

25 17:37

319/2737

पावती

Original/Duplicate

Tuesday, March 06, 2018

नोंदणी क्र.: 39म

10:26 AM

Regn.: 39M

पावती क्र.: 3149 दिनांक: 06/03/2018

गावाचे नाव: माझगाव

दस्तऐवजाचा अनुक्रमांक: बबइ2-2737-2018

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: पंकज बाबूलाल जैन

नोंदणी फी ₹. 30000.00

दस्त हाताळणी फी ₹. 3300.00

पृष्ठांची संख्या: 165

एकूण: ₹. 33300.00

**DELIVERED**

आपणास मूळ दस्त, धंबनेल प्रिंट, सूची-२ अंदाजे

10:25 AM ह्या वेळेस मिळेल.

*Reak*  
सह-दुय्यम निबंधक, मुंबई-2

बाजार मुल्या: ₹. 27794971 /-

मोबदला ₹. 51952500/-

भरलेले मुद्रांक शुल्क : ₹. 2598000/-

**सह दुय्यम निबंधक**  
**मुंबई शहर क. २.**

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: ₹. 30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009860228201718S दिनांक: 06/03/2018  
बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: ₹. 3300/-

**DELIVERED**



06/03/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई  
शहर 2

दस्त क्रमांक : 2737/2018

नोंदणी :

Regn:63m

गावाचे नाव : 1) माझगाव

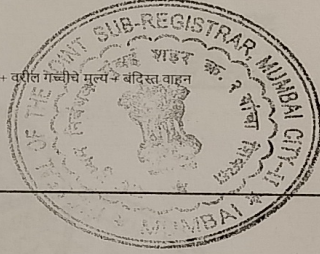
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	51952500
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	27794971
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: फ्लॅट नं. 905, माळा नं: 9 वा मजला, इमारतीचे नाव: टॉवर बी, सॉलसेट 27, ब्लॉक नं: 25-29, डॉ. आंबेडकर मार्ग, रोड नं: भायखळा, मुंबई - 400027, इतर माहिती: सी एस क्र. 707, माझगाव डिव्हिजन. एरिया 109.00 चौ.मी कारपेट. सोबत युटीलिटी एरिया 3.00 चौ.मी. व सोबत 2 कारपाकींग स्पेस. फक्त वापरण्याकरीता (एक्सकलुझिव्ह राईट टु युझ) ( ( C.T.S. Number : 707 ; ) )
(5) क्षेत्रफळ	1) 109.00 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- गुडटाईम रियल इस्टेट डेव्हलपमेंट प्रायवेट लिमिटेड तर्फे ऑथोराईज सिग्नेटरी कुणाल खेतवानी तर्फे मुखत्यार बापुराव जाधव वय:-47; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पेनीनसुला स्पॅन्टा, मथुरादास मिल, ब्लॉक नं: सेनापती बापट मार्ग, रोड नं: लोअर परेल, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-AADCG2185Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- पंकज बाबूलाल जैन वय:-44; पत्ता:- प्लॉट नं: 104, माळा नं: -, इमारतीचे नाव: अध्यारू इंडस्ट्रियल इस्टेट, ब्लॉक नं: न्यू सन मील कंपाउंड, रोड नं: लोअर परेल, महाराष्ट्र, मुम्बई. पिन कोड:-400013 पॅन नं:-ACRPJ2581N 2): नाव:- परसन बाबूलाल जैन वय:-68; पत्ता:- प्लॉट नं: 104, माळा नं: -, इमारतीचे नाव: अध्यारू इंडस्ट्रियल इस्टेट, ब्लॉक नं: न्यू सन मील कंपाउंड, रोड नं: लोअर परेल, महाराष्ट्र, मुम्बई. पिन कोड:-400013 पॅन नं:-ADQPJ3969A
(9) दस्तऐवज करून दिल्याचा दिनांक	06/03/2018
(10) दस्त नोंदणी केल्याचा दिनांक	06/03/2018
(11) अनुक्रमांक, खंड व पृष्ठ	2737/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2598000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला  
तपशील:-:



