

“FORTUNE

AVIRAHİ”

A PROJECT BY

M/s.FORTUNE CONSTRUCTIONS

OFFICE NO : 203 WING A

2

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पावती

Original/Duplicate

Thursday, August 03, 2019

नोंदणी क्र.: 39म

24 PM

Regn.: 39M

पावती क्र.: 10877 दिनांक: 03/08/2019

वाचे नाव: कान्हेरी

तएवजाचा अनुक्रमांक: बरल-5-10053-2019

तएवजाचा प्रकार : करारनामा

दर करणाऱ्याचे नाव: हेरंब इंडस्ट्रीज लिमिटेड चे संचालक रघुराम के. शेटी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3400.00

पृष्ठांची संख्या: 170

एकूण:

रु. 33400.00

पणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
44 PM ह्या वेळेस मिळेल.

जार मूल्य: रु.23300062.5/-

बदला रु.28046000/-

रलेले मुद्रांक शुल्क : रु. 1683000/-

देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डी/घनादेश/पे ऑर्डर क्रमांक: MH004284236201920M दिनांक: 03/08/2019

रुचे नाव व पत्ता:

देयकाचा प्रकार: DHC रक्कम: रु.1400/-

डी/घनादेश/पे ऑर्डर क्रमांक: 0308201904230 दिनांक: 03/08/2019 .

रुचे नाव व पत्ता:

देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डी/घनादेश/पे ऑर्डर क्रमांक: 0308201904169 दिनांक: 03/08/2019

रुचे नाव व पत्ता:

सह दुय्यम निबंधक बोरिवली क्र. 5,
मुंबई उपनगर जिल्हा

BOBVALI-5

Delivery Date :-

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Summary-2(दस्त गोषवारा भाग - २)

Valuation ID 201908031386 मूल्यांकन पत्रका (शहरी क्षेत्र - बांधीव) 03 August 2019, 12:49:32 PM

मूल्यांकनाचे वर्ष 2019
जिल्हा मुंबई(उपनगर)
मूल्य विभाग 85-कणेरी (बोरीवली)
उप मूल्य विभाग 85/380भुभाग: स्वामी विवेकानंद रोडच्या पश्चिमेस व लोकमान्य टिळक रोडच्या दक्षिणेकडील या गावाचा सर्व भूभाग.
सर्टिफिकेट नंबर /न. भू क्रमांक : सि.टी.एस. नंबर#104

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.
खुली जमीन निवासी सदनिका कार्यालय दुकाने औद्योगिक मोजमापनाचे एकक
44400 99700 137500 179300 99700 चौरस मीटर

बांधीव क्षेत्राची माहिती
बांधकाम क्षेत्र(Built Up)- 159चौरस मीटर मिळकतीचा वापर- कार्यालये/व्यावसायिक मिळकतीचा प्रकार- बांधीव
बांधकामाचे वर्गीकरण- 1-आर सी मिळकतीचे वय- 0 TO 2वर्षे मूल्यदर/बांधकामाचा दर - Rs.137500/-
उद्ववाहन सुविधा- आहे मजला - 1st floor To 4th floor

संमिश्र

वापराच्या

इमारतीमधील

कार्यालये/व्यावसायिक

- No

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.137500/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)
= ((137500-44400) * (100 / 100))+44400)
= Rs.137500/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 137500 * 159
= Rs.21862500/-
E) बंदिस्त वाहन तळाचे क्षेत्र 41.82चौरस मीटर
बंदिस्त वाहन तळाचे मूल्य = 41.82 * (137500 * 25/100)
= Rs.1437562.5/-

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी
= A + B + C + D + E + F + G + H + I
= 21862500 + 0 + 0 + 0 + 1437562.5 + 0 + 0 + 0 + 0
=Rs.23300062.5/-

Home Print



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Id : 201907191

Valuation Report

07/2019

on Details

Mumbai

मुंबई(उपनगर)

85-कणेरी (बोरीवली)

सि.टी.एस. नंबर

104

85/380भूभाग: स्वामी विवेकानंद रोडच्या पश्चिमेस व लोकमान्य टिळक रोडच्या दक्षिणेकडील या गावाचा सर्व भूभाग.

Mumbai subarbs

Built up land

Official Unit On Upper Floor

owner occupied

Details

Residence	Office	Shop	industry	Unit
99700	137500	179300	99700	Square Meter

Details

Area	159
Unit	चौ. मीटर
Location	0 TO 2
Function Type	1-आर सी सी

Details

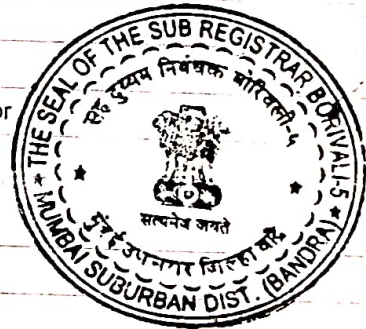
Covered parking area	41.82चौ. मीटर	Rate for cover parking	Rs.137500/-
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Official Unit On Upper Floor Details

Project / Township	No
Available	Yes
Number of floors	1st floor To 4th floor
Purpose Building	No

Valuation Details

Rate	Rs.137500/-
Rate after applying depreciation	Rs.137500/-
Rate of Build	Rs.21862500/-
Rate of cover parking	Rs.1437562/-
Final valuation cost	Rs.23300062/-

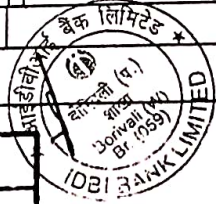
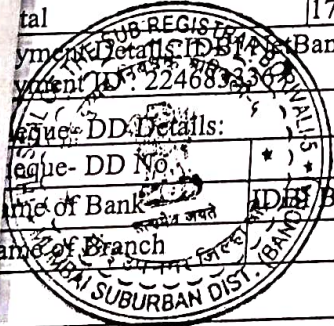


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2019		

Payment Successful. Your Payment Confirmation Number Is 224683336

CHALLAN
MTR Form Number - 6

Number	MH004284236201920M	Barcode	Form ID :	Date: 24/07/2019 17:57:42
Department	Inspector General Of Registration	Payee Details		
Receipt	Stamp Duty/Registration Fee	Dept. ID (If Any)		
Account Name	BRLI_JT SUB REGISTRAR BORIVALI 1	Location	AAACH3787Q	
Period:	From : 01/10/2014 To : 31/03/2019	Full Name HERANBA INDUSTRIES LIMITED		
Project	Amount in Rs.	Flat/Block No, Premises/Bldg	JAMBLI GALLI BORIVALI WEST	
Stamp Duty	1683000.00	Road/Street, Area /Locality	OFFICE NO 203 SECOND FLOOR A WING FORTUNE AVIRAHIBATTWADI	
Registration Fee	30000.00	Town/ City/ District	MUMBAI	
	0.00	PIN	4 0 0 0 9 2	
	0.00	Remarks (If Any) :		
	0.00	PAN2=AABFF2122M~SecondPartyName=FORTUNE CONSTRUCTIONS~CA=28046000~Marketval=22083000		
	0.00	Amount in words	Seventeen lakh thirteen thousand rupees	
	0.00	FOR USE IN RECEIVING BANK		
	0.00	Bank CIN No : 69103332019072416011		
	0.00	Date	24/07/2019 17:57:42	
	0.00	Bank-Branch	IDBI BANK	
Total	1713000.00	Scroll No.		



