

370/1576

Friday, January 24, 2025

11:23 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1709 दिनांक: 24/01/2025

गावाचे नाव: मोहीली

दस्तऐवजाचा अनुक्रमांक: करल2-1576-2025

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: सईद हसन मोहम्मद हसन शाह

नोंदणी फी

दस्त हाताळणी फी

पृथांची संख्या: 170

रु. 30000.00

रु. 3400.00

एकूण:

रु. 33400.00

आपणास मूळ दस्त, पत्रनेल प्रिंट, सूची-२ अंदाज
11:41 AM ह्या वेळस मिळेल.

सह दु.निबंधक कुर्ला 2

वाजार मूल्य: रु.10234040.08/-

मोवदला रु.13002000/-

भरलेले मुद्रांक शुल्क: रु. 780200/-

1) देयकाचा प्रकार: DHC रकम: रु.1400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125231011347 दिनांक: 24/01/2025

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125236011150 दिनांक: 24/01/2025

वैकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014893621202425E दिनांक: 24/01/2025

वैकेचे नाव व पत्ता:

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON:.....

24 JAN 2025

1/24/2025

piAxZRbzb9

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID
करल2

20250124493

24 January 2025,10:08:24 AM

मूल्यांकनाचे वर्ष 2024
जिल्हा मुंबई(उपनगर)
मूल्य विभाग 109-मोहिली - कुर्ला
उप मूल्य विभाग रस्ता: लाल बहादुर शास्त्री मार्ग ते साकीनाका जाणारा कुर्ला अंधेरी मार्ग.
सर्व्हे नंबर /न. भू. क्रमांक : सि.टी.एस. नंबर#688

वाषिक मूल्य दर	तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
89770	150740	173360	188430	150740	चौरस मीटर		

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	61.34चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	बांधकामाचा दर -	Rs.30250/-
उद्दवाहन सुविधा-	आहे	मजला -	5th floor To 10th floor		

रस्ता सन्मुख -
Sale Type -
First Sale
Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 105% apply to rate= Rs.158277/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)
=(((158277-89770) * (100 / 100))+89770)
= Rs.158277/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 158277 * 61.34
= Rs.9708711.18/-
E) बंदिस्त वाहन तळाचे क्षेत्र
बंदिस्त वाहन तळाचे मूल्य = 13.94 * (150740 * 25/100)
= Rs.525328.9/-

करल - 2
9906 9 900
2024

Applicable Rules = ,10,4,16

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 बात्कनी + मेकॅनिकल वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 9708711.18 + 0 + 0 + 0 + 525328.9 + 0 + 0 + 0 + 0 + 0
=Rs.10234040.08/-

Home

Print

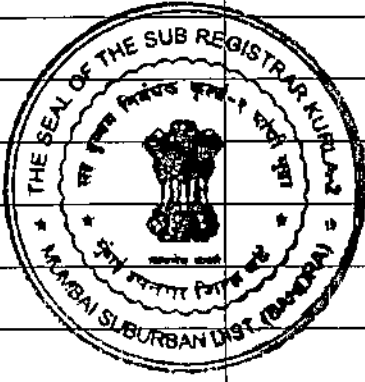


सह दुय्यम निबंधक कुर्ला - 2
मुंबई उपनगर जिल्हा

CHALLAN
MTR Form Number-6



GRN	MH014892565202425E	BARCODE	23/01/2025-15:56:44		Form ID	25.2
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty		TAX ID / TAN (If Any)			
Office Name	KRL2_JT SUB REGISTRAR KURLA NO 2		PAN No.(If Applicable)	AA1FD7320E		
Location	MUMBAI		Full Name	D S DEVELOPERS		
Year	2024-2025 One Time		Flat/Block No.	FLAT NO 901, 9 TH FLOOR, D WING, TORRES,		
			Premises/Building	72 MARINA		
Account Head Details	Amount In Rs.					
0030045501 Sale of NonJudicial Stamp	780200.00		Road/Street	ANDHERI EAST		
			Area/Locality	MUMBAI		
			Town/City/District			
			PIN	4	0	0
				0	7	2
			Remarks (If Any)	PAN2=BJUPS9417H--SecondPartyName=SAEED HASAN MOHAMMAD		
			HASAN SHAH-	करल - २		
				१५०६ २ १००		
				२०२५		
			Amount In	Seven Lakh Eighty Thousand Two Hundred Rupees Only		
Total	7,80,200.00		Words			
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	69103332025012314893	752441195
Cheque/DD No.			Bank Date	RBI Date	23/01/2025-18:18:56	Not Verified with RBI
Name of Bank			Bank-Branch	IDBI BANK		
Name of Branch			Scroll No. , Date	Not Verified with Scroll		



Department ID : Mobile No. : 7738060556
 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 दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

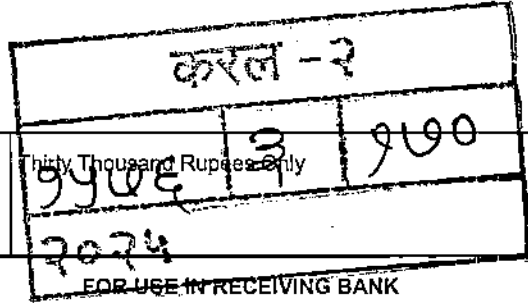
Saeed Hasan

२६/१/२५

CHALLAN
MTR Form Number-6



GRN	MH014893621202425E	BARCODE	[Barcode]		Date	23/01/2025-16:04:40	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Registration Fee Ordinary Collections IGR	TAX ID / TAN (If Any)						
		PAN No.(If Applicable)	BJUPS9417H					
Office Name	KRL2_JT SUB REGISTRAR KURLA NO 2	Full Name	SAEED HASAN MOHAMMAD HASAN SHAH					
Location	MUMBAI	Flat/Block No.	FLAT NO 901, 9 TH FLOOR, D WING, TORRES,					
Year	2024-2025 One Time	Premises/Bulding	72 MARINA					
Account Head Details	Amount In Rs.	Road/Street	ANDHERI EAST					
0030363301 Amount of Tax	30000.00	Area/Locality	MUMBAI					
		Town/City/District						
		PIN	4	0	0	0	7	2
		Remarks (If Any)	PAN2=AAIFD7320E~SecondPartyName=D S DEVELOPERS~					
		Amount In	Thity Thousand Ruppes Only					
		Words	3900					
Total	30,000.00		2024					
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref. No.	69103332025012314793	752440657				
Cheque/DD No.	Bank Date	RBI Date	23/01/2025-18:10:48	Not Verified with RBI				
Name of Bank	Bank-Branch		IDBI BANK					
Name of Branch	Scroll No. , Date		Not Verified with Scroll					



Department ID : Mobile No. : 9324073300
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Saeed Hasan
 २६/१/२४

		करल - २	
		१५०६	४
		१००	
Department of Stamp & Registration, Maharashtra २०२५			
Receipt of Document Handling Charges			
PRN	0125236011150	Date	23/01/2025
Received from SELF, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	PUNB	Date	23/01/2025
Bank CIN	10004152025012310559	REF No.	5189798478
This is computer generated receipt, hence no signature is required.			

Saeed Hasan.
 28/1-11



करल - २		
१५०६	५	१००
२०२५		

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0125231011347	Date 23/01/2025
Received from SELF, Mobile number 0000000000, an amount of Rs.1400/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name PUNB	Date 23/01/2025
Bank CIN 10004152025012310738	REF No. 5189799280
This is computer generated receipt, hence no signature is required.	

Saeed Hasan

२३/०१/२५



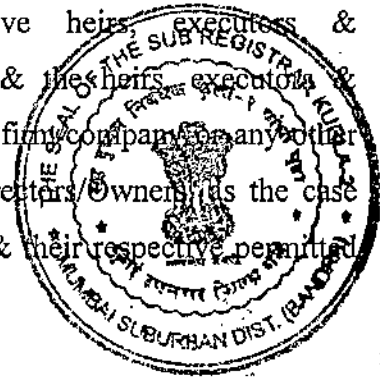
Saeed Hasan.

28/1/11

ARTICLES OF AGREEMENT made at Mumbai this ^{24th} day of January, 2025 between D. S. DEVELOPERS, a partnership firm duly registered under the Indian Partnership Act, 1932 holding PAN AAIFD7320E having its office at Meghdoot, Vallabh Baug Lane, Damji Shamji Shah Chowk, Ghatkopar (East), Mumbai 400 077, hereinafter referred to as "the OWNERS" (which expression shall unless it be repugnant to the context or meaning thereof include the partners or the partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their/his/her assigns) of the One Part

940E		900	
2024			

SAEED HASAN MOHAMMAD HASAN SHAH holding PAN BJUPS9417H and REHANA KHATOON SAEED HASAN SHAH holding PAN NVRPS4462R residing at NEAR GULSHNE MILLAT URDU SCHOOL, ROOM NO. 21, MARTIN PARERA CHAWL, JARIMARI, K.A. ROAD, KURLA WEST, MUMBAI, MAHARSHTRA-400072., hereinafter referred to as "THE PURCHASER/S" (which expression shall unless repugnant to the subject, context or meaning thereof, shall always mean and include, in the case of individual or individuals, his/her/their respective heirs, executors & administrators, the survivors or survivor of them & the heirs, executors & administrators of the last such survivor & in case of firm/company or any other organization, the said organization, their partners/directors/owners, as the case may be, as well as its/their successor or successors & their respective permitted assigns) of the OTHER PART.



WHEREAS

- (a) By a Deed of Conveyance dated 6th November, 2013 duly registered with the office of the Sub-Registrar of Assurances at Kurla-1(Dvn-2) under serial no. KARAL1-9110-2013 read with Deed of Rectification dated 8th November, 2013 duly registered with the office of the Sub Registrar of Assurances at Kurla-1 (Dvn-2) under serial no. KARAL1-9443-2013 (1) Mr. Esmail A. Jasdanwalla and (2) Mrs. Tahirabai A. Lookman (nee Tahira Abdullabhai Jasdanwala) sold and conveyed the plot of land bearing CTS No. 688 admeasuring 5526.5 sq. mtrs situate lying and being on Kurla Andheri Road at village Mohili, Mumbai Suburban District (MSD) and more particularly described Firstly in the First Schedule hereunder written to the Owners herein i.e. D. S. DEVELOPERS for consideration and on the terms and conditions as more particularly contained therein;

M

Owners

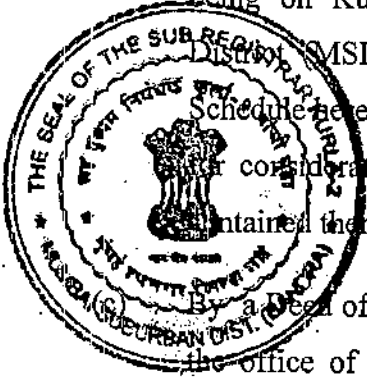
Saeed Hasan.

28/1/11

Purchasers


करल - २		
१५०६ (b)	By	१५००
२०२५		


By a Deed of Conveyance dated 6th November, 2013 duly registered with the office of the Sub-Registrar of Assurances at Kurla-1(Dvn-2) under serial no. KARAL1-9441-2013 read with Deed of Rectification dated 8th November, 2013 duly registered with the office of the Sub Registrar of Assurances at Kurla-1 (Dvn-2) under serial no. KARAL1-9444-2013 (1) Mr. Esmail A. Jasdanwalla and (2) Mrs. Tahirabai A. Lookman (nee Tahira Abdullahhai Jasdanwala) sold and conveyed the plot of land bearing CTS No. 688/1 to 19 admeasuring 276 sq. mtrs situate lying and being on Kurla Andheri Road at village Mohili, Mumbai Suburban District (MSD) and more particularly described Secondly in the First Schedule hereunder written to the Owners herein i.e. D. S. DEVELOPERS for consideration and on the terms and conditions as more particularly contained therein;



By a Deed of Conveyance dated 6th November, 2013 duly registered with the office of the Sub-Registrar of Assurances at Kurla-1(Dvn-2) under serial no. KARAL1-9442-2013 read with Deed of Rectification dated 8th November, 2013 duly registered with the office of the Sub Registrar of Assurances at Kurla-1 (Dvn-2) under serial no. KARAL1-9445-2013 (1) Mr. Esmail A. Jasdanwalla and (2) Mrs. Tahirabai A. Lookman (nee Tahira Abdullahhai Jasdanwala) sold and conveyed the plot of land bearing CTS No. 688/20 to 39 admeasuring 454.40 sq. mtrs situate lying and being on Kurla Andheri Road at village Mohili, Mumbai Suburban District (MSD) and more particularly described Thirdly in the First Schedule hereunder written to the Owners herein i.e. D. S. DEVELOPERS for consideration and on the terms and conditions as more particularly contained therein;

- (d) The properties bearing CTS No. 688, 688/1 to 19 and 688/20 to 39 admeasuring 6256.90 sq. mtrs is aggregate are hereinafter referred to as the "said Property";
- (e) The said Property is partly occupied by tenants, occupants. The premises occupied by the Tenants/occupants are used for commercial/ residential purposes.
- (f) Part of the said Property is affected by proposed widening of D.P. Road of 21.35 m admeasuring about 345.43 sq. meters and the Owners shall opt for FSI credit for this D.P. Road (herein after referred to as the said Road setback FSI credit;


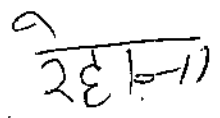

Owners


Purchasers

१५०६ C १००

- (g) The said Property was originally earmarked for Industrial Estate (I-E) situated in Special Industrial Zone (I-3). By an Order bearing Ref. No. CHE/013208/DPES/L dated 11th December, 2013 Municipal Corporation of Greater Mumbai (MCGM) has allowed to use said Property for 'Residential Zone' with Shop line (R-2) (C-1) zone subject to the terms and conditions as contained therein;
- (h) The said Property was under reservation in EP-LO5 as a Designated Amenity (DAM) in I Zone. As per the modification proposed by the Planning Authority u/S 30 of the MR&TP Act, 1966 the Designated Amenity is proposed to be changed to Reservation as Amenity (RAM) in R Zone. Upon the proposed Designated Amenity being changed to Reservation Amenity in R Zone the Owners shall handover the reservation amenity open space to the Planning Authority or to such Authority as may be directed by the Planning Authority from time to time.
- (i) The NOC for the height clearance has been issued by the Airport Authority of India, Western Region vide NOC ID bearing No. SNCR/WEST/B/012522/650555 dated 7th March, 2022;
- (j) The Owners submitted layout plans for development of the said Property which has been duly sanctioned by the MCGM and issued an IOD bearing No. EB/CE/4454/BPES/AL dated 21st February, 2015 and the Amended Plan vide Amended Plan Approval Letter bearing File No. CHE/ES/1462/L/337(NEW)/337/1/Amend dated 31.01.2022;
- (k) MCGM has on 26th November, 2015 issued commencement certificate bearing no. CE/4454/BPES/AL to the owners on the terms and conditions therein contained;
- (l) Thus the Owners herein are seized and possessed of and/or are otherwise well and sufficiently entitled to develop the said Property. The Owners proposed to develop the said Property as a complex to be known as '72 Marina' in a phased manner and to deal with and dispose of the Flats / Shops in the Building/s to be constructed on the said Property on ownership basis;
- (m) The Owners will comply with the terms and conditions imposed by the Municipal Corporation of Greater Mumbai (MCGM) and/or approved layout conditions and/or condition including relevant rules and regulations applicable thereto as required by relevant authorities from time to time;


 Owners


 Purchasers
 

करल - २	
(h)	The Owners have appointed M/s. Daisaria & Associates as Architects for development of the said Property. The Owners have also appointed M/s. Parikh & Kulkarni as RCC Consultants. The Owners have entered into requisite Agreements with the said Architects and RCC Consultants. The Owners shall avail the services of the said Architects, RCC Consultants or such other qualified Architects and RCC Consultants as the Owners may deem fit till completion of the development of the said Property;
9408 2024	P. 960

The Owners shall avail the services of the said Architects, RCC Consultants or such other qualified Architects and RCC Consultants as the Owners may deem fit till completion of the development of the said Property;

- (o) The Owners have applied for environmental clearance for the proposed Project and shall from time to time obtain further environmental clearance/s permissions from the Environment Department of Government of Maharashtra for the development of the said Property as may be required and necessary to be obtained by them during the development of the Project.



(p) As per the present sanctioned layout plan there is one building comprising four (4) wings i.e. wings A to D and an area of 295.57 kept aside for amenity space to be handed over to the MCGM. Copy of the layout plan approved is annexed hereto as **Annexure - A**;

- (q) Copy of the certificate of title in respect of the said Property issued by Advocate Surinder Rao is annexed hereto as **Annexure-B**. Copies of PR cards showing title of the Owners in respect of the said Property is annexed hereto as **Annexure-C**;
- (r) The Owner is developing the said Property in phased manner. In phase I, the Owner proposes to construct wings 'C' to be known as 'Tierra' and 'D' to be known as 'Torres'. In phase II, the Owner proposes to construct wings 'A' and 'B'. The Owner proposes to construct / develop the amenities like Fitness Center and Terrace Garden subject to their approvals by the Planning Authorities in the first and second phase respectively so as to complete all the amenities upon development of the entire Property;
- (s) The Owners will provide permanent alternate accommodations on ownership basis to the tenants / occupants of the commercial / residential premises in the New Building.
- (t) At present the Owner is constructing wings 'C' and 'D' in Phase I (hereinafter referred to as '**Project**') as per the building plans sanctioned by the MCGM vide IOD bearing no. EB/CE/4454/BPES/AL dated 21st

W
Owners

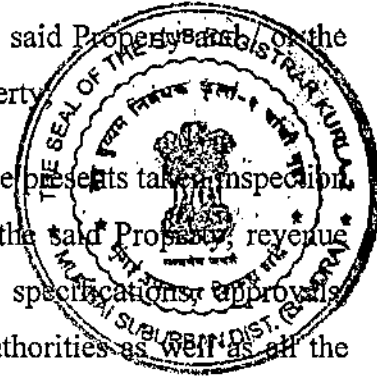
Arvind Hasan
Purchasers

करल - २		
१५०६	१०	१००
२०२५		

February, 2015 as vide Amended Plan Approval Letter bearing File No. CHE/ES/1462/L/337(NEW)/337/1/Amend dated 31.01.2022 and as may

be further revised from time to time and the MCGM has issued CC bearing no. CE/4454/BPES/AL dated 26th November, 2015. The copies of the IOD and CC are annexed hereto as **Annexure-D** and **Annexure-E** respectively;

- (u) The Purchaser has, on or before the execution of this Agreement, independently satisfied himself as to the Owner's title to the said Property and the authority of the Owners herein, to develop the said Property. The Purchaser hereby agrees not to make any requisitions and or to call for any further documents, pertaining to the title of the said Property or the authority of the Owner to develop the said Property.
- (v) The Purchaser has prior to the execution of these presents taken inspection of all the title deeds/documents pertaining to the said Property, revenue records, relevant orders, approved plans and specifications, approvals, permissions and sanctions given by various authorities as well as all the other documents as specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the said Act) and the Rules made there under and have accepted the same;
- (w) The Owners have represented to the Purchaser and the Purchaser is aware that Owners are developing the said Property by constructing a Building consisting of four (4) wings with a common basement of 2 levels having access through a ramp to be known as '72 Marina' (hereinafter referred to as the said Complex) in a phased manner. At present the Owners are constructing wing 'C' to be known as 'Tierra' and 'D' to be known as 'Torres' both comprising of stilt + 1 to 12 upper floors for residential purposes in accordance with the plans sanctioned by MCGM in phase 1 and will construct wing 'A' and 'B' comprising of part stilt + part shops for commercial purposes and 1 to 12 upper floors for residential purposes or as may be revised in phase 2.
- (x) The Owners have informed the Purchaser that the Owners have availed loan from HDFC Ltd. for development of the said Property. As a security for the repayment thereof, Developers have created mortgage on the said property including the said building being constructed thereon on the terms and conditions contained therein.



M

Owners

Sandhan

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२६/०१/११

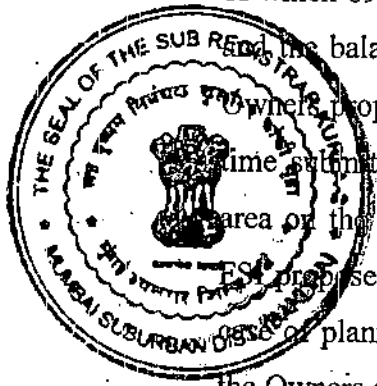
Purchasers

करल - २		
१५०३	१९	१००
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The Owners have registered the said Project with the Real Estate Regulatory Authority under no. P51800032960 copy of the registration certificate issued by the Real Estate Regulatory Authority is attached as Annexure-F;


(z) The Owners have got some of the approvals from the MCGM to the plans, the specifications, elevations, sections and on the said phase and the wing and shall obtain the balance approvals from various authorities from time to time so as to obtain the occupation certificate.


(aa) The Owners hereby declare that the floor space index (FSI) approved as on date in respect including fungible FSI is about 9435.60 sq. Meters out of which 8947.07 sq. mts FSI is approved in respect of wings "C" & "D"



the balance approved FSI is in respect of wing "A"(part) which the Owners propose to construct in Phase II. The Owners will in the course of time submit revised plan so that ultimately total FSI including fungible area of the said Property will be 19,128.18 sq. meters wherein the total FSI proposed in respect of wing 'C' & 'D' is 9267.37 square meters. In view of planning constraints or due to the planning Authorities directions the Owners are unable to consume the proposed FSI of 9267.37 sq. meters in construction of wings "C" and "D" then in such event the Owners shall consume such balance unutilized FSI out of the declared FSI in construction of "A" and "B" wing of the Building and in which there may be uneven use of FSI in the building.

(bb) The Owners hereby declare that as per the present sanctioned layout plan they have provided Recreational Garden (RG) in three portions of the said Property. The Owners may revise the location or size of the RG in the future in case it is necessary to do so or in case the planning authority, MCGM, the local authority or State Government directs it to do so in which case the location of the RG are likely to change and the size/s of the RG are likely to increase / decrease. The Purchaser has approached the Owners for the allotment of Flat no. 901 admeasuring about 55.76 sq. meters RERA carpet area plus exclusive Terrace / Balcony Area admeasuring about sq. meters in aggregate admeasuring about sq. meters i.e. 600 sq. feet carpet area on the 9th Floor in D Wing to be known as "Torres" in the complex known as '72 Marina' with One / without covered/stack/surface car parking space in the 2nd level common


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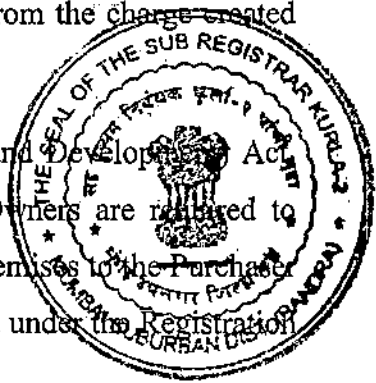

Purchasers

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करत - २		
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Basement, which the Owners have agreed for the price and upon the terms and conditions mentioned herein. The Flat plus ~~the exclusive terrace / balcony area~~ agreed to be purchased by the Purchaser is shown on typical floor plan by red colour boundary line and is annexed hereto as **Annexure-G**.

- (cc) The Owners have informed the Purchaser that slaughtering of animals inside the Flat premises and in the common areas of the building as well in all the other common areas in the Project is totally prohibited.
- (dd) The Owners will obtain Bank NOC for sale of the above flat to the Purchasers. The Purchasers are required to pay the entire consideration by issuing cheque/pay order in favour of **D S Developers 72 Marina Phase - I Master Collection Escrow Account**. The Owners shall ensure that upon payment of the entire consideration by the Purchaser the Flat agreed to be purchased by the Purchasers shall stand released from the charge created by the Owners.
- (ee) Under section 13 of the Real Estate (Regulation and Development) Act, 2016 (herein referred to as 'the said Act') the Owners are required to execute a written Agreement for Sale of the said premises to the Purchaser being these presents and is required to be registered under the Registration Act, 1908.
- (ff) The parties are desirous of recording the terms and conditions arrived at between them.



NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The foregoing recitals shall be treated as forming an integral part of the operative portion of this Agreement for Sale and this Agreement for Sale shall be read, understood and construed accordingly.
2. The Owners are developing the said Property by constructing a Complex to be known as '72 Marina' (herein after referred to as "the said complex") in Phased manner. The Owners propose to construct building/s consisting of four (4) or more wings being wings A to D consisting of a common two (2) level basements having access through a ramp + part shops + part stilt + 1 to 12 upper floors for residential purposes with a shop line in wings 'A' and 'B' for commercial purposes in accordance

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Purchasers

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provided by the Owners in the said building / wing and the Flat are more particularly set out in Fourth Schedule hereunder written.

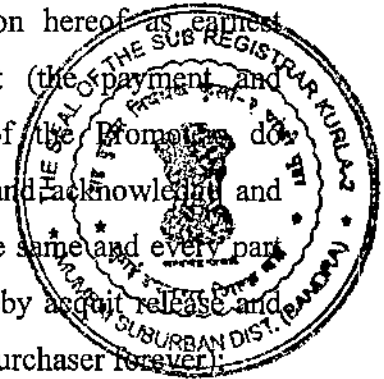
(ii) The Purchaser hereby agrees to purchase from the Owner and the Owner hereby agrees to sell to the Purchaser covered/stack/puzzle / surface parking space situated at 2nd level basement

4(b) The total aggregate consideration amount for the Flat including **with One** car parking space is thus **Rs.1,30,02,000/- (Rupees One Crore Thirty Lakhs Two Thousand Only).**

5. The said consideration of **Rs.1,30,02,000/- (Rupees One Crore Thirty Lakhs Two Thousand Only)** shall be paid by the Purchaser to the Owners only by way of demand draft/s, pay order/s, cheque/s, RTGS or NEFT in the name of **D S Developers 72 Marina Phase-I Master Collection Escrow Account** and in the manner specified herein below.

a. **Rs 1,00,000/-**

being part consideration paid on or before execution hereof as earnest money deposit (the payment and receipt whereof the Promoters do hereby admit and acknowledge and of and from the same and every part thereof do hereby acquit release and discharge the Purchaser forever).



b. **Rs.12,00,200/-**

being 10% percent (less Rs.1,00,000/- paid towards earnest money deposit) of the consideration payable prior to the execution of the Agreement for Sale ;

c. **Rs.19,50,300/-**

being 15% percent of the consideration payable on or before completion of Seven (7) from the execution of the date of booking;

d. **Rs.13,00,200/-**

being 10% of the consideration payable to the Promoters on the completion of the second level basement slab of the Building;



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f. Rs.13,00,200/-

g. Rs.13,00,200/-

h. Rs.6,50,100/-



Rs.13,00,200/-

j. Rs.13,00,200/-

k. Rs.13,00,200/-

Total Rs.1,30,02,000/- (Rupees One Crore Thirty Lakhs Two Thousand Only).

6. The time for payment of aforesaid amounts shall be essence of the contract. The Developer will inform the Purchaser about completion of each stage of work and the Purchaser is bound to pay the amounts due for each installment within 7 (seven) days of Developer dispatching such intimation at the address of the Purchaser or by email on ID given in these presents by account payee cheque/demand draft drawn in favour of "D S Developers 72 Marina Phase -I Master Collection Escrow Account". The Developer will keep Certificate of their Architects certifying that the

being 10 % of the consideration payable on the completion of the first slab of the Building;

being 10% of the consideration payable on the completion of the fifth slab of the Building;

being 10% of the consideration payable on the completion of the ninth slab of the Building;

being 5% of the consideration payable on the completion of the last slab of the Building;

being 10% of the consideration payable on the completion of the brick work and plaster of the Premises;

being 10% of the consideration payable on completion of the floorings and plumbing, work of the Building;

being 10% of the consideration against and at the time of handing over possession of the Premises to the Purchaser on or after receipt of Occupancy Certificate;

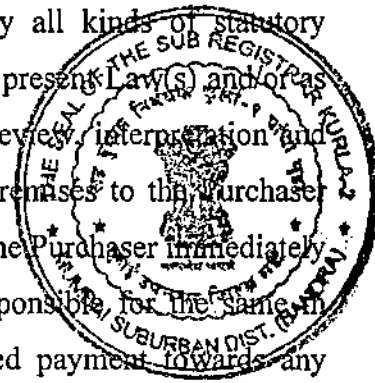
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Developer has carried out given item of work and such certificate will be open for inspection by the Purchaser at the office of the Developer and such certificate shall be valid and binding upon the Purchaser and the Purchaser agrees not to dispute the same in any manner whatsoever.

7. The Purchaser hereby confirms that the consideration mentioned hereinabove is net amount. In addition to the aforesaid consideration, the Purchaser shall also pay to the Owners amount of GST or any other charges, taxes or levies, by whatever name it may be called and whether payable by Owners and/or Purchaser for sale of said Premises to the Purchaser herein. The Purchaser shall also pay all kinds of statutory payments and liabilities (whether payable as per present Law(s) and/or as per future Law(s) including any judicial view, review, interpretation and for reason(s) whatsoever) for sale of the said Premises to the Purchaser herein. The same shall be paid and/or settled by the Purchaser immediately without making the Developer herein liable/responsible for the same in any manner whatsoever. In case of any delayed payment towards any and/or all charges, taxes, duties, levies, cess etc. whether direct or indirect by the Purchaser, the Purchaser shall be liable to pay any/all penalty, interest etc. that may be levied by such Authority along with interest at the rate specified in the Rules, on the delayed payment to the Owners.
8. The Purchaser agrees and declares that in the event the Purchaser intends to procure any loan or financial assistance for purchasing the said Flat then the Purchaser shall ensure that such Bank or Financial Institution pays the installment/s regularly and punctually and any delay in payment of any installments by the Bank or Financial Institution shall amount to a breach of the terms and conditions of this Agreement and the consequences mentioned in this Agreement shall apply.
9. The Purchaser declares and confirms that all the payments under this Agreement made by purchaser shall always be from the bank account of the Purchaser/ Joint Purchaser/s only as the case may be. In the event of any payment made by the Purchaser, from any other person/s account (excluding Joint Purchaser/s) then the same shall be deemed to have been made by such other person at the request and behest of Purchaser /Joint Purchaser/s. It is agreed between the parties hereto that any payment made by any person other than the Purchaser will not create any right, title or interest in the said Premises in favour of such other persons.



 Owners

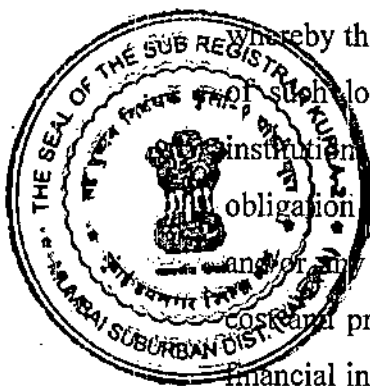
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The Purchasers are aware that slaughtering of animals in any manner inside the Flat premises and in the common areas of the building as well in all the other common areas in the Project is totally prohibited and the Purchaser covenants and undertakes to abide by the same without any condition.

- 10 (i) It is agreed that the Purchaser shall be entitled to avail loan from a bank/ financial institution and to mortgage the said Flat by way of security for repayment of the said loan to such bank only with the prior written consent of the Owners. The Owners shall grant their no- objection,



whereby the Owners will express its no-objection to the purchaser availing such loan and mortgaging the said Flat with such bank/ financial institution provided however, the Owners shall not incur any liability/ obligation for repayment of the monies so borrowed by the purchaser and/or any monies in respect of such borrowings including interest and cost thereof provided further that such mortgage created in favour of bank/ financial institution in respect of the said Flat of the purchaser shall not in any manner jeopardize the Owners right to receive full consideration and other charges to develop the balance of the said land and such mortgage in favour of such bank/ financial institution shall be subject to the Owners first lien and charge on the said Flat in respect of the unpaid amounts payable by the purchaser to the Owners under the terms and conditions of this agreement and subject to the other terms and conditions contained therein.

(ii) The Owners will issue the said no-objection letter provided that the concerned bank/ financial institution agrees to make payment of the balance purchase price of the said Flat directly to the Owners as per the schedule of payment of the consideration provided in this agreement.

(iii) All outstanding payments shall at the liberty of the Owners be first adjusted towards interest payable and then on the principal amount.

11. The Owners herein have specifically informed the Purchaser that if in any case any inquiry is raised by any statutory or government or semi government authority or any agency pertaining to the amount paid by the purchaser/s to the Owners, the purchasers shall be liable to provide the source of the amount paid by the purchaser to the satisfaction of such authorities or an agency. The purchaser hereby indemnifies the Owners


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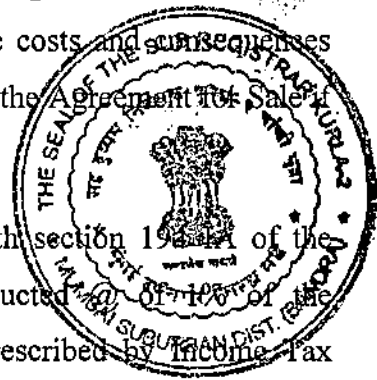

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and continue to keep the Owners indemnified against all the expenses, charges etc arising out of any action against the Owners by any statutory or government or semi government authority or any agency for any amount paid by the purchaser either from his own account or made through third party.

12. The Purchaser is aware that upon payment of 10% of the consideration for purchase of the said Flat the parties have to enter into an Agreement for Sale and register the said Agreement for sale as prescribed under RERA. The Purchaser shall take all the necessary steps to ensure that this Agreement for Sale is registered with the Sub-Registrar of Assurances within one (1) month from the date hereof failing which the Purchaser shall alone be liable and responsible for all the costs and consequences thereof arising out of the delay in registration of the Agreement for Sale if any.

13. The Purchaser is aware that in accordance with section 194IA of the Income Tax Act, 1961, TDS has to be deducted of 10% of the consideration or such other rate as may be prescribed by Income Tax Authorities from time to time including the amount of taxes, if any, while making any payment to/crediting the account of the Owners under this Agreement. The amount so deducted by the Purchaser is required to be paid to the Income Tax Authorities on or before the 7th of the next English Calendar month. As required under the Income Tax Act, 1961 the amount of TDS deducted shall be paid by the Purchaser electronically only by using Form No. 26QB. The TDS shall be acknowledged/credited by the Owners, only upon the purchaser submitting the original TDS Certificate within 30 days from the end of the month in which such payment was made or credit was given and the amount of TDS as mentioned in the certificate matches with the data available with the Income Tax Department concerning the tax deducted at source on behalf of the Owners in the prescribed Form No. 26AS of the Owners. The Purchaser further agrees and undertakes that if the Purchaser fails and/or neglects to deduct the tax at source or fails to pay the same after deduction to the Income Tax Authorities, the Purchaser alone shall be deemed to be an Assesse in default in respect of such tax and the Owners shall not be liable for any statutory obligations/liability for non-payment of such TDS.