0125 17:37

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	2018030650			06 March 2018,08:43:36 AM	
मूल्यांकनाचे वर्ष	2017				
जिल्हा	मुंबई(मेन)				
मुख्य विभाग	10-माझगाव डिव्हिजन				
उप मुख्य विभाग	10/77 रस्ता : डॉ. बाबासाहेब आंबेडकर रोड				
सर्व्हे नंबर / न. भू. क्रमांक :	सि.टी.एस. नंबर#707				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
88300	185300	203800	237000	185300	चौरस मीटर
बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र-	122.9चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.185300/-
उद्भवाहन सुविधा-	आहे	मजला -	11th floor To 20th floor		
प्रकल्पाचे क्षेत्र-	2 to 10 hector				
(सूत्र) प्रकल्पाचे क्षेत्रानुसार दर	= ((घसा-यानुसार मिळकतीचा प्रती चौ. मीटर मूल्यदर) * 105 %)				
प्रकल्पाचे क्षेत्रानुसार	निवासी सदनिका करीता प्रती चौ. मीटर दर = Rs.194565/-				
मजला निहाय घट/वाढ	= 110% apply to rate= Rs.214022/-				
घसा-यानुसार मिळकतीचा प्रती चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार नविन दर) + खुल्या जमिनीचा दर				
	= (( (214022-88300) * (100 / 100) ) + 88300 )				
	= Rs.214022/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 214022 * 122.9				
	= Rs.26303303.8/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	27.88चौरस मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 27.88 * ( 214022 * 25/100 )				
	= Rs.1491733.34/-				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य				
	= A + B + C + D + E + F + G + H				
	= 26303303.8 + 0 + 0 + 0 + 1491733.34 + 0 + 0 + 0				
	= Rs.27795037.14/-				



Home

Print

ववई - २
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२०१८



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महाराष्ट्र शासन  
GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बँक व कोषागार पावती  
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

16196251918207

Bank/Branch: IBKL - 6910139/Mumbai - Lalbaug  
Pmt Txn id : 151657466 Stationery No: 16196251918207  
Pmt DtTime : 25-JAN-2018@15:47:13 Print DtTime : 25-JAN-2018 16:13:50  
ChallanIdNo: 69103332018012550824 GRAS GRN : MH009860228201718S  
District : 7101-MUMBAI Office Name : IGR182-BOM1\_MUMBAI CITY  
GRN Date : 24-Jan-2018@20:03:39

StDuty Schm: 0030045501-75/STAMP DUTY  
StDuty Amt : R 25,98,000/- (Rs Two Five, Nine Eight, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees  
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25-Agreement to sell/Transfer/Assignment  
Prop Mvblty: Immovable Consideration: R 5,19,52,500/-  
Prop Descr : B905 Salsette27,C S No 707,Part,Mazgaon Division,Dr B A Road,Byculla,  
Mumbai,Maharashtra,400027  
Duty Payer: PAN-ACRPJ2581N,Pankaj Babulal Jain and Others

Other Party: PAN-AADCG2185Q,Goodtime Real Estate Development Private Limited

P.P. Keri' *pkeri'*

Bank official1 Name & Signature

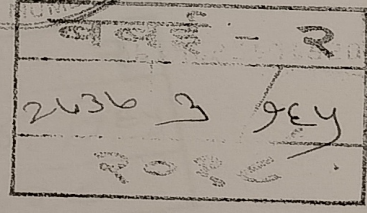
*Neelima Pradhas Neelke*

Bank official2 Name & Signature

--- Space for customer/office use --- Please affix label below this line ---

*Rai*

उत्तरदाता



e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.



01.25 17:37

**Data of ESBTR for GRN MH009860228201718S**  
**Bank - IDBI BANK**

Bank/Branch : IBKL - 6910139/Mumbai - Lalbaug  
 Pmt Txn id : 151657466 Stationary No : 16196251918207  
 Pmt DtTime : 25/01/2018 15:47:13 Print DtTime : 25/01/2018 16:13:50  
 ChallanIdNo : 69103332018012550824 GRAS GRN : MH009860228201718S  
 District : 7101 / MUMBAI GRN Date : 25/01/2018 15:47:14  
 Office Name : IGR182 / BOM1\_MUMBAI CITY 1 SUB REGISTRAR

StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)  
 StDuty Amt : Rs 25,98,000.00/- (Rs Twenty Five Lakh Ninety Eight Thousand Rupees Only )

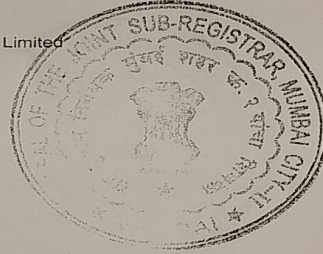
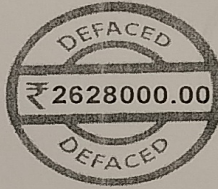
RgnFee Schm : 0030063301-70 / Registration Fee  
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only )