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Sub

V.M. Shahn
[Signature]

AGREEMENT is made at Mumbai this 3rd day of Aug. 2019

BETWEEN

1)ATHAMESH SURESHCHANDRA BHATT,(2)UMESH JITENDRA PRASAD
(3)DEVANG SURESHCHANDRA BHATT,(4)JAI MAHESHCHANDRA BHATT,
(5)BHUSHAN PARIMAL BHATT,allof Mumbai, Indian inhabitants, residing at Bhatwadi,
11 Galli, Borivali (West), Mumbai – 400 092, hereinafter collectively referred to as the
"Partners"(which expression shall unless repugnant to the context or meaning thereof be
deemed to mean and include their respective heirs, executors and administrators) of the First

[Signature]
[Signature]

AND

FORTUNE CONSTRUCTIONS, a partnership firm registered under the provisions of the
Partnership Act, 1932, having its principal place of business at Narayan Mansion, 166A,
Ambedkar Road, Dadar (East), Mumbai – 400 014, hereinafter referred to as the
"Developer"(which expression shall unless 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
partner or survivors of them, and the heirs, executors and administrator of the last surviving
partner, and their assigns) of the Second Part

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AND

ANBA INDUSTRIES LIMITED, a company registered under the provisions of the
Companies Act, 1956, **THROUGH ITS DIRECTOR Mr. RAGHURAM K. SHETTY**
having its registered office at Plot no. 1504/1505/1506, Phase – III, GIDC, Vapi, dist – Valsad,
Pin code 396195, Gujarat. and its Head Office at 101/102, Kanchanganga, Factory Lane,
Borivali (W), Mumbai – 400 092, hereinafter referred to as the "Purchaser" (which expression
shall unless it be repugnant to the context or meaning thereof be deemed to mean and include
its successors & permitted assigns) of the Third Part

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WHEREAS:

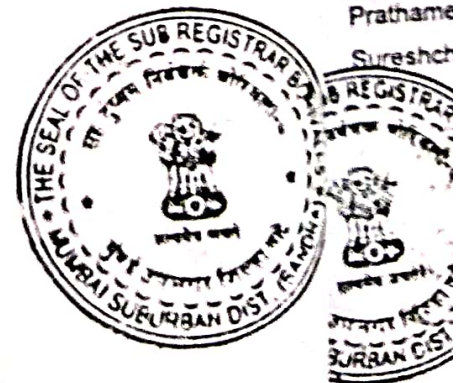
- (i) Prior to 7th November 1935, one Ramkuwar Laxmidas Bhatt was the owner of all that piece or parcel of land bearing Final Plot No 75 (originally bearing Final Plot No 80) of TPS No. III Borivali and bearing CTS No. 104A of Village Borivali, measuring 3980 90 square meters, and situate, lying and being at Bhattwadi, Jambhal Galli, Borivali (West), Mumbai-400 092 (and more particularly described in the First Schedule hereunder written and shown on the Plan thereof annexed hereto and marked Annexure-1 and thereon shown surrounded by red-colour boundary line and hereinafter referred to as "the Larger Land"), together with the structures standing thereon;
- (ii) By and under the Indenture of Gift dated 7th November 1935 executed by and between the said Ramkuwar Laxmidas Bhatt of the one part and her daughter, Lilavati Bhatt of the other part and registered in the Office of the Sub-Registrar of Assurances at Bandra under Serial No.BND/1130 of 1935, the said Ramkuwar Laxmidas Bhatt transferred the LargerLand together with the structures standing thereon, by way of a gift, to the said Lilavati Bhatt, in the manner and upon the terms and conditions mentioned therein;
- (iii) The said Lilavati Laxmidas Bhatt passed away on or about 20th October 1982, having prior thereto made her Last Will and Testament dated 5th June 1974 (hereinafter referred to as "Lilavati's Will"), where under she *inter alia* appointed Sureshchandra Dahyabhai Bhatt as sole executor of Lilavati's Will;
- (iv) Under Lilavati's Will, the said Lilavati Laxmidas Bhatt bequeathed all her immovable and movable properties (including the LargerLand and the structures standing thereon) in favour of Sureshchandra Dahyabhai Bhatt, Maheshchandra Dahyabhai Bhatt and Usha Sureshchandra Bhatt, to be held by them as the (first) trustees of the trust created by her thereunder with the name "Mrs. Lilavati Laxmidas Family Trust" (hereinafter referred to as "the Trust"), for the benefit of the sons of –
 - (a) the said Sureshchandra Dahyabhai Bhatt(his sons being Owner No.1 i.e. the said Prathamesh Sureshchandra Bhatt, Owner No.2 i.e. the said Umesh Jitendra Prasad Vyas and Owner No.3 i.e. the said Devang Sureshchandra Bhatt),
 - (b) the said Maheshchandra Dahyabhai Bhatt (his son being Owner No.4 i.e. the said Jai Maheshchandra Bhatt), and

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(c) Prathame Sureshchandra Bhatt, Owner No. 1, in equal share, attaining the age of majority, as beneficiaries in the said trust. The said existing Owners and the monthly tenants and a private trust for their families (as annexed hereto) The said Sureshchandra Bhatt and said Maheshchandra Bhatt In the circumstances and between Maheshchandra Sureshchandra Bhatt *inter alia* appointed of the Trust; Thereafter by under the Deed said Usha Sureshchandra Oza (in their confirming registered in Serial No. Agreements the trustee developed the Development conditions In the month Prathamesh Sureshchandra Bhatt

(c) Parimal Dahyabhai Bhatt (his son being Owner No.5 i.e. the said Bhushan Parimal Bhatt),

in equal share, with the Trust to come to an end on the last of the beneficiaries attaining the age of 18 years, whereupon the estate was to be distributed to the said beneficiaries in the manner specified therein;

The said existing structures comprised residential chawls, occupied partly by the Owners and their family members and various third persons who occupied the same on monthly tenancy basis (hereinafter collectively referred to as "the Existing Buildings"), and a private temple dedicated to Lord Shiva for private worship by the Owners and their families (and shown in purple colour wash on the said Plan of the Larger Land annexed hereto as Annexure-1 and hereinafter referred to as "the Temple");

The said Sureshchandra Dahyabhai Bhatt passed away on 28th February 1985, and the said Maheshchandra Dahyabhai Bhatt passed away on 2nd March 1985;

In the circumstances and by and under the Indenture dated 23rd May 1988 executed by and between the said Usha Sureshchandra Bhatt of the one part and Mita Maheshchandra Bhatt and Mishrilal Jungarlal Oza of the other part, the said Usha Sureshchandra Bhatt, in her capacity as the sole surviving trustee of the Trust, *inter alia* appointed the Mita Maheshchandra Bhatt and Mishrilal Jhungarlal Oza as trustees of the Trust;

Thereafter by diverse mesne acts and assurances in the law and ultimately by and under the Development Agreement dated 10th May 2007 executed by and between the said Usha Sureshchandra Bhatt, Mita Maheshchandra Bhatt and Mishrilal Jhungarlal Oza (in their capacity as the trustees the Trust) of the first part, and the Owners (as confirming parties thereto) of the second part, and the Developer of the third part, and registered in the Office of the Joint Sub-Registrar of Assurances at Borivali No.3 under Serial No. BDR-5/3713 of 2007 (hereinafter referred to as "the Development Agreement"), the said Usha Sureshchandra Bhatt and Ors. (in their said capacity as the trustees the Trust), with the consent and confirmation of the Owners, granted the development rights in respect of the Larger Land and the Existing Buildings, in favour of the Developer in the manner and for the consideration, and upon the terms and conditions mentioned therein;

In the meantime upon the application made by the Owner No.1 (i.e. the said Prathamesh Sureshchandra Bhatt) and the Owner No.3 (i.e. the said Devang Sureshchandra Bhatt) in that regard, the Hon'ble Bombay High Court by its order dated

owner inter alia of bearing Final Plot of Village Borivali Bhattwadi, Jambli described in the First annexed hereto and boundary line and structures standing by and between Lilavati Bhatt of Assurances at Laxmidas Bhatt on, by way of a and conditions or 1982, having 74 (hereinafter Sureshchandra

her immovable nding thereon) shai Bhatt and retrust created t" (hereinafter No.1 i.e. the said Umesh reshchandra lo.4 i.e. the



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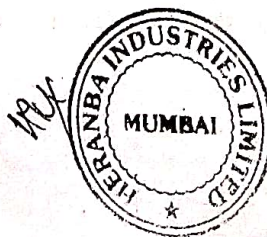
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29th February 2012 passed in T. & I. J Petition No. 1070 of 2010, granted Letters of Administration (with a copy of Lilavati's Will annexed) to them;

