Original/Duplicate पावती नोंदणी क्रं. :39म 370/1576 Regn.:39M Friday, January 24, 2025 11:23 AM दिनांक: 24/01/2025 पावती क्रं.: 1709 गावाचे नाव: मोहीली दस्तऐवजाचा अनुक्रमांक: करल2-1576-2025 दस्तऐवजाचा प्रकार : करारनामा सादर करणाऱ्याचे नाव: सईद हसत मोहम्मद हसन शाह च्, 30000.00 नोंदणी फी रु. 3400.00 दस्त हाताळणी फी पृश्चंची संख्या: 170 ह्, 33400.00 एकूण: आपणास मूळ दस्त ,थब्रनेल ब्रिट,सूची-२ अंदाजे सह दु.निबंधक कुर्ला 2 11:41 AM ह्या वेळस मिळेल. वाजार मुल्य: रु.10234040.08 *l*-मोबदला रु.13002000/-भरलेले मुद्रांक शुल्क : रु. 780200/ 1) देयकाचा प्रकार: DHC रक्कम: रु.1400/-डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125231011347 दिनांक: 24/01/2025 वँकेचे नाव व पत्ताः 2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125236011150 दिनांक: 24/01/2025 3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014893621202425E दिनांक: 24/01/2025 registered original document वँकेचे नाव व पत्ताः

HELIVERED ON JAN 2025

PiAxZRbzb9

1/24/2025

मुल्यांकन पत्रक (शहरी क्षेत्र - बांधीव) 24 January 2025,10:08:24 AM 20250124493 Valuation ID करत2 मृत्यांकनाचे वर्ष 2024 मुंबई(उपनगर) जिल्हा मूल्य विभाग 109-मोहिली - कुली रस्ताः लाल बहाँदुर शास्त्री मार्गं वे साकीनाका जाणारा कुर्ला अंधेरी मार्ग. उप मूल्य विभाग सि.टी.एस. नंबर#688 सर्व्हे नंबर /न. भू, क्रमांक : वार्षिक मुल्य दर तक्त्यानुसार मुल्यदर रु. दुकाने औद्योगीक मोजमापनाचे एकक निवासी सदनिका कार्यालय खुली जमीन चौरस मीटर 150740 173360 188430 150740 89770 बांधीव क्षेत्राची माहिती 61.34चौरस मीटर मिळकतीचा प्रकार-बांधीव मिळकतीचा वापर-निवासी सदनिका बांधकाम क्षेत्र(Built Up)-बांधकामाचा दर -बांधकामाचे वर्गीकरण-१-आर सी सी मिळकतीचे वय-0 TO 2वर्षे Rs.30250/-उद्ववाहन 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) * धसाऱ्यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) =(((158277-89770)*(100/100))+8<u>9770</u>) Rs.158277/-A) मुख्य मिळकतीचे मृत्य = दरील प्रमाणे मृत्य दर * मिळकतीचे क्षेत्र = 158277 * 61.34 000 = Rs.9708711.18/-E) बंदिस्त वाहन तळाचे क्षेत्र 13.94चौरस मीटर बंदिस्त वाहन तळाचे मूल्य = 13.94 * (150740 * 25/100) = Rs.525328.9/-Applicable Rules =,10,4,16 = भुख्य 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 जायेचे मूल्य + बंदिस्त बाल्कनी + मॅकेनिकल वाहनतळ एकत्रित अंतिम मूल्य = A + B + C + D + E + F + G + H + I + J= 9708711.18 + 0 + 0 + 0 + 525328.9 + 0 + 0 + 0 + 0 + 0 + 0=Rs.10234040.08/-



सह दुष्यम निबंधक कुर्ली -२ मुंबई उपनगर जिल्हा



CHALLAN MTR Form Number-6



GRN MH0	14892565202425E	BARCODE !		KOLEK EDIKUE O KUENEDE		III Date	23/01/2025-15;56:4	4 Fo	rm ID	25,2	2
Department	Inspector General O	f Registration					Payer Details				
	Stamp Duty				TAX ID / TA	N (If Any)					
Type of Paym	ent Stamp Duty				PAN No.(If A	pplicable)	AAIFD7320E				•
Office Name	KRL2_JT SUB REG	ISTRAR KURLA	4 NO 2		Full Name	. <u> </u>	D S DEVELOPERS				
Location	MUMBAI								,		
Year	2024-2025 One Tim	ne			Flat/Block N	lo.	FLAT NO 901, 9 TH	FLOC	OR, D W	/ING, "	TORRES,
					Premises/B	uilding	72 MARINA				
	Account Head Del	ails		Amount In Rs.							
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		<u>.</u>			Amount In	Seven L	akh Eighty Thousand 1	wo H	lundred	Rupes	s Only
Total				7,80,200.00	Words						
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	Cheque	-DD Details			Bank CIN	Ref. No.	6910333202501231	4893	75244	1195	
Cheque/DD N	o.				Bank Date	RBI Date	23/01/2025-18:18:5	6	Not Ve	rified \	with RBI
ne of Bank	;				Bank-Branc	h	IDBI BANK				
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Department ID : Mobile No. : 7738060 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 नींदणी करावयाच्या दस्तांसाठी लागु आहे . नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही . 7738060556

Print Date 23-01-2025 06:19:06



CHALLAN MTR Form Number-6



GRN . MH014893621202425E	BARCODE	(1111111111111111111111111111111111111		III Date	e 23/01/2025-16:04	1:40 Fo	rm ID		
Department Inspector General Of Registration					Payer Detail:	s			
			TAX ID / TAI	N (If Any)					
Type of Payment Ordinary Colle	ctions IGR		PAN No.(If A	pplicable)	BJUPS9417H				
Office Name KRL2_JT SUB RE	GISTRAR KURLA NO 2	!	Full Name		SAEED HASAN MO	DHAMM.	AD HAS	AN SHA	Н
Location MUMBAI									
Year 2024-2025 One T	ime		Flat/Block N	lo.	FLAT NO 901, 9 T	H FLOO	DR, D W	ING, TO	RRES,
	. <u> </u>		Premises/B	ullding	72 MARINA				
Account Head D	etails	Amount in Rs.							
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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 केवळ दुरयम निवंधक कार्यानयात नोदणी करावयाच्या दस्तासाठी लागु आहे . मोदणी न करावयाच्या दस्तासाठी सदर चलन लागु माही .

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Print Date 23-01-2025 06:10:59

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Department of Stamp & Registration, Maha

Date

23/01/2025

Receipt of Document Handling Charges

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

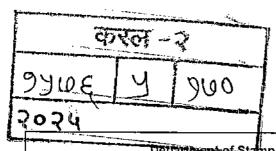
Bank Name	PUNB	Date	23/01/2025
Bank CIN	10004152025012310559	REF No.	5189798478

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

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PRN





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.

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Bank Name	PUNB	Date	23/01/2025	
Bank CIN	10004152025012310738	REF No.	5169799280	

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



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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 heir subjects & administrators, the survivors or survivor of them & the heir subjects and organization, the said organization, their partners/directors/owners/disc 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;

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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

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 Abdullabhai 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 be cunder written to the Owners herein i.e. D. S. DEVELOPERS for consideration and on the terms and conditions as more particularly untained therein;

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 Abdullabhai 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

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	970E	(900			
l	for Industrial I	Estate (I-	E)			

- (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;
- 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 and Reservation Amenity in R Zone the Owners shall handover the reservation amenity open space to the Planning Authority or to such Authority may be directed by the Planning Authority from time to time.
- (i) The NOC for the height clearance has been issued by the Airports.

 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;

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9708 2024 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;

(o) The Owners have applied for environmental clearance for the proposed Project and shall from time to time obtain further environmental

dearance/s permissions from the Environment Department of Government of Maharashtra for the development of the said Property as may be expired and necessary to be obtained by them during the development of the Propert.

by the present sanctioned layout plan there is one building comprising our (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

Owners

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 authority of the Owner to develop the said Property
- of all the title deeds/documents pertaining to the sald Probably revenue records, relevant orders, approved plans and specifications approvals permissions and sanctions given by various authorities as well as ear 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;
- that 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.

Owners

The Owners have registered the said Project with the Real Estate

7 10 2 12 Regulatory Authority under no. P51800032960 copy of the registration

20 2 4 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.
- The Owners hereby declare that the floor space index (FSI) approved as (aa) 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" balance approved FSI is in respect of wing "A"(part) which the ners propose to construct in Phase II. The Owners will in ue course of think revised plan so that ultimately total FSI including fungible of the said Property will be 19,128.18 sq. meters wherein the total sed in respect of wing 'C' & 'D' is 9267.37 square meters. In 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 "C" wings and then in such event the Owners shall consume such balance unutilized FSI out of declared FSI in construction "B" wing of the Building and in which there may be uneven use of FSI in
- (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 changes 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 2 sq. meters in aggregate admeasuring about 2 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

Owners

the building.

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.
- Under section 13 of the Real Estate (Regulation and Developing) Act.

 2016 (herein referred to as 'the said Act') the Owners are remarked 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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by Mumbai Municipal Corporation, which have been seen and approved by the Purchaset/s with such variations and modifications, as the Owners may consider necessary or as may be required by the concerned local authorities or the Government to be made in them or any of them. At present the Owners are constructing wing 'C' and 'D' in Phase I. The Owners shall in due course of time construct remaining wings. The Purchaser/s hereby, expressly and unconditionally consents to the same and such consent of the Purchaser/s shall be deemed to be his/her/their/its

Purchaser's also undertakes not to raise any objections in this behalf at any time what loever. Provided that Owners shall obtain prior consent in writing of the Purchaser, if such variation or modifications, adversely after actual area or location of the said Premises, agreed to be purchased the Purchaser.

- 3. The Purchaser has inspected presently sanctioned plan of the Project and building plan of the Wing as well as revised plans submitted to MCGM and the Purchaser is fully satisfied with the same.
- 4(a) (i) The Purchaser/s hereby agrees to purchase from the Owners and the Owners hereby agree to sell to the Purchaser/s, 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' (herein referred to as "the said Building / Wing") in the said Complex to be known as '72 Marina', and more particularly described in the Second Schedule hereunder written shown on the typical floor plan, annexed hereto as Annexure G delineated by red lines with One / without covered / stack / surface car parking space in the 2nd level common basement at or for the consideration of Rs.1,30,02,000/- (Rupees One Crore Thirty Lakhs Two Thousand Only) excluding the proportionate price of the common areas and facilities appurtenant to the Flat, the nature, extent and description of the common areas and facilities which are more particularly described in the Third Schedule hereunder written. The fixtures, fittings and amenities to be

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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 capital money deposit (the payment and receipt whereof the Promotes 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;

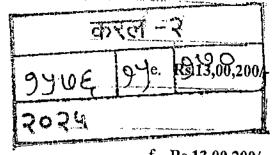
c. Rs.19,50,300/-

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/-



k. Rs.13,00,200/-

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;

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

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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.

- 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 La per future Law(s) including any judicial view, review for reason(s) whatsoever) for sale of the said Prentses to the furcha herein. The same shall be paid and/or settled by the Purchaser without making the Developer herein liable/responsible, to any manner whatsoever. In case of any delayed payment for 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.

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urchasers 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,

ereby the Owners will express its no-objection to the purchaser availing

John loan and mortgaging the said Flat with such bank/ financial

tien provided however, the Owners shall not incur any liability/ bligation for repayment of the monies so borrowed by the purchaser monies in respect of such borrowings including interest and provided further that such mortgage created in favour of bank/ mancial 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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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 surrequences thereof arising out of the delay in registration of the Agreement for Sale it any.
- 13. The Purchaser is aware that in accordance with section Income Tax Act, 1961, TDS has to be deducted consideration or such other rate as may be prescribed by Trichi 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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The Burchaser hereby acknowledges and agrees that the aforesaid carpet area of the said Pjemises is always subject to a minor variation of up to +/-3% of the earpet 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 excess money paid by the Purchaser within forty-five days with est at the rate specified in the Rules, from the date when such an ount was paid by the Purchaser. If there is any increase in the area alotted to the Purchaser, the Owner shall demand additional from the Purchaser as per the next milestone of the Payment plan. monetary adjustments shall be made at the same rate per square

meter as agreed in clause 4 above

- If the Purchaser fails to pay any of the installments on their respective due 15. 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.
 - Secondly, towards interest, if any, payable by the Purchaser for ii) delayed payments;

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- iii) Thirdly, towards costs and expenses 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 option, to terminate this Agreement and forfeit the aruest or amount equivalent to 15% of sale consideration which include duty amounts paid by the Owners and brokerage charge PROVIDED always that the power of termination here 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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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.

The Owners hereby agree to observe, perform and comply with all the

The Owners will provided separate coloured bins to collect dry waste and substantial state generated in the Building on the Property and shall allocate a recycling. It is posal separately. The Owners will also made provision for reating the wet waste in situ. The Purchaser/Society shall be responsible and vill take all measures to treat the wet waste and maintain it in an one 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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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 discretions conserved to the aforesaid, it is hereby expressly clarified, agreed and understood that Owners shall always and at all times have exclusive absolute are unconditional and unrestricted right to and in respect of the shall be entitled to do and carry out, the following:-

- a) The entire FSI and/or TDR, including unutilizeds, 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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not object to such development of construction on any grounds

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:

Owners alone are entitled to acquire Transferable Development Right/s subject of land and/or properties other than the said Property and make additional construction on the said Property and/or any part thereof di/or alters id building/s by utilizing such development rights. The where shall at all times hereafter including before or after execution and transfer that the Deed/s of Transfer have unfettered unrestricted right to be according to the FSI and/or TDR as may be permissible under the Development Control And Promtion 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 cooperation 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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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:
 - 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 the control Regulation 2034 as modified from time to the control Regulation 2034 as modified from time to the control Regulation 2034 as modified from time to the control Regulation 2034 as modified from time to the control Regulation 2034 as modified from time to the control Regulation 2034 as modified from time to the control Regulation 2034 as modified from time to the control Regulation 2034 as modified from time to the control Regulation 2034 as modified from time to the control Regulation 2034 as modified from time to the control Regulation 2034 as mo
 - stilt areas are meant for the entire Project Save and occupate that 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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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.

