or modification are made in the draft bye-laws, or the Memorandum as may be required by the Registrar of Co-operative Societies, as the case may be, or any other Competent Authority.

10.1 Within 15 days after notice in writing is given by the Promoters to the Purchaser/s that the Apartment is ready for use and occupancy, the Purchaser/s 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 Project namely local taxes, betterment charges or such other levies by the SRA/concerned local authority and/or Government water charges,



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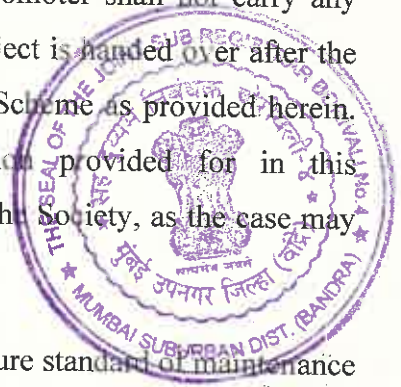
insurance, common lights, repairs and salaries of clerk bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the Sale Plot and Project and more particularly mentioned in the FOURTH SCHEDULE hereunder written. Until the Entity is formed and the structure of the Project is transferred to it, the Purchaser/s shall pay to the Promoter such proportionate share of outgoing as may be determined. The Purchaser/s further agrees that till the Purchaser/s's share is so determined the Purchaser/s shall pay to the Promoter provisional monthly contribution as provided hereinafter per month towards the outgoings. The amounts so paid by the Purchaser/s to the Promoter shall not carry any interest and remain with the Promoter until the Project is handed over after the settlement of the accounts and Completion of the Scheme as provided herein. Thereupon, the aforesaid deposit (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society, as the case may be.

10.2 The Promoters, may, with a view to ensure standard of maintenance and upkeep, at their discretion but not as an obligation, be involved/undertake/conduct either by themselves or through House-Keeping service/Facility Management Company, the maintenance and management of the Project even after formation of the Entity at such terms and conditions and consideration as may be decided by the Promoters. The Promoters may also retain some portion / units / apartments in the Project which may be subject to different terms of use as may be permissible under law. The Purchaser/s has given his unequivocal consent for the aforesaid. The Purchaser/s is aware that the Promoters are not in the business of or providing services proposed to be provided by the Facility Management Company. The Promoters does not warrant or guarantee the use, performance or otherwise of these services provided by the respective Facility Management Company. The Parties hereto agree that the Promoters are not and shall not be responsible or liable in connection with any defect or the performance/ non-performance or otherwise of these services provided by the respective Facility Management Company.

10.3 COMPLETION OF THE SCHEME

The Scheme shall be deemed to be completed only when all of the following is achieved:

- (a) On completion of construction of the building/s in the Scheme by consuming the Total F.S.I. that may be permissible under D. C. Regulations and/or any other law for the time being in force;



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- (b) Receipt of the Occupation Certificate/s and Building Completion Certificate in respect of last of the building/s in the Scheme;
- (c) All conditions in the approved layout, or amended layout, sanctioned by S.R.A./local authorities, being complied with;
- (d) All the apartments, shops and car parking spaces in the buildings being allotted and sold and all the monies (including Purchase Price, other charges, taxes, interest etc.) recovered by the Promoters.
- (e) It is agreed and understood by the Parties that until the formation and registration of the Entity and the transfer of the title to such Entity, the Promoters alone shall continue to be exclusively entitled to all the present, enhanced and future development potential of and arising out of the amended Scheme/Project Land including all existing and future FSI, DRC, Fungible FSI and TDR and any other development potential by whatever nature called, all of which shall always vest in the Promoters alone. The Promoters shall also be entitled to the entire FSI generated out of the Scheme. Further the Promoters shall always be entitled to utilize and exploit such development potential, FSI, TDR, DRC, Fungible FSI etc. upon the Layout or any part thereof, and/or upon the Project, or to otherwise deal with and/or transfer the same, and/or utilize the same upon another property in such manner as it deems fit;



- (f) The Promoters hereby specifically disclosed that since present project developed as part of the Slum Redevelopment Scheme and the Project is still under construction and/or other buildings to be constructed, the S.R.A., if FSI is increased under D.C. Regulations or otherwise and remain unutilised, the Promoters shall be exclusively entitled to utilise or transfer such unutilised development potential or FSI and other benefits by whatever name called either in form of T.D.R. or any other form permissible under the law and enjoy the same exclusively either by sale in open market or utilise the same on some other property as may be permissible under the law. In no event the Purchaser/s or the Entity, as the case may be, be entitled to any such benefit of balance FSI, T.D.R. or development potential arising out of the Project Land/amended Scheme under any circumstances.
- (g) The concerned authorities have sanctioned the sub-division of the final sanctioned Scheme on completion of above events (a) to (f) and the City Survey Authorities have issued separate/revised/new Property Register Cards in accordance with such sub-division Order.

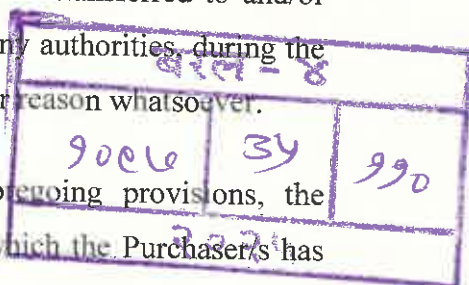
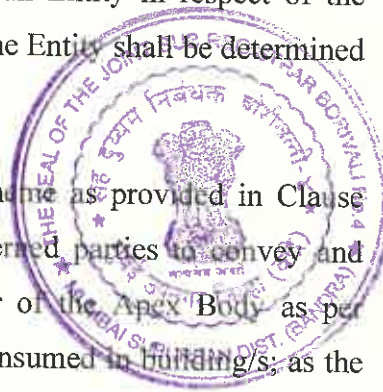
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- (h) All the Approvals obtained/to be obtained shall be considered as final approvals only upon completion of the Scheme as provided above and till then the Promoters shall be entitled to make amendments/revision thereto.

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10.4 The Promoters, in its discretion, and subject to force majeure events, intends as follows:-

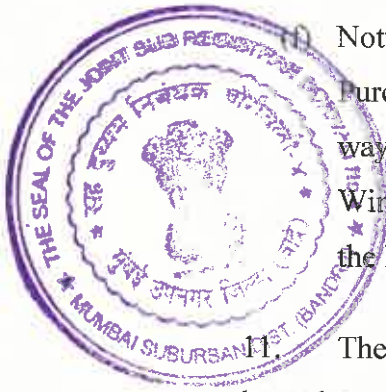
- (a) On and after the completion of construction of all the building/s in Scheme, and on receipt of the final approvals in respect thereof (including the final occupation certificate/s in respect thereof), the Promoters shall, in the Promoter's discretion, form and register an Entity in respect of the Project. The nature, type, and constituents of the Entity shall be determined by the Promoters in its discretion.
- (b) Further, upon the full Completion of the Scheme as provided in Clause 10.3, Nirman Promoter shall cause the concerned parties to convey and transfer, under a Deed of Transfer in favour of the Apex Body as per provisions of the SRA; to the extent of FSI consumed in building/s; as the Promoters determines, in their discretion. The Promoters shall join in the Deed of Transfer. For the purpose of clarity, the Deed of Transfer to the Entity shall be executed by the Promoters on completion of four months from completion of the Scheme subject to this Agreement and all other agreements for sale executed with the other purchasers and Purchaser/s in the Project and the rights, interest, easements, powers, authorities, privileges, authorities, vested and reserved herein/therein unto the Promoters and subject to the Rules of SRA with regard to such Deed of Transfer.
- (c) The Purchaser/s agree and confirm, personally and as prospective member of the applicable Entity, that he, is not entitled to and shall never raise any objection or dispute and/or claim any compensation, if the area of the Project Land and/or any or all of the building/s, and/or the remaining development of the Scheme, that is proposed to be transferred as provided herein, shall be at variance with, or may be less than, the area contemplated, or referred by herein, including virtue of any reservations, encroachments, spaces for sub-station (by electricity supply company), if any, and/or the reservations being handed over and transferred to and/or acquisition of any portion of the Scheme by the any authorities, during the course of developments of thereof, or for any other reason whatsoever.
- (d) Without prejudice to the generality of the foregoing provisions, the Promoter has put the Purchaser/s to notice and which the Purchaser/s has agreed and accepted that the development of the Scheme in phases upon the said property contemplates the utilization of part/portion of the Total F.S.I., which may not be proportionate to the FSI and development



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potential attributable to and arising out of the said property/Project Land. The Purchaser/s/s, for himself, and as a prospective member of the Entity, shall not be entitled to raise any claim or dispute in respect thereof.

- (e) All the documents, writings, Deed of Transfer etc., to be executed in the conveyance and transfer, as provided in this Agreement, and all other related documents and writings to be executed in relation thereto and/or in pursuance thereof, including bye-Laws, rules and regulations of the Entity formed and constituted in respect of the Project, and all writings, forms, applications, etc. in relation to the proposed formation and registration thereof, shall all be prepared and approved by the Advocates and Solicitors appointed by the Promoters, and the same shall contain such terms, conditions, covenants, stipulations and provisions, including those contained in this Agreement including reserving the rights, powers, authorities and benefits of the Promoters, as the Promoters deem fit, in its discretion.



(f) Notwithstanding the provisions regarding the Deed of Transfer, the Purchaser/s agrees, accepts and acknowledges that the common ramp/drive way will be always shared between the Purchaser/s / occupants of the Wing A&B of the Project and the same will remain common property of the Project.

(g) The Purchaser/s shall on or before delivery of possession of the Apartment keep deposited with the Promoter, the following amounts:-

(A) In addition to the other liabilities referred to hereinabove, the Purchaser/s shall within seven (7) days from demand being made by the Promoters in writing on or before possession of the Apartment, pay to the Promoters, the following costs charges, deposits and expenses, as determined by the Promoters, that is:

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Sr. No.	Amount (Rs.) 1 BHK	Amount (Rs.) 2BHK	Particulars
1.	1,85,000	2,25,000	Proportionate share of taxes and other outgoings including tax by way of land under construction
2.	55,000	75,000	Towards amount paid/payable as infrastructure/ development charges etc.
3.	15,000	20,000	Towards Labor Cess

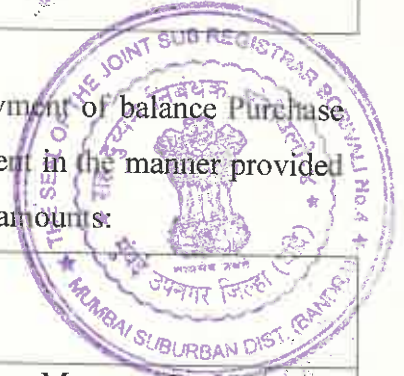
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4.	45,000	54,000	Towards electric meter, transformer / sub-station, water meter and for deposit and other outgoings etc.
5.	15,000	20,000	Towards Lump sum payment towards costs, charges and expenses for the formation and registration of the Entity
6.	35,000	50,000	Towards Lump sum amount of legal charges
7.	As Applicable	As applicable	Towards G.S.T. on above Other Charges

(B) The Purchaser/s shall simultaneous with the payment of balance Purchase Price at the time of taking possession of the Apartment in the manner provided hereinabove also pay to the Promoters the following amounts:

Sr. No.	Amount (Rs.) 1BHK	Amount (Rs.) 2BHK	Particulars
1.	654/-		Towards Share Money (Rs.500/- per person)
2.	8000/-		Towards application and entrance fee of the Society (Rs.200/- per person)
3.	86346/-		Towards advance ad-hoc maintenance charges, the share of taxes and other outgoings
4.	As Applicable	As Applicable	Towards G.S.T. on above Other Charges



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(C) The Purchaser/s specifically agrees as under:-

a. The amounts payable to the Promoter by the Purchaser/s under sub-clause 11 (A) are non-refundable/non-accountable and shall not carry any interest. The Promoter is not liable to render any account of the amounts mentioned in clause 11(A) to the Purchaser/s or to Entity, at any time and shall only be accountable to the Purchaser/s in respect of the amounts mentioned in clause-11(B) but without any obligation to pay interest.

b. It is clearly understood that in the event of there being any shortfall in amount of maintenance charges or any other charges or taxes payable or becoming payable by the apartment Purchaser/s, the Promoters shall be entitled to deduct such amount from the Corpus Fund so collected from the Purchaser/s and the balance if any, shall be paid over to the Entity formed of all the Purchaser/s of the Project.

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c. The Purchaser/s shall be liable and or responsible for bearing and paying within 7 days on the demand of Promoters all statutory dues, taxes, rates etc. as well as G.S.T., Local Body Tax and/or any other taxes, which may be levied/leviable either by the Central Government or State Government or Municipal Corporation or any other Authority under any law for the time being in force any time in future at such rate as applicable and amended from time to time, as the case may be in any event before/after taking possession of the Apartment. In the event of a delay, the Purchaser/s will be further liable to pay interest as per RERA for the delay period.

d. The Promoter shall utilize the aforesaid amounts and deposits for the purposes for which the same are collected, except in the case of any delay or default made by the Purchaser/s in making any payment/s thereof, in which case, the Promoter will be at liberty and shall be entitled to appropriate and/or adjust the monies held for one purpose or on one account against the monies due for other purpose/s or on other account/s.

e. The Promoter shall have absolute right to bifurcate, allocate, utilize, incur expenses, spend monies towards maintenance charges and outgoings in respect of the Project and the Promoter shall, in the interest of the Purchaser/s, take decisions regarding the type, mode, quality of services to be provided in the Project including for security services, maintenance, cleaning, number of personnel to be employed for the same etc.

f. The Promoter shall not be liable to bear or share or pay the maintenance charges, electricity charges, water charges or any other outgoings attributed to and in respect of the unsold and un-allotted apartments/ car parking spaces / units. The Promoter shall be liable to bear the Municipal Assessment, if any, applicable only if the concerned authorities refuses to grant the benefit of non-occupancy in respect of such apartments/ car parking spaces/units.

12. After completion of the Scheme as mentioned hereinabove and the Purchaser/s of the Project have taken possession of their respective Apartments, the Entity, shall take over complete responsibility for the management of the Project shall be solely responsible for collection of dues from its members and for disbursements of such collections in relation to the Project including payment of Municipal taxes, salaries of the employees charged with the duties for the maintenance of the Project to the intent that the Project Land and the Project shall be kept free from all claims, attachments and sales or other legal encumbrances,



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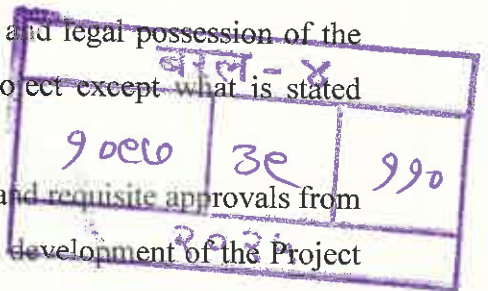
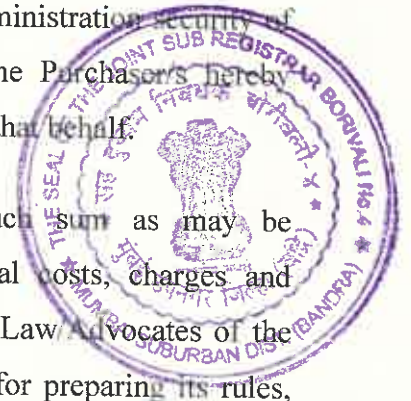
charges and liens, irrespective of the fact whether the transfer of the Project Land and the Project in favour of the Entity has taken place or not and whether or not the Purchaser/s and the other Purchaser/s of the other apartments are made members of the Entity and irrespective of the fact whether the Entity fails to perform its obligations mentioned hereinabove, the Promoters in any event shall stand absolved from their responsibility of managing the Project, receiving and/or paying the outgoings including the Municipal Taxes and the incidental costs, expenses and charges connected with the maintenance, administration of the Project, or otherwise for any reason whatsoever. The Purchaser/s hereby agrees to indemnify and keep indemnifies the Promoters in that behalf.

13. The Purchaser/s shall pay to the Promoter such sum as may be notified/demanded by the Promoter 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 Entity and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance of the Project Land and the Project in favour of the Entity. The exact Entity to be formed shall be determined at the sole discretion of the Promoters.

14. REPRESENTATIONS AND WARRANTIES OF THE PROMOTERS:-

The Promoters, subject to their respective obligations/rights, hereby represents and warrants to the Purchaser/s as follows:

- (a) The Promoters are entitled to the development rights in respect of the Project Land and also have actual, physical and legal possession of the Project Land for the implementation of the Project except what is stated herein above;
- (b) The Nirman has obtained lawful rights and requisite approvals from the competent/concerned authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the Project.
- (c) There are no encumbrances upon the Project Land or the Project except those disclosed herein above;
- (d) There are no litigations pending before any Court of law with respect to the Project Land or Project except those disclosed hereinabove.
- (e) All approvals, licenses and permits issued by the competent/concerned authorities with respect to the Project, Project Land and Project are valid and subsisting and have been obtained the Nirman by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project Land and



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the Project shall be obtained by the Nirman following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, Project Land and common areas;

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

(g) The Promoters have 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 Apartment which will, in any manner, affect the rights of Purchaser/s under this Agreement;

(h) The Promoters confirm that the Promoters are not restricted in any manner whatsoever from selling the Apartment to the Purchaser/s in the manner contemplated by this Agreement;

(i) After completion of the Scheme and at the time of settlement of accounts with the Entity and simultaneously after with the execution of necessary transfer deed in favour of the Entity, the Promoters shall handover lawful vacant, peaceful, physical possession of the Common Areas, Amenities and Facilities;

(j) The Nirman 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 Project to the competent/concerned authorities;

(k) 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 Project Land) has been received or served upon the Promoters in respect of the Project Land and/or the Project.

14.1 The Purchaser/s or himself/themselves with the intention to bring all persons into whosoever hands the Apartment may come, including whosoever uses, occupies or resides in the Apartment (whether as guest, lessee, tenant, licensee, caretaker of the Purchaser/s or otherwise) or whosoever the Apartment is let/ licensed/sold / assigned/gifted/ mortgaged/transferred; hereby covenants with the Promoters as follows:-

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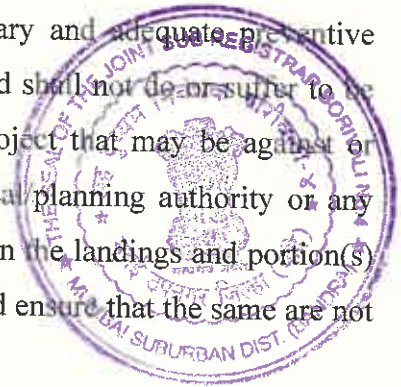
(a) To maintain the Apartment at the Purchaser/s's own cost in good and tenatable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations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

(b) The Purchaser/s shall also carry out necessary and adequate preventive maintenance of the interiors of the Apartment, and shall not do or suffer to be done anything in or to the Apartment, or the Project that may be against or contrary to the bye-laws of the Entity or the local planning authority or any other authority. The Purchaser/s shall also maintain the landings and portion(s) of the Project leading to and from the elevators and ensure that the same are not damaged in any way.

(c) 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 Project 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 Project in which the Apartment is situated and in case any damage is caused to the Project in which the Apartment is situated or the Apartment on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach.