- (x) Pursuant thereto and by and under the Deed of Transfer dated 21st October 2012 executed by and between Owner No.1 and Owner No.3 (in their said capacity as administrators of the estate of the late Lilavati Laxmidas Bhatt) of the first part, the said Usha Sureshchandra Bhatt, Mita Maheshchandra Bhatt and Mishrilal Jhungarlal Oza (in their said capacity as the trustees the Trust) of the second part and the Owners of the third part and registered in the Office of the Joint Sub-Registrar of Assurances at Borivali No.7 under Serial No. BRL-7/8604 of 2013, the Owner No.1 and Owner No.3 (in their said capacity as the administrators of the estate of the late Lilavati Laxmidas Bhatt) and the said Usha Sureshchandra Bhatt, Mita Maheshchandra Bhatt and Mishrilal Jhungarlal Oza (in their said capacity as the trustees the Trust), formally conveyed and transferred the Larger Land, the Existing Building and the Temple in favour of the Owners absolutely, in equal share, pursuant to the directions contained in Lilavati's Will (albeit subject to the development rights granted to the Developer as aforesaid), in the manner and upon the terms and conditions mentioned therein;
- (xi) Thereafter by under the Supplemental Agreement dated 5th December 2013 executed by and between the Owners of first part, the said Usha Sureshchandra Bhatt, Mita Maheshchandra Bhatt and Mishrilal Jhungarlal Oza, (as confirming parties thereof) of the second part and the Developers of the third part and registered in the Office of Joint Sub-Registrar of Assurances at Borivali No.5 under Serial No. BRL-5/10034 of 2013 (hereinafter referred to as "the Supplemental Agreement"), certain terms and conditions of the Development Agreement were modified as more particularly set forth therein;
- (xii) Simultaneously therewith, and by the Power of Attorney dated 5th December 2013 executed by the Owners and registered in the Office of the Joint Sub-Registrar of Assurances at Borivali No.5 under Serial No. BRL-5/10034 of 2013, the Owners *inter alia* authorized Suketu H. Trivedi (being one of the partners of the Developer) to do all acts, deeds, matters and things in respect of the development of the Larger Land and Existing Buildings standing thereon;
- (xiii) In the circumstances, the Developer is entitled to develop the Larger Land and Existing Buildings standing thereon;

(xiv) There was a road set back affecting a portion of the Larger Property, and pursuant thereto and upon the application made by the Owner, the same, the set-back area admeasuring 91 square metres has been handed over to the MCGM, and pursuant thereto and upon the application made by the Owner, the same, the set-back area admeasuring 91 square metres has been handed over to the MCGM, and pursuant thereto and upon the application made by the Owner;

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regard, the said road set-back area admeasuring 91 square metres has been formally sub-divided from the Larger Land and now bears Final Plot No.75B, and the remaining portion of the Larger Land admeasuring 3889.90 square metres now bears Final Plot No.75A (and is more particularly described in the **Second Schedule** hereunder written and shown on the **Plan** thereof annexed hereto and marked **Annexure-2** and thereon shown surrounded by red-colour boundary line and hereinafter referred to as "the said Land");

The Developer has commenced the redevelopment of the said Land and the Existing Buildings, and the construction of a new building comprising of the Rehab Building (as defined below) and the said Building (as defined below) in a phase-wise manner, and in the first phase the Developer has demolished the Existing Buildings and has constructed two wings viz. Wings C and D each consisting of the common basement, and stilts and 7 upper floors, on the rear portion of the said Land (and shown in pink colour wash on the **Plan** of the said Land annexed hereto as Annexure-1 and hereinafter referred to as "the Rehab Building") and has handed-over the flats therein to all the erstwhile tenants of the Existing Buildings, as and by way of permanent alternate accommodation on what is popularly known as 'ownership basis', after obtaining the Occupation Certificate bearing No.CHE/A-3764-BP(WS)/AR dated 10th May 2010 in respect thereof, save and except for one tenant (details of whom are more particularly set out in clause 10.10 (b) below);

The Developer now proposes to construct three wings viz. Wing A abutting Jambli Galli consisting of the common basement, ground floor for Shops + 1st to 2nd floor for commercial offices + 3rd floor for parking + 4th to 21st residential upper floors (hereinafter referred to as "the A-Wing"), and Wing B consisting of the common basement, ground floor for (part) stilt+ (part) Services and 10 residential upper floors (and hereinafter referred to as "the B-Wing"); and F-Wing consisting of Ground + 7 upper floors either as an independent wing or as an extension of the Wing E (existing temple area), depending upon planning and/or design exigencies, at the discretion of the Developer (hereinafter for the sake of convenience referred to as "the F-Wing"),

(The A-Wing, the B-Wing and the F-Wing are hereinafter collectively referred to as "the said Building")

The said Building constructed/to be constructed on the said Land shall be known as "Fortune Avirahi", whereas the Rehab Building is known as "Om Fortune";



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dispute amicably, it shall be referred to the Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules and Regulations, thereunder.

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 shall have jurisdiction for this Agreement.

The Permanent Account Number of the Parties is more particularly mentioned hereunder :

PAN No. of the Owners

(1) PRATHAMESH SURESHCHANDRA BHATT	AFAPB1742H
(2) UMESH JITENDRA PRASAD VYAS	AAHPV6117E
(3) DEVANG SURESHCHANDRA BHATT	ATYPB5761C
(4) JAI MAHESHCHANDRA BHATT	AAOPB9293L
(5) BHUSHAN PARIMAL BHATT	ARXPB8677N

PAN No. of the Developer

M/S. FORTUNE CONSTRUCTIONS AABFF2122M

PAN No. of the Purchaser

Heranba Industries Limited AAACH3787Q

WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective names on this day, month and year first hereinabove written.

THE FIRST SCHEDULE REFERRED TO ABOVE

(the Larger Land)

That piece or parcel of land admeasuring 3,980.90 sq. mtrs. or thereabouts bearing Final Plot No.75 (originally bearing Final Plot No.80) of T.P. Scheme No.III, Borivali and bearing No.104 A, of Village Borivali, situate in the Registration Sub-District of Borivali, District of Mumbai Suburban, and bounded as follows:

Bound towards the North

: By Jambli Galli,

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THE SEVENTH SCHEDULE REFERRED TO ABOVE

(description of common areas and facilities)

1. Entrance lobbies
2. Lift lobbies on each floor
3. Staircases
4. Lifts
5. Common passages
6. Podium
7. Basement
8. Overhead terrace
9. Compound
10. Backup generators
11. Common electric meter for common lights.
12. Overhead water tanks located above the top floor level of the building in the which the Premises is situated, means of access thereto
13. Drainage, storm water drain, electric sub-station if constructed, electrical poles, watch-man cabin, underground water tank (with pumping rooms and other pumping arrangement).

SIGNED AND DELIVERED BY THE)
WITHIN NAMED "OWNERS")
(1) PRATHAMESH SURESCHANDRABHATT)
(2) DEVANG SUESCHANDRA BHATT)
(3) JAI MAHESCHANDRA BHATT)
(4) BHUSHAN PARIMAL BHATT)
(5) UMESH JITENDRA PRASAD VYAS)
formerly, Umesh Sureschandra Bhatt)
WITHIN NAMED "OWNERS")
through their P.A.)

SUKETU TRIVEDI
(Partner of Fortune Constructions)

in the presence of,

1. *K. Blaweky*
2. *B.D. Parekh*



For FORTUNE CONSTRUCTION



बरल - ५		
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२०१९		

SIGNED AND DELIVERED BY
WITHIN NAMED "DEVELOPER"
S. FORTUNE CONSTRUCTION
in the hands of its Authorized
SUKETU TRIVEDI

in the presence of
K. Blaweky
B.D. Parekh

SIGNED AND DELIVERED
WITHIN NAMED "PURCHASER"
PERANBA INDUSTRIES LTD
PAN: AAACH3787Q

THROUGH ITS DIRECTOR
K. BAGHURAM K. SHETKAR
(PAN: ANWPS0596B)
in the presence of
K. Blaweky
B.D. Parekh

SIGNED AND DELIVERED BY THE
WITHINNMED "DEVELOPER"
S. FORTUNE CONSTRUCTIONS
in the hands of its Authorized Partners
r. SUKETU TRIVEDI



For FORTUNE CONSTRUCTIONS

Suketu Trivedi

Partner



S. r. VIRENDRA M SHAH



For FORTUNE CONSTRUCTIONS

V-M-Shah

Partner

In the presence of
K B Lavell

B.D. Pachhi



SIGNED AND DELIVERED BY THE
WITHINNMED "PURCHASERS"
HERANBA INDUSTRIES LIMITED
PAN: AAACH3787Q



For Heranba Industries Limited

Raghuram K. Shetty

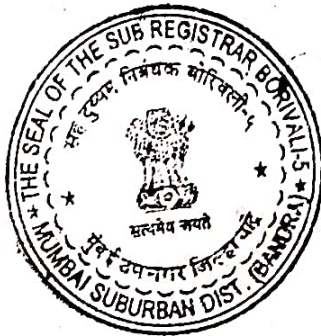
Director

THROUGH ITS DIRECTOR
Mr. RAGHURAM K. SHETTY
(PAN: AMWPS0596B)