Article : B25  
 Prop Mvblty : Immovable Consideration : 5,19,52,500.00/-  
 Prop Descr : B905 Salsette27C S No 707PartMazgaon Division , Dr B A RoadBycullaMumbai  
 : Maharashtra  
 : 400027

Duty Payer : PAN-ACRPJ2581N Pankaj Babulal Jain and Others  
 Other Party : PAN-AADCG2185Q Goodtime Real Estate Development Private Limited

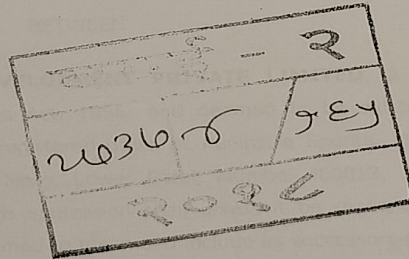
Bank Scroll No : 100  
 Bank Scroll Date : 29/01/2018  
 RBI Credit Date : 29/01/2018  
 Mobile Number : 919820143008

**Only for verification not to be printed and used**

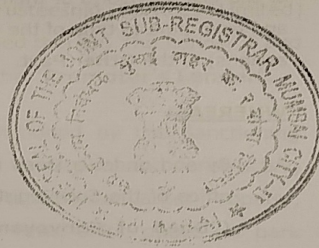


**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-319-2737	0006235316201718	06/03/2018-10:13:48	IGR183	30000.00
2	(IS)-319-2737	0006235316201718	06/03/2018-10:13:48	IGR183	2598000.00
<b>Total Defacement Amount</b>					<b>26,28,000.00</b>







**AGREEMENT FOR SALE**

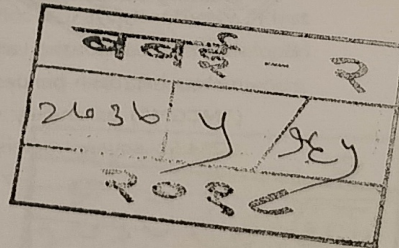
THIS AGREEMENT FOR SALE ("Agreement") is made and executed at Mumbai on this 6<sup>th</sup> day of March in the year Two Thousand and Eighteen;

BETWEEN

**GOODTIME REAL ESTATE DEVELOPMENT PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, and deemed to be existing under Companies Act, 2013, having its registered office at Peninsula Spenta, Mathuradas Mills Compound, Senapati Bapat Marg, Lower Parel, Mumbai 400013, hereinafter referred to as "**Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors-in title and assigns) of the **One Part;**

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1





4.01.25 17:38

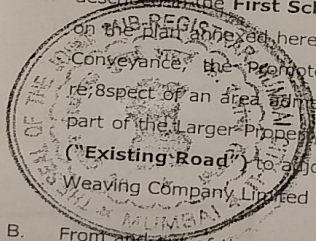
AND

MR./MRS./MS./M/S. PANKAJ BABULAL JAIN  
and MRS. PARSAN BABULAL JAIN residing / having address  
at 104, Adhyar Industrial Estate Compound,  
Lower Panel, Mumbai - 400013.

hereinafter referred to as the "Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an Individual his / her / their heirs, executors, administrators and permitted assigns, in case of a Partnership Firm / LLP, the partner or partners for the time being of the said firm, the survivor or survivors of them and the heirs, executors, administrators and permitted assigns of the last surviving partner, in case of a Company its successors and permitted assigns, in case of a Hindu undivided family, the Karta and members for the time being and from time to time of the coparcenary and survivor/s of them and the heirs, executors, administrators and permitted assigns of the last survivor/s of them and in case of a Trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and permitted assigns) of the **Other Part**.

**WHEREAS:**

- A. By and under a Deed of Conveyance dated May 15, 2014 registered with the office of the Sub-Registrar of Assurances under Serial No. BBE-2/3940 of 2014 ("**Deed of Conveyance**"), the New Great Eastern Spinning and Weaving Company Limited with the confirmation of Mahindra Lifespace Developers Limited sold, conveyed, assigned and transferred all its right, title and interest in respect of all that piece and parcel of land admeasuring 20,578.83 square meters or thereabouts, bearing C.S. No. 707 of Mazgaon Division, situate, lying and being at 25-29, Dr. Ambedkar Road, Byculla, Mumbai - 400027 to the Promoter for the consideration and on the terms and conditions contained therein ("**Larger Property**"). The Larger Property is more particularly described in the **First Schedule** hereunder and shown delineated in red colour on the plan annexed hereto and marked as **Annexure "1"**. Under this Deed of Conveyance, the Promoter has granted a non-exclusive right of way in respect of an area admeasuring 1720 square meters (approximately) forming part of the Larger Property for the purposes of going from Dr. Ambedkar Road ("**Existing Road**") to an adjoining plot owned by New Great Eastern Spinning and Weaving Company Limited ("**Great Eastern Company Limited**").
- B. From and out of the Larger Property, (i) an area admeasuring 1,533.30 square meters has been handed over to the Municipal Corporation of Greater Mumbai ("**MCGM**") as and by way of advance possession; (ii) an area admeasuring 1,254.52 square meters has been handed over to Maharashtra Housing and



