

AGREEMENT FOR SALE

THIS PART AGREEMENT FOR SALE is made and entered into at Dombivli on this _____ day of February, 2025.

B E T W E E N

1) MR. VARUN DEO KUMAR, (Pan No. BDOPK4021P), Aged about 41 Years, & 2) MRS. GITA KUMARI, (Pan No. CNUPK9456K), Aged about 30 Years, Both Residing at: FLAT NO. A-504, 5th FLOOR, SIENA-SAVANA CHS LTD, LODHA CASA BELLA, PALAVA, KALYAN SHIL ROAD, NILJE, DOMBIVLI EAST - 421204. Hereinafter referred to as "THE TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include, he/his/her/their legal heirs, executors, administrators and assignees) of the FIRST PART.

A N D

MRS. RUKHSAR KARIM SAYYED, (PAN No. CYKPM4702K), aged about 31 years, Residing at 1702 / GALAXY APARTMENT, 17 FLOOR, B WING, BANTAR BHAVAN, KURLA (EAST), MUMBAI - 400024. Hereinafter referred to as "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include, he/his/her/their legal heirs, executors, administrators and assignees) of the SECOND PART.

WHEREAS INITIALLY 1) MR. SUBRAMANIAN KRISHNAMURTHY, & 2) MRS. PRATIBHA SUBRAMANIAN have purchased a Flat from MACROTECH DEVELOPERS LIMITED, dated 18/11/2019 and registered with Sub-registrar Kalyan-5, on 18/09/2019 under document No. 13848/2019.

AND THEREAFTER 1) MR. VARUN DEO KUMAR, (Pan No. BDOPK4021P), & 2) MRS. GITA KUMARI have purchased a Flat from 1) MR. SUBRAMANIAN KRISHNAMURTHY, & 2) MRS. PRATIBHA SUBRAMANIAN dated 20/03/2023 and registered with Sub-registrar Kalyan-5, on 20/03/2023 under document No. 3827/2023.

And such are the owners of Flat No. 1601, on 16th Floor, A-wing, and admeasuring about Carpet area 449 sq. ft. plus EBVT area 21 sq. ft. Carpet Total area 470 sq. ft. Carpet (With One Four-Wheeler Open Car Parking Space No. 00120 as allotted by the builder/associate) of Building known as "SIENA SAVANNA" Co-Op. Housing Society Limited. In "CASA BELLA" Project, at Village Usarghar, Dombivli (E) 421204. Taluka Kalyan, Dist. Thane. (More particular described in the schedule hereinafter referred to as "the said Flat").

AND WHEREAS the TRANSFERORS are the members of "SIENA SAVANNA" Co-Op. Housing Society Limited. Registered under the Maharashtra Co-operative Housing Society Act 1960 vide Registration No. TNA/DOM/ HSG/(TC)/32985/2020. Date: 26/08/2020. (Hereinafter referred to as "the said Society").

AND WHEREAS the TRANSFERORS are absolutely seized and possessed of and are otherwise well and sufficiently entitled as the owner of the said Flat in the said Building of the said Society.

AND WHEREAS the TRANSFERORS have agreed to sell and transfer and the TRANSFEREE has agreed to purchase all right, title and interest of the TRANSFERORS in the said Flat and the said Shares and the right of occupation of the said Flat in the said building of the said Society including his right, title and interest in the said Flat for a total sale consideration of Rs. 56,00,000/- (Rupees Fifty-Six Lakhs Only).

AND WHEREAS the Parties hereto have agreed to record the Terms and Conditions on which the TRANSFERORS has agreed to sell and the TRANSFEREE has agreed to purchase and acquire the right, title and interest of the TRANSFERORS in the said Flat including the said shares of the TRANSFERORS in the said Society;

NOW THIS AGREEMENT OF SALE WITNESSES AND IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

1. The TRANSFERORS hereby agree to transfer unto the TRANSFEREE and the TRANSFEREE hereby agree to purchase and acquire all the right, title and interest of

the TRANSFERORS in the said Society including the said Flat No. 1601, on 16th Floor, A-wing, and admeasuring about Carpet area 449 sq. ft. plus EBVT area 21 sq. ft. Carpet Total area 470 sq. ft. Carpet (With One Four-Wheeler Open Car Parking Space No. 00120 as allotted by the builder/associate) of Building known as "SIENA SAVANNA" Co-Op. Housing Society Limited. In "CASA BELLA" Project, at Village Usarghar, Dombivli (E) 421204. Taluka Kalyan, Dist. Thane. The TRANSFERORS have also agrees to transfer all the right of the TRANSFERORS as to the use, occupation and enjoyment and ownership of the said Flat together with all rights, title and interest of the TRANSFERORS in the said Society, and The TRANSFERORS agrees to transfer the said flat & shares to the TRANSFEREE for a total consideration of Rs. 56,00,000/- (Rupees Fifty-Six Lakhs Only).