In the presence of

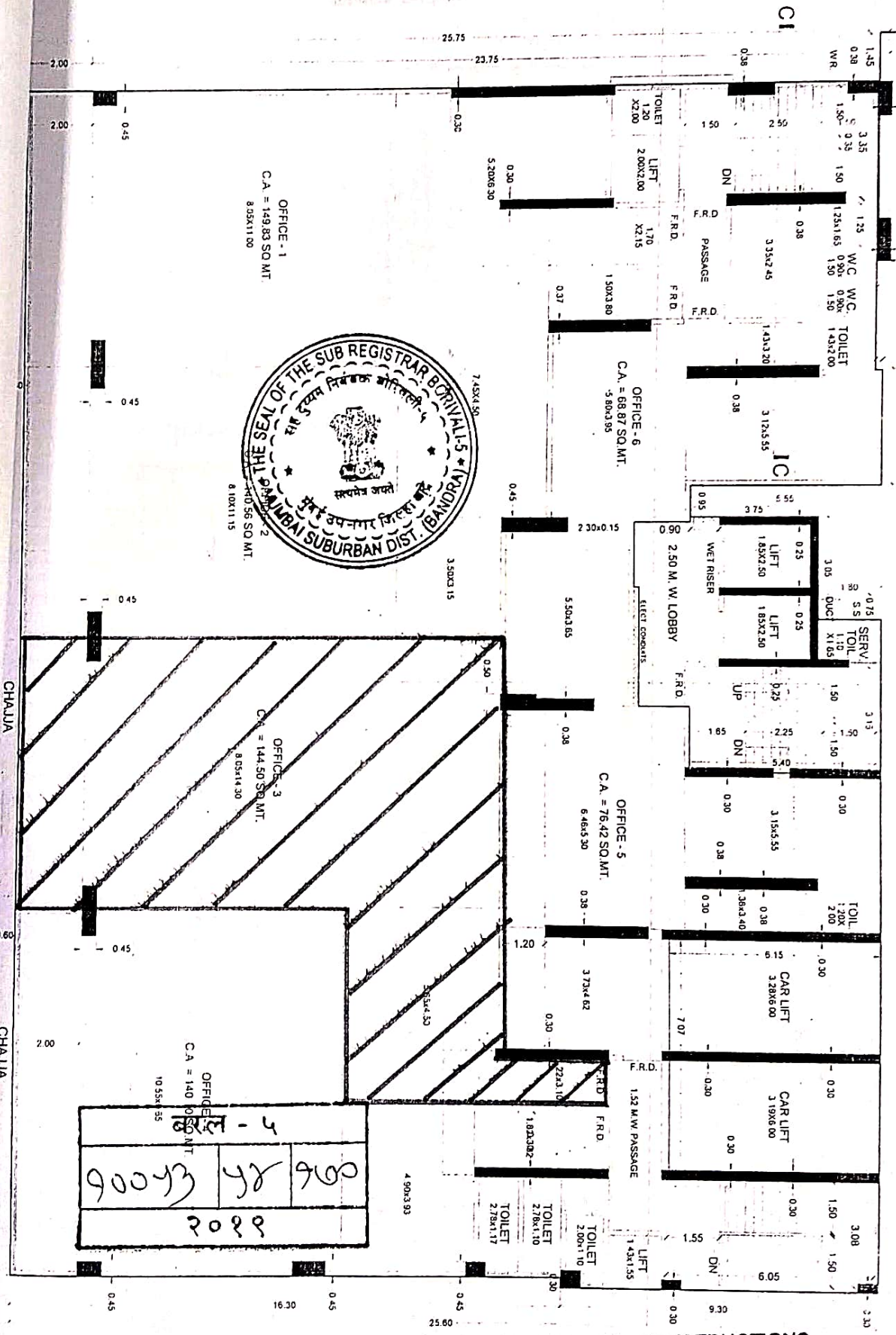
K B Lavell

B.D. Pachhi



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२०११		

Annexure 6



For Heranba Industries Limited

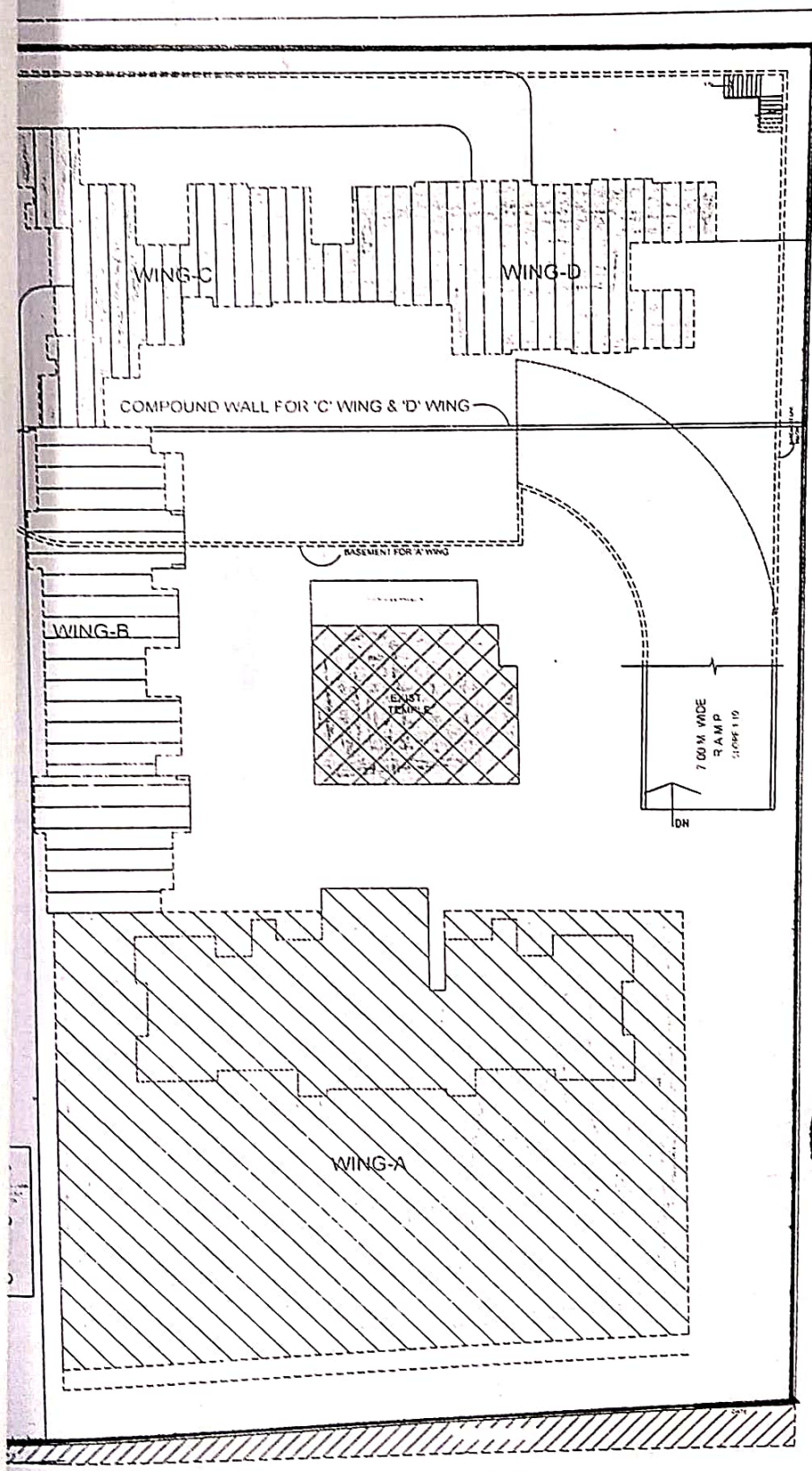
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Director