(d) To carry out at his own cost all internal repairs to the Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoters to the Purchaser/s 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 Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

(e) The Purchaser/s shall, on and from the date he is offered possession of the Apartment by the Promoters as provided in clause 7.1; maintain and repair at his/her/their/its own cost, the Apartment, and the support, shelter columns,

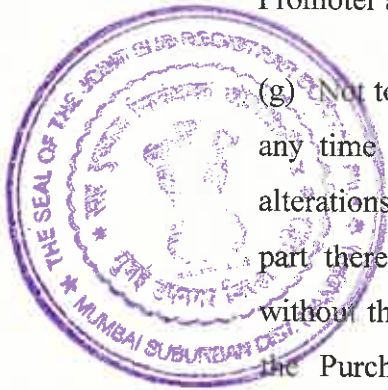


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beams, walls and slab thereof in good, habitable repair and condition so as to support shelter and protect the other parts of the Project in which the Apartment situate.

(f) 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 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 shelter 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, Partis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Entity.



(g) Not to demolish or cause to be demolished any walls or other structures at any time or make or cause to be made any new construction, additions or alterations of whatsoever nature on or in the Apartment or the Project or any part thereof, or change the elevation or the colour scheme of the Project, without the previous consent in writing of the Promoter and if it is found that the Purchaser/s has acted contrary to the various covenants under this Agreement or as a result thereof the Local Body or other Authority refuses or objects to the grant of Project Completion Certificate, in any such event, the Purchaser/s shall become liable to arrange for and obtain the same at the cost and expenses of the Purchaser/s, and the Promoter shall be absolved from their responsibility of obtaining the Project Completion Certificate and Occupation Certificate, and shall not be liable to other Purchaser/s of the apartments and premises in the Project, in that behalf.

(h) 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 Project 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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(i) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Apartment in the compound or any portion of Sale Plot and the Project in which the Apartment is situated.

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(j) Not suffer to be done anything in or to the Apartment or the Project, the terrace, staircases and common passages, or the open spaces thereof, which shall or may be contrary to or against the law or rules or Bye-laws of the State or Local Body or any other authority;

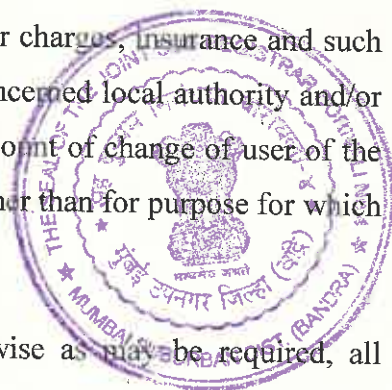
(k) Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the Project in which the Apartment is situated.

(l) 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 Purchaser/s for any purposes other than for purpose for which it is sold.

(m) To bear and pay proportionately, or otherwise as may be required, all increases in the rents, rates, taxes, cesses, assessments, water charges, insurance premium and other levies, if any, which are or may be imposed by or payable to the concerned government, local or public or statutory body or authorities, the insurance providers and/or any other persons in respect of the Layout and/or structures thereon, including the Project;

(n) The Purchaser/s 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 until all the dues payable by the Purchaser/s to the Promoters under this Agreement are fully paid up.

(o) The Purchaser/s shall unless all amounts payable under this Agreement are paid to the Promoters, not sell, transfer, assign, let out, grant on leave and license, dispose of, or part with his/her right, title and interest thereto or therein and/or under or benefit of this Agreement, and/or part with possession, use, occupation or enjoyment, in any manner the Apartment (if he is in possession thereof) or any portion thereof, to any other person as per policy of the Promoters, without prior written consent of the Promoters which consent may be given or denied by the Promoters at its sole discretion and subject to applicable laws and notifications or any government directions as may be in force. On such request being made to the Promoters, the Promoters shall grant such consent to the Purchaser/s only if the Purchaser/s has not committed any breach of non-observance or violation of any of the terms, conditions,



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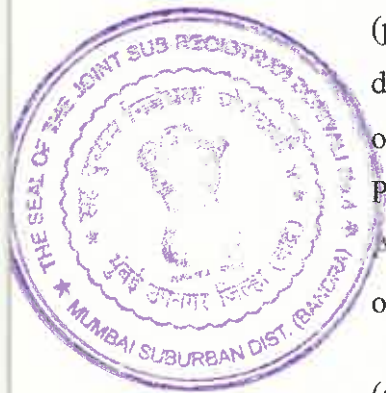
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covenants, stipulations or provisions of this Agreement. Such consent shall be subject to the terms and conditions imposed and stipulated by the Promoters in this regard, including payment of such transfer charges, fees, administrative charges and/or other amounts to the Promoters, as may be specified by the Promoters at the time of such transfer and payment in full of all amounts, dues and charges payable by him to the Promoters/ Promoter under this Agreement. The Purchaser/s shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such assignments and the Promoters shall have no direct or indirect involvement in any manner whatsoever. Any purported assignment by the Purchaser/s in violation of the applicable terms and provisions of this Agreement shall be an event of default on the part of the Purchaser/s entitling the Promoters to terminate this Agreement and to exercise all rights and remedies available to it herein, in respect of such termination.

(p) In the interest of all the Purchasers/lessees of apartments in the scheme of development and to better ensure the harmonious and co-operative enjoyment of the scheme of development by all the Purchaser/s and purchasers therein, the Purchaser/s shall make all the terms, conditions and covenants of this Agreement and the transfer documents (if executed) applicable to and binding on the person/s into whose hands the Apartment may come.

(q) The Purchaser/s and the persons to whom the Apartment or part thereof is let, transferred, assigned or given possession shall execute and deliver to the Promoters such instruments and take such actions, in addition to the instruments and actions specifically provided herein as the Promoters may reasonably request in order to effectuate the provision 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.

(r) The Purchaser/s shall observe and perform all the rules and regulations which the Entity may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the Project and the apartments therein and for the observance and performance of the Project Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the Entity regarding the occupancy and use of the Apartment in the Project and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.



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(s) Till the transfer deed/s in respect of the Project is executed in favour of Entity, the Purchaser/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Project or any part thereof to view and examine the state and condition thereof.

(t) The Promoter shall have the absolute and unfettered possession, access, power, authority and control over the same and the full and free alienation thereof, without any restriction, hindrance or interference of the Entity, and any of its members. The Promoters shall be liable to pay only the municipal taxes at actual in respect of all such unsold apartments.

(u) The Purchaser/s, after having fully understood the Promoters' desire to implement the scheme of development, and having satisfied himself thereof, acknowledges, accepts undertakes and agrees that the Promoters are fully entitled to carry out, undertake and implement the scheme of development, and to alter, vary, amend and modify the same, including, but not limited to, the layout, plans and specifications in respect thereof, as may be deemed necessary by the Promoters in its sole discretion. The Purchaser/s, either as such Purchaser/s, or as a prospective member/s of the Entity, agree/s: (i) not to raise any dispute or objection to the Promoters and/or its nominees in implementing the scheme of development and/or making or effecting the construction upon the Scheme-II on any grounds whatsoever, including on the grounds of any actual, or perceived, nuisance, or annoyance, etc., (ii) to extend all co-operation and assistance to the Promoters in respect thereof at all times hereafter, even after entering into occupation of the Apartment (iii) not to raise any dispute, or obstruction, or interfere with the benefits, rights, powers, discretions and authorities of the Promoters in relation to the development of the Scheme-II and the utilization, consumption and/or transfer of the present and future development potential/Total F.S.I. and the right of the Promoters to deal with, or dispose of the same in such manner as the Promoters may deem fit, (iv) not to create any hindrance, or obstacle in the Promoters exercising its rights to undertake the scheme of development and/or the construction of the Project and not raise any obstruction or interfere with the rights of the Promoters in relation thereto;

(v) The Purchaser/s, on and from the date he enters into the possession of the Apartment shall be bound, liable and obliged to observe, perform and comply with the following covenants, conditions and undertakings, that is:

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(w) Not to construct or install additional walls, windows, doors, balconies, external staircases, fire escape landings, lobbies, passages, lifts, entrances or exits, in or to the Apartment and/or excavate the flooring, or otherwise alter the internal layout of the Apartment, or the external façade, or ceilings, or roof of the Project in any manner whatsoever;

(x) Not to construct, or install, any lofts, mezzanines, or otherwise, increase the area of the Apartment in any manner.

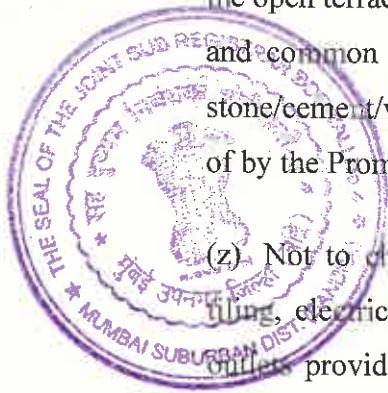
(y) Not to construct, erect or place any hedge, grill, barricade, fencing, glazing, shuttering, walling or any structure, obstacle, enclosure, lean-to, awning, roofing, canopy, advertising or other signage at/over/around in front of any doorways, entrances, windows, external walls, verandah, open terrace, etc. of the Apartment, or above/over/around any part or portion of the Apartment, or the open terraces, stilt portions, driveways, pathways, parking spaces or gardens and common areas of the Sale Plot; the same with any barrier, whether of stone/cement/wood/metal, other than that originally provided and/or approved of by the Promoter;

(z) Not to change, alter, increase or install additional flooring or floor/wall tiling, electrical points/kitchen and bathroom plumbing/or sanitation/drainage outlets provided, and not to chisel, demolish, or in any other manner, cause damage to the roof, columns, beams, walls, flooring, tiling, ceiling, slabs, RCC or other structural members, or make any internal structural alterations or subdivisions of the Apartment, or make constructions of a permanent nature or create additional internal or external walls, doors or openings in the Apartment;

(aa) Not to demand a partition of his/her/its/their interest in the Apartment, it being expressly agreed, understood and confirmed by the Purchaser/s that his/her/their/its interest therein is impartible, and that he is not entitled to demand any sub-division of the same and/or of the Sale Plot, or any part thereof;

(bb) To maintain the Apartment all electrical, plumbing, cooking gas and other fittings, cables, pipes and conduits in good repair, order and condition at all times;

(cc) Not to use, or permit to be used, the Apartment for any purpose other than the express purposes for which they are to be respectively used as provided herein;



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Handwritten signature and initials, including 'K. R.' and a checkmark.

(dd) Not to do or perform, or cause/permit to be done or performed, any act, deed, matter or thing which may or is likely to cause nuisance, disturbance or annoyance to the owners or occupiers of any other residential premises in the Project and/or to the owners or occupiers of any adjacent, contiguous or adjoining properties;

(ee) Not to hang clothes, garments or any other thing in the windows, balcony/balconies or the external areas of, or appurtenant to, the Apartment;

(ff) Not to fix any air conditioners, antennae, wires at any places other than those earmarked for fixing the same, and/or which affect the elevation of the Project in any manner whatsoever;

(gg) Not to shift/change locations of kitchen and toilet, and/or affect the drainage system of the Project in any manner whatsoever;

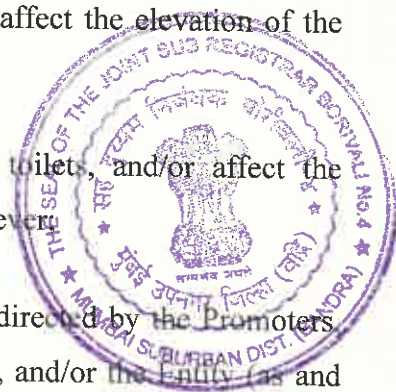
(hh) Not to refuse or neglect to carry out any work directed by the Promoters and/or any statutory or concerned body or authority, and/or the Entity (as and when it handed over the management of the Project) to be executed in the Project, and/or in the Apartment and/or require or hold the Promoters liable for execution thereof;

(ii) Not to encroach upon, or make use of, any portion of the Project other than as specifically permitted herein;

(jj) Not to stock, or keep any materials, objects, or items in the open spaces or compounds, of the Project and/or park any vehicle in the compounds or open spaces in the Sale Plot;

(kk) Not to affix/install any sign, name or display boards, or any hoardings or neon lights in or outside the Project except at the place designated by the Promoter for the purpose and except in the manner as may be stipulated by the Promoter, without the prior written permission of the Promoter and the Entity;

(ll) To permit the Promoter, or its servants and agents from entering upon the Apartment for inspecting the same at any reasonable hours, and to permit it / them carrying out any construction or repair work on any part thereof including making, repairing, maintaining and cleaning all surfaces, drains, pipes, cables, wires, gutters and other conveniences belonging to, or serving, or used for, the Project and also for laying down, maintaining, repairing and testing drainage and water pipes and electric wires or similar purposes;



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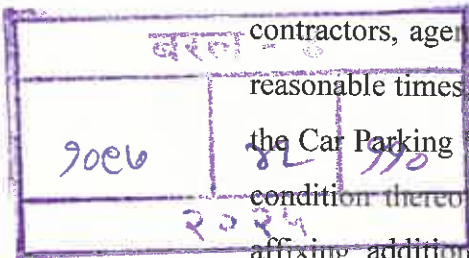
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(mm) To co-operate with, and provide and render all assistance and facilities to the Promoter, and to do, execute and perform all acts, deeds, things and matters, as may be required by the Promoter from time to time, and at all times hereafter without involving Purchaser/s in any costs, charges and expenses, including to sign, execute, register and admit execution of, all applications, consents, deeds, agreements, memorandums, letters, or other writings, as may be required by the Promoters within seven (7) days from the date of a demand (in writing) made by the Promoters, and to attend the Promoter's office in this regard, for the purpose of the Promoters exercising, enjoying and effectuating its authorities, powers, rights, benefits and interests in respect of and/or relating to the Project Land/Sale Plot/Layout, and the buildings, including as mentioned in this Agreement and for enforcing and putting into complete effect the terms, conditions and provisions of this Agreement and all related or incidental documents and writings and so as to enable the Promoters to carry out and complete the Project in the manner that may be desired and deemed fit and as envisaged by the Promoters as mentioned in this Agreement;

(nn) To carry out permissible alterations in the Apartment only after submission and approval of plans and specifications thereof to the Promoter, and to the Entity (if and when it is given control over the Sale Plot), and obtaining their prior written approval in respect thereof;

(oo) To make suitable arrangement for removal of debris arising out of any permitted interior decoration, renovation, furniture making or any other allied work in the Apartment, and in the event such debris is not removed by the Purchaser/s, to pay/reimburse the Promoter the cost incurred in the removal thereof;

(pp) To permit the Promoter and its architects, engineers, surveyors, contractors, agents and employees, with or without workmen and others, at all reasonable times, to enter into and upon the Sale Plot, including the Apartment, the Car Parking Space/s or any part thereof, to view and examine the state and condition thereof and/or for the purpose of making, laying, installing and/or affixing additional, new and other fixtures, fittings, utilities, conveniences, amenities, facilities and services in, through, over or outside the same, for the benefit of the Project, as also for the purpose of disconnecting or cutting off supply of water and electricity to the Apartment and/or any other apartments in the Project, if the Purchaser/s herein and/or the Purchaser/ss and/or occupier/s of such other apartments in the Project shall have delayed/defaulted in making



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payment of his/her/their/its share or contribution of water and electricity charges and/or any other amount/s or outgoing/s. The Purchaser/s shall not obstruct, hinder, or restrict the Promoter, and its architects, engineers, surveyors, contractors, agents and employees, with or without workmen and others, in carrying out the above;

(qq) The Owner Society has permitted to form another Entity comprising of all the Purchaser/s and apartments of the apartments in the Project s and as such the Purchaser/s shall become member of Entity and, from time to time, to sign all letters, writings, communications, applications forms and registration documents and to do all other acts, deeds, matters and things as the Promoter and/or the Entity shall reasonably require the Purchaser/s to do, execute and perform.

(rr) To observe, perform and comply with all the terms, conditions and provisions of this Agreement, all applicable laws, rules and regulations and the bye-laws, rules and regulations of the Promoters and/or the Entity (as and when it is given control over the Sale Plot)

(ss) None of the car parking areas shall be covered/grilled or shall be used for any purpose other than parking. Bicycles and two wheelers owned by Members or their servants shall be parked within the allotted parking boundary without creating any hindrance to any members and their vehicles.

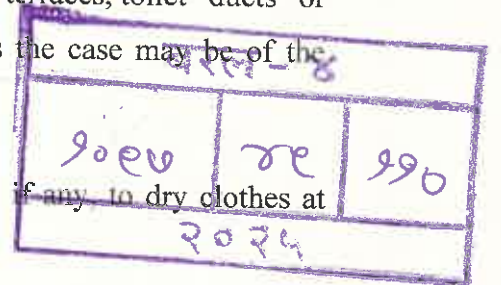
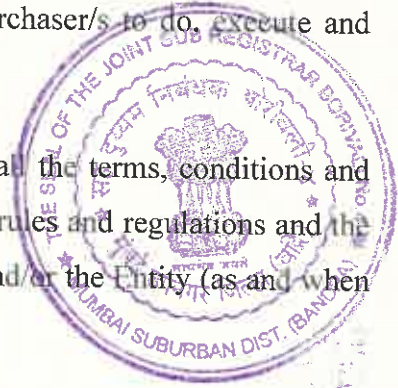
(tt) The user of Apartment shall be exclusively residential and no member shall be allowed to carry out any kind of commercial activity.

(uu) No members shall encroach upon any toilet/sewerage/drainage duct area by putting a floor plate/slab/platform in the plumbing/drainage duct area.

(vv) No member shall be permitted to put any additional iron / wooden/metallic/plastic grill on decks, windows, terraces, toilet ducts or anywhere beyond the external façade or elevation as the case may be of the Project.

(ww) All members shall use dry balcony areas, if any to dry clothes at the given specific location.

(xx) In the event of the Purchaser/s undertaking any civil or other repair work in the Apartment, he shall keep all the construction / furnishing materials/debris including cement, sand, bricks, marble in Apartment or out of the building. No open spaces shall be allowed to be used for storing any materials/debris inside the building.



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(yy) The name of Project shall be 'Green Acres' and the said name shall not be liable to be changed by Purchaser/s of apartments of the Project (including the Purchaser/s herein). Further the Promoters shall be engraving their own name or logo in the lobby and neon sign board/s of their own name or logo or the building name 'Green Acres' at terrace or one or more places in Project and the said names and/or logo will be retained in Project forever.

(zz) No servants, drivers etc. shall be allowed to stay or sleep overnight in any of the common premises of the Project s.

(aaa) No common places and parking shall be allowed for use of storage of any kind of household matter.

(bbb) All the lifts shall be kept in working condition for use 24 hours a day and 7 days a week.

(ccc) No member or the Entity or the Purchaser/s shall have any right to display any hoarding on the terrace or grant any right to any cellular based company for use of any part of the building or compound.

(ddd) No plants shall be permitted and it shall be entirely the responsibility of the Apartment owner to ensure no water seepage/leakage, drip happen on any external façade or in other Member's Apartments. Any damage caused in this respect shall be repaired at member's expense.

(eee) All members can install ACs only in assigned places and shall compulsorily provide a technically proper piping arrangements for removal of drain water of ACs through drainage piping provided for AC water.

(fff) Professionals like Chartered Accountants, Lawyers, and Doctors etc. staying in the Project are also not allowed to use their apartments/ building premises for any business / commercial activities.

(ggg) No member can carry out any structural repairs etc. without the permission of the society. Any repairs, work on any of the common properties of the building including open area, parking, passages, cables, ducts, pipes, drainage, terrace, walls, floor, internet wire, security systems/wire, etc. shall not be permitted without the express written permission of the Society.



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(hhh) No pets will be allowed to loiter freely in the Project premises, lifts, lobby and other open/common area except when accompanied by a caretaker.