2. The said consideration of Rs. 56,00,000/- (Rupees Fifty-Six Lakhs Only) to be paid by the TRANSFEREE to the TRANSFERORS in the manner hereinafter mentioned:
 - a. Rs. 11,20,000/- (Rupees Eleven Lakhs Twenty Thousand Only) paid before the execution of this agreement as Earnest Money (the receipt whereof the TRANSFERORS hereby admit and acknowledge in the presence of witnesses);
 - b. Rs. 44,80,000/- (Rupees Forty-Four Lakhs Eighty Thousand Only) will be payable within 45 days from the date of receiving mortgage NOC from the society and required document.
 - c. The Balance consideration shall be paid within the given time limit after registration of the said agreement and will be finally paid on or before and against the delivery of vacant and peaceful possession of the said Flat by the TRANSFERORS to the TRANSFEREE and completion of all the formalities of transfer and registration of the said flat and the said shares;
3. The TRANSFERORS have represented to the TRANSFEREE: -

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Gita Kumar

- a. That the **TRANSFERORS** have paid all the dues and outgoings in respect of the said Flat up-to-date.
- b. That the said Flat is free from any kind of encumbrances.
- c. That the said Flat and shares belong to the **TRANSFERORS** absolutely and that no other person/s has any right, title or interest whatsoever therein by way of gift exchange, mortgages, charges, lien, sale, inheritance, lease or otherwise in the said shares / said flat.
- d. That notwithstanding anything herein contained, any act, deed, matter or thing of whatsoever nature done by the **TRANSFERORS** or any person/s lawfully or equitably claiming by, through or in trust the **TRANSFERORS** have full right, power and absolute authority to sell or transfer to the **TRANSFEEE** the said Flat and the **TRANSFERORS** has full right, title and interest in the said share and that the **TRANSFERORS** have not done any act of omission or commission whereby the ownership, possession and/or occupation of the said shares of the **TRANSFERORS** may be rendered illegal and/or unauthorized for any reason or on any account.
- e. That **TRANSFERORS** shall obtain the necessary No Objection Certificate from the said Society for transfer, and sale of the interest of the **TRANSFERORS** in the said Society, as well as the right, title and interest of the **TRANSFERORS** in the said Flat to the **TRANSFEEE** and also to the admission of the **TRANSFEEE** to the membership of the said Society in place of the **TRANSFERORS** when the **TRANSFERORS** herein is completed by delivering the vacant and peaceful possession of the said flat to the **TRANSFEEE**.
- f. On payment of the full purchase price herein received, the **TRANSFEEE** shall be entitled to full free vacant and peaceful possession of the said Flat.
- g. The **TRANSFERORS** have represented to the **TRANSFEEE** that the total transfer fee/ NOC payable to the said Society for transfer of the said flat/ said shares of the

said society in the name of the **TRANSFEE** shall be borne and paid by both parties equally.

The **TRANSFERORS** declare and covenants with the **TRANSFEE** that the said Flat and their shares are free from encumbrances of any nature whatsoever and that the **TRANSFERORS** have full right, title and interest in the said Flat and has full right and authority to assign and transfer their entire interest in the said Society including the said Flat and the said Shares to the **TRANSFEE**.