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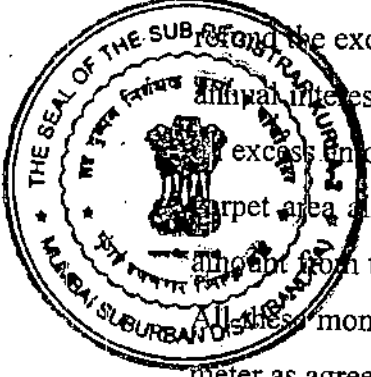
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The Purchaser hereby acknowledges and agrees that the aforesaid carpet area of the said Premises is always subject to a minor variation of up to +/- 3% of the carpet area, and the Purchaser shall not object to the same in any


manner whatsoever. The Parties confirm that if upon actual construction carpet area of the said Premises agreed to be sold to the Purchaser is found to be more or less than the accepted variation of +/-3% of the carpet area mentioned herein, then the consideration required to be paid by the Purchaser shall stand increased/decreased on pro-rata basis. If there is any reduction in the carpet area within the defined limit then the Owners shall



find the excess money paid by the Purchaser within forty-five days with annual interest at the rate specified in the Rules, from the date when such excess amount was paid by the Purchaser. If there is any increase in the carpet area allotted to the Purchaser, the Owner shall demand additional amount from the Purchaser as per the next milestone of the Payment plan.

All such monetary adjustments shall be made at the same rate per square meter as agreed in clause 4 above

15. If the Purchaser fails to pay any of the installments on their respective due dates, then without prejudice to other rights of Owners, Purchaser/s shall be liable to pay interest at the rate as specified in the Rules on all the delayed payment to the Owners which become due and payable by the Purchaser to the Owners under the terms of this Agreement from the date the said amount is payable by the Purchaser to the Owners. It is also specifically understood by the Purchaser/s that delay in securing sanction/disbursement of Housing Loan, if any, applied for by the Purchaser shall not be a ground for nonpayment of the installments on due stages.
16. It is clarified and the Purchaser accords his irrevocable consent to the Developer to appropriate any payment made by him, notwithstanding any communication to the contrary, in the following manner :
- i) Firstly towards any cheque bounce charges in case of dishonor of cheque which will be 2.5% of the value of such dishonored cheque in case of first dishonor and 5% of the values of the dishonored cheques in case of any subsequent dishonours.
 - ii) Secondly, towards interest, if any, payable by the Purchaser for delayed payments;


Owners


Purchasers

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- iii) Thirdly, towards costs and expenses for enforcement of this Agreement and recovery of the Total Consideration, dues and taxes payable in respect of the said Premises.
- iv) Fourthly, towards outstanding dues including Total Consideration in respect of the said Premises or under the Agreement.

17. On the Purchaser committing default in payment on due date (time being essence of the contract) of any amount due and payable by the Purchaser to the Owners under this Agreement (including his or her or their proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchasers committing breach of any of the terms and conditions herein contained, the Owners shall be entitled at their option, to terminate this Agreement and forfeit the earnest money being amount equivalent to 15% of sale consideration which includes stamp duty amounts paid by the Owners and brokerage charges. **PROVIDED** always that the power of termination hereinafore contained shall not be exercised by the Owners unless and until the Owners shall have given to the Purchaser/s fifteen days prior notice in writing of their 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 and default shall have been made by the Purchaser/s in remedying such breach or breaches within the aforesaid notice of fifteen days. If the Purchaser fails to rectify the breach or breaches mentioned by the Owners within the period of notice then at the end of such notice period, Owners shall be entitled to terminate this Agreement.

PROVIDED further that upon termination of this Agreement as aforesaid, the Owners shall forfeit the booking amount paid by the Purchaser/s as liquidated damages and shall refund to the Purchaser/s balance of the purchase price of the flat which may till then have been paid by the Purchaser to the Owners within a period of sixty days of the termination but the Owners shall not be liable to pay to the Purchaser/s any interest on the amount so refunded or any other amount or compensation on any ground whatsoever and upon termination of this Agreement and refund of the aforesaid amount by the Owners, the Owners shall be at liberty to dispose off and sell the flat to such person and at such price as the Owners may in their absolute discretion think fit.

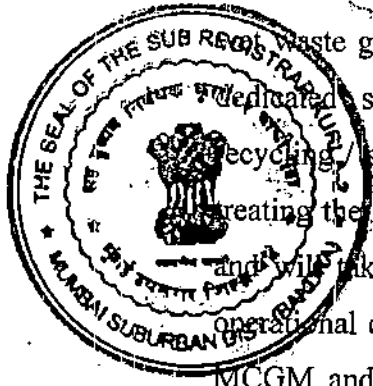

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The Owners hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authorities at the time of sanctioning of the plans of the said building or may be imposed any time thereafter before completion of entire development. The Owners shall before handing over possession of the Flat to the Purchaser, obtain from the concerned local authority occupation certificate in respect of the Flat.




19. The Owners will provided separate coloured bins to collect dry waste and waste generated in the Building on the Property and shall allocate a dedicated space for collecting waste before transferring waste for recycling/disposal separately. The Owners will also made provision for creating the wet waste in situ. The Purchaser/Society shall be responsible and will take all measures to treat the wet waste and maintain it in an operational condition as per the requirements of the Planning Authority / MCGM and as per the rules framed for the same by the MCGM/local authorities from time to time,

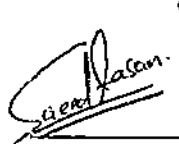
20. The Purchaser has been informed that, at present Floor Space Index sanctioned in respect of the said Property is 9435.60 square meters only and the Owners have planned to utilize further Floor Space Index of 9,692.58 sq. mts. by utilizing FSI/Additional FSI/TDR/Fungible area etc. The total FSI of 19,128.18 sq.mts. is proposed to be utilized on the said Property in a phased manner and the Purchaser has agreed to purchase the said Flat based on the proposed construction to be carried out by the Owner by utilizing the proposed FSI and on understanding and the declared entire FSI as aforesaid as per the DCPR, 2034 in force from time to time.

21. The Developer shall be entitled for all the benefits arising out of Road set back or benefits permitted by the local authority or the state government or MCGM / planning authority described by any other terminology as may be in force and applicable from time to time and shall use the FSI credit in respect thereof on the said Property.

22. The Owner shall hand over the Amenity open space to the Planning Authority or to such Authority as may be directed by the Planning and shall be entitled to the benefits arising due to hand over of the Amenity open space as may be decided by the Planning Authority from time to time.



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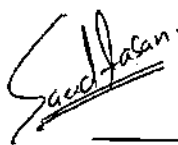
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23. The Purchaser has been informed and is aware that the building plans are sanctioned for the said Property as a whole. The Purchaser is aware that Owners are developing the said Property as one property or through their nominees or assigns and as such will utilize entire FSI, additional FSI, Fungible FSI, TDR or any other benefits or potential that may be available in respect of the said Property in such a manner as Owners may deem fit and proper in its sole, absolute and unfettered discretion. Consequently to the aforesaid, it is hereby expressly clarified, agreed and understood that Owners shall always and at all times have exclusive, absolute, irrevocable, unconditional and unrestricted right to and in respect of and shall be entitled to do and carry out, the following:-

- a) The entire FSI and/or TDR, including unutilized, unconsumed and residual FSI, Fungible FSI and/or TDR, originating from or arising out of or available in respect of the said Property and/or the contiguous, adjacent or adjoining lands and/or any other lands and/or properties whatsoever and the entire increased, additional and extra FSI, Fungible FSI and/or TDR which are now available and which may be available or granted and/or sanctioned at any time hereafter but before completion of entire development in respect of said Property on any account or due to any reason whatsoever, including on account of handing over to the Corporation and/or any other Government or local body or authority, any part/s thereof affected by set-back and/or regulations and/or affected by any reservation, acquisition and/or requisition and/or due to any change in law, rules or regulations, shall absolutely and exclusively belong to and be available to the Owners. The Purchaser/s herein, the Society/s of the purchaser/s which may be formed as envisaged in this Agreement shall not have or claim any rights, benefits or interests whatsoever in respect thereof;
- b) The Owners shall have the absolute, exclusive and full right and authority to amalgamate the said Property with any of the adjoining Property/ies;
- c) The Owners shall have the absolute, exclusive and full right, authority and unfettered discretion to use, utilize and consume the aforesaid FSI and/or TDR for construction on any part of said Property 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 and as the Owners may desire and deem fit and proper in their sole and unfettered discretion and Purchaser/s


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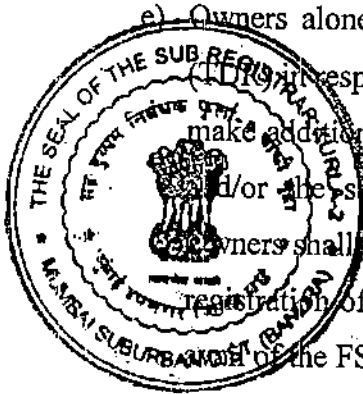
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will not object to such development of construction on any grounds whatsoever,

d) The Owners shall have the absolute, exclusive and full right, authority and unfettered discretion to sell, transfer and/or assign all or any of such FSI and/or TDR originating from or arising out of the said Property or any part/s thereof, to or in favour of any person/s whatsoever, for such consideration and on such terms, conditions and provisions as may be desired and deemed fit by the Owners in their sole and unfettered discretion and as may be permitted by law;

e) Owners alone are entitled to acquire Transferable Development Right/s in respect of land and/or properties other than the said Property and make additional construction on the said Property and/or any part thereof and/or the said building/s by utilizing such development rights. The Owners shall at all times hereafter including before or after execution and registration of the Deed/s of Transfer have unfettered unrestricted right to



of the FSI and/or TDR as may be permissible under the Development Control And Promotion Regulations, 2034, (DCPR 2034, for short) and other prevalent rules, regulations or law that may be in force from time to time and to utilize such FSI and/or TDR in any portion of the said Property including by raising additional storey/s on the said building/s; and/or any other building or by constructing new building on any part of the said Property;

- f) The entire construction carried out by the Owners by utilizing and consuming the FSI and/or TDR as aforesaid, shall be the absolute property of and exclusively belong to the Owners, who shall have full right and be absolutely entitled to sell, transfer and/or dispose of the same in any manner whatsoever, to any person/s whomsoever, for such consideration and on such terms, conditions and provisions as the Owners may deem fit and proper in their sole and unfettered discretion.
- g) The MCGM have granted concession and accordingly the Owners are constructing the buildings with deficiency in open spaces.
- h) The Purchasers shall render all necessary facilities assistance and co-operation to the Owners to enable them to construct the "A" & "B" wings of the building in further phases in accordance with the amended or modified plans that shall be sanctioned by the Municipal Authorities.
- i) The Purchasers alongwith the purchasers of the other flats tenements in the whole project will be entitled to use the common passages water tanks

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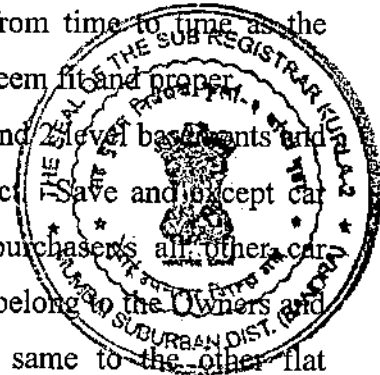
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Purchasers

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pump rooms open areas lifts staircase lobbies landing and all other areas more particularly described as common areas and the restricted areas. .

24. The Owners have informed the Purchaser and the Purchaser is fully aware that as per the Plans envisaged by the Owners:-

- (i) The Owners alone are entitled to utilize entire FSI as well as transferable Development Right (TDR) generated from the said Property and/or generated from any other property as permitted to be utilized on the said Property in accordance with Development Control Regulations 2034 as modified from time to time as the Owners may in their absolute discretion deem fit and proper.
- (ii) The car parking space provided in the 1 and 2 level basements and stilt areas are meant for the entire Project. Save and except car parking space, if any, allotted to the purchasers all other car parking space in basement and stilt areas belong to the Owners and Owners alone are entitled to allot the same to the other flat purchasers including purchasers of flats in remaining building/wing to be constructed on the said Property.
- (iii) The car parking spaces provided in the second (2nd) level basement in the Building shall be allotted to the Flat Purchasers of wings "C" and "D" of the Building intending to purchase the parking spaces. Flat Purchasers not intending to purchase parking spaces in the Building shall not be entitled to park their vehicles in the parking spaces in the basements and stilts. The Owners will provide stickers to the Flat Purchasers purchasing parking spaces. Some of the parking spaces in the 2nd level basement being Tandem Parking no specific allotment will be provided for the Flat Purchasers and the parking spaces will be used for parking vehicles on a first come first use basis.
- (iv) In case of residual parking spaces in the 2nd level basement the Owners shall have absolute unfettered right to allot such residual parking spaces to Flat purchasers intending to purchase additional parking spaces or to the Flat / Shop purchasers of wings "A" and "B" of the Building on such terms and conditions as the Owners deem fit.
- (v) Though at present building plans for wings "C" and "D" have been sanctioned for consuming 8947.07 sq. mtrs the Owners propose to construct wings "C" and "D" by consuming total built



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Owners

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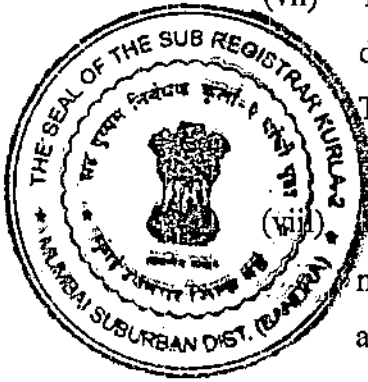
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Area of 9,267.37 sq.mts. (including fungible area). The Owners have submitted revised lay out plan whereby Owners propose to construct total four (4) wings, viz. wings "A" to "D" by consuming total FSI of 19128.18 sq.mts. (Inclusive of fungible area). Copy of the revised plan submitted by the Owners is annexed hereto as Annexure A.

(vi) The Owners reserve the right to submit further revised / modified plans from time to time as they may in their absolute discretion deem fit and proper.

(vii) The Owners reserve the right and shall be entitled to increase or decrease height of any of the remaining building or extent of FSI / TDR to be utilized there on as they may in their absolute discretion deem fit and proper.



(viii) The Owners will be developing the said Project in a phased manner. The Owners will be developing infrastructure facilities in a phased manner so that entire infrastructure work will be completed only upon completion of the entire development of the said Property.


(ix) The Owners will provide permanent alternate accommodations on ownership basis to the existing tenants/occupants of residential premises in Wings "C" and "D" of the building in Phase I and shops to the existing tenants/occupants of the commercial premises in Wings "A" and "B" of the Building in Phase II.

(x) The Owners, at their option may either form a separate society for each of the four (4) wings or may form common society for both the wings "C" and "D" being constructed in the present phase I and a common society for both the wings "A" and "B" in Phase II.

(xi) The Owners propose to execute Lease in respect of the land beneath the plinth area of the said wings "C" and "D" and execute Conveyance of the super structure above the basement in favour of the society/s that may be formed along with the purchasers of the flats in the said wing/s within a period of 3 months from the completion of the said wings and sale of all the flats/premises in such wing/s.

(xii) The 1st and 2nd level basements and the stilt area in the Buildings are interconnected with all the four wings "A", "B", "C" and "D" wings and as such the maintenance and upkeep of the 1st and 2nd


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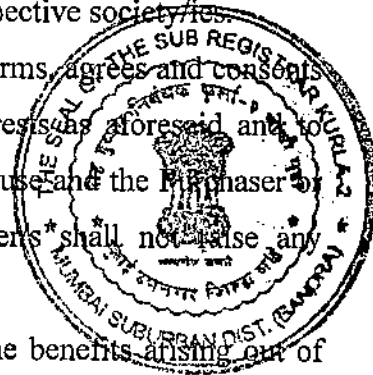

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level basements and the stilt will be undertaken and regulated jointly by all the four wings of the Building.

- (xiii) Similarly upon completion of the remaining wing/s the Owners will execute Lease in respect of the land beneath the plinth area of each wing and convey the super structure above the basement in favour of such society/s.
- (xiv) Upon completion of the entire development, the Owners will form a Federal Society/Apex Body of all the society/s, and convey the remaining part of the said Property other than the super structure that may be conveyed in favour of the respective society/ies.
- (xv) The Purchaser expressly recognizes, confirms, agrees and consents to the Owner's rights, benefits and interests as aforesaid and to what is mentioned hereinabove in this clause and the Purchaser or any association/organization of Purchasers shall not raise any objection or dispute in respect thereof.
- (xvi) The Developer shall be entitled for all the benefits arising out of Road set back or benefits permitted by the local authority or the state government or MCGM / planning authority described by any other terminology as may be in force and applicable from time to time and shall use the FSI credit in respect thereof on the said Property.
25. The Purchaser is aware that the said Building in which the Purchaser has agreed to purchase the Flat is part of the said Property undertaken by the Owners for the development and as such all common facilities/areas, all the internal roads and pathways etc. will inter alia be available for use of and shall be maintained by all the Purchaser/s of the premises including the Purchaser/s herein.
26. The Purchaser/s is/are aware that Owners will be constructing a Building consisting of four or more wings in the said Property. The Purchaser is also aware that Owners shall be consuming the full potential FSI in relation to the total area of the said Property as permissible under the relevant Development Control And Promotion Regulations, 2034 while constructing a Building consisting of various Wings on the basis of the plan that may be approved from time to time. It has also been brought to the notice of the Purchaser that the FSI consumed in any building/wing has no relation with the area of plot on which the building/wing is constructed. It is abundantly made clear to the Purchaser and all the



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Purchaser that none of the plots on which the said individual building/wing may be constructed shall be entitled to additional benefits of FSI in lieu of the open spaces, internal road, garden and/or the land appurtenant to such building/wing as the FSI of the said Property has been or shall be utilized by the Owners elsewhere on the said Property and in view of what is stated hereinabove, it is hereby agreed that neither the Purchaser/s nor the Society so formed, shall have any claim on proportionate benefit of FSI in respect of their individual building/wing, nor shall they be entitled to raise objection for the imbalance in the distribution of FSI. The Purchaser confirms that he is aware that it will not



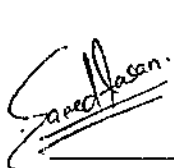
be possible to segregate the plots on which the individual building/wing are constructed from the said property and he will not require or insist on subdivision or ask for separation of these smaller plots from the said property.

The Purchaser is aware that the building plans, elevations, amenities shown in the brochure, catalogue and elsewhere are subject to change as per the discretion of the Owners and the Owners reserve the right to make alterations and amendments from time to time in accordance with law and subject to the approval by concerned Authorities.

28. Subject to the Purchaser/s making payment of full purchase price, applicable taxes, maintenance and other charges in respect of the said Flat, the Owners propose to give possession of the said Flat to the Purchaser on or before 31st December, 2026 with a moratorium period of twelve (12) months (hereinafter referred as "Possession date") but not later than the expiry of the moratorium period. However that the Owners shall be entitled to a reasonable extension of time for giving delivery of the said Flat on the aforesaid date, if completion of the said Wing "C" to be known as Tierra and/or Wing "D" to be known as Torres in which the said Flat is to be situated is delayed on account of:

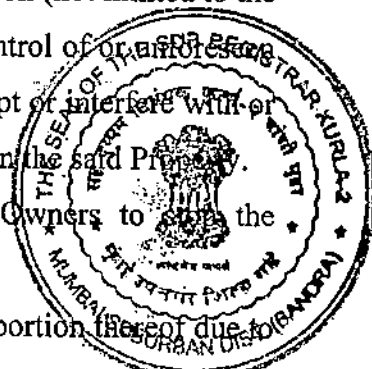
- (i) force majeure, policy of Government/local Authorities as well as any other circumstances beyond the control of Owners, which shall be inclusive of any war, civil commotion or riots or civil disturbances or act of God such as earthquake, flood or other natural calamities ;
- (ii) any enemy action, war, strike or any notice, order, rule, notification or restriction by the Government and/or by any court;


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- (iii) subject to availability of steel, cement and other building materials, grant of necessary electric and water connections by concerned Authorities and/or any other circumstances beyond the control of Owners;
- (iv) any force majeure or viz. majeure of procedural delay in obtaining the amended plan, further Commencement Certificate, Occupation Certificate, the Building Completion Certificate from the concerned authorities or for any other reason (not limited to the reasons mentioned above) beyond the control of or unforeseen by Owners which may prevent restrict interrupt or interfere with or delay the construction of the said Building/s on the said Project.
- (v) Pandemic like situation which forces the Owners to stop the construction activities
- (vi) Any stay or stoppage of work or any part or portion thereof due to Order of the Naval/Army/Defence/Aviation/Airport authorities or any other Environmental authorities any time during the construction activities being carried out.



However, under no circumstances shall the Purchaser be entitled to possession of the said Flat without first paying to Owners all the amounts, including interest if any, due under this Agreement, maintenance deposit including interest, if any, due thereon. G.S.T. or any other taxes/charges (statutory or otherwise, current or future), if applicable, shall be borne and paid by the Purchaser alone.

29. If the Owners are unable to or fail to give possession of the said Flat to the Purchaser on account of reasons beyond the control of or unforeseen by Owners then the Owners shall be liable on demand, to refund to the Purchaser the amounts already received by it in respect of the said Flat (save and except the amount of interest which may have been paid or become payable by the Purchaser for late payment of installments) with interest at the same rate as provided in rules from the date, the Owners received the sum till the date the amounts along with interest thereon is repaid. Simultaneously, Purchaser shall execute requisite deed of cancellation and register the same. It is agreed that upon refund of the said amounts together with interest as stated hereinabove, the Purchaser shall have no right title interest claim demand and/or dispute of any nature whatsoever under this Agreement either against Owners or against the said

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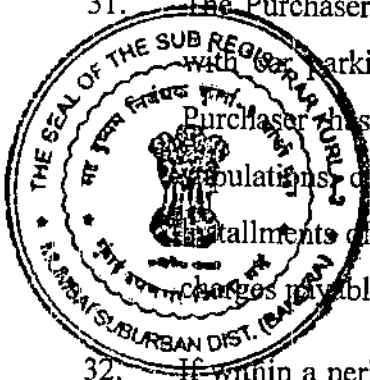
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Flat in any manner whatsoever and Owners shall then be entitled to sell and dispose of the said Flat to any other person or party as the Owners may desire in its absolute discretion without any reference or recourse or notice whatsoever to the Purchaser/s.

30. The Purchaser shall, within 7 (seven) days of the Owners giving written notice to the Purchaser intimating that the said flat is ready for use and occupation, pay balance consideration under this Agreement if any along with interest if any and take possession of the flat.

31. The Purchaser shall be entitled to take possession of the said Flat along with parking space only if any purchased by him, and only if the Purchaser has duly observed and performed all the obligations and stipulations contained in this Agreement and has duly paid all the installments of the consideration, applicable taxes, maintenance and other charges payable by the Purchaser under this Agreement.



32. If within a period of 5 years from the date of occupation certificate if the Purchaser brings to the notice of the Owners in writing any structural defect in the said Flat or the said Building in which the said Flat is situated then, wherever possible, such defects shall be rectified by Owners at its own cost and in case it is not possible to rectify such defects or unauthorized changes, then the Purchaser shall be entitled to receive from Owners reasonable compensation for such defect or change. However, if the Purchaser carries out any alteration or addition or change in the said Premises without obtaining prior written permission of the Developer and of the concerned authorities wherever required, then, in that case the liability of the Developer shall come to an end and the Purchaser alone shall be responsible to rectify such defect or change at his own cost.

33. The Purchaser shall not carry out any alterations, modifications of whatsoever nature in the Flat without the prior permission and approval of the Municipal Corporation of Greater Mumbai and the Owners and in specific the structure of the said Flat which shall include but not limited to columns, beams, walls etc. in particular. It is hereby agreed that the purchaser shall not make any additions or alterations in any pipes, water supply connections or any addition or alteration which may result in seepage. If such addition or alteration is carried out without the written consent of the Owners the defect liability shall automatically become void. The word "defect" here means only the manufacturing and workmanship


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defect/s caused on account of wilful neglect on the part of the Owners, and shall not mean defects caused by normal wear and tear and by negligent use of the said Flat by the purchaser or the occupants thereof, vagaries of nature etc. It is agreed between the parties that, before any liability of defect is claimed by or on behalf of the purchaser, it shall be necessary to jointly appoint an expert who shall be a nominated surveyor who shall survey and access the same and shall then submit a report to state the defects in the material used, in the structure built of the Flat and in the workmanship executed taking into consideration of the clauses of the agreement.

34. The Purchaser shall ensure while, carrying out any work in the said flat that the water proofing treatment given by the Developer in the toilet, kitchen or any other area is not damaged. If while carrying out the work, the water proof base coat is damaged or any defect occurs and as a result thereof water is leaked into the flat/premises adjoining or below the Purchaser's said Premises and/or in any other flat, then the Purchaser alone shall be responsible to rectify such defects at his own cost immediately after receiving communication from the Developer and/or from the Purchaser of the flat in whose flat there is leakage. If the Purchaser fails to carry out the said work within a period of seven days from the date of receiving communication about the leakage, the Developer and/or purchaser of the flat in whose flat there is a leakage shall be entitled to enter the said Flat of the Purchaser and rectify the defect entirely at the costs of the Purchaser.
35. That the Purchaser hereby agrees covenants and undertakes with the Owners that upon obtaining Possession of the said Flat pursuant to the receipt of the Occupation Certificate in case the Purchaser intends to carry out any work of interior decoration, renovation the Purchaser shall be liable to deposit an interest free security deposit amount of Rs.1,00,000/- (rupees one lakh only) with the Owners towards guarantee money which shall be refunded by the Owners to the Purchasers only after all the debris are removed and area neatly cleaned. The Purchasers shall make suitable arrangements for removals of debris and clean the area of operation. In the event the Purchaser/s fail/s to remove the debris or clean the area of work or damage any part or portion thereof the Owners shall from the amount of guarantee money lying with them make the arrangements for removal of debris or clearing the common areas or restoring or repairing such area if


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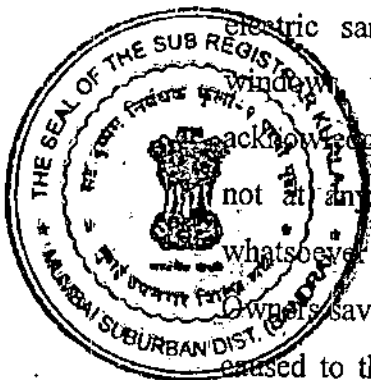

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any and shall be entitled to utilize the money for such works in which case the Purchaser shall not be entitled to ask for any accounts of the money appropriated /adjusted from the guarantee money. The Purchaser further agrees and undertakes not to commence any work of interior decoration, renovation without paying the interest free security deposit towards guarantee money to the Owners;

36. At the time of taking possession of the said Flat and in any event within seven days of the receipt of the written notice from Owners referred to above the Purchaser shall fully satisfy himself with regard to the plumbing electric sanitary water fixtures and fittings locking devices, doors, window tiles and other items and fixtures in the said Flat and acknowledge in writing to that effect to Owners and the Purchaser shall not at any time thereafter raise any dispute objection or contention whatsoever in that behalf nor shall have any claim whatsoever against Owners save and except as stated in clause hereinabove. If any damage is caused to the said Flat after the date on which the Purchaser has taken possession of the said Flat, Owners will not be held responsible for the cost of reinstating or repairing the same and the Purchaser alone will be responsible for the same.



37. The Purchaser hereby agrees that in the event the Purchaser instructs Owners in writing not to execute any works inside the said Flat then the Purchaser shall not be given any rebate for works not done by Owners in the said Flat on instruction of the Purchaser/s. The Purchaser shall also be required to sign the handing over checklists before taking possession of the said Flat and for carrying out the work as required by him.
38. The Purchaser hereby agrees that 7 days after notice in writing is given by Owners to the Purchaser that the said Flat is ready for use and occupation, the Purchaser shall be liable to bear and pay proportionate share of outgoings in respect of and pertaining to the said flat including local taxes, betterment charges, development charges (by whatever name it is called) or such other levies like car park tax levied by the concerned local authority and/or government, water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, security, sweepers and all other expenses necessary and incidental to the management and maintenance of the said Flat and the said Building. The Purchaser shall also be liable to bear and pay proportionate share of maintenance and

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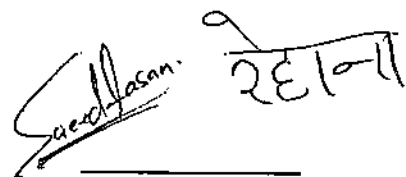
other outgoings in respect of all common areas, facilities of the said Scheme.

39. The Purchaser shall use the Flat or any part thereof only for the purpose of residence and shall not use the same for any objectionable, illegal or immoral purpose. Nor the Purchaser shall be a cause of nuisance to the other residents of the said building and said Scheme.
40. The Service area provided for servicing the plumbing and other utilities shall be used for the purpose of such services only. The Purchaser shall not cover and enclose such service Area under any circumstances.
41. The Owners shall cause to be formed a Co-operative Society to be registered under the Maharashtra Co-operative Societies Act 1960 or they shall incorporate a limited liability company under the Companies Act 1956 themselves being its members (hereinafter referred to as the 'Organization'). All Purchasers of commercial and residential premises of the Building and the existing tenants of the Property who are provided permanent alternate accommodation shall join as members of such Co-operative Society / Company as the case may be as per the bye-laws adopted by the Society / Limited Liability Company as the case may be.
42. The Owners, at their option may either form separate society for each wing or may form common society for all the Wings in the buildings being constructed on the said Property.
43. (a) Within a period of one year after completion of all the buildings by utilizing entire F.S.I./TDR that may be permitted in respect of the said Property, the Owners shall form or cause to be formed a Federal Society/ Apex body of all Societies under the name "72 Marina Co-operative Society Federation Ltd." or such other name as may be decided by the Owners or approved by the concerned authority, which name shall not be changed by the Purchaser or the said Society, without the prior written permission of the Owners.

The Purchaser shall from time to time, sign and execute the application for registration, membership, draft bye-laws and other forms, papers and documents as may be necessary for formation and registration of the proposed society and for becoming member, of such society and duly fill in, sign and return to the Owners all these forms papers and documents, within four days of the same being forwarded by the Owners to the



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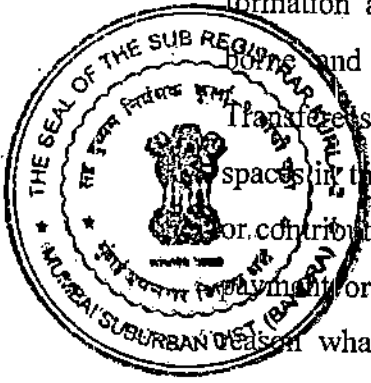
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Purchaser. No objection shall be taken by the Purchaser, if any changes or modifications are made in the draft bye laws of the society by the Owners or as may be required by the Registrar of Cooperative Societies or any other competent authority. The Purchaser hereby authorizes the Owners to sign and execute all such forms applications, papers and documents on his behalf as may be required for this purpose.

(b) The Federal Society/ Apex body shall maintain the Basement / stilt parking spaces, garden and common areas.

(c) All costs, charges, expenses whatsoever for and in respect of the formation and registration of the Federal Society/ Apex body shall be and paid by the Purchaser herein along with the Purchasers,



Transferees and Allottees of all the other flats, premises and parking spaces in the said complex and the Owners shall not bear or pay the same or contribute towards the same at all. If any delay or default is made in the payment or reimbursement of such costs, charges or expenses, for any reason whatsoever, by the Purchaser herein and/or by the Purchasers, Transferees or Allottees, then the Owners shall not be liable or responsible for any delay in the formation or registration of the said Federal Society/Apex body.

44. The Owners shall, within three months of completion of the said Wing, registration of the Society or Association or Limited Company and sale of all flats therein execute conveyance of super structure of the said wing in favour of the Society.
45. The Owner shall within three months of completion of entire development and sale of all the premises convey all their right, title and the interest in respect of the said Property in favour of the Federation / Apex body of the Societies or Limited Company as aforesaid.
46. In the event of the society being formed and registered before the sale and disposal by the Owners of all the flats, stack, surface covered parking spaces and premises in such building, the power and authority of the society so formed or of the Purchaser/s and other Purchaser/s shall be subject to the overall authority and control of the Owners over all or any of the matters concerning the said development and completion thereof and all facilities appertaining to the same and in particular the Owners shall have absolute authority and control as regards the unsold flats/terrace, parking space in Basement / stilt and all other premises and

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areas out of their respective shares and the disposal thereof. The Owners may in their absolute discretion give unsold flats on leave and license basis and earn rent/profit in respect thereof.

47. The Purchaser and/or the society shall bear and pay the municipal taxes, maintenance charges and all other outgoings in respect of the said building/Wings. In addition thereto the common expenses in respect of maintenance of recreation ground, internal roads, pathways, open spaces, common passages and other facilities that may be provided for benefit of residents of '72 Marina' shall be shared by the Purchaser/s herein along with other premises purchaser/s in the said Complex in proportion of their respective area.
48. The Purchaser on or before taking possession of the said flat or as and when demanded by the Owners, whichever is earlier shall pay to the Owners the amounts as stated herein below. The amount so paid by the Purchaser/s to the Owners shall be utilized by the Owners for the purposes for which these amounts have been received. The Owners shall not be liable to give any account in respect thereof to the purchaser/s.
49. (A) The Purchaser/s shall on or before taking possession of the said flat pay/deposit with Owners the following amounts which shall be non refundable and non accountable.

Amounts (in Rs.)	Particulars
5,000/-	Legal charges
5,000/-	Water meter connection and MCGM Deposit charges
45,000/-	Electricity supplying agency charges, cable charges, sub-station charges
2,40,600/-	Infrastructure & Development charges
Rs 2,95,600/-	Total (Rupees Two Lakhs Ninety Five Thousand Six Hundred Only)

Note: The Purchaser shall pay GST or taxes as applicable on above charges at a time of possession.

49. (B) The Purchaser/s shall before taking possession of the said flat pay/keep deposited with Owners the following amounts or any increase thereto. The Owners shall be accountable for these receipts to the registered Society which will be formed and registered.


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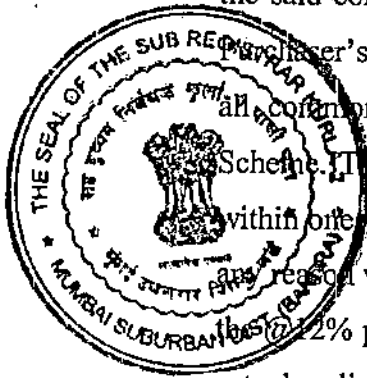
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Rs.760/-	Entrance fee and Share Application money.
Rs. 5,000/-	Formation and registration of the Society.
Rs.1,15,200/-	Towards the tentative/provisional proportionate share of maintenance and other outgoings for 24 months.
Rs.48,000/-	Towards maintenance of Common Amenities.
Rs.1,68,960/-	(Rupees One Lakh Sixty Eight Thousand Nine Hundred Sixty Only)

Note: The Purchaser shall pay GST or taxes as applicable on above charges at a time of possession.