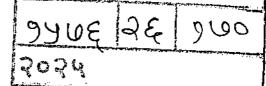
(vi) The Owners reserve the right to submit further revised / modified plans from time to time as they may in their absolute discretion deem fit and proper.

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.

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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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 consent to the Owner's rights, benefits and interests as aforesaid and what is mentioned hereinabove in this clause and the highnaser any association/organization of Purchaser's shall not assect an objection or dispute in respect thereof.

 (xvi) The Developer shall be entitled for all the benefits arising our o
- (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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Directaser 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 purchased by the plots on which the individual building/wing

structed from the said property and he will not require or insist

vition or ask for separation of these smaller plots from the said

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 any other reasons by Owners which may prevent restrict interrupt of interfere with or delay the construction of the said Building/s on the said Process.
- (v) Pandemic like situation which forces the Owners to start 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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Flat is 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 alsolute 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.

The Purchaser shall be entitled to take possession of the said Flat along subsections arking space only if any purchased by him, and only if the Purchaser has duly observed and performed all the obligations and expoulations contained in this Agreement and has duly paid all the related the consideration, applicable taxes, maintenance and other accepts payable by the Purchaser under this Agreement.

Herminia 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 bless kitchen or any other area is not damaged. If while carrying out as a result 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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टाउर्ट any and shall be entitled to utilize the money for such works in which case 3 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;

At the time of taking possession of the said Flat and in any event within 36. 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 lestric sanitary water fixtures and fittings locking devices, doors, tiles and other items and fixtures in the said Flat and We ge in writing to that effect to Owners and the Purchaser shall at any time thereafter raise any dispute objection or contention in that behalf nor shall have any claim whatsoever against SUBURBAN DI save and except as stated in clause hereinabove. If any damage is assed 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

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.

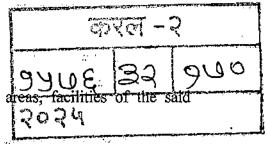
responsible for the same.

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cost of reinstating or repairing the same and the Purchaser alone will be

38. The Purchaser hereby agrees that 7 days after notice in writing is given by 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

other outgoings in respect of all common a



- 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 for be registered under the Maharashtra Co-operative Society Act 1960 or the shall incorporate a limited liability company under the Colopanies Act 1956 themselves being its members (hereinafter referred as the 'Organization'). All Purchasers of commercial and residential profiles self 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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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.

Purchaser. No objection shall be taken by the Purchaser, if any changes or

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

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

- 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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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/-	(Rupecs 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.

e Owners shall deposit the said amount contained in clause 49(B) in any 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 REQuire lacer's share towards maintenance and other outgoings in respect of of the Building, and said Project and/or cheme The Flat Purchaser shall pay amount of monthly/quarterly bills one week of receipt of such bill and shall not withhold the same for whatsoever. In case of delay, the Purchaser shall pay interest at % 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.
- It is specifically and clearly agreed between the Owners and the Purchaser 51. 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 that as the amounts collected from the Purchasers towards and other outgoings as well as property tax being tentally of property if the Owners incur more costs towards maintenant outgoings and / or property tax then what has been collected Purchaser and other Flat Purchasers towards maintenance ourgoings 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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9) UE 3 carrounds, If any payable by Owners to Ad-hoc Committee and/or Society
and Society will be entitled to receive refund of deposit or recover such
amount from its members.

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 eduction in and the refund of the municipal and other taxes, cess, month and levies on account of the vacancy of the un-allotted/unsold ts, partises and parking spaces, if Owners are liable to pay or have paid same in espect of the flats, premises and/or parking spaces which are sold and disposed of. If any refund of any such taxes, cesses, Ints 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

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

raising any objection or dispute whatsoever in respect thereof, pay over

the same to Owners, whether Owners have demanded the same or not.

- a) 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.
- b) 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

- 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 staid and the common areas and shall pay and contribute equally first 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 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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Not to change and/or alter the elevation and the colour scheme of the said

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.

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 rechaser's right, interest or benefit under this Agreement or part with the passession 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 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 of 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.
- to transport any heavy material/article nor shall he she store any heavy material or carpentry material in the building Premises or in the configuration of the floor on which the said Premises is situated. Further the Purchaser shall not hold the Owners liable or responsible for any there or 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.
- 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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- 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".

The said Flat is intended and shall be used only for residential purpose and fife Bur caser shall not be entitled to and shall not change the user of the said Flat intended event. Provided the Purchaser has purchased car parking space, the Purchaser shall use the parking space in the 2nd level Basement ar parking space only for the purpose of keeping or parking vehicles and to not other purpose.

Se Stournan O' 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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- The Owners are providing a common terrace garden on the top terrace of Building interconnecting all four (4) wings of the Building for use to the purchasers of flats/shops in all the four (4) wings of the Buildings without any obstruction or hindrance. The terrace garden interconnecting all the four (4) wings of the Building will be constructed in phases and will be completed in phase II and thus will be available for use to the purchaser only upon receipt of occupation certificate of phase II. The fitness centre provided in wing "C" & "D" will be for the use of Flat / Shop purchasers of all the four wings in the Building.
- Nothing contained in this Agreement is intended to be not shall be construed as a grant, demise or assignment in law of the said Flavor of the said Building/Wing or of the said Property or any part hereof. The Purchaser shall have no claim of any nature whatsoever save and except in respect of the Flat hereby agreed to be sold to him and all specific spaces parking spaces, lobbies, staircases, terraces, lifts, recreation grounds and any Common Facilities etc. will remain the property of Owners until the said Property and the said Building is transferred/conveyed to the Society as herein after mentioned.
- Owners may avail of financial Assistance from any banks, institutions and 63. other persons against security of the said Property. It is hereby expressly agreed, clarified and understood that so long as it does not prejudice the rights created in favour of the Purchaser under this Agreement in respect of the said flat, Owners shall be absolutely, irrevocably and unconditionally entitled to and have the right to create charges or liens on, encumber, mortgage, sell, assign, transfer, dispose off, or otherwise deal with in any manner howsoever all or any of their rights, benefits, interest, title, privileges, and/or claims including development rights in respect of the said Property and/or the construction thereon or any part or parts thereof, including the said Building without any notice to the Purchaser and the Purchaser has given and granted his specific, full free, unqualified and irrevocable consent to Owners to do so. As part of any such arrangement by Owners all or any of the responsibilities and/or obligations of Owners may be shifted or transferred to any other person or persons. All such arrangements by Owners shall be binding on the Purchaser. Owners undertake to clear the aforesaid encumbrances, if any, in respect of the said flat or building/Wing in which same is situated prior to the

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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.

REGISTATION AND THE PURCHASER. Shall be at liberty to sell assign or otherwise deal with or dispose of the first that the said Property or any party thereof ROVEDED hat Owners do not in any way affect or prejudice the right eleby granted in respect of the said Flat in favour of the Purchaser.

The Owners bereby represents and warrants to the Purchasers as follows:

SAN DIST. College 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

Owners

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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;

wiii. The Owners confirm that the Owners are notion manner whatsoever from selling the said Flat to the manner contemplated in this Agreement;

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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ii.

9906 provisions of this Agreement and shall be in such form and shall contain

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.

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.

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 partner whatsoever, the free and unobstructed use and enjoyment 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.

Owners

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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 altered to expressly given to the Purchaser in respect there and all s Common facilities shall remain the property of Own Deed/s of Lease / Conveyance/ is/are executed and After execution and registration of the D /Conveyance, the society/s as the case may be witched 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

Purchasers

Owners (**)

ラソロモ Rurchaser herein along with other purchaser in the said project in proportion of their respective area.

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

and/or other Local Authorities. Likewise the Owners have informed the Purchaser that supply of electricity facilities to the Proposed autilities and the Flats therein is dependent upon the provisions presently liade 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.

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- 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.

- The Owners have provided Sewarage 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, interconr-facility, CC TV, Garden and charges towards any other facilities/s by Owners from time to time. The Purchaser herein alor purchaser in the said Project shall on demand and in any even period of seven days make the payment of the amount proportion respective areas to the Owners. The Owners shall no pay any amount by way of contribution, out goings, deposits frame 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 unallotted 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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9) 0 & 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

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 puted again orized service provider of the equipment and to ensure that all onsumable and spare parts of original equipments Manufacturer (OEM) used an not any other substitute. If the organization of the Purchasers e Figure fail to make AMC and/or replace spare with other than OEM 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

Owners

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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 thereof the Register.

- The Owners are negotiating with the owners of adjoini 80. for purchasing and/or acquiring development hights in re adjoining plots/ properties. In case the Owners are able adjoining plots/properties prior to the receipt of Certificate for the said Project than the Owners shall offer parch 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.

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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

and to commercially exploit the aforesaid rights for their own benefit.

of advertisements on the terrace of the said building or any part thereof

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

espect of the said flat the Owners shall be at liberty to sell, assign, and the control of the said flat the Owners shall be at liberty to sell, assign, and the control of the said flat the Owners shall be at liberty to sell, assign, and the control of the said flat the Owners shall be at liberty to sell, assign, and the control of the said flat the Owners shall be at liberty to sell, assign, and the control of the said flat the Owners shall be at liberty to sell, assign, and the control of the said flat the Owners shall be at liberty to sell, assign, and the control of the said flat the Owners shall be at liberty to sell, assign, and the control of the cont

hall also be free to construct additional structures like sub-station for

co-operative societies offices, co-operative departmental stores,

and enclosed garages in open compound underground and

and 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.

Owners

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

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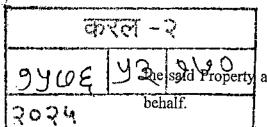
to be executed by Owners as well as the entire professional costs of the Attorney, shall be borne and paid by the society or proportionately by all the Purchaser's of flats in the said building. The share of the Purchasers of such cost, charges and expenses shall be paid by him immediately on demand.

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 Maharahstra 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 diff to the Purchasers of Flats in "C" and "D" wings only.

- 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

Purchasers

Owners



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

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.

Sub REGISTURE to settle the dispute amicably, the same shall be referred to the same shall be referred to the provisions of the Real Estate (Regulation and Inflevelopment) Act, 2016, Rules and Regulations thereunder.

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

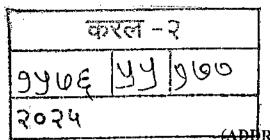
95. Forwarding this Agreement to the Purchaser by the Owners does not create a binding obligation on the part of the Owners or the Purchaser until, firstly, the Purchaser signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment schedule and secondly, 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

Owners

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- 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 Purchasel and or the Society or Organization so formed and registered shall more by 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 confirm 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 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



(ADD RESS 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:

Sr.No. Name of the Party

PAN No..

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

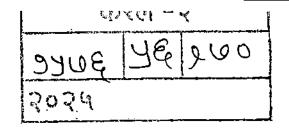
: Plot bearing CTS No. 678

On or towards the East

: Plot bearing CTS No. 687(B)

On or towards the West

: Existing Road and Plot bearing CTS No. 689



THE SECOND SCHEDULE ABOVE REFERRED TO: (DESCRIPTION OF THE FLAT)

ALL THAT Premises No. <u>901</u> admeasuring about <u>55.76</u> sq. meters RERA carpet area plus exclusive Terrace / Balcony Area admeasuring about <u>-</u> sq. meters in aggregate admeasuring about <u>-</u> sq. meters i.e. <u>600</u> sq. feet on the <u>9th</u> floor D wing to be known as 'Torres' of the building known as '72 Marina' on the plot described in the First Schedule hereinabove stated

THE THIRD SCHEDULE ABOVE REFERRED TO (COMMON AREAS)

Open spaces

Lobbies

Staircase

Lifts

Corridors

Terraces

Recreational Areas

Terrace Garden



THE FOURTH SCHEDULE ABOVE REFERRED TO (SPECIFICATIONS AND AMENITIES)

Apartment Features

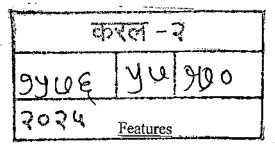
- 1. Vitrified flooring
- 2. POP wall finish
- 3. Internal wall with plastic paint
- 4. Aluminium sliding window
- 5. Provision for Cable TV and telephone points
- 6. Window frame of black granite
- 7. All doors laminated

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Purchasers

Owners

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- 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

rinkler System – to check

a. Concelled copper wiring

5. Generally back-up for common area

. Well designed entrance lobby

Two elevators

SCOURBANGE 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)

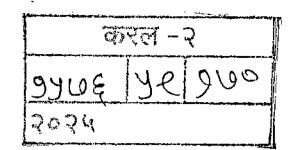
Purchasers

Owners

		<u> १५७६</u>	176176
SIGNED, SEALED AND DELIVERED]	२०२५	
by the withinnamed "Owners"]		
M/s. D. S. DEVELOPERS]	المب	
through its Authorized Signatory,]	THE	SUB REGIS
Mr. Vinay R. Shah]	#	THE PART OF THE PARTY OF THE PA
in the presence of]	THE BEAL	THE THE
1. Sharifunnisa Sharifum	is 4	**	
2. Abushad Abu Mohammed Shah Abushad		Stage St.	PRBAN DIST.
For D S Developers		Thumb	i. Malaisi
For D. S. Developers			
Partner Villag Chile Partner			
SIGNED, SEALED AND DELIVERED	1		
By the withinnamed "Purchaser/s"	1	· ()	1
SAEED HASAN MOHAMMAD HASAN	N SHAH]	The service of the se	The state of the s
REHANA KHATOON SAEED HASAN	SHAH 1 'C	771	
In the presence of	1	26/01/	·
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2. Abushad Ahu Mahammad chal			
2. Abushad Abu Mohammed shah	4		
Signature ·		Thu	mh
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. Geed Jacon			
Signature		Thui	nb
	6		
231-11	人二人		

Owners

Great Peran. 28/0-11



N SUBORBANDIS

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/- (Rupecs Nineteen Lakhs

Thirty Thousand Seven Hundred Ninety]

Seven Only) through Cheque No. 412327

Dated 26-July-2022 being the amount of earnest]