5. The **TRANSFERORS** covenants and assures the **TRANSFEE** that their Membership of the said Society is subsisting and is in full force and has not been terminated.
6. The **TRANSFERORS** shall (on payment of the full and final consideration) sign and execute all further and necessary documents, papers, forms and writings as may be necessary for completing the transfer of all utility connections and security deposits available with the utility service providers of Water, Electricity and Gas to the name of the **TRANSFEE**. The **TRANSFERORS** are responsible to perfectly assure and effectually transferring the utilities available in the said premises unto and to the use of the **TRANSFEE**.
7. The **TRANSFEE** covenants, with the **TRANSFERORS** that he shall always abide by the Rules, Regulations and Bye-laws of the said Society and shall pay the municipal taxes and maintenance charges in respect of the said Flat from the day the **TRANSFERORS** delivers possession of the said Flat to the **TRANSFEE**. It is specifically agreed by and between the parties that till they said Flat are transferred in the name of the **TRANSFEE**, the **TRANSFEE** shall not be liable to pay any maintenance charges in respect of the said Flat to the said Society and the same shall be borne by the **TRANSFERORS**.
8. It is agreed between the **TRANSFERORS** and the **TRANSFEE** that the expenses for stamp duty on these presents or on final sale deed and registration charges in respect of this transfer shall be borne and paid by the **TRANSFEE** alone and the

TRANSFERORS shall not be liable to pay the same or any part thereof. However, the stamp duty or duties and charges in respect of all previous transfers in respect of the said flat shall be the responsibility of the **TRANSFERORS**.

9. The **TRANSFERORS** shall sign and execute any deed or writing as well as all other papers and documents as may be required by the **TRANSFEEE** for transferring the said Flat and the said shares to the name of the **TRANSFEEE** in pursuance of this Agreement and payment of the balance sale consideration.
10. The **TRANSFERORS** undertakes to hand over all the documents including share certificate, transfer forms, receipts, papers concerning the said Flat to the **TRANSFEEE** against the receipt of the balance consideration of **Rs. 44,80,000/- (Rupees Forty-Four Lakhs Eighty Thousand Only)**.
11. The **TRANSFERORS** undertakes to do and to execute all acts, deeds, matters and things as are or may be necessary, proper or expedient for the purpose of fully and effectually transferring the said Flat and the said Shares of the said Society to and in favor of the **TRANSFEEE** in the record of the said Society to enable the **TRANSFEEE** to has and to hold the said Flat and the said Shares absolutely.
12. It is agreed that in the event of any delay or default by the **TRANSFEEE** in making payment of the balance consideration on the due date, and the **TRANSFERORS** are ready to complete the transaction, the **TRANSFERORS** shall give seven days' notice in writing to the **TRANSFEEE** and if the **TRANSFEEE** fails to make payment within such notice period, then and in that event this Agreement shall stand terminated. And the **TRANSFEEE** has to pay the penalty to the **TRANSFERORS**.
13. In the event there is any delay or default on the part of the **TRANSFERORS** in performing their part of the contract then the **TRANSFEEE** shall be entitled to specific performance of this Agreement together with right to claim all costs, charges, expenses and losses suffered by the **TRANSFEEE** from the **TRANSFERORS**.

14. The Electric Meter bearing No. _____ and Consumer No. _____ is affixed to the said flat and the **TRANSFERORS** have agreed to transfer the said flat along with the said Electric Meter & Connection to the **TRANSFEREES** and further agrees to sign all the necessary paper for transfer of such electric meter.
15. AND WHEREAS KDMC Property Tax Bearing No E _____ is issue for flat issued by the KDMC and **TRANSFERORS** agreed to pay all due till date.
16. **The agreement is subject to Maharashtra Ownership of Flats Act 1963.**

FIRST SCHEDULE OF PROPERTY

All that piece and parcel of land bearing Survey No. 76/2Pt, 76/4Pt, 76/3Pt, 12/13Pt, 12/16Pt, 76/5Pt, 76/2Pt, 76/3Pt, 76/4Pt, 76/2, 76/3, 76/4, 76/5, 12/13, 12/16 of Village **Usarghar and others, Taluka Kalyan, Dist. Thane** and within the limits of Kalyan Dombivali Municipal Corporation, Dombivali Division, within the Registration Dist. Thane and Sub-Registration Dist. Kalyan. In its Dombivli Division.

SECOND SCHEDULE OF PROPERTY

Flat No. 1601, on 16th Floor, A-wing, and admeasuring about Carpet area 449 sq. ft. plus EBVT area 21 sq. ft. Carpet Total area 470 sq. ft. Carpet (With One Four-Wheeler Open Car Parking Space No. 00120 as allotted by the builder/associate) of Building known as "SIENA SAVANNA" Co-Op. Housing Society Limited. In "CASA BELLA" Project, at Village Usarghar, Dombivli (E) 421204. Taluka Kalyan, Dist. Thane.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the date and the year first herein above stated.