(iii) No pigeon feeding, bird feeding/pet feeding shall be allowed anywhere within the Project premises except inside the Apartment of the members.

(ijj) Members shall take full care of the proper maintenance of the lifts. Any damage/repair cost to the lifts shall be recovered from the member involved.

(kkk) The society office premises shall only be used for the meetings of the Entity and no other purpose.

(lll) All servant toilets/staff toilets shall be strictly maintained by all the respective members of that floor and the Society to ensure good cleanliness. If the same is found not maintained or not utilised in a proper way, the respective member(s) shall pay the cost incurred by the Entity.

(mmm) Every member shall take full care to ensure that no birds nest be created due to any addition/alterations in their Apartments or Project premises.

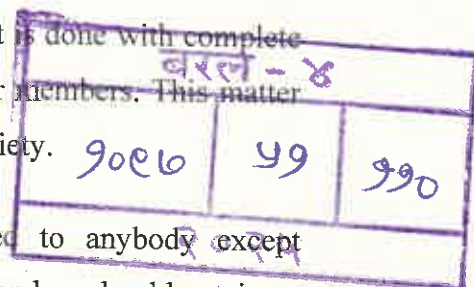
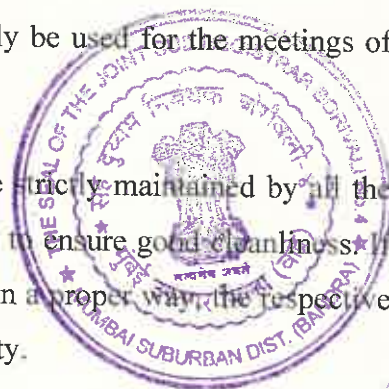
(nnn) The Promoters and Members have agreed to appoint House-Keeping service/Facility Management Company to keep all common premises like lobby, lift, ground floor, staircase, terrace and all gardens/plants neat and clean and up-to-date condition at all times.

(ooo) No tarpaulins or no shed & would be permitted in any of the balcony/deck area, of any member, at any time.

(ppp) No marble cutting/grinding noise shall be permitted inside the building 4 months after receipt of Occupation Certificate. Marble cutting shall be permitted only between 9.00 a.m. and 1.00 p.m. and 3.00 p.m. and 6.00 on weekdays only and members shall have to ensure that it is done with complete cleanliness and with minimal disturbance/noise to other members. This matter will be suitably agreed, decided and enforced by the Society.

(qqq) No parking allotment shall be transferred to anybody except bonafide members with society permission. Every Member should retain at least one parking with him.

(rrr) The Purchaser/s shall be compulsorily required to submit at least 30 days in advance to the Promoter till receipt of Occupation Certificate from



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MCGM and afterwards to the Entity their total internal furniture, aesthetic, renovation, interior plans as submitted by their Project Architect before the commencement of any work. Only after receipt of the approval of the Entity, the member shall be allowed to carry out the work strictly adhering to the plan accepted by the Entity.

The above conditions stipulated hereinabove are of the essence of the contract and upon the Purchaser/s committing default in observing any of the conditions herein, the Promoters shall be entitled to terminate the Agreement.

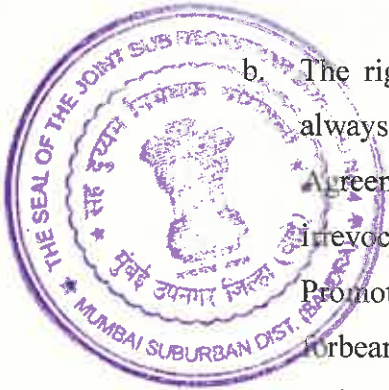
14.2 The Purchaser/s has also specifically agreed upon that:

a. All monies advanced and/or paid by the Purchaser/s under and in pursuance of this Agreement shall, at all times be kept free, saved, protected, defended and harmless, in the hands of the Promoters, from all third-party claims, charges, attachments, liabilities, liens, or demands by/from creditors, receivers, claimants or other entity/ies claiming through, under, or against the Purchaser/s.

b. The rights of the Purchaser/s, and the Entity and all its members shall always be subject to Promoters rights, powers and benefits under this Agreement, and other documents, and subject to Promoters absolute and irrevocable rights in respect of the Project. Any delay or indulgence by the Promoters in enforcing the terms of this Agreement, and/or any forbearance or provision of time to the Purchaser/s, shall not be treated as a waiver on the part of the Promoters of any of the terms and conditions of this Agreement, nor shall it in any manner prejudice the rights of the Promoters. The terms, provisions, and conditions of this Agreement shall survive the execution and registration (if any) of the transfer documents in favor of the Entity.

c. Any payments remitted by the Purchaser/s to the Promoter's Bank Account in currencies other than Indian Rupees will be deemed to have been paid in Indian Rupees as per the prevailing exchange conversion rate applied to the remittance by the Promoter's bankers. All payments by the Promoters to the Purchaser/s of any amounts under this Agreement including refunds if any shall be made in Indian Rupees by cheques drawn on the Seller's bank account.

d. In addition to the Promoters right of unrestricted usage of all Common Areas, Amenities and Facilities, and other facilities in the Project for

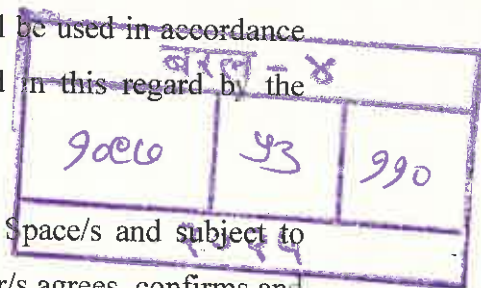
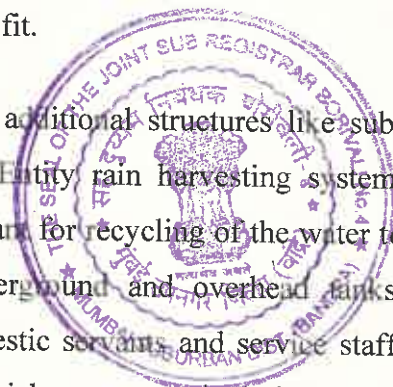


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providing necessary maintenance, and/or the purpose of viewing of the development even after the Entity is given control over the same; the Promoter or their employee/s agents shall be entitled to enter into the Apartment or any part thereof, with a view to set right any defect in the Apartment, or defect/s in Apartment/s above, or below, or adjacent to, the Apartment after due notice in writing is given to the Purchaser/s and during the normal working hours, unless the circumstances warrant otherwise. Any refusal of the Purchaser/s to provide entry as aforesaid will be deemed to be a breach and default of this Agreement and the Promoters shall be entitled to take such actions as it may deem fit.

- e. The Promoters shall be free to construct additional structures like sub-station for electricity, an office, for the Entity rain harvesting system, sewage treatment plant and/or any other plant for recycling of the water to be used for domestic consumption, underground and overhead tanks, structures, security cabins, toilets for domestic servants and service staff, septic tanks and soak pits the location of which are not particularly marked upon the plans of the Project. The Purchaser/s shall not interfere with these rights of the Promoters by raising any dispute in that regard.
- f. The Purchaser/s shall always personally be and remain responsible to the MCGM and concerned public, statutory local and planning authorities, the Promoters and to the Entity, for any violation or breach of any of the aforesaid covenants, conditions and undertakings.
- g. The Purchaser/s shall use the Common Areas, Amenities and Facilities in the Project in a reasonable manner and only for the purposes for which the same are intended and provided and the same shall be used in accordance with the rules and regulations as may be framed in this regard by the Promoters and/or the Entity.
- h. Save and except the Apartment and Car Parking Space/s and subject to what is specifically mentioned herein, the Purchaser/s agrees, confirms and represents that he shall not claim any right in respect of the Project Land, the remaining parts of the Project, including but not limited to, all use of open spaces, common areas, recreational areas, common terraces and the parapet walls or the external walls, compounds, staircases, lifts, passages, entrances, parking areas, facilities and amenities etc. of the Project or of any of the building/s and other structure/s being constructed and/or to be constructed hereafter on the Scheme-II and/or of the contiguous, adjacent



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or adjoining lands other than the areas specially allowed to be used, and that the same are specifically excluded from the scope of this Agreement and the Purchaser/s is not, and shall not be entitled to any ownership right, title or interest etc. in any form or manner whatsoever in, to, over or upon the same. The Purchaser/s agrees and understands that the rights to develop and deal with the same vests solely with the Promoters and its nominees, successors and assigns;

- i. If and when required, or applicable, the Purchaser/s shall also compulsorily furnish to the Promoters, and or the Entity, details or certified copies of necessary documentation including but not limited to voter ID, or ration cards, passports, PAN (Income Tax Permanent Account Number) card, PIO (Person of Indian Origin) Card, OCI (Overseas Citizen of India) Land, and other identification in respect of payment/s made by the Purchaser/s of any amount/s payable as per and under this Agreement and the transfer documents.



In the event that any de-novo amount/s, impositions, premiums, charges, fees, security deposits, betterment charges, development charges, etc. are levied by the local or state or central government authorities or any other tax or amount of a similar nature become/s payable by the Promoters, and/or the Entity, in respect of the Apartment and/or the Project, or the agreement herein, the Purchaser/s shall bear the same. It is agreed that the premiums, fees, taxes, deposits and charges referred to hereinabove shall mean and include only extraordinary or de-novo payment/s or impositions levied or demanded as aforesaid.

- k. The Purchaser/s shall not use the Apartment for any other purposes other than as a private residence. The Purchaser/s shall not use or cause to be used the Apartment or any part thereof for any immoral or illegal purpose or in a manner which may be or is likely to cause nuisance or annoyance to the occupiers of other Apartments in the Project;

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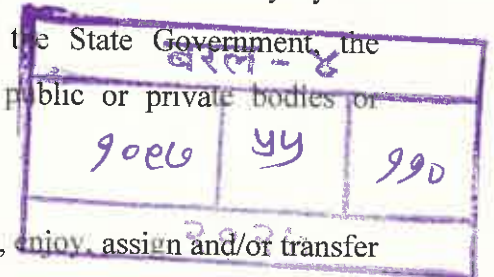
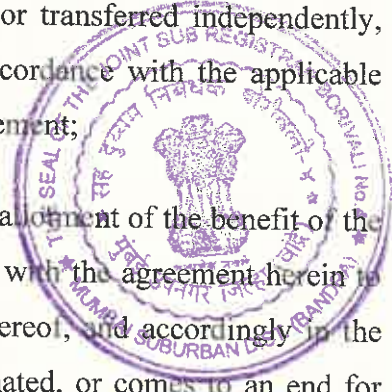
- l. The Purchaser/s shall use the Car Parking Space/s solely for parking light motor vehicle/s of the Purchaser/s or his/her/their/its family members. Any unauthorized use of the Car Parking Space shall entitle the Promoters to terminate the allotment of the benefit of the use of the Car Parking Space without having to issue any notice of termination in respect thereof.

- m. The Purchaser/s shall not be entitled to change the user of the Apartment unless prior written consent/permission from the Promote has been

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obtained in respect thereof. The Promoter shall be entitled to refuse such consent/permission or to grant such consent/permission subject to such terms and conditions as the Promoter may deem fit and proper and the Promoter will not be liable to assign reasons in respect thereof.

- n. It is agreed and understood by the Purchaser/s that the allotment of the benefit of the use of Car Parking Space, if allotted, is and shall always be attached to the allotment herein of the Apartment and that such allotment shall not be dealt with, alienated, assigned or transferred independently, and without the Apartment, and in strict accordance with the applicable terms, conditions and provisions of this Agreement;
- o. The Purchaser/s agrees and confirms that the allotment of the benefit of the use of the Car Parking Space is co-terminus with the agreement herein to allot the Apartment, and not independent thereof, and accordingly in the event of this Agreement is cancelled, terminated, or comes to an end for any reason whatsoever, the allotment of the Car Parking Space shall mutatis mutandis stand cancelled and terminated;
- p. The Promoters shall have the right and authority to put up and display hoardings, advertisements and sign-boards, illuminated or otherwise, and neon signs thereon, as also the right and authority to erect cell or mobile phone and telecommunication towers, links, antennae, base stations and dish antennae thereon, along with rooms for attendants;
- q. The express right, authority and entitlement of the Promoters to grant over, upon and/or in respect of the Project Land and/or any construction thereon including the Project or any portion/s thereof, all rights, interests, benefits, privileges and easements in favor of any person/s, including the owners and occupiers of any contiguous, adjoining or adjacent properties, on such terms, conditions and provisions and as may be desired necessary by the Promoters and/or as may be required by the State Government, the MCGM, semi-Government, SRA, local or public or private bodies or authorities;
- r. The Promoters absolute right to use, consume, enjoy, assign and/or transfer the entire, or a part of, the development potential of the Scheme/Project Land available in respect of, and/or arising, now or in future out of the Scheme/Project Land in any manner and for any purpose, as may be permitted by law from time to time and at any time, including:-



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- s. To use, utilize and consume the entire development potential, or any part thereof, for construction of additional floor/s on the Project and/or for any other construction upon the Scheme-II including for effecting the additional construction thereon and/or on the contiguous, adjacent or adjoining lands and/or on any other land and/or property, as may be permitted by law;
- t. To avail of the benefit of the additional FSI, including Fungible FSI, made available in future and to acquire DR in respect of the Layout and/or TDR in respect of other properties and to carry out construction and/or reconstruction on the Layout and/or upon the Project and/or on the adjoining, contiguous or adjacent lands by utilizing such FSI, Fungible FSI, DR and TDR so availed of and/or acquired, as permitted under rules, regulations or laws and to utilize such FSI, Fungible FSI, DR and TDR in or over any portion of the Scheme-II and/or over the Project and/or on the adjoining, contiguous or adjacent lands; and;
- u. The aforesaid rights of the Promoters and the entire development as aforesaid and construction carried out/to be carried out by the Promoter by utilizing and consuming the entire development potential of the Scheme and the FSI, DR, Fungible FSI and TDR so availed of and/or acquired, shall be the property of and exclusively belong to the Promoters.
- v. The Promoters shall always have the right to permanently install/display a plaque or signage of a reasonable size upon any part of the Project Land and/or Project, including in or upon the entrances and compound walls thereof, publicizing/promoting the Project and the Promoters. The Entity or any of its members shall not remove, or attempt to remove such signboards at any time in the future.
- w. The Promoters shall have the right to change the user of the Project Land, or any part/s thereof, and/or any construction thereon, without affecting the user of the Apartment;

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- x. The layout, location and dimension of parking spaces, plans and specifications are subject to change, and the Promoters are accordingly entitled to make variations, alterations, amendments or deletions to or in the Project, layout and plans of relocating/realignment of Common Areas, Amenities and Facilities, the water, power, sewage, telephone and other service and utility connections and lines, overhead/underground tanks,

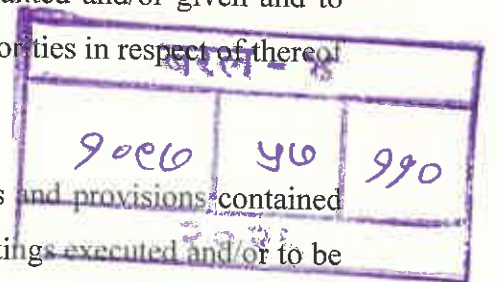
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pumps, open spaces, parking spaces, recreation areas, and all or any other areas, amenities and facilities and/or varying access and/or its location, to the Project as they may deem fit or if the same is or are required by the concerned authorities;

- y. Nothing contained in these presents is intended to be nor shall be construed to be grant, demise, transfer or assignment in the law of the Apartment, the Project and/or the said Project Land, to or in favor of the Purchaser/s. As far as the Purchaser/s's rights, interest, and benefits are concerned, the nature and scope of this Agreement is limited to the Apartment and in terms hereof. The Common Areas, Amenities and Facilities, lobbies, staircases, lifts, common entrances, passages/corridors, common terraces forming part of the Project shall remain property of the Promoters, and the Purchaser/s shall have no claim of any nature whatsoever save and except in respect of the Apartment hereby agreed to be acquired. All other open spaces, un-allotted apartments and car parking spaces, open spaces, parking spaces, lobbies, staircases, terraces, lifts, recreation grounds, etc., within the Project Land, shall remain the property of the Promoters until right, title and interest in the Project Land and Project is transferred to the Entity as herein provided.

14.3 The Purchaser/s shall be bound by:

- (i) all schemes and resolutions affecting or pertaining to the Project, Project Land or the Scheme or any parts thereof, made or to be made by the Promoters and/or any Government, Semi-Government, SRA, local or public or private body or authority, as also all the terms, conditions, covenants, provisions, stipulations and restrictions contained in all the orders, sanctions, permissions and approvals granted and/or given and to be granted and/or given by such bodies and authorities in respect of thereof and the Project;
- (ii) all the terms, conditions, covenants, stipulations and provisions contained in all the agreements, deeds, documents and writings executed and/or to be executed by and between the Promoters and the Konkanastha Society and between the Promoters and/or their associate and/or group concern/s, and owners or occupiers of the contiguous, adjoining or adjacent lands and the owners or occupiers of the respective residential / commercial premises in the Project ;



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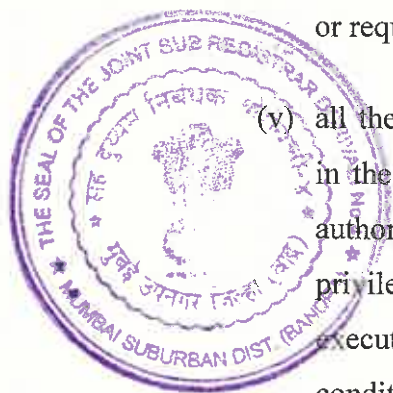
(iii) the terms, conditions, covenants, stipulations, provisions, and restrictions as have been and may hereafter be specified are and shall be for the more beneficial and optimum use and enjoyment of Project Land/Layout and the Project ;

(iv) all easements and other rights, interests and benefits, if any, affecting and/or for the benefit of, the Layout and/or any construction thereon and/or the owners and occupiers of any contiguous, adjoining or adjacent lands and the liability, responsibility and obligation of the Purchaser/s and/or the Entity, to repair and maintain and/or to contribute to the repairs and maintenance of roads, ways, passages, sewers, drains, gutters, fences, boundary walls and other amenities, facilities and utilities of or affecting Scheme-II and the Project. In this regard, the Promoters shall not be liable or required to show the creation of, or define or apportion any burden;

(v) all the terms, conditions, covenants, stipulations and provisions contained in the agreement/s, various undertakings given or to be given to various authorities and permissions granted by such authorities, special rights and privileges and building agreement/s made or executed or to be made or executed in respect of the apartments in the Project and all terms, conditions, covenants, stipulations and provisions in respect of the car parking space/s, rights and privileges, common areas and facilities and amenities provided and/or to be provided for the benefit of the Layout and/or any construction thereon including the Project.

(vi) The Project Land and Project shall always be known as "Green Acres", and this covenant shall be deemed to be a covenant running with the land in respect of the Project Land shall at all times be binding upon the Purchaser/s, the Entity and their respective successors-in-title.