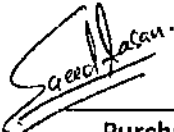
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The Owners shall deposit the said amount contained in clause 49(B) in any scheduled bank and also utilize the interest received on the said maintenance charges / Corpus fund for the maintenance of the said complex. If Owners is of the opinion that the amount of the said maintenance charges / Corpus fund is not sufficient for the maintenance of the said complex, the Owners shall raise monthly/quarterly bills towards the Purchaser's share towards maintenance and other outgoings in respect of all common areas, facilities of the Building, and said Project and/or Scheme. The Flat Purchaser shall pay amount of monthly/quarterly bills within one week of receipt of such bill and shall not withhold the same for any reason whatsoever. In case of delay, the Purchaser shall pay interest at least 12% per annum from the due date mentioned therein till the date of actual realization of the payment.



50. The Purchaser does hereby expressly agree that the current charges of maintenance, property tax (exclusive of GST or any other applicable taxes) are based on assumptions and are tentative and provisional. It is specifically agreed that in future any increase in the maintenance charges and Property Tax charges as aforesaid, same shall be borne and paid by the Purchasers alone without making the Owners herein liable/responsible for the same in any manner whatsoever.
51. It is specifically and clearly agreed between the Owners and the Purchaser that within 7 days after notice in writing is given by the Owners to the Purchaser that the Flat is ready for use and occupation or the day the Purchaser takes possession whichever is earlier the Purchaser shall be liable to pay the maintenance charges, property tax and other outgoings in respect of the Flat agreed to be purchased by him from the date the Owners intimate the Purchaser to take possession of the said Flat and not

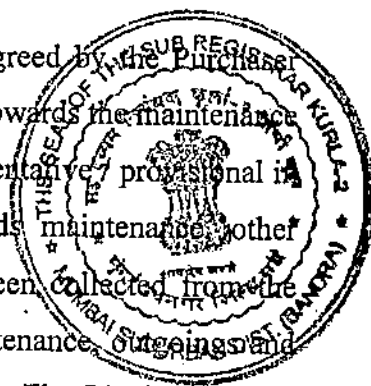

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from the date the Purchaser takes the actual possession of the Flat agreed to be purchased by him. It is clearly agreed and understood by the Purchaser that even if the Purchaser commits a delay in obtaining the possession of the Flat agreed to be purchased by him on the date intimated to him by the Owners in writing the Purchaser shall be liable to pay the maintenance, outgoings and property tax in respect of the Flat agreed to be purchased by him from the date the Owners intimate him in writing to obtain possession.

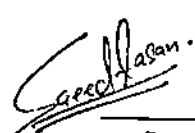
52. It is further clearly understood and specifically agreed by the Purchaser that as the amounts collected from the Purchasers towards the maintenance and other outgoings as well as property tax being tentative/provisional in nature if the Owners incur more costs towards maintenance/other outgoings and / or property tax then what has been collected from the Purchaser and other Flat Purchasers towards maintenance/other



property tax then the Purchaser herein and all other Flat Purchasers shall be bound and liable to pay their proportionate share towards such increase and the entire responsibility of payment of any such upward difference in payment of maintenance, other outgoings or property tax as the case may be in respect of the Flat agreed to be purchased by the Purchaser due to increase in the cost of maintenance, any other outgoings or upward revision in property tax shall be entirely of the Purchasers and shall be borne and paid by the Purchaser and the Owners shall not be liable for the same. In the event the Purchaser or any other Purchaser of other flats in the building denies/refuses/avoids/fails to pay the proportionate increase to the Owners on demand then the Purchaser irrevocably consent and authorize the Owners to utilize/appropriate the deficit amount from the corpus fund or any other amount lying with the Owners and at the time of handing over the accounts and management to the Society which may be formed hand over the balance out of the refundable corpus to such Society which may be formed and registered after adjusting the difference amount borne by the Owners and the Purchaser as a member of the Society shall not object to the same.

53. It is further agreed between Owners and the Purchaser that if at the time of handing over charge any IOD deposits and any other refundable deposits paid by Owners in respect of the said Wings are not received back from the Corporation or any amount payable to the Owner is not paid by any of the member then the Owners are entitle to adjust the same, out of the


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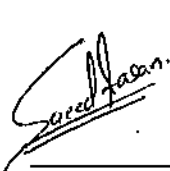
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54. Owners shall not be liable to bear or pay any amount by way of contribution, out goings, deposits, transfer fees, non-occupancy charges, donation, premium or otherwise howsoever to the Society in respect of any unsold/un-allotted flats or parking spaces in the said Complex, save and except the rents, rates, taxes, cess and assessments payable to the Corporation and other Government, local or public or private bodies and authorities in respect thereof. Owners will be entitled to apply for and obtain reduction in and the refund of the municipal and other taxes, cess, assessment and levies on account of the vacancy of the un-allotted/unsold flats, premises and parking spaces, if Owners are liable to pay or have paid the same in respect of the flats, premises and/or parking spaces which are not allotted, sold and disposed of. If any refund of any such taxes, cesses, assessments or other levies made by the Corporation or any other Government, local or public body or authority is received by the society/s in respect of such unsold or un-allotted flats and/or parking spaces, then the Society shall forthwith and without making any claim or demand or raising any objection or dispute whatsoever in respect thereof, pay over the same to Owners, whether Owners have demanded the same or not.

55. The Purchaser with intention to bind and bring in all persons into whatsoever hands the Flat may come, both hereby covenants with Owners as follows:

- To maintain the said Flat at Purchasers own cost in good habitable repair and condition from the date of possession of the said Flat. The Purchaser shall not do or suffer to be done anything in or to the building in which the said Flat is situated nor to alter or make additions in or to the building in which the said Flat is situated, which may be against the rules, regulations or bye laws of concerned local or any other authority or change.
- To carry at his own cost all internal repairs to the said flat and maintain the said flat in the condition, state and order in which it was delivered by Owners to the Purchaser and shall not do or suffer to be done anything in or to the said flat which may be against the rules and regulations and bye laws of the concerned local authority or other public authority. In the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the

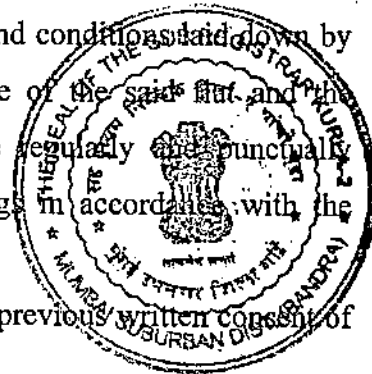

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consequences thereof to the concerned local authority and/or other public authority.

- c) To observe and perform all the rules and regulations which the Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said flat, the said building and other buildings and the flats therein and for the observance and performance of the building rules, regulations and bye laws for the time being of the concerned local authority and of government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and use of the said flat and the common areas and shall pay and contribute regularly and punctually towards the taxes expenses or other outgoings in accordance with the terms of this Agreement.
- d) Not to change the user of the said flat without previous written consent of Owners and/or Society.
- e) Not to store in the Flat any goods, which are of hazardous, combustible or of dangerous nature or are so heavy as to damage the construction or structure of the said building in which the said Flat is situated or to store goods which is objected by the concerned local or other authority and not to carry or cause to be carried heavy packages to upper floors which may damage or are likely to damage the staircases, common passages or any other structure of the said Building including entrances of the building and in case any damage is caused to the building 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.
- f) Not to demolish or cause to demolish the flat or any part thereof, nor at any time make or cause to be made any addition or alterations, of whatever nature in or to the flat or any part thereof and to keep the portion, sewers, drains, pipes in the flat and appurtenances thereto in good tenantable repair and condition and in particular so as to support shelter and protect the other parts of the said Building in which the flat is situated and not to chisel or in any other manner damage columns, beams, walls, slabs or RCC, walls or other structural members in the flat without the prior written permission of Owners and/or the Society.
- g) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said flat in the compound or any portion of the said property and the building in which the said flat is situated.



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h) Not to change and/or alter the elevation and the colour scheme of the said building/s.

i) Not to enclose and/or undertake and do any construction in the Basement and stilt car parking area of the said building/s.

j) Not to enclose duct, service areas or elevation projections.

k) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Property and the said Building in which the said Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

l) Not to transfer, assign, give on leave and license, caretaker, paying guest or tenancy basis or induct any person/s into or part with the said flat and/or

the Purchaser's right, interest or benefit under this Agreement or part with

the possession of the said flat without the prior written consent of Owners

until the execution of the Deed of Conveyance. Owners shall grant such

consent to the Purchaser only if the Purchaser has not committed any

breach or violation of any of the terms, conditions, covenants, stipulations

or provisions of this Agreement. Such consent shall be subject to the terms

and conditions imposed and stipulated by Owners in this regard, including

payment of transfer fees and/or other amounts payable by the Purchaser to

Owners under this Agreement.

m) The Purchaser hereby agrees that in the event any amount by way of

deposit or premium or betterment charges or development charges or any

tax or levies of payment of a similar nature becoming payable by Owners

to the Municipal Corporation or to any other authority in respect of

development of the said Property or in respect of the said building/Wing

and other building/Wings constructed and/or being constructed thereon

the same shall be reimbursed to Owners in proportion to the area of the

said flat agreed to be purchased by the Purchaser bears to the area of the

flat and/or all other flats in the said building/Wing and/or in the said

Project as the case may be and in determining such amount the decision of

Owners shall be conclusive and binding upon the Purchaser.

n) Till a conveyance of the building in which the Flat is situated is executed

in favour of the Society the Purchaser shall permit Owners and their

surveyors and agents with or without workmen at all reasonable times, to

enter into and upon the said flat and the said building/Wing or any part

thereof to view and examine the state and condition thereof;

o) Till a conveyance of the project land in which the Flat is situated is

executed in favour of the Apex Body or Federation the Purchaser shall



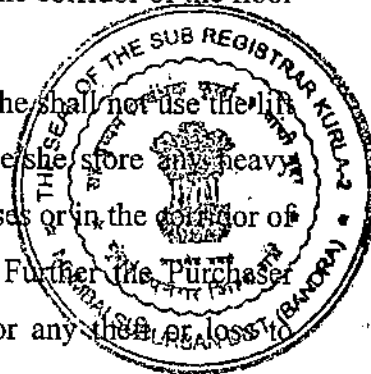
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permit Owners and their surveyors and agents with or without workmen at all reasonable times, to enter into and upon the said flat and the said building/Wing or any part thereof to view and examine the state and condition thereof;

- (p) The Purchaser represents that he is not convicted of any offence involving moral turpitude and/or sentenced to imprisonment for any offence not less than 6 (six) months.
- (q) The Purchaser shall not keep or fix footwear unit/box or cupboard nor fix any foot wear rack for storing/keeping footwear in the corridor of the floor on which said Premises is situated.
- (r) The Purchaser hereby agree and undertake that he/she shall not use the lift to transport any heavy material/article nor shall he/she store any heavy material or carpentry material in the building Premises or in the corridor of the floor on which the said Premises is situated. Further the Purchaser shall not hold the Owners liable or responsible for any damage or loss of construction materials.
- (s) That the Purchaser shall not do or carry out any work of interior decoration, renovation, furniture making or any other allied work between 7.00 PM to 9.00 AM in the said Premises and nuisance shall not be caused at any time to the occupiers of the other Premises in the said Buildings. The Purchaser shall also ensure that workmen carrying out such work shall leave the said Buildings at 7.00 PM every day.
- (t) That the Purchaser shall not carry out any alterations, modifications of whatsoever nature in the Flat or any part thereof without the prior written permission and approval of the Municipal Corporation of Greater Mumbai in that regards.
56. The Purchaser shall ensure while, carrying out any work in the said Premises that the water proofing treatment given by the Owners in the toilet, kitchen or any other area is not damaged. If while carrying out the work, the water proof base coat is damaged or any defect occurs and as a result thereof water is leaked into the Premises adjoining or below the Purchaser's said Premises and/or in any other Premises, then the Purchaser alone shall be responsible to rectify such defects at his/her/their own cost immediately after receiving communication from the Owners and/or from the Purchaser of the Premises in whose Premises there is leakage. If the Purchaser fails to carry out the said work within a period of seven days from the date of receiving communication about the leakage, the Owners



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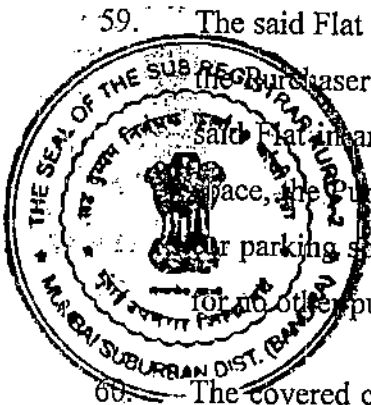
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and/or Purchaser of the Premises in whose Premises there is a leakage shall be entitled to enter the said Premises of the Purchaser and rectify the defect entirely at the costs of the Purchaser. The Purchaser is also prohibited from installing pumps to boost water supply in the Premises.


57. At the time of execution of Lease Deed/ Conveyance the Purchaser shall pay to Owners, Purchaser's share of stamp duty and registration charges payable, if any, by the Society on the lease/conveyance or any document or instrument of transfer in respect of the said Building/Wings and/or the said Property.


58. The name of the said Project shall forever be "72 Marina".



59. The said Flat is intended and shall be used only for residential purpose and the Purchaser shall not be entitled to and shall not change the user of the said Flat in any event. Provided the Purchaser has purchased car parking space, the Purchaser shall use the parking space in the 2nd level Basement car parking space only for the purpose of keeping or parking vehicles and for no other purpose.

60. The covered car parking space/s provided in the two level basements and stilt (part) in the buildings constructed on the Project are surface parking and stack parking meant for the Flat purchasers and shops. Some of the covered car parking spaces being Tandem parking space/s in nature no specific allotment of any location shall be made nor shall any purchaser be provided a fix location of car parking space and availability of covered car parking space shall be on a first come first use basis. Save and except car parking space/s, if any, allotted to the Purchaser all other car parking spaces shall belong to the Owners and Owners alone are entitled to allot the same to the other Flat / Shop purchasers of any of the wings in the Buildings at their own discretion. Availability of open parking space shall be on a first come first basis. All un-allotted covered car parking spaces in the buildings shall belong to the Owners and will be dealt with by the Owners in the manner it deems fit and the Owners alone will be entitled to the use and dispose of the same in the manner they deem fit and proper. The Purchaser agrees and undertakes that he shall not be entitled to raise any objections towards the location of car parking space at any time and shall not challenge the same in future. The Purchaser shall use the car parking space allotted to him only for the purpose of parking his own vehicle and for no other purpose.


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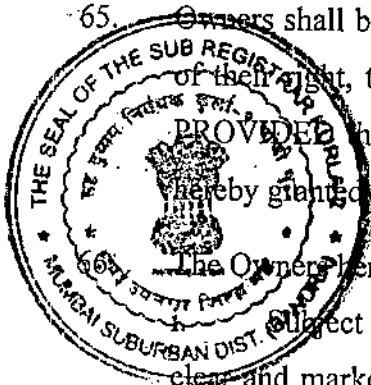

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execution and registration of the Deed of Conveyance/ in favour of the Society and Owners shall indemnify and keep the purchaser fully indemnified against all claims of any nature whatsoever that may be made against the Purchaser in respect of the said flat by virtue of any encumbrances created as aforesaid.

64. Any delay, tolerance or indulgence shown by Owners in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser by Owners shall not be construed as a waiver of any of the terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice the rights of Owners.

65. Owners shall be at liberty to sell assign or otherwise deal with or dispose of their right, title and interest in the said Property or any part thereof PROVIDED that Owners do not in any way affect or prejudice the right hereby granted in respect of the said Flat in favour of the Purchaser.



The Owners hereby represents and warrants to the Purchasers as follows:
Subject to mortgage in favour of HDFC Ltd., the Owners have clear and marketable title with respect to the project land; as declared in

the title report annexed to this agreement and has the requisite right to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;

ii. The Owners have lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

iii. Except Mortgage in favour of HDFC Ltd., there are no encumbrances upon the project land or the Project;

iv. There are no litigations pending before any Court of law with respect to the project land;

v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and the said building / wing shall be obtained by following the due process of law and the Owners have and shall, at all times, remain to be in compliance with

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all applicable laws in relation to the Project, ~~project land, Building/wing~~ and common areas;

vi. The Owners have the right to enter into this Agreement and have not committed or omitted to any person any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected;

vii. The Owners 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 said Flat which will, in any manner, affect the rights of the Purchaser under this Agreement;

viii. The Owners confirm that the Owners are not restricted in any manner whatsoever from selling the said Flat to the Purchaser in the manner contemplated in this Agreement;

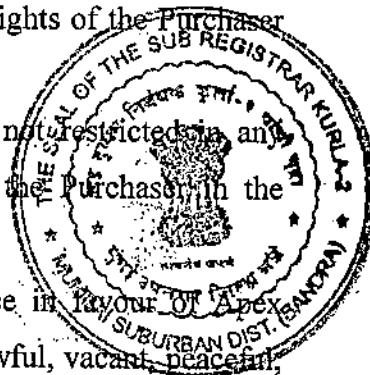
ix. At the time of execution of the conveyance in favour of Apex Body/Federal Society the Owners shall handover lawful, vacant, peaceful, physical possession of the common areas the Federal Society of Apex Body;

x. The Owners have duly paid and shall continue to pay and discharge governmental dues, rates, charges and taxes and other monies, levies, premiums, damages, and/or penalties and other outgoings with respect to the said project to the competent authorities till offering possession of the flats in the said wings to the Purchasers;

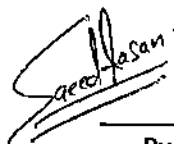
xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Owners in respect of the project land and/or the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

67. Owners have brought to the notice of the Purchaser that if there exist any public drainage line below the ground level on a portion of the said Property, Municipal Corporation and other authorities shall always and forever have right of access on the said Property to carry out repairs and maintenance of the said drainage line.

68. The Deed/s Conveyance/ and all other deeds, documents and writings relating or incidental to this Agreement, or to be executed pursuant to the same shall be prepared by the Advocates of Owners and the same shall be in accordance with the terms, conditions, covenants, stipulations and



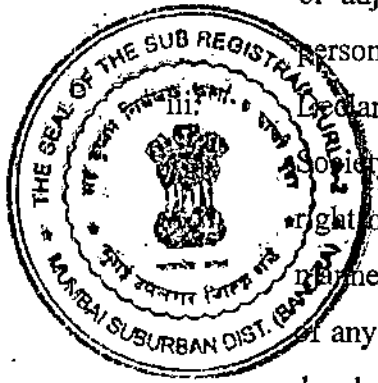

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provisions of this Agreement and shall be in such form and shall contain such terms, conditions, covenants, stipulations and provisions including those contained in this Agreement as may be decided and determined by Owners in their sole, absolute and unfettered discretion, including the following:

- i. Covenants which shall run with the land and which shall be binding upon, the Purchaser and his heirs, executors, legal representatives, successors, transferees and assigns, as the case may be, and on the Society.
- ii. Covenant/s for right of way/access, if any, given and granted or to be given and granted to and in favour of Owners of any contiguous or adjacent or adjoining lands and properties and/or any other person/s, over or through the said Property or any part thereof.
- iii. Declaration/s and confirmation/s of and from the Purchaser, the Society that they shall not be entitled to or claim any easement of right of light or air, which would restrict or interfere with in any manner whatsoever, the free and unobstructed use and enjoyment of any portion of the said property by Owners, for the purpose of development thereof and/or any other lawful purpose;
- iv. Declaration/s and confirmation/s of and from the Purchaser, the Society in respect of the sole and absolute authority of Owners regarding sale, transfer, assignment and/or disposal of unsold flats, premises and parking spaces, including additional construction, carried out on the said Scheme by utilizing and consuming the FSI, FAR and TDR or sale, transfer, assignment and/or disposal thereof and Owners sole right to enjoy and appropriate the revenue, income and benefits thereof; and
- v. Declaration and confirmation of and from the Purchaser, the Society in respect of the sole and absolute authority of Owners regarding any contracts, arrangements, memorandums and/or writings executed for the said Project including appointment of any agency, firm or corporate body or person or any other organization or association to maintain and manage, control and regulate the said building and/or the said Project and/or the said Scheme and/or the facilities including power and authority to collect the entire outgoings, provisional charges and other amounts for such consideration and on such terms and conditions as Owners may deem fit.



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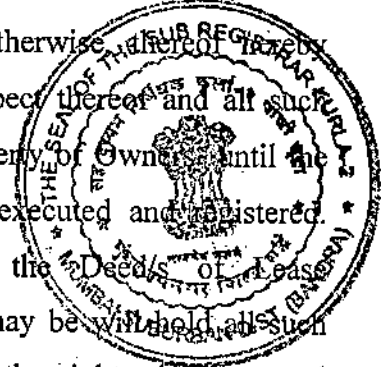
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- vi. So far as the Purchaser's rights, ~~interest~~ and benefits are concerned, the nature and scope of this agreement is limited to the said flat agreed to be purchased by the Purchaser. The Purchaser shall not have any claim, right or interest in respect of any common areas, common facilities whatsoever in the said building and the said Project and/or said Scheme including the open spaces, lobbies, staircases, lifts, common entrances, common passages, corridors, terraces, recreation areas and club house and garden (hereinafter referred to as the said Common facilities) save and except the right of user, limited or otherwise expressly given to the Purchaser in respect thereof and all such Common facilities shall remain the property of Owners until the Deed/s of Lease / Conveyance/ is/are executed and registered. After execution and registration of the Deed/s of Lease / Conveyance, the society/s as the case may be will hold all such Common facilities expressly subject to the rights, interests and benefits of and/or reserved by Owners herein and therein, or otherwise in respect thereof.



69. The said Common facilities in the said Project shall be used 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 Owners, the society/s and subject to the payment of the prescribed charges, if any and/or Maintenance Charges, as agreed upon.
70. All the Common facilities in the said Project including gymnasium, terrace garden shall be used 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 Owners, the society/s and subject to the payment of the prescribed charges, if any and/or Maintenance Charges, as agreed upon.
71. The purchaser and/or the society shall bear and pay the municipal taxes, maintenance charges and all other outgoings in respect of the said Building. In addition thereto the common expenses in respect of maintenance of recreation ground, terrace garden, internal roads, pathways, open spaces, common passages and other facilities that may be provided for benefit of residents of "72 Marina' shall be shared by the

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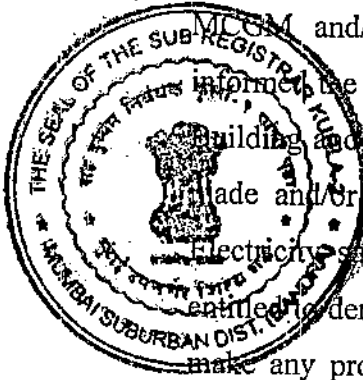
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Purchaser herein along with other purchaser in the said project in proportion of their respective area.

72. The Owners have informed the Purchaser that supply of water, drainage and sewerage facilities to the Proposed Building and the Flats therein is dependent upon the provisions presently made and/or which may be made in future in respect thereof by MCGM and/or other Local Authorities and hence the Purchaser shall not be entitled to demand from the Owners and the Owners shall not be liable to make any provision in these regards beyond provisions presently made and/or which may be made in future by



MCGM and/or other Local Authorities. Likewise the Owners have informed the Purchaser that supply of electricity facilities to the Proposed Building and the Flats therein is dependent upon the provisions presently made and/or which may be made in future in respect thereof by the Electricity supplying Companies and hence the Purchaser shall not be entitled to demand from the Owners and the Owners shall not be liable to make any provision in these regards beyond provisions presently made and/or which may be made in future by such Electricity supplying Companies.

73. The Owners shall only facilitate obtaining water and electricity supply and other utilities but do not guarantee the availability of the same and the same shall be dependent on the local conditions and availability of the same as per the Authorities concerned.
74. The Owners will provide overhead tanks on all the wings of the Building and hydraulic pumps on some floors for distribution of water. The Purchaser shall be under obligation along with other purchasers of the building to maintain such hydraulic pumps from time to time to ensure distribution of water to the occupants of the building/wings.
75. The Purchaser unconditionally agrees, accepts and confirms that (a) all images and elevation shown are for representation purposes only (b) The Owners are offering unfurnished premises which do not include add-ons such as furniture and fixtures unless requested by the Purchaser for additional price and unless the same are specifically contained in this Agreement (c) all electric points shown in the floor layout may differ from the actual provided (d) maximum variance of (+/-) 3% in the RERA carpet area may occur on account of planning constraints / site conditions /

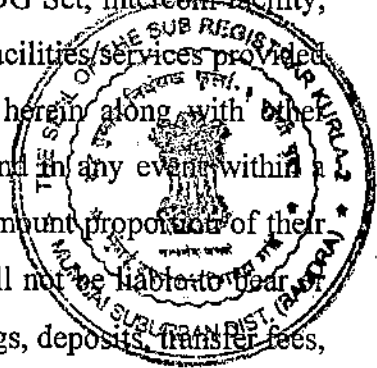
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columns / furnishings (e) all the dimensions are unfurnished structural dimensions (f) the carpet area of toilets includes ledge walls.

76. The Owners have provided Sewerage Treatment Plant, rain water harvesting, fire fighting systems in the building / project and the Purchaser shall be liable and shall bear and pay the proportionate costs of the annual maintenance contract and all other charges towards the services provided by the Owners viz. Sewerage Treatment Plant (STP), mechanical car parking spaces, Lift, Fire Fighting equipments, DG Set, intercom facility, CC TV, Garden and charges towards any other facilities/services provided by Owners from time to time. The Purchaser herein along with other purchaser in the said Project shall on demand and in any event within a period of seven days make the payment of the amount proportion of their respective areas to the Owners. The Owners shall not be liable to bear or pay any amount by way of contribution, out goings, deposits, transfer fees, non occupancy charges, donation, premium or otherwise howsoever to the society/s in respect of any unsold/un-allotted Premises or parking spaces in the said project, save and except the rents, rates, taxes, cess and assessments payable to the Corporation and other Government, local or public or private bodies and authorities in respect thereof. The Owners will be entitled to apply for and obtain reduction in and the refund of the municipal and other taxes, cess, assessments and levies on account of the vacancy of the un-allotted/unsold Flat /unsold shops, and parking spaces, if the Owners are liable to pay or have paid the same in respect of the Flats / Shops and/or parking spaces which are not allotted, sold and disposed of. If any refund of any such taxes, cess, assessments or other levies made by the Corporation or any other Government, local or public body or authority is received by the society/s in respect of such unsold or un-allotted Flats / Shops and/or parking spaces, then the Society/s (as the case may be) shall forthwith and without making any claim or demand or raising any objection or dispute whatsoever in respect thereof, pay over the same to the Owners, whether the Owners have demanded the same or not.
77. All the Machinery/equipments viz STP, Generator system etc provided in the Project are manufactured by the some known brand having good reputation in the industry. They also come with warrantee/Guarantee period and after the period of warrantee/Guarantee, the Organization of the Purchasers in the Project will be bound to award maintenance contract



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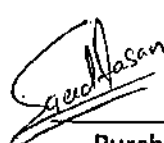
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to well known and reputed authorized service provider of the manufacturer. All machinery/equipment in spite of all precautionary measures may occasionally malfunction which cannot be avoided. The Purchaser/s or its organization will not make any grievances about malfunctioning and will not hold Owners responsible for such malfunctioning and any incidental loss or damages to the Purchaser/s or anyone claiming through, by or under him.

78. Some of the equipments/amenities/facilities require regular maintenance service through authorized service provider to maintain it in proper condition. The organization of the Purchasers in the Project will be responsible to award Annual Maintenance contract (AMC) to well known reputed authorized service provider of the equipment and to ensure that all consumable and spare parts of original equipments Manufacturer (OEM) are used and not any other substitute. If the organization of the Purchasers in the Project fail to make AMC and/or replace spare with other than OEM and said equipment get damaged, the Owners will not be held responsible and liable for any damages to those equipments. Similarly, some of the equipments require regular operation maintenance and usage and if are left un-operated/unused for long time it may start rusting and may become redundant and unusable, therefore the organization of the Purchaser in the Project will have to ensure that it is regularly used inspected and serviced. If the organization of the Purchaser in the Project fails to maintain the same as per maintenance manual, the Owners will not be responsible or liable for non functioning and any loss or damages due to such non functioning. If such equipments remain unused and get damaged, defect liability of such equipments will become automatically null and avoid. All that is provided hereinabove is applicable with respect to equipments and amenities provided in the Project such as Fire Prevention System, STP, DG Sets, etc.

79. The Organization/Society of the Purchasers in the Project shall at its own cost renew and maintain all Annual maintenance Contract (AMC) of all equipment's viz. Lift, STP, Fire Fitting System, OWC etc. and all other amenities provided to the Project from the well known reputed authorized service providers and will fully and strictly comply with all the conditions as laid down by the MOEF/STP/Fire Departments and any other authorities/departments from time to time. If the organization of the Purchasers in the Project fails to renew any of the AMC and those


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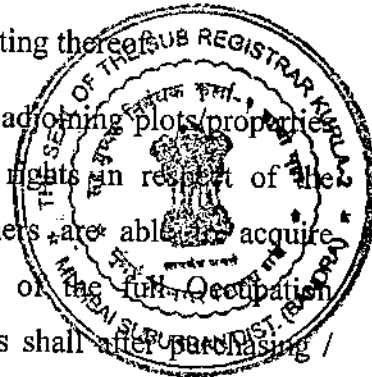

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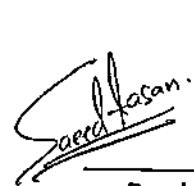
equipments suffer damages or penalties the Owners shall not be held responsible for any loss of life of property or damage or any untoward incident ensuing there from and it will be only the Purchasers in the Project and/or their organization shall be responsible and liable for the same and the Owners shall have absolutely no liability whatsoever in that behalf. If the Organization / Society of Purchasers fail to comply with the conditions laid down by the MOEF/STP/Fire Departments or any other Authority / Department competent to do so than in such an event the Organization / Society of the Purchasers and the Purchasers alone will be responsible and liable for the consequences resulting therefrom.

80. The Owners are negotiating with the owners of adjoining plots/properties for purchasing and/or acquiring development rights in respect of the adjoining plots/ properties. In case the Owners are able to acquire adjoining plots/properties prior to the receipt of the full Occupation Certificate for the said Project than the Owners shall after purchasing / acquiring such adjoining plots/properties, amalgamate them and construct additional building/wings in the phase three and such further phases on such amalgamated adjoining property. The Purchaser grants his no objection and irrevocable consent to the Owners for such amalgamation and construction of additional building/s in the project in Phase 3 without any demand or adjustments in his consideration or part thereof and it shall be deemed to be consent as required under RERA. In case the Owners are unable to acquire rights in respect of the adjoining plots/properties than the Promoters shall construct the building on its own plot as contemplated herein.
81. It is also understood and agreed by and between the Parties hereto that all the Purchaser/s of the flats in the said Project '72 Marina' including the Purchaser/s herein shall be entitled to use and have ingress and/or egress through all the internal roads and pathways including such internal roads and pathways provided on the said Property.
82. The Purchaser is/are aware that certain common areas and common amenities and facilities may not be available to the Purchaser of Premise in the building till the entire project is complete in all respect. For this reason, the Purchaser shall not be entitled to any compensation or reduction in the agreed consideration for the said Premises.





Owners

 28/11

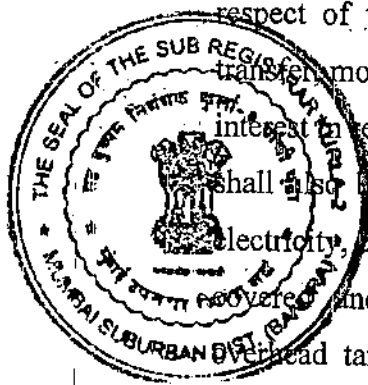
Purchasers

कपल - २		
१५०६	८३	५९
२०२५		

IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES HERETO that till execution of Deed of Lease/Conveyance the terrace of the said building shall always belong to

Owners. Owners may at their discretion allow, put up hoardings, display of advertisements on the terrace of the said building or any part thereof and to commercially exploit the aforesaid rights for their own benefit.

84. IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES HERETO that so long as it does not in any way affect or prejudice the rights hereunder granted in favour of the Purchaser/s in



respect of the said flat the Owners shall be at liberty to sell, assign, transfer, mortgage or otherwise deal with or dispose off their right, title or interest in respect of the said property and/or any part thereof. The Owners shall also be free to construct additional structures like sub-station for electricity, co-operative societies offices, co-operative departmental stores, and enclosed garages in open compound underground and overhead tanks, structures, watchman's cabin, toilet units for domestic servants, septic tanks and soak pits the location of which are not particularly marked upon the ground floor plans or layout plans of the said Property. The Purchaser/s shall not interfere with these rights of Owners by raising any disputes or court injunctions under Section 7 of the said Act and/or under any other provision of any other applicable law.

85. IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES HERETO that in case any Purchaser/s intent/s to resell/transfer his said flat before the formation of society they will have to take a "No Objection Certificate" of Owners. The Purchaser/s shall not transfer his right in respect of the said flat to any other person/s without the prior written consent of the Owners. After the formation of society such resell/transfer of flat will be governed by applicable Laws of society at that point of time.

86. This Agreement shall always be subject to the provisions of the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made there under.

87. All costs, charges and expenses in connection with the formation of the Society as well as the costs of the preparing, engrossing the Deed of Lease / Conveyance, stamp duty and registration charges thereof and all other agreements, Deed/s of Lease/Conveyance or any other documents required

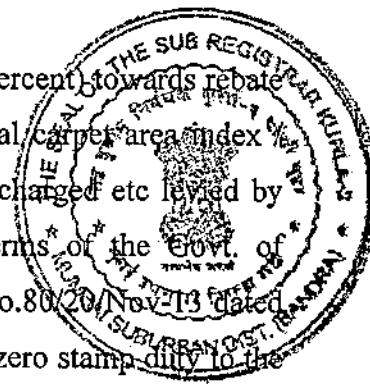

Owners


Purchasers

७५०६ - २		
१५०६	५२	१६०
२०२१		

to be executed by Owners as well as the entire professional costs of the Attorney, shall be borne and paid by the society or proportionately by all the Purchaser/s of flats in the said building. The share of the Purchasers of such cost, charges and expenses shall be paid by him immediately on demand.

88. The Owners have availed the benefit of 50% (fifty percent) towards rebate on premium charged and on surcharge on additional carpet area index fungible carpet area index and rebate on premium charged etc levied by the planning authorities and in lieu thereof in terms of the Govt. of Maharashtra vide G.R. No. TPS-1820/Ano.27/Pr. No.80/20/Nov-13 dated 14.01.2021. the Owners are providing the benefit of zero stamp duty to the Purchasers of Flats in "C" and "D" wings only.



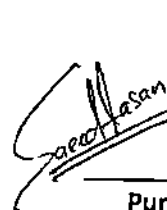
89. **IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES HERETO** that till execution of Deed of Lease/Conveyance the terrace of the said building/s shall always belong to Owners. Owners shall make joint terrace garden on the terrace of the four wings for the common use of all purchasers of Building/s. The Purchasers of Building/s shall allow the Owners to put up hoardings, display of advertisements on the terrace of the said Building or any part thereof and to commercially exploit the aforesaid rights for their own benefit.