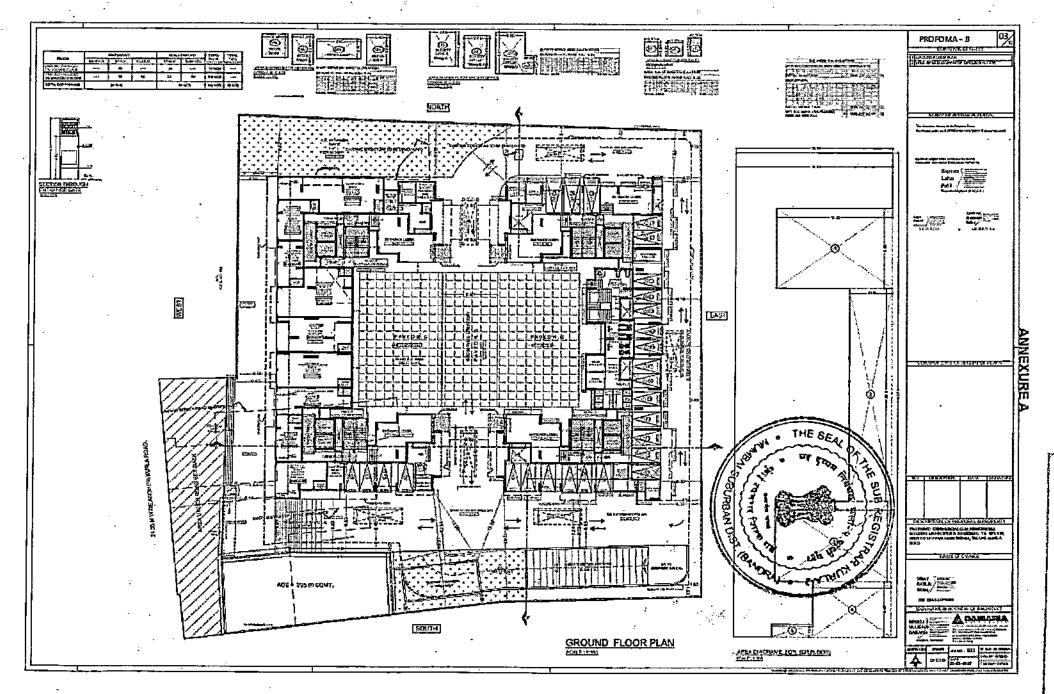
gaid on or before execution hereof.]

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

Partner

Owners

Jacob Lacin ZE 1



006 69 30KG

ANNEXURE-R



SURINDER KAUR RAO

B.A. LL.B.

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

Thane & Mumbai



The Moharashtra Real Estate Regulatory Authority,
6th and 7th Floor, Housefin Hhavan, Plot No. C - 21, E Block,
BKC, Bandra (East), Mumba - 400051.

Legal Title Report

Title Certificate with respect to land bearing C.T.S No. 688, 688/1 to 19 met certificate of 39 admeasuring 6256:50 sq mtrs situate at village Mohill, Taluka Kurla District Mumbar Suburban (hereinafter referred as teh "said Plot")

That evinvestigated the title of the said plot on the request of Owners of the Plot M/s. Developers having their office at Meghdoot, Vallable Baug Lane, Ghatkopar (East), is 4000 grand the following documents is:

Destript on of the property

Ploy of I and bearing C.T.S No. 688, 688/1 to 19 and C.T.S No. 688/20 to 39 admeasuring 6256. 5 Sq. find's situate at village Mohilli, Taluka Kurla, District - Mumbai Suburban (hereinafter referred to as the "said Plot")

The locuments of allotment of plot.

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.

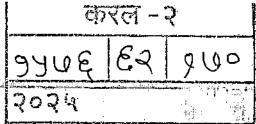
Owners of the land

- (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 annexare RAO.

Advocate

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



 J_0

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



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 Mobili, 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 Mrs. D. S. Developing having their office at Meghdoot, Vallabh Baug Lane, Ghatkopar (East), Mumbai 4000 27 and the following decuments ie.
 - (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 mentrs situate at village Mobili, Taluka Kurla, District Mumbai Suburban (hereinafter referred to as the "said fee")
 - (b) Deed of Conveyance dated 6th November, 2013 registered at Kurla with Sub-Registrar of Assardner under Sr. No. KRLI-9440 of 2013 read with Deed of Rectification dated 82 November 2013 during registered at Kurla under Sr. No. KRLI-9443 of 2013
 - (c) Deed of Conveyance dated 6th November, 2013 registered at Kurla with Sub-Registrar 01 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.

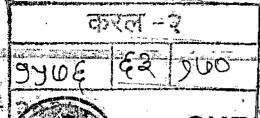
Encl. Annexure

Date:

Allvocate

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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 Jasdanwalla 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 3419 sq. yards equivalent to (6256.9 sq. mts. As per property Registered Card) along

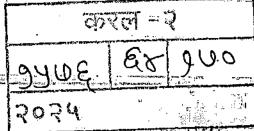
Idineasuring \$419 sq. yards equivalent to (6256.9 sq. mts. As per property Registered Card) along with all the structures standing thereon situate, lying and being on Kurla Andheri Road at Village to the structures at a standing thereon situate, lying and being on Kurla Andheri Road at Village to the structures at a standing thereon situate, lying and being on Kurla Andheri Road at Village to the structure of t

- 2. The said Mohsin Abubhai Jasdanwalla died intestate as a bachelor on 16th March 1968 leaving behind his Father Abdullabhai (alias Abubhai) Hakimji Jasdanwalla, his mother Fatemabai Abdullabhai Jasdanwalla, his brothers Hamzabhai Abdullabhai Jasdanwalla, Esmail Abdullabhai Jasdanwalla and Fakruddin Abdullabhai Jasdanwalla and Fakruddin Abdullabhai Jasdanwalla and Fakruddin Abdullabhai Jasdanwalla and legal representatives according to the law by which he was being governed at the time of his death.
- 3. The said Kaderbhai Hakimji Jasdanwalla died intestate on 2nd November 1979 leaving behind his wife Huseinabai Kadarbhai Jasdanwalla and his brother Abdullabhai (alias Abubhai) Hakimji Jasdanwalla 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 Abdullabhai Jasdanwalla died intestate on 13th November 1980 leaving behind, her husband Abdullabhai (alias Abubhai) Hakimji Jasdanwalla, her sons, Hamzabhai Abdullabhai Jasdanwalla, Esmail Abdullabhai Jasdanwalla and Abbasbhai Lookman (nee Tahira Abdullabhai Jasdanwalla) 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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The said Fakhruddin Abdullabhai Jasdanwalla died intestate on 19th October 1982 leaving behind his wife Shirinbai Fakhruddin Jasdanwalla her son, Juzer Fakhruddin Jasdanwalla and Tasneem Fakhruddin Jasdanwalla and Tasneem Fakhruddin Jasdanwalla as keep heirs de die representatives according to the law by which he was being governed at the office death.

The said Huseinabai Kadarbhai Jasdanwalla died intestate on 12th January 1990 leaving behinds.

Brother in law Abdullabhai (alias Abubhai) Hakimji Jasdanwalla as per only representatives according to the law by which she was being governed at the line of the law by

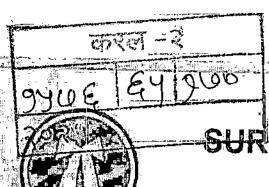
7. By Deed of Family Settlement dated 31st January 1995 it was agreed, to distribute the said Plot in the following ratio:

Name	Share
Abdullabhai (alias Abubhai) Hakimji Jasdanwalla	1/5 th
Hamzabhai Abdullabhai Jasdanwalla	1/5 th
Esmail Abdullabhaí Jasdanwalla	1/5 th
Tahira Abbasbhai Lookman (nee Tahira Abdullabhai Jasdanwalla)	1/5 th
(a) Shirinbal Fakhruddin Jasdanwalla	
(widow of Late Mr. Fakruddin Jasdanwalla)	
(b) Nisreen Fakhruddin Jasdanwalla	1/5 th
(c) Tasneem Fakhruddin Jasdanwalla	
(d) Juzer Fakhruddin Jasdanwalla	

- 8. The said Abdullabhai (alias Abubhai) Hakimji Jasdanwalla died on 12th August 1995 leaving behind his Last Will and Testament dated 31st January 1995, and leaving behind her sons Hamzabhai Abdullabhai Jasdanwalla and Esmail Abdullabhai Jasdanwalla, daughter Tahira Abbasbhai Lookman (nee Tahira Abdullabhai Jasdanwalla), Daughter in law Shirinbai Fakhruddin Jasdanwalla, Granddaughters Nisreen Fakhruddin Jasdanwalla and Tasneem Fakhruddin Jasdanwalla and Grandson Juzer Fakhruddin Jasdanwalla 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 Abdullabhai (alias Abubhai) Hakimji Jasdanwalla 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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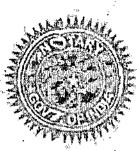




SURINDER KAUR RAO

B.A. LL.B.

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



NOTARY Regulators Regulators

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

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

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

- 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 Jasdanwalla (2) Nisreen Fakhruddin Jasdanwalla (3) Tasneem Fakhruddin Jasdanwalla and (4) Juzer Fakhruddin Jasdanwalla with the consent of Tahira Abbasbhai Lookman (nee Tahira Abdullabhai Jasdanwalla) released and assigned their 1/4th share right title and interest in the said Plot unto the (1) Hamzabhai Abdullabhai Jasdanwalla and (2) Esmail Abdullabhai Jasdanwalla without any consideration and on the terms and conditions stated therein.
- Thus, (1) Hamzabhai Abdullabhai Jasdanwalla became entitled to 37.5% share in the Plot,
 (2) Esmail Abdullabhai Jasdanwalla became entitled to 37.5% share in the Plot and (3) Mrs.
 Tahirabai A. Lookman D/o Abdullabhai H. Jasdanwalla became entitled to 25% share in the Plot.

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Regn. No. 2957/2005
Thane & Mumbai





By a Deed of Release dated 30th November 2012 and registered with the Seperturists of Assurances at Serial No. KRL4-9469 of 2012 the said Hamza Abubbai and an eleased like 37.5% undivided right, title and interest in respect of part of the said Ploy braining is 1 and 10 the Esmail Abdullabilian Jasdaniwalla, for the consideration and on the terms and conditions stated therein.

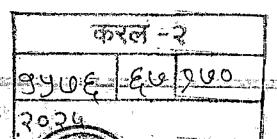
Similarly by a Deed of Release dated 30° November 2012 and registered with the Synthesis Registrar of Assurances at Serial No. KRL4-9470 of 2012 the said Hamza Abubhai Jasdanwalla released all her 37.5% undivided right, title and interest in respect of part of the said Plot bearing CTS nos. 688/1 to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

- 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 Jasdanwalla 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 Jasdanwalla for the consideration and on the terms and conditions stated therein.
- Thus the said Esmail A Jasdanwalla 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. Jasdanwalla 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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Regn. No. 2957/2005
Thane & Mumbai



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.

THE SUB REGIG Pated 24th day of December, 2021.

S. H. RAO

REGISTRANS

Advocate Control of State of S

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Mobile: 9004031216 / 7021773760

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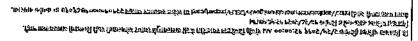
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हैं निकटन परिवार संपादकारके स्थान १८०० Ma संपत्रिक समस्यात केली वसस्या हुने लाहर कोमरवारी वस्याय वस्ता महाराजन सिकटन परिवार संपत्र स्थान