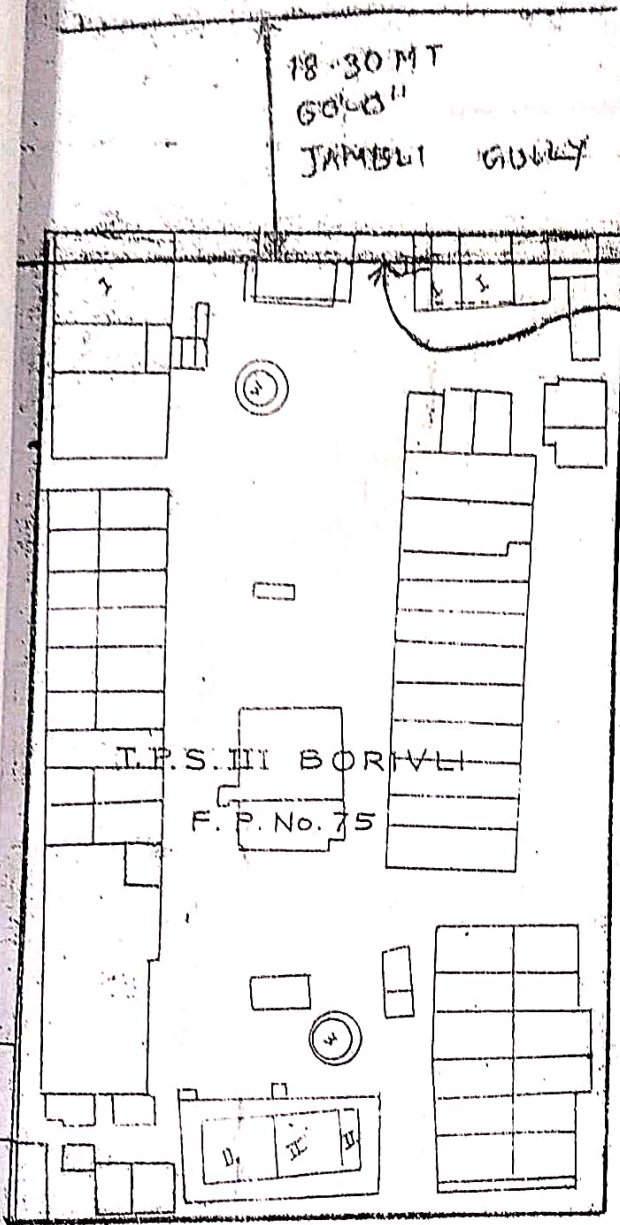
For FORTUNE CONSTRUCTIONS

N. M. Shah

Partner



वरल - ५		
१००५३	५५१७०	
२०१९		



PROPOSED TENTATIVE REGULAR LINE
 SUBJECT TO DEMARCATION ON SITE
 (C.E. & P.W.D. / E.E. T. PLAN DEPT.)

74

73



BLOCK PLAN
 SCALE: 1:500

बरल - ५		
१००५३	५६	१००
२०१९		

Amended

MUNICIPAL CORPORATION OF GREATER MUMBAI

CHE/WSII/3764/BP(WS)/AR

Office of the Dy.Ch.Eng.(Bldg.Prop) - W. S/II, 2nd Floor 'C' Wing, Municipal Office Bldg, 90 Road, Near Sanskruti Complex, Thakur Complex, Kandivali (East), Mumbai - 400 101

To, Shri. Tarun H. Motta Teearch, 9 Square Building, Ramdas Sutrale Marg, Borivali (W), Mumbai - 400 092	To, Suketu H. Trivedi M/s Fortune Constructions 6, Narayan Mansion 1st floor Dr, Ambedkar Road Dadar (East) Mumbai - 400 014
--	---

Sub : Proposed Bldg. on plot bearing FP No. 75 CTS no. 104 Of TPS-III Borivali at Jambli Gully, Borivali (W).

Gentlemen,

There is no objection to carry out the work as per amended plans submitted by you vide your letter under reference subject to the following conditions;

1. That all the conditions mentioned in the IOD dt.15/12/2005 shall be complied with.
2. That the revised R.C.C. drawings and calculation shall be submitted.
3. That all the payments shall be made.
4. That the C.C. shall be re-endorsed.
5. That the plans showing proposed changes shall be submitted.
6. That the Extra water and Sewerage charges shall be paid.
7. Revised H.E. NOC shall be obtained.
8. That the condition in the notification issued by GOM u/s 154(1) of MR & TP act 1966 u/no. TPS-1816/CR-443/16/RP Directives/UD-13 dt. 13.04.2017.
9. That dry and wet waste shall be separated and the wet garbage generated in the building shall be treated separately as the same plot by the residents/occupants of the building in jurisdiction of MCGM. The necessary condition in the sale agreement to that effect shall be incorporated by the developer/owner.
10. That the Self declaration form as per circular No. CHE/0024/GEN dated 02/04/2016 shall be submitted.
11. That the adequate safeguards should be employed for preventing dispersal of (dust) particles/ particles through the Air (or even otherwise) & adequate record shall be maintained & uploaded for every single trip for disposal of



बल - ५		
१००५३	७५	१००
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C&D waste, at the time of loading the C&D waste in vehicle, after loading the C&D waste in the vehicle ring the hauling.

12. That all the conditions in the NOC from SWM department u/no. SWM/001979/2018/R/C/WSII dt. 15 Oct 2018 obtained online to transport & deposit / dump / level the C & D Waste at only designated unloading site shall be complied with.
13. That the construction site & landfill site shall be inspected by the Licensed Architect/ Licensed Engineer, the compliance report thereof shall be uploaded, any breach in respect of the same will entail the cancellation of the building permission or the IOD & the work will be liable to be stopped immediately.
14. That the construction is being permitted with a condition that the debris shall be deposited on pre-identified site with due consent / NOC of the land owner.
15. That the probable quantity of C&D Waste should be indicated in advance prior to commencement of work & in case the quantity is within 20 MT for small generators, the C&D Waste shall be disposed off in accordance with the 'debris on call system', details thereof shall be submitted to that effect.
16. That C&D Waste of large scale above 20 MT shall be disposed off as per Waste management plan approved online & as per Construction and Demolition Waste Management Rules 2016.
17. That in the event the consent given by the disposal site owner / authority is revoked for any reasons, and/ or in the event the time limit during which disposal site was available gets expired, the relevant construction activity shall be stopped & show cause notice shall be given & till such time Waste Management Plan/ Debris Management plan is amended to provide the new site for dumping of C&D Waste and got approved online, construction work shall not be recommenced.
18. That the valid Bank Guarantee of Rs. 25,00,000/- shall be furnished solely for the purpose of ensuring compliance of the conditions in the Waste Management Plan/ Debris Management Plan approved by SWM department of MCGM, till grant of full Occupation Certificate.
19. That any officer of MCGM/ Monitoring Committee shall be entitled to inspect the record of grant of IOD, visit & inspect landfill sites, as well as, MCGM Officers/ Monitoring Committee shall be entitled to bring to the

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2018 in the case c

Navnath
S
Ghadge
A.E.B.P. R/C

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SEAL 72

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notice of MCGM any breach in the IOD conditions. The order passed by MCGM on the reported breaches shall be final & binding.
20. That all the conditions in the orders of Hon'ble Supreme Court of India dated 15.03.2018 in the case of Dumping Ground should be complied with.

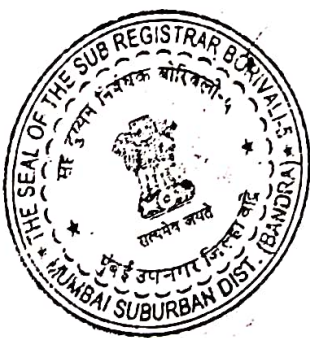
Yours Faithfully,

JAGANNATH SHIRIRAM GAVHANE
S.E.B.P. R/C

Navnath S Ghadge
A.E.B.P. R/C

Vinod Kondiram Kekan
Digitally signed by Vinod Kondiram Kekan
Date: 2019.02.16 18:41:58 +05'30'

Executive Engineer (Bldg. Prop.)
(WS-II) R-Ward.