90. In this Agreement unless there is something inconsistent with or repugnant to the subject or context wherever "Society" is referred to, it shall mean and include Co-operative Housing Society, Limited Company, Association of Persons, and any other organization or body corporate as permissible under any law. It is expressly agreed that Owners shall form or cause to be formed any such organization and/or organizations as they deem fit and proper in the manner as provided hereinbefore in this Agreement.

91. If the Owners due to any reason cannot execute or cause to be executed a Deed or Deed/s of Lease /Conveyance as provided hereinbefore then the Owners for this purpose shall be entitled to execute such deeds, documents or assurances permissible under law for the time being in force and wherever the word Deed/s of Lease /Conveyance referred to in this agreement the same shall be deemed to mean and include the document or documents by which the right title and interest whether divided or undivided is transferred by the Owners in the said building/Wing and in



Owners

 28/11/11

Purchasers

करल - २		
१५०६	५२	१५०
२०२५	behalf.	

The said Property and the Purchaser/s shall not raise any objection in that behalf.

92. The Owners shall be at liberty to sell assign or otherwise deal with or dispose of their right, title and interest in the said Property or any part thereof PROVIDED that Owners do not in any way affect or prejudice the right hereby granted in respect of the said Premises in favour of the Purchaser.



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

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.

95. Forwarding this Agreement to the Purchaser by the Owners does not create a binding obligation on the part of the Owners or the Purchaser until, firstly, the Purchaser signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment schedule and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Owners. If the Purchaser fails to execute and deliver to the Owners this Agreement within 15 (fifteen) days from the date of its receipt by the Purchaser and/or appear before the Sub-Registrar for its registration as and when intimated by the Owners, then the Builders shall serve a notice to the Purchaser for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser, application of the Purchaser for purchase of the Flat / Shop as contained herein shall be treated as cancelled and all sums paid by the Purchaser in connection therewith including the booking amount shall be returned to the Purchaser without any interest or compensation whatsoever after deducting the charges towards stamp duty/registration borne and paid by the Owners administration and other costs including brokerage charges that may have been paid. In such a case the Owners shall guide the Purchaser of refund of Stamp Duty and Registration charges from the concerned departments

W
Owners

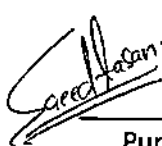
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Purchasers

28/11

करल - २		
१५०६	५४	१००
२०२५		

96. The proposed Development on the said Property is deficient in segregation distance and the Purchaser is aware of the same and accepts the same and he shall not lodge or cause to lodge any complaint regarding the same or otherwise with the MCGM or the State Government or any local authorities in future.
97. The Purchaser and the Society / Organization that will be formed and registered shall take necessary measures and precautions to safeguard the trees existing on the Plot and that no tree or part thereof existing on the Plot shall be cut or removed without the prior written approval of the concerned authorities and in case of any breach the Purchaser and or the Society or Organization so formed and registered shall alone be responsible for the consequences resulting out of such breach and the Owners shall not be responsible or liable for it.
98. 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 the 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.
99. 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 Premises shall equally be applicable to and enforceable against any subsequent purchasers being the nominees/assignees of the Purchaser or the Purchaser's heirs/executors/assigns/successors in title as the said obligations go along with the Premises for all intents and purposes.
100. All notices to be served on the Owners and the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s, by Registered Post A.D. and notified Email ID/Under certificate of posting or by courier service at their respective addresses specified below:


Owners


Purchasers

२६/११/११

करल - २		
१५०६	५५	१७०
२०२५		

(ADDRESS OF PURCHASER/S)

NEAR GULSHNE MILLAT URDU SCHOOL, ROOM NO. 21,
MARTIN PARERA CHAWL, JARIMARI, K.A. ROAD, KURLA
WEST, MUMBAI, MAHARSHTRA-400072.

Notified Email ID: mohiddin2005@yahoo.com



(ADDRESS OF OWNERS)

D. S. Developers

Meghdoot, Vallabh Baug Lane,

Ghatkopar (East), Mumbai 400077

Notified Email ID: info@dssgroup.in

The PAN Numbers of the Parties hereto are as under:

Sl.No.	Name of the Party	PAN No..
1.	OWNERS	
	D.S. DEVELOPERS	AAIFD7320E
2.	PURCHASER/S	
	SAEED HASAN MOHAMMAD HASAN SHAH	BJUPS9417H
	REHANA KHATOON SAEED HASAN SHAH	NVRPS4462R

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND
SUBSCRIBED THEIR RESPECTIVE HANDS TO THIS WRITING THE
DAY AND THE YEAR HEREINABOVE WRITTEN.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land or ground situate lying and being at
Village Mohili, Taluka Kurla containing by admeasurements 6256.90 sq. mtrs.
bearing CTS No.688, 688/1 to 39 in the registration Sub-District of Bandra of the
Mumbai Suburban District and bounded as follows :

On or towards the North	: Plot bearing CTS No. 690(A)
On or towards the South	: Plot bearing CTS No. 678
On or towards the East	: Plot bearing CTS No. 687(B)
On or towards the West	: Existing Road and Plot bearing CTS No. 689


Owners

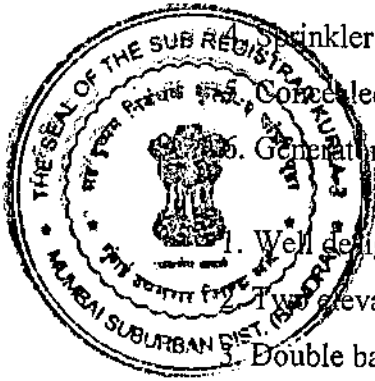

Purchasers

करल - २		
१५०६	५५	१००
२०२५	Features	

1. Granite Counter with stainless steel sink
2. Exhaust fan
3. Water Purifies
4. Tiles upto 2' above platform


- 1 Digital tiles in toilets
2. Sanitary ware
3. Bathroom door frame of granite
4. Plumbing fittings

1. Earthquake resistant structure
2. Video door phone
3. CCTV



4. Sprinkler System -- to check
5. Concealed copper wiring
6. Generator back-up for common area
1. Well designed entrance lobby
2. Two elevators
3. Double basement stack / puzzle / car parking
4. External walls with texture paint
5. Tiles in the lift passage

1. Carrom
2. Chess
3. Pool Table
4. Table Tennis
5. Kid's play area
6. Fitness Area in Stilt (part)


Owners


Purchasers

२६/११

करल - २

१५०६	५८	१७०
२०२५		

SIGNED, SEALED AND DELIVERED]
 by the withinnamed "Owners"]
 M/s. D. S. DEVELOPERS]
 through its Authorized Signatory,]
 Mr. Vinay R. Shah]
 in the presence of ...]
 1. Shasifunnisa Shasifunnisa



2. Abushad Abu Mohammed Shah
 Abushad

For D S Developers

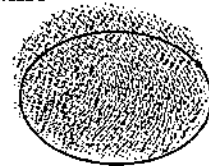
For D. S. Developers

Partner

Vinay R. Shah
 Partner



Thumb



SIGNED, SEALED AND DELIVERED]
 By the withinnamed "Purchaser/s"]
 SAEED HASAN MOHAMMAD HASAN SHAH]

Saeed Hasan

REHANA KHATOON SAEED HASAN SHAH]

रेहाना

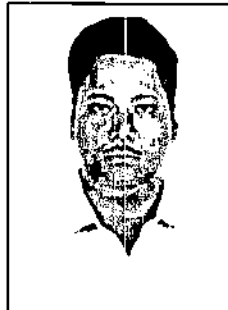
In the presence of ...]

1. Shasifunnisa Shasifunnisa

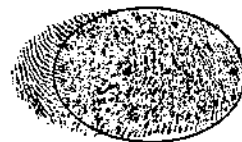
2. Abushad Abu Mohammed Shah

Signature

Saeed Hasan



Thumb



Signature

रेहाना



Thumb



[Signature]
 Owners

Saeed Hasan *रेहाना*
 Purchasers

करल - २		
१५७६	५२	१७०
२०२५		

RECEIPT

RECEIVED of and from the within named]
 Purchaser/s, SAEED HASAN MOHAMMAD]
 HASAN SHAH And REHANA KHATOON]
 SAEED HASAN SHAH SHAIKH A sum of]
 Rs.19,30,797/- (Rupees Nineteen Lakhs]
 Thirty Thousand Seven Hundred Ninety]
 Seven Only) through Cheque No. 412327]
 Dated 26-July-2022 being the amount of earnest]
 money paid on or before execution hereof.]



WITNESSES:

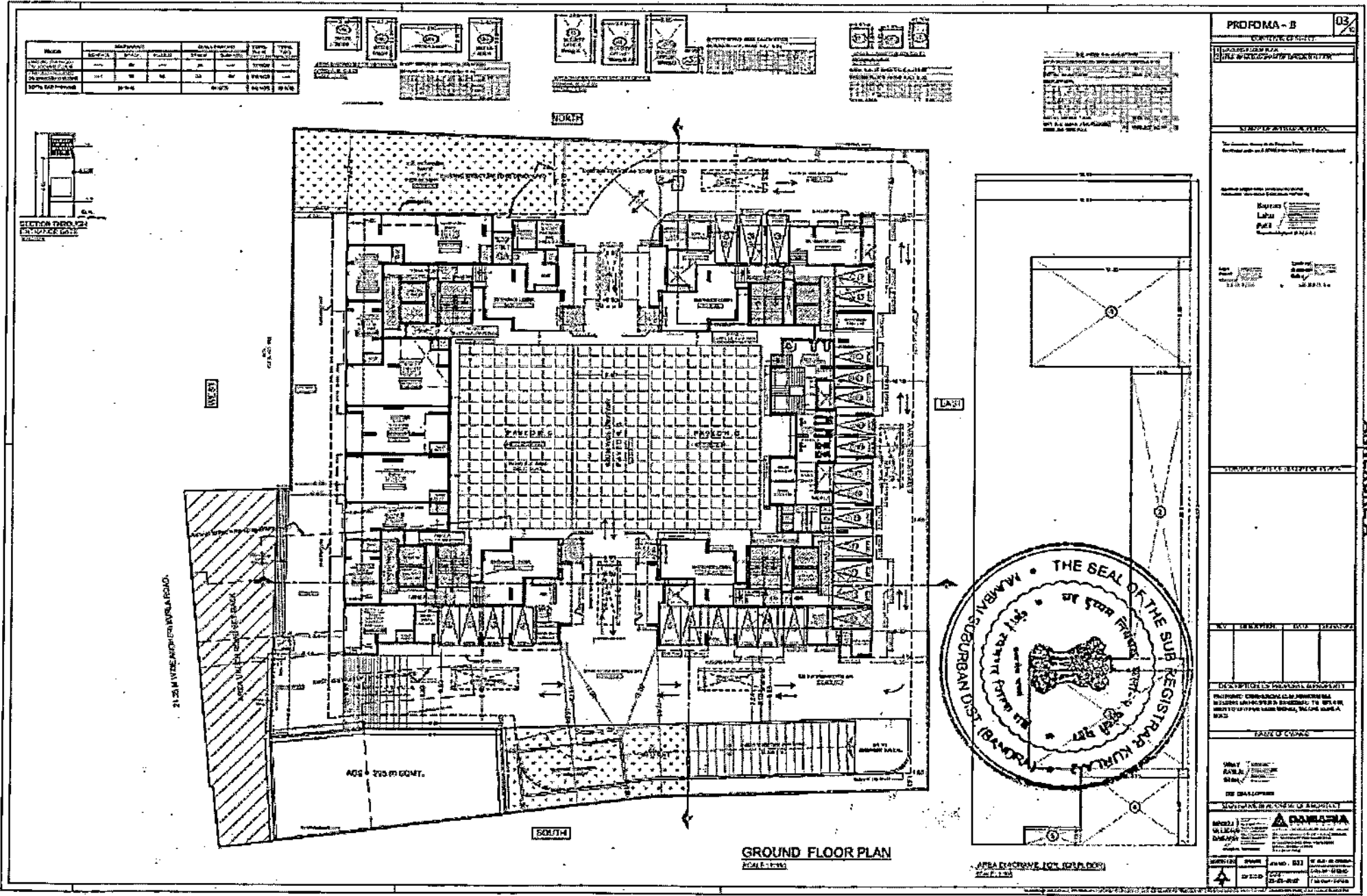
1. Shaifunnisa.....
 2. *Abuback*.....

WE SAY RECEIVED
 M/s. D.S.DEVELOPERS.

Vinay K. Shah
 Partner

[Signature]
 Owners

Saeed Hasan *REHANA*
 Purchasers

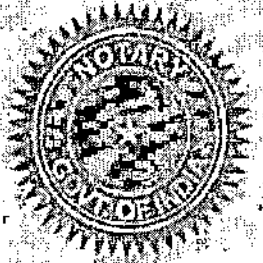


ANNEXURE-B

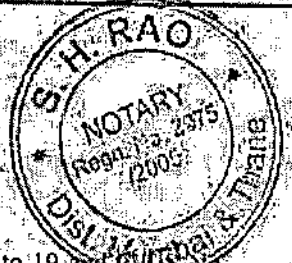
SURINDER KAUR RAO

B.A. LL.B.

Advocate High Court & Notary (Govt. of India)
Regn. No. 2957/2005
Thane & Mumbai

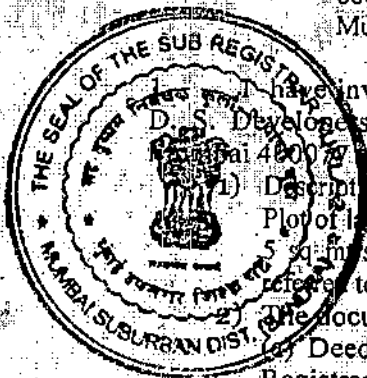


To
 3406
 2024
 The Maharashtra Real Estate Regulatory Authority,
 6th and 7th Floor, House in Bhavan, Plot No. C - 21, E Block,
 BKC, Bandra (East), Mumbai - 400051.



Legal Title Report

Ref: Title Certificate with respect to land bearing C.T.S No. 688, 688/1 to 19 and 688/20 to 39 admeasuring 6256.50 sq mtrs situate at village Mohili, Taluka Kurla District Mumbai Suburban (hereinafter referred as teh "said Plot")



I have investigated the title of the said plot on the request of Owners of the Plot M/s. D. S. Developers having their office at Meghdoot, Vallabh Baug Lane, Ghatkopar (East), Mumbai 400072 and the following documents ie.

- 1) Description of the property
 Plot of land bearing C.T.S No. 688, 688/1 to 19 and C.T.S No. 688/20 to 39 admeasuring 6256.50 sq mtrs situate at village Mohili, Taluka Kurla, District - Mumbai Suburban (hereinafter referred to as the "said Plot")
- 2) The documents of allotment of plot.
 - (a) Deed of Conveyance dated 6th November, 2013 registered at Kurla with Sub-Registrar of Assurances under Sr. No. KRL1-9440 of 2013 read with Deed of Rectification dated 8th November 2013, duly registered at Kurla under Sr. No. KRL1-9443 of 2013
 - (b) Deed of Conveyance dated 6th November, 2013 registered at Kurla with Sub-Registrar of Assurances under Sr. No. KRL1-9441 of 2013 read with Deed of Rectification dated 8th November 2013, duly registered at Kurla under Sr. No. KRL1-9444 of 2013
 - (c) Deed of Conveyance dated 6th November, 2013 registered at Kurla with Sub-Registrar of Assurances under Sr. No. KRL1-9442 of 2013 read with Deed of Rectification dated 8th November 2013, duly registered at Kurla under Sr. No. KRL1-1945 of 2013.
- 3) Property Card issued by City Survey Officer, Kurla dated 26.05.2014 Mutation Entry No. 372 to 374 all dated 28.04.2014
- 4) Search report for 30 years from 1992 till 2021

2. On perusal of the above mentioned documents and all other relevant documents relating to the title of the said Plot I am of the opinion that the title of M/s. D. S. Developers the Owners is clear, marketable and without any encumbrances subject to existing tenancy in respect of structures standing thereon and subject to litigations.

Owners of the land

- (1) D. S. Developers CTS No. 688
- (2) D. S. Developers CTS No. 688/1 to 19
- (3) D. S. Developers CTS No. 688/20 to 39

3. The report reflecting the flow of the title of the Owners M/s. D. S. Developers on the said Plot of land is enclosed herewith as annexure
Encl. Annexure



Surinder Kaur Rao
Advocate

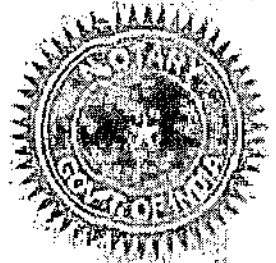
Date:

Off.: Rajveer Chambers, Shop No. 3, Kadwa Lane,
Jambhli Naka, Thane (W) - 400 601.
Mobile: 9004031216 / 7021773760

करल - २
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SURINDER KAUR RAO
B.A. LL.B.
Advocate High Court & Notary (Govt. of India)
Regn. No. 2957/2005
Thane & Mumbai



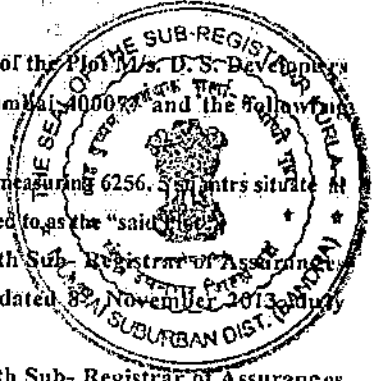
To
The Maharashtra Real Estate Regulatory Authority,
6th and 7th Floor, Housefin Bhavan,
Plot No. C - 21, E Block, BKC, Bandra (East)
Mumbai - 400051.



Legal Title Report

Ref: Title Certificate with respect to land bearing C.T.S No. 688, 688/1 to 19 and C.T.S No. 688/20 to 39 admeasuring 6256.50 sq mtrs situate at village Mohili, Taluka Kurla District Mumbai Suburban (hereinafter referred as teh "said Plot").

1. I have investigated the title of the said plot on the request of Owners of the Plot M/s. D. S. Developers having their office at Meghdoot, Vallabh Baug Lane, Ghatkopar (East), Mumbai, 400072 and the following documents i.e.



- (a) Plot of land bearing C.T.S No. 688, 688/1 to 19 and C.T.S No. 688/20 to 39 admeasuring 6256.5 sq mtrs situate at village Mohili, Taluka Kurla, District - Mumbai Suburban (hereinafter referred to as the "said Plot")
- (b) Deed of Conveyance dated 6th November, 2013 registered at Kurla with Sub- Registrar of Assurances under Sr. No. KRL1-9440 of 2013 read with Deed of Rectification dated 8th November 2013, duly registered at Kurla under Sr. No. KRL1-9443 of 2013
- (c) Deed of Conveyance dated 6th November, 2013 registered at Kurla with Sub- Registrar of Assurances under Sr. No. KRL1-9441 of 2013 read with Deed of Rectification dated 8th November 2013, duly registered at Kurla under Sr. No. KRL1-9444 of 2013
- (d) Deed of Conveyance dated 6th November, 2013 registered at Kurla with Sub- Registrar of Assurances under Sr. No. KRL1-9442 of 2013 read with Deed of Rectification dated 8th November 2013, duly registered at Kurla under Sr. No. KRL1-1945 of 2013.
- (e) Property Card issued by City Survey Officer, Kurla dated 26.05.2014 Mutation Entry No. 372 to 374 all dated 28.04.2014
- (f) Search report for 30 years from 1992 till 2021

2. On perusal of the above mentioned documents and all other relevant documents relating to the title of the said Plot I am of the opinion that the title of M/s. D. S. Developers the Owners of the Plot of land bearing C.T.S No. 688, 688/1 to 19 and C.T.S No. 688/20 to 39 admeasuring 6256.5 sq mtrs situate at village Mohili, Taluka Kurla, District - Mumbai Suburban is clear, marketable and without any encumbrances subject to existing tenancy in respect of structures standing thereon.

3. The report reflecting the flow of the title of the Owners M/s. D. S. Developers on the said Plot of land is enclosed herewith as annexure.

Encl. Annexure

Date:

Advocate

Off.: Rajveer Chambers, Shop No. 3, Kadwa Lane,
Jambhli Naka, Thane (W) - 400 601.
Mobile: 9004031216 / 7021773760

करल - २

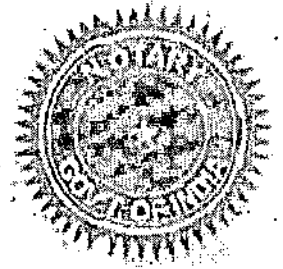
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SURINDER KAUR RAO

B.A. LL.B.

Advocate High Court & Notary (Govt. of India)
Regn. No. 2957/2005
Thane & Mumbai



Flow of the title of the said Plot of Land

By a Conveyance dated 29th April 1963 duly registered with the Sub-Registrar of Assurances at Bandra under serial no. BND-1042 of 1963 (1) Maniksingh Bhausingh Paradeshi for himself and as Karta of the HUF; (2) Laxmibai Bhausingh Paradeshi (3) Jethmal Gokuldas Bora Marwadi for himself and as Karta of the HUF (4) Navalbai Gokuldas Bora Marwadi and (5) Kesharmal Jethmal a minor through his father and natural guardian, the said Jethmal Gokuldas with the consent of Fakruddin Abubhai Hakimji Jasdhanwalla sold transferred and conveyed the piece and parce of land bearing Survey no. 16 Hissa no. 1 (pt) admeasuring 890 sq.yds, Survey no. 52 Hissa no. 17 (pt) admeasuring 6279 sq.yds. and Survey no. 52 Hissa no. 22 (pt) admeasuring 250 sq. yds in aggregate admeasuring 7419 sq. yards equivalent to (6256.9 sq. mts. As per property Registered Card) along with all the structures standing thereon situate, lying and being on Kurla Andheri Road at Village Kurla to Kaderbhai Hakimji Jasdhanwalla, Abubhai Hakimji Jasdhanwalla, Fakruddin Abubhai Jasdhanwalla, Hamza Abubhai Jasdhanwalla, Moh'n Abubhai Jasdhanwalla and Esmail Abubhai Jasdhanwalla as joint tenants at or for the consideration and on the terms and conditions stated therein. After introduction of City Survey Nos. the said land is given C.T.S No. 688, 688/1 to 19 and CTS No 688/20 to 29 (hereinafter referred to as the "said Plot")

2. The said Mohsin Abubhai Jasdhanwalla died intestate as a bachelor on 16th March 1968 leaving behind his Father Abdullahbai (alias Abubhai) Hakimji Jasdhanwalla, his mother Fatemabai Abdullahbai Jasdhanwalla, his brothers Hamzabhai Abdullahbai Jasdhanwalla, Esmail Abdullahbai Jasdhanwalla and Fakruddin Abdullahbai Jasdhanwalla and his sister Tahira Abbasbhai Lookman (nee Tahira Abdullahbai Jasdhanwalla) as his only heirs and legal representatives according to the law by which he was being governed at the time of his death.
3. The said Kaderbhai Hakimji Jasdhanwalla died intestate on 2nd November 1979 leaving behind his wife Huseinabai Kadarbhai Jasdhanwalla and his brother Abdullahbai (alias Abubhai) Hakimji Jasdhanwalla as his only legal heirs and representatives according to the law by which he was being governed at the time of his death.
4. The said Fatemabai Abdullahbai Jasdhanwalla died intestate on 13th November 1980 leaving behind, her husband Abdullahbai (alias Abubhai) Hakimji Jasdhanwalla, her sons, Hamzabhai Abdullahbai Jasdhanwalla, Esmail Abdullahbai Jasdhanwalla and Abbasbhai Lookman (nee Tahira Abdullahbai Jasdhanwalla) as her only legal heirs and representatives according to the law by which she was being governed at the time of her death.

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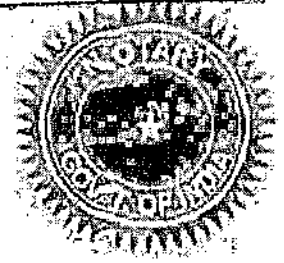
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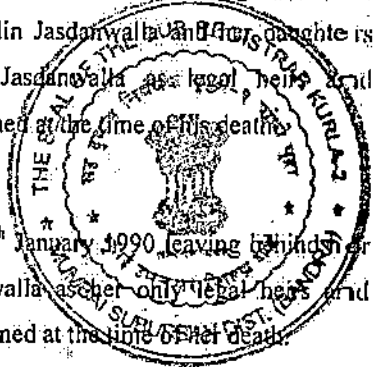
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5. The said Fakhruddin Abdullahai Jasdawalla died intestate on 19th October 1982 leaving behind his wife Shirinbai Fakhruddin Jasdawalla her son, Juzer Fakhruddin Jasdawalla and her daughter Nisreen Fakhruddin Jasdawalla and Tasneem Fakhruddin Jasdawalla as legal heirs and representatives according to the law by which he was being governed at the time of his death.



The said Huseinabai Kadarbhai Jasdawalla died intestate on 12th January 1990 leaving behind her Brother in law Abdullahai (alias Abubhai) Hakimji Jasdawalla as her only legal heirs and representatives according to the law by which she was being governed at the time of her death.

7. By Deed of Family Settlement dated 31st January 1995 it was agreed, to distribute the said Plot in the following ratio :

Name	Share
Abdullahai (alias Abubhai) Hakimji Jasdawalla	1/5 th
Hamzabhai Abdullahai Jasdawalla	1/5 th
Esmail Abdullahai Jasdawalla	1/5 th
Tahira Abbasbhai Lookman (nee Tahira Abdullahai Jasdawalla)	1/5 th
(a) Shirinbai Fakhruddin Jasdawalla (widow of Late Mr. Fakhruddin Jasdawalla)	1/5 th
(b) Nisreen Fakhruddin Jasdawalla	
(c) Tasneem Fakhruddin Jasdawalla	
(d) Juzer Fakhruddin Jasdawalla	

8. The said Abdullahai (alias Abubhai) Hakimji Jasdawalla died on 12th August 1995 leaving behind his Last Will and Testament dated 31st January 1995, and leaving behind her sons Hamzabhai Abdullahai Jasdawalla and Esmail Abdullahai Jasdawalla, daughter Tahira Abbasbhai Lookman (nee Tahira Abdullahai Jasdawalla), Daughter in law Shirinbai Fakhruddin Jasdawalla, Granddaughters Nisreen Fakhruddin Jasdawalla and Tasneem Fakhruddin Jasdawalla and Grandson Juzer Fakhruddin Jasdawalla his only legal heirs and representatives according to the law by which he was being governed at the time of his death. The said will was probated on 8th August 2003.

9. Under the said Last Will and Testament the said late Abdullahai (alias Abubhai) Hakimji Jasdawalla bequeathed his 1/5th share in the said Plot to his legal heirs and representatives. Pursuant thereto, by a Deed of Transfer dated 18th July 2005 and registered with the Sub Registrar of Assurances At Bombay under serial no. BBE-2-6995 of 2005 entered into by

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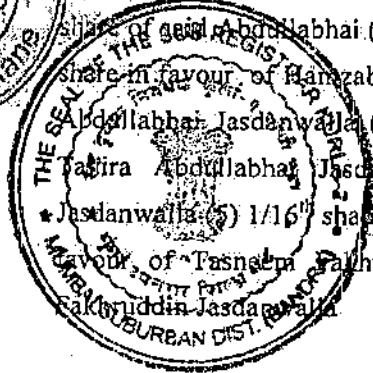
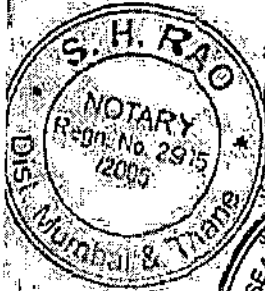
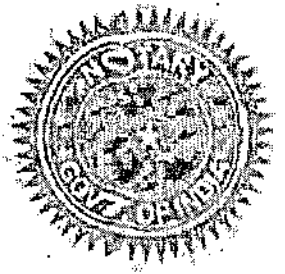
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and between Hamzabhai Abdullahhai Jasdawalla and Esmail Abdullahhai Jasdawalla in their capacity as Executors of the Last Will and Testament dated 31st January 1995 of late Abdullahhai (alias Abubhai) Hakimji Jasdawalla conveyed transferred and assigned 1/5th share of said Abdullahhai (alias Abubhai) Hakimji Jasdawalla in the said Plot unto (1) 1/4th share in favour of Hamzabhai Abdullahhai Jasdawalla, (2) 1/4th share in favour of Esmail Abdullahhai Jasdawalla (3) 1/4th share in favour of Tahira Abbasbhai Lookman (nee Tahira Abdullahhai Jasdawalla) (4) 1/16th share in favour of Shirinbai Fakhruddin Jasdawalla (5) 1/16th share in favour of Nisreen Fakhruddin Jasdawalla (6) 1/16th share in favour of Tasneem Fakhruddin Jasdawalla and (7) 1/16th share in favour of Juzer Fakhruddin Jasdawalla.

10. Thereby the respective shares of the co-owners in the said Plot were as under:

Name	Share
Hamzabhai Abdullahhai Jasdawalla	1/4 th i.e 25%
Esmail Abdullahhai Jasdawalla	1/4 th i.e 25%
Tahira Abbasbhai Lookman (nee Tahira Abdullahhai Jasdawalla)	1/4 th i.e 25%
(a) Shirinbai Fakhruddin Jasdawalla (widow of Late. Fakhruddin Jasdawalla)	1/4 th i.e 6.25% each
(b) Nisreen Fakhruddin Jasdawalla	
(c) Tasneem Fakhruddin Jasdawalla	
(d) Juzer Fakhruddin Jasdawalla	

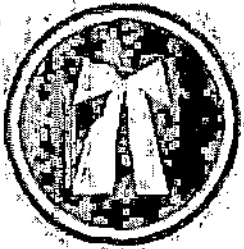
11. By a Deed of Release dated 27th September 2005 duly registered with the office of Sub - Registrar of Assurances at Bandra under serial no. BDR-5758 of 2005 (1) Shirinbai Fakhruddin Jasdawalla (2) Nisreen Fakhruddin Jasdawalla (3) Tasneem Fakhruddin Jasdawalla and (4) Juzer Fakhruddin Jasdawalla with the consent of Tahira Abbasbhai Lookman (nee Tahira Abdullahhai Jasdawalla) released and assigned their 1/4th share right title and interest in the said Plot unto the (1) Hamzabhai Abdullahhai Jasdawalla and (2) Esmail Abdullahhai Jasdawalla without any consideration and on the terms and conditions stated therein.

12. Thus, (1) Hamzabhai Abdullahhai Jasdawalla became entitled to 37.5% share in the Plot, (2) Esmail Abdullahhai Jasdawalla became entitled to 37.5% share in the Plot and (3) Mrs. Tahirabai A. Lookman D/o Abdullahhai H. Jasdawalla became entitled to 25% share in the Plot.

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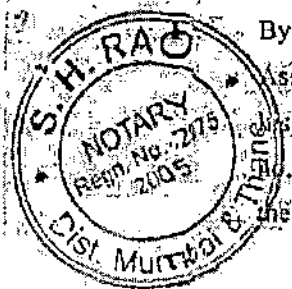
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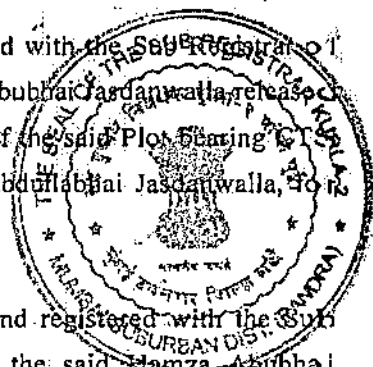
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By a Deed of Release dated 30th November 2012 and registered with the Sub-Registrar of Assurances at Serial No. KRL4-9469 of 2012 the said Hamza Abubhai Jasdhanwala released his 37.5% undivided right, title and interest in respect of part of the said Plot bearing CTS No. 688 admeasuring about 5526.50 sq.mtr. unto the Esmail Abdullabhai Jasdhanwala for the consideration and on the terms and conditions stated therein.



14. Similarly by a Deed of Release dated 30th November 2012 and registered with the Sub-Registrar of Assurances at Serial No. KRL4-9470 of 2012 the said Hamza Abubhai Jasdhanwala released all her 37.5% undivided right, title and interest in respect of part of the said Plot bearing CTS nos. 688/1 to 19 admeasuring 276 sq. mtr unto Esmail Abdullabhai Jasdhanwala for the consideration and on the terms and conditions stated therein.

15. Similarly by a Deed of Release dated 30th November 2012 and registered with the Sub-Registrar of Assurances at Serial No. KRL4-9471 of 2012 the said Hamza Abubhai Jasdhanwala released all her 37.5% undivided right, title and interest in respect of part of the said Plot bearing CTS nos. 688/20 to 39 admeasuring 454.40 sq mtr. unto the Esmail Abdullabhai Jasdhanwala for the consideration and on the terms and conditions stated therein.

16. Thus the said Esmail A Jasdhanwala became entitled to the 75% share in the Plot and the said Tahirabai A. Lookman became entitled to the 25% share in the Plot.

17. By a three Deeds of Conveyance dated all dated 6th November 2013 duly registered at Kurla with Sub- Registrar of Assurances under Sr. No. KRL1-9440 of 2013, KRL1-9441 of 2013 and KRL1-9442 of 2013, as rectified by a Deed of Rectification dated 8th November 2013, duly registered at Kurla under Sr. No. KRL1-9443 of 2013, KRL-9444 of 2013 and KRL1-1945 of 2013, the said Esmail A. Jasdhanwala and the said Tahirabai Lookman, granted, sold conveyed and transferred the said Plot bearing CTS No. 688, 688/1 to 19 and CTS no. 688/20 to 39 respectively along with building and structure standing thereon to you subject to existing tenancy in respect of structures standing thereon at or for the consideration and on the terms and conditions therein contained.

18. Subject to what is stated hereinabove and subject to Tenancy of existing Tenants in respect of structure being CTS no. 688/1 to 19 and CTS no. 688/20 to 39, title of the Owners M/s.

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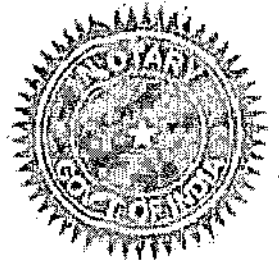
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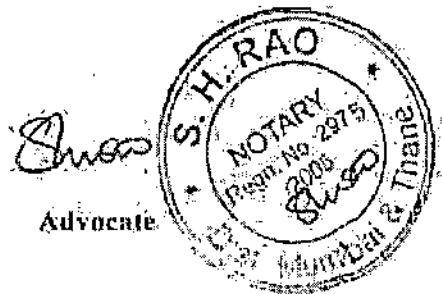
D. S. Developers in respect of, the said Plot is clear and marketable and free from reasonable doubts.