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२४/०४/९९० के मिली संस्कृतिहरूमाणे हुनेन बहाईने नावकनी	द्या तिरोते / प्रेसेटने – क्रुत्यम अन्यो पाउच्य भाषालय, जैसे प्रविज्यान प्रदेश सिशितार थे.२.त. / रुज्य, सिरोप्त २८/१५/१० मा अन्यामे क्रुयामक व्यापो क्रुप्ताम्य के क्यूपेट प्रस्तायका पंता कर्त, केंडेमीरेटीट रुग ह नेमीरेटी की ब् प्रकार, महातामे क्रुयामक व्यापो क्रुप्ताम क्रियो क्रियो प्रवासित प्रवासिता वर्षे भी की करि करिया स्थापी प्रवासितामिति क्रियोग्नी व्यापी क्रुप्ताम व्यापी क्रुप्ताम प्राप्ति प्रवासित क्रियोग्नी प्रवासित क्रियोग्नी	য়ত তুল্যা বিশিওত সুত্রে - ৮, দুব্রু কুকলন নিজন মাঠ মাইল বিশ্বির প্রতি হয়ে জনার- দকত - ৭৮/ এন, নিশাক ২০০৮/কলন বিদ্যাপ্ত প্রায়ে পুলারের জন্মুকার্ম বাধুনানাল বিশ্ব বাধানালার লগা কর্ম, অনানাজন বুধু প্রিয়ানার ২০০৮/কলা, ডেমুনান ভ্রমানারার বাধানার জনার সংখ্যান কর্মনানাল বিশ্ব বাধানাল স্থানার স্থানালার বাধানালার বাধানালার বাধানালার বাধানালার স্থানালার স্থানালার বাধানালার বাধানালার স্থানালার র স্থানালালার স্থানালালালার স্থানালালার স্থানালালালালালালালালালালালালালালালালালালা	ার তুলা বিলাক জুলা - হ'নুগুও ওপনাং কৈলে যাব জনার বিনাস বাহ বলা সনাক - লগের - ৮/ গ্রেকা / ১৯৭২ নিনাক স্পূপ্ত ক্রমণ কর্মার কর্মার করিবাইন লট কর্মন বলানক্রমণ বানা বাং, জিনিটান ক্রানুক্রমীর নিনা বলেনে ক্রমন রাম্মর বনের ভানর অনুনাই সময়েবরালা যাবী যোগে হয়ানে প্রশাসনায় ডুক্স বাহ্মন বাংকাজি মনুক্র ক্রমন্ত্রালয় যান হিল্পানিপতি ক্রম কর্মার ক্রমণার ক্রমণ্ট্র স্থায়ের ক্রমণার বাট নাবিনাক্ত ক্রমণার ক্রমণার ক্রমণার ক্রমণার ক্রমণার ক্রমণার ক্রমণার বাট নাবিনাক্ত ক্রমণার ক্রমণার বাট নাবিনাক্ত ক্রমণার ক্রমণার ক্রমণার বাট নাবিনাক্ত ক্রমণার ক্রমণার বাট নাবিনাক্ত ক্রমণার ক্রমণার বাট নাবিনাক্ত ক্রমণার ক্রমণার ক্রমণার ক্রমণার ক্রমণার ক্রমণার ক্রমণার বাট নাবিনাক্ত ক্রমণার ক্রমণার বাট নাবিনাক্ত ক্রমণার ক্রমণার ক্রমণার ক্রমণার ক্রমণার ক্রমণার বাট নাবিনাক্র ক্রমণার ক্রমণার বাট নাবিনাক্র ক্রমণার ক্রমণ	तह दुल्या निसंद्रम, कुन्मी-नु कुन्मान निस्ता गोरे हदेश दिन ताम कार्य का पान कर्णन करात - अरस-न ने १५९१न जिन्हो १२/९८४२-४१ निमोट - ८८९४४२५ क्रांत्रम ने बहु स्पूर्व कर्णने तीय कार्यकर की दुरुतीय पानती ग्रांत्र पीना आहे. अजिकेदार ज्या १२/९८४४-४१ निमोटी और अत्यात कर्णने और प्रस्तात करात करात करात है। १३०४४ करात करात करात करात करात करात करात करात	क्र ४०४१ रूप हुन कर दिन कर का अन्य स्थानका भूष क्षिको है। ताका भूष नायेकवीन परेषक १५५१ मून ४ कि ज्यादी नेंद्र करी.					
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5(\v3\504) -(3:4)-	स स्वत्यात्रकात्रकः स्वत्यात्रकः विश्वत्यात्रकः स्वत्यात्रकः स्वत्यायः स्वत्यायः	 আনতা স্থান ৷ গ্লং – কাৰত – কাৰত ভেম্মত কিছি কাঠিক ধিয় গোটনা চালমত ভিমু গ্লং – তিয়ু কাটাই লফচু চল ইনেনিটো প্ৰা ট্ৰমণ্ডালয়ত, কৈও লোগ কাত্ৰাবাহনত ইন্যকুল ক্যা ইমন্ট্ৰত্যত মাইল্যক প্ৰথমিক মাইল ১০০১/৮০/১৮ নিট্ৰত্যত সমুষ্ঠ প্ৰা ভোনিনিটাল্য নিট্ৰত্যত স্থানিটাল জ্ঞা জ্ঞানা কাৰত কিছিল ক্ষিপ্ত স্থানিটালয় ক্ষিপ্ত হৈ প্ৰথমিক স্থানিটাল জ্ঞান্ত ক্ষিপ্ত হৈ ক্ষিপ্ত ক্ষিপ্ত ক্ষিপ্ত ক্ষিপ্ত ক্ষিপ্ত ক্ষিপ্ত ক্ষ্মতিক স্থানিটাল জ্ঞান্ত — লোগনা ক্ষমত ক্ষ্মতিক ক্ষমত ক্ষ্মতিক ক্ষমত ক্ষ্মতিক ক্ষমত ক্যমত ক্ষমত ক্	rok/AHO/IZ
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કે મિત્રસ્થ પણિ દેનોક સ્પર્યાસ્થ ૧૧૧ ૧૨,૦૦,૦૦ કહ્ય રીજો દિલ્યાસ કેલ્સ આસ્માયુરે સાથર એમલમી થકો કિલ્લાલી સ્કાલાકવા શકો. પોક્સ પણિ માં ઉપાય કેલ્સ કોલ્પોલી કેલ્સ ૧૧૨૮/૧૦૨૧ વર્ષમારૂ ફક્સ જેક્સા પદેતાકની માં ઉપાય પ્રત્યાના એલામાં વેશ્વને મીચી પોષ્ટ વ્યવસાય વર્ષ મોદ્યા ધ્વારા ૧૨૧૧ ૧૦૧૦ ૧૧૧૧ ૧૧૨ ટકા ઢેલેક લાવાલો,

S.E(B.P)(E)W/E A.E(B.P) L&N Executive Engineer Building Proposed

) That proper gulters and down pipes are not intended to be put to prevent water dropping from the of the roof on the public street. That the drainage work generally is not intended to be executed in accordance with the Munici requirements. Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requ ments, but not otherwise you will be at liberty to proceed with the said building or work at anytime before as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time Inforce. Your attention is drawn to the Special Instructions and Note accompanying this intimation of Disapprov Executive Engineer, Building Proposals, S.E(B.P)(L)W/E A.E(B.P) L & N o/c Zone; Es-I'll

SPECIAL INSTRUCTIONS

NTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOU r Section 68 of the Bombay Municipal Comporation Act, as amended, the Municipal Commiss.

of Mirroral has empowred the City Engineer to exercise, perform and discharge the powers, duties and function and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under Byelaw, No. 8 of the Commissioner has fixed the following levels:-

"Every person who shall erect as new domestic building shall cause the same to be built so that every part o 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 the reafter 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.

"(c) Not less than 92 ft. () meters above Town Hall Datum

- (4) Your attention is invited to the provision of Section 152 of the Activities by 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 irresepective of the fact that the valuation of the pres will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in w..... the completion on occupation is detected by the Assessor and Collector's Department.
- (5) Your attention if further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your permises and to grant a permission before occupation and to leavy penalty for non-compliance under Section 471 if necessary.
- (6) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.
 - (7) One more copy of the block plan should be submitted for the Collector, Munthai Suburbs District.
- (8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector $M_{\chi 0}$ Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes Accompanying this Intimation of Alisapprove

BRIHANMUMBAI MAHANAGARPALIKA CE / 4454 / BPES / AL 2 1 FEB 2015

Ġ. 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.rlo.CE/PD/II945/I dated 2.2.2006 for existing building showing adequacy thereof to be up) 90 additional load will not be submitted by him. additional load will not be submitted by him.

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.

That the registered undertaking and additional copy of plan shall not 8. 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. Astalting the work.

work.
That the requirements of N.O.C. of local power supply company will 10. not be obtained and the requisitions, if any, will not be complied with before occupation certificate/B.C.C.

That 'No dues pending' certificate from Assistant Engineer Water 11. Works 'L' Ward before C.C. shall not be submitted

That adequate care in planning, designing condancerrying out 12. 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.

- That the notice under Sec.347(1)(a) of the Mumbai Municipal 14. Corporation Act will not be sent for intimating the date of commencement of the work.
- That this office will not be intimated in prescribed proforma for 15. 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).

That the copy of Intimation of Disapproval conditions & other layout or 13. 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.

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

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

BRIHANMUMBAI MAHANAGARPALIKA CE / 4454 / BPES / AL 2 1 FEB 2015

9906 339 That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.

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- 21. 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 SUS R District Inspector of Land Records, extracts from City Survey Record affice neverance deed etc.

airite inveyance deed etc.
That separate P.R. Cards for each sub-divided plots, road etc. for exhibiting area in words & figures etc. will not be submitted.

That the debris will not be removed before submitting the buildir. completion certificate and requisite deposit will not be paid before starting the work towards faithful compliance thereof.

Correcting the No Objection Certificate from Hydraulic Engineer for the Stocks of Property of the No. Objection Certificate from Hydraulic Engineer for the Stocks of Property of the No. Objection Certificate from Hydraulic Engineer for the Stocks of the No. Objection Certificate from Hydraulic Engineer for the No. Objection Certificate from Hydraulic Engineer fo

 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, sulphar water, seapage 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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S.E(B.P)(L)W/E A.E(B.P) L & N

Executive Engineer Building Proposal

(C Eastern Suburbs.) — I

Brihanmumbat mahanagarpalika CE / 4454 / BPES / AL 2 1 FEB 2015

That as per Circular No.ChE/27921/DP/Gen dated 06/01/2014, the 36. owner / developer and concerned architect / L.S. shall compile and a)Ownership document, b)Copies of IOD, CCI subsequent amendments, O.C.C., B.C.C. and corresponding garves mounted oplans, c) copies of Soil Investigation Reports, d) RCC fletails 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.

That all the structural members below the ground shall be designed 37. considering the effect of chlorinated water supplier water see page 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. be ond plifts from the licensed Structural Engineer.

per speum susurauno That the road shall not be developed as 38. Ex.Eng.(Roads).

39. That the PRC in the name of M.C.G.M. for setback area shall not be submitted.

That the architect shall not submit the quarterly progress report of the 40. proposed work.

That the debris management plan shall not be submitted to S.W.M. 41. Department and NOC shall not be obtained and submitted to this office.

That the C.C. shall not be asked unless payment of advance for 42. 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 communicated by the Insecticide Officer shall not be complied with.

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.

That the registered undertaking will not be submitted from the owner 44. 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.

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

BRIHANMUMBAI MAHANAGARPALIKA CE / 4454 / BPES / AL 2 1 FEB 2015

					Tions to be complied with before further c.c.
970	ધ	993	و الح	That the	e N.O.C. from Civil Aviation Department will not be obtained proposed height of the building.
२०२५	_				al conditions to be complied with before o.c.
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 That some of the drains will not be laid internally with C.I. pipes of adequate size.
 That the dust bin will not be provided as per C.E.'s circular.

 That the dust bin will not be provided as per C.E.'s circular No.CE/9296/11 of 26.6.1978.

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

Saphying for occupation certificate.

That 10'0" wide paved pathway upto staircase will not be provided.

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 subhitting the B.C.C. whichever is earlier.

That the name plate/board showing plot No. name of the building etc.

Mil not be displayed at a prominent place before O.C.C./B.C.C.

That the parking spaces shall not be provided as per D.C.Regulation

vo.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 Proposes

(C (Eastern Suburbs.) - I

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BRIHANMUMBAI MAHANAGARPALIKA CE / 4454 / BPES / AL 2 1 FEB 2015

That the final NOC from S.G. shall not be submitted. 16.

That the infrastructural works such as: construction of hand-17. 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.

That the requisitions of clause No.45 & 45 31 100 be complied with. 18.

complied with.

19. That the provision for rain water harvesting as the 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.

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

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

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

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



No. EB/CE/ 4454 /BPE

/A/L 2 1 FEB 2015

NOTES

99018 The workshould not be sp

uld not be started unless objections

are complied with

- A certified set of latest approved plans shall be displyed on site at the time of commencement the work and during the progress of the construction work.
 - (3) Temporary permission on payment of deposite 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 flusing system with necessary drainage arrangement should be provided on site workers, before starting the work.
 - (5) Water confidence for constructional purpose will not be given until the hoarding is constructed and application of carriage entrance, over the road side drains.

 (4) The owners shall contract the Hydraulic Engineer or his representative in Wards at least 15 days prior to the

the owners hall estimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of with the pipper of construction work is taken in hand that the water existing in the compound will be utilised for interior construction works and they will not use any Municipal Water for construction purposes. Railing this tit will be presume that Municipal tap water has been consumed on the construction works and vills proferred against them accordingly.

- (7) The hoarding or safety wall for supporting the depots of building materials shall be constructed before starting any work when the gh no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debries, 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 asphalting lighting and drainage before submitton 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 abjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.

- (20) This Intimation of Disapproval is given exclusively for the purpose of entiring you 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 inimation about confinencing 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 with drawn.
- (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
 - Specific plans in respect of eviciting or rehousing the existing tenants on hour stating their number and the

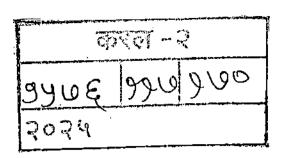
 - Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.

 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.
- In case of extension to existing building, blocking of existing windows sides should be done first before starting the work. ving light and its from other
- In case of additional floor no work should be start or during monsolar consequent nuisance to the tenants staying on the floor below.
- the bottom of the overhand storage work above the finished level of the terrace shall not be more than 1 metre. (24)
- 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.
- 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 fiting 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 hightly serving the purpose of a lock and the warning pripes of the ribbet pretessed with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfictions 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 coment concrete blooks. The interior
- 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.
- (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 aditional is intended to be carried out on old foundations and structures, you will do so at your copy to own risk. 2-1 FEB-2015

A.E(B.P) L & N

Executive Engineer, Building Proposals O/CZones ES-I 42 Wards





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.

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CC (Owner),

MANOJ VALJIBHAI DAISARIA

D S Developers

801 Skyline Epitome, Kirol Road, Near Jolly Gymkhana,

Meghdoot, Vallabh Baug Lane, Damji

Shamil Shah Chowk, Ghatkopar

East, Mumbai

Vidyavihar West, Mumbai - 400086

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

erence: Online subs on of plans dated 23 12 2021

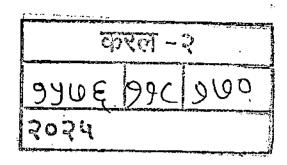
_{dra}s Fra

Pear Applicant Owners Daverson carrying out the work as per amended plans submitted by you online under reference for which corded sanction, subject to the following conditions. المالية المستعددة : 🐔

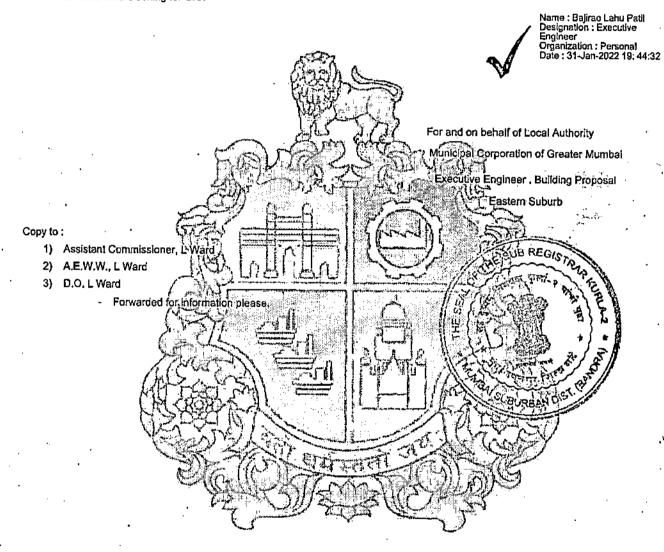
- That all the condition of change of user from to R/C permission under CHE/013208/DPES/L dated 11.12.2013 and plan approval letter 21.02.2015 shall be compled with:

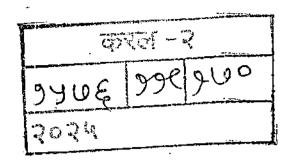
got endorsed as per approved amended plan

- That the Brost. designs a calculations as per the amended plans should be submitted through the registered structural engineer before starting the work ı,
- 5) That the Assessment Clearance from A.A.& C. shall be submitted before asking for CC
- That the valid Janata Insurance Policy shall be submitted. 6)
- That the MOEF NOC shall be submitted before asking of CC. 7)
- 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. 8)
- That the completion certificate from the rain water harvesting consultant for effective completion and functioning of RWH system shall 9) 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 compiled before OC
- 10) That the work shall be carried out strictly as per approved plan.
- 11) That the dry and wet gerbage 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.
- 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
- 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.
- That quarterly progress report shall be submitted.