SIGNED AND DELIVERED by the
Within named "**TRANSFERORS**"

}
}

is
said flat
further

1) MR. VARUN DEO KUMAR

} _____

2) MRS. GITA KUMARI

} _____

In the presence of the witnesses:

}

1. _____

}

SIGNED AND DELIVERED by the
Within named "TRANSFEE"

}

MRS. RUKHSAR KARIM SAYYED

} _____

In the presence of the witnesses:

}

1. _____

}

RECEIPT

Received of and from the above-named TRANSFEE, MRS. RUKHSAR KARIM SAYYED, a sum of Rs. 11,20,000/- (Rupees Eleven Lakhs Twenty Thousand Only) as an earnest money for the transfer of the said Flat No. 1601, on 16th Floor, A-wing, and admeasuring about Carpet area 449 sq. ft. plus EBVT area 21 sq. ft. Carpet Total area 470 sq. ft. Carpet (With One Four-Wheeler Open Car Parking Space No. 00120 as allotted by the builder/associate) of Building known as "SIENA SAVANNA" Co-Op. Housing Society Limited. In "CASA BELLA" Project, at Village Usarghar, Dombivli (E) 421204. Taluka Kalyan, Dist. Thane. and said Shares to be paid by them to me as within mentioned.

CHEQUES NO./ Ref. No.	DATE	BANK NAME	AMOUNT
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सूची क्र.2

दुय्यम निबंधक : सह.दु.नि.कल्याण 4
दस्ता क्रमांक : 3827/2023
नोंदणी :
Regn:63m

03/2023

गावाचे नाव : उसरघर

विलेखाचा प्रकार

करारनामा

सोबदना

3000000

बाजारभाव(भाडेपट्ट्याच्या

5834500

नितपट्टाकार आन्वयणी देतो की पट्टेदार
मुद करावे)पू.माण्य,पोटहिस्सा व
सोप (अमल्यास)

1) पालिकेचे नाव:कल्याण-डोंविवली इतर वर्णन : इतर माहिती: मीजे निळजे विभाग न 41 /124/3 दर
105000/-मीजे उसरघर सर्वे न 76/2,76/3,76/4,12/13,12/16,76/13 व इतर मधील सियेना -सवाना को
ऑप हौ सो लि मधील सियेना बिल्डींग लोडा कासा वेला सदनिका न 1601 सोळावा मजला ए विंग क्षेत्र 470
चौ फूट कार्पेट(43.68 चौ मी)कार पार्किंग न जी 00120((Survey Number : 76/2 ;))

सेवफळ

1) 470 चौ.फूट

कारणी किंवा जुडी देण्यात असेल तेव्हा.

दस्तावेज करून देणा-या/लिहून ठेवणा-या
काराचे नाव किंवा दिवाणी न्यायानयाचा
नामा किंवा आदेश अमल्यास,प्रतिवादिचे
व पत्ता.

1): नाव:-सुब्रमनियन कृष्णमूर्ती - - वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 1601 सोळावा
मजला ए विंग सियेना -सवाना को ऑप हौ सो लि लोडा कामा वेला कल्याण शील रोड निळजे डोंविवली पु,
ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-AARPI9807J

2): नाव:-प्रतिभा सुब्रमनियन कृष्णमूर्ती - - वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 1601
सोळावा मजला ए विंग सियेना-सवाना को ऑप हौ सो लि लोडा कामा वेला कल्याण शील रोड निळजे डोंविवली
पु, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-BYQPS2703F

दस्तावेज करून देणा-या पक्षकाराचे व
दिवाणी न्यायालयाचा हुकुमानामा किंवा
अमल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-वरून देव कुमार - - वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए 504 पाचवा मजला
सियेना -सवाना को ऑप हौ सो लि लोडा कामा वेला कल्याण शील रोड निळजे डोंविवली पु, ब्लॉक नं: -, रोड नं:
-, महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-BDOPK4021P

2): नाव:-गीता कुमारी - - वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए 504 पाचवा मजला
सियेना -सवाना को ऑप हौ सो लि लोडा कामा वेला कल्याण शील रोड निळजे डोंविवली पु, ब्लॉक नं: -, रोड
नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-CNUPK9456K