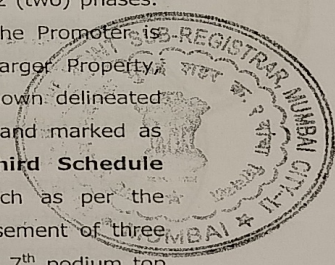
2036 E/9EY

(P)



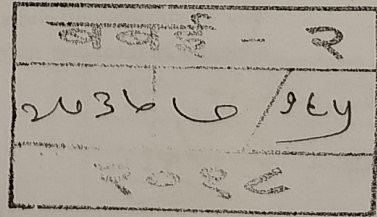
Area Development Authority ("MHADA") as and by way of advance possession. Accordingly, the Promoter is the absolute owner of the balance portion of the Larger Property admeasuring 17,791.01 square meters ("**Balance Larger Property**"), the Balance Larger Property is more particularly described in the **Second Schedule** hereunder written and delineated in Blue colour boundary line on the plan annexed hereto and marked as **Annexure "2"**.

- C. By and under a Debenture Trust Cum Mortgage Deed dated June 6, 2014 registered with the office of the Sub-Registrar of Assurances at Mumbai under Serial No. BBE-2/4620 of 2012, the Promoter availed certain financial facility against the security of the Balance Larger Property from Peninsula Land Limited & 3 Others ("**Lender 1**") represented by IDBI Trusteeship Services Limited, on the terms and conditions contained therein.
- D. By and under a Deed of Mortgage cum Charge dated 21<sup>st</sup> March, 2017 registered with the office of the Sub-Registrar of Assurances at Mumbai under Serial No. BBE-3/1655-2017, the Promoter availed certain financial facility against the security of the Balance Larger Property from Standard Chartered Bank (through its security trustee i.e. IDBI Trusteeship Services Limited) ("**Lender 2**"), on the terms and conditions contained therein. The Lender 1 and Lender 2 are hereinafter collectively referred to as the "**Promoter's Lender**".
- E. Pursuant to the approved layout plans, duly sanctioned by the Sanctioning Authorities (defined herein below), the Promoter is developing and constructing a residential cum retail shopping complex on the Balance Larger Property, which *inter alia* comprises of residential premises retail units, public car park spaces, and such recreational amenities and facilities including a club house in a phased manner in accordance with the plans approved / to be approved from time to time by the concerned authorities including Sanctioning Authorities ("**Project**"). The Promoter proposes to develop the Project in 2 (two) phases. In the first phase of the Project, known as "Salsette 27", the Promoter is presently envisaging, to develop a portion of the Balance Larger Property admeasuring 17,344.90 square meters ("**said Property**"), shown delineated with Pink colour boundary line, on the plan annexed hereto and marked as **Annexure "3"**, and more particularly described in the **Third Schedule** hereunder written, by construction of 2 (two) towers which as per the concession report issued by MCGM comprises of common basement of three levels, ground floor /stilt level + common six podium levels + 7<sup>th</sup> podium top floor/stilt level + 57 upper floors (which 57 upper floors are inclusive of 52 habitable floors, 2 service floors and 3 fire-check floors ), (**collectively "First Phase of the Project"**). The second phase of the Project shall be developed on a portion of the Balance Larger Property admeasuring 446.11 square meters,



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Handwritten signature and initials.