19. Litigations: The following litigations are pending:

(i) Smt. Subhangi Chandrakant Mane has filed a Suit being S.C. Suit (Stamp) No. 5804 of 2020 in the Bombay City Civil Court at Mumbai. The said Suit is pending in the Court. No interim Order has been passed against the Owners M/s. D. S. Developers in the above matter.

(ii) Smt. Subhangi Chandrakant Mane has Appeal against Order being AOST/11652 of 2021 in the High Court of Judicature at Bombay along with Interim Application IAST/11654 of 2021. The same are pending in the High Court. No interim Orders have been passed against the Owners M/s. D. S. Developers in the above matters.

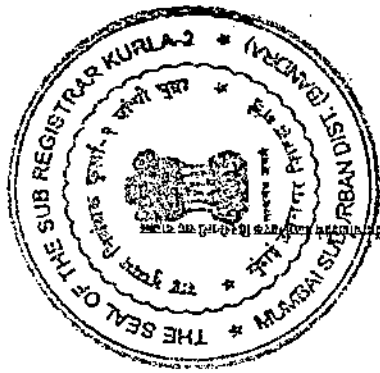
Dated 24th day of December, 2021.



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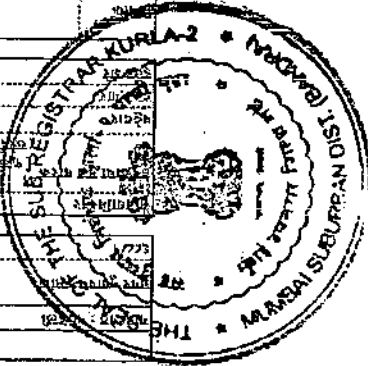
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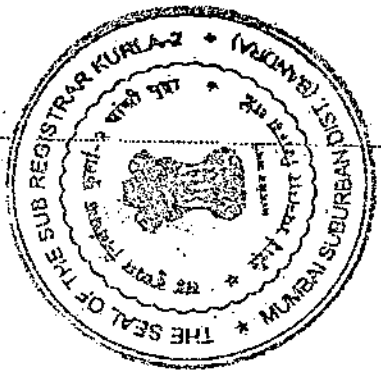


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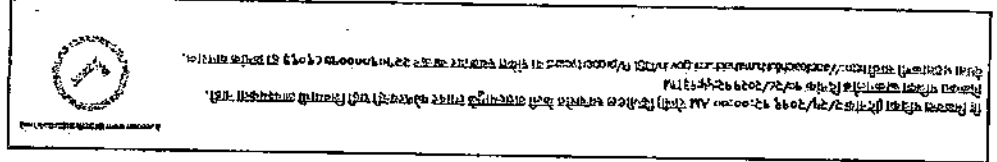
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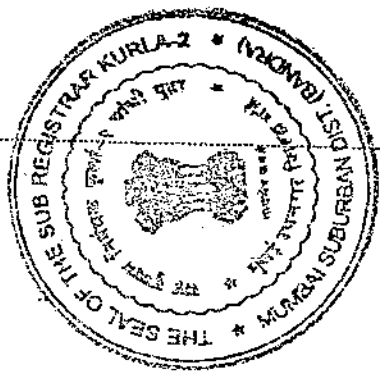
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THE REGISTRAR OF COMPANIES
MYSORE

1. Name of the Company: _____
2. Date of Incorporation: _____
3. Date of this Certificate: _____

No.	Name of the Director	Date of Birth	Address
1	Mr. [Name]	[Date]	[Address]
2	Mr. [Name]	[Date]	[Address]
3	Mr. [Name]	[Date]	[Address]
4	Mr. [Name]	[Date]	[Address]
5	Mr. [Name]	[Date]	[Address]
6	Mr. [Name]	[Date]	[Address]
7	Mr. [Name]	[Date]	[Address]
8	Mr. [Name]	[Date]	[Address]
9	Mr. [Name]	[Date]	[Address]
10	Mr. [Name]	[Date]	[Address]



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THE REGISTRAR OF COMPANIES
MYSORE

1. Name of the Company: _____
2. Date of Incorporation: _____
3. Date of this Certificate: _____

No.	Name of the Director	Date of Birth	Address
1	Mr. [Name]	[Date]	[Address]
2	Mr. [Name]	[Date]	[Address]
3	Mr. [Name]	[Date]	[Address]
4	Mr. [Name]	[Date]	[Address]
5	Mr. [Name]	[Date]	[Address]
6	Mr. [Name]	[Date]	[Address]
7	Mr. [Name]	[Date]	[Address]
8	Mr. [Name]	[Date]	[Address]
9	Mr. [Name]	[Date]	[Address]
10	Mr. [Name]	[Date]	[Address]

1203

202	1918	1918	1918	1918	1918	1918	1918
<p>THE SEAL OF THE REGISTRAR KUALA... (mirrored watermark)</p>							

1918	1918	1918	1918	1918	1918	1918	1918
<p>THE SEAL OF THE REGISTRAR KUALA... (mirrored watermark)</p>							

THE SEAL OF THE SUB REGISTRAR KURLA 2 (MUMBAI DIST. BANSWARA)

Sl. No.	Name of the Applicant	Address	Occupation	Income	Assets	Liabilities	Remarks
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2	[Name]	[Address]	[Occupation]	[Income]	[Assets]	[Liabilities]	[Remarks]
3	[Name]	[Address]	[Occupation]	[Income]	[Assets]	[Liabilities]	[Remarks]
4	[Name]	[Address]	[Occupation]	[Income]	[Assets]	[Liabilities]	[Remarks]
5	[Name]	[Address]	[Occupation]	[Income]	[Assets]	[Liabilities]	[Remarks]
6	[Name]	[Address]	[Occupation]	[Income]	[Assets]	[Liabilities]	[Remarks]
7	[Name]	[Address]	[Occupation]	[Income]	[Assets]	[Liabilities]	[Remarks]
8	[Name]	[Address]	[Occupation]	[Income]	[Assets]	[Liabilities]	[Remarks]
9	[Name]	[Address]	[Occupation]	[Income]	[Assets]	[Liabilities]	[Remarks]
10	[Name]	[Address]	[Occupation]	[Income]	[Assets]	[Liabilities]	[Remarks]

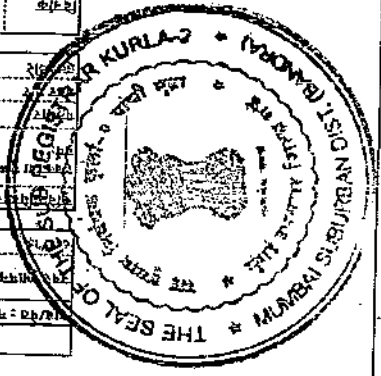
THE SEAL OF THE SUB REGISTRAR KURLA 2 (MUMBAI DIST. BANSWARA)

Sl. No.	Name of the Applicant	Address	Occupation	Income	Assets	Liabilities	Remarks
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8	[Name]	[Address]	[Occupation]	[Income]	[Assets]	[Liabilities]	[Remarks]
9	[Name]	[Address]	[Occupation]	[Income]	[Assets]	[Liabilities]	[Remarks]
10	[Name]	[Address]	[Occupation]	[Income]	[Assets]	[Liabilities]	[Remarks]

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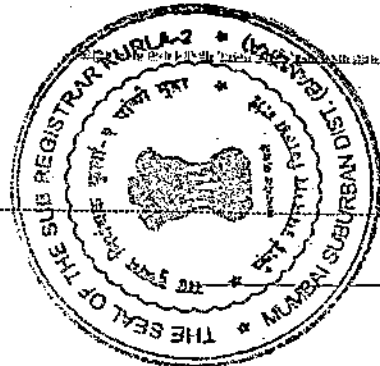
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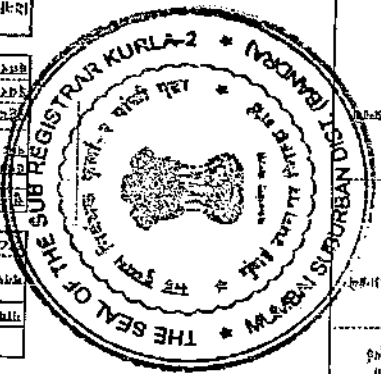
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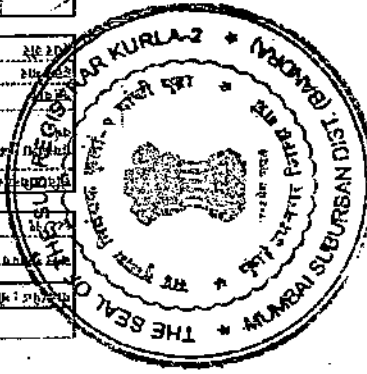
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महाराष्ट्र शासन
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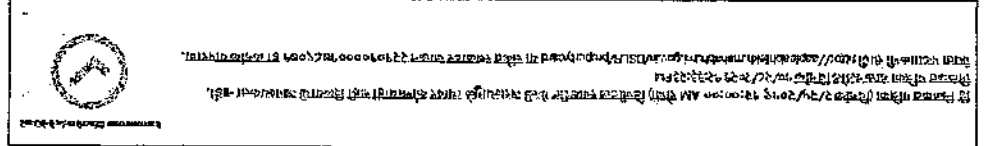
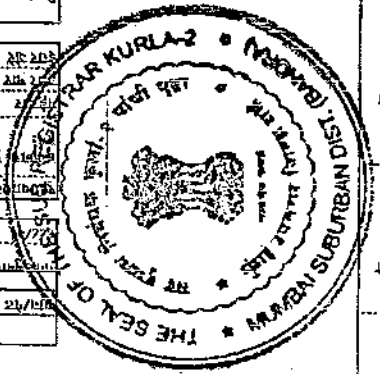
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THE REGISTRAR KURLA-2 (MUMBAI)
MUMBAI SUBURBAN DISTRICT



मुंबई उपनगरीय जिल्हा


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18277/18/11	18277/18/11	18277/18/11	18277/18/11
18277/18/11	18277/18/11	18277/18/11	18277/18/11
18277/18/11	18277/18/11	18277/18/11	18277/18/11

THE REGISTRAR KURLA-2 (MUMBAI)
MUMBAI SUBURBAN DISTRICT


18277/18/11	18277/18/11	18277/18/11	18277/18/11
18277/18/11	18277/18/11	18277/18/11	18277/18/11
18277/18/11	18277/18/11	18277/18/11	18277/18/11
18277/18/11	18277/18/11	18277/18/11	18277/18/11

Page 1 of 2

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<p>1. Name of the company</p> <p>2. Registered office</p> <p>3. Date of registration</p> <p>4. Nature of business</p> <p>5. Particulars of shares</p> <p>6. Names of shareholders</p> <p>7. Names of directors</p> <p>8. Names of persons in charge of management</p> <p>9. Names of persons in charge of finance</p> <p>10. Names of persons in charge of legal affairs</p> <p>11. Names of persons in charge of public relations</p> <p>12. Names of persons in charge of other matters</p>				

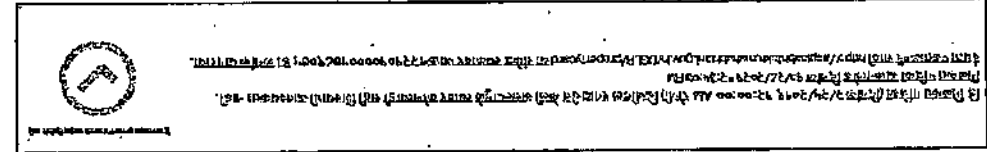
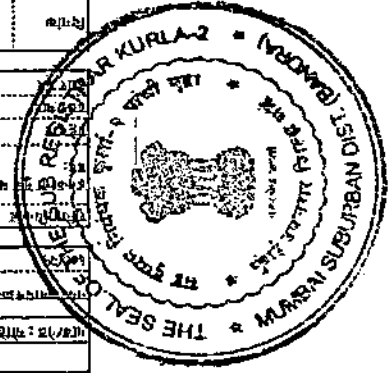
Page 2 of 2



<p>1. Name of the company</p> <p>2. Registered office</p> <p>3. Date of registration</p> <p>4. Nature of business</p> <p>5. Particulars of shares</p> <p>6. Names of shareholders</p> <p>7. Names of directors</p> <p>8. Names of persons in charge of management</p> <p>9. Names of persons in charge of finance</p> <p>10. Names of persons in charge of legal affairs</p> <p>11. Names of persons in charge of public relations</p> <p>12. Names of persons in charge of other matters</p>				

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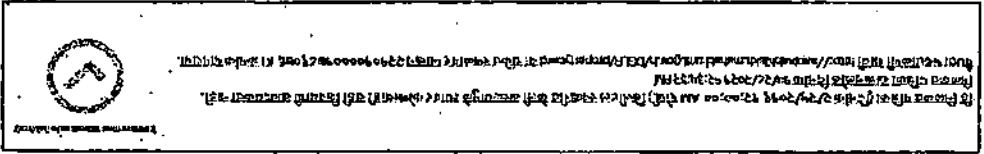
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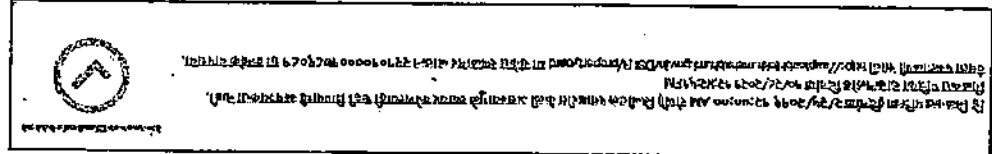


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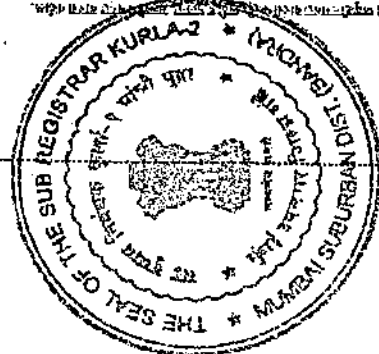
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Area No.	Area Name	Area Description	Area Status	Area Remarks
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THE REGISTRAR KURIA



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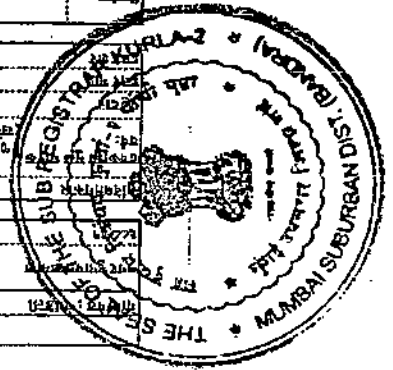
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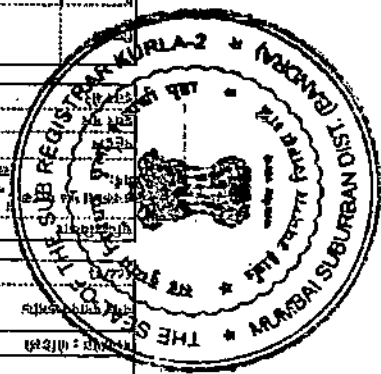
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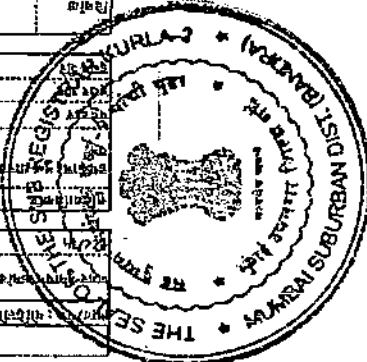
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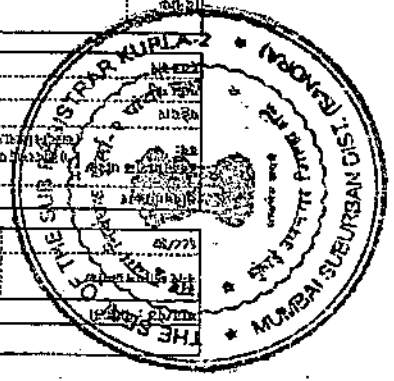


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ಶಿಕ್ಷಣ ಇಲಾಖೆ

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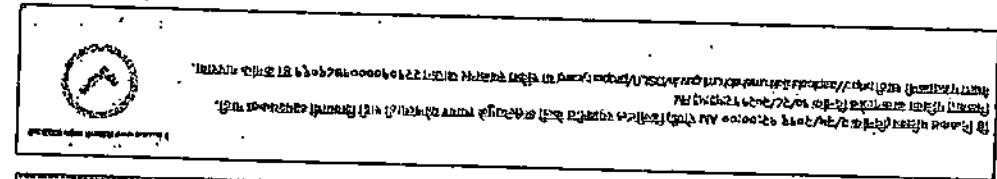
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THE REGISTRAR KURLA 2
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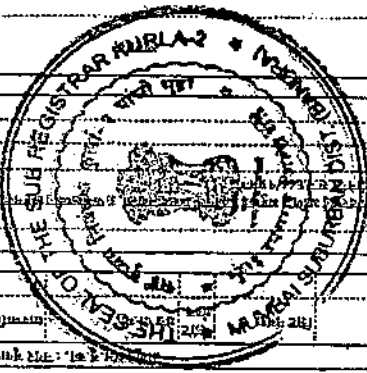
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<p>1. Name of the party</p> <p>2. Address of the party</p> <p>3. Description of the property</p> <p>4. Date of registration</p> <p>5. Amount of stamp duty</p>	<p>6. Name of the registrar</p> <p>7. Signature of the registrar</p> <p>8. Date of registration</p>
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2024	30766	06/06/2024
2024	30766	06/06/2024

THE REGISTRAR OF STAMPS
MADHYA PRADESH
OFFICE OF THE REGISTRAR OF STAMPS
MADHYA PRADESH
BHOJPAUR

<p>1. Name of the party</p> <p>2. Address of the party</p> <p>3. Description of the property</p> <p>4. Date of registration</p> <p>5. Amount of stamp duty</p>	<p>6. Name of the registrar</p> <p>7. Signature of the registrar</p> <p>8. Date of registration</p>
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Form. 346
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Valid to

20 FEB 2016

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

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

No. E.B./CE/ BS/A of 20...-20
CE / 4454 / BPES / AL 21 FEB 2015

MEMORANDUM

Municipal Office,

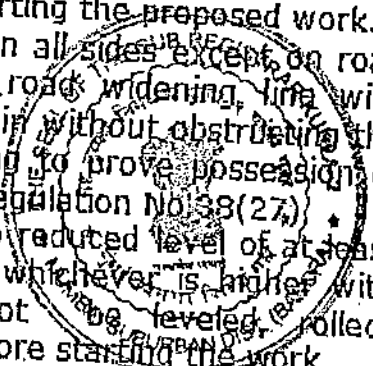
Mumbai.....20

Shri Vinay R. Shah Partner of D.S. Developer

With reference to your Notice, letter No. 6036 dated 09.04.2014 and delivered or details of your buildings at Proposed building on plot bearing C.T.S. No. 688, 688/1 to 39 of village Mohili at Kuria-Andheri Road, Sakinaka, Mumbai. to me under your letter, dated 20..... I have to inform you that I cannot approval of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to your, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

(A) CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK BEFORE PLINTH C.C.

1. That the commencement certificate under Sec.44/69(1)(a) of the M.R.& T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides except on road side of the building of the plot clear of road widening, line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C.Regulation No.38(27).
3. That the low lying plot will not be filled up to reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side before starting the work.
4. That the specification for layout/D.P./or access roads/development of setback land will not be obtained from Executive Engineer (Road Construction) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from Executive Engineer (R.C.)/Executive Engineer (S.W.D.) E.S. before submitting building completion certificate.
5. That the Licensed Structural Engineer will not be appointed, supervision memo as per appendix XI Regulation 3(a)(IX) will not be submitted by him.



S.E.(B.P)(L)WE A.E.(B.P) L & N

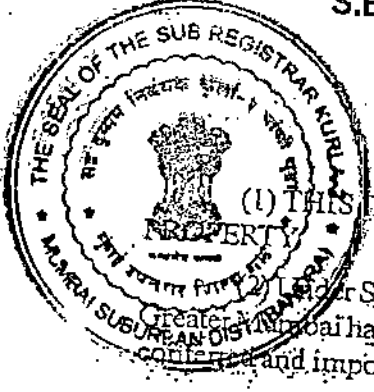
Executive Engineer Building Proposals
of (Eastern Suburbs.)

कमल - २ () That proper gutters and down pipes are not intended to be put to prevent water dropping from the
 of the roof on the public street.
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 That the drainage work generally is not intended to be executed in accordance with the Municipi
 requirements.
 2024

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requa
 ments, but not otherwise you will be at liberty to proceed with the said building or work at anytime before
 day of 200 , but not so as to contravance any of the provision of the said Act
 as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.
 Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval

Shri...
 21/2/15
 S.E(B.P)(L)WE A.E(B.P) L & N

...
 Executive Engineer, Building Proposals,
 O/C Zone; ES - I, II Wards.



SPECIAL INSTRUCTIONS

- (1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOURS.
 - (2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.
 - (3) Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-
 "Every person who shall erect a new domestic building shall cause the same to be built so that every part of the plinth shall be -
 (a) Not less than, 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street"
 (b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.) of such building.
 (c) Not less than 92 ft () meters above Town Hall Datum."
 - (4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the property will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.
 - (5) Your attention is further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.
 - (6) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.
 - (7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburban District.
 - (8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be by the Collector, under the Land Revenue Code and Rules thereunder.
- Attention is drawn to the notes accompanying this Intimation of Disapproval.

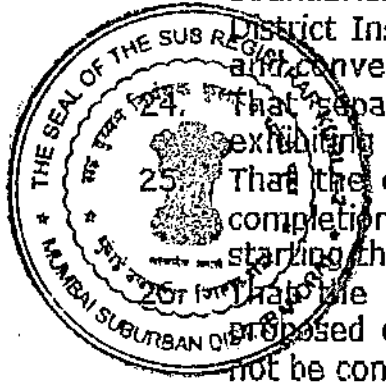
6. That the structural design and calculations for the proposed work considering seismic forces as per I.S.Code Nos.456-2000, 13920 - 1993, 4326 and 1893 - 2002 as per circular u.no.CE/PD/II945/I dated 2.2.2006 for existing building showing adequacy thereof to take up additional load will not be submitted by him.
7. That the regular/sanctioned/ proposed lines and reservations will not be got demarcated at site through A.E.(Survey)/E.E.(T&C)/ E.E.(D.P.)/ D.I.L.R. before applying for C.C.
8. That the registered undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Ward Officer and the ownership of the setback land will not be transferred in the name of M.C.G.M.
9. That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents, etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
10. That the requirements of N.O.C. of local power supply company will not be obtained and the requisitions, if any, will not be complied with before occupation certificate/B.C.C.
11. That 'No dues pending' certificate from Assistant Engineer Water Works 'L' Ward before C.C. shall not be submitted.
12. That adequate care in planning, designing and carrying out construction will not be taken in the proposed building to provide for the consequence of settlement of floors and plinth filling etc.
13. That adequate care will not be taken to safeguard the trees existing on the plot while carrying out construction work & remarks from S.G. shall not be submitted.
14. That the notice under Sec.347(1)(a) of the Mumbai Municipal Corporation Act will not be sent for intimating the date of commencement of the work.
15. That this office will not be intimated in prescribed proforma for checking the opens spaces and building dimensions as soon as the work upto plinth is completed.
16. That the clearance certificate from Assessment Department regarding upto date payment of municipal taxes will not be submitted.
17. That the requirement of bye law 4(C) will not be complied with before starting the drainage work and in case Municipal sewer is not laid, the drainage work will not be carried on as per the requirement of Executive Engineer (Sewerage Project).
18. That the copy of Intimation of Disapproval conditions & other layout or sub division conditions imposed by the Corporation in connection with the developmental at site shall not be given to the would be purchaser and also displayed at site.
19. That a Janata Insurance Policy or policy to cover the compensation claims arising out of Workmen's Compensation Act 1923 will not be taken out before starting the work and will not be renewed during the construction of work.

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21-2-15
Executive Engineer - Building Proposal
o/c (Eastern Suburbs.) - I

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१५०६	१३०९	That the development charges as per M.R.T.P.(amendment) Act 1992 will not be paid.
२०२५	२१.	That the carriage entrance shall not be provided before starting the work.

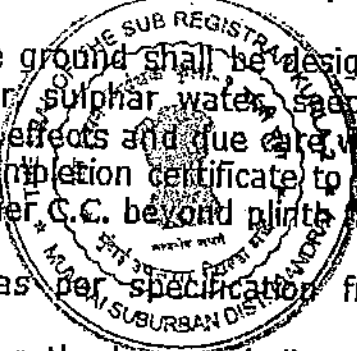
22. That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on site before starting the work.
23. That the documentary evidence regarding ownership, area and boundaries of holding is not produced by way of extracts form the District Inspector of Land Records, extracts from City Survey Record and conveyance deed etc.
24. That separate P.R. Cards for each sub-divided plots, road etc. for exhibiting area in words & figures etc. will not be submitted.
25. That the debris will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work towards faithful compliance thereof.
26. That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with.
27. That the proposal will contravene the section 251 (A)(A) of the Mumbai Municipal Corporation Act.
28. That the remarks from Asst. Engineer, Water Works regarding location, size capacity of the suction tank, overhead storage tank for proposed and existing work will not be submitted before starting the work and his requirements will not be complied with.
29. That the capacity of overhead tank will not be provided as per 'P' form issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate.
30. That the undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.
31. That the N.O.C. from Insecticide Officer shall not be submitted.
32. That the board mentioning the name of Architect/Owner shall not be displayed on site.
33. That the debris management plan shall not be submitted to S.W.M. Department.
34. That the work of construction shall not be carried out between 7.00 a.m. to 7.00 p.m.
35. That all the structural members below the ground shall be designed considering the effect of chlorinated water, sulphur water, seepage water etc. and any other possible chemical effects and due care while constructing the same will be taken and completion certificate to that effect shall be insisted before granting further C.C. beyond plinth from the licensed Structural Engineer.



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Executive Engineer Building Proposal
o/c (Eastern Suburbs.) - I

36. That as per Circular No.ChE/27921/DP/Gen dated 06/01/2014, the owner / developer and concerned architect / L.S. shall compile and preserve the following documents :-
- | |
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| IOD, CC subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans, c) copies of Soil Investigation Reports, d) RCC details and canvas mounted structural drawings, e) Structural Stability Certificate from Licensed Structural Engineer, f) Structural Audit Reports, g) All details of repairs carried out in the buildings, h) Supervision certificate issued by the Licensed Site Supervisor, i) Building Completion Certificate issued by L.S. / architect, j) NOC and completion certificate issued by the C.F.O., k) Fire Safety Audit carried out as per the requirement of C.F.O. |
- a) Ownership document, b) Copies of IOD, CC subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans, c) copies of Soil Investigation Reports, d) RCC details and canvas mounted structural drawings, e) Structural Stability Certificate from Licensed Structural Engineer, f) Structural Audit Reports, g) All details of repairs carried out in the buildings, h) Supervision certificate issued by the Licensed Site Supervisor, i) Building Completion Certificate issued by L.S. / architect, j) NOC and completion certificate issued by the C.F.O., k) Fire Safety Audit carried out as per the requirement of C.F.O.
- The above documents / plans shall be handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should be handed over within a period of 90 days after granting Occupation Certificate.
37. That all the structural members below the ground shall be designed considering the effect of chlorinated water, sulphur water, seepage water etc. and any other possible chemical effects and due care while constructing the same will be taken and completion certificate to that effect shall be insisted before granting further C.C. beyond plinth from the licensed Structural Engineer.
38. That the road shall not be developed as per specification from Ex.Eng.(Roads).
39. That the PRC in the name of M.C.G.M. for setback area shall not be submitted.
40. That the architect shall not submit the quarterly progress report of the proposed work.
41. That the debris management plan shall not be submitted to S.W.M. Department and NOC shall not be obtained and submitted to this office.
42. That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned ward office and provision shall not be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall not be complied with.
43. That the condition mentioned in the I to R letter issued by E.E.(D.P.)E.S. under No.CHE/013208/DPES/L dated 11.12.2013 will not be complied with.
44. That the registered undertaking will not be submitted from the owner that stating they will not come forward for seeking any concession i.e. open space deficiency, staircase, lift, lift lobby area with charging premium and fungible F.S.I. or any other F.S.I. in lieu of T.D.R. etc. which will require open space concession etc. in future.



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21.2.15
Executive Engineer Building Proposal
o/c (Eastern Suburbs.) - I

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CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.

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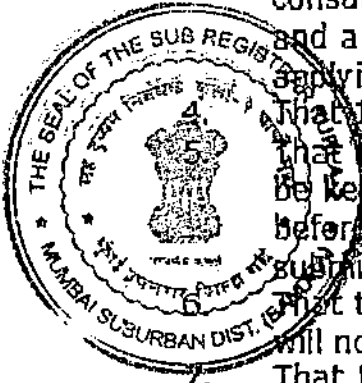
That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.

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C)

GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.

1. That some of the drains will not be laid internally with C.I. pipes of adequate size.
2. That the dust bin will not be provided as per C.E.'s circular No.CE/9296/11 of 26.6.1978.
3. That the surface drainage arrangement will not be made in consultation with Executive Engineer (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate.
4. That 10'0" wide paved pathway upto staircase will not be provided.
5. That the surrounding open spaces, parking spaces and terrace will not be kept open and un-built upon and will not be leveled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
6. That the name plate/board showing plot No. name of the building etc. will not be displayed at a prominent place before O.C.C./B.C.C.
7. That the parking spaces shall not be provided as per D.C.Regulation No.36.
8. That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.
9. That the provision will not be made for making available water for flushing and other non-potable purposes through a system of bore well and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the Corporation.
10. That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, termites, fixtures, joints in drainage pipes etc. and that the workmanship is found very satisfactory shall not be submitted.
11. That three set of plans mounted on canvas will not be submitted.
12. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will not be submitted.
13. That the federation of flat owners of the sub-division/layout for construction and maintenance of the infrastructure will not be formed
14. That the adequate provision for post-mail boxes shall not be made at suitable location on ground floor /stilt.
15. That the every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.



S.E.(B.P)(L)W/E A.E.(B.P) L & N

Executive Engineer Building Proposals

O/C (Eastern Suburbs.) - I

BRIHANMUMBAI MAHANAGARPALIKA
CE / 4454 / BPES / AL 21 FEB 2015

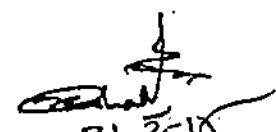
- 16. That the final NOC from S.G. shall not be submitted.
- 17. That the infrastructural works such as: construction of hand-holes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall not be provided.
- 18. That the requisitions of clause No.45 & 46 shall not be complied with.
- 19. That the provision for rain water harvesting as per design prepared by consultant in the field shall not be made to the satisfaction of Municipal Commissioner.
- 20. That the Vermiculture bins for disposal of wet waste as per the design and specification of organizations / individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM, shall not be provided to the satisfaction of Municipal Commissioner.
- 21. That the final CFO NOC shall not be submitted.
- 22. That the street connection shall not be submitted from A.E.(Maint.) 'L' Ward.

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 shall not be

D) CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.

- 1. That certificate under Section 270-A of the Bombay Municipal Corporation Act will not be obtained from H.E.'s department regarding adequacy of water supply.

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 21/2/15
 S.E.(B.P)(L)W/E A.E.(B.P) L & N


 21-2-15
 O/C Executive Engineer
 (Building Proposals)E.S.-I



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No. EB/CE/ 4454 /BSES

IA/L 21 FEB 2015

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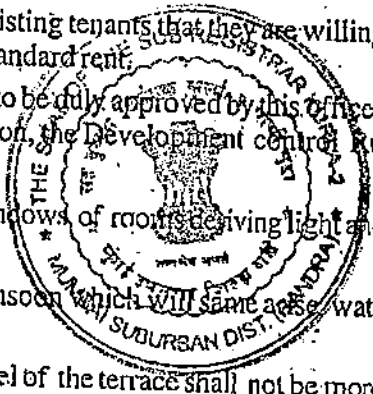
The work should not be started unless objections are complied with

२०२५) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.

- (3) Temporary permission on payment of deposit should be obtained any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of when the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or green wall for supporting the depots of building materials shall be constructed before starting any work through no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. of should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The acces road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.

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- (20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347 (1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.
- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following :-
 - (i) Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
 - (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will cause water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) the bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 metre.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of a lock and the warning pipes of the ribbet pretressed with screw or dome shape pieces (like a garden marl rose) with copper pipes with perfections each not exceeding 1.5 mm. in diameter. the cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder; the upper ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be fixed; an its lower ends in cement concrete blocks; they are to be fixed.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- (32) (a) Louvres should be provided as required by Bye-law No. 5 (b).
 (b) Lintels or Arches should be provided over Door and Window opening.
 (c) The drains should be laid as require under Section 234-1 (a).
 (d) The inspection chamber should be plastered inside and outside.
- (33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.



27 FEB 2015

2-7 FEB-2015

Copy to
Architect, A.P.C.E.-D
St. Comm, L. W. P. E. W. S.
C. E. C. M. S. P. E. S. J. K. P. S.

Shondy 21/2/15
S.E.(B.P.)(L) WIE A.E.(B.P.)(L) & N

Executive Engineer, Building Proposals
o/c Zones ES-I, 42 Wards.

o/c E.E.(B.P.) E.S.

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MUNICIPAL CORPORATION OF GREATER MUMBAI

Amended Plan Approval Letter

File No. CHE/ES/1462/L/337(NEW)/337/1/Amend dated 31.01.2022

To, **CC (Owner),**
MANOJ VALJIBHAI DAISARIA
801 Skyline Epitome, Kiroal Road,
Near Jolly Gymkhana,
Vidyavihar West, Mumbai - 400086

D S Developers
Meghdoot, Vallabh-Baug Lane, Damji
Shamji Shah Chowk, Ghatkopar
East, Mumbai

Subject : Proposed building on the land bearing CTS No. 688, 688/1-39 of Village Mohili, Taluka Kurla, M.S.D..