दस्तावेज करून दिल्याचा दिनांक

20/03/2023

दस्ता नोंदणी केल्याचा दिनांक

20/03/2023

दस्ता क्रमांक,खंड व पृष्ठ

3827/2023

बाजारभावाप्रमाणे नुद्रांक शुल्क

408450

बाजारभावाप्रमाणे नोंदणी शुल्क

30000

शेरा

आंक्रनामाटी विद्यालय क्षेत्राच्या तपशील:-

शुल्क अकारनामा दिवडयेला अनुच्छेद

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह.दुय्यम निबंधक कल्याण - ४



CHALLAN
MTR Form Number-

कलन - ४
दस्ता क्र. B120 / 2023



GRN	MH017005968202223E	BARCODE			Date	19/03/2023 19:44:25	Form ID	25.1	
Department Inspector General Of Registration					Payer Details				
Type of Payment Stamp Duty Registration Fee					TAX ID / TAN (If Any)				
					PAN No.(If Applicable)		BDOPK4021P		
Office Name KLN4_KALYAN 4 JOINT SUB REGISTRAR					Full Name		VARUN DEO KUMAR		
Location THANE					Flat/Block No.		SIENA SAVANNA CHS LTD FLAT NO 1601 A		
Year 2022-2023 One Time					Premises/Buidling		WING SIENA BLDG 16TH FLOOR		
Account Head Details				Amount In Rs.		Road/Street		LODHA CASA BELLA	
0030046401 Stamp Duty				408450.00		Area/Locality		DOMBIVLI EAST	
0030063301 Registration Fee				30000.00		Town/City/District			
					PIN		4 2 1 2 0 4		
					Remarks (If Any)				
					PAN2=AARPI9807J-SecondPartyName=SUBRAMANIAN				
					KRISHNAMURTHY-CA=3000000				
					Amount In		Four Lakh Thirty Eight Thousand Four Hundred Fifty		
Total					4,38,450.00		Words		Rupees Only
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK				
Cheque/DD Details					Bank CIN		Ref. No.		69103332023031912994, 2798451820
Cheque/DD No.					Bank Date		RBI Date		19/03/2023-19:44:25 Not Verified with RBI
Name of Bank					Bank-Branch		IDBI BANK		
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. Mobile No. : 9930544451
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



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20/3/2023
8/30

AGREEMENT FOR SALE

THIS AGREEMENT IS MADE AND ENTERED AT DOMBIVLI, on this 20th
Day of March, 2023.

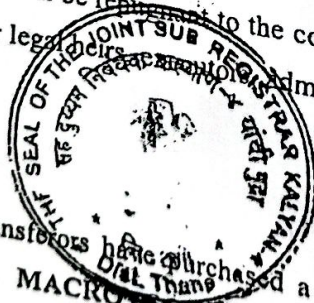
BETWEEN

MR. SUBRAMANIAN KRISHNAMURTHY aged 41 years, (PAN NO-AARPI9807J) AND MRS. PRATIBHA SUBRAMANIAN KRISHNAMURTHY aged 39 years, (PAN NO-BYQPS2703H) residing at Flat No. 1601, A wing, 16TH Floor, "Siena-Savanna" Co-Op Housing Society Ltd in Siena Building, Lodha Casa Bella, Kalyan Shil Road, Nilje, Dombivli (East), Taluka -Kalyan Dist. Thane, 421204, hereinafter referred to as "THE TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their legal heirs, executors, administrators and assignees) of the FIRST PART.

AND

MR. VARUN DEO KUMAR aged 39 years, (PAN NO-BDOPK4021P) AND MRS. GITA KUMARI aged 29 years PAN NO-CNUPK9456K both residing at Flat No. A-504, 5th Floor, Siena-Savanna Co-Op Housing Society Ltd" Lodha Casa Bella, Palava, Kalyan Shil Road, Nilje, Dombivli (East) 421204, Taluka - Kalyan Dist. Thane, 421204, hereinafter referred to as "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their legal heirs, executors, administrators and assignees) of the SECOND PART.