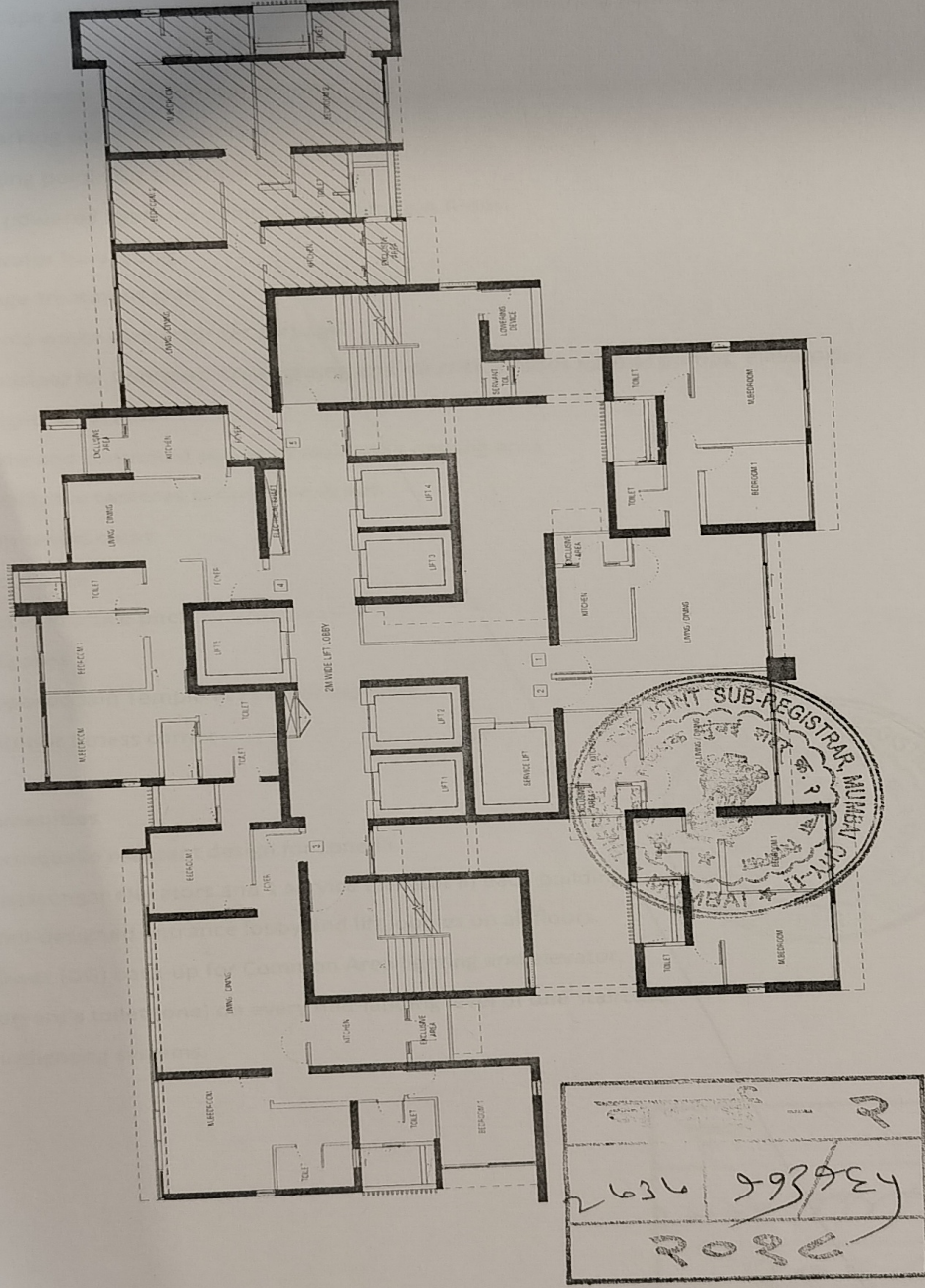








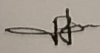
2024.01.25 17:40



SALSETTE 27

TOWER - B  
TYPICAL FLOOR PLAN

FLAT NO. :- 905  
LIVEABLE FLOOR :- 9<sup>th</sup>

4221  P









06/03/2018 10 28:36 AM

दस्त गोषवारा भाग-2

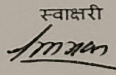


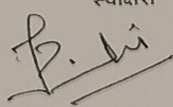


बबइ2  
दस्त क्रमांक:2737/2018

दस्त क्रमांक :बबइ2/2737/2018  
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:पंकज बाबूलाल जैन पत्ता:प्लॉट नं: 104, माळा नं: -, इमारतीचे नाव: अध्यारू इंडस्ट्रियल ईस्टेट, ब्लॉक नं: न्यू सन मील कंपाउंड, रोड नं: लोअर परेल, महाराष्ट्र, मुम्बई. पॅन नंबर:ACRPJ2581N	लिहून घेणार वय :-44 स्वाक्षरी:-		
2	नाव:गुडटाईम रियल इस्टेट डेव्हलपमेंट प्रायवेट लिमिटेड तर्फे ऑथोराईज सिग्नेटरी कुणाल खेतवानी तर्फे मुखत्यार बापुराव . जाधव पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पेनीनसुला स्पॅन्टा, मथुरादास मिल, ब्लॉक नं: सेनापती बापट मार्ग, रोड नं: लोअर परेल, महाराष्ट्र, MUMBAI. पॅन नंबर:AADCG2185Q	लिहून देणार वय :-47 स्वाक्षरी:-		
3	नाव:परसन बाबूलाल जैन पत्ता:प्लॉट नं: 104, माळा नं: -, इमारतीचे नाव: अध्यारू इंडस्ट्रियल ईस्टेट, ब्लॉक नं: न्यू सन मील कंपाउंड, रोड नं: लोअर परेल, महाराष्ट्र, मुम्बई. पॅन नंबर:ADQPJ3969A	लिहून घेणार वय :-68 स्वाक्षरी:-		