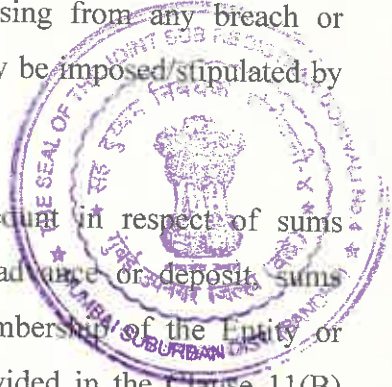
(vii) It is expressly clarified, agreed and understood that open terrace spaces/gardens, if any, forming part of and attached/appurtenant to each/any of the apartment in the Project, are intended for and shall be exclusively used and occupied by the respective Purchaser/s thereof, but that such Purchaser/s shall not enclose the open terrace spaces/gardens without the prior permission in writing of the Promoters and/or the Entity and also of the concerned government, local or public or private bodies, and authorities and in case such permissions are granted by the Promoters, and/or the Entity and such concerned bodies and authorities, the



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Purchaser/s of such apartments shall observe, perform and comply with all the terms and conditions as may be stipulated in respect thereof and they the Purchaser/s alone shall be liable and responsible for payment of the fees, charges, assessments, levies, penalties, fines and other amounts whatsoever which may be charged, imposed or levied by such bodies and authorities and also for the consequences arising from any breach or violation of the terms and conditions which may be imposed/stipulated by such bodies and authorities.



15. The Promoters shall maintain a separate account in respect of sums received by the Promoters from the Purchaser/s as advance or deposit sums received on account of the share capital for the membership of the Entity or towards the accountable outgoings, legal charges provided in the Clause 11(B) hereinabove and shall utilize the amounts only for the purposes for which they have been received.

16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the Apartment or of the Project Land and Project or Project Land or any part thereof. The Purchaser/s shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoters until the structure of the Project is handed over to the Entity as provided hereinbefore.

17. PROMOTERS SHALL NOT MORTGAGE OR CREATE A CHARGE
After the Promoters executes this Agreement they 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 Purchaser/s who has taken or agreed to take such Apartment.

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18. BINDING EFFECT
Forwarding this Agreement to the Purchaser/s by the Promoters do not create a binding obligation on the part of the Promoters or the Purchaser/s until, firstly, the Purchaser/s 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 Purchaser/s and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoters. If the Purchaser/s fails to execute and deliver to the Promoters this Agreement within 30 (thirty) days from the date of its receipt by the Purchaser/s and/or appear

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

19. ENTIRE AGREEMENT

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and overrides, supersedes and cancels any and all prior oral or written all discussions, negotiations, commitments, understandings, any other agreements, allotment letter, correspondences, arrangements, representations and warranties made by the Promoters whether written or oral, if any, between the Parties in regard to the Apartment, as the case may be including in any documents, brochures, advertisements, hoardings, website, etc. and/or through any other medium hereinabove agreed upon between the Parties which may in any manner be inconsistent with what is stated herein.

20. RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties. The Parties shall not plead any oral variation to the provisions hereof. Any variations to this Agreement or the contract herein shall not be valid and binding upon, or enforceable by/against the Parties, unless the same are duly recorded in writing and signed by the Parties.

21. PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER/S SUBSEQUENT PURCHASER/S

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 Purchaser/s of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

This Agreement will be binding upon and enure to the benefit of the Promoters, their administrators, successors and permitted assignees and will be binding upon the Purchaser/s and his/their/its legal heirs, executors, administrators, successors and his/her permitted assigns.



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22. SEVERABILITY

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

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

Wherever in this Agreement, it is stipulated that the Purchaser/s has to make any payment, in common with other Purchaser/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.

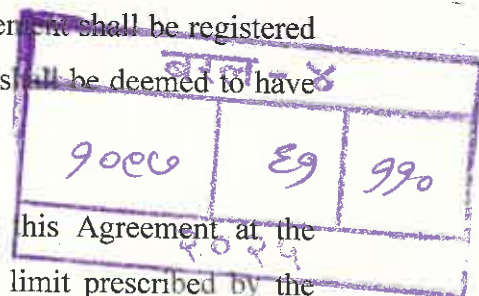
24. FURTHER ASSURANCES

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

25. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoters' through its authorized signatory at the Promoters' Office, or at some other place, which may be mutually agreed between the Promoters and the Purchaser/s, after the Agreement is duly executed by the Purchaser/s and the Promoters or simultaneously with the execution the Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at the office of the Promoters.

26. The Purchaser/s and/or Promoters shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoters will attend such office and admit execution thereof.



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

Name of Purchaser/s: **MR. KONDRU NIRANJAN REDDY,**

Address:- H No. 1-100, Mandai Sarangapur, Boregaon, Navghar,
Borigaon, Adilabad, Andhra Pradesh – 504110

Notified Email ID: _____

Promoters name & Address: As per the Name Clause

It shall be the duty of the Purchaser/s and the Promoters 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 Promoters or the Purchaser/s, as the case may be.

28. JOINT PURCHASER/S

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

29. INDEMNITY

The Purchaser/s hereby covenants with the Promoters to pay from time to time and at all times the amounts which the Purchaser/s is liable to pay under this Agreement and to keep the Promoters and its agents and representatives, estate and effects, indemnified at all times against any expenditure, loss or expense arising from any claim, damages, claims, suits, proceedings, expenses, charges that the Promoters may suffer as a result of non-payment, non-observance or non-performance of the covenants and conditions stipulated in this Agreement and/or on account of unauthorized alteration, repairs or wrongful use etc to the Apartment and/or Car Parking Space, including the amount expended on litigation in enforcing rights herein and/or on account of or occasioned by any accident or injury to the Purchaser/s or his/her/their/its representative/s or any person/s visiting the Purchaser/s or his family, guests or visitors or staff, or all persons claiming through or under the Purchaser/s, before or after taking possession of the Apartment and during the occupation, use and enjoyment of the estate, the common areas and the gardens.

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30. STAMP DUTY AND REGISTRATION: - The charges towards stamp duty and Registration of this Agreement shall be borne by the Purchaser/s.

31. DISPUTE RESOLUTION:-

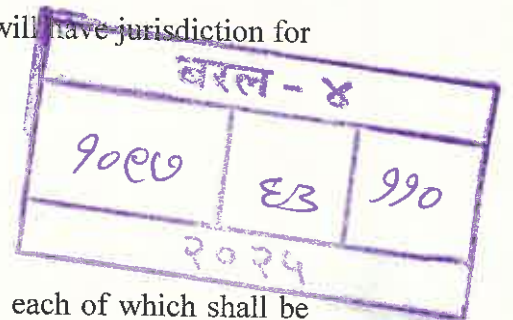
- a. In the event any dispute or difference arises between the Parties in respect of this Agreement and/or the carrying out of the terms, provisions and conditions thereof, and/or the interpretation of the terms and provisions thereof, (hereinafter referred to as the "Dispute") the Parties shall firstly endeavor to personally resolve such Disputes in an amicable manner within thirty (30) days from the date that one of the Parties has first notified (in writing) the other party of the existence of such Disputes and called upon the other Party to hold discussions/dialogues for resolving the same.
- b. Any dispute between parties shall be settled amicably, in the case of failure to settle the dispute amicably, which shall be referred to the RERA Authority, Mumbai as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.
- c. The Purchaser/s agrees that the Promoters shall have right to join as an affected party, in any suit/complaint filed before any appropriate court/forum by or against the Purchaser/s, if the Promoters rights under this Agreement are likely to be affected/prejudiced in any manner by the decision of the court on such suit/complaint. The Purchaser/s agrees to keep the Promoters fully informed at all times in this regard.

32. 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 alone will have jurisdiction for this Agreement.

33. COUNTER PARTS

This Agreement is executed in two identical counterparts, each of which shall be deemed as original but both of which together shall constitute one and the same document.



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34. INCOME TAX PERMANENT ACCOUNT NUMBER

As required by the Income-tax (Sixteenth Amendment) Rules, 1998:

(a) The Promoters state as under:-

We are assessed to Income-Tax by the Circle _____
(_____), Mumbai and the Permanent Account Number
allotted to us is AALCB0772G;

(b) The Purchaser/s states as under:-

I **MR. KONDRU NIRANJAN REDDY**, the Purchaser/s within
named, am/are assessed to Income-Tax by the Ward No.
_____ Maharashtra, and the Permanent Account Number
allotted to me is EYLPK1036F.



THE FIRST SCHEDULE ABOVE REFERRED TO:-

Plot of land admeasuring 4219 square meters or thereabout bearing C.T.S. No. 738/B/1/A corresponding Survey No.273, Hissa No.1 (part) of Village Malad-East, Taluka Borivali in the Registration District and Sub-District of Mumbai Suburban and bounded as under:

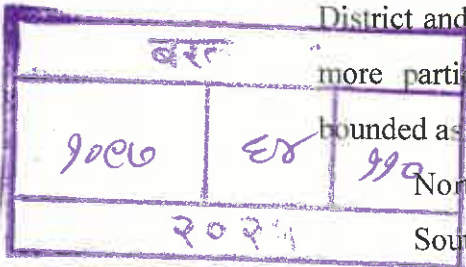
North : CTS No. 827 Village Malad, Malad (East)
South : CTS No. 738 (pt) Village Malad, Malad (East)
West : CTS No. 738 (pt) Village Malad, Malad (East)
East : CTS No. 738 (pt) Village Malad, Malad (East)

:-THE SECOND SCHEDULE ABOVE REFERRED TO:-

Firstly: Description of the Property

The Project Land Plot of land admeasuring 4220 Square Meters or thereabout situated at Shree Azad CHS. Ltd., Sanjay Nagar, Pathanwadi, Malad (East), Mumbai - 400 097 bearing C.T.S. No. 738/B/1/A corresponding Survey No. 273, Hissa No. 1 (part) of Village Malad-East, Taluka Borivali in the Registration District and Sub-District of Mumbai Suburban; which is part of the said property more particularly described Firstly in the First Schedule herein above, and bounded as under:-

North :
South :
West :
East :



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Secondly: Description of the Apartment

Apartment No. 310 is admeasuring approximately 508 Square Feet Carpet Area i.e. 47.21 Square Meters (RERA carpet area), excluding the enclosed balcony, dry balcony, flower bed, niche and all other areas attached to the Apartment is approximately admeasuring 155 Sq. Ft. i.e. 14.40 Square Meters; on the 3rd Floor (area of the Apartment is 663 Sq. Ft. Useable carpet area i.e. 61.61 Square Meters as per the approved plans) of the Project to be known as "Green Acres" being constructed on the Project Land which is more particularly described Firstly in the Second Schedule herein above.

∴ THE THIRD SCHEDULE ABOVE REFERRED TO:-

Common Areas, Amenities and Facilities

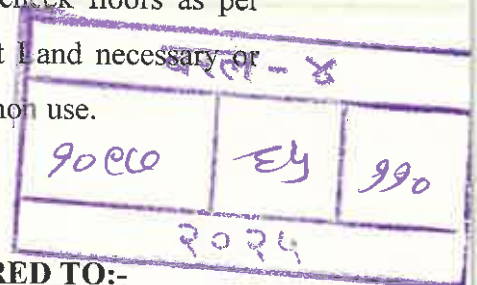
- (i) the entire Project Land where the Project "Green Acres" is being developed;
- (ii) the stair cases, Elevators, car lifts, drive way, staircase and lift lobbies, fire escape chutes, and common entrances and exits of building;
- (iii) common terraces and recreation improvements thereon, if any;
- (iv) proportionate share of the Project in the R.G. Area as per the final approved plans;
- (v) installations of central services such as electricity, water and sanitation;
- (vi) the U.G. water tank, STP, RWH, Pump Room, pumps, Fire water tank, motors, ducts and all apparatus connected with installations for common use;
- (vii) Service floor, Ventilation shaft, Refuge Areas, Fire check floors as per final approved plans, all other portions of the Project Land necessary or convenient for its maintenance, safety etc. and in common use.

∴ THE FOURTH SCHEDULE ABOVE REFERRED TO:-

Common Expenses And Outgoings:-

- The expenses of maintaining, repairing, redecorating, etc. of the main structure, gutters and rain water pipes of the Project, water pipes, lift and electric wires in, under or upon the Housing project and enjoyed or used by the apartment/Other premises holder/s in common with the other occupiers

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of the Apartment and the main entrance, passages, landings, lift and staircases of the Housing project as enjoyed by the apartment/Other premises holder/s used by him in common as aforesaid and the boundary walls of the Housing project, compound, etc.

- The cost of cleaning and lighting the passages water pumps, landings, staircases, common lights and parts of the Housing project used by the apartment/Other premises holder/s in common as aforesaid.
- The cost of salaries of cleaning and lighting the passages, water pumps, landings staircases, common lights and parts of the Project used by the apartment holder/s in common as aforesaid.
- The cost of salaries of clerk, bill collectors, security men, pump men, sweepers, gardeners etc.

The cost of working and maintenance of common lights, water pump, lift and other service charges.

Deposits for Project's water meter, electric meter, sewer line etc.

Municipal and other taxes, such as water charges bills, electric charges bills, levy and revenue, N.A taxes etc.

- Such other expenses, as are necessary or incidental for the maintenance and upkeep of the Project including Gymkhana/ recreation facilities.

- Amounts referred to be paid in advance quarterly, half yearly, and yearly for the use and occupation of apartment/other premises whether the Apartment/s remains closed/ unoccupied by the Purchaser/s maintenance charges, if any will be paid according to the bye-laws, rules and regulations which the Promoters may make from time to time.

Fees payable to House-Keeping service/Facility Management Company



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In Witness Whereof the parties hereto have hereunto and to the duplicate hereof set and subscribed their respective hands and seals the day and year first hereinabove written.

Signed, Sealed & Delivered by the)
 within named "the Promoters")
 M/s. Baacha Mass Enclave Private Limited,)
 through its Director)
 MR. HAYAT AHMED ASIR AHMED ANSARI)



For Baacha Mass Enclave Pvt Ltd

Director

In the presence of

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Signed, Sealed & Delivered by the)
 Within named "The Purchaser/s")
 MR. KONDRU NIRANJAN REDDY)

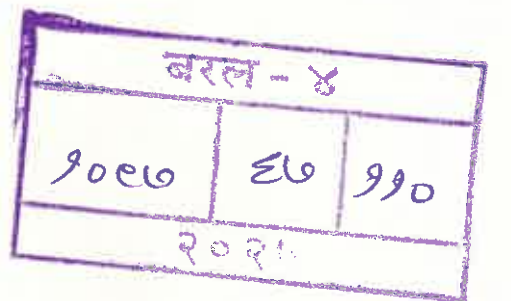
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In the presence of

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RECEIPT

Received of and from the within named Purchaser/s, on or before the date hereof, the sums aggregating to Rs.10,00,000/- (Rupees Ten Lakhs Only) being the part payment in respect of the said flat premises vide RTGS in the following manner leaving a balance of Rs.1,55,00,000/- (Rupees One Crore Fifty Five Lakhs Only) to be paid on the specific events/dates as mentioned above.

a. A sum of Rs.10,00,000/- (Rupees Ten Lakhs Only) vide IMPS bearing reference No. _____ dated _____ drawn on _____ Bank, _____ Branch.

We Say Received,
Rs.10,00,000/-

For M/s. Baacha Mass Enclave Private Limited



MR. HAYAT AHMED ASIR AHMED ANSARI
(Director)



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ANNEXURE-G**The List Of Amenities To Be Provided In The Project****COMMON FACILITIES**

- Designer entrance gate and security cabin.
- Chequered tile / paver block pavement in entire compound.
- Anti – termite treatment with 10 years guarantee.
- Decorative compound wall with sufficient lighting.
- Rain water harvesting system.
- D.G.Set with Kirloskar Engine as manufactured by Goel Power Co.
- Intercom facility with security & other flats shall be provided.
- Sewage Treatment Plant
- Substation

BASEMENT FINISHES

- Tremix flooring for basement flooring.
- Cement Putty of Birla make for Ceiling and walls of basement.
- Car parking systems.

ENTRANCE LOBBY

- Ground Floor Entrance Lobby
- Entrance lobby with Italian Marble cladding & flooring
- Glass door in Entrance.
- Gypsum Ceiling of with reliable/global/Krishna Gold/Supreme make materials.
- Acrylic Emulsion / plastic paint of 1st Quality Asian/ICI/ Nerolac make in ceiling.

TYPICAL FLOOR LIFT LOBBY

- Typical floor lift lobby with Italian Marble cladding & flooring.
- Gypsum Ceiling of reliable/global/Krishna Gold/Supreme make materials.
- Acrylic Emulsion / Plastic paint of 1st Quality Asian/ICI/Nerolac make in ceiling / Wallpapers.

STAIRCASES

- Staircase door - T.W. frame with 45mm thick both side laminated, 2hr. fire resistant doors, Melamine polishing on T.W. frame and edges of shutter, with one side SS finish handle & door closer.
- Staircase will be finished with marble /granite/kota/readymade tread & risers

EXTERNAL PAINTING

External paint – ICI or Asian or Sherwin William synthetic textured paint with good quality two coats acrylic paint of Pidilite / Asian make.



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EXTERNAL PLUMBING

- Vertical drainage, waste & Rain water (SWR) pipes shall be of good quality of Supreme/Prince/Finolex Co.
- Underground drainage pipes shall be of Astral / Supreme make.

WATER TANKS

Water tanks of required capacity with pumps of PEW /Agasti/Laxmi Co. and automatic control systems.

WATER PROOFING

- Terrace shall be water proofed with chemical W.P. followed by brick bat coba, china mosaic & the same shall be backed by 10 years warranty.
- Podium waterproofed with chemical W.P. followed by surface waterproofing system, the same shall be backed by 3 years warranty.

LIFTS

- Lifts-3nos. – high speed lifts having capacity of 6-8 persons.

PODIUM LEVEL:

- Senior citizen's corner with open to sky sitting.
- Gymnasium
- Podium Level Paved with chequered tiles and Pavit

UTILITY FEATURES

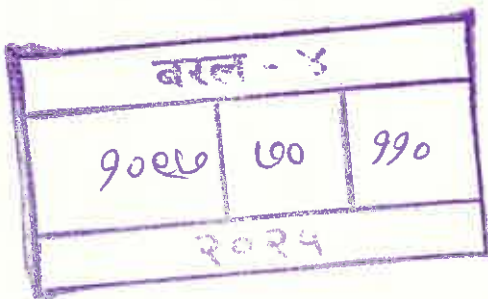
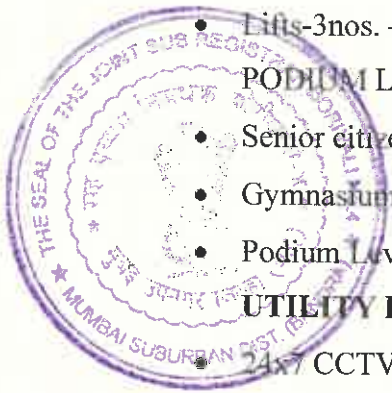
- 24x7 CCTV surveillance in common areas.
- Fire fighting and Fire alarm systems.
- Garden on ground level
- Drive way and Podium
- Artificial Garden or sit out area on terrace level
- Refuge floors for emergency exit

WINDOWS

- Powder coated aluminum window of Jindal /Geeta make windows of 25mm series with 5mm thick float glass of Saint Gobain /Asahi / H & G make.

VIDEO DOOR PHONE

- Video door Phone of Commax or Zicom make.