AND WHEREAS Transferors have purchased a flat vide agreement for sale Dt. 18/11/2019 from MACROTECH DWELLERS LIMITED and registered with Sub Registrar Kalyan-5 on 18/11/2019 under document No. 13848/2019. And thereafter as such is the owner of Flat No. 1601, on 16TH



Pratibha

*Varun deo kumar
Gita kumar*

क ल न - ४
दस्ता क्र. ३८२० /२०२३
२२/३०



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

OCCUPANCY CERTIFICATE

No: SROT/MCP-03/L.D.P.L./CC-IA/CI-13/1311/2018

Date: 11.2 SEP 2018

To,
Shri. Pradeep Kamble,
Pradeep M. Kamble and Associates,
8/101, 1st floor, Jakh Baulera Complex,
Pandit Malviya Path, Ram Nagar,
Dombivalli (East) - 421 201.

Sub: Occupancy Certificate to the Residential Buildings - Cluster 13 Wing A, B of Sector-IA of the proposed Mega City Project on land bearing S. NO. 76/2 pt, 76/3 pt, 76/4 pt. at Village Nilje, Katai, Usarghar and Ghesar Taluka, Kalyan, Dist. Thane.

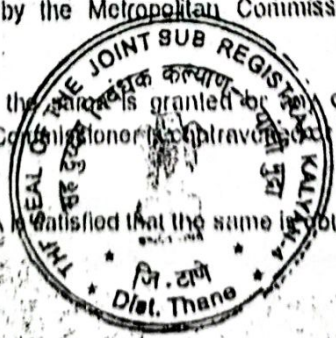
- Ref: (i) M/s. Lodha Dwellers Pvt. Ltd letter dt. 10/07/2018, 23/08/2018 & 31/08/2018.
(ii) MMRDA's Commencement Certificate (above plinth level) under No. SROT/MCP-02/L.D.P.L./CC-IA/Cluster-13/497/2017; dt. 13/04/2017.
(iii) MMRDA's amended layout approval dt. 06/12/2017.
(iv) MMRDA's Amended CC No. SROT/MCP-02/L.D.P.L/CC-IA/1139/2016 dated 22/08/2016.
(v) M/s. Lodha Dwellers Pvt. Ltd letter dt. 31/08/2018.

Sir,
Development work of Residential Buildings on land u/r with the total built-up area as mentioned in the table below:

Cluster no.	Wing	Storeys	Total BUA (In Sq.M.)
13	A	Ground + 17 Upper Floors	6,512.57
	B	Ground + 17 Upper Floors	6,525.32
Total			13,037.89

The total built-up area of 13,037.89 Sq.M. for buildings in Cluster 13 Wing A & B completed under the supervision of Architect Mr. Pradeep Kamble, M/s. Pradeep M. Kamble and Associates (Reg No. CA/87/10471) and Structural Engineer Mr. Satish H. Jain, M/s. Satish Jain and Co. Structural Engineers (License No. ADTP/Engineer/134) are permitted to be occupied on the following conditions:-

- Viz:
1. This certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if:
 - i) Any of the conditions subject to which the certificate is granted or of the restrictions imposed by the Metropolitan Commissioner is not complied with.
 - ii) The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misinterpretation.



Regional Office, Multipurpose Hall, 2nd Floor, Near Oshwi Park, Pokhara Road No. 2, Maljwadi, Thane (West)- 400 601
Tel: (022) 21712195 / 21712197, Fax: (022) 21712197 E-mail: sro.thane@mmrda.maharashtra.gov.in