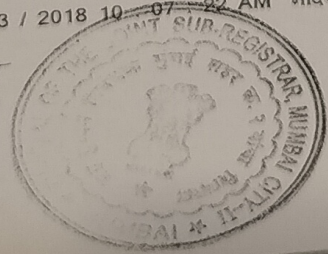
वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:06 / 03 / 2018 10 : 06 : 23 AM

ओळख:-  
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:संजय . नर वय:35 पत्ता:पेनिनसुला स्पॅन्टा, सेनापती बापट मार्ग, लोअर परेल,मुंबई पिन कोड:400013	स्वाक्षरी 	 
2	नाव:पिंकी . जैन वय:41 पत्ता:घेणाराप्रमाणे पिन कोड:400013	स्वाक्षरी 	 

शिक्का क्र.4 ची वेळ:06 / 03 / 2018 10 : 07 : 15 AM

शिक्का क्र.5 ची वेळ:06 / 03 / 2018 10 : 07 : 22 AM  
सह दुय्यम निबंधक, मुंबई-2



प्रमाणित खरेत येते की  
दस्तावेज सध्याचे... पाने आहेत  
पुस्तक क्रमांक १, बबई-२/२६३७/२०१८  
नोंदला.  
दिनांक : ६ MAR 2018  
सह. दुय्यम निबंधक, मुंबई शहर-२.





**BRIHANMUMBAI MUNICIPAL CORPORATION  
ANNEXURE 20 & 22**

**OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND PART  
OCCUPATION UNDER REG. 11(7) /11(8) OF DCPR 2034**

[EB/4172/E/A/OCC/1/New of 16 December 2022]

To,  
**M/s. Goodtime Real Estate Development Private Limited.**  
**1, Peninsula Spenta, Mathuradas Mills, Senapati Bapat Marg, Lower Parel, Mumbai - 400013.**

Dear Applicant,

The **Part 2** development work of **Residential** building comprising of **Part Occupation i.e. occupation for wing/tower A & B comprising of Basement (pt.) + Ground floor (pt.) including Shops + 1st Podium + 3rd to 6th Podium + 1st to 51st habitable floors** on plot bearing CS No. **707** of Division **Mazgaon** at **Dr. Babasaheb Ambedkar Road** is completed under the supervision of Shri. **SHASHIKANT LAXMAN JADHAV**, Licensed Surveyor, Lic. No. **J/167/LS**, Shri. **Girish Purushottam Dravid**, Structural Engineer, Lic. No. **STR:840004515** and Shri. **Mr. Atul J. Sawant**, Site supervisor, Lic.No. **S/788/SS-I** and as per development completion certificate submitted by Licensed Surveyor and as per completion certificate issued by Chief Fire Officer u/no. **EB/4172/E/A-CFO/1/NEW**. dated **18 November 2022**. The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

The PART OC is approved subject to following conditions:

- 1) That the balance conditions of IOD 22/09/2015 & amended approval letters dated 06/01/2017, 03/10/2017, 28/03/2019, 10/11/2020 & 28/12/2021 shall be complied with before asking full Occupation Certificate.

**Copy To :**

1. Asstt. Commissioner, E Ward
  2. A.A. & C., E Ward
  3. EE (V), City
  4. M.I., E Ward
  5. A.E.W.W., E Ward
  6. Licensed Surveyor, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULUND (W)
- For information please

Digitally signed by GANESH A HARNE  
Date: 16 Dec 2022 15:33:54  
Organization :Brihanmumbai Municipal Corporation  
Designation :Executive Engineer







# GOODTIME REAL ESTATE DEVELOPMENT PVT. LTD.

## POSSESSION LETTER

20<sup>th</sup> May 2023

To:

Mr. Pankaj Babulal Jain,  
Mrs. Parsan Babulal Jain,  
104, Adhayaru Industrial Estate Compound,  
Lower Parel, Mumbai – 400013.