Reference: Online submission of plans dated 23.12.2021

Dear Applicant/Owner/Developer,

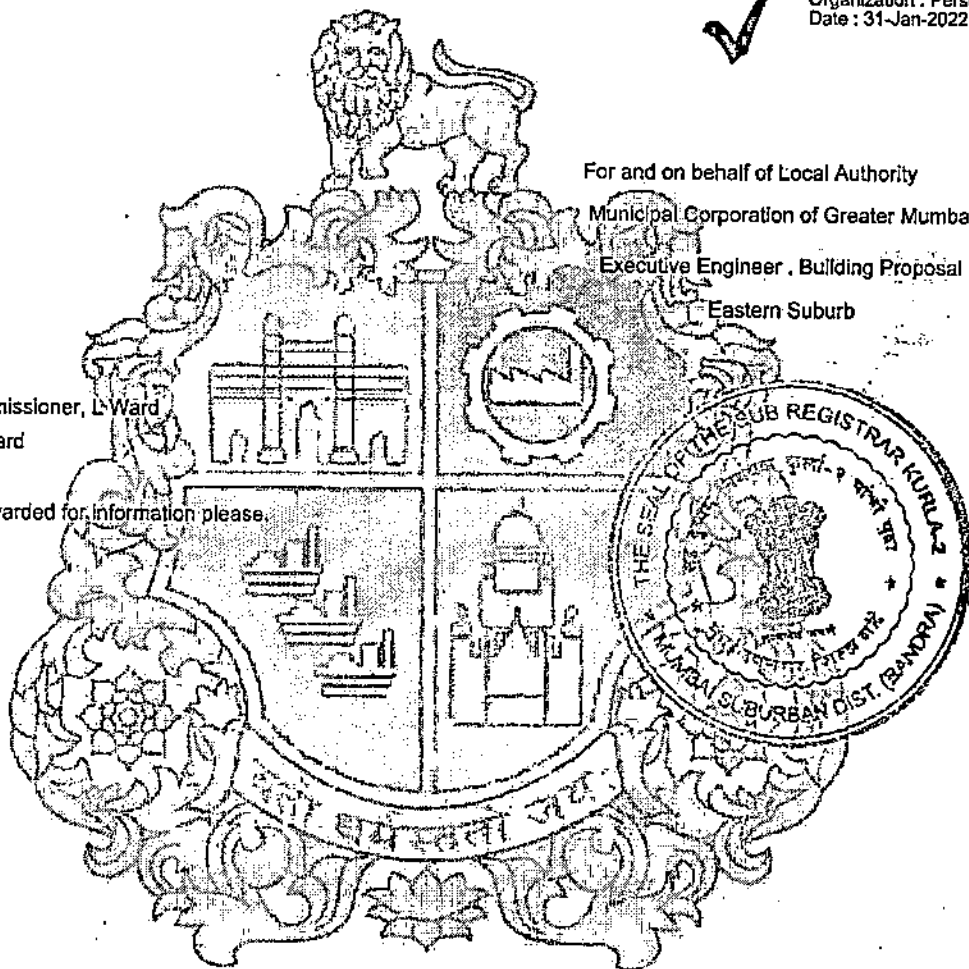
There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

- 1) That all the condition of change of user from I to R/C permission under CHE/013208/DPES/L dated 11.12.2013 and plan approval letter dated 21.02.2015 shall be complied with.
- 2) That No Dues Certificate from to A.E.W.W. (L-Ward) shall be submitted before C.C.
- 3) That the C.C. shall be got endorsed as per approved amended plan
- 4) That the R.O.C. designs & calculations as per the amended plans should be submitted through the registered structural engineer before starting the work
- 5) That the Assessment Clearance from A.A. & C. shall be submitted before asking for CC
- 6) That the valid Janata Insurance Policy shall be submitted.
- 7) That the MOEF NOC shall be submitted before asking of CC.
- 8) That the top most elevation of the building will be certified by Airport Authority of India, GVK mentioning that the Average Mean Sea Level of the Building is within the permissible limits of Civil Aviation N.O.C. The same shall be submitted before O.C.C.
- 9) That the completion certificate from the rain water harvesting consultant for effective completion and functioning of RWH system shall be submitted and quantum of rain water harvested from the RWH completed scheme on site shall be uploaded on RWH tab in online AUTO DCR system. The same shall be complied before OC
- 10) That the work shall be carried out strictly as per approved plan.
- 11) That the dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the residents/occupants of the building in the jurisdiction of M.C.G.M. the necessary condition in sale agreement to that effect shall be incorporated by the Developer/Owner
- 12) That fitness centre shall be handed over to the proposed Co-operative Society and in turn shall ensure handing over on completion and registered undertaking to that effect shall be submitted to this office.
- 13) That directions of Hon'ble Supreme Court vide order dtd. 15.03.2018 and all the conditions of SWM NOC shall be complied with.
- 14) That requisitions of clause no. 49 of DCPR-2034 shall be complied with and records of quality of work, verification report etc. shall be maintained on site till completion of entire work.
- 15) That the requisite payments of changes, deposits, premiums shall be paid
- 16) That the registered undertaking for excess parking spaces to M.C.G.M free of cost in case full permissible F.S.I. is not consumed shall be submitted before endorsing C.C.
- 17) That quarterly progress report shall be submitted.

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१५०६	१९८	१७०
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- 18) That preferably electric vehicle shall be used for all the development activities such as transporting material / human resources etc.
- 19) That all the conditions /observations /remarks in the approval of concession shall be complied with and if required plan shall be got amended within ambit of approved concessions before asking CC.
- 20) That project proponent shall abide with forth coming policies, circulars etc. RUT to that effect shall be submitted before asking CC.
- 21) That project proponent shall pay any short Recovery at the prevailing rate/policies at the time of short payment after audit, registered undertaking to that effect shall be submitted.
- 22) That RL demarcation shall be carried out before applying for CC.
- 23) That the necessary Registered undertaking for handing over of excess parking area to MCGM as per DCPR2034 free of cost shall be submitted before asking for C.C.

Name : Bajirao Lahu Patil
 Designation : Executive Engineer
 Organization : Personal
 Date : 31-Jan-2022 19: 44:32



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

Copy to :

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

- Forwarded for information please.

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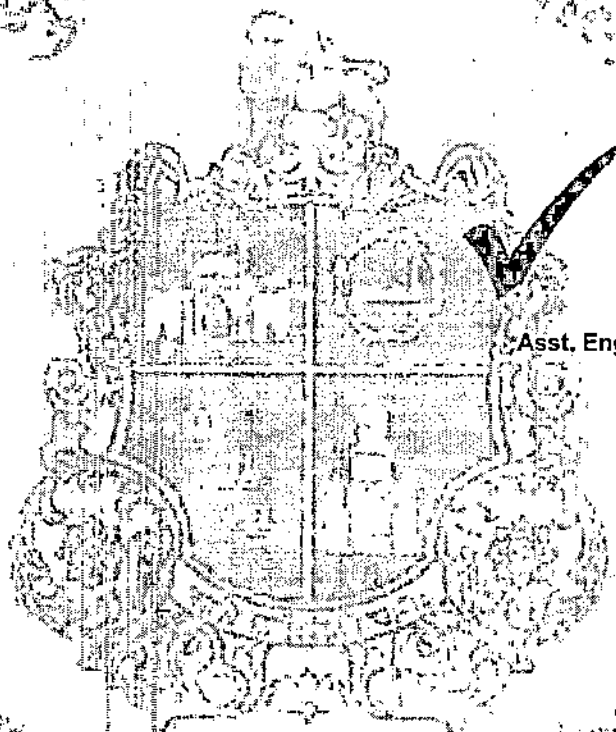
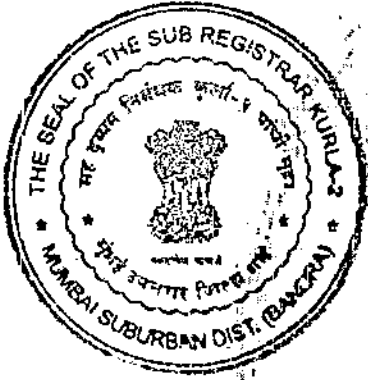
BRIHANMUMBAI MUNICIPAL CORPORATION

Notesheet

Application Number :	CHE/ES/1462/L/337 (NEW)/Other/5/New	Ward Name :	L Ward
Zone Name :	Eastern Suburb	Inward Date :	07 Apr 2014
Architect/LE/SE Name :	MANOJ VALJIBHAI DAISARIA	Issued On :	03 Dec 2024

Authority Remark:

Approved as proposed; C.C. is re-validated from 26.11.2024 to 25.11.2025, however, SWM NOC / BG and Janta Insurance Policy shall be re-validated before their expiry.



Asst. Engineer (BP) L&N Ward

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PROFORMA - B
 09/24

DEVELOPER'S DECLARATION
 I, the undersigned, being the owner of the land on which the building is situated, do hereby declare that the land is free from all encumbrances and is available for the construction of the building as shown in the plan attached herewith.

DEVELOPER'S SIGNATURE

DEPARTMENT OF REVENUE & PROPERTY
 REGISTERED CHARTERED SURVEYORS
 OFFICE NO. 10, WING 1, 1ST FLOOR, BANGALORE ROAD, MUMBAI - 400 001

STATE OF GUJARAT

DEPARTMENT OF REVENUE & PROPERTY
 REGISTERED CHARTERED SURVEYORS
 OFFICE NO. 10, WING 1, 1ST FLOOR, BANGALORE ROAD, MUMBAI - 400 001

STATE OF GUJARAT

DEPARTMENT OF REVENUE & PROPERTY
 REGISTERED CHARTERED SURVEYORS
 OFFICE NO. 10, WING 1, 1ST FLOOR, BANGALORE ROAD, MUMBAI - 400 001

GENERAL NOTES

1. THE AREA SHOWN IN THE PLAN IS THE NET AREA OF THE BUILDING.
2. THE AREA SHOWN IN THE PLAN IS THE NET AREA OF THE BUILDING.
3. THE AREA SHOWN IN THE PLAN IS THE NET AREA OF THE BUILDING.
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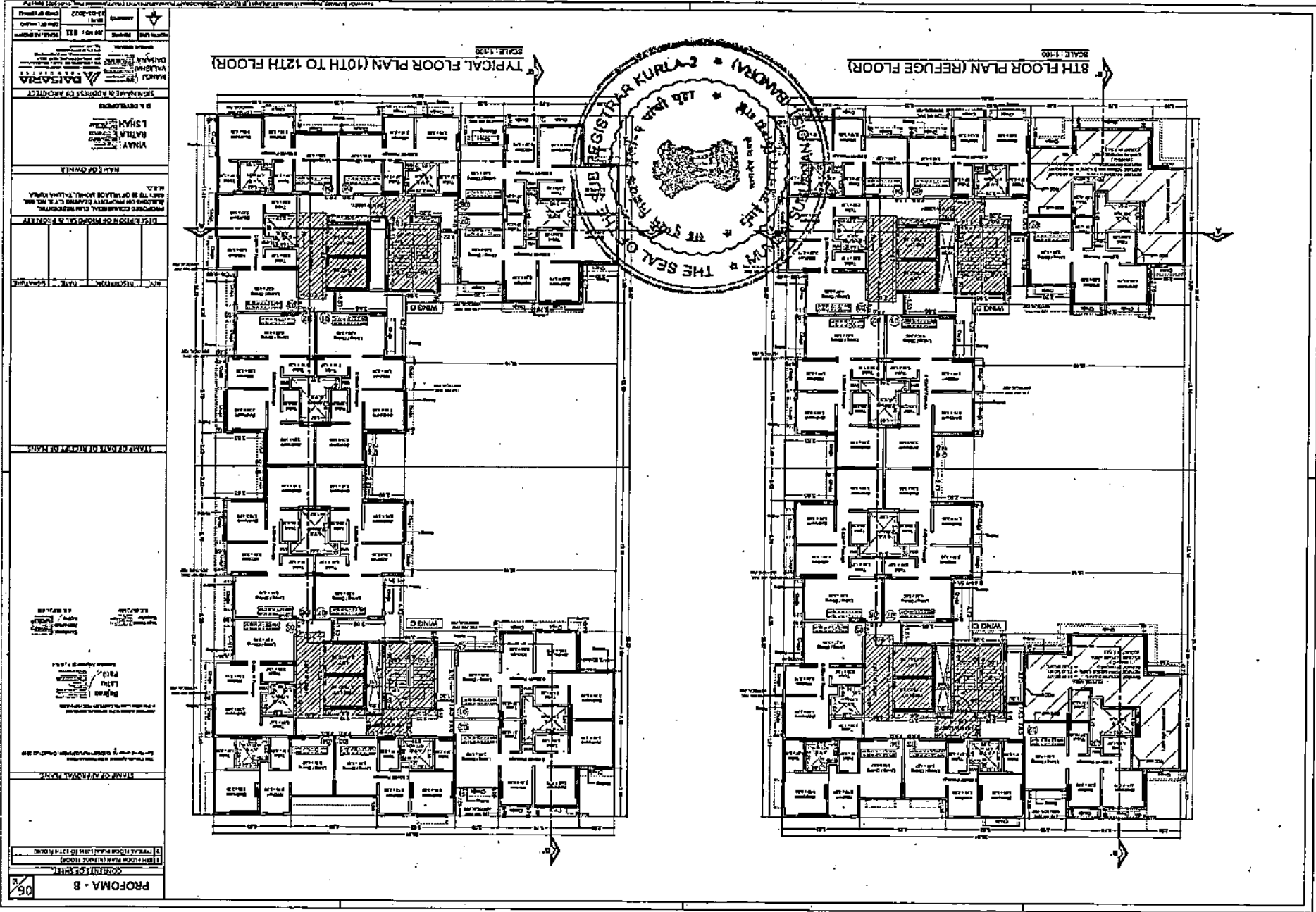
LINE AREA DIAGRAM FOR WING AND ITS FLOORS

THE SEAL OF THE SUB REGISTRAR KURLA-2
 THE SUB REGISTRAR KURLA-2
 MUMBAI SUBURBAN DIST. (BANDRA)

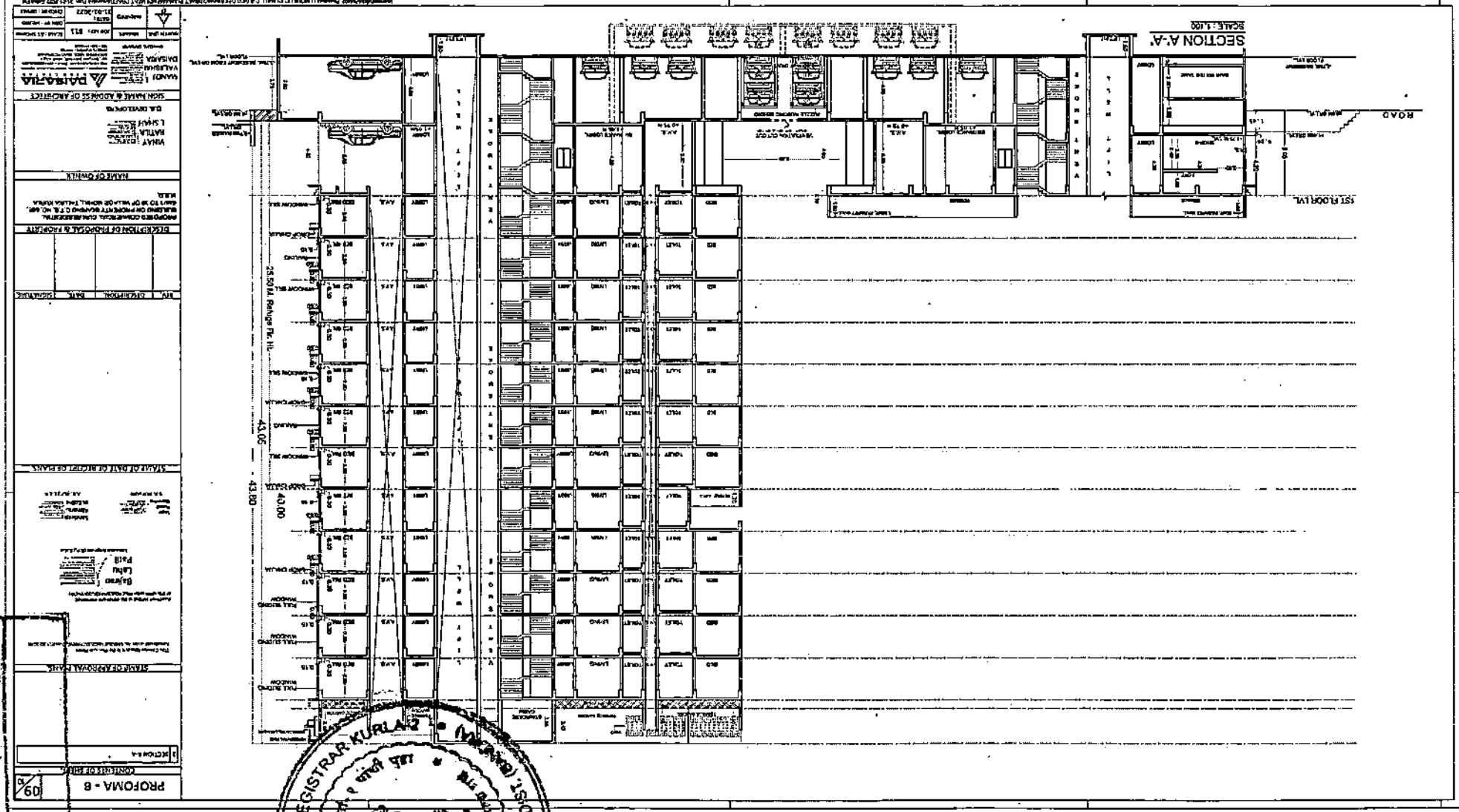
FIRST FLOOR PLAN
 SCALE: 1:100

FIRST FLOOR PLAN
 SCALE: 1:100

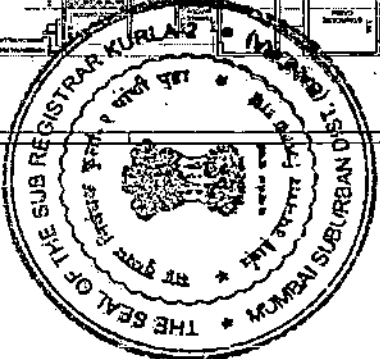
2-1222
 066 PPK 3056
 1202



PROFOMA - 8	
8TH FLOOR PLAN (REFUGE FLOOR)	
TYPICAL FLOOR PLAN (10TH TO 12TH FLOOR)	
NAME OF ARCHITECT	
NAME OF CLIENT	
DATE	
SCALE	
PROJECT NO.	
SHEET NO.	
SHEET TOTAL	
DRAWN BY	
CHECKED BY	
DATE	
PROJECT NAME	
ADDRESS	
CITY	
COUNTRY	



<p>PROFORMA - B</p> <p>09</p>	<p>SECTION A-A</p>	<p>STATUS OF APPROVAL</p> <p>APPROVED</p>
<p>DATE OF PLAN</p> <p>10/10/2023</p>	<p>DATE OF RECEIPT OF PLANS</p> <p>10/10/2023</p>	<p>NAME OF ARCHITECT</p> <p>PAVANI</p>
<p>NAME OF OWNER</p> <p>PAVANI</p>	<p>NAME OF DEVELOPER</p> <p>PAVANI</p>	<p>WHAT IS THE PURPOSE OF THE PLAN</p> <p>FOR CONSTRUCTION</p>
<p>ADDRESS OF PROJECT & PROPERTY</p> <p>10/10/2023</p>	<p>ADDRESS OF ARCHITECT</p> <p>10/10/2023</p>	<p>ADDRESS OF DEVELOPER</p> <p>10/10/2023</p>



2-121200

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2024

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2024		

ANNEXURE-E

Gen-229 - 5000 (2)

MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
No. CE/4454 /BPES/A L 26 NOV 2015
COMMENCEMENT CERTIFICATE

To,
Shri Vinay R. Shah
Partner at D.S.
Developers



Sir,
With reference to your application No. 523 dt. 09/4/2014
for Development Permission and grant of Commencement Certificate under Section 45 and 69 of Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No. _____ on plot No. _____ C.T.S. No. 688688/1439 Dival: Village / Town _____

Planning Scheme No. Mohili situated at Road / Street Kurla - Andheri Road Ward _____ the Commencement Certificate / Building permit is granted on the following conditions :-

- 1) The land vacated on consequence of the endorsement of the set back 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 occupation 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 be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & 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 for 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.

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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 K.G. Shahdad Puri Executive Engineer to exercise his powers and functions of the planning Authority under section 45 of the said Act.

The C.C. is valid upto 25 NOV 2016

C.C. for Phase - I i.e. C.C. up to Plinth level as per

I.O.D. Plan dt. - 21/02/2015

26 NOV 2015

O/C copy to

- Owner/Architect
- ASSE. Comm. U/land
- A.E. W.W. U/road
- EX. Health officer

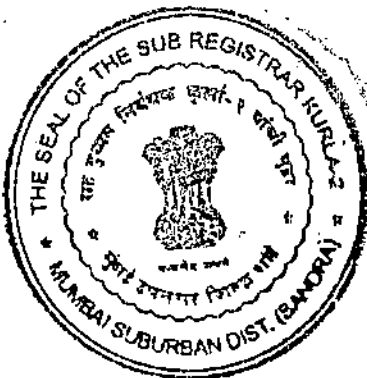
26 NOV 2015

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai

Executive Engineer (Building Proposal)
Eastern Suburbs - I

A.E.(B.P)

S.E.(B.P)



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C-3



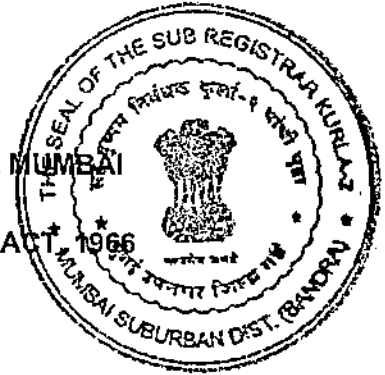
MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No CHE/ES/1462/L/337(NEW)/CC/1/Amend

COMMENCEMENT CERTIFICATE



To,
Shri. Vinay R Shah partner of M/S D.S. Developers
Meghdoot bldg, V.B. lane, Damji shamji chowk,
Ghatkopar(E), Mumbai-400077

Sir,

With reference to your application No. CHE/ES/1462/L/337(NEW)/CC/1/Amend Dated. 07 Apr 2014 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 07 Apr 2014 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. C.T.S. No. 688, 688/1-39 Division / Village / Town Planning Scheme No. Mohili situated at Road / Street in L 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. Executive Engineer BP ES-1 Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 25/11/2016

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MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/ES/1462/L/337(NEW)/CC/1/Amend

COMMENCEMENT CERTIFICATE

To.
Shri. Vinay R Shah partner of M/S D.S. Developers
Meghdoot bldg, V.B. lane, Damji shamji chowk,
Ghatkopar(E), Mumbai-400077

Sir,

With reference to your application No. **CHE/ES/1462/L/337(NEW)/CC/1/Amend** Dated. **07 Apr 2014** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **07 Apr 2014** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. _____ C.T.S No **688, 688/1-39** Division / Village / Town Planning Scheme No. **Mohili** situated at **Road/Street in L.Ward Ward**

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

1. The land acquired on consequence of the endorsement of the setback line/ road-widening line shall form part of the public street.

2. The 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.

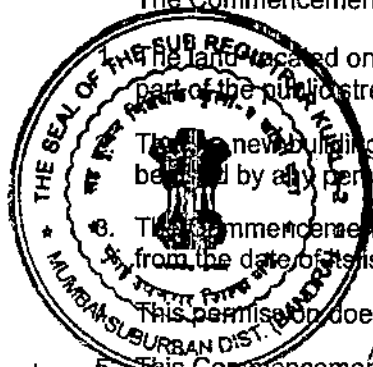
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.

This permission does not entitle you to develop land which does not vest in you.

5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

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

This CC is valid upto 25/11/2016



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Issue On : 26 Nov 2015

Valid Upto : 25 Nov 2016

Application Number :

CHE/ES/1462/L/337(NEW)/CC/1/Old

Remark :

C.C. for phase-I i.e. C.C. upto plinth level as per IOD plan dtd. 21.02.2015



K.G. Shahdadpuri
Executive Engineer

Issue On : 10 Aug 2022

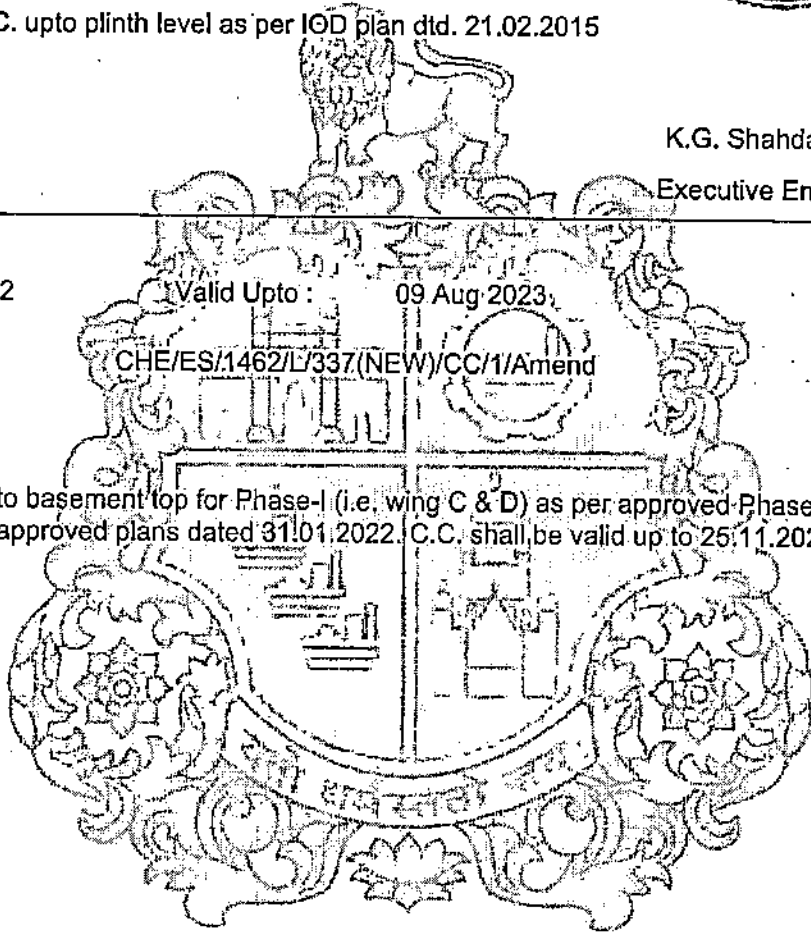
Valid Upto : 09 Aug 2023

Application Number :

CHE/ES/1462/L/337(NEW)/CC/1/Amend

Remark :

C.C. Re- endorsed up to basement top for Phase-I (i.e. wing C & D) as per approved Phase programme dated 16.06.2022 and as per approved plans dated 31.01.2022. C.C. shall be valid up to 25.11.2022.



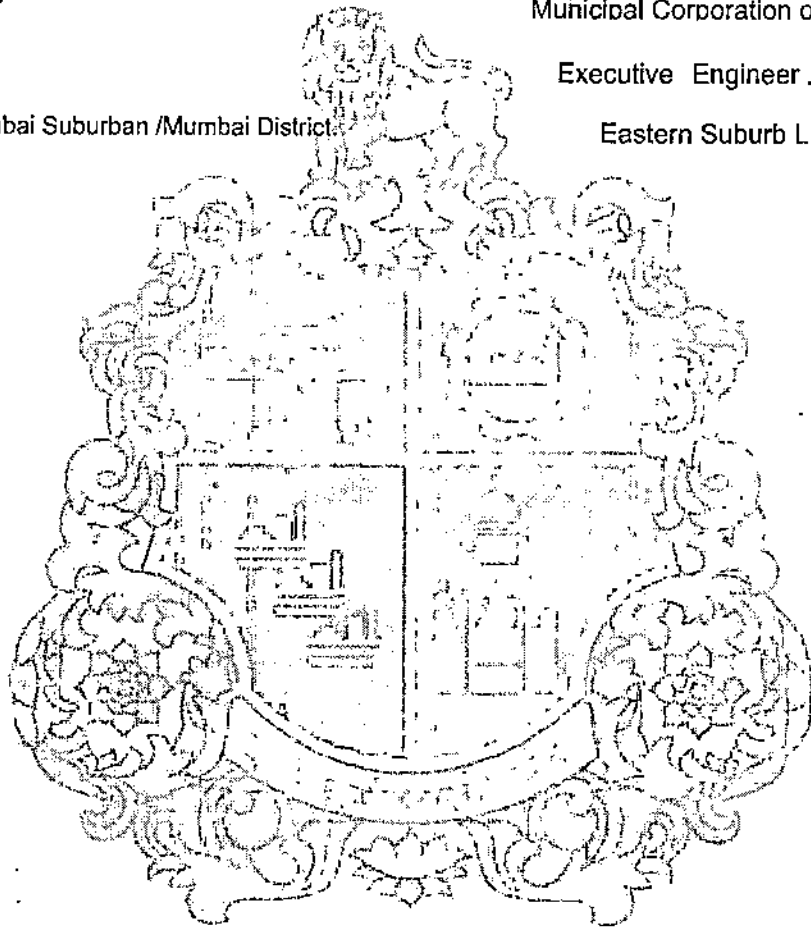
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Digitally signed by Bajirao Lahu Pati
 Date: 10 Aug 2022 12:49:21
 Organization: Etilhmmumbai Municipal Corporation
 Designation: Executive Engineer

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

- Cc to :
1. Architect.
 2. Collector Mumbai Suburban /Mumbai District.



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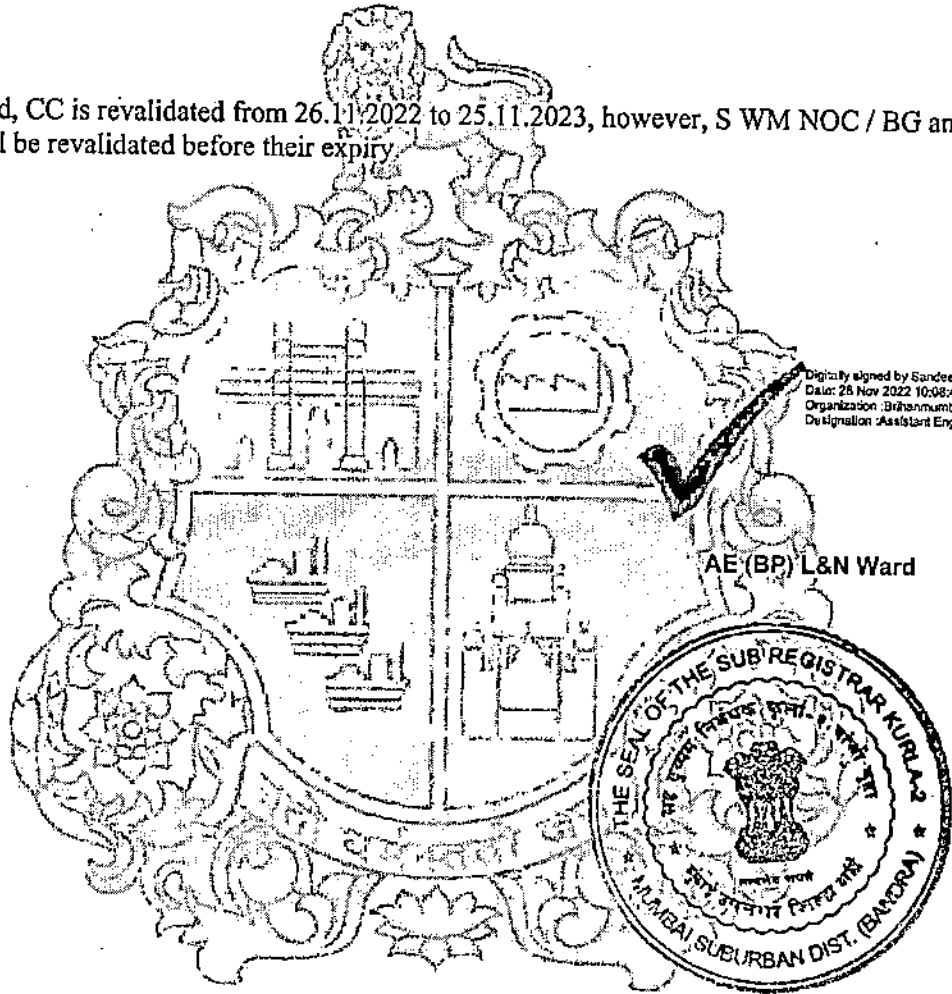
MUNICIPAL CORPORATION OF GREATER MUMBAI

Notesheet

Application Number : CHE/ES/1462/L/337
(NEW)/Other/3/New
Ward Name : L Ward
Zone Name : Eastern Suburb
Inward Date : 07 Apr 2014
Architect/LE/SE Name : MANOJ VALJIBHAI DAISARIA
Issued On : 28 Nov 2022

Authority Remark:

Approved as proposed, CC is revalidated from 26.11.2022 to 25.11.2023, however, S WM NOC / BG and Janta Insurance Policy shall be revalidated before their expiry.



Digitally signed by Sandeep Atmaram Kohe
Date: 28 Nov 2022 10:08:45
Organization: Brihanmumbai Municipal Corporation
Designation: Assistant Engineer (BP)

AE (BP) L&N Ward

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ANNEXURE-F



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 :
P51800032960

Project: 72 Marina - Phase I - Tierra and Torres , Plot Bearing / CTS / Survey / Final Plot No.:668, 668/1 to 39 at Kurla, Mumbai Suburban, 400072;

1. **D S Developers** having its registered office / principal place of business at **Tehsil: Kurla, District: Mumbai Suburban, Pin: 400077.**

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 **02/02/2022** and ending with **31/12/2026** 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.

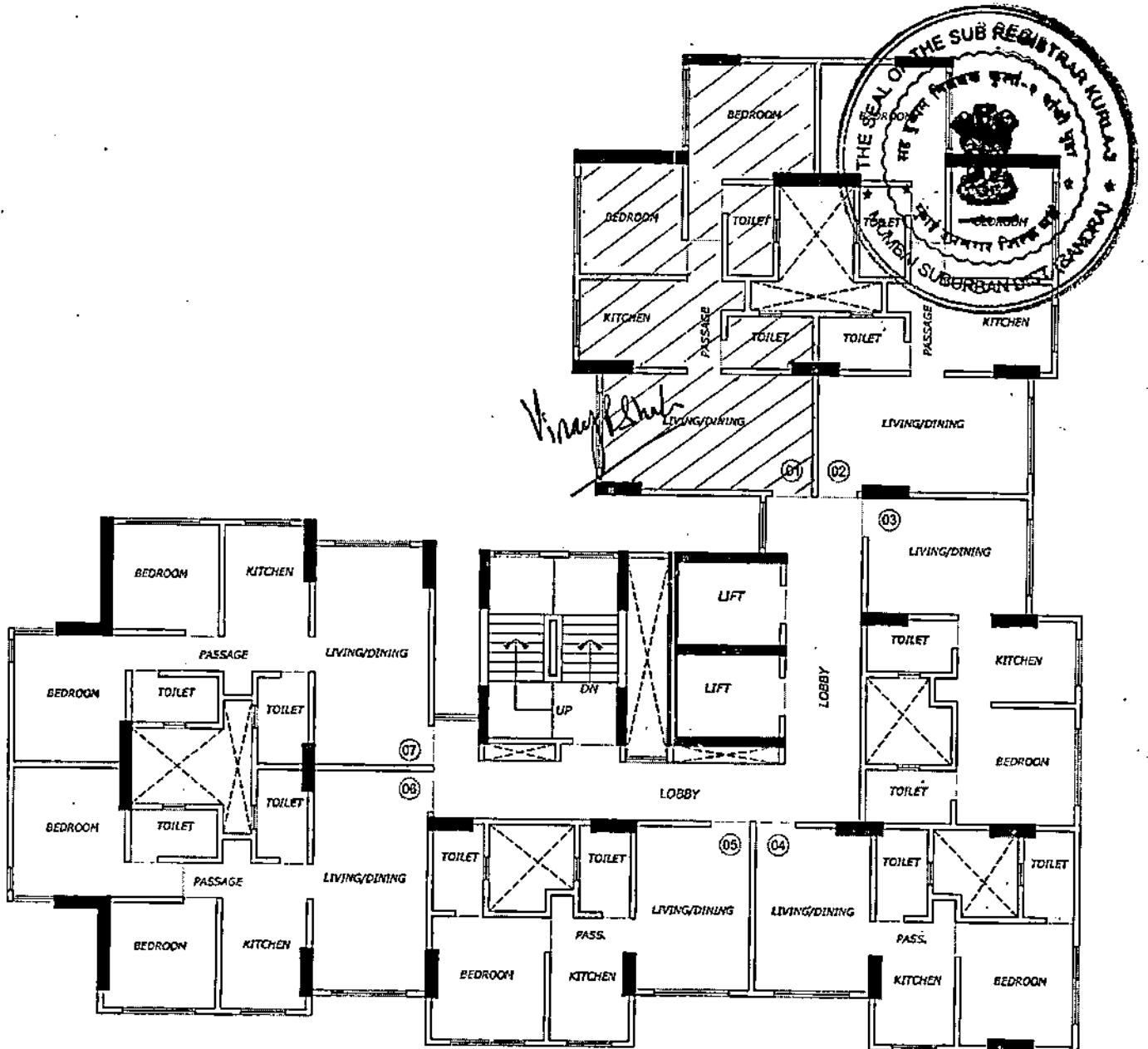


Dated: 02/02/2022
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:02-02-2022 13:14:32

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

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TYPICAL FLOOR PLAN (2ND -7TH & 9TH FLR.)

