

17.0 MAY 2023

SRA/ENG/1936/PN/STGL/AP

This C.C. is re-endorsed as per approved amended plans dtd. 02/05/2023.

*Pranav* 10.05.2023.

Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/1936/PN/STGL/AP

12 MAY 2023

In Continuation to earlier issued C.C this C.C is granted for further extended portion 'B' marked on plan at page C-25 of sale wing 'R' & 'S' of sale building No-2 from 3rd upper floor to 22nd upper floor including OHWT + LMR as per amended approved plan dated 02/05/2023.

*Pranav* 12/05/2023.

Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/1936/PN/STGL/AP

- 4 APR 2024

This C.C is further extended for 4th to 29th upper residential floors including OHWT & + LMR for wing 'T' of sale building no 2 comprising comprising of Gr. floor + 1st to 3rd podium + 4th to 29th residential upper floors as per approved amended plans dtd 02/05/2023.



वरल - २/		
29E70	000	990
२०२४		

THIS  
(brief  
Proje  
Surv  
(brief  
CTS  
Villa  
Park  
whic  
here  
(1)

No. SRA/ENG/1936/PN/STGL/AP 1 MAR 2016  
This C.C. is further extended from top of 1st level podium to 8th upper floors of sale wing R & S as per approved amended plans dt 07/03/2013

*[Signature]*  
Executive Engineer  
Slum Rehabilitation Authority

No. SRA/ENG/1936/PN/STGL/AP 4 AUG-2018  
This C.C. is further extended from 9th floor to 13<sup>th</sup> upper floor of sale wings 'R' & 'S' as per approved amended plans dt. 21/05/2018

*[Signature]*  
13-08-18  
Executive Engineer  
Slum Rehabilitation Authority



SRA/ENG/1936/PN/STGL/AP - 8 SEP 2021

This C.C. is further extended from 14th to 22nd upper floors of sale Wings 'R' & 'S' for portion 'A' marked on plan at page C-133 including OHWT + L/R and plinth C.C. granted for upto ~~fifth~~ Podium level for extended portion 'B' marked on plan at page C-133 for sale wings 'R' & 'S' of sale building No-2 as per approved amended plans dated 19/08/2021.

*[Signature]* 08.09.2021  
Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/1936/PN/STGL/AP 24 DEC 2021

This C.C. is re- endorsed upto podium level with Aminty floor as per amended plans issued on dated 24/12/2021.

*[Signature]* 24.12.21  
Executive Engineer  
Slum Rehabilitation Authority

बरल - २/		
२९९९७	७९	९९०
२०२४		



# SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/1936/PN/STGL/AP

15 OCT 2013

COMMENCEMENT CERTIFICATE

SALE RESI. BLDG. No. 2

M/s. Shakti Property Developers,  
27/28, P-Wing, Sharda Vihar,  
Shakti Complex, Malvani Village,  
Charkop, Kandivali (West),  
Mumbai-400 067.

With reference to your application No. 3936 dated 12/09/2008 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 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. ---  
S.No. 6A(pt.), S.No. 263(pt.)

Age Malvani T.P.S. No. ---  
P/N Situated at Malad (W), Mumbai.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI No. SRA/ENG/425/PN/STGL/LOI (Rev.) dt. 18/06/2012  
J/R No. SRA/ENG/1936/PN/STGL/AP dt. 07/03/2013  
on following conditions.

The land vacated in consequence of 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 reason until occupancy permission has been granted.

The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.

This permission does not entitle you to develop land which does not vest in you in contravention of the provision of coastal Zone Management plan.

If construction is not commenced 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 C.E.O. (SRA) 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 condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.

The C.E.O. (SRA) 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 and 45 of the Maharashtra Regional and Town Planning Act, 1966.

Conditions of this certificate shall be binding not only on the applicant but on his heirs executors, assigns, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed SHRI A.S. RAO  
Engineer to exercise his powers and functions of the Planning Authority under section 45 of the

C.C. is granted for work up to top of 1st level podium for Sale wings 'B'  
& 'U' of Sale Residential Bldg.No.2.