वस्त क्र. ९८२१० / २०२३

२३/८०

2. This Certificate shall not entitle the applicant to occupy the land which is not in his ownership in any way.
3. The provisions in the proposal which are not conforming to applicable Development Control Regulation and other acts are deemed to be not approved.
4. That if any change in the user or constructed premises mentioned/depicted in completion/ as-built drawings is found at any time without prior permission of MMRDA then this Occupancy Certificate granted to your premises will be treated as cancelled & appropriate action will be taken.
5. That any change in the constructed premises and user thereof, any time in future would require prior approval of MMRDA.
6. This permission is issued without prejudice to action, if any, under the MR & TP Act, 1966.
7. Any condition mentioned in any of the NOC from any Concerned Authority shall be complied with before occupying the property under reference.
8. That the conditions of the 'Comprehensive Undertaking' dated: 20/07/2016 (for conditioned specified in CC) & 25/05/2015 (for conditioned specified in various NOCs) shall be adhered to.
9. That the utilities like drainage & water supply arrangements shall be in accordance with the overall arrangements made by MCGM/MMRDA.
10. That all the conditions of NOC's, approvals and permissions such as EIA Clearance dt. 03/11/2012 & 08/10/2015, Forest NOC dt. 30/09/2010, Fire NOC dt. 14/07/2017, Highway NOC dt. 07/04/2011, N.A. permission dt. 14/10/2014, Railway NOC dt. 28/08/2012, Irrigation NOC dt. 07/05/2010, Consent to establish dt. 19/01/2013 & Consent to operate dt. 02/06/2016 from MPCB, Water permission from MIDC dt. 02/04/2013 etc. issued by various Competent Authorities will be binding on the applicant.
11. The applicant shall fully comply with the condition no. 11 of amended Commencement Certificate dated 22/08/2016 prior to issuance of Occupancy Certificate to all the buildings in Sector-IA of the proposed Mega City Project.
12. The decision of Government regarding norms, development and handing over of public amenities/utilities & R.G. will be binding on the applicant.
13. All the Development Plan roads in the Sector-IA shall be handed over to the concerned Authorities prior to issuance of Occupancy Certificate to all the buildings in Sector-IA of the proposed Megacity Project.
14. That the acceptance to Development Control Regulation Certificate will be issued only after satisfactory compliance of all the conditions of Occupancy Certificate and development of entire Sector-IA along with the supporting infrastructure such as road, street lights, land filling, R.G. development, parking, development, amenity development etc.



क ल न - ४

दस्त क्र. ८८८०/२०२३

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15 Adequate arrangements for disposing the solid waste shall be made for the entire legally project on regular basis.

16 Applicant shall comply with all the conditions in C/O MOC dt. 28/08/2018 from KDMC.

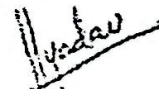
17 Applicant shall obtain and submit renewed Consent to Operate from MPCB.

18 The Applicant shall comply with all the conditions mentioned in MMRDA's earlier C.C.s.

19 The applicant shall comply with MCGM's Circular no. CHE/27921/DP/ Gen dated 06/01/2014 [in respect of preservation of documents mentioned at sl. no. (e) to (k) therein].

A set of certified completion plans is enclosed herewith.

Yours faithfully,



Planner

Planning Division, MMRDA

Encl: One Set of approved drawings (namely drg. No. 3/3 i.e. 3 Nos. of drawings)

Copy to:

✓ Mr. Rajendra Lodha, _____ (with enclosure)
Director, M/s. Lodha Dwellers Pvt. Ltd.
216, Shah & Nahar Industrial Estate,
Dr. E. Moses Road, Worli, Mumbai - 400 018.

2) Commissioner, _____ (with enclosure)

Kalyan-Dombivli Municipal Corporation,
Kalyan - 421 306

With reference to letter dt 28/08/2016

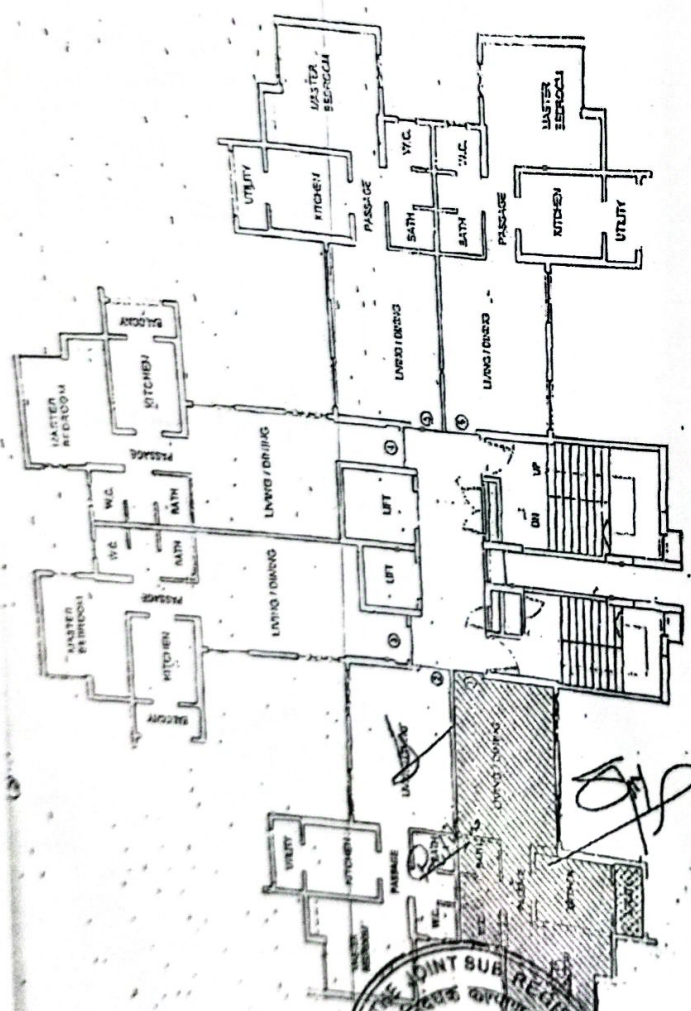
3) The Collector, Thane District _____ (with enclosure)