Re:

Flat bearing No. **905** on **09<sup>th</sup>** floor, in Tower "**B**" ("**said Unit**") of the building known as "**Salsette 27 – Phase 1**" ("**said Building**") situate, lying and being at 25-29, Dr. Ambedkar Road, Byculla, Mazgaon Division, Mumbai – 400027 along with an exclusive right to use **Two (02)** Car Parking Space/s bearing no/s. **53 & 54** situated on **P5** level of the said Building ("**said Car Parking Space/s**"). The said Unit and the said Car Parking Space/s are hereinafter collectively referred to as "**the said Premises**".

Dear Sir/Madam,

1. By and under an Agreement for Sale dated **06<sup>th</sup> March, 2018** registered under Sr. No. **BBE2-2737-2018** with the Office of the Sub-Registrar of Assurances at Mumbai on **06<sup>th</sup> March, 2018** ("**the said Agreement**") executed between us, the Promoter allotted and sold to the Allottee/s and the Allottee/s purchased from the Promoter the said Unit and the Promoter has permitted the Allottee/s to use the said Car Parking Space/s and on the terms and conditions more particularly mentioned therein. Capitalized terms used and not defined herein shall have the same meaning ascribed to the terms under the said Agreement.
2. We are pleased to inform you that on **16<sup>th</sup> December, 2022** the part occupation certificate ("**Part Occupation Certificate**") upto basement (part), + ground floor (part) including shops + **1<sup>st</sup>** podium + **3<sup>rd</sup>** to **6<sup>th</sup>** podium + **1<sup>st</sup>** to **51<sup>st</sup>** habitable floors of Tower 'A' and 'B' (which includes the said Premises) has been issued by the Municipal Corporation of Greater Mumbai.

GOODTIME REAL ESTATE DEVELOPMENT PVT. LTD.

Salsette 27,  
The New Great Eastern Mills,  
Dr. Ambedkar Road,  
Byculla, Mumbai - 400 027.

Email : salsette27mkt@peninsula.co.in  
URL : www.peninsula.co.in  
CIN NO.: U70102MH2008PTC184961

  
Parsan





3. We have hereby handed over the possession of the said Premises purchased vide the said Agreement to you duly constructed and completed by us in all respects in accordance with all the terms of the said Agreement and the sanctioned plans, along with the keys in respect to the said Premises. Please note that we do not have any additional and/or duplicate keys with us with respect to the said Premises.
4. The Allottee/s have agreed to accept and follow the fit-out guidelines which shall be provided to the Allottee/s and have agreed and confirmed that the contractors/ labourers and /or any person claiming through you shall also strictly follow them.
5. The said Allottee/s agree that they have inspected the said Premises, said Building along with the amenities and facilities of the said Building and have confirmed to us that they are fully satisfied with the said Premises and area thereof and confirmed that the said Premises and the said Building has been constructed in accordance with the said Agreement and sanctioned plans and applicable laws, rules, regulation etc. including in respect of the area measurement, finishing, quality, workmanship of the construction work, standard of material used, amenities, fixtures and fittings thereof and you have no complaints/grievances/demands/claims in this regard of any nature whatsoever against the Developer including in relation to the timelines of completion and all the amenities mentioned in the said Agreement have been provided for in the said Premises. The Allottee/s have taken physical inspection of the property and have found no defects in the same of any nature whatsoever. The Allottee/s hereby waive all rights to allege/claim any issue/dispute in relation to the aforesaid.
6. The Allottee/s agree that if any damage of whatsoever nature is caused to the said Premises after handing over possession by us to you, neither us nor our contractor shall be held responsible for the cost of reinstating or repairing the same and that you alone will be responsible for the same.
7. The possession of the said Premises has been handed over to you in accordance with the terms and conditions as more particularly detailed in the said Agreement and upon our receipt of all amounts due and payable in terms of the said Agreement and this Letter.