- 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.







BRIHANMUMBAI MUNICIPAL CORPORATION

<u>Notesheet</u>

Application Number:

CHE/ES/1462/L/337 (NEW)/Other/5/New

Ward Name:

L Ward

Zone Name:

Eastern Suburb

Inward Date:

07 Apr 2014

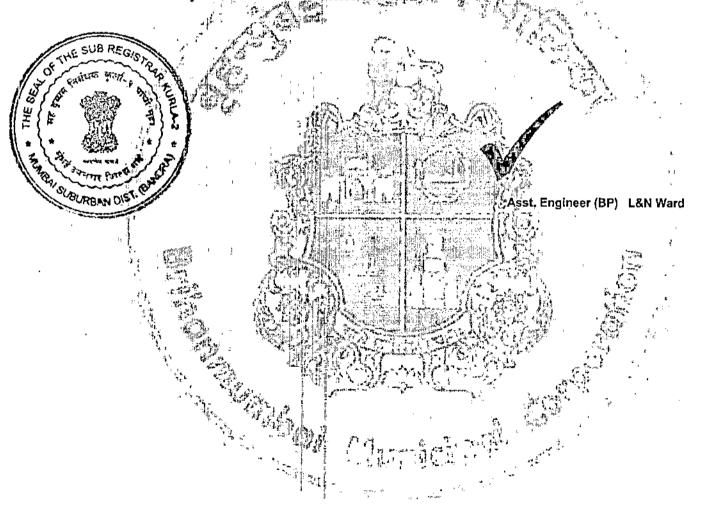
Architect/LE/SE Name: MANOJ VALJIBHAI DAISARIA

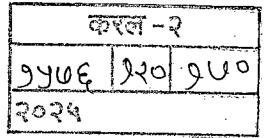
Issued On :

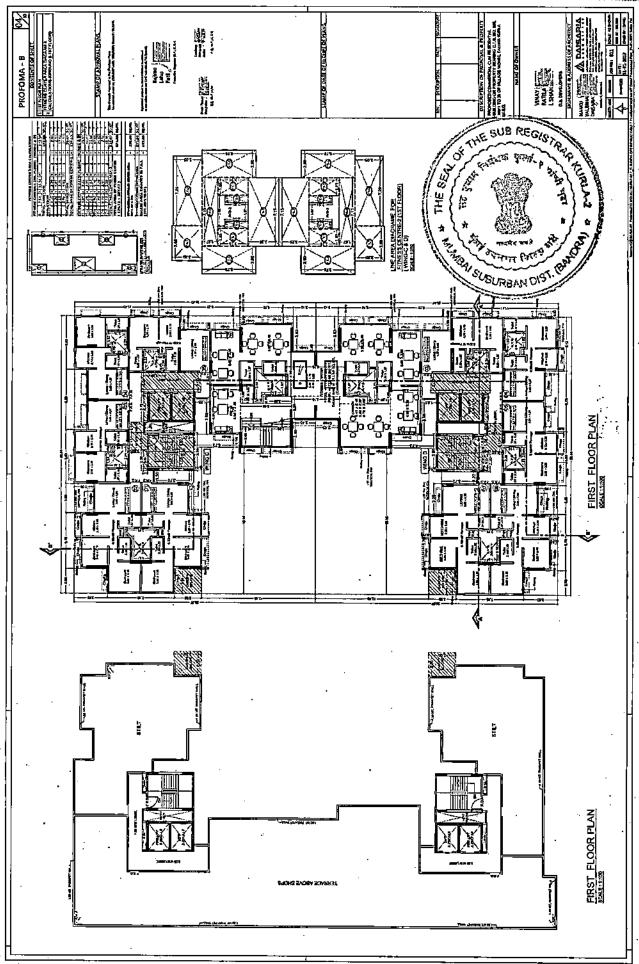
03 Dec 2024

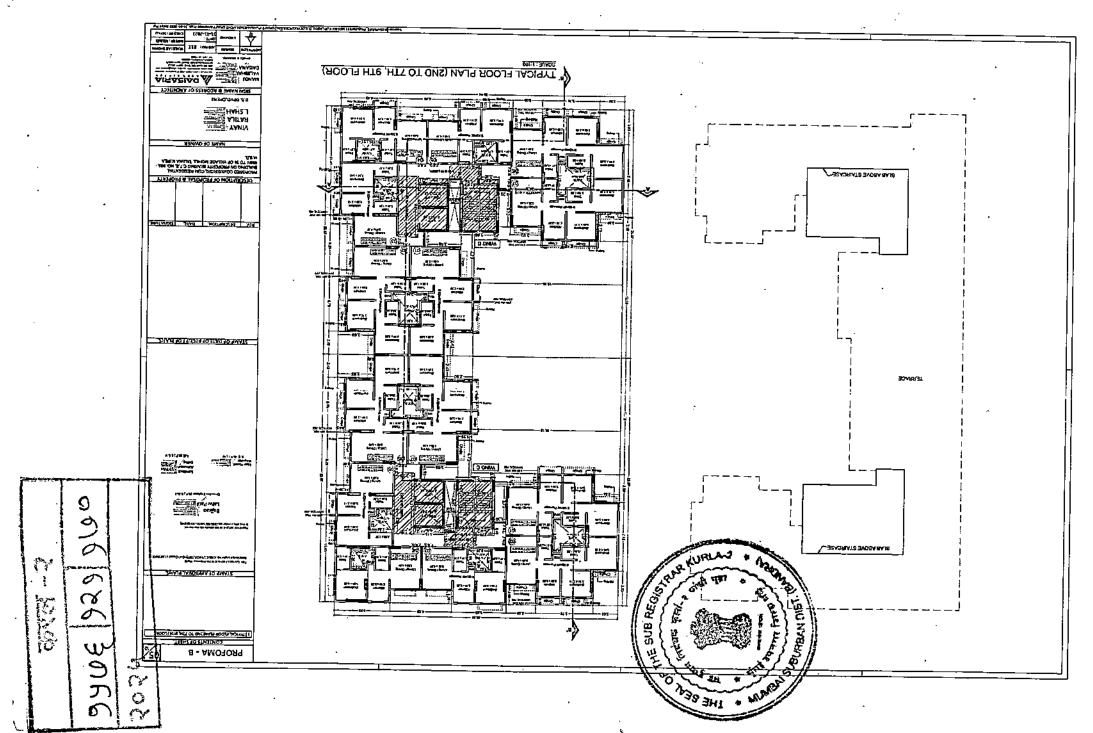
Authority Remark:

Approved as proposed; C.C. is re-validated from 26.11-2024 to 25.11.2025 Janta Insurance Policy shall be re-validated before their expiry.

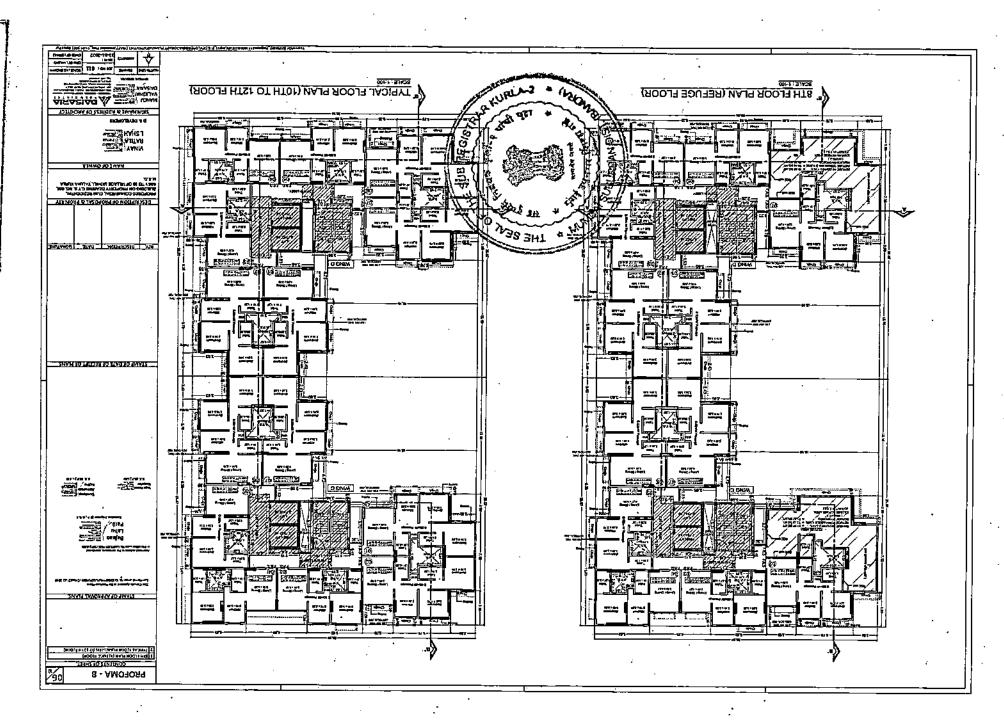








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ANNEXURE-E

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MUNICIPAL CORPORATION OF GREATER MUMBAI

MAIIARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
No. CEJ 4454 BPESJAL 26 NOV 2015

COMMENCEMENT CERTIFICATE

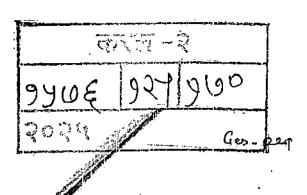
Shot Viney R. Shah Tarder of D.S. Developers

Planning Scheme No. Mohill situated at Road / Etrect Kurla - And Leri Road Ward

the Commencement Certificate / Building permit is granted on the following conditions:

The land vacated on consequence of the endorsement of the act back line / road widening line shall form part of the public street.

- 2) That no new building or part thereof shall be occupied or ellowed to be excupied or used or permitted to be used by any pour n until occupation permission has been granted.
- 3) The commencement certificates 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 rest 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 my subsequent application for fresh permission under section 44 of the Mahorachtra Regional & Town Planning Act 1966.
- 6) This certificate is liable to be revoked by the Municipal Commissioner for Greater Munbei if:
 - 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 exectioned plans.
 - b) Any of the conditions subject to which the same is granted or my of the restrictions imposed by the Municipal Commissioner for Greater Munbal is contravered 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 even shall be deemed to have earned out the development work in contravention of Section 43 or 45 of the Maherasintra Regional and Town Planning Act, 1966.



7) The conditions of this certificate shall be binding not only on the applicant but on his hairs. executors, assignees, administrators and successors and every marison deriving title through or under him.

The Municipal Commissioner has appointed Shri K. G. Shahdad Plm 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 asper

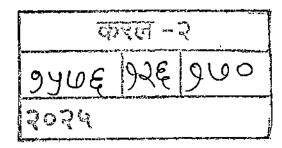
OWNER Architect Asst. Comm. Llung A.E. W.W. Llung

EX. Health officer

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

Executive Engineer (Building Propossl) Eastern Suburbs







MUNICIPAL CORPORATION OF GREATER 的证据

MAHARASHTRA REGIONAL AND TOWN PLANNING A

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

COMMENCEMENT CERTIFICATE

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

With reference to your application No. CHE/ES/1462/H337(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 our 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.J.S. No. 688, 688/1439 Division / Village / Town Planning Scheme No. Mohili situated at Road? Street in U 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.
- 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.
- The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
- from the date of its issue.

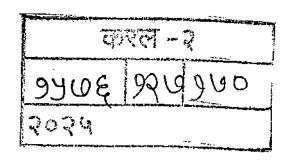
 4. This permission does not entitle you to develop land which does not vest in you.

 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.

 This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
- - 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.
 - 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.
 - The Municipal Commissioner of Greater Mumbal 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.
- 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





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

Tα. 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/E/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

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

d on consequence of the endorsement of the setback line/road-widening line shall form the public street.

neviability or part thereof shall be occupied or allowed to be occupied or used or permitted to by ally per on until occupancy permission has been granted.

nmendersett Certificate/Developing it permission shall remain valid for one year commencing

- be date of tensue

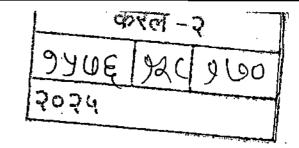
 permise on does not entitle you to develop and which does not vest in you.

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 Description for fresh to the permise of 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 :-
 - 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.
 - 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.
 - 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



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

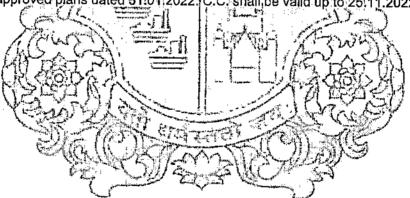
09 Aug 2023,

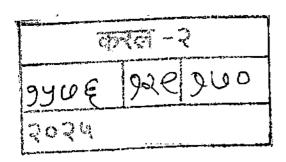
Application Number:

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.