29/11/2018

Note:-Generated Through eSearch
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contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 6

दस्त क्रमांक : 5291/2015

नोंदणी :

Regn:63m

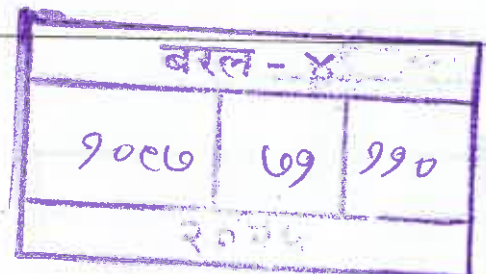
गावाचे नाव : 1) मालाड



(1) विलेखाचा प्रकार	विकसनकरारनामा
(2) मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	98849500
(4) भू-भापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई म.न.पा.इतर वर्णन :, इतर माहिती:, इतर माहिती: जमीन एकूण क्षेत्रफळ 4219.80 स्के मी,सी टी एस न. 738/B/1/A,मौजे मलाड पूर्व,मुंबई-400097,एडीजे/1100902/319/2015 अन्वेय भरलेले मुद्रांक शुल्क रु. 4942500/- दिनांक-25/06/2015 रोजी इतर वर्णन दस्तात नमुद केल्याप्रमाणे((Survey Number : - ; C.T.S. Number : 738/B/1/A ;))
(5) क्षेत्रफळ	1) 4219.80 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा,	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-निर्माण रियल्टर्स अँड डेव्हलपर्स लि. चे डायरेक्टर अजित एस मराठे वय:-45; पत्ता:-प्लॉट नं: 14, माळा नं: -, इमारतीचे नाव: न्यायसागर, ब्लॉक नं: चिर्नॉय कॉलेज जवळ, रोड नं: ओल्ड नगरदास रोड अंधेरी पु.. महाराष्ट्र, MUMBAI. पिन कोड:-400069 पॅन नं:-AAACCN7735N 2): नाव:-सिद्धार्थ हाउसिंग प्राईवेट लीमिटेड चे डायरेक्टर मनीष एस बाफना वय:-33; पत्ता:-प्लॉट नं: 205, माळा नं: -, इमारतीचे नाव: कॉमर्स हाऊस, ब्लॉक नं: प्रोर्ट, रोड नं: एन एम रोड, महाराष्ट्र, मुंबई. पिन कोड:-400023 पॅन नं:-AAKCS6008B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मास एनक्लेव चे भागीदार मोहम्मद निहाल खान वय:-45; पत्ता:-प्लॉट नं: 602, माळा नं: 6, इमारतीचे नाव: मकानी सेंटर, ब्लॉक नं: लीन्कवै होटेलच्या मागे, रोड नं: रोड नं 35 खार प. महाराष्ट्र, MUMBAI. पिन कोड:-400052 पॅन नं:-AAZFM3005C
(9) दस्तऐवज करून दिल्याचा दिनांक	08/07/2015
(10) दस्त नोंदणी केल्याचा दिनांक	08/07/2015
(11) अनुक्रमांक, खंड व पृष्ठ	5291/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	4942500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला
तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद :- :



18512387

26-03-2022

Note:-Generated Through eSearch
Module,For original report please contact
concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 4

दस्त क्रमांक : 18512/2018

नोंदणी :

Regn:63m

गावाचे नाव : 1) मालाड

(1) विलेखाचा प्रकार	सप्लीमेंट्री अग्रीमेंट
(2) मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	99881500
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: ---जमिन व बांधकाम सिटीएस नं 738 पार्ट,सर्वे नं 273 हिस्सा नं 1. पार्ट व्हिलेज मालाड उत्तर,तालुका बोरीवली.....सिद्धार्थ हौसिंग प्रा ली चे रेरा प्रमाणे क्षेत्र 11,317.59 चौरस फूट... मे निर्माण रिअल्टर्स अँड डेव्हलपर्स ली. चे रेरा प्रमाणे क्षेत्र 18,346. 16 चौरस फूटमे मास एनक्लेव चे रेरा प्रमाणे क्षेत्र 56,550. 83 चौरस फूट -----सदर दस्त हा मूळ दस्त बंदर-2-01687-2008 चे दुसरे सप्लिमेंट्री अग्रीमेंट आहे. सदर दस्त हा एडीजे/1100902/2636/2018 वर मुद्रांक जिल्हाधिकारी यांनी 49,42,500/- मुद्रांक शुल्क भरून अभिनिर्णित केलेला आहे((C.T.S. Number : 738 PART ;))
(5) क्षेत्रफळ	1) 4219.80 चौ.मीटर
(6) आकारणे किंवा पुन्हा रेखात आणून देणे.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे सिद्धार्थ हाउसिंग प्रा ली तर्फे संचालक मनीष एस बाफना वय:-36; पत्ता:-प्लॉट नं: ऑफिस नं 205, माळा नं: 2, इमारतीचे नाव: कॉमर्स हाऊस, ब्लॉक नं: फ्लोर्ट मुंबई, रोड नं: एन एम मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400022 पॅन नं:-AAKCS6008B 2): नाव:-मे निर्माण रियल्टर्स अँड डेव्हलपर्स ली तर्फे संचालक अजित एस मराठे वय:-48; पत्ता:-प्लॉट नं: ऑफिस नं 14, माळा नं: , इमारतीचे नाव: न्याय सागर, ब्लॉक नं: बीजेपी ऑफिसच्या जवळ, आंधेरी पूर्व, मुंबई, रोड नं: ओल्ड नागरदास रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400069 पॅन नं:-AACCN7735N
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे मास एँक्लेव तर्फे पार्टनर हयात अहमद असीर अहमद वय:-51; पत्ता:-प्लॉट नं: शॉप नं 4, माळा नं: , इमारतीचे नाव: एक्झी बील्डींग, शिव शंकर सीएचएस ली, ब्लॉक नं: डॉकयार्ड रोड, मझगांव, मुंबई, रोड नं: बरिस्टर नति पै मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400010 पॅन नं:-AAZFM3005C
(9) दस्तऐवज करून दिल्याचा दिनांक	06/11/2018
(10)दस्त नोंदणी केल्याचा दिनांक	19/12/2018
(11)अनुक्रमांक,खंड व पृष्ठ	18512/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	4994075
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

बरल - ४

१०२० ७२ ११०

२०२५

Annexure - C

मालम पत्रक

क्र.सं.	मालाड (पू)	प्लॉट नंबर	क्षेत्र चौ.मी.	न.भू.अ.मालाड	जिल्हा - मुंबई उपनगर जिल्हा
१	६६७३३.४	-८२०.२	६५९१३.२	२३.०	दि. ११/७६ पासून
२	२३८०.०	विभाजनामुळे कमी	२१८०.६०	१८/७९ पासून	२१.८० १८/६६ पासून
३	६४५३३.२	४६०.००	६४५३३.२	२१.६० १८/६६	२२.४० १८/६६
४	६४०७३.२	-१११२८.० न. भू. क्र. ७३८ ब/१ ब कडे वर्ग	५२९४५.२		
५	-४८४.० न. भू. क्र. ७४० ब कडे वर्ग		५२४६९.२		
६	३३६.४ इ. म. क्र. ७४० ब कडे वर्ग		५२१२४.८		
७	३५०६.०		६८२२८.८		



स्वीकाराधिकार

इच्छाशा मूळ धारक [सली]

वर्ग १९६८

पट्टा

१९ भाग

क्षेत्र चौ.

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टार (पा) किंवा भा (भा)	याचकांचे
२०/०९/१९७६	BOM/R/ ४८३६/१८१९६९ अन्वये नेशनल प्रिडलज वॉकेन्स विश्वरत्नाचे इच्छा मॉडर्न-वाररान		H श्री.पती. वरचुवाई श्रीगो.न्द्रांक श्यामक्रीड श्री.प्रदलजी क्रोमगज दिवला	
२०/१०/१९७६	पट्टाजन नं. ६०१ ११ ७१ अन्वये श्री एम्मेजी पयस आरिआरान ११.१.७३-७० भागी अर्द्धमिटरट्टो नैमापक		श्री.वरचुवाई श्रीगो.न्द्रांक श्यामक्रीड श्री.जे.सी.दुवाण श्री.हदलजी दिवला भागे अर्द्धमिटरट्टो	
२०/१०/१९७६	पट्टाजन नं ७१ ७११२ ७० अन्वये श्री.दुवाण ह भंड व का श्री.याच नयायदानेनुम मुत्त व श्री.म.म.म. आरिआरान भागी नैमापक		श्री.पती. वरचुवाई श्रीगो.न्द्रांक श्यामक्रीड श्री.मसला नैदोव श्यामक्रीड श्री.हदलजी दिवला भागे अर्द्धमिटरट्टो	

बरखास्त

१००० ७३ ११०

२०२५

मालाड (पू)

तालुका/न.भु.मा.का. -- न.भु.अ.मालाड

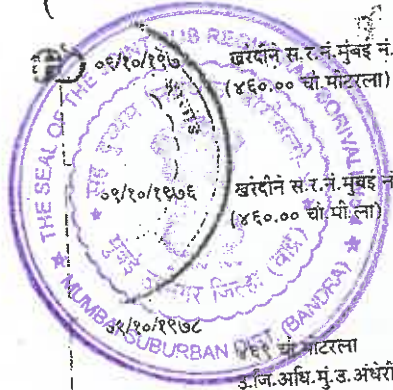
जिल्हा -- मुंबई उपनगर जिल्हा

शासनाला दिलेल्या आकाराच्या किंवा भाड्याच्या तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

क्रमांक	प्रमाण पत्र क्र. नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधकार
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७३८/व/१/अ

दिनांक	व्यवहार	खंड क्रमांक	नविन घरक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कर्म
०९/१०/१९७६	खरदीने स.र.नं.मुंबई नं. ४८०/१९७३ अन्वये (४६० चौ.मीटरला)		H वेद्य जमनादास लक्ष्मीदास वाडीवा	यसो - २५/१०/७६ न.भु.अ.मालाड
०९/१०/१९७६	खरदीने स.र.नं.मुंबई नं. ४७९/१९७३ अन्वये (४६० चौ.मीटरला)		H दया शंकर हुबलाल सिंह	यसो - २५/१०/७६ न.भु.अ.मालाड
०९/१०/१९७६	खरदीने स.र.नं.मुंबई नं. ४८२/१९७३ (४६० चौ.मी.ला)		H वेद्य हुबलाल सिंह	यसो - २५/१०/७६ न.भु.अ.मालाड
०९/१०/१९७६	खरदीने स.र.नं.मुंबई नं. ४७८/१९७३ (४६०.०० चौ.मीटरला)		H डॉ.अली मंहेमद मुल्लाजीवा भाई	यसो - २५/१०/७६ न.भु.अ.मालाड
०९/१०/१९७६	खरदीने स.र.नं.मुंबई नं. ४८१/१९७३ अन्वये (४६०.०० चौ.मी.ला)		H डॉ.भनुभाई नाथजीभाई नगर शेट	यसो - २५/१०/७६ न.भु.अ.मालाड
०९/१०/१९७८	४८१.०० चौ.मीटरला ड.जि.अधि.मु.ड.अंधेरी यांचेकडील एडीसी/एलएनडीसी/D-६४०६ दि.---प्रमाणे वि.शे.सारा नोंद घेतली २३-१५ दि.१-८-७२ पासून			यसो - २५/१०/७८ न.भु.अ.मालाड
१८/०५/१९७९	मा.उप.निलहाधिकारी मुंबई उपनगर अंधेरी यांचेकडील आदेश क्र.ADC/LND/D-६१०३ दि.५-३-७९ नं क्षेत्र ४५० चौ.मी. विनशेती सारा १-२-७६ पासून रु.२३.००			यसो - १८/५/७९ न.भु.अ.मालाड
२०/०२/१९८०	मा.अप्पर उपनिलहाधिकारी अंधेरी यांचेकडील आदेश क्र.ADC/LNE D-७५-१३ दि.२९-१-७० प्रमाणे वि.शे.सा.सा.न्याची नोंद व क्षेत्र २१-६ चौ.मीटर र.रु.११८.६०			यसो - २०/२/८० न.भु.अ.मालाड
२६/०६/१९८०	मा.अप्पर निलहासलदार व.जे.चोरीवली १ यांचेकडील आदेश क्र. AADD/Village Malad(E) ७३८(I) दि.७-५-८० अन्वये विनशेती सा.न्याची नोंद क्षेत्र ८३६ चौ.मी. र.रु.२९-८०			यसो - २६/६/८० न.भु.अ.मालाड



बरल - ४

१०९७	७४	११०
२०२५		

मालमत्ता पत्रक



प्रमाण/मोजे -- मालाड (पू) नमुंका/न. भु. मा. का. -- न. भू. अ. मालाड जिल्हा -- मुंबई उपनगर जिल्हा
 नगर भूभाग शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकाराच्या किंवा भाड्याच्या तपशाल आणि त्याच्या फेर तपशलाची नियत वेळ

७३८/ब/१/अ

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
१६/०६/१९८०	मा.अप्पर तहसिलदार(वि.शं.) बोरोवली १ यांचे कडील आदेश क्र. AADD/Village/Malad(E) ७३८(२) दि.७-५-८० प्रमाणं वि.शं.साऱ्यांची नोंद क्षेत्र ६०२.० चौ.मी.र.रू.२१.६०			यसं. १७/६/८० न.भू.अ.क्र.५ नुसडे
१६/०६/१९८०	मा.अप्पर तहसिलदार (वि.शं.)बोरोवली १ यांचेकडील आदेश क्र. AADD/Village/Malad(E) ७३८(४) दि.७-५-८० अन्वये वि.शं.साऱ्यांची नोंद क्षेत्र ६२७ चौ.मी.र.रू.२२.४०			यसं. १७/६/८० न.भू.अ.क्र.५ नुसडे
१६/०६/१९८०	क्र. ADC/LND/D-७८९२/३०/६/८० पेकी क्षेत्र १९०.८० चौ.मी.विनशेतीकडे वर्ग मा.अप्पर उपजिल्हाधिकारी अंधेरी यांचेकडील आदेश			यसं. १६/६/८० न.भू.अ.क्र.५ नुसडे
०९/०७/१९८०	मां.अप्पर उपजिल्हाधिकारी अंधेरी यांचेकडील आदेश क्र. ADC/LND-D७८२० दि.२०/६/८० अन्वये पेकी क्षेत्र १५०० चौ.मी.विनशेतीकडे वग.			यसं. २४/६/८० न.भू.अ.क्र.५ नुसडे
३०/०७/१९८०	मा.तहसिलदार(वि.शं.) बोरोवली १ यांचा आदेश क्र. AADD/village/malad(E) ७३८(३) दि.२५-७-८० अन्वये पेकी क्षेत्र ३३६.०० चौ.मी. विनशेतीकडे वर्ग.			यसं. ३०/७/८० न.भू.अ.क्र.५ नुसडे
१८/१२/१९८०	मा.उपजिल्हाधिकारी (अपील) यांचा दिनांक ३०/७/८० च्या निकाला अन्वये मा.अ.उ.जिल्हाधिकारी यांचा आदेश क्र. ADC/LND-D-७५९१३ दि.२९-१-८० चा रद्द करणेत आला आहे व दि.२०-२-८० रोजी घेतलेली वि.शं.साऱ्यांची नोंद रद्द केली आहे.			यसं. १८/१२/८० न.भू.अ.क्र.५ नुसडे
१६/०९/१९८२	मा.अ.उप.जि.मुंबई उप.अंधेरी यांचेकडील सु.विनशेत आदेश क्र.ए.डी.सी./एल्.एन्.डी-डी ६४०५ दि.१५-१२-१९८१ अन्वये र.रू.१७३.२० क्षेत्र ४८९.०० चौ.मी.दि.१-८-७९ पासून विनशेती सारा नोंद घेतली.			यसं. १६/९/८२ लि.नि.पु.अ.नगर न.भू.अ.क्र.५ नुसडे
१६/०९/१९८२	मा.अ.उप.जि.मुंबई उप.अंधेरी यांचेकडील सुधारित विनशेती आदेश क्र. ए.डी.सी./एल्.एन्.डी-डी ६४०६ दि.१५-१२-१९८१ अन्वये र.रू.४६.९० क्षेत्र ४६२ चौ.मी. दि.१-८-७९ पासून विनशेती सारा नोंद घेतली.			यसं. १६/९/८२ लि.नि.पु.अ.नगर न.भू.अ.क्र.५ नुसडे
१६/०९/१९८२	मा.अ.उप.जि.मुंबई उप.अंधेरी यांचेकडील सुधा.विनशेती आदेश क्रमांक ए.डी.सी./एल्.एन्.डी-डी/६९०३ दि.१५-१२-१९८१ अन्वये र.रू.४६.०० क्षेत्र ४६० चौ.मी. दि.१-८-७९ पासून विनशेती सारा नोंद घेतली.			यसं. १६/९/८२ लि.नि.पु.अ.नगर न.भू.अ.क्र.५ नुसडे
०७/०९/१९८०	उ.जि.अंधेरी मु.उ.अंधेरी यांचेकडील क्र.ए.डी.सी./एल्.एन्.डी-डी ७८२० दि.१५-१२-८१ प्रमाणं सुधारित वि.शं. सारा नोंद घेतली			



बरत - ४
 १००० ७५ ११०
 २०२१

मालमत्ता पत्रक

२४

स्वीकार/मांजे	मालाड (पु)	तालुका/न.भू.मा.का.	न.भू.अ.मालाड	जिल्हा	मुंबई उपनगर जिल्हा
नगर भूपायन क्रमांक फा. प्ला. नं.	शिट नंबर प्लाट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)	
७३८/ब/१/अ					

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षकन
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०६/०३/१९८५

मा.अप्पर उपजिल्हाधिकारी मुंबई उपनगर अंधेरी यांचे शीट क्रमांक ADC/LND/D/०६८९ दि.२१-११-८४ अन्वये विनशेती झालेले मा.जि.नि.भू.अ.तथा न.भू.अ.क्र.५ मुंबई उपनगर मु.जोगेश्वरी यांचे आदेशान्वये न.भू.क्र.७३८अ.व ७३८ब असे पॉटहिस्से करून ७३८अ चे क्षेत्र ८२०.२ चौ.मी.कमी करून राहिलेल्या ६५९१३.२चौ.मी. क्षेत्रास ७३८ब कला ७३८अ करीता नवीन मिळकत पत्रिका उघडली.

नको
२१-६-८५
जि.नि.भू.अ.तथा न.भू.अ.क्र.५
मु.उप



१-७६ रोजीचे नोंदी प्रमाणेच कब्जेदार मु.अ.अ.प.न.भू.अ.क्र.५ नगरशेट हे दि.२१-७-८३ रोजी मयत झालेले व कुकुलेश एम.नगरशेट यांचे दि.२१-७-८३ रोजीचे नोंदी प्रमाणेच मा.जि.नि.भू.अ.तथा न.भू.अ.क्र.५ मुंबई उप न.भू.अ.क्र.५ यांचे आदेश क्र. मालाड(पु) न.भू.७३८ अ दि.३०-८-८५ अन्वये वारसांची नांचे दाखल केली. क्षेत्र ४६० चौ.मी.

- ३)बाबुभाई एम.नगरशेट
- ४)वकुलेश एम.नगरशेट
- ५)सुनील एम.नगरशेट
- ६)सुभाष एम.नगरशेट
- H
- १) श्रीमती.चारुलक्ष्मी देवी एम.नगरशेट
- २)जगदीशचंद्र एम.नगरशेट

नको
२४/१/८५
जि.नि.भू.अ.तथा
न.भू.अ.क्र.५ मु.उप

मा.अप्पर उपजिल्हाधिकारी अंधेरी यांचेकडील आदेश क्रमांक जि.नि.भू.अ.तथा न.भू.अ.क्र.५ दि.१९-८७ व मा.न.भू.अ.क्र.५ यांचे दिनांक १७-९-८७ चे आदेशान्वये न.भू.क्र.७३८व पैकी क्षेत्र न.भू.क्र.७३८ब/२,७३८ब/३,७३८ब/४ कडे गेलेले १३८० चौ.मी.क्षेत्र खजा करून न.भू.क्र.७३८ब चे मिळकत पत्रिकेवर ६४५३३.२चौ.मी.क्षेत्र दाखविले व न.भू.क्र. ७३८ब ऐवजी ७३८ब/१ असे दाखल करून न.भू.क्र.७३८ब/२ व ७३८ब/३ ७३८ब/४ करीता नविन मिळकत पत्रिका उघडून त्यावर अनुक्रमे प्रत्येकी ४६०.०० चौ.मी.क्षेत्र दाखल करून सत्ताप्रकार व नांव दाखल केले व दिनांक ३०-९-७६ रोजी घेतलेली वंदा जमनादास लक्ष्मीदास भाटीया.डॉ.अली महमद मुल्ला जीवाभाई व दिनांक २-९-८५ अन्वये घेतलेल्या नोंदी आता स्वतंत्र मिळकत पत्रिका उघडलेने रद्द केल्या.