WING - D

FLAT NO 901 ON 9th FLOOR



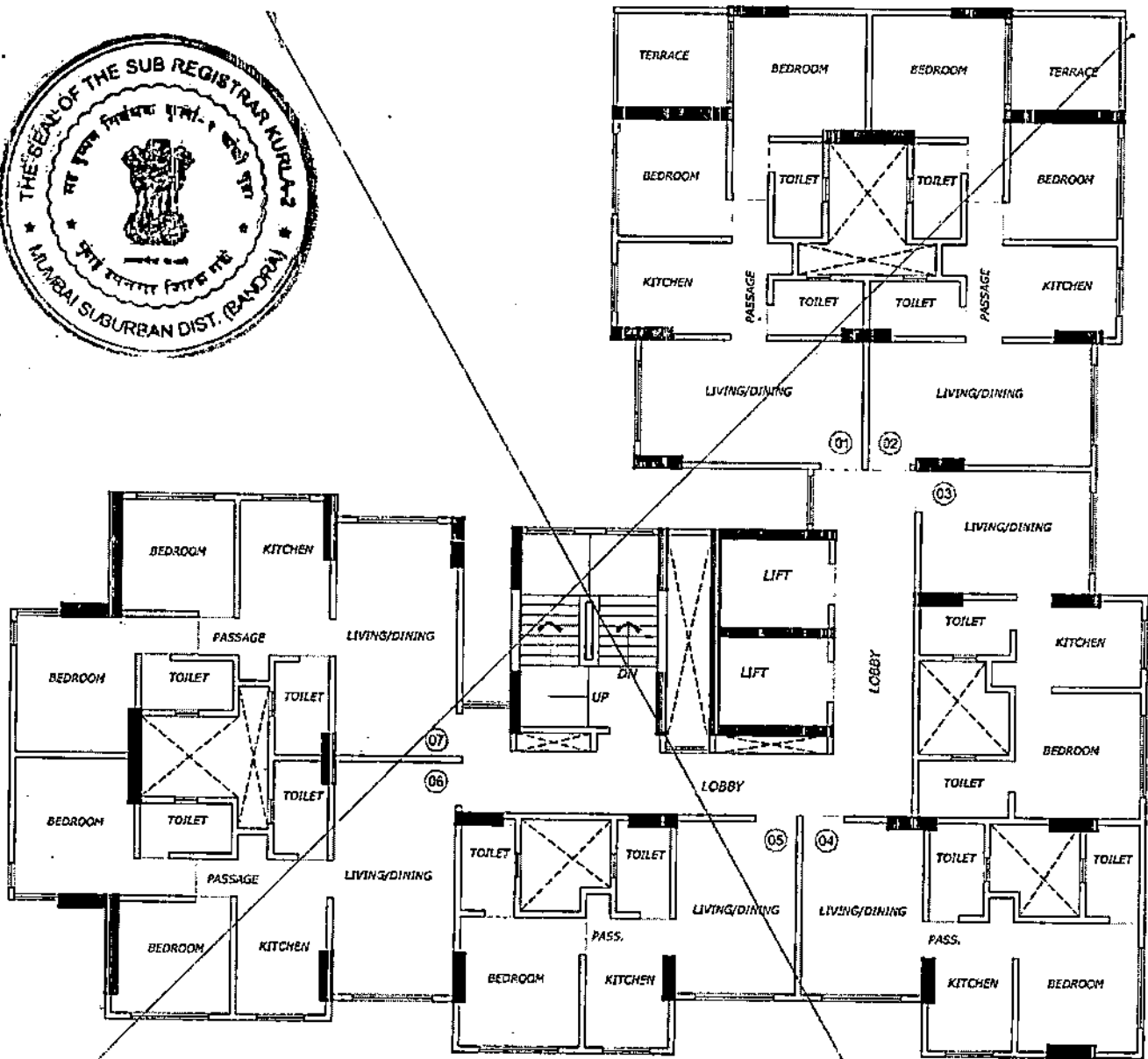
S. J. Mason
 28/10/11

ANNEXURE-G

कॉल - २

१५०६/१३३/१६०

२०२४



FIRST FLOOR PLAN

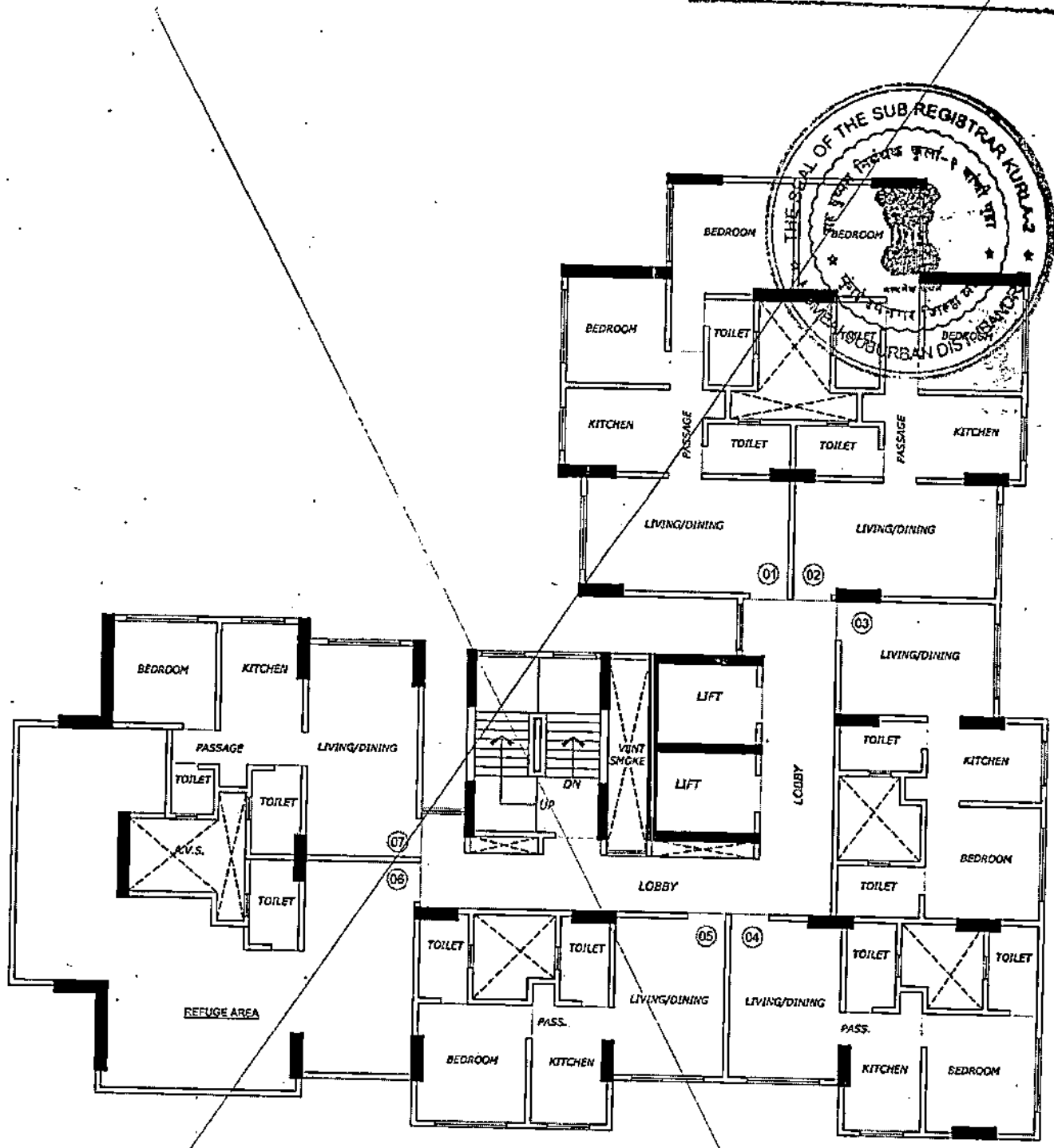
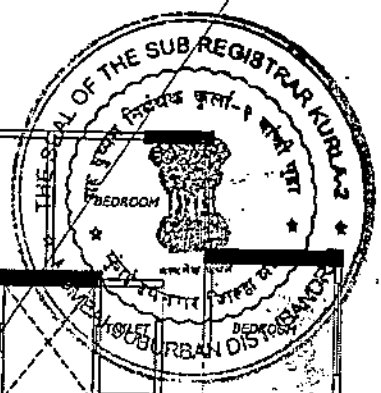
WING - D

FLAT NO ON FLOOR



M

करल - २
 १५०६ १३४ १५०
 २०२५



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**EIGHTH FLOOR PLAN
 WING - D**

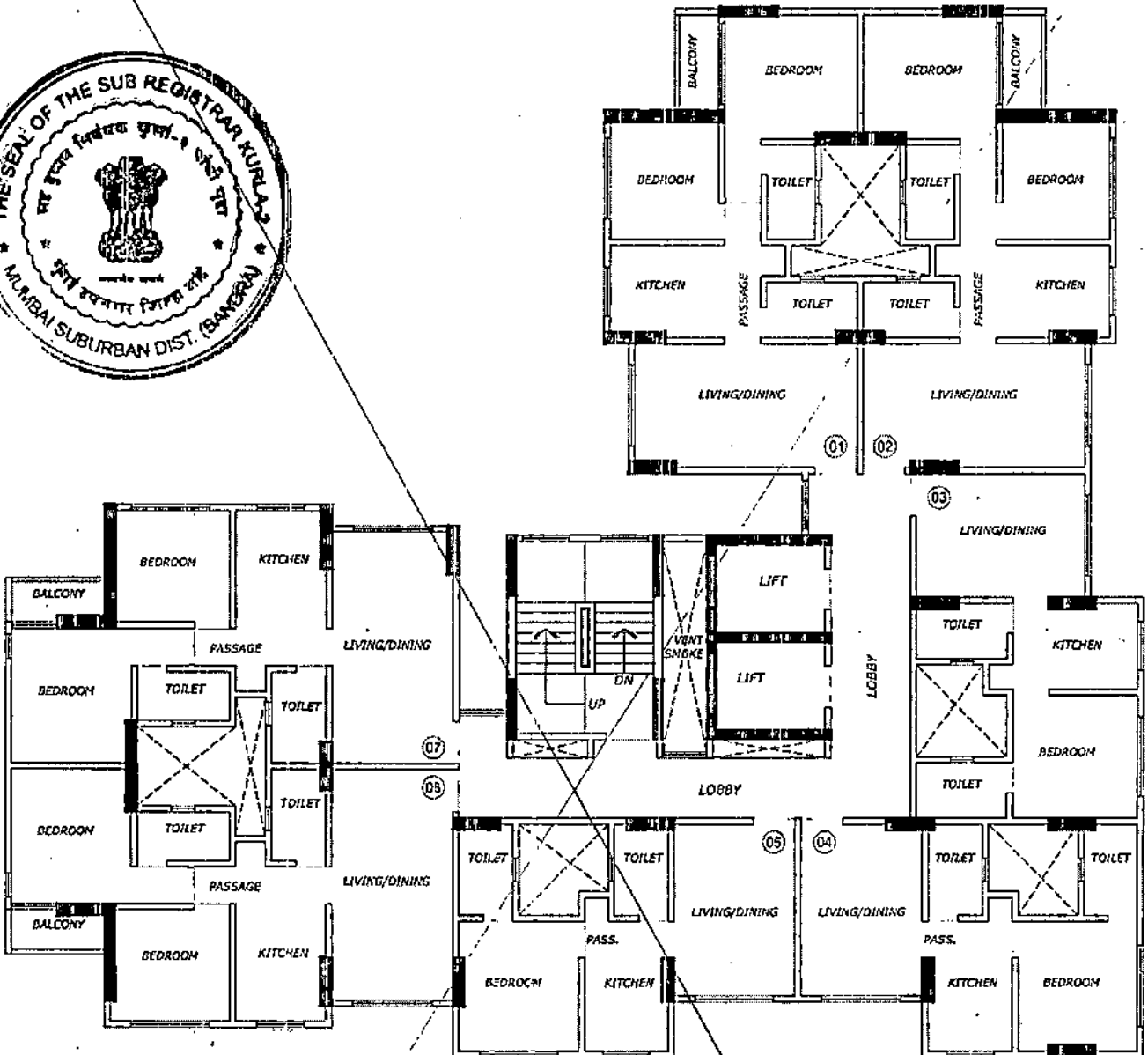
FLAT NO ON FLOOR



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TYPICAL FLOOR PLAN (10TH TO 12TH FLR.)

WING - D

FLAT NO ON FLOOR



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करल - २		
१५०६	१३६	१००
२०२५		

TDS - RIDER CLAUSE FOR AGREEMENT FOR SALE

The Purchaser/s hereby declares that he/she/they is/are aware of provisions of Section 194-IA of the Income Tax Act, 1961 which requires deduction of TDS on the consideration of immovable property by the Purchaser/s of such immovable property, if consideration for the immovable property exceeds the specified limit, and deposit of the same with the government treasury by the prescribed modes of payment and issue of TDS certificate within the prescribed time by the Purchaser/s. The Purchaser/s is/are further aware that failure to withhold TDS or withhold but not pay TDS in the government treasury will attract interest, penalty and penal consequences to the Purchaser/s under the provisions of the Income Tax Act, 1961. The Purchaser/s hereby declares, agrees and undertakes to comply with the provisions of section 194-IA of the Income Tax Act, 1961 from time to time failing which the Purchaser/s shall alone be responsible and liable for the consequences thereof.

ml



Saeed Hasan
 28/11

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Receipt (Payee)

370/9715
Tuesday, May 24, 2022
1:10 PM

भाती

Original/Duplicate
भाती नं. 39H
Regn: 39M

भाती नं. भातीक

भाती नं. भातीक २-९७१५-२०२२

भाती नं. भातीक: फाईल भातीक

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1:27 PM भातीक भातीक

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₹ 700.00

₹ 600.00

₹ 100.00

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भाती नं. भातीक: 500/-

1) भाती नं. भातीक: DHC भाती नं. 600/-

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भाती नं. भातीक

2) भाती नं. भातीक: eChallan भाती नं. 100/-

भाती नं. भातीक भातीक भातीक भातीक MH00215421520223E भातीक 20/05/2022

भाती नं. भातीक

25 MAY 2022

ORIGINAL REGISTERED DOCUMENT DELIVERD ON

करल-२
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 २०२२

properties more particularly described in the Schedule hereunder written, SEND GREETINGS.

WHEREAS we, in the capacity of the Partners of the said Firm need to execute, jointly and/or severally, Undertakings, Declarations, Agreements, various deeds and documents in respect of the sale of Flats, Shops, Offices, Units, Gates, Open / Close / Silt / Basement / Podium / Stock Car Parking Spaces, Terrace portion etc. constructed by the said Firm on the property more particularly described in the Schedule hereunder, which are required to be registered with the Office of the Sub-Registrar of Assurance at Mumbai / Chembur / Kurla or at any other relevant places.

AND WHEREAS due to exigencies of work we are not in a position to be personally present and register the documents stated hereinabove and therefore we are further desirous of appointing: (1) Hitesh G. Thakkar, aged about 50 years, (2) Nilesh L. Raikundalia alias Thakkar, Aged about 49 years, (3) Mehul L. Raikundalia alias Thakkar, Aged about 42 years, (4) Nilesh L. Raikundalia alias Thakkar, Aged about 39 years, (5) Ashish S. Thakkar, Aged about 37 years & (6) Hareesh G. Thakkar, Age about 53 years all Indian inhabitants, having address at Shop No. 2, Ambaji Dham Building, M. G. Road, Mulund (West), Mumbai - 400 080 as our true and lawful attorneys for our behalf, in our name and on behalf of the said Firm to enable us to register the documents executed by us jointly and/or severally on our behalf and on behalf of D. S. Developers as hereinafter appearing.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT, We, (1) Dilip Damji Shah (2) Nayan Vasantlal Shah and (3) Vinay Ratilal Shah Partners of D. S. DEVELOPERS do hereby nominate, constitute and appoint (1) Hitesh G. Thakkar (2) Nilesh L. Raikundalia alias Thakkar (3) Mehul L. Raikundalia alias Thakkar (4) Nilesh L. Raikundalia alias Thakkar (5) Ashish S. Thakkar (6) Hareesh G. Thakkar (hereinafter referred to as the said Attorney's) as our true and lawful attorneys for us in our name and on our behalf at our risk, cost and expenses to do, execute and perform the following acts, deeds, matters and things, jointly or severally, in the manner as follows:



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करल-२
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GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME WE, (1) Dilip Damji Shah, Aged about 63 years, (2) Nayan Vasantlal Shah, Aged about 45 years and (3) Vinay Ratilal Shah, Aged about 43 years Partners of D. S. DEVELOPERS, a partnership firm registered under Indian Partnership Act, 1932 and having its office at Meghlaou, Vallabh Baug Lane, Damji Shamji Shah Chowk, Ghadkopar (East), Mumbai - 400 077 (hereinafter referred to as the said "Firm") carrying on business of developing

करल-२
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hereunder written and not for the execution of Agreements or any other deeds or documents.

5. The said Attorneys are only consultants providing services for registration process and are in no way concerned with any of the administration of the firm.

**THE SCHEDULE OF THE PROPERTY DEVELOPED BY
D. S. DEVELOPERS**

ALL THAT piece and parcel of land or ground situate lying and being at Village Mohili, Taluka Kurla containing by admeasurements 6256.90 sq. mtrs. bearing CTS No. 688, 688/1 to 39 in the registration Sub-District of Bandra of the Mumbai Suburban District and bounded as follows:

- On or towards the North: Plot bearing CTS No. 690(A)
- On or towards the South: Plot bearing CTS No. 678
- On or towards the East: Plot bearing CTS No. 687(B)
- On or towards the West: Existing Road and Plot bearing CTS No. 689

IN WITNESS WHEREOF we have set and subscribed our hands to this writing at Mumbai this 24th day of May 2022.

SIGNED, SEALED AND DELIVERED

By the within named EXECUTANT

D. S. DEVELOPERS.

PAN: AAIFD7320E

Through its Partners

(1) Dilip Damir Shah



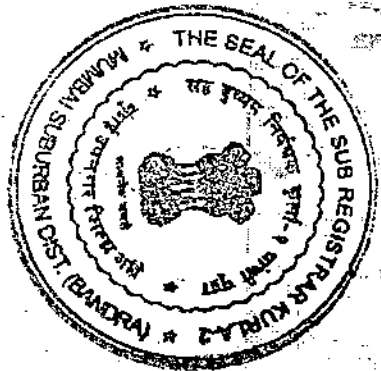
(2) Nayan Vasantlal Shah



For D. S. DEVELOPERS
PARTNER



For D. S. DEVELOPERS
PARTNER



करल-२
६०२५ ५ ३०
२०२२

1. We do hereby nominate constitute and appoint: (1) Hitesh G. Thakkar (2) Mihesh L. Raikundalia alias Thakkar (3) Mehul L. Raikundalia alias Thakkar (4) Nilesh L. Raikundalia alias Thakkar (5) Ashish S. Thakkar (6) Hareesh G. Thakkar jointly and/or severally either of them ONLY to present for registration and to admit execution of all the documents such as Agreement for Sale, Deed of Transfer, Sale Deed, Individual Member Agreement, Permanent Alternate Accommodation, Tripartite Agreement, Deed of Surrender, Deed of Declaration, Deed of Confirmation, Deed of Rectification, Deed of Cancellation, Supplementary Deed, Deed of Modification, Indemnity Affidavits, Undertakings or any other deeds or documents executed or to be executed by us on behalf of our firm, in respect of the sale / allotments of Flats, Shops, Offices, Units, Gains, Open / Close Stilt / Basement / Podium / Street Car Parking Spaces, constructed by our Firm on property more particularly described in the Schedule hereunder written before Sub-Registrar of Assurances Mumbai / Chembur / Kurla or any other registering authority appointed under the Act for the time being in force in India, for registration of the documents and deeds and other instruments and to do all other acts, deeds, matters and things as may be necessary for effectuating and completing the registration thereof in accordance with law.



2. AND GENERALLY, to do perform and execute all or concerning or touching to our firm for the purposes aforesaid as fully and effectually as if we were personally present and have done, admitted and performed the same ourselves.

3. AND WE DO HEREBY AGREE TO RAIFY AND CONFIRM for ourselves, our heirs, executors, administrators, assigns and successors in title all that the said Attorneys shall lawfully do or cause to be done in relation to the aforesaid documents.

4. This Power of Attorney is restricted to admit the execution before the Sub-Registrar of Assurances at Mumbai / Chembur / Kurla or at any other relevant places of the documents already executed by us jointly and/or severally on our behalf and on behalf of D. S. Developers only in respect of the property more particularly described in the Schedule.

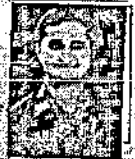
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५१०१-२

करल-२
 २०२३

(4) Nilesh L. Raikundalia alias Thakkar, x *Makundalia*



(5) Ashish S. Thakkar,



(6) Hitesh G. Thakkar,



In the presence of

1. Name: Priyanka A. Shinde.
 Address: 151 B, Jaiswal Bhavan,
 opp. Ambaji Dham,
 Temple, Mulund (W),
 Mumbai - 400080

Signature: *Shinde*

2. Name: Akash Netaji Palkar
 Address: 151 B, Jaiswal Bhavan,
 opp. Ambaji Dham,
 Temple, Mulund (W),
 Mumbai - 400080

Signature: *Palkar*

Shinde
Hitesh G. Thakkar



(5) Vinay Ratilal Shah,



In the presence of
 1. Priyanka A. Shinde *Shinde*
 2. Akash Palkar *Palkar*

SIGNED, SEALED AND DELIVERED
 By the within named ATTORNEYS

(1) Hitesh G. Thakkar,



(2) Nilesh L. Raikundalia alias Thakkar,



(3) Mehul L. Raikundalia alias Thakkar,



FOR D. S. DEVELOPERS
 PARTNER

करल-२
 २०२३

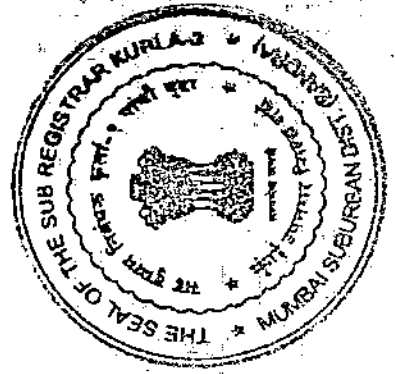
x *H.G. Thakkar*

x *N. Raikundalia*

x *Mehul*

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 करल-२

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 2023



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2023-24
 006 296 3056
 2023

भारतीय रिजिस्ट्रार
 INCOME TAX DEPARTMENT
 D.S. DEVELOPERS
 GOVT. OF INDIA


16/05/2012
 PAN: AAFD7320E

2023-24
 006 296 3056
 2023

Government of India
 Form GST REG-06
 (See rule 10(1))



Registration Number: 27A MFD 1201120

1. Legal Name	D.S. DEVELOPERS
2. Trade Name, if any	D.S. DEVELOPERS
3. Constitution of Business	Partnership
4. Address of Principal Place of Business	GROUND FLOOR, GROUND FLOOR, MEHROOTA BUILDING, VALLABH BAUG LANE, GRAYROCK-PART-1, Mumbai City, Maharashtra, 400077
5. Date of Liability	01/07/2017
6. Period of Validity	From 01/07/2017 To NA
7. Type of Registration	Regular
8. Particulars of Approving Authority	
Signature	Vaidy Unkove, Deputy Commissioner AND SERVICE TAX OFFICER Date: 20/07/2018 2023-24
Name	
Designation	
Departmental Office	
9. Date of Issue of Certificate	20/07/2018

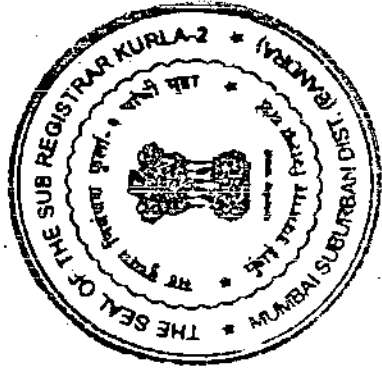
Note: This system generated digitally signed Registration Certificate based on the online approval of application on 01/07/2017.



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 Trade Name, if any
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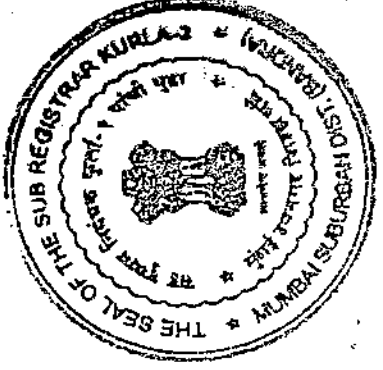
CHANDRAKANT DAMJI SHAH
 PARTNER
 Name
 Resident of State
 Designation/Status
 DULI DAMJI SHAH
 PARTNER
 Name
 Resident of State
 Designation/Status
 JAYIN VALJIJI DAI SARIA
 PARTNER
 Name
 Resident of State
 Designation/Status
 KARAN JANKI DAI SARIA
 PARTNER
 Name
 Resident of State
 Designation/Status
 MOHAMMED ASIF KHAN
 PARTNER
 Name
 Resident of State
 Designation/Status
 MOHAMMED AMER MOHAMMED AMIR
 PARTNER
 Name
 Resident of State
 Designation/Status
 NAYAN VASANTIL SHAH
 PARTNER
 Name
 Resident of State
 Designation/Status
 VINAY KANTIL SHAH
 PARTNER
 Name
 Resident of State
 Designation/Status

GSTIN
 Legal Name
 Trade Name, if any
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 D S DEVELOPERS

Name
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Details of Managing/Authorized Partners
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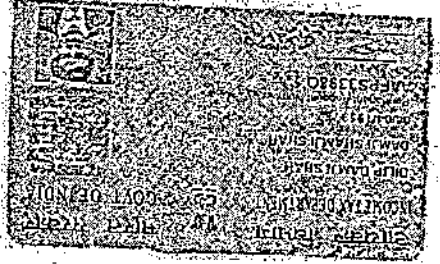
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INFORMATION

Government of India


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INFORMATION

Government of India

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भारत सरकार
GOVERNMENT OF INDIA



विनाश शील शर्मा
Vijay Rishi Sharma
जन्म तिथि / DOB: 20/07/1978
पति / HUSBAND


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मेरा आधार, मेरी पहचान

करल-२
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भारतीय विधिदल पहचान प्राधिकरण
INDIAN LEGAL AUTHORITY OF INDIA




Address:
1204 Moon Mahesh Building,
R.E. Mulla Marg, Chhatrapati Shivaji
Mumbai, Mumbai, Maharashtra - 400077

वैधानिक सहायता / LEGAL ASSISTANCE



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA



आयकर पहचान संख्या / PAN Number: AAPPS3020D

श्री वसुधेश्वर शर्मा
SHRI VASUDESHWAR SHARMA

जन्म तिथि / Date of Birth: 20/07/1978

पति / Husband: VIKAS RISHI SHARMA

Vijay Rishi

आधार
भारत सरकार
GOVERNMENT OF INDIA

आधार संख्या / Aadhaar No.: 6296 1780 3908

नाश्री आधार, नाश्री ओकल

जन्म तिथि / DOB: 20/07/1978

पति / HUSBAND: VIJAY RISHI SHARMA

आधार संख्या / Aadhaar No.: 6296 1780 3908


नाश्री आधार, नाश्री ओकल

जन्म तिथि / DOB: 20/07/1978

पति / HUSBAND: VIJAY RISHI SHARMA



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA



आयकर पहचान संख्या / PAN Number: AAPPS3020D

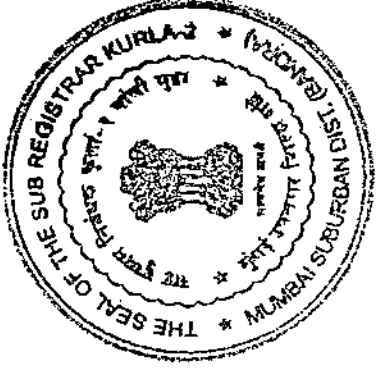
श्री वसुधेश्वर शर्मा
SHRI VASUDESHWAR SHARMA

जन्म तिथि / Date of Birth: 20/07/1978

पति / Husband: VIKAS RISHI SHARMA

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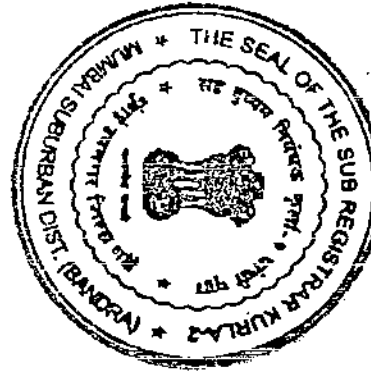


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पन्ना - ३	
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कॉल-३
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आधार
Aadhaar

भारतीय विधि अधिकार प्राधिकरण
Indian Authentication Authority of India

Enrollment No.: 2722 98996 03500

To
Dinesh Shivaji
Physicist Anilush Shinde
D/O Anilush Shinde
Room No. 5, 9th floor, Tanta Road, Terrotop Road,
Mumbai West 400078
Mumbai Maharashtra - 400078
990 420175

आपका आधार क्रमांक / Your Aadhaar No.:
6230 1809 9409
VID: 9110 3125 6436 8824
साई आधार, साई ओईडी

Address:
D/O Anilush Shinde, 9th floor, Tanta Road,
Terrotop Road, Shirdip West E. O.,
Mumbai,
Maharashtra - 400078

6230 1809 9409
VID: 9110 3125 6436 8824
साई आधार, साई ओईडी

आधार
Aadhaar

सहित

- आधार भारतीय प्रमाण और पहचान का साक्ष्य है।
- इससे विभिन्न सरकारी और निजी सेवाओं को प्राप्त करने में मदद मिलती है।
- इसे इलेक्ट्रॉनिक रूप में बनाया गया है और इसे सुरक्षित रखें।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code or Online Authentication.
- This is electronically generated and cannot be tampered with.

आधार

- आधार देशभर में मान्य है।
- आधार आपको विभिन्न सरकारी और निजी सेवाओं को प्राप्त करने में मदद करता है।
- आधार इलेक्ट्रॉनिक रूप में बनाया गया है और इसे सुरक्षित रखें।
- आधार को अपने स्मार्टफोन पर - in Aadhaar App, रखें।

Aadhaar is valid throughout the country.
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6230 1809 9409
VID: 9110 3125 6436 8824
साई आधार, साई ओईडी

वि. सं. १०१/१०१
Harech G. Thakker

पुस्तक गोपनीयता
Harech Gowdy Thakker
पंजीकरण क्रमांक: 13111878
पु. सं. / ग. सं.
5380 6502 7470

भारत सरकार
GOVERNMENT OF INDIA

भारतीय विधि अधिकार प्राधिकरण
INDIAN AUTHENTICATION AUTHORITY OF INDIA

आधार क्रमांक: 6230 1809 9409
VID: 9110 3125 6436 8824

वि. सं. १०१/१०१
Harech G. Thakker

पुस्तक गोपनीयता
Harech Gowdy Thakker
पंजीकरण क्रमांक: 13111878
पु. सं. / ग. सं.
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भारत सरकार
GOVERNMENT OF INDIA

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INDIAN AUTHENTICATION AUTHORITY OF INDIA

आधार क्रमांक: 6230 1809 9409
VID: 9110 3125 6436 8824



वि. सं. १०१/१०१
Harech G. Thakker

पुस्तक गोपनीयता
Harech Gowdy Thakker
पंजीकरण क्रमांक: 13111878
पु. सं. / ग. सं.
5380 6502 7470

आधार क्रमांक: 6230 1809 9409
VID: 9110 3125 6436 8824

भारत सरकार
GOVERNMENT OF INDIA

भारतीय विधि अधिकार प्राधिकरण
INDIAN AUTHENTICATION AUTHORITY OF INDIA

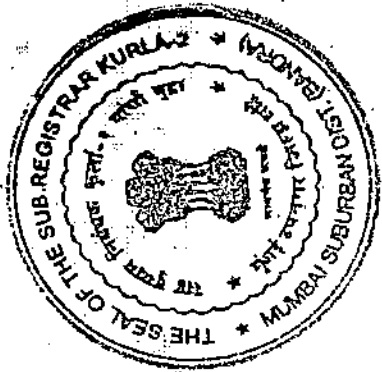
आधार क्रमांक: 6230 1809 9409
VID: 9110 3125 6436 8824

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சென்னை டிவிஷன்
சுப்பிரிவு பதிவுகள்
தமிழ்நாடு
பதிவுகள்
பெட்டி நம்பிக்கை
வாரியம்
கட்டிடகட்டுமான
அமைச்சர்
சென்னை-2



சென்னை-2
பெட்டி நம்பிக்கை
வாரியம்
சென்னை-2

Form Data 24-05-2022 07:17:27

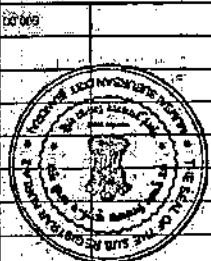
[Handwritten signature]
24-05-2022

Bt. No.	Remarks	Debitment Date	Debitment Amt	Debitment Amount
1	65730-8715	24/05/2022-13:10:34	500.00	
2	65730-8715	24/05/2022-13:10:34	500.00	1000.00


Checked by: [Signature]

Description of this form: This form is used to record the amount paid for stamp duty and registration fee. It is a receipt for the payment made to the Government of Tamil Nadu.