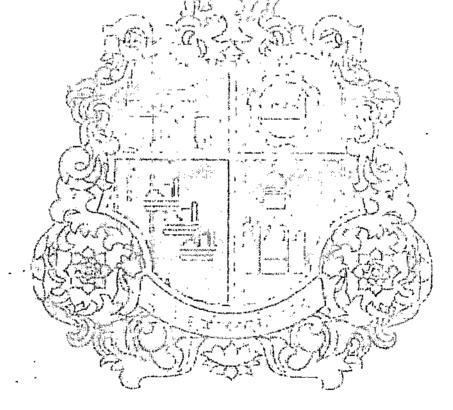
Architect.
 Collector Mumbai Suburban /Mumbai Distrig

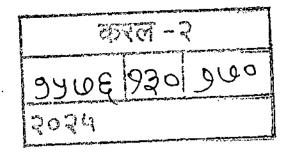


For and on behalf of Local Authority Municipal Corporation of Greater Mumbai

Executive Engineer . Building Proposal

Eastern Suburb L Ward Ward







MUNICIPAL CORPORATION OF GREATER MUMBAI

<u>Notesheet</u>

Application Number:

CHE/ES/1462/L/337 (NEW)/Other/3/New

Ward Name ;

L Ward

Zone Name :

Eastern Suburb

Inward Date:

07 Apr 2014

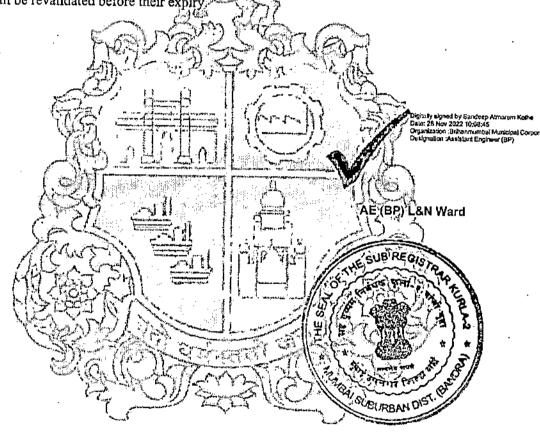
Architect/LE/SE Name: MANOJ VALJIBHAI DAISARIA

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



970E 939 940 2024

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, Mumbal 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 (I) of sub-section (2) of section 4 read with Rule 5;

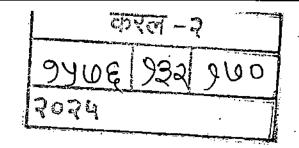
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

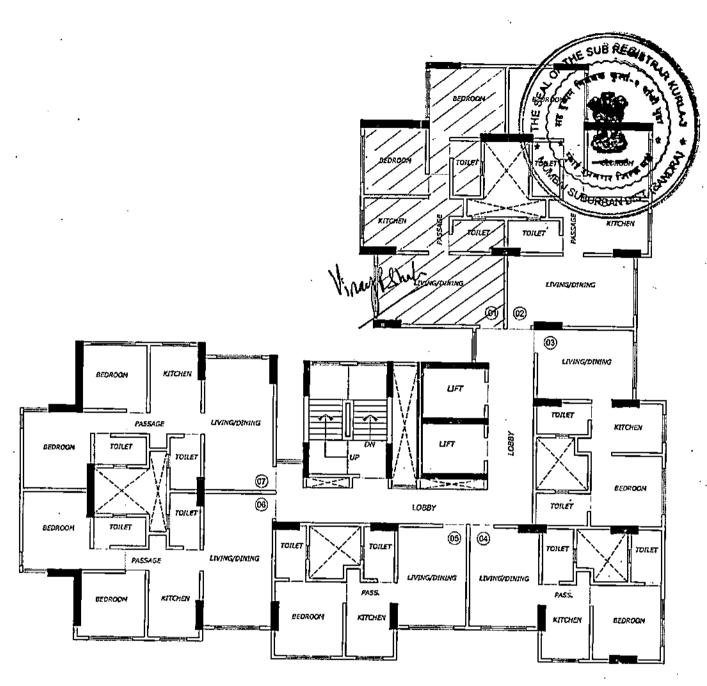
- The Registration shall be valid for a period commencing from 02/02/2022 and ending with 31/12/2026 unless
 renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with
 rule 6.
- The promoter shall comply with the provisions of the Act and the rules 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



Dated: 02/02/2022 Place: Mumbai Signature valid Digitally Signed by Dr. Vaşant Premanand Prabhu (Secretary, MahaRERA) Date:02-02-2022 13:14:32

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





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

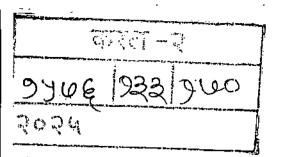
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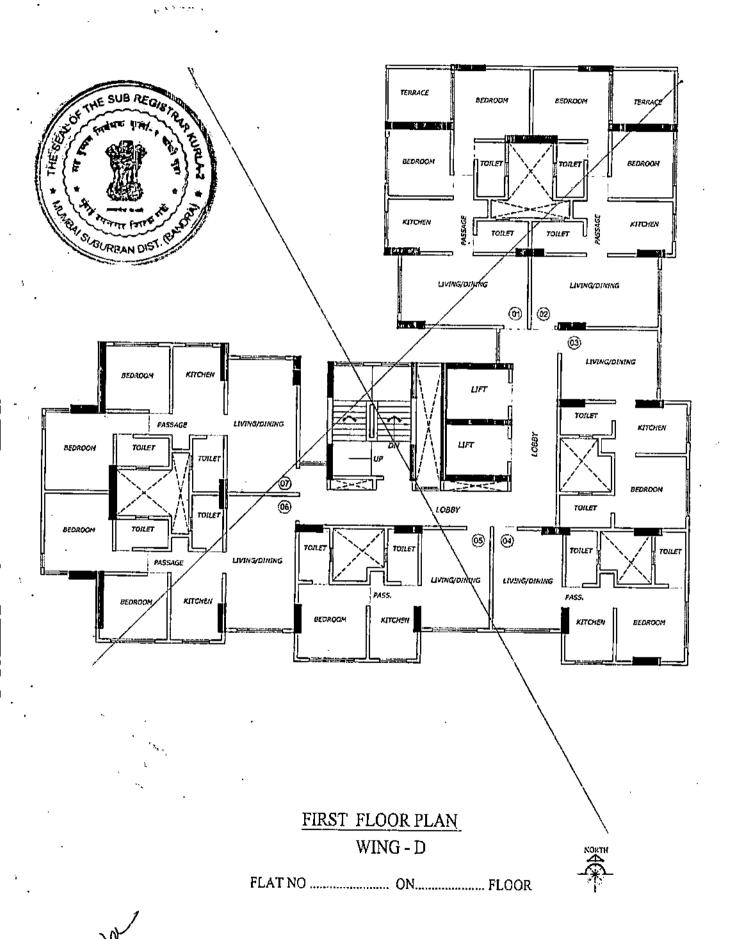
FLAT NO 901 ON 9th FLOOR

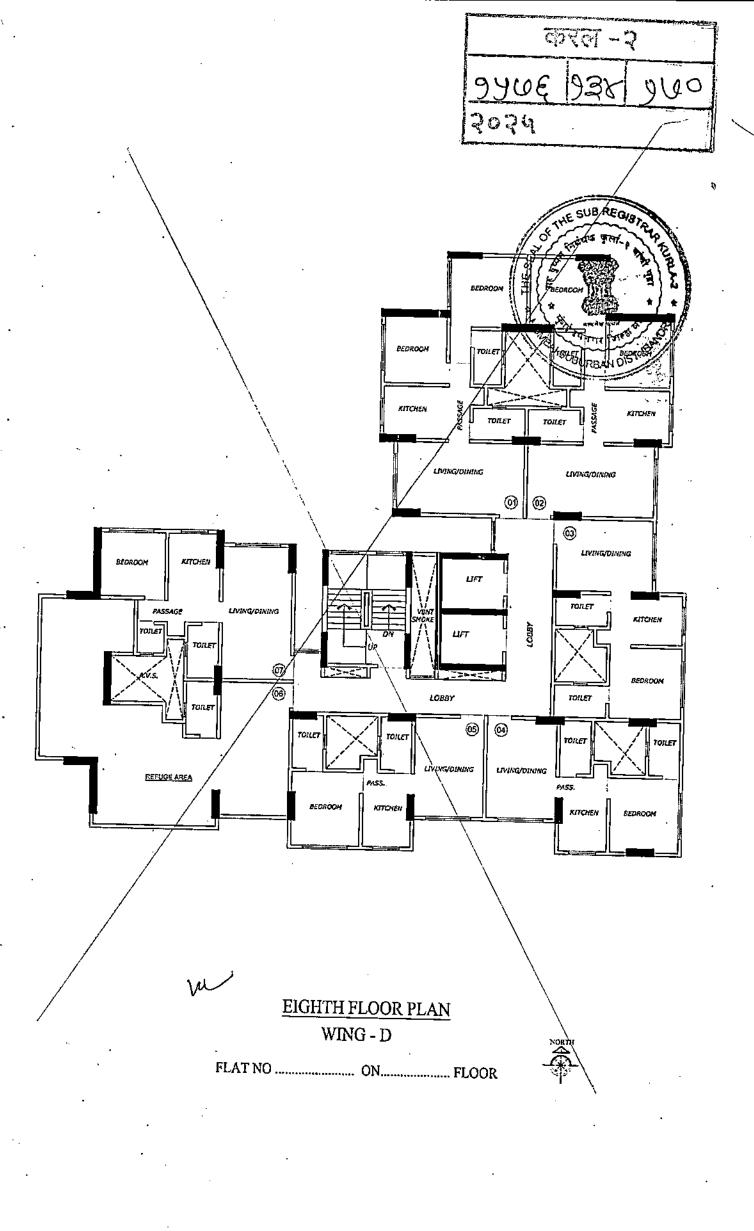


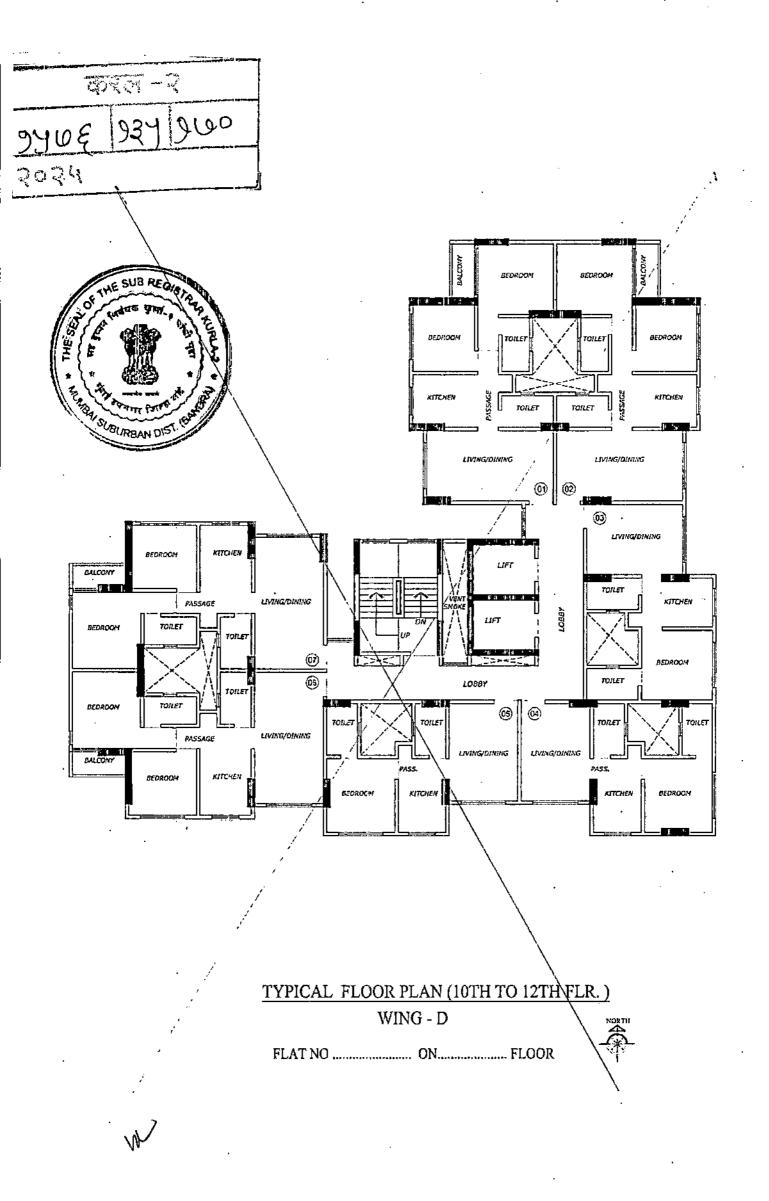
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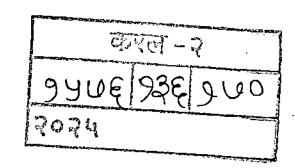
ANNEXURE-G











TDS - RIDER CLAUSE FOR AGREEMENT FOR SALE

The Purchaser/s hereby declares that he/she/thev 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 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.

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2 5 MAY 2022

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24/05/2022

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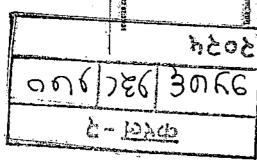


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properties more particularly described in the Schedule hereunder written.
SEND GREETINGS.

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 said Firm on the property. Units, Catias, Open / Close / Stilt / 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 Manibai / 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 (I) Hiresh G. Thakkar, aged about 50 years, (2) Mitesh L. Roikundalia alias Thakkar, Aged about 42 years, (4) lesh L. Roikundalia alias Thakkar, Aged about 42 years, (4) lesh L. Roikundalia alias Thakkar, Aged about 39 years, (5) Ashish S. Inakkar, Aged ubout 37 years & (6) Haresh G. Thakkar, Age about 53 years all-Indian inhabitants, having address at Shop No. 2, Ambiji Diam, 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 sald Firm to creable us to register the documents executed by us jointly and/or severally on our behalf and on behalf of D. S. Developers as hereinalder, appearing:

NOW KNOW YE ALL AND THESE PRESENTS.