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Amendment 5

C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/A-3764/BP(WS)/AR/FCC/3/Amend

COMMENCEMENT CERTIFICATE

SHRI SUKETU H. TRIVEDI PARTNER OF M/S
FORTUNE CONSTRUCTIONS
NARAYAN MANSION 1ST FLOOR 166-A DR.
BEDKAR ROAD DADAR (E) MUMBAI- 400014

With reference to your application No. CHE/A-3764/BP(WS)/AR/FCC/3/Amend Dated. 22 Jun 2018 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 7 (New) dated 22 Jun 2018 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building Development work of on plot No. 1 C.T.S. No. 104 Division / Village / Town Planning Scheme No. KANHERI situated at JAMBLI GULLY Road / Street in R/C Ward Ward .

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

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

The Municipal Commissioner has appointed Shri. Assistant Engineer (B.P.) R2 Paresh Panchal Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.



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This CC is valid upto 27/2/2020

Issue On : 28 Feb 2019

Valid Upto : 27 Feb 2020

Application Number

CHE/A-3764/BP(WS)/AR - FCC 1

Remark

Approved By
Assistant Engineer (B.P.) R2F
Assistant Engineer

Issue On : 05 Apr 2019

Valid Upto : 29 Aug 2019

Application Number :

CHE/A-3764/BP(WS)/AR/FCC/3/Amend

Remark :

F.C.C. is granted to building comprising Wing A Consisting of Basement + Ground Floor for Shop:
floor for commercial office + 3rd floor for parking + 4th to 7th residential floors and Wing B consist
+ Gr Floor for (pt) Stilt + (pt) Services + 1st to 3rd (pt.) upper residential floors as per last approv
dated 16.2.19.

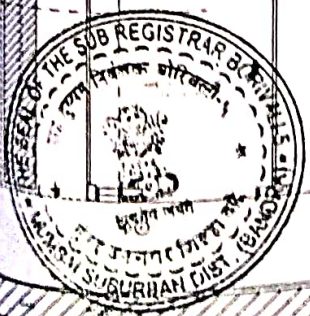
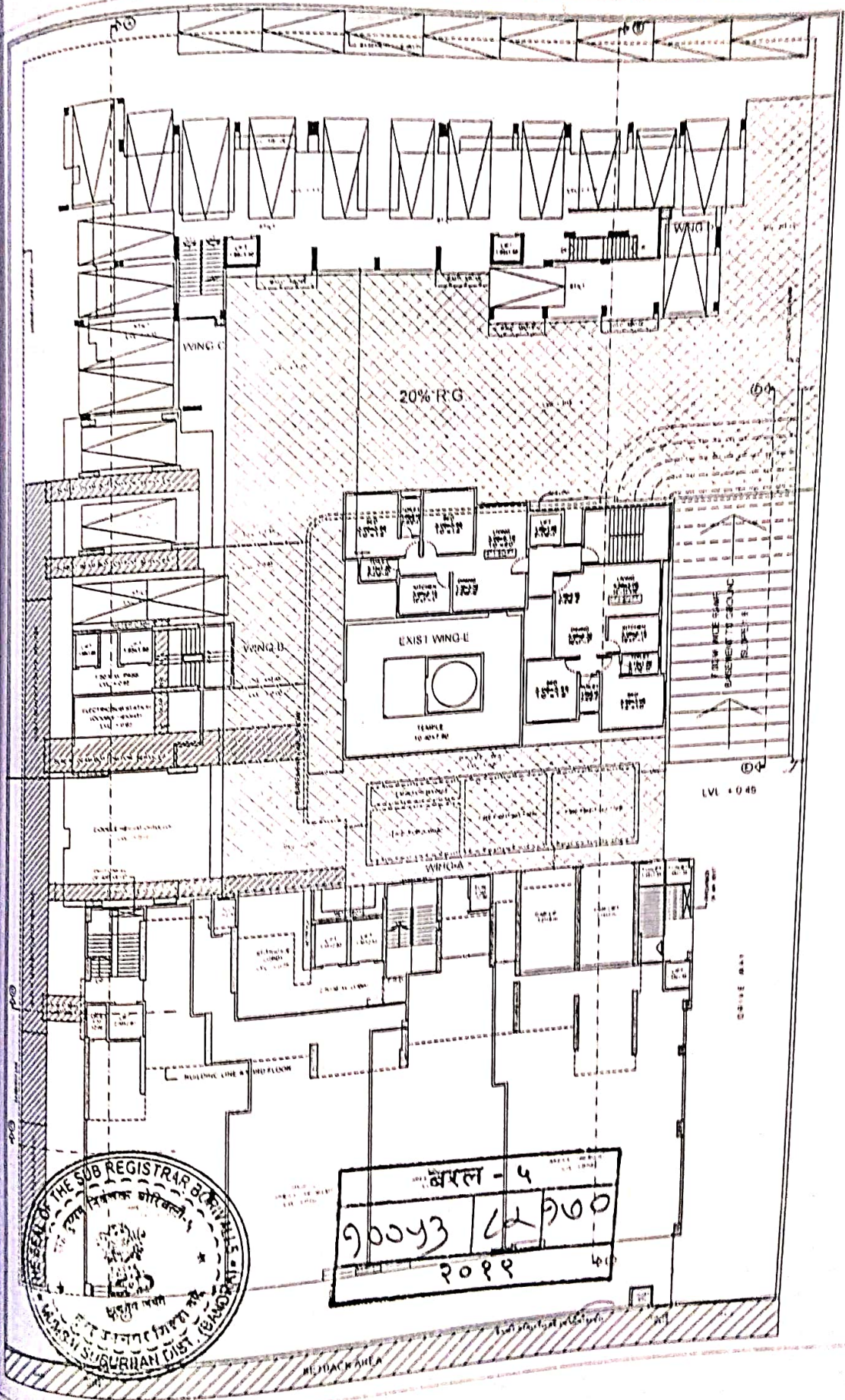
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CHE/A-3764/BP(WS)/AR/FCC/3/Amend



Name: Paro
Designation:
Engineer
Organization:
Corporation
Date: 05-Apr

Drawing 8



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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 :
PS1800004496

Project: Fortune Avirahi Wing A, Plot Bearing / CTS / Survey / Final Plot No.: 75A at Borivall, Borivall, Mumbai Suburban, 400092;

1. Fortune Constructions having its registered office / principal place of business at Tehsil: Ward FNorth, District: Mumbai City, Pin: 400014.

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 (I) 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 09/08/2017 and ending with 31/12/2021 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.

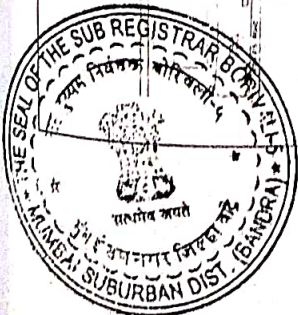


Signature valid
Digitally Signed by
Dr. Vaşant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 8/9/2017 2:32:25 PM

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

Dated: 09/08/2017
Place: Mumbai

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बरल - ५

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SECTIONAL DETAILS OF US DOMESTIC AND FIRE TANKS

SECTION THROUGH COMPOUND WALL

PAVED R.G. AREA DIAGRAM

SETBACK AREA DIAGRAM

LOT AREA CALCULATION

Length	11.40
Breadth	11.40
Area	129.96 Sq. Mts.

SET BACK AREA CALCULATION

Front	1.50
Side	1.50
Back	1.50
Total	4.50

ZONING AREA CALCULATION (PAVED)