P. S. M.





8. The Allottee/s agree and confirms that they shall comply with the terms, conditions and stipulations prescribed under the said Agreement and by any authority with regards to use, occupation and possession of the said Premises.
9. The Allottee/s agree and confirm that they shall co-operate with Promoter in the formation of Organisation as set out in the said Agreement and shall sign and execute all applications, forms and other papers required for the said purpose as and when called for.
10. The Allottee/s agrees, declares and confirms that the Promoter has duly discharged, performed and fulfilled all its roles and obligations under the said Agreement and the communications exchanged from time to time between the Parties with respect to the said Premises and the Allottee/s have no claim or objections of any nature whatsoever with respect to the Promoter.
11. The Allottees/s expressly declares, agrees and confirms that the Allottee/s are taking over possession of the said Premises and are executing this Letter of Possession of its own free will and volition and after being fully satisfied as to the said Premises and all performances required of the Promoter under the said Agreement and all communications exchanged between the Parties without any coercion or undue influence of any nature whatsoever from the Promoter or any other person/entity whatsoever.
12. The Parties agree and confirm that the defect liability period with respect to the said Premises is effective from the date of this Letter i.e. date of handing over possession of the said Premises Or the date on which the Allottee/s are deemed to have taken possession i.e. on the expiry of the period of 15 (fifteen) days from the written notice by the Promoter to the Allottee/s offering possession of the Premises, whichever is earlier.
13. The Allottee/s are aware that the said Building is registered as a real estate project with the Maharashtra Real Estate Regulatory Authority under Certificate No. P51900000642.
14. The Allottee/s aware that the said Premises forms part of the layout scheme of development, and consequently the development/ construction of phases of the said Project are ongoing, and the project shall be completed in phases as contemplated in the Agreement. The Allottee/s are aware of and confirm that the Promoter is undertaking the construction of the balance floors of the said



Building (including the R.C.C. work and interior works) in the First Phase of the Project. The Allottee/s are also aware that the Project is to be developed in phases and the Promoter is in the process of undertaking the development of the remaining Phase/s of the Project also in the manner it deems fit and proper and including *inter-alia* by exercise of its various rights and entitlements reserved under the said Agreement. Further, the Promoter proposes to utilise the additional development potential as set out in the said Agreement and other writings with respect to the said Balance Larger Property and the adjacent land parcels and the Allottee/s have no objection of any nature with respect to the same. The Allottee/s hereby confirm that they shall not in any manner obstruct, object or interfere with the ongoing development/construction of the said Building, remaining Phase/s of the Project, additional development in the said Balance Larger Land and/or adjacent lands and shall not raise any objection or issue of any nature whatsoever in relation to the same. The Allottee/s shall follow and abide by all the safety guidelines while accessing, using, occupying the Premises.

15. The Allottee/s are aware that the sanctioned layout plan of the Balance Larger Land may undergo variations/changes. The Promoter shall be entitled to do the same without any reference and recourse to the Allottee/s and the Allottee/s confirms and consents that it has no right, title or interest in such further and future development potential arising from the said Larger Land/Balance Larger Land.
  
16. The Allottee/s are aware that there are certain common areas, facilities and amenities constructed on the First Phase of said Project. The Allottee/s agree, confirm and are aware that the Promoter shall be entitled to allot/sell/dispose/deal with in the manner it deems fit and proper, the car parking spaces situated at the podium and ground floor of the buildings comprised in the First Phase of the Project (including the said Building) with the allottee/s of the units in the Second Phase of the Project ("**Second Phase Allottees**"). Accordingly, the outgoings, maintenance and other charges payable in respect of such car parking spaces shall be shared by the allottees/purchasers of the First Phase of the Project along with the Second Phase Allottees. The Allottee/s agrees and confirms that he/she/it/they have access only to the amenities, common areas and facilities which have been defined in the RERA Agreement for the First Phase of said Project. The Allottee/s further confirm that he/she/it/they have no right on any common areas, facilities and amenities on the Second Phase of the Project and/or any piece or parcel of land outside the First Phase of said Project and the Allottee/s irrevocably consents to the same.





17. The Allottee/s hereby irrevocably agree not to obstruct and/or raise any objections whatsoever and/or interfere with the Promoter or carrying out acts, deeds and things as mentioned hereinabove and the Allottee/s hereby agrees to keep the Promoter indemnified in this regard.
18. We request you to counter sign this Letter Agreement below and acknowledge and confirm the contents/terms hereof.

For **Goodtime Real Estate Development Private Limited**

Authorized Signatory



**I/WE AGREE AND CONFIRM TO THE TERMS AND CONDITIONS MENTIONED  
HEREINABOVE. I/WE CONFIRM OF HAVING RECEIVED THE QUIET, VACANT AND  
PEACEFUL POSSESSION OF THE SAID PREMISES IN GOOD AND PROPER CONDITION TO  
MY/OUR FULL AND COMPLETE SATISFACTION AND FURTHER CONFIRM OF HAVING  
RECEIVED THE SET OF KEYS OF THE SAID FLAT.**

**Mr. Pankaj Babulal Jain**

**Mrs. Parsan Babulal Jain**