WITNESSETH THAT, We, (1) Dilip Damit Shah (2) Nayan Vasamlal Shah and (3) Vinay Ratilal Shah Partners of D. S. DEVELOPERS do hereby nominate, constitute and appoint (1) Hiresh G. Thakkar (2) Miresh L. Raikundalia alias Thakkar (3) Mehul L. Raikundalia alias Thakkar (4) Milesh L. Raikundalia alias Thakkar (5) Ashish S. Thakkar (6) Haresh G. Thakkar (hereinafter referred to as the said Attorney 9) as our true and hawful attorneys for us in our name and out our behalf at our risk cost and expenses to do, execute and perform the following sets, deeds, matters and things, jolatty or severally, in the manner as follows:



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GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME WE, (1) Dilip Doniji Shah, Aged about 63 years, (2) Nayan Vasantial Shah, Aged about 45 years and (3) Vinay Ratifal Shah, Aged about 43 years Partners of D. 5. DEVELOPERS, a partnership firm registered under Indian Partnership Act, 1932 and having its office at Meghdaou Vallabh Bailg Labe, Damii Shah Chowk, Ghadophr (East), Mumbai 400 077 (herdinafter referred to as the said "Firm") carrying on business of developing



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bergunder written and not for the anomation of Agriculturals of any other deeds of 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. DEVPLOEPRS

ALL THAT, piece and parcel of land or ground situate lying and being at Village Mobili, Taluks Kuria containing by admeasurements 6256.90 vo. mirs, bearing CTS, No.688, 688/1 to 39 in the registration Sub-District of Sundry of the Mumba; Sub-morar District and bounded as follows:

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

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

SIGNED, SEALED AND DECLYERED

By the within named EXECUTANT

D. S. DEVELOPERS.

PAN: AAIFD7320E

Through its Partners

(1) Dillo Damii Shat



l) Nayan/Vasandal Sha



FO O. E DEVELOPERS

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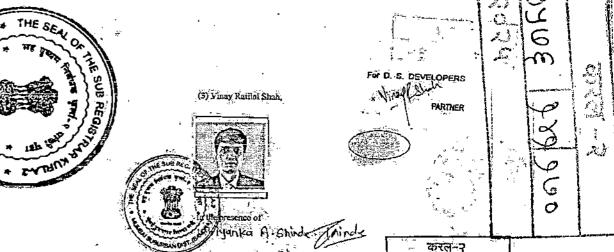
We do hereby nominate constitute and appoint (1) Hilesh G. Thakkin (2) Mitesh L. Raikundalia alias Thakkar (3) Mehul L. Raikundalia alias Thakkar (4) Nilesh L. Raikundalia alias Thakkar (5) Ashish S. Thakkar (6) Haresh G. Thakker jointly and/or severally either of them ONLY to present for registration 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 Marks Affidavits, Undertakings or any other deeds or documents on executed or to be executed by us on behalf of our firm, in respect sale / allotments of Flats, Shops, Offices, Units, Galas, Optic Goso Still / Basement / Podium / Stock Car Parking Spaces, constructed by our Firm on property more particularly described in Schedule hervunder written before Sub-Registrar of Assurance Mum (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 effectiviting 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.
- AND WE DO HEREBY AGREE TO RATIFY AND CONTRM 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 Assurance at Mumbal / Chembur / Kurla or at any other relevant places of the documents already executed by its jointly and/or severally on our behalf and on Schalf of D. S. Developers only in respect of the property more particularly described in the Schedule









SIGNED, SEALED AND DELIVERED By the within named ATTORNEYS (1) Hitesh G. Thakkar,





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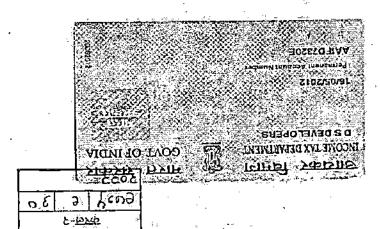
(3) Mehul L. Raikundalia alias Thakkar,











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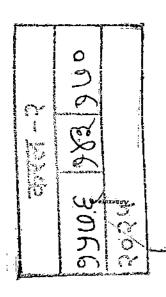
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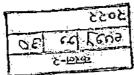
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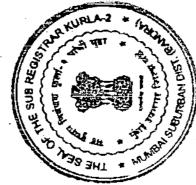


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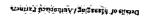




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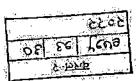
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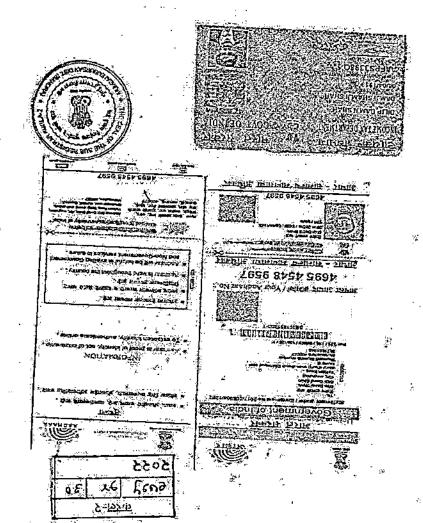
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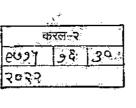






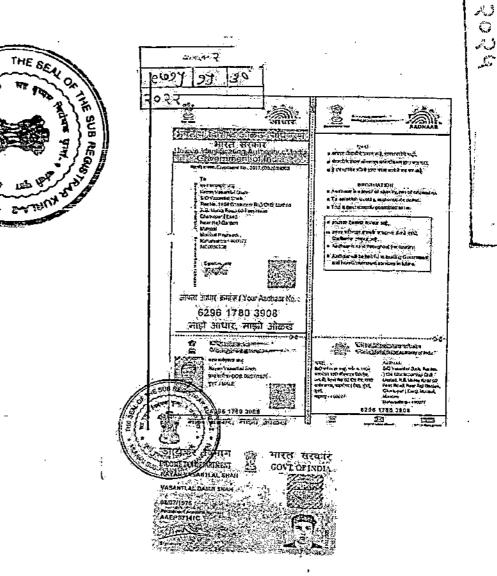


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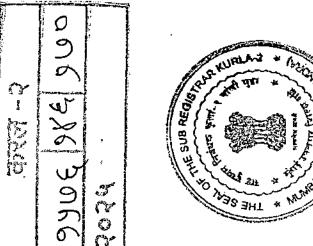
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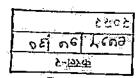
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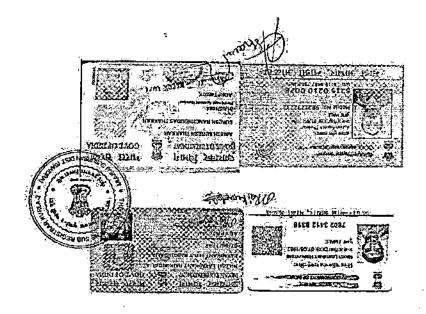




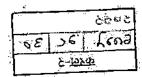
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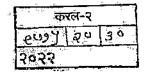


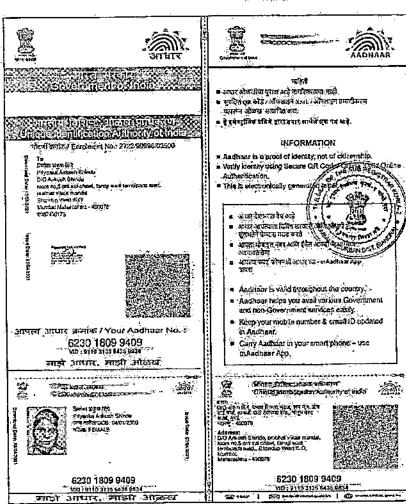






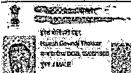




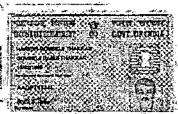




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Receipt of Document Handling Charges

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Receipt Date 24/05/2022

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Mobile number 9821051342, an amount of Rs 6800-, towards Document Handling
Charges for the Document to be registered on Document No. 9715 dated 24/05/2022
at the Sub Rogistrar office Joint S.R. Kurta 2 of the District Mumbai Sub-urban
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وي THE SEA -बस्य कामुख्य प्राप्त-2. नम्बद्धमार 9715/2022 रशस्त्राच नाम व प्रा गणनाम्या वक्त Linear area त्रवारी तम र कुरांग्ये के अपितार दिनीण बामकी गातु . रामार केर ने अपितार मार्का न कार्यानीने साथ वसकुन अर्थाक वसक्त प्रकार के बादकार पूर्व, मुंबई, नाह ने प्रभव तान तम शानवी सामग्री स्वासाहरू HE THE WEINS, MUMBAL VA 49 AAF D7320E मंद्रिक की कुछ देशीयकार के आसीकों नहता क्लेलेना आह ्या १९०० च आगावार नास्त क्षेत्रकार गाउ । प्रकार नार्दे के भौतान भाषा के भू अभागीय सारा नेपयुत्त कराक । प्रया १४६ अभागाता एवं प्रकार के स्थार में स्थार में स्थार नेपयुत्त कराक । मं पारबोदर पूर्व भूको और हे बस्तान कर नेन सामग्री भागती। ے NO. TIN, FARTIZ, MUNICAL. TEXAT: AND D7320E 0 नंश ही भूग केलाना में ने आवीदार विवय रिश्तान क्रीह विक्रिक्ट के भारित क्षेत्र में अपने के इस्ति के निर्देश के प्रकार के स्थान के स्था के स्थान के स्थान के स्थान के स्थान के स्थान के स्थान के स्थान HITMIT HETTE MUNICAL TETT AAIFD7320E चित्र विचेत्र एवं स्टब्स्ट्रेसिक देते हा**ह**र भन्तानार्टनः भटान् दे बान्स सः देशपूर्वाचे सादः श्रेषासी सानः हिन्दर क्षित्रीर्थे, श्लीक के मुकूर पेटिंग, सूतर्द, रोत कामन की संदर, PERTURN PROPERTY. 14 447 ADHPR7552A गर्दे ऑक्टिय गुम दक्त र्राप्त नहीं में शहर में 2. पार के - इपल्डीके साथ अवाडी पास के किए किर्मात क्रांक के पुनुष्ट वर्षाय देवते, रोज में क्रांक की बीच के प्रतास के अधिकारिया 40 : 38 ौत नवर×\DRP14650⊀ -कार्य संभा की दर्जन ताना करते । ते में दे प्राचित के प्राचित पान अंगावी पान के अने विकास के प्राचित प्राचित के प्राचित के प्राची पान के प्राची पान के प्राची पान के प्राची पान के प्राची पान के प्र Heresh G Holler 74 53 HERRIN MUMBAL THE ANGETHERILE SUR MEON কৰল-ই भगेन दर्माएक बण्ड वसार*ाति है* करण दिस्ताल मध्य करताल. 7009 π√23 गुभी छ देवी अस्थान चन्तु मेन के गढ़ प्रतिसाहिक संबर्ध **Tr3 e111/400080 William A. A. 2 शहरक्षत्रका अनुस्तर : ₹₹23 पुनर 13-5) जनस्थान, अंतत तथ जो गेष, पुन्त पश्चिम, पुनर ing fir 400060 ्रभार्थानं वधावादानी कंदुनी प्रान्तेला नहिंद

> र व्याप्त्रमानं नुस्य व वृत्ताः विक्राय प्राचीत्रामकुकतिया। दुकी स्वरूपत

हिंदि में जीव ने दें, मान्य ने के इमारतीये नावा अवाती भाग विवहींन, ब्लॉक ने मुनुष पहिम, मुंबई, बुंड के तम की वेच, तताराह, MUMBAL. AEVPR2853M

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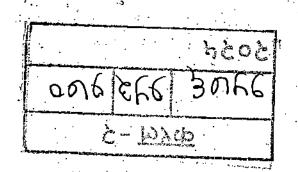
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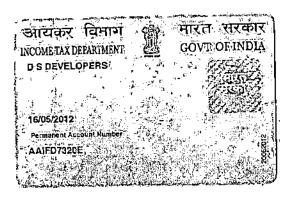
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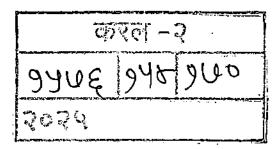
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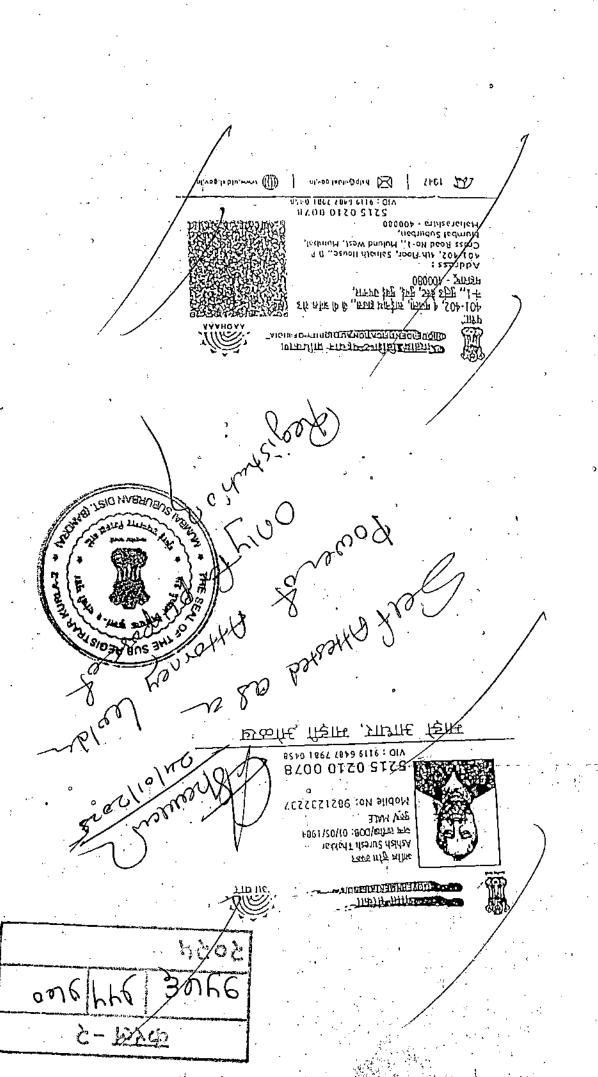
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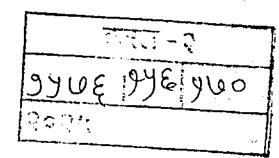
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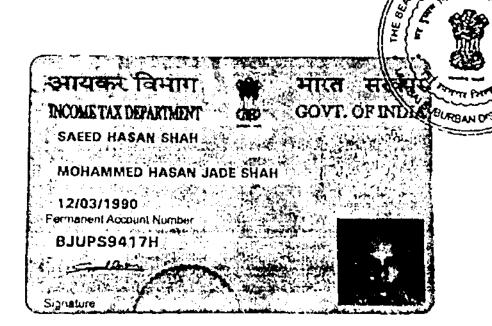