बल - २/

For and on behalf of Local Authority  
The Slum Rehabilitation Authority

29E9U [Signature]

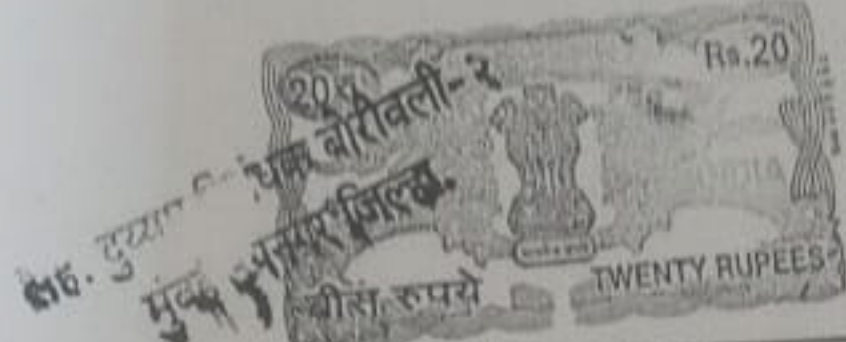


सूची क्र.2

दुय्यम निबंधक : सह. दु.नि. बोरीवली २  
 पत्र क्रमांक : 21617/2024  
 मालवणी  
 Regn 63m

भाषाचे नाव : मालवणी

विशेषाचा प्रकार	करारनामा
1) नोंदणी	106000000
2) बाजारभावाप्रमाणे (बाहेरपट्ट्याच्या अंतर्गतपट्ट्याकार आकारणी देतो की परतदेवार (मुद्र कराचे)	6750822.9
3) हुज्यापत्र, पोटहिसा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई महानगर इतर नगरीय, इतर माहिती: सधनिका नं. 409, माळा नं. 4 भा. मजला, इमारतीचे नाव: सफायर- डॉटम आएल(रिजि. टी), ब्लॉक नं: भूमी पार्क रोड, विलबोंग इन्टरनॅशनल स्कूल समीर, रोड : मालाड पश्चिम, मुंबई- 400095, इतर माहिती सधनिकेचे एकुलत क्षेत्रफळ 54.52 चौ.मी कार्पेट एरिया व इतर नगरीय परस्तात नमूद केल्याप्रमाणे ( C.T.S. Number : 6A pl ; )
4) डेव्हिड	1) 59.97 चौ.मीटर
5) पक्षकारणी किंवा सुबी देण्यात अशेल तेव्हा.	1): नाव:- मेसर्स डॉटम रियल ईस्टेट चे भागीदार डॉटम रियल्टी प्रा. लि. चे संचालक तुयार खेतल तर्फे मुखत्यार - अजय चौहान वय:-; पत्ता:- प्लॉट नं:-, माळा नं: एक मजला, इमारतीचे नाव: शारदा संगीत विद्यालय, ब्लॉक नं: एम. के. मार्ग, कलागमर, रोड नं: बांद्रा पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400051 पॅन नं:-AASFD4226D
6) इस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे जाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	2): नाव:- मेसर्स डॉटम रियल ईस्टेट चे भागीदार मोहिनी स्थापनादन प्रा. लि. चे संचालक नीरज जयदा तर्फे मुखत्यार अजय चौहान वय:-; पत्ता:- प्लॉट नं:-, माळा नं: एक मजला, इमारतीचे नाव: शारदा संगीत विद्यालय, ब्लॉक नं: एम. के. मार्ग, कलागमर, रोड नं: बांद्रा पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400051 पॅन नं:-AASFD4226D
7) इस्तऐवज करून घेणा-या पक्षकाराचे व त्या दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- यास्मीन मेल्वान डॅनियल वय:-48; पत्ता:- प्लॉट नं: प्लॉट नं. 28 बी विंग, माळा नं: -, इमारतीचे नाव: दीपमाला सीएनएस, ब्लॉक नं: मालवणी नं.1, मार्बे रोड, हटिल राधाकृष्णाच्या वट, रोड नं: मालाड (पश्चिम), मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400095 पॅन नं:-AZSPS3839C
8) इस्तऐवज करून दिल्याचा दिनांक	30/12/2024
9) इस्त नोंदणी केल्याचा दिनांक	30/12/2024
10) अनुक्रमांक, खंड व पृष्ठ	21617/2024
11) बाजारभावाप्रमाणे मुद्रांक शुल्क	636100
12) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
13) वेरा	