नको
३०-९-८५
न.भू.अ.क्र.५ मु.उप

१४/०३/१९८८

मा.अप्पर विभागाय अधिकारी मुंबई उपनगर मुंबई यांचेकडील आदेश क्र./डॉ.एल्.एन/एल.एन.डॉ./बी/७४२३ दिनांक २६/२/८८ व मा.न.भू.अ.क्र.५ यांचे दिनांक २४-३-८८ अन्वये न.भू.क्र.७३८ब/१ पैकी क्षेत्र न.भू.क्र.७३८ब/५ कडे गेलेने ४६० चौ.मी.क्षेत्र खजा करून न.भू.क्र.७३८ब/१ मिळकत पत्रिकेवर ६४०७३.२ चौ.मी.क्षेत्र दाखल करून न.भू.क्र.७३८ब/५ करीता नवीन मिळकत पत्रिका उघडून त्यावर ४६०.०० चौ.मी.क्षेत्र दाखल करून सत्ताप्रकार व नांव दाखल केले व दि.३०-९-७६ रोजी घेतलेली दयाशंकर हुबलान सिंह यांची नोंद नविन मिळकत पत्रिका उघडलेने रद्द केली.

नको
१४/३/८८
जि.नि.भू.अ.तथा न.भू.अ.क्र.५
मु.उप

१६-०३-१९९६

अर्ज व जबाब व मृत्युपत्रान्वये व मा.न.भू.अ.क्र.५ यांचा दि.१६-३-९४ च्या आदेशान्वये श्री.वंश हुबलान सिंह मयत वारसाचे नांव दाखल केले क्षेत्र ४६० चौ.मी.

S.I.

H

श्रीमती चंद्रकला दयाशंकर सिंह

नको
१६-३-९६
१९९६

बरल - ४		
१०९७	७६	११०
२०२५		

मालमत्ता पत्रक

29

वर्षाग/मासे -- : गड (पू) तालुका/न.पु.मा.का. -- न.पु.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

नाण भूभागाने सिट्टे नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशील आणि त्याच्या फर तपासण्याची निमत वेळ

७३८/ब/१/अ

दिनांक व्यावहार खंड क्रमांक नोंबन फरक (धा) पट्टेदार (प) किंवा भार (धा) साक्षात्कन

१४/११/१९९५

मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र. सी/काया-७/एकत्रीकरण पो.वि./एस्.आर.२०८२ दिनांक ६-५-९५ अन्वये व नगरभूमापन अधिकारी क्र.५ जोगेश्वरी यांचेकडील आदेश क्र.न.पु.अ.५/प.पू.५/मालाड(प)/न.पु.क्र.७३८ब/१/९५ दि. ११/९५ व इकडील कार्यालयीन मो.र.नं.१४७/९५ दिनांक २३-५-९५ ने मोजणी प्रमाणे येणारे क्षेत्र पहाता मूळ मिळकत पत्रिकेवरील क्षेत्र मोजणीप्रमाणे येणा-या क्षेत्राशी मेळाचे नाही. परंतु अजंदाराचे क्षेत्र पो.वि.मोजणीप्रमाणे व पो.वि.आदेशातील शर्त क्र.३ प्रमाणे कायम करून न.पु.क्र.७३८ब/१/९५ ची नवीन नविन मिळकत पत्रिका उघडून त्यावर १११२८.० चौ.मी.क्षेत्र दाखल करून सत्ताप्रकार सदरी शी असे दाखल केले.

को - १४/११/९५ न.पु.अ.क्र.५ मु.उ.न.पु.मुंबई



२४/०९/१९९७

अर्ज.जबाब मा.हायकोर्ट मुंबई यांचेकडील एस.सी. सुट नं.२०८५/८६ चे त्पत निर्णय मा.दुय्यम निबंधक मुंबई यांचेकडील सूचि क्र.११ क्र.बबज ६२०/९४ दि.२३-९-९४ व मा.न.पु.अ.यांचेकडील दिनांक १७-१०-९७ चे आदेशान्वये धारक सदरी नांव दाखल केले.

S.I.

H

श्री.वाळकृष्ण वासुदेव शिंदे क्षेत्र ३३६.४ चौ.मी.

१६/०५/१९९८

अर्ज.जबाब मा.दुय्यम निबंधक मुंबई यांचेकडील सूची क्र.११ क्र.२११९/७२ दि.२९-५-७२ व मा.न.पु.अ.मालाड यांचेकडील दि.१४-५-९६ चे आदेशान्वये खरेदीने श्रीमती.बिबीबाई अलमारा हसून यांचे नांव धारक सदरी दाखल केले.

S.I.

H

श्रीमती.बिबीबाई अलमारा हसून क्षेत्र ४८४.०० चौ.मी.

२७/०५/१९९८

अर्ज.जबाब मा.दुय्यम निबंधक मुंबई यांचेकडील सूची क्र.११ क्र.बबज/५४/९७ दि.२७-८-९७ व मा.न.पु.अ.यांचेकडील दि.२७/५/९८ चे आदेशान्वये खरेदीने सपना ट्रेडिंग कार्पोरेशन यांचे नांव धारक सदरी दाखल केले.

S.I.

H

सपना ट्रेडिंग कार्पोरेशन क्षेत्र १२२५.०० चौ.मी.

२३/०६/१९९८

मा.जिल्हाधिकारी मुंबई यांचेकडील दि.१७/९७ चे आदेश मा.अ.पु.अ.मु.उ.प.यांचेकडील आदेश क्र.न.पु.२/मालाड न.पु.क्र.७४०.७३८/९८ दि.२३-६-९८ मो.र.नं.१२९०/९७ व मा.न.पु.अ.मालाड यांचे दि.२६-६-९८ चे आदेशान्वये पोट विभाजनेने ७३८ब/१अ चे पंकी क्षेत्र ४८४.०० चौ.मी. न.पु.क्र.७४०ब मध्ये सामिल केलेले उक्त क्षेत्राची नवीन मिळकत पत्रिका उघडली व न.पु.क्र.७३८ब/१अ चे क्षेत्र ५२९४५.२ चौ.मी.मधून ४८४.०० चौ.मी.क्षेत्र कमी करून शिल्लक क्षेत्र ५२९६९.२ चौ.मी.दाखल करून धारक सदरी असलेले श्रीमती.बिबीबाई अलमारा हसून यांचे नांव कमी केले तसेच सदरचे मिळकत क्षेत्र मोजणीप्रमाणे येणा-या क्षेत्राशी मेळाचे नसलेने कायम क्षेत्र मपजर्नात येऊ नये. S.I.

बरल - ४
१०९७ ७७ ११०
२०२५

मालमत्ता पत्रक

39 (48)

विभाग/घोषणे -- मालाड (पु)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूतलन लिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकारी

शासनाला दिलेली नोंद/आकारणाचा किंवा भाड्याचा तपशाल आणि त्याच्या फेर तपसणांची नियत वेळ

७३८/ब/१/अ

दिनांक व्यक्ती खंड क्रमांक नाव धारक (धा) पडदार (प) किंवा धार (धा) साक्षात्कृत

०८/०६/१९९९

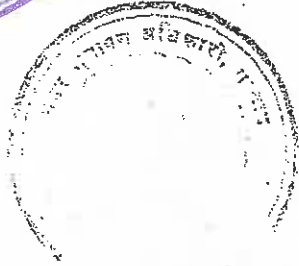
मा.जिल्हाधिकारी मु.उप.यांचेकडील दिनांक १८/१२/९८ व १९/१/९८ चे आदेशा.इकडील मो.र.नं.१४/९९ व मा.न.भू.अ.मालाड यांचेकडील दिनांक ८/६/९९ चे आदेशान्वये न.भू.क्र. ७३८ब/१अ चे क्षेत्र ५२.४६१.२ चौ.मी.मधून पोटविभाजनाने बर्ग होणारे क्षेत्र ३३६.४ व ३५०६.०० चौ.मी.क्षेत्र वजा करून त्यास अनुक्रमे ७३८ब/१अ/१ व ७३८ब/१अ/२ असा शेज दाखल करून नविन मिळकत पत्रिका उघडली व दि.२४/९/९७ची नोंद कमी केली व न.भू.क्र.७३८ब/१अ पु शिल्लक क्षेत्र ४८.६१८.८ चौ.मी.कायम केले.सदर शिल्लक क्षेत्र मांजणी प्रमाण यथा-या क्षेत्राशी मेळाचे नसलेने कायम समजणेत येई नये अशी नोंद करणेत येत आहे.

सदर -
८/६/९९
न.भू.अ.मालाड

तपसणां करणारा

खरो नक्कल -

न.भू.अ.मालाड
मुंबई उपनगर जिल्हा



सत्य प्रतिलिपी

इंगर भूतलन अधिकारी
मालाड.

बरेल - ४		
१०००	०८	११०
२०२५		

Am... C

स. नं. 203 हि. नं. 9 पै	गा. न. नं. ७, ७-अ व १२	गांव	मीमाड
खेव लावणी लावक....	ए. 93 946	तांबूका	बोरिवली
पोट खरावा....	४ 693	हतर -	9762 9846
एकूण....	90 626	जिल्होती शासकीय दफतरी	क. 11/9/22-08 + 1450980=5570102
कारं.....	एपई 93-92	मि. 11/9/22-08 + 1450980=5570102	श्री. लक्ष्मीजी शिंदे
बुडी अथवा.....		श्री. लक्ष्मीजी शिंदे	बालाजी शिंदे
ज्यादा. काकार..		ब. पो. विवाह पंजीयना	ब. 1/2
पाणी.....			

कबजेदार
 एका. इ. दिवशा 262
 990 811 808 879
 892 802 803 808
 879 9914 9305
 9300 9820 9740
 9280 9703 9743
 9100 9892 9885

वर्ग	कूळ व खंड	क्षेत्र	रीत	पिकें व लागवड	अंत्र	बेरा
एधवा	रुचा	93946	9	कोक थोडा डोपडा बोरिवली	936946	बोरिवली कादरी नगर AD/LNO/10 7732 20/6/80 9552 1-6-83
टिप: शासक तर्फे रुदरी पोस्टिकल बिले विमोती शक्याकी व डेल शिंदे तर्फे कोले बडल शेरा शिंदे तर्फे लावणी रुचा शिंदे दिला आहे						



तयार तारीख 10/9/2008
 अक्षय वरहकूम नरकल हवू असे.

तजारी
 बरल - ४
 9000 00 990
 2008

स. नं. 203 हि. नं. 9 पै

गा. न. नं. ७, ७-अ व १२

गांव मालाड

तालुका बोरीवली

इतर - १५६६ ६५६

क्षेत्र लावणी लायक	ए	गुं.
पोट खराबा	५	००२
एकूण	५	००२
आकार	रुपये	पैसे
जुडी अथवा,		
ज्यादा आकार ...		
पाणी		

कबजेदार	९५२	९५३	९५६
	९५५	९५६	९५७
	९५८	९५९	९६०
	९६१	९६२	९६३
	९६४	९६५	९६६
	९६७	९६८	९६९
	९७०	९७१	९७२
	९७३	९७४	९७५
	९७६	९७७	९७८
	९७९	९८०	९८१
	९८२	९८३	९८४
	९८५	९८६	९८७
	९८८	९८९	९९०
	९९१	९९२	९९३
	९९४	९९५	९९६
	९९७	९९८	९९९
	२०२५		

१) श्री. आझाद को. ऑफ. हो. को. लि.
 २) आनंद को. ऑफ. हो. को. लि. (नि. योजित)
 ३) जयशंकर को. ऑ. हो. को. लि. (नि. योजित)

वर्ष	कूल व खंड	क्षेत्र	रीत	पिकें व लागवड	क्षेत्र	शेरा
रिप-	कांरगा	दुसरा	कांरा			



तयार तारीख १३/३/२००९
 अस्तल बरहकूम नक्कल रुजू असे.

तलाठी मंत्री कुंभार
 १३/३/०९
 तलाठी - बोरीवली

बरल - ४		
१०९७	१०	११०
२०२५		

स. नं. 2.03 हि. नं. 9 पै

गा. न. नं. 7, 7-अ व 12

गांव मालाड

तालुका कोरीवली

इतर - 9442 9446

क्षेत्र लावणी लायक	ए. गुं.	कबजेदार	202 203 202
पोट खराबा	4002		177 178 179 177
एकूण	4002		192 179 177 936
			9350 9725 9740
			9760 9847 9602
			9085 9885 2026
आकार		1) श्री. आनंद को. ऑप. ही. को. लि.	
जुडी अथवा,		2) आनंद को. ऑप. ही. को. लि. (नि.)	
ज्यादा आकार ...		3) जयशंकर को. ऑ. ही. दोलायत	
पाणी		(नियोजित)	2025



वर्ष	कूल व खंड	क्षेत्र	रीत	पिकें व लागवड	क्षेत्र	शेरा
25	कारणा घुस्ता	उतास				

तयार तारीख 9/3/2009
अस्पल बरहूकूम नक्कल रुजू असे.

13/3/09
तयारी करणारा अधिकारी
अधिकारी

बरल - 8
9000 19 990
2024

Annexure-D

TEL/: 2842 48 20

(M) 9819111678

MRS. MADHURI V. GAIKWAD

B.COM., F.L.R.

ADVOCATE HIGH COURT

(O) C/O.59, DR.V.B.GANDHI MARG, KALAGHODA, FORT, BOMBAY-400 023

(R) B-36/301, B-WING, SANJEEVANI, GOKULDHAM, MULUND LINKING ROAD, GOREGAON (E), MUMBAI-400 063.

28.3.2009

TITLE REPORT

Re: In the matter of non agricultural land situated at Village Malad(E) Taluka-Borivali, Dist. Mumbai Suburban bearing CTS No.738(pt) Malad (E), Survey No. 273, Hissa No. 1 (p) admeasuring 5002 sq. mtrs. or thereabouts.



1. I have perused the documents provided to me and on the instructions of M/s. Nirman Realtors & Developers Ltd. (formerly known as Nirman Constructions) having its registered office at 14, Nyay Sagar, Old Nagardas Road, Near Chinoy College, Andheri (E), Bombay-400 069, this report is issued.
2. This report is in regard to the title of M/s. Nirman Realtors & Developers Ltd (formerly known as Nirman Constructions), in respect of Non Agricultural land property mentioned above.
3. I have investigated the title of above said M/s. Nirman Realtors & Developers Ltd (formerly known as Nirman Constructions) with respect to above mentioned land property. In this regard I have perused the revenue records such as property card 7/12 extract and 6 no. which were furnished to me for my inspection.
4. The abovementioned land was originally owned by One F.E. Dinshaw who died on 3.1.1936 leaving his last Will and Testament dated 23.7.1934. National and Grindlays bank Ltd. were the trustees of the trust created under the Last Will and Testament of F.E. Dinshaw. By deed of transfer dated 18th September, 1960 National and Grindlays bank Ltd. have transferred and conveyed all the properties of the trust including the property described above mentioned in favour of Mrs

बुरल - ४		
१००७	२२	११०

Bachobai Woronzow Daschkow and one Edulji F.E. Dinshaw as tenants-in-common in equal shares.

5. On or about 14th March, 1970 Edulji F.E. Dinshaw died in Newyork leaving his last Will and Testament dated 4th February 1970 under which he appointed Mrs. Bachobai Woronzow as his Sole Executrix. The Probate of the said Will of the said deceased Edulji F.E. Dinshaw was granted on the 2nd April 1970 under seal of Surrogate's Court of the Country of New York, U.S.A. to Mrs. Bachobai Woronzow Daschkow the Sole Executrix named under the Will of the said deceased. Jehangir Behram Dubash being the Constituted Attorney of the said executrix Mrs. Bachobai Woronzow Daschkow of Edulji F.E. Dinshaw filed a petition in the High Court of Judicature at Bombay for obtaining letters of Administration (with exemplification of probate of will annexed thereto). On 12th November 1971 the High Court of Judicature of Bombay granted letters of administration (with exemplification of Probate of Will annexed thereto to the Estate of Edulji Framroze Dinshaw in India) in favour of Jehangir Behram Dubash.
6. By Judge's order dated 21st December, 1972 in Misc. Petition No. 29 of T. & I.J. in the High Court, Bombay, the F.E. Dinshaw Trust, a Registered Public Charitable Trust was appointed in place and instead of Jehangir Behram Dubash as the Administration of the Estate of Edulji Framroze Dinshaw.
7. By Deed of Trust dated 28th December, 1973 Mrs. Bachobai Woronzow Daschkow settled her half undivided share in the properties, inter alia, land in Survey No. 273 upon a Public Charitable Trust, viz. F.E. Dinshaw Trust registered at Serial No. E-6123 under the Bombay Public Trusts Act, 1950 and appointed Mr. Nusli Neville Wadia, Mrs. Maureen Nusli Wadia and Mr. Ram Kumar Batra, as the Trustees of the said Trust.
8. By award of Shri. M. Hidayatulla dated 25th October 1985 registered on 30th November 1994 partition was effected of the lands jointly owned by F.E. Dinshaw trust and the Administrator of the Estate of E.F. Dinshaw and the land comprising survey No. 273(pt) village Malad, CTS. No. 738(pt), Malad (E) was allotted solely to the F.E. Dinshaw Trust.
9. By advertisement published in Janmabhoomi of 1st August, 1987 and in the Free Press Journal of 3rd August 1987, offers were invited by the F.E. Dinshaw Trust in respect of the above mentioned land on prescribed terms and conditions.