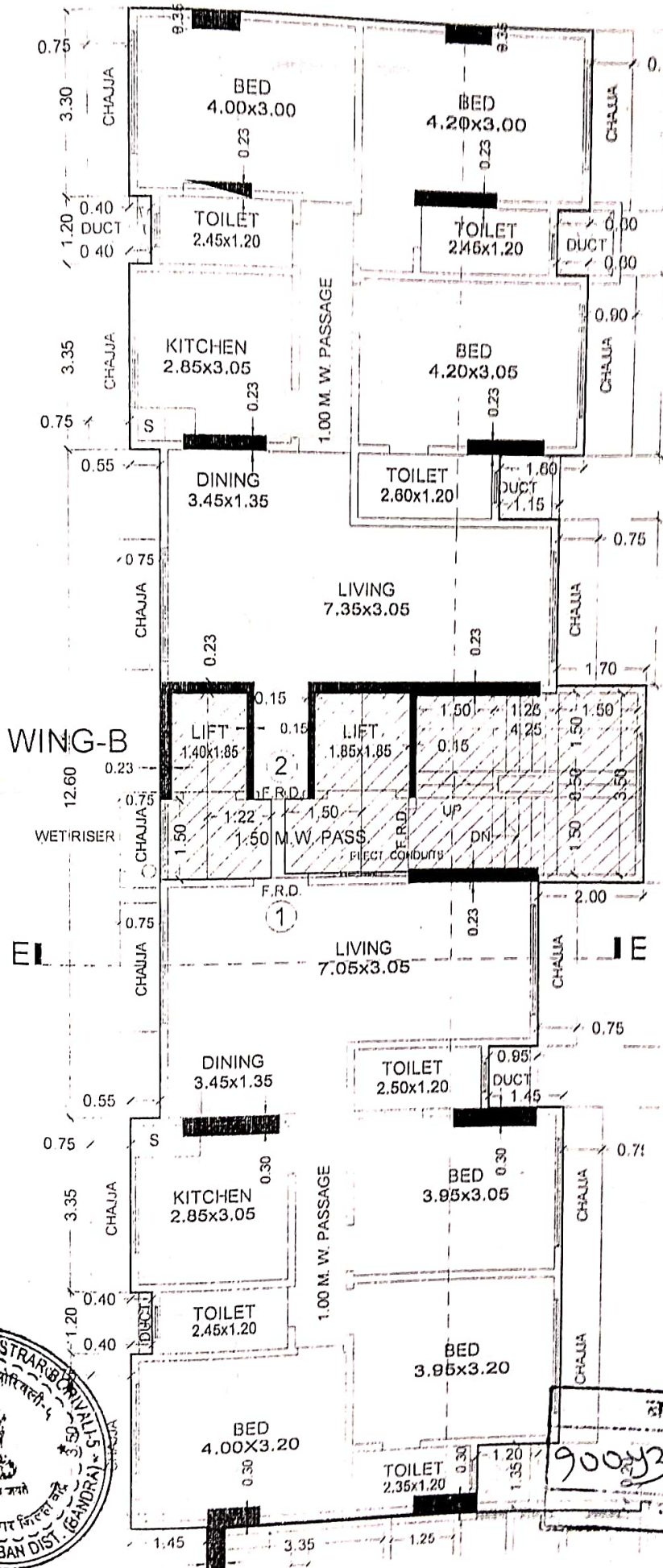
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LOCATION PLAN

RESEARCH TRAIN

NAVATH S GHADGE

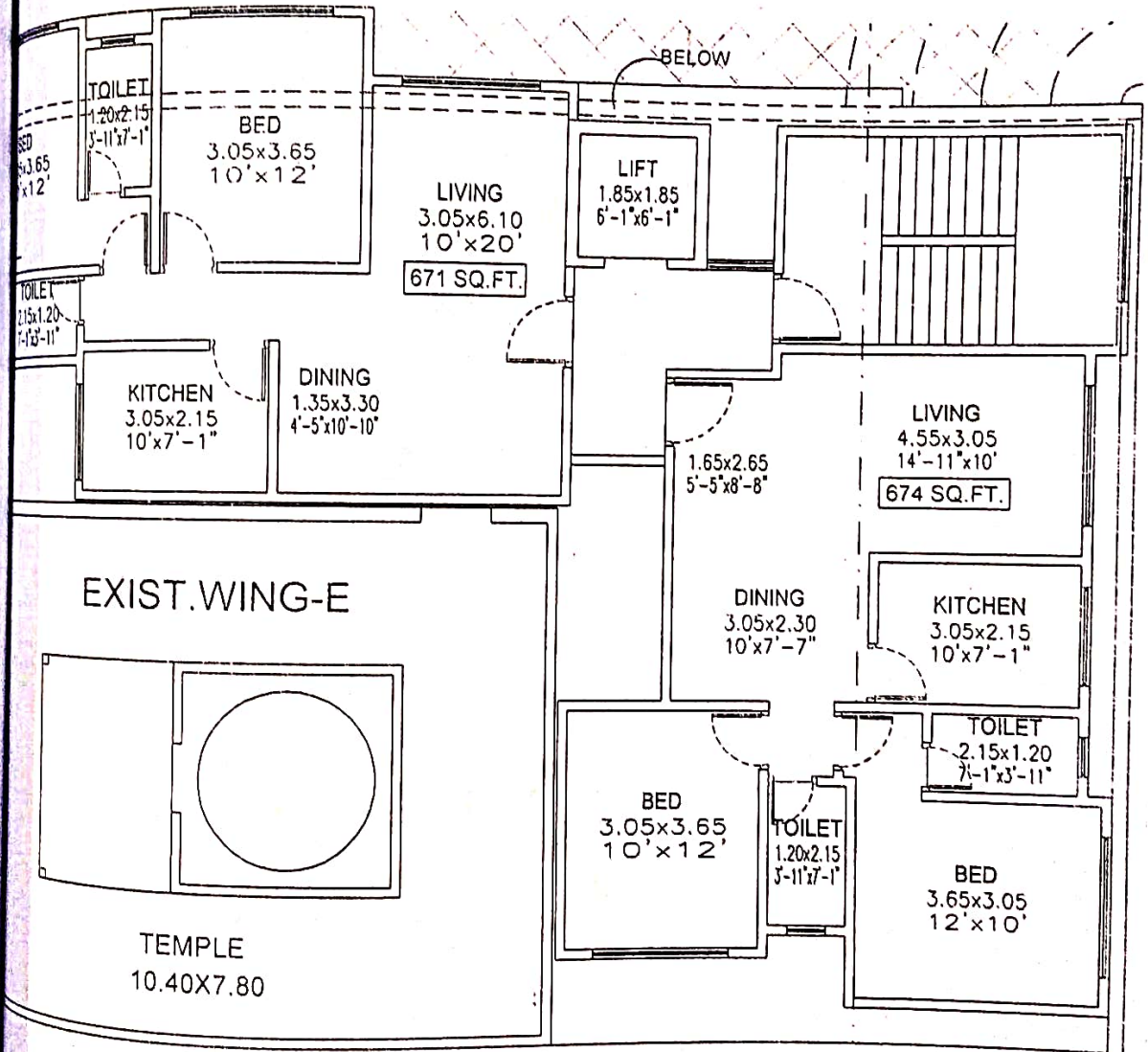
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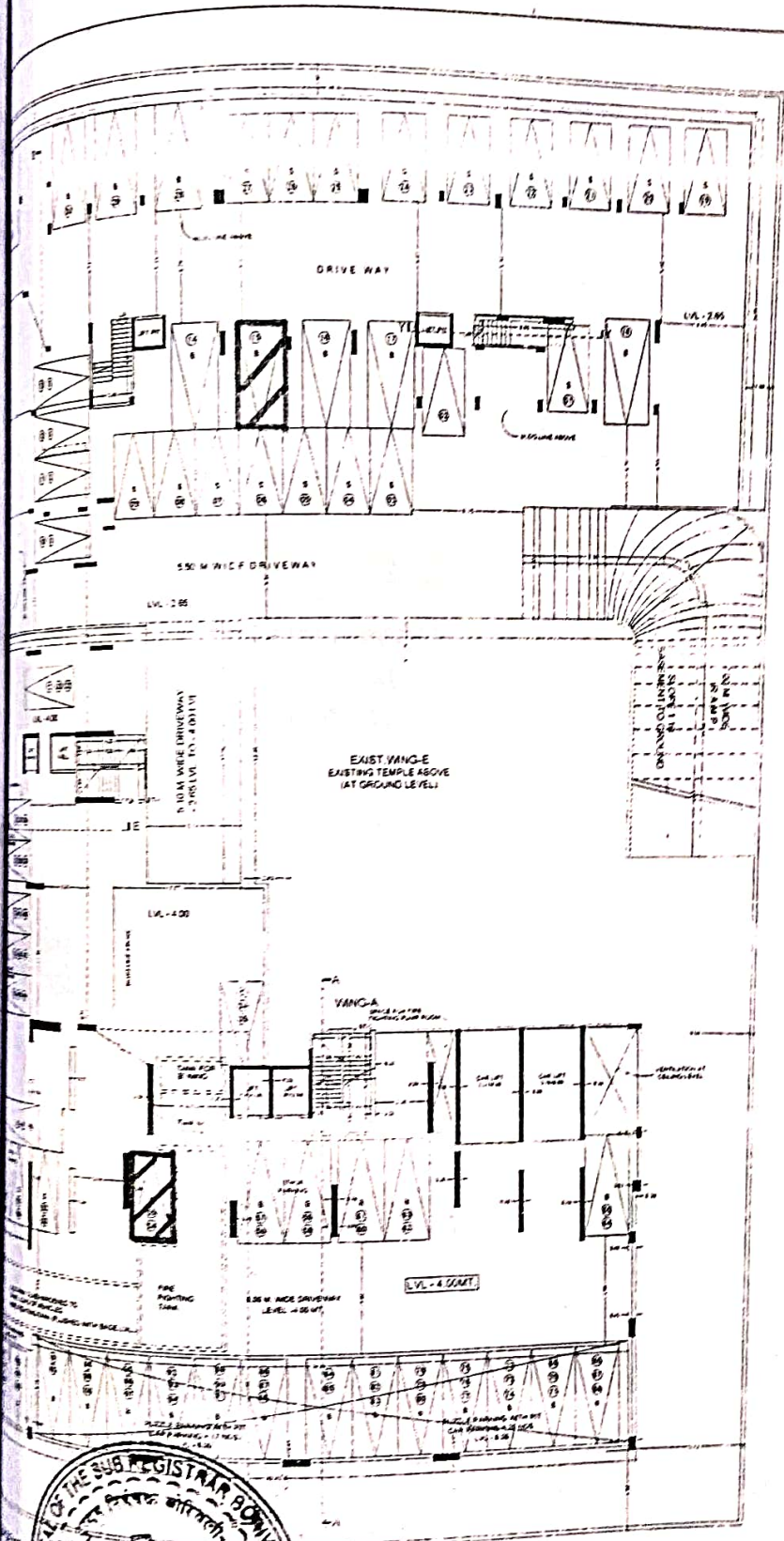
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Annexure 4