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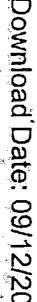
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Government of India







Saeed Hasan Mohammad Hasan Shah

Date of Birth/DOB: 12/03/1990

Male/ MALE -

Mobile No: 9727675162

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मेरा आधार, मेरी पहचान है



भारतीय विशिष्ट पहलान प्रधिकरण Unique Identification Authority of India



Address:

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



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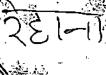
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नाम/Name REHANA KHATOON SAEED HASAN SHAH

पिता का नाम/Father's Name

ADIL AHMED SHAH

जन्म की तारीख Date of Birth 06/01/1995





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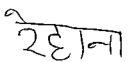


Rehana Khatoon Saeed Hasan Shah

Date of Birth/DOB: 06/01/1995

Female/ FEMALE

Mobile No: 9321137556



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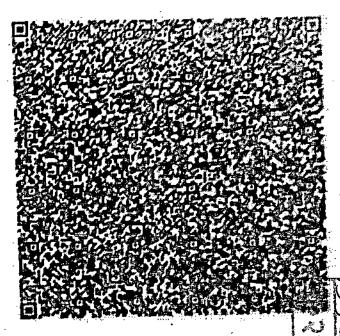
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Address:

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





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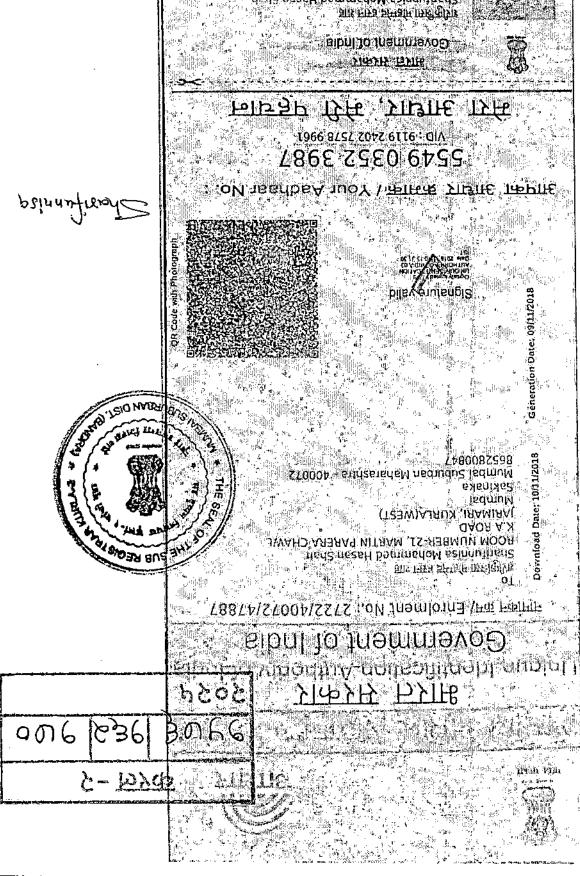




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ASSANCIATION ASSA

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Saue Date: 18/11/2011

अनुसाद अबू मोहम्मद गाँह Abushad Abu Mohammad Shah जन्म तरिख/DOB; 31/12/1995

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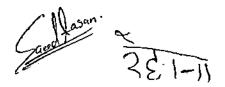
Department ID: Mobile No.: 7738060556 NOTE:- This challan is valid for document to be registered in Sub Registrar effice or). Not valid for unregistered document. सदर चलन केवळ दुस्यम निवंधक कार्यालयात नोदंणी करावयाच्या दस्तासाठी जागु आर. मोदंणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacen ent Date	Userld	Defacement Amount
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Challan Defaced Details

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Receipt of Document Handling Charges

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Receipt Date

24/01/2025

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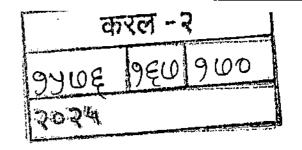
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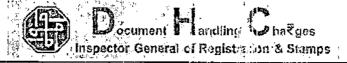
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Receipt of Document Handling Charges

PRN

0125231011347

Roceipt Late

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.

₹ 1400 DEFACED

DEFACED

Bank Name PUNB	Payment Date 23/01/2025
Bank CIN 10004152025012310738	REF No. 5189799280
Deface No 0125231011347D	Deface Date 24/01/2025

Payment Details

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





370/1576 शुक्रवार,24 जानेवारी 2025 11:24 म.पू.

दस्त गोषवारा भाग-1

करल2 दस्त क्रमांक: 1576/2025

दस्त क्रमांक: करल2 /1576/2025

वाजार मुल्य: रु. 1,02,34,040/-

मोबदला: २ 1,30, 12,000/-

भरलेले मुद्रांक शुल्क: रु.7,80,200/-

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

अ. फ्रं. 1576 वर दि.24-01-2025

रोजी 11:20 म.पू. वा. हजर केला.

पावती:1709

पांवती दिनांक: 24/01/2025

सादरकरणाराचे नाव: सईद हसन मोहम्मद हसन शाह

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

र, 3400.00

पृष्टांची संख्या: 170

एकुण: 33400.00

दस्त हजर करणाऱ्याची सही:

*ब्*कृ कुर्ला −३ उपनगर जिल्हा

सह दुस्युम् मिर्ह्युद्धकल्ल्ल्ला ~२ <u>उपनगर</u> जिल्हा

दस्तांचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हर्दाः किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन)

मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात.

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

शिक्का कं. 2 24 / 01 / 2025 11 : 21 : 49 AM ची ोठ: (फी)

करल - २

900

२०२५

प्रातहापञ

"सदर दस्तऐका हा र्सोदणी कायदा १९०८ **अंतर्गत** असलेला तरपुरी हुनावय जोंदापीस दाखल केलेला आहे. दस्तातील संपूर्व गणवाहर है एक पर है असीदार व सोजत कोहलेटम अन्य ्रात्ती सम्बता, वैधता कायरंभीः 💅 🕆 ा अन्य संदर कबुल धारक है र हस्तांतरण दस्क दुवि कर्ण क . अस्त याचा कोणताही सम्बद्धा विख्न विद्यान विद्यान लिह्य देणारे



दस्त गोपवारा भाग-2

4/4/2

हिमाधि

6202\8781:कामक 1576\2025

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दस्य कमाकः करव्यु। 1276/2025

अनु ऋ

मक्षकाराचे नाव व पत्ता

प्ताः प्लॉह नं: ऑफिस, माळा नं: -, इसारतीचे नाव: मेघदूत, ब्लॉक नं: स्वासरी:-कबुलीजवाबाकरिता कु मु म्हणून आश्रिप एस ठङ्गर र्में हाए ग्रार कन्नी अञ्गीए 🗲 फ्रेम्लेड्ड एए डि.हाम

नाव:सर्द इसन मोहम्मद हसन आह 7 **∃02£YG∃IAA**:yēi÷ FiÝ

माळ, ब्लॉक ने: गुलशन ई मिल्लत उर्दे शाळेजवळ, जरी मरी, के प् गर्रिए मंडीसम् :बाह बिरियम्ड :- :कं ाळाम् , १९ नं मळ् :कं डॉब्य:सम्

HT14629UL8:ypj Fř .IABMUM ,च्राराष्ट्रम ,मेंबर्ड, महाराष्ट्र, MUMBAL.

.IAaMUM ,य्राराड्रम , डेर्म्स

म के भिम भिम क्षेत्रक के अधिक के अधिक के अधिक के विकास के कि एर्गः स्मानं २१, माळा नं - इमारवीने मन्द्र मं डॉफ्टा प्रम याब:द्रधाना खार्यन सहंद ६सन ह्याई ε

AT 144:NVRPS4462R .IA8MUM ,द्वाराह्रम ,मेंबर्स, महाराष्ट्र, फार के वर्क ,कार

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वल्लभदाग लेन, दामजी शामजी शाह चौक, रोड नं: घाटकोपर पूर्व,

चालील इसम असे निवेदीत करतात की ते दर्स्तऐबज करन देणा-यानो व्यक्तीशः अळखतात, न रामि कोका परनिवतात

ह्मागाञ्च

ज्ञा प्रमाणित

क्सा प्रमाणित

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स्वाक्षरी

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स्वाक्षरी:-

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<u> राष्ट्र म्ड्र</u>ेलि

STAR INITIALISE

पता:रूम नं २१, मारिन परेरा नाळ, के ए रोड, जरीमरी, कुर्ला, पाक्ष्म, मुंबई 44:44

प्रि**स कोइ:40007**2

जाब:शरीक्रीनेसा मोहम्मद हुसन शाह

नाव:अवेशाद अवे मोहम्मद गाह

<u>बद</u>:58

पताः रूप नं 34, मारिन परेरा चाळ, जरी मारी, कुली अंभेरी रोड, कुली भिधम.

270004:57 平月 मुंबई

अनु छ. पक्षकाराचे नाव व पता

MA 75:85:11 202 \ 10 \ 42:00 15 4. (1)

Payment Details. किन्धि प्राप्तिक हेर्ना Ç- फिक् क्याकृ _{कार्डा} हुन्। र

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Deface Date	Deface Number	besU }A	, trinomA	GRM/Licence	Verification no/Vendor	Τype	Purchaser	ST.

Know Your Rights as Registrants

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

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



2/2

ऽ.क्र िम्प्रे

८ फिक् .मी.ह इम : कथहरी मरूहू

8202\8781 : 1576\2025

Með:ngaA عاليملا:

24/01/2025

ितिसि : कार *ईा*काए

(माम्लम्ह)क्षांमद्भ <i>रद</i> ह ।स्न्द्रोटा ंग्-मगम-मृ (४)	है : इन क्रिनेस, इम्स्टिंस क्ष्म क्
<u>(होन्स ट्येस</u>	• • • •
र्न पाटटंडम कि र्निट गिएनका र सका टट्मनिसिए	
ा∞ाम्ऽऽमद्दाम)हामन्हाह (६)	10234040.08
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1) 55.76 약1.4하고

नंह हो। १८००० व्यक्ति अMMBAL अप्रकृत के के के कि स्वार्थ कि सार कि सार अप्रकृत के कि सार कि सार महार देया:-40, पना:-प्लांट ने ऑफिस, माठा में:-, इसान होनिनाइ में बद्द, ज्यांक: ने उत्पर्ध के अपने के विकास ीं: मात्र-दी एस डेव्हनपूर्म चे प्राणितार विनय आर शाह स्टेन्सेनबाबाक्ष्या कु मु स्टर्णन आणित ।

,हाराइम ,डेन्स, मुख्यम रेल्क् मं हार ,हार ए के ,रिम रिम ,क्रमळाष हुंह अस्मिन डे नथल्य । मुक्त काम एर्फ निर्माम : हाम हीरियम इ. ने हिलाम , १८ हे मन्द्र भिर्मार-अस्य , अध-अम्बर्धि कम्ह्रे इन्नेहास होस् । AAIFD7320E

RUMBAL. भिन्ने SY000म्: हार्क्रम्भी .IABMUM ,धुरनाइम ,ईक्ष्में, मध्रीर किक् में द्वार ,द्वार म के ,पिम पिम ,क्रमळेशश देट तिल्ली है त्राथना के क्रांक ,काम रर्दा 2): मार्च:-रेहाना खासून सर्देद हमन शाह बयः-30; पनाः-जांट नं: रुस सं 21, मारुा नं: -, इमार-नीचे नाव: मार्टिन MUMBAL मिन केव्ह: 400072 के में UPS9417H

144) إلى ا क्युर किस्ति सिमप्रकारकाराह(६१) 30000 (12)बाजान्यावाप्रमागे पुडांक शुल्क 780200 ए ह इह क्रांमक्तृष्ट(11) 1676/2025 क्रांनडी क्राध्यक्ष्यं ग्रेश्डांक स्पट्(०१) 24/01/2025 24/01/2025 क्रांस्टी क्रिक्स हार्क्स हा महिल्ह (6)

ः। लीथ्मम् कर्ननम् तानम् हो हि। सम्बंधिक्

भिष्य ह हार हंशीहिंग्स, ना उन्हार

मिर इसि

<u> </u>无杜胜 (9)

दिवासी माराजवाचा हुक्सनामा सिंहा आदेश

<u>क्टीकिनीए,माज्यमध एटीध क्टकी गमाप्तमकृष</u>्ट

प्रक्रिकान्त्र मात्र हिन्दी हिन्दा है। बाह्य हो ।

ाष्ट-आण्टलं सङ्ग्लिशाय-आण्डं स्टब्स् इंट्रिगेन्न्ट (४)

ाइटने रूपिस साग्रद हिंदू क्रिकी ग्रेष्टाकास(8)

मुखम व्यवहारासाठी नागरिकांचे सक्षमीकरण मुद्रांक शुल्क आकारनाना सिक्टक्स अनुव्युद्ध : : (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

भूता है उन्तेमें वर्ष करवानारी कविष्याचन स्वतः बार्षान्य प्रदेश . इंक्टि फिलेक्ट क्रिकेटाए क्रकेलीएएफसझम डेहमुंच्ड्र्ड जंड लमें-डे हुए एरहही ही राइहछ ए .त्रीक्ष केंग्रेन्म गिरक रिवासक दिवासे एक (किलीय सकक्षी पर्सागिकों) वास्त्रीस्य

No need to spend your valuable time and energy to submit this documents in person. Details of this transaction have been forwarded by Email (dated 24/01/2025) toMunicipal Corporation of Greater Mumbai. It is necessary to update Relevant records of Propertyl Property tax after registration of document. Integrated Governance enabling You to Do Business Easily

हिल्री प्राप्तिक हेन्द्र इन्सम निवंधक कुर्यान निवंधक

Payment Details

sr.	Purchaser	Туре	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
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4		eChallan		MH014893621202425E	30000	RF	0008236546202425	24/01/2025

[SD:Stamp Duty] [RF:Registration Fee] [BHC: Becument Handling Charges]