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१०९०	१३	११०
२०२५		



10. In response to the above said advertisement (1) Shri. Azad Co-Op.Hsg Society Ltd a Society registered under Maharashtra Co-Op. Societies Act 1961, at Serial No VOM/DW-P/HSG/(TT)/8840 of 1994-95, (2) Anand Co-Op Hsg. Society (Proposed) through its chief promoter Shri. Ramsurat Kanojiya and (3) Jai Ambe Co-Op.Hsg. Society (Proposed) through its chief promoter Shri. Lalmani Doodnath Singh made a joint offer to purchase the above mentioned land at the meeting with the Charity Commissioner on 12th September, 1987 subject to the approval of the Charity Commissioner.
11. The F.E.Dinshaw Trust moved the Charity Commissioner on 15th October, 1987 to accord sanction to the sale jointly in favour of (1) Shri. Azad Co-Op.Hsg Society Ltd. a Society registered under Maharashtra Co-Op. Societies Act 1961, at Serial No. VOM/DW-P/HSG/(TT)/8840 of 1994-95, (2) Anand Co-Op Hsg. Society (Proposed) through its chief promoter Shri. Ramsurat Kanojiya and (3) Jai Ambe Co-Op.Hsg. Society (Proposed) through its chief promoter Shri. Lalmani Doodnath Singh.
12. By order / judgment dated 28.1.94 the Charity Commissioner accorded sanction to the sale jointly in favour of (1) Shri. Azad Co-Op.Hsg Society Ltd. a Society registered under Maharashtra Co-Op. Societies Act 1961, at Serial No VOM/DW-P/HSG/(TT)/8840 of 1994-95, (2) Anand Co-Op Hsg Society (Proposed) through its chief promoter Shri. Ramsurat Kanojiya and (3) Jai Ambe Co-Op.Hsg. Society (Proposed) through its chief promoter Shri. Lalmani Doodnath Singh.
13. By order No. ED.CO.FID(iii)/1018/W-38/93/94 dated 8th March 1994, the Reserve Bank of India duly accorded permission under section 31(1) of the Foreign Exchange Regulation Act, 1973 to transfer the said land.
14. By Registered Agreement for sale dated 12 September 1996 the said land was transferred by F.E. Dinshaw Trust to (1) Shri. Azad Co-Op.Hsg Society Ltd. a Society registered under Maharashtra Co-Op. Societies Act 1961, at Serial No. VOM/DW-P/HSG/(TT)/8840 of 1994-95, (2) Anand Co-Op Hsg. Society (Proposed) through its chief promoter Shri. Ramsurat Kanojiya and (3) Jai Ambe Co-Op.Hsg. Society (Proposed) through its chief promoter Shri. Lalmani Doodnath Singh before Sub-Registrar of Bombay under Sr. No. BBJ/3610/1996
15. It can be seen from the 7/12 Extract & 6 No. that (1) Shri. Azad Co-Op.Hsg Society Ltd. (2) Anand Co-Op Hsg. Society (Proposed) and (3) Jai Ambe Co-Op.Hsg. Society (Proposed) are the holders of said land

9000	28	990
2034		

16. The said larger property has been notified as Slum Area under the provisions of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Amendment) Act, 1971 dated 12th December 1986.



17. By Registered Development Agreement dated the 8.6.2006, the said Azad Co-operative Housing Society Ltd. gave development rights to M/s. Nirman Constructions (Now known as Nirman Realtors & Developers Ltd.) Registered before sub-registrar Borivali No. 1 under Sr. No. BDR-2/4126/21/2006 with an irrevocable Power of Attorney to Mr. Rajendra Madhukar Sawant and Mr. Ajit Shreeram Marathe Partners of the said M/s Nirman Constructions (Now known as Nirman Realtors & Developers Ltd.) to develop the said property. Further all tenants have given their consent for the development of the said plot.

M.V.G., 18. By Development Agreement dated the _____, the said Anand Co-operative Housing Society (proposed) gave development rights to M/s. Nirman Constructions (Now known as Nirman Realtors & Developers Ltd.) with an irrevocable Power of Attorney to Mr. Rajendra Madhukar Sawant and Mr. Ajit Shreeram Marathe Partners of the said M/s Nirman Constructions (Now known as Nirman Realtors & Developers Ltd.) to develop the said property. Further all tenants have given their consent for the development of the said plot.

M.V.G., 19. By Development Agreement dated the _____, the said Jai Ambe Co-operative Housing Society (proposed) gave development rights to M/s. Nirman Constructions (Now known as Nirman Realtors & Developers Ltd.) with an irrevocable Power of Attorney to Mr. Rajendra Madhukar Sawant and Mr. Ajit Shreeram Marathe Partners of the said M/s Nirman Constructions (Now known as Nirman Realtors & Developers Ltd.) to develop the said property. Further all tenants have given their consent for the development of the said plot.

20. I have caused a search to be taken from 1934 to 2008 (75 years) from the office of the Sub-Registrar of Assurances at Mumbai and Bandra (Mumbai). I did not find any entry of encumbrances or lispendence.

21. In light of the aforesaid documents, M/s. Nirman Realtors & Developers Ltd. (formerly known as Nirman Constructions) is entitled to develop and/or deal with the captioned plots as they may desire.

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१०९७	५	११०
२०२५		

Yours faithfully,

Mrs. Madhuni V. Gaikwad
Advocate

Annexure - 'F1'

SLUM REHABILITATION AUTHORITY

5th Floor, Nisha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

Intimation of Approval under Sub regulation 2.3 of Regulation No. 33 (10) Dt. 15.10.97 for Brihanmumbai

No. SRA / ENG / 2313/PN/PL/AP 16 FEB 2010



To,
✓ M/s. Nirman Constructions,
14, Hyay Sadar CHS Limited,
Next to BJP Office, Old Nagardas Road,
Andheri (E), Mumbai-400 069.

With reference to your Notice, letter No. 5347 dated 11/11/09 200 and delivered on 16/11/09 200 and the plans, Sections, Specifications and Description and further particulars and details of your building at CTS No.738/B/1A of village Malad, Azad Link Road, Sanjay Nagar, Pathanwadi, Malad (E), Mumbai, for Shree Azad CHS (Prop.).

furnished to me under your letter, dated 11/11/2009 200 I have to inform you that the proposal of construction of the building or work proposed to be erected or executed is hereby approved under section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up-to-date, subject to the following conditions :

A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL

- A.1) That the Commencement Certificate us/ 44/69 (1) of the MR & TP Act, Shall be obtained before starting the proposed work.
- A.2) That the compound shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the work as per D.C. Regulation No. 38 (27)
- A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Appendix XI D.C. Regulation 5(3) (ix) shall be submitted by him.
- A.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant I.S. code along with plan shall be submitted before C.C

CERTIFIED TRUE COPY
SHRI CHANDU RANE & ASSOCIATES
ARCHITECTS & INTERIOR DESIGNERS

बसल-४		
१०००	२६	११०
२०३५		

16 FEB 2010

2

Subject to your modifying your intention as to comply the aforesaid mentioned conditions and meet by requirements you will be at liberty to proceed with the said building or work at anytime before the day of 15 MAY 2010 but not so as to contravene any of the provisions of the said Act as amended as aforesaid or any rule, regulations of bye-law made under that Act at the time in force

Your attention is drawn to the special Instructions and Notes accompanying this Intimation of Approval



Executive Engineer, (S.R.A.) 21

SPECIAL INSTRUCTIONS

- 1) IN CASE OF PRIVATE PLOTS THIS INTIMATION OF APPROVAL GIVES NO RIGHT TO BUILD UPON LAND WHICH IS NOT YOUR PROPERTY.
- 2) Under Section 151 & 152 of M.R & T.P. Act 1966, as amended the Chief Executive Officer, Slum Rehabilitation Authority has empowered the Chief Engineer (S.R.A.) / Executive Engineer (S.R.A.) to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the C.E.O. (S.R.A.) by section of the said Act.
- 3) Proposed date of commencement of work should be communicated to this office.
- 4) One more copy of the block plan should be submitted to the Collector, Mumbai / Mumbai Suburbs District as the case may be.
- 5) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai / Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the rate that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

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

CERTIFIED TRUE COPY
SHANTANOO RANE & ASSOCIATES
ARCHITECTS & INTERIOR DESIGNERS
202-B, 8th Floor, 'B' Wing Grande Palladium,
Near Mercedes Showroom, Metro Estate, CPT Road,
Kafina, Santacruz (East), Mumbai - 400 058

बदल - ४		
१०००	५०	११०
२०२५		



SLUM REHABILITATION AUTHORITY



No.SRA/ENG/2313/PN/PL/AP

Date:

16 JUN 2021

✓ P6,
M/s. Nirman Constructions
14, Nyan Sagar CHS Ltd.
Old Nagardas Road, Andheri (E),
Mumbai 400 069.

Sub:- Amended IOA cum part Occupation for rehab wing of composite building of S.R. Scheme on plot bearing CTS No.738 /B/1A of village Malad, Azad Link Road, Sanjay Nagar, Pathanwadi, Malad (E), Mumbai, for "Shree Azad CHS Ltd."

Ref: Requisition submitted by Architect Smt. Sheetal Nikhare of M/s. S.S. Associates u/no.333/SOP/PN dt.03/03/2021.

Sir,

With reference to the above & Certificates attached the part development work of rehab wing of composite building under S.R. Scheme on plot bearing CTS No.738 /B/1A of village Malad, Azad Link Road, Sanjay Nagar, Pathanwadi, Malad (E), Mumbai, under regulation 33(10) of DCR 1991 for "Shree Azad CHS Ltd." has been completed under the Supervision of Architect Smt. Sheetal Nikhare of M/s. S.S. Associates Lic.CA/2003/31138, Structural Engineer, Shri. Rupesh Chowdhary Lic. No. STR/C/40 and Site Supervisor Shri. M. Naushad Qureshi, Lic No.Q/8/SS-I and may be occupied under the following conditions:-

1. This occupation permission is granted for 143 Rehab Residential tenements, 14 provisional PAP, 30 Rehab commercial tenements, 05 R/C, 02 Balwadi, 02 Welfare Centre, 02 Society Office, 06 sale Residential in rehab wing of composite building excluding school reservation portion comprising of Ground floor (pt) + Stilt (pt) + 1st to 15th upper floors.
2. That the certificate under Section 270A of BMC Act shall be submitted.
3. That you shall comply the balance LOI/IOA conditions before asking full OC of composite building.
4. That you shall handover welfare centre & society office to society of slum dwellers and Balwadi to women & child welfare center as per circular no.129.

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5. That you shall handover provisional PAP tenements within one month after grant of OCC as per as per circular no.190.

A set of completion plans is forwarded herewith for your records & further perusal.

Note: This permission is issued without prejudice to action, if any, under M.R. & T.P. Act.

Yours faithfully

Panup 18.06.2021

Executive Engineer
Slum Rehabilitation Authority



बंदरा - ४		
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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800010794

Project: **GREEN ACRES** , Plot Bearing / CTS / Survey / Final Plot No.: **CTS NO 738/B/1/Aat Borivali, Borivali, Mumbai Suburban, 400097;**

1. **Nirman Realtors And Developers Ltd** having its registered office / principal place of business at *Tehsil: Andheri, District: Mumbai Suburban, Pin: 400058.*
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **31/08/2017** and ending with **30/12/2025** 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 pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

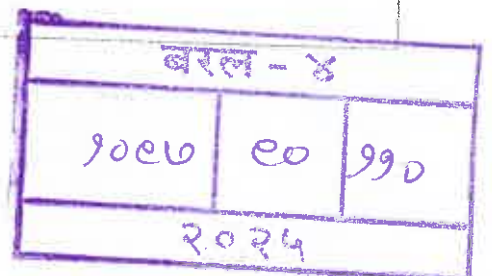


Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:09-09-2021 19:23:01

Dated: 09/09/2021

Place: Mumbai

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



DEVELOPER COPY

Sr. No. 312

SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

NO SRA/ENG/2313/PN/PL/AP (DUPLICATE COPY)
COMMENCEMENT CERTIFICATE

Composite BLDG No. 1

To,
M/s. Nirman Construction
14, Nyay Sagar CHS Limited,
Next to BJP Office, Old Nagardas Road,
Andheri (E), Mumbai - 400 069.



Sir,
With reference to your application No. 5347 dated 11/11/09 for Development
Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town
Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra
Regional and Town Planning Act, 1966 to erect a building on plot No. _____
C.T.S. No. 730/B/1A

of village Malad T.P.S.No. _____
ward P/N Situated at Azad Link Road, Sanjay Nagar, Pathanwadi
Malad (E), Mumbai

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI
U/R No. SRA/ENG/1263/PN/PL/LOI dt. 10/08/2009
IDA/U/R No. SRA/ENG/2313/PN/PL/AP dt. 16/02/2010
and on following conditions.

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management Plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) 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 condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) 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 and 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 C.E.O. (SRA) has appointed Shri D.V. Pawar
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the
said Act.

This C.C is granted for work up to Plinth level for Composite Bldg No .1

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For and on behalf of Local Authority
The Slum Rehabilitation Authority
Sd/-
Executive Engineer (SRA)
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

SRA/ENG/2313/PN/PL/AP

15 DEC 2018

This C.C is re-endorsed as per amended plans dated 30/12/2011 & further extended upto full height of rehab wing i.e for Gr + 16th (pt) upper floor including O.H.W.T & L.M.R along with plinth C.C of sale wing

Sd/-

Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2313/PN/PL/AP 11 MAR 2020

This C.C is re-endorsed as per amended plans dated 11/03/2020.

Sd/-

Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2313/PN/PL/AP 17 JUN 2021

This C.C is re-endorsed as per amended approved plans dated 16/06/2021.

Sd/-

Executive Engineer
Slum Rehabilitation Authority

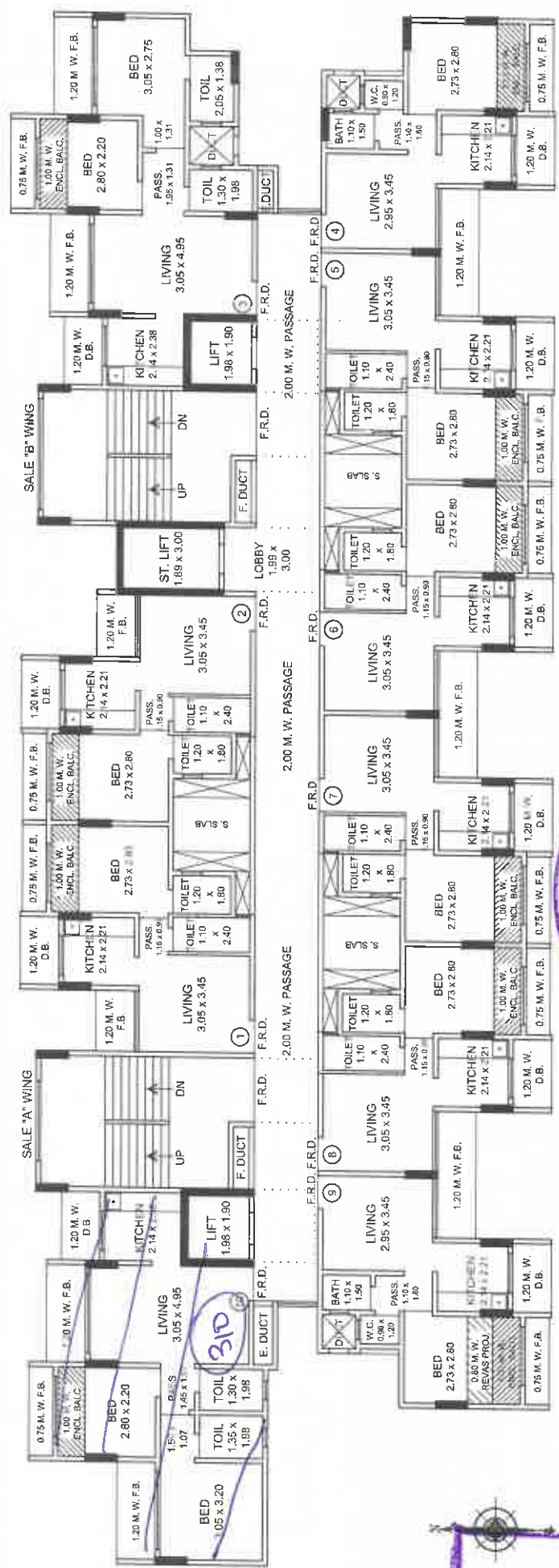
SRA/ENG/2313/PN/PL/AP 23 DEC 2021

This C.C further extended from Gr (pt) + Stilt (pt) + 1st & 2nd podium + 3rd to 18th upper floor of sale wing of Composite building as per last amended approved plan dated 16/06/2021.

[Signature]
Executive Engineer
Slum Rehabilitation Authority



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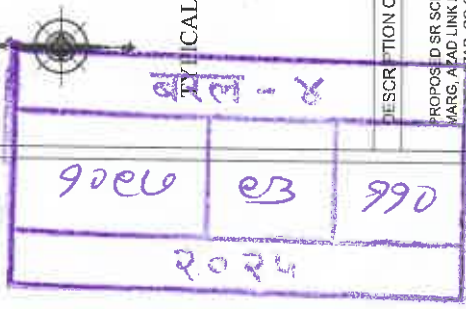
For Baacha Mass Enclave Pvt Ltd

Director

310



K. N. NARAYAN



TYPICAL 3RD TO 6TH, 8TH TO 13TH, 15TH TO 18TH FLOOR PLAN

DESCRIPTION OF PROPOSAL & PROPERTY	NAME & SIGN OF OWNER
PROPOSED SR SCHEME ON PLOT BEARING C.T.S. NO. 735/B/1/A AT RANI SATI MARG, ARAJ LINK ROAD, PATHAN WADI MALAD (E), MUMBAI-400 097 FOR SPINELAZAD CO.OP.HSG. SOCIETY (PROP.)	M/S. NIRMAN CONSTRUCTION
S.S. ASSOCIATES ARCHITECT AND INT. DESIGNER 202, ODYSSEY IT PARK, ROAD NO. 9 NEAR OLD PASSPORT OFFICE LANE, WAGLE ESTATE, THANE (W)	



BAACHA MASS ENCLAVE PVT. LTD.

Shop No. 4 Ezzi Building, Shiv Shankar CHS., Barrister Nath Pai Marg, Dockyard Road,
Nr. Mankeshwar Mandir, Mazgaon Mumbai - 400010. M : 9323037757 E : baacha_hayat@yahoo.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF M/S. BAACHA MASS ENCLAVE PRIVATE LIMITED HELD ON 04th JANUARY, 2023, WEDNESDAY DAY AT 11:00 AM, AT THE REGISTERED OFFICE OF THE COMPANY, SHOP NO. 4, EZZI BUILDING, SHIV SHANKAR CHS, BARISTER NATH PAI MARG, DOCKYARD ROAD, MAZGAON, MUMBAI - 400 010.

APPROVAL FOR EXECUTION OF AGREEMENT/POA IN RESPECT OF THE COMPANY

RESOLVED THAT with the consent of the Board of Directors of the Company be and is hereby accorded to execute a sign/ execute various Agreements for Sale, Agreement of Permanent Alternate Accommodation, Declarations, Undertakings, Indemnity Bond, Lease Agreements, Leave and License Agreement, Cancellation Deed, Mortgage Deeds, Re-Conveyance Deeds, Confirmation Deed, Rectification Deeds, Gift Deeds, Deed of Modifications, Affidavits and any other document and/or writings, etc. in my capacity as Individual and/or Director of Company more particularly described in the Agreement placed before the Board and initiated to the chairman for the purpose of identification on such terms and conditions as mentioned in the said Agreement.



FURTHER RESOLVED THAT the Director viz. MR. HAYAT AHMED ASIR AHMED ANSARI, one the Director of the company be and is hereby severally authorized to consent lodge, sign and execute the said Agreement and if required present it in the office of the Sub- Registrar of Assurances at Mumbai and admit execution of the above mentioned Agreements executed on the behalf of the company, including signing and executing of any other or further agreement / deeds, documents or letters in connection herewith and to do such acts as may be required by company from time to time for effective registration for the said Agreement / Deeds/documents/ letters or writing, etc.

//Certified True Copy //
For M/s. Baacha Mass Enclave Private Limited

For BAACHA MASS ENCLAVE PVT. LTD.

Director

Khalid
Director

बरल - ४		
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Promoter(Land Owner/ Investor) Details

All * mark fields are mandatory.