PROPOSED WING F



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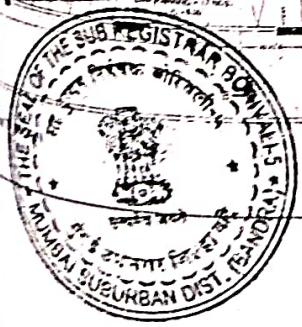


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Vinod Kondiram Kekani
 Date: 2019.02.10
 18:34:55 +05:30
 EXECUTIVE ENGINEER
 Maharashtra, IN, INDIA

JAGANNATH KARWANE	HARSH S GHADGE
TARUN H MOTTA	SUNANTU MUMMATTI
	TRIVATH

PROGRAMMA B

TESEARCH



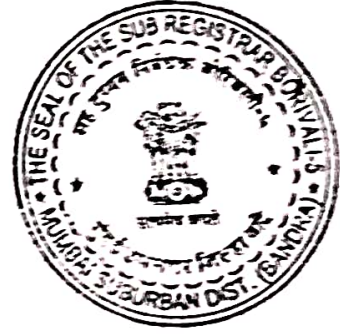
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List of Amenities

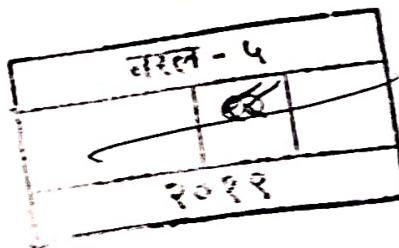
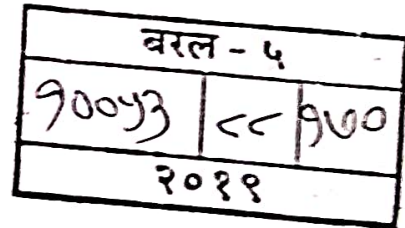
General Amenities

1. Earthquake Resistant RCC Structure
2. Reputed Automatic Elevators
3. Ample Car Parking Area with Basement Parking
4. Rain Water Harvesting
5. Back-up Generator for Elevators & Common Areas
6. Decorative Lift lobby on each floor

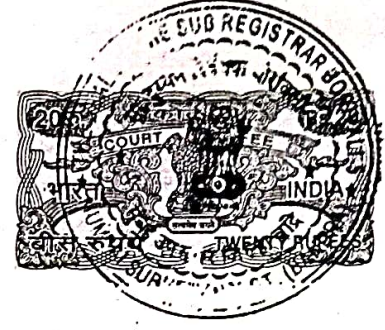
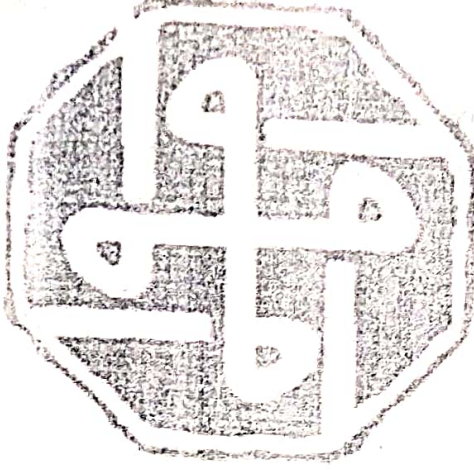


Amenities inside office

1. Vitrified Flooring in all rooms
2. Designer Bathrooms with Ceramic Tiles
3. Concealed plumbing with branded C.P. fittings
4. Top Quality Sanitary Ware
5. Anodized Glazing in all rooms
6. Concealed Electrical Wiring



3/2019



03/08/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 5

दस्त क्रमांक : 10053/2019

नोंदणी :

Regn:63m

गावाचे नाव : कान्हेरी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	28046000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	23300062.5
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: कार्यालय क्र.203, विंग ए, माळा नं: दुसरा, इमारतीचे नाव: फॉर्च्युन अविराही, ब्लॉक नं: टीपीएस क्र.3, एफ पी क्र.75, बोरीवली, रोड नं: जांभळी गल्ली, बोरीवली(पश्चिम); मुंबई 400092, इतर माहिती: क्षेत्रफळ 144.50 चौ. मी. (1555.36 चौ. फुट कार्पेट)--- कार पार्किंग क्र.15(सिंगल पार्किंग) व 54 व 55(स्टेक पार्किंग) ((C.T.S. Number : 104 ;))
(5) क्षेत्रफळ	1) 159 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- (1) प्रथमेश सुरेशचंद्र भट्ट, (2) देवांग सुरेशचंद्र भट्ट, (3) जय महेशचंद्र भट्ट, (4) भूषण परिमल भट्ट, (5) उमेश जितेंद्र प्रसाद व्यास उर्फ उमेश सुरेशचंद्र भट्ट तर्फे फॉर्च्युन कन्स्ट्रक्शन्स चे भागीदार सुकेतू त्रिवेदी वय:-58; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: भटवाडी, ब्लॉक नं: जांभळी गल्ली, रोड नं: बोरीवली (पश्चिम), मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400092 पॅन नं:-AABFF2122M 2): नाव:-मे/- फॉर्च्युन कन्स्ट्रक्शन्स चे भागीदार सुकेतू त्रिवेदी वय:-58; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नारायण मेन्शन, ब्लॉक नं: -, रोड नं: 166ए, डॉ. आंबेडकर रोड, दादर (पूर्व), मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400014 पॅन नं:-AABFF2122M 3): नाव:-मे/- फॉर्च्युन कन्स्ट्रक्शन्स चे भागीदार विरेंद्र एम. शाह वय:-57; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नारायण मेन्शन, ब्लॉक नं: -, रोड नं: 166ए, डॉ. आंबेडकर रोड, दादर (पूर्व), मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400014 पॅन नं:-AABFF2122M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- हेरेंब इंडस्ट्रीज लिमिटेड चे संचालक रघुराम के. शेटी वय:-60; पत्ता:- प्लॉट नं: 1504/1505/1506, माळा नं: -, इमारतीचे नाव: जीआयडीसी, ब्लॉक नं: फेस 3, रोड नं: वापी, जिल्हा वलसाड, गुजरात, वलसाड. पिन कोड:-396195 पॅन नं:-AAACH3787Q
(9) दस्तऐवज करून दिल्याचा दिनांक	03/08/2019
(10) दस्त नोंदणी केल्याचा दिनांक	03/08/2019
(11) अनुक्रमांक, खंड व पृष्ठ	10053/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1683000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

खरी प्रत

सह दुय्यम निबंधक, बोरीवली क्र. ५,
मुंबई उपनगर जिल्हा.