Stamp Duty / Tax (If Any)				Amount in Rs. (Rupees and Paise)			
Stamp Duty				600.00			
Registration Fee				600.00			
Total Amount Paid				1200.00			
Particulars of Payment							
Name of Person		Address		Description of Property		Value of Property	
M. S. S. S. S.		No. 123, Main Road, Chennai		Plot No. 123		1000 Sq. Ft.	
M. S. S. S. S.				Plot No. 123		1000 Sq. Ft.	
M. S. S. S. S.				Plot No. 123		1000 Sq. Ft.	
M. S. S. S. S.				Plot No. 123		1000 Sq. Ft.	
M. S. S. S. S.				Plot No. 123		1000 Sq. Ft.	
M. S. S. S. S.				Plot No. 123		1000 Sq. Ft.	
M. S. S. S. S.				Plot No. 123		1000 Sq. Ft.	
M. S. S. S. S.				Plot No. 123		1000 Sq. Ft.	
M. S. S. S. S.				Plot No. 123		1000 Sq. Ft.	



CHITLAN
MTR Form Number

 D H C <small>Document Handling Charges</small>	
Receipt of Document Handling Charges	
PRN 2405202206428	Receipt Date 24/05/2022
Received from D.S DEVELOPERS THROUGH ITS PARTNERS DILIP DAMJI SHAH, Mobile number 9821051342, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 9715 dated 24/05/2022 at the Sub Registrar office Joint S.R. Kurda 2 of the District Mumbai Sub-urban District.	
DEFACTED ₹ 600. DEFACTED	
Payment Details	
Bank Name PUNB	Payment Date 24/05/2022
Bank CIN 10004152022052405880	REF No. 5084523706
Deface No 24052022064280	Deface Date 24/05/2022
<small>This is computer generated receipt, hence no signature is required.</small>	

करल-२
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Handwritten signature

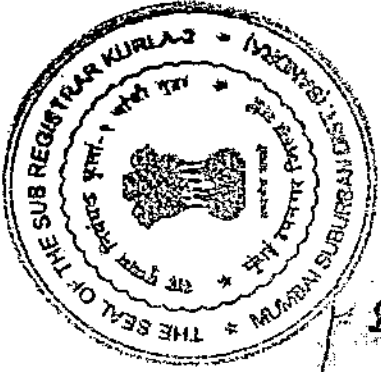


करल-२
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 २०२२



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 करल-२
 २०२२



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Page-3
27/30
2022

2-10202
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Page 12 of 12



Page-3
27/30
2022

Handwritten signatures and notes in Marathi, including the name 'S. H. G. Thakkar'.

Handwritten text in Marathi.

Page-3
27/30
2022

Page-3
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2022

Handwritten signature.

Page-3
27/30
2022

Page-3
27/30
2022

Page 12 of 12

Page 12 of 12

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Summary 2

- 1. मालिक: श्री. अशोकजी वसुदेवजी वसुदेवजी
प्लॉट नं. 2, भांडोरा नं. 2, इमारतीचे नाव: अंबाजी श्याम सिटींग, ब्लॉक नं. मुमुक्षु परिसर, मुंबई, रोड नं. एम जी रोड, मंगरुड, MUMBAI, AEVPR6039F
- 2. मालिक: श्री. अशोकजी वसुदेवजी वसुदेवजी
प्लॉट नं. 2, भांडोरा नं. 2, इमारतीचे नाव: अंबाजी श्याम सिटींग, ब्लॉक नं. मुमुक्षु परिसर, मुंबई, रोड नं. एम जी रोड, मंगरुड, MUMBAI, AAGT1565M

सद. इस्पतम निविदा क्र. कुला-2
मुंबई उपनगर (पश्चिम)

Sl.	Purchaser	Type	Verification No/Vendor	SRN/Licence	Amount	Used At	Detail Number	Issue Date
1	D.S DEVELOPERS	Challan	59103332022052014867	MH002154215202223E	500.00	SD	0001193654202223	24/05/2022
2		CHC		2405222206423	600	RF	2405222206430D	24/05/2022
3	D.S DEVELOPERS	Challan		MH002154215202223E	100	RF	0001193654202223	24/05/2022

(SD: Stamp Duty) (RF: Registration Fee) (CHC: Document Handling Charges)

971872022

करल-2
6007 25 30
2022



प्रमाणित करण्यात येते की या दस्तऐवजाने एकाच ठिकाणी दाखल झालेला आहे.
करल-2
मुस्तक हस्ताक्षर: 1 इनामदार
नांदला दिनांक:
सद. इस्पतम निविदा क्र. कुला-2
मुंबई उपनगर (पश्चिम)



5/22/22, 1:04 PM

Summary 2

एम.एस.एम. नं. 2

दिनांक: 9/15/2022

5/29/15/2022

5/29/15/2022

1. मालिक: श्री. अशोकजी वसुदेवजी वसुदेवजी
प्लॉट नं. 2, भांडोरा नं. 2, इमारतीचे नाव: अंबाजी श्याम सिटींग, ब्लॉक नं. मुमुक्षु परिसर, मुंबई, रोड नं. एम जी रोड, मंगरुड, MUMBAI, AEVPR6039F

मुस्तक हस्ताक्षर

दिनांक: 9/15/2022

5/29/15/2022

5/29/15/2022

2. मालिक: श्री. अशोकजी वसुदेवजी वसुदेवजी
प्लॉट नं. 2, भांडोरा नं. 2, इमारतीचे नाव: अंबाजी श्याम सिटींग, ब्लॉक नं. मुमुक्षु परिसर, मुंबई, रोड नं. एम जी रोड, मंगरुड, MUMBAI, AAGT1565M

मुस्तक हस्ताक्षर

दिनांक: 9/15/2022

5/29/15/2022

5/29/15/2022

3. मालिक: श्री. अशोकजी वसुदेवजी वसुदेवजी
प्लॉट नं. 2, भांडोरा नं. 2, इमारतीचे नाव: अंबाजी श्याम सिटींग, ब्लॉक नं. मुमुक्षु परिसर, मुंबई, रोड नं. एम जी रोड, मंगरुड, MUMBAI, AAGT1565M

मुस्तक हस्ताक्षर

दिनांक: 9/15/2022

5/29/15/2022

5/29/15/2022

4. मालिक: श्री. अशोकजी वसुदेवजी वसुदेवजी
प्लॉट नं. 2, भांडोरा नं. 2, इमारतीचे नाव: अंबाजी श्याम सिटींग, ब्लॉक नं. मुमुक्षु परिसर, मुंबई, रोड नं. एम जी रोड, मंगरुड, MUMBAI, AAGT1565M

मुस्तक हस्ताक्षर

दिनांक: 9/15/2022

5/29/15/2022

5/29/15/2022

5. मालिक: श्री. अशोकजी वसुदेवजी वसुदेवजी
प्लॉट नं. 2, भांडोरा नं. 2, इमारतीचे नाव: अंबाजी श्याम सिटींग, ब्लॉक नं. मुमुक्षु परिसर, मुंबई, रोड नं. एम जी रोड, मंगरुड, MUMBAI, AAGT1565M

मुस्तक हस्ताक्षर

दिनांक: 9/15/2022

5/29/15/2022

5/29/15/2022

6. मालिक: श्री. अशोकजी वसुदेवजी वसुदेवजी
प्लॉट नं. 2, भांडोरा नं. 2, इमारतीचे नाव: अंबाजी श्याम सिटींग, ब्लॉक नं. मुमुक्षु परिसर, मुंबई, रोड नं. एम जी रोड, मंगरुड, MUMBAI, AAGT1565M

मुस्तक हस्ताक्षर

दिनांक: 9/15/2022

5/29/15/2022

5/29/15/2022



क्रमांक	प्रमाणित	दिनांक
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करल-2
6007 25 30
2022

क्रमांक	प्रमाणित	दिनांक
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2022
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2022

करल-2

5/29/15/2022

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24/01/2025
[Signature]

दिनांक : 24/01/2025

आदि



आदि। मैंने उपरोक्त कर्मी करणमस मी पूर्णतः क्षम आहै। सटवे कर्मी करणमस मी पूर्णतः क्षम आहै। सटवे कर्मी करणमस मी पूर्णतः क्षम आहै।

कर्मचारी करणमस मी पूर्णतः क्षम आहै। सटवे कर्मी करणमस मी पूर्णतः क्षम आहै। सटवे कर्मी करणमस मी पूर्णतः क्षम आहै।

कर्मचारी करणमस मी पूर्णतः क्षम आहै। सटवे कर्मी करणमस मी पूर्णतः क्षम आहै। सटवे कर्मी करणमस मी पूर्णतः क्षम आहै।

व ई याम दि 24/01/2025 को मी दिवेया

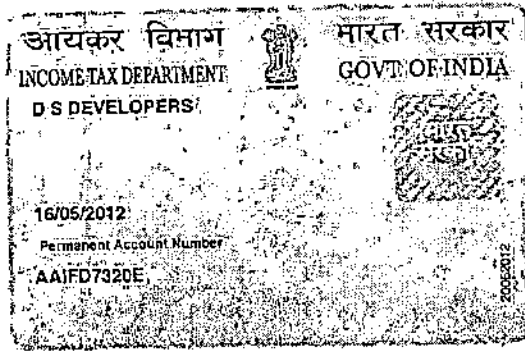
विषयका तस तौटीसाठी सादर करणमस आला आहै। दिनांक 24/01/2025

कर्मचारी करणमस मी पूर्णतः क्षम आहै। सटवे कर्मी करणमस मी पूर्णतः क्षम आहै। सटवे कर्मी करणमस मी पूर्णतः क्षम आहै।

आदि। मैंने उपरोक्त कर्मी करणमस मी पूर्णतः क्षम आहै। सटवे कर्मी करणमस मी पूर्णतः क्षम आहै। सटवे कर्मी करणमस मी पूर्णतः क्षम आहै।

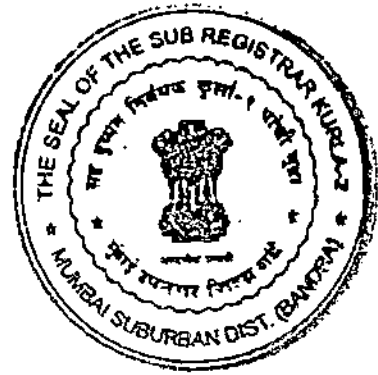
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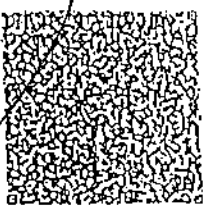
करल - २		
१५०६	१५४	१००
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For D. S. Developers
Vinay K. Shinde
Partner



1917 | Maharashtra | Maharashtra.gov.in

5215 0210 0078
VID: 9119 6487 7981 0458



Maharashtra - 400080
Mumbai Suburban,
Cross Road No-1, Mulund West, Mumbai,
401 402, 4th Floor, Sahasra House, B.P.
Address:
पत्ता - 400080
+1, 4th floor, Sahasra House, B.P.
401-402, 4th Floor, Sahasra House, B.P.



GOVERNMENT OF MAHARASHTRA



Registered only
power of Attorney holder
Self Attested as a

शशि आचार, शशि आचार

5215 0210 0078
VID: 9119 6487 7981 0458



Ashish Suresh Thakur
DOB: 01/05/1994
SEX: MALE
Mobile No: 9021232237

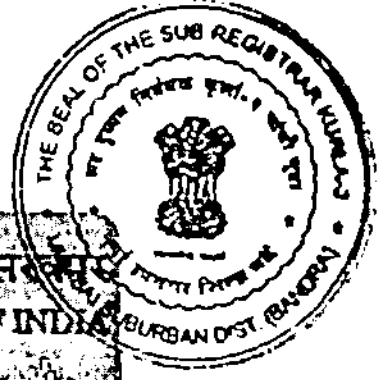


GOVERNMENT OF MAHARASHTRA



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2024



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAEED HASAN SHAH
MOHAMMED HASAN JADE SHAH

12/03/1990
Permanent Account Number
BJUPS9417H

Signature

Saeed Hasan



भारत सरकार

Government of India



Download Date: 09/12/2020



Saeed Hasan Mohammad Hasan Shah

Date of Birth/DOB: 12/03/1990

Male/ MALE

Mobile No: 9727675162

Saeed Hasan



9226 5170 7603

VID : 9179 6787 0207 8475

Issue Date: 13/11/2020

मेरा आधार, मेरी पहचान

2024	9226 5170 7603	9179 6787 0207 8475
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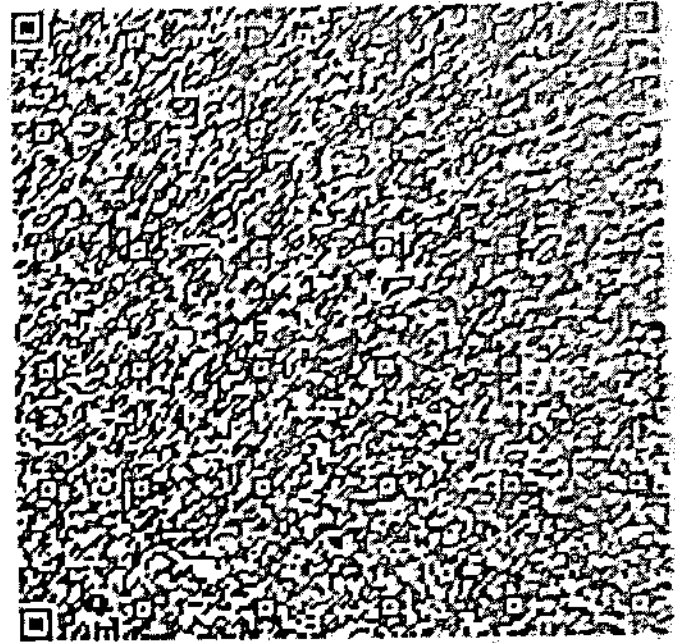
भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India



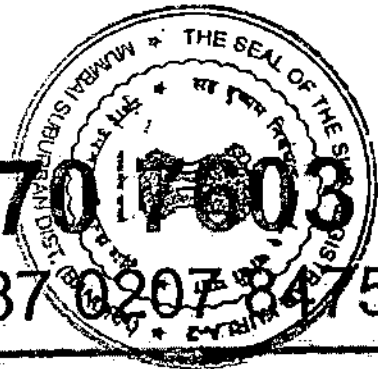
Address:

S/O Mohammad Hasan Shah, near gulshne
millat urdu school, room no 21 martin parera
chawl jarimari K.A.ROAD, kurla west,
Mumbai,
Maharashtra - 400072



9226 5170 17003

VID : 9179 6787 0207 8475



पिन	9226 5170	पिन
पिन	17003	पिन
पिन	0207	पिन
पिन	8475	पिन



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help@uidai.gov.in



www.uidai.gov.in

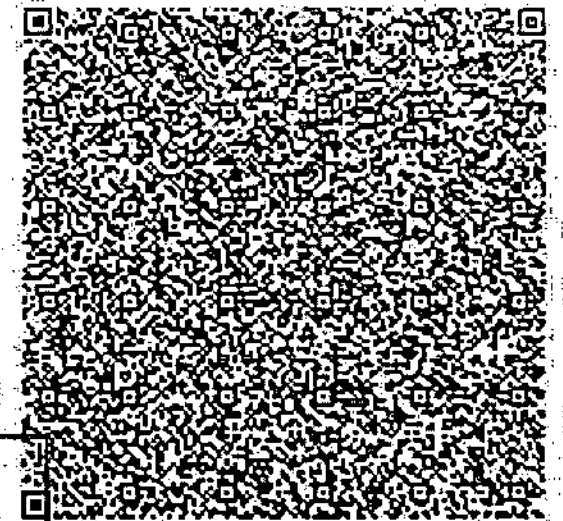
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
NVRPS4462R



नाम/ Name
REHANA KHATOON SAEED HASAN SHAH

पिता का नाम/ Father's Name
ADIL AHMED SHAH

रेहाना

जन्म की तारीख/
Date of Birth
06/01/1995



रेहाना
हस्ताक्षर/ Signature

2024	99006	99006
	99006	99006

01022021



भारत सरकार

Government of India



Rehana Khatoon Saeed Hasan Shah

Date of Birth/DOB: 06/01/1995

Female/ FEMALE

Mobile No: 9321137556

रेहाना



8522 0179 5295

VID : 9136 0517 7620 1739

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मेरा आधार, मेरी पहचान



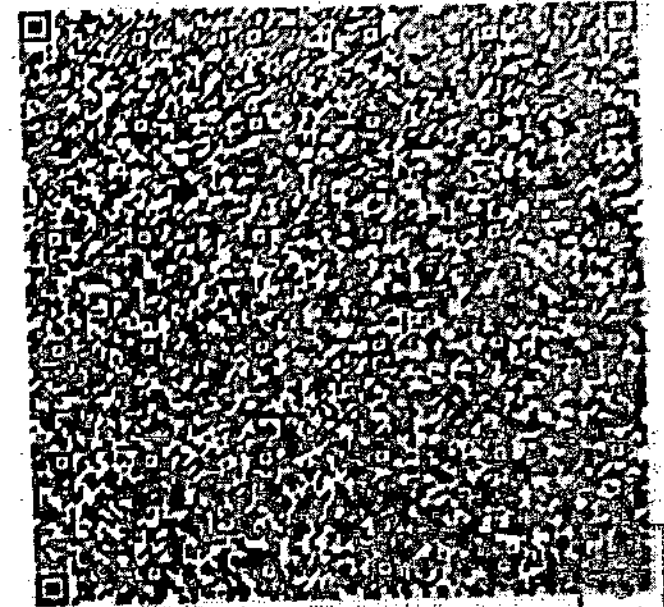
भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India



Address:

C/O: Saeed Hasan Shah, Room No-21 Martin
Parera Chawl, Jarimari Kurla Andheri Road,
Kurla West, Mumbai, Mumbai Suburban,
Maharashtra - 400072



8522 0179 5295

VID : 9136 0517 7620 1739



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help@uidai.gov.in



www.uidai.gov.in

29
9106 936 3066
006 936 900

भारत शासन, श्री परधान

5549 0352 3987
VID: 9119 2402 7578 9961

श्रीमती शर्मिष्ठा मोहम्मद हासन शाह
श्रीमती/DOB: 11/04/1980
श्रीमती/FEMALE

भारत शासन
Government of India



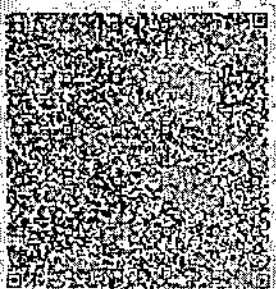
भारत शासन, श्री परधान

5549 0352 3987
VID: 9119 2402 7578 9961

आधार नं./ Your Aadhaar No.

Sharmistha

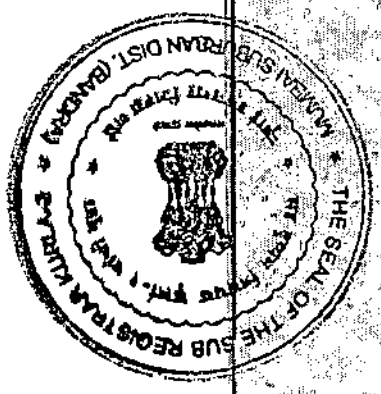
QR Code with Photograph



Signature Valid

भारत शासन
भारत शासन
भारत शासन

Generation Date: 09/11/2018



श्रीमती शर्मिष्ठा मोहम्मद हासन शाह
ROOM NUMBER-21, MARTIN PARERA CHAVL
K.A ROAD
JARIARI, KURLA(WEST)
Mumbai
Sakinaka
Mumbai, Suburban Maharashtra - 400072
8552800847

Download Date: 10/11/2018

आधार नं./ Enrolment No.: 2722/40072/17887

भारत शासन, श्री परधान

भारत शासन

9508	3066	9329
2-1020		

भारत शासन





सत्यमेव जयते



आधार

भारत सरकार
Government of India

भारतीय विरिष्ठ ओळख प्राधिकरण
Unique Identification Authority of India

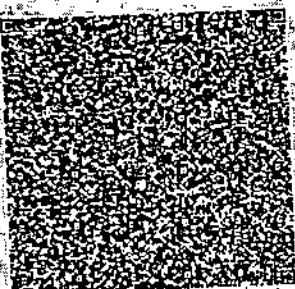
नोंदणी क्रमांक: / Enrollment No.: 0013/37001/18561

To

अबुशद अबु मोहम्मद शाह
Abushad Abu Mohammed Shah
C/O: Abu Mohammed Bismillah Shah,
Room No 34, Martin Paver's Chawl, Jariman,
Kurtia Archery Road
Kurtia West
Mumbai
Mumbai Suburban Maharashtra - 400072
9082469478

Signature valid

Digitally signed by
Abushad Abu Mohammed Shah
DN: cn=Abushad Abu Mohammed Shah,
o=Unique Identification Authority of India,
c=IN



Abushad

आपला आधार क्रमांक / Your Aadhaar No.

4230 5222 7351

VID : 9198 6492 7478 9862

माझे आधार, माझी ओळख



भारत सरकार
Government of India



अबुशद अबु मोहम्मद शाह
Abushad Abu Mohammed Shah
जन्म तारीख/DOB: 31/12/1995
पुंस/MALE



Issue Date: 18/11/2011

4230 5222 7351

VID : 9198 6492 7478 9862

माझे आधार, माझी ओळख

2024	1943	9000
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CHALLAN
MTR Form Number-6

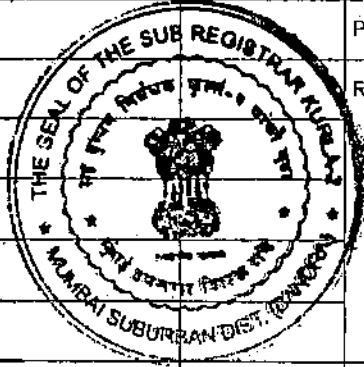
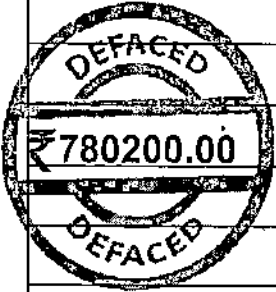
9408 988 900
2024



GRN	MH014892565202425E	BARCODE	[Barcode]	Date	23/01/2025-15:56:44	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty	TAX ID / TAN (if Any)					
	Stamp Duty	PAN No.(if Applicable)	AAIFD7320E				
Office Name	KRL2_JT SUB REGISTRAR KURLA NO 2	Full Name	D S DEVELOPERS				
Location	MUMBAI	Flat/Block No.	FLAT NO 901, 9 TH FLOOR, D WING, TORRES,				
Year	2024-2025 One Time	Premises/Building	72 MARINA				

Account Head Details	Amount In Rs.								
0030045501 Sale of NonJudicial Stamp	780200.00	Zone/Street	ANDHERI EAST						
		Area/Locality	MUMBAI						
		Town/City/District							
		PIN		4	0	0	0	7	2
		Remarks (if any)	PAN=BJUPS9417H--SecondPartyName=SAEED HASAN MOHAMMAD AS IN SHAH-						
		Amount In Words	Seven Lakh Eighty Thousand Two Hundred Rupees Only						
Total	7,80,200.00								



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	69103332025012314893	752441195		
Cheque/DD No.		Bank Date	IBI Date	23/01/2025-18:18:56	Not Verified with RBI!		
Name of Bank		Bank Branch	IDBI BANK				
Name of Branch		Scro No., Date	Not Verified with Scroll				

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office or . Not valid for unregistered document. Mobile No. : 7738060556
सदर चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-370-1576	0008236541202425	23/01/2025-11:23:39	IGR198	780200.00

Saeed Hasan
23-1-11



CHALLAN
MTR Form Number 2024

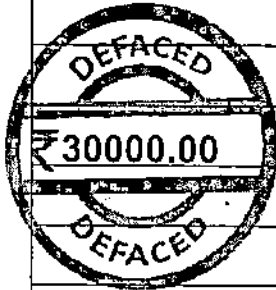
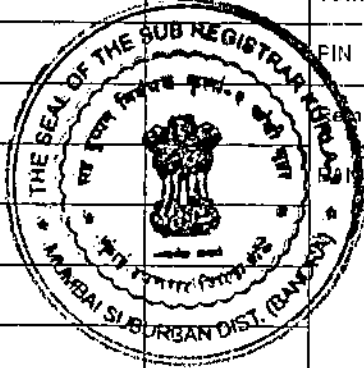
9406 1944 900



GRN MH014893621202425E BARCODE [Barcode] Date 23/01/2025-16:04:40 Form ID

Department Inspector General Of Registration	Payer Details		
Registration Fee	TAX ID / TAN (If Any)		
Type of Payment Ordinary Collections IGR	PAN No.(If Applicable)	EJUPS9417H	
Office Name KRL2_JT SUB REGISTRAR KURLA NO 2	Full Name	SAEED HASAN MOHAMMAD HASAN SHAH	
Location MUMBAI	Flat/Block No.	FLAT NO 901, 9 TH FLOOR, D WING, TORRES,	
Year 2024-2025 One Time	Flats/Building	72 MARINA	

Account Head Details	Amount In Rs.	Road/Street	ANDHERI EAST
0030063301 Amount of Tax	30000.00	Area/Localit	MUMBAI
		Town/City/District	
		FIN	4 0 0 0 7 2



Remarks (If Any)	=AAIFC1320E~SecondPartyName=D S DEVELOPERS~		
Amount In	Thirty Thousand Rupees Only		
Total	30,000.00	Words	

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	69103332025012314793 752440657
Cheque/DD No.		Bank Date	ISSI Date	23/01/2025-18:10:48 Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK	
Name of Branch		Scro No., Date	Not Verified with Scroll	

Department ID : Mobile No. : 9324073300
 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 करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-370-1576	0008236546202425	24/01/2025-11:23:44	IGR198	30000.00

Saeed Hasan
24/01/2025



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

१५७६ १६६ १७०

Receipt of Document Handling Charges

PRN 0125236011150 Receipt Date 24/01/2025

Received from SELF, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 1576 dated 24/01/2025 at the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District.




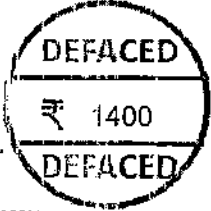
Payment Details

Bank Name PUNB	Payment Date 23/01/2025
Bank CIN 10004152025012310559	REF No. 5189798478
Deface No 0125236011150D	Deface Date 24/01/2025

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



करल - २
१५०६ १६० १००
२०२५

 D ocument H andling C harges Inspector General of Registration & Stamps	
Receipt of Document Handling Charges	
PRN 0125231011347	Receipt Date 24/01/2025
Received from SELF, Mobile number 0000000000, an amount of Rs.1400/-, towards Document Handling Charges for the Document to be registered on Document No. 1576 dated 24/01/2025 at the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District.	
	
Payment Details	
Bank Name PUNB	Payment Date 23/01/2025
Bank CIN 10004152025012310738	REF No. 5189799280
Deface No 0125231011347D	Deface Date 24/01/2025
This is computer generated receipt, hence no signature is required.	

Saeed Hasan
२६/१/२५



370/1576

शुक्रवार, 24 जानेवारी 2025 11:24 म.पू.

दस्त गोश्वारा भाग-1

करल2

दस्त क्रमांक: 1576/2025

दस्त क्रमांक: करल2 /1576/2025

वाजार मुल्य: रु. 1,02,34,040/-

मोबदला: रु. 1,30,12,000/-

भरलेले मुद्रांक शुल्क: रु.7,80,200/-

दु. नि. सह. दु. नि. करल2 यांचे कार्यालयात

पावती:1709

पावती दिनांक: 24/01/2025

अ. क्र. 1576 वर दि.24-01-2025

सादरकरणासचे नाव: सईद हसन मोहम्मद हसन शाह

रोजी 11:20 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3400.00

पृष्ठांची संख्या: 170

दस्त हजर करणाऱ्याची सही:

एकुण: 33400.00

सह दुय्यम निबंधक कुर्ला -२
मुंबई उपनगर जिल्हासह दुय्यम निबंधक कुर्ला -२
मुंबई उपनगर जिल्हा

दस्तांचा 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.

शिक्षा क्र. 1 24 / 01 / 2025 11 : 20 : 17 AM ची वेळ: (स दरीकरण)

शिक्षा क्र. 2 24 / 01 / 2025 11 : 21 : 49 AM ची वेळ: (फी)

करल -२

१५७६ १६८ १७०

२०२५

प्रतिज्ञापत्र

सादर दस्ताऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेला तरतूदीनुसार नोंदणीत दाखल केलेला आहे. दस्तातील संपूर्ण माहिती, विवरण व अटी असतील व सोबत जोडलेल्या दस्तातील कोणत्याही संश्लेषता, वैधता कायदेशीर नसणे व संपूर्ण दस्त एक व कडुल धारक हे संपूर्ण सत्य व सत्य सादर हस्ताक्षर दस्तदुधे जात व संपूर्ण सत्य यांचा कोणत्याही प्रकारचा विवादात्मक प्रश्न होत नाही.

लिहण देणारे

१)

२)

३)

लिहण देणारे

१)

२)

३)



दस्तावेज संख्या-2

कॉपी-2

दस्तावेज संख्या: 1576/2025

24/01/2025 11:30:25 AM

दस्तावेज संख्या: कॉपी-2/1576/2025

दस्तावेज संख्या: कॉपी-2

अनु क्र. पत्रकारिता नाव व पत्ता

1 नाव: टी.एस. डेवेंद्र प्रसाद व भागिदार विनय आर शाह वरुण

कवचीकवाचककर्ता कुं मु. मधुसूदन आशिष एस ठंडेकर

पता: वॉर्ड नं: आशिष, माळा नं: - इमारतीचे नाव: मधुकर, आंक नं: -

वय: 40 वर्ष

लिहून देणार

2 नाव: मधुकर देवेंद्र मंगेशकर व विनय शाह

पता: वॉर्ड नं: - इमारतीचे नाव: भाद्रिन पररा

वय: 34 वर्ष

काळ: वॉर्ड नं: गुणेशन डेवेंद्र शांतेबाबू, वती मती, के ए

पता: वॉर्ड नं: - इमारतीचे नाव: भाद्रिन पररा

वय: 30 वर्ष

लिहून देणार

3 नाव: देवेंद्र मंगेशकर व विनय शाह

पता: वॉर्ड नं: गुणेशन डेवेंद्र शांतेबाबू, वती मती, के ए

वय: 30 वर्ष

लिहून देणार

अनु क्र. पत्रकारिता नाव व पत्ता

1 नाव: श्री.पतिशोभा मंगेशकर व विनय शाह

पता: वॉर्ड नं: ११, भाद्रिन पररा वाळ, के ए रोड, वटिपती, कुर्ला पश्चिम, मुंबई

वय: 44 वर्ष

लिहून देणार

2 नाव: अश्विनी अश्व मंगेशकर व शाह

पता: वॉर्ड नं: 34, भाद्रिन पररा वाळ, वती मती, कुर्ला पश्चिमी रोड, कुर्ला पश्चिम

वय: 29 वर्ष

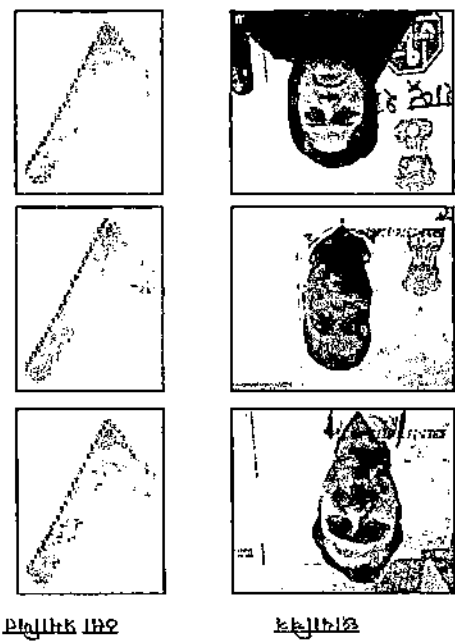
लिहून देणार

आलेख:-

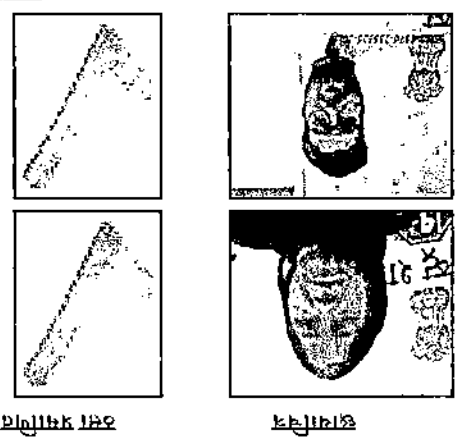
आलेख संशय अथवा निवेदीत करताना फी व दस्तऐवज कसे देणा-याना अतीथ: ओळखतात, व त्यांची ओळख पटवितात

वरील दस्तऐवज कसे देणार व त्याकरीब करताना या दस्तऐवज कसे लिखाचे कळत करताना

दिनांक नं.3 वी वेळ: 24/01/2025 11:27:43 AM



Handwritten signatures and names of the individuals shown in the photographs, including 'Saul Johnson' and 'Shree Anand'.



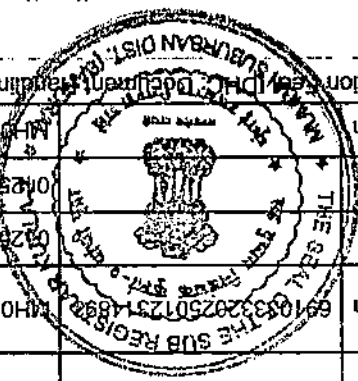
Handwritten signatures and names of the individuals shown in the photographs, including 'Shree Anand' and 'Shree Anand'.

Table with handwritten entries: 'फारम - 2', '9503', '9503', '2024'.

Payment Details.

Table with columns: sr., Purchaser, Type, Verification no./Vendor, GRN/Licence, Amount, Used AI, Deface Number, Deface Date. Includes entries for 'D S DEVELOPERS' and 'eChallan'.

[SD:Stamp Duty] [RF:Registration Fee/DHC/Defacement/Resolving Charges]



Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.

2. Get print immediately after registration.

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

२-क प्रक
सह प्रमाण पत्र (२-२)

[Handwritten signature]

दिनांक: २४/०९/२०२५

प्रमाणित करण्यात येत आहे की वरिल्ल्या
प्रमाण पत्रावर २४/०९/२०२५ रोजी
१२०२५



५२०२		
००६	००६	३०५६
२-१३२७		

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	D S DEVELOPERS	eChallan	69103332025012314893	MH014892565202425E	780200.00	SD	0008236541202425	24/01/2025
2		DHC		0125231011347	1400	RF	0125231011347D	24/01/2025
3		DHC		0125236011150	2000	RF	0125236011150D	24/01/2025
4		eChallan		MH014893621202425E	30000	RF	0008236546202425	24/01/2025

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