Project Name *

GREEN ACRES

Promoter Name *

Baacha Mass Enclave Pri

Type of Promoter(Land Owner/ Investor) *

Company

Address for Official communication:

Block Number *

Shop No 5

Building Name *

Ezzi Building

Street Name *

Barrister Nath Pai Marg

Locality *

Mazgaon

Landmark *

Dockyard Road

State/UT *

MAHARASHTRA

Division *

Konkan

District *

Taluka *

Select Taluka

Village *

Pin Code *

400010

Contact Details:

Name of Contact Person *

Hayat Ahmed Asir Ahme

Contact Designation *

Director

Mobile Number *

9323037757

Office Number

Fax Number

Email ID *

baacha_hayat@yahoo.cc



Type of Agreement/ Arrangement *

Revenue Share

Area Share

Details of separate bank account as per section 4 (2)(1)(D) of the Act

Bank Name *

HDFC Bank Ltd

Bank A/c Number *

50200086191322

Branch Name *

Mumbai - Byculla

Bank Address *

Plot No 16/17, 55, Mazgar

IFSC Code *

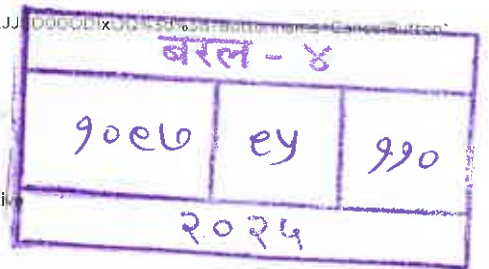
HDFC0000686

Update Promoter(Land Owner/ Investor)

Cancel (/CoPromoter/CoPromoter/aWQ9NDgyMTkmRGI2aXNpb249NiZQcm9qZWN0SUQ9ODIzNiZiZW11ZXJ1

After Adding Promoter(Land Owner/ Investor) Click on Upload document.

ID	Project Name	Pin Code	Name of Contact Person	Contact Designation	Mobile Number	Email ID	Status
1	MASS ENCLAVE	400010	HAYATAHMED ANSARI	PARTNER	9323037757	baacha_hayat@yahoo.com	Inactive
2	SIDDHARTH HOUSING PVT LTD	400023	BHARAT SHAH	DIRECTOR	9820086511	shahbharatk@gmail.com	Inactive (/CoPromoter/Inactive/aWQ9NDgyMTkmRGI2aXNpb249NiZQcm9qZWN0SUQ9ODIzNiZiZW11ZXJ1
3	Baacha Mass Enclave Private Limited	400010	Hayat Ahmed Asir Ahmed Ansari	Director	9323037757	baacha_hayat@yahoo.com	Edit (/CoPromoter/CoPromoter/aWQ9NDgyMTkmRGI2aXNpb249NiZQcm9qZWN0SUQ9ODIzNiZiZW11ZXJ1



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AALCB0772G

नाम / Name BAACHA MASS ENCLAVE PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation / Formation 15/09/2022



- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक कम्प्यूटर से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android / Mobile App. Key word to search the specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card. सलम पैन कार्ड में एनहांस्ड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर खोजने के लिए "Enhanced QR Code Reader for PAN Card" है।

बचल - ४
9000 00 990
2022

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AALCB0772G



नाम / Name
BAACHA MASS ENCLAVE PRIVATE
LIMITED

निगमन/गठन की तारीख
Date of Incorporation/Formation
15/09/2022

इस कार्ड के खोने/पाने पर कृपया सूचित करें/साटाए:

आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

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

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel. 91-20-2721 8080, fax. 91-20-2721 8081
e-mail: timinfo@nsdl.co.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, visit www.irs.gov

For Baacha Mass Enclave Pvt Ltd

Director



भारत सरकार
Government of India



Hayat Ahmed Asir Ahmed Ansari

Date of Birth/DOB: 10/06/1968

Male/ MALE

Mobile No: 9323037757

8741 1196 4506



मेरा आधार, मेरी पहचान

11

बरत - ४		
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२०२५		



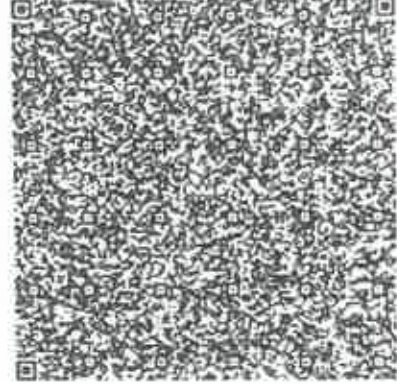
भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India



Address:

C/O: Asir Ahmed Ansari, 903, tower-1, 9th floor, Aquagem CHS LTD nesbit road, Byculla, mazgaon, Mumbai, PO: Mazgaon, DIST: Mumbai City, Maharashtra - 400010



8741 1196 4506



1947



help@uidai.gov.in



www.uidai.gov.in



Handwritten signature

बरेल - ४		
१०९७	९८	११०
२०२५		



सत्यमेव जयते

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre



Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that BAACHA MASS ENCLAVE PRIVATE LIMITED is incorporated on this Fifteenth day of September Two thousand twenty-two under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U45309MH2022PTC390471.

The Permanent Account Number (PAN) of the company is AALCB0772G *

The Tax Deduction and Collection Account Number (TAN) of the company is MUMB33622B *

Given under my hand at Manesar this Fifteenth day of September Two thousand twenty-two.

MINISTRY OF
CORPORATE AFFAIRS 10

Digital Signature Certificate
Ms Sheetal Kumari

For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

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

BAACHA MASS ENCLAVE PRIVATE LIMITED
SHOP NO. 5, EZZI BUILDING, DOCKYARD ROAD, BARISTER NATH
PAI MARG, SHIV SHANKAR CHS, MAZGAON, Mumbai City,
Maharashtra, India, 400010

* as issued by the Income Tax Department





K. Niranjan

बरेल - ४		
१०६७	१००	११०
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భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

సమాచిత సంఖ్య / Enrollment No. : 1190/63081/35468

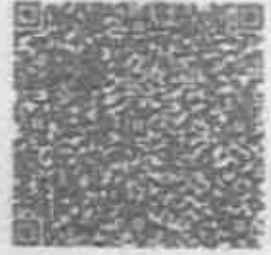
To
Kondru Niranjan Reddy
కొండ్రు నీరాజన్ రెడ్డి
S/O. Kondru Sanjeeva Reddy
H NO 1-100
mandal sarangapur
Boregaon
Bongson, Adilabad
Andhra Pradesh - 504110
8978749787

15/07/2013



KL191358288FT

19135828



మీ ఆధార సంఖ్య / Your Aadhaar No. :

3450 0092 7785

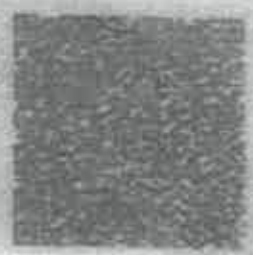
ఆధార - సామాన్యని హక్కు



కొండ్రు నీరాజన్ రెడ్డి
Kondru Niranjan Reddy

జన్మన సంవత్సరం / Year of Birth: 1988
లింగవర్ణం - Male

3450 0092 7785



బరల - ౪		
90౯౮	909	990
2024		

K. Niranjan



 भारत सरकार
Government of India  आधार

 जगदीश
Jagdish
जन्म तारीख/DOB: 07/01/1978
पुरुष/ MALE
Mobile No: 9324586342

6897 9184 8073

मेरा आधार, मेरी पहचान

जगदीश

वरस		
9000	902	990
२०२५		



 भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India 

पत्ता:
आत्मज. जनजली, काहारा सुलेमपुर पोस्ट परस कटुई,
अशरफपुर किछा, किछा, अंबेडकर नगर,
उत्तर प्रदेश - 224155

Address:
S/O: Janjali, kahara sulempur post paras
katui, Asharafpur Kichhauccha, PO:
Kichhauccha, DIST: Ambedkar Nagar,
Uttar Pradesh - 224155



6897 9184 8073

 1947 |  help@uidai.gov.in |  www.uidai.gov.in

बरल - ४		
१०९७	१०३	९९०
२०२५		



Issue Date: 25/12/2013



గడ్డం సంతోష్ రెడ్డి
Gaddam Santhosh Reddy
పుట్టిన తేదీ/DOB: 13/10/1989
పురుషుడు/ MALE
9000753866



Government of India



8897 3836 9188

VID : 9157 6729 7104 8442

నా ఆఫీస్, నా గుర్తింపు

అరల్ - ౪		
90౯౬	9౦౪	990
2013		

4



CHALLAN
MTR Form Number-6



GRN	MH014956658202425P	BARCODE		Date	24/01/2025-14:49:01	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)			
Office Name	BRL6_JT SUB REGISTRAR BORIVALI 6			PAN No.(If Applicable)	AALCB0772G		
Location	MUMBAI			Full Name	MESERS BAACHA MASS ENCLAVE PRIVATE LIMITED		
Year	2024-2025 One Time			Flat/Block No.	FLAT NO 310, 663 Sq. Ft. Useable CA, 3rd FL A/B		
Account Head Details		Amount In Rs.		Premises/Building	wing, Green Acres, Shree Azad CHS.Ltd, Sanjay		
0030045501	Stamp Duty	990000.00		Road/Street	Nagar, Pathanwadi, Malad (East), CTS 738/B/1/A Village Malad-East, Taluka Borivali		
0030063301	Registration Fee	30000.00		Area/Locality	MUMBAI		
				Town/City/District			
				PIN	4 0 0 0 9 7		
				Remarks (If Any)	PAN2=EYLPK1036F~SecondPartyName=MR. KONDRU NIRANJAN REDDY~CA=16500000		
				Amount In	Ten Lakh Twenty Thousand Rupees Only		
Total				Words			
				Amount In	10,20,000.00		
Payment Details				FOR USE IN RECEIVING BANK			
STATE BANK OF INDIA							
Cheque-DD Details				Bank CIN	Ref. No.	10000502025012405461	0128933899845
Cheque/DD No.				Bank Date	RBI Date	24/01/2025-14:49:56	Not Verified with RBI
Name of Bank				Bank-Branch			
				STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date			
				Not Verified with Scroll			



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

Mobile No. : 9323037757

9026	904	990
2024		

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-387-1097	0008261103202425	24/01/2025-16:36:00	IGR193	30000.00

GRN : MH014956658202425P Amount : 10,20,000.00 Bank : STATE BANK OF INDIA Date : 24/01/2025-14:49:01

2	(IS)-387-1097	0008261103202425	24/01/2025-16:36:00	IGR193	990000.00
Total Defacement Amount					10,20,000.00



बरल - ४		
१०९०	१०९	११०
२०२५		



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

Receipt of Document Handling Charges

PRN 0125243915343

Receipt Date 24/01/2025

Received from DHC, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 1097 dated 24/01/2025 at the Sub Registrar office Joint S.R. Borivali 4 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name SBIN

Payment Date 24/01/2025

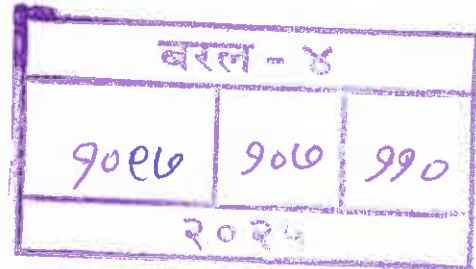
Bank CIN 10004152025012414462

REF No. 502450501949

Deface No 0125243915343D

Deface Date 24/01/2025

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





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

Receipt of Document Handling Charges

PRN 0125241216162

Receipt Date 24/01/2025

Received from DHC, Mobile number 0000000000, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered on Document No. 1097 dated 24/01/2025 at the Sub Registrar office Joint S.R. Borivali 4 of the District Mumbai Sub-urban District.

DEFACED

₹ 200

DEFACED

Payment Details

Bank Name SBIN

Payment Date 24/01/2025

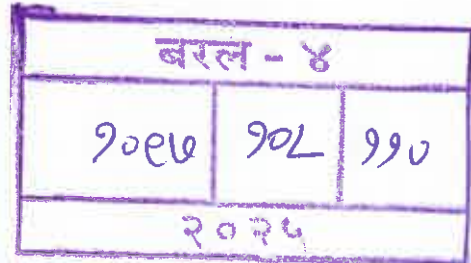
Bank CIN 10004152025012415209

REF No. 502451433954

Deface No 0125241216162D

Deface Date 24/01/2025

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



387/1097

शुक्रवार, 24 जानेवारी 2025 4:36 म.नं.

दस्त गोषवारा भाग-1

बरल-4

दस्त क्रमांक: 1097/2025

दस्त क्रमांक: बरल-4 /1097/2025

बाजार मूल्य: रु. 82,35,410/-

मोबदला: रु. 1,65,00,000/-

भरलेले मुद्रांक शुल्क: रु.9,90,000/-

दु. नि. सह. दु. नि. बरल-4 यांचे कार्यालयात

पावती:1168

पावती दिनांक: 24/01/2025

अ. क्रं. 1097 वर दि.24-01-2025

सादरकरणाचे नाव: निरंजन रेड्डी कोन्डू

रोजी 4:33 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2200.00

पृष्ठांची संख्या: 110

दस्त हजर करणाऱ्याची सही:

एकुण: 32200.00

सह दु. नि. कार्यालयात

सह दु. नि. कार्यालयात

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 24 / 01 / 2025 04 : 33 : 02 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 24 / 01 / 2025 04 : 34 : 10 PM ची वेळ: (फी)

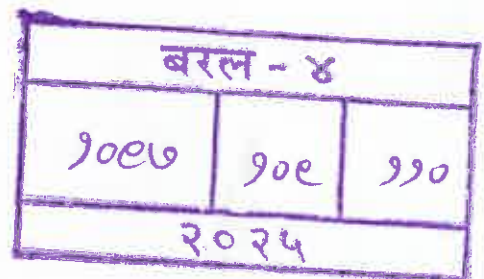
प्रतिज्ञापत्र

सादर दस्ताऐवज हा नोंदणी कायदा १९०८ अंतर्गत करण्यात आलेल्या तरतुदीनुसारच नोंदणीस दाखला केलेला आहे. दस्तातील सर्व मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीदारक हे संपूर्णपणे जबाबदार राहतील.


लिहून देणार

K. Niranjan

लिहून घेणार





24/01/2025 4 45:43 PM

दस्त गोपवारा भाग-2

बरल-4

दस्त क्रमांक:1097/2025

दस्त क्रमांक :बरल-4/1097/2025

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मेसर्स बाचा मास इन्क्लेव्ह प्रा लि तर्फे संचालक हयात अहमद असीर अहमद अन्सारी - पत्ता:प्लॉट नं: शॉप नं 4 , माळा नं: -, इमारतीचे नाव: इझ्मी बिल्डींग, शिव शंकर को ऑप हौ सो लि., ब्लॉक नं: -, रोड नं: बॅरीस्टर नाथ पै मार्ग, डॉकयार्ड रोड, माझगाव, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AALCB0772G	लिहून देणार वय :-56 स्वाक्षरी:-		
2	नाव:निरंजन रेड्डी कोन्डू पत्ता:प्लॉट नं: एच नं. 1-100 , माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सारंगपूर, बोरगाव, नवघर , रोड नं: बोरीगाव, आदिलाबाद, आंध्र प्रदेश , आंध्रा प्रदेश, आडीळाबाद. पॅन नंबर:EYLPK1036F	लिहून घेणार वय :-36 स्वाक्षरी:-		

K. Nidhan

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात. शिक्का क्र.3 ची वेळ:24 / 01 / 2025 04 : 43 : 07 PM

बरल - ४

१०९७ ११० ११०

ओळख:-
दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार मेसर्स बाचा मास इन्क्लेव्ह प्रा लि तर्फे संचालक हयात अहमद असीर अहमद अन्सारी -	24/01/2025 04:40:24 PM	हयात अहमद असीर अहमद अन्सारी M 1193156876562882560
2	लिहून घेणार निरंजन रेड्डी कोन्डू	24/01/2025 04:43:54 PM	కొండూరు నిరంజన్ రెడ్డి M 1332307820176560128

शिक्का क्र.4 ची वेळ:24 / 01 / 2025 04 : 43 : 54 PM

प्रमाणित करण्यात येते की, या दस्तामध्ये एकूण.....११०.....पाने आहेत.

सह दु.नि.क. बोरीवली

सह. दुय्यम निबंधक, बोरीवली क्र.-४, मुंबई उपनगर जिल्हा.

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MESERS BAACHA MASS ENCLAVE PRIVATE LIMITED	eChallan	10000502025012405461	MH014956658202425P	990000.00	SD	0008261103202425	24/01/2025
2		DHC		0125241216162	200	RF	0125241216162D	24/01/2025
3		DHC		0125243915343	2000	RF	0125243915343D	24/01/2025
4	MESERS BAACHA MASS ENCLAVE PRIVATE LIMITED	eChallan		MH014956658202425P	30000	RF	0008261103202425	24/01/2025

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

बरल-४/ १०९७ /२०२५

पुस्तक क्रमांक १, क्रमांक.....११०

नोंदला.

दिनांक: २४/०१/२०२५

1097 /2025

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

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

सह. दुय्यम निबंधक, बोरीवली क्र. ४, मुंबई उपनगर जिल्हा.





सूची क्र.2

दुय्यम निबंधक : सह दु.नि. वोरीवली 4

24/01/2025

दस्त क्रमांक : 1097/2025

नोदंणी :

Regn:63m

गावाचे नाव : मालाड


(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	16500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे)	8235410.4
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: अपार्टमेंट नं 310, मळा नं: 3 रा मजला, इमारतीचे नाव: ग्रीन एक्स, ए /बी विंग, रोड : मालाड(ईस्ट), मुंबई - 400097, इतर माहिती: क्षेत्रफळ 663 चौ. फु. युझेबल कारपेट एरिया इतर माहिती दस्तात नसुद केल्याप्रमाणे. ((C.T.S. Number : 738/B/1A ;))
(5) क्षेत्रफळ	1) 663 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स बाचा मास इक्लेव्ह प्रा लि तर्फे संचालक हयात अहमद अमीर अहमद अन्सारी - वय:-56; पत्ता:- प्लॉट नं: शॉप नं 4 , माळा नं: -, इमारतीचे नाव: इझ्झी बिल्डींग, शिव शंकर को ऑप ह्री सो लि., ब्लॉक नं: -, रोड नं: बॅरीस्टर नाथ पै मार्ग, डॉकयार्ड रोड, माझगाव, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400010 पॅन नं:- AALCB0772G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-निरंजन रेड्डी कोन्डू वय:-36; पत्ता:-प्लॉट नं: एच नं. 1-100 , माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सारंगपूर, बोरगाव, नवघर , रोड नं: बोरीगाव, आदिलाबाद, आंध्र प्रदेश , आंध्रा प्रदेश, आडीळाबाड. पिन कोड:-504110 पॅन नं:-EYLPK1036F
(9) दस्तऐवज करून दिल्याचा दिनांक	24/01/2025
(10) दस्त नोंदणी केल्याचा दिनांक	24/01/2025
(11) अनुक्रमांक, खंड व पृष्ठ	1097/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	990000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

खरी प्रत


सह. दुय्यम निबंधक, वोरीवली-४,
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MESERS BAACHA MASS ENCLAVE PRIVATE LIMITED	eChallan	10000502025012405461	MH014956658202425P	990000.00	SD	0008261103202425	24/01/2025
2		DHC		0125241216162	200	RF	0125241216162D	24/01/2025
3		DHC		0125243915343	2000	RF	0125243915343D	24/01/2025
4	MESERS BAACHA MASS ENCLAVE PRIVATE LIMITED	eChallan		MH014956658202425P	30000	RF	0008261103202425	24/01/2025

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

DATED THIS ____ DAY OF _____ 2025

**M/S. BAACHA MASS ENCLAVE PRIVATE LIMITED
... THE PROMOTERS**

AND

**MR. KONDRU NIRANJAN REDDY
....PURCHASER**

AGREEMENT FOR SALE

7.49
24/01/25