कलन - ४
 दस्त क्र. ४२४/२०२३
 २२/३०

कलन - ४
 दस्त क्र. १३८४८ २०१९
 ५० ११२

Witness



TYPICAL FLOOR PLAN (LEVELS 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 15, 16, 17 & 18)

WING: A FLOOR 16th FLAT NO. 1601

REAR AREA: PALAVA; DOMBIVALI
 EAST AREA: CASA SIENA

DEVELOPERS:
 MACROTECH DEVELOPERS LIMITED
 412, Floor - 4, TTC Vardhaman Chamber,
 Chembur Taluk Road, Worliam Circle,
 (Mumbai - 400091)

CASABELLA
 City of dreams

NORTH



ASPECT

KAPAKH ASSOCIATES PVT. LTD
 ARCHITECTURE, DESIGN & INTERIORS
 201, MIDC INDUSTRIAL AREA, ANDHERI WEST, MUMBAI - 400053



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA




स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CYKPM4702K



नाम / Name
RUKHSAR KARIM SAYYED

पिता का नाम / Father's Name
FARUKH MALIK

जन्म की तारीख /
Date of Birth
22/12/1993


हस्ताक्षर / Signature

04052023

Scanned with CamScanner

Management Number: 645927570251024
INDIAN INCOME TAX UPDATED RETURN
[Where the data of the Updated Return of
(SICR...)
Date of...



भारत सरकार
Government of India



Download Date: 14/07/2021



रुखसार करीम सय्याद
Rukhsar Karim Sayyed
जन्म तारीख/DOB: 22/12/1993
महिला/ FEMALE

Issue Date: 05/07/2021

4010 0618 7228

VID : 9140 8167 3788 8844

माझे आधार, माझी ओळख

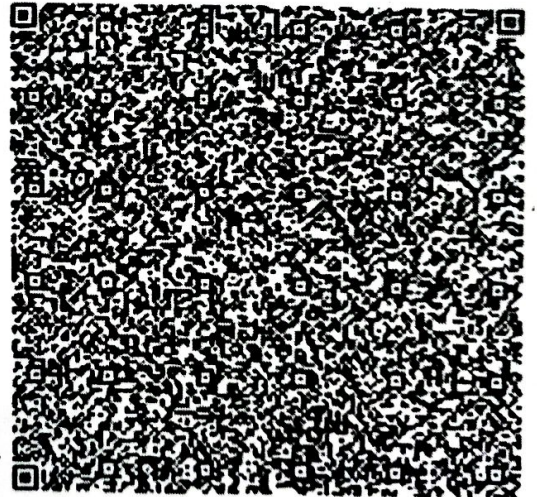


भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



पत्ता:
1702/ग्यालक्सी अपार्टमेंट 17वा मजला बी, विंग, बन्तर
भवन, कुर्ला (ईस्ट), मुंबई, मुंबई उपनगर,
महाराष्ट्र - 400024

Address:
1702/Galaxy Apartment 17 Floor B, Wing,
Bantar Bhavan, Kurla (East), Mumbai,
Mumbai Suburban,
Maharashtra - 400024



4010 0618 7228

VID : 9140 8167 3788 8844



1947



help@uidai.gov.in



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