नुत्यांक्रमासाठी विचारात घेतलेला तपशील:-  
 मुद्रांक शुल्क आकारताना निवडलेला मुद्देद:-  
 (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



खरी प्रत  
 सह. दुय्यम निबंधक, बोरीवली क्र.-२  
 मुंबई उपनगर जिल्हा.



30/12/2024 10:00 PM

क्र. 2/21617/2024  
प्रकार - करारनामा

दस्त मोपबारा नाम-2

बरल-2  
दस्त क्रमांक: 21617/2024

पक्षकाराचे नाव व पत्ता

नाम: मेसर्स डॉटम रियल ईस्टेट चे भागीदार डॉटम रियल्टी प्रा. लि. चे  
संचालक तुषार खेतल तर्फे मुखत्यार - अजय चौहान  
पत्ता: प्लॉट नं. -, माळा नं: तळ मजला, इमारतीचे नाव: शारदा संगीत  
विद्यालय, ब्लॉक नं: एम. के. मार्ग, कलानगर, रोड नं: बांद्रा पूर्व, मुंबई.  
पिन नंबर: AASFD4226D

पक्षकाराचा प्रकार  
लिहून देणार  
वय :-  
स्वाधरी:-

*[Signature]*



नाम: मेसर्स डॉटम रियल ईस्टेट चे भागीदार मोहिनी स्वायत्ताइन प्रा. लि. चे  
संचालक नीरज जगडा तर्फे मुखत्यार अजय चौहान  
पत्ता: प्लॉट नं. -, माळा नं: तळ मजला, इमारतीचे नाव: शारदा संगीत  
विद्यालय, ब्लॉक नं: एम. के. मार्ग, कलानगर, रोड नं: बांद्रा पूर्व, मुंबई,  
पिन नंबर: AASFD4226D

लिहून देणार  
वय :-  
स्वाधरी:-

*[Signature]*



नाम: यामीन नेल्सन डॅनियल  
पत्ता: प्लॉट नं: फ्लॅट नं. 28 वी विंग, भाळा नं: -, इमारतीचे नाव: दीपमाला  
सीएचएस, ब्लॉक नं: मालवणी नं. 1, मार्चे रोड, हॉटेल राधाकृष्णाच्या वर,  
रोड नं: मालाड (पश्चिम), मुंबई, महाराष्ट्र, मुंबई,  
पिन नंबर: AZSPS3839C

लिहून देणार  
वय :-46  
स्वाधरी:-

*[Signature]*



दस्त करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
30/12/2024 01:06:53 PM

जल असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां स्वस्तीस: ओळखतात, व त्यांची ओळख पटवितात

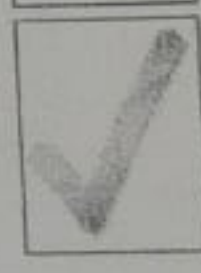
पक्षकाराचे नाव व पत्ता  
नाम: संदेश आरकशी - -  
वय: 36  
पत्ता: बोरीवली पूर्व मुंबई  
पिन कोड: 400066

*[Signature]*  
स्वाधरी



नाम: बमिश डोलकर - -  
वय: 27  
पत्ता: बोरीवली पूर्व मुंबई  
पिन कोड: 400066

*[Signature]*  
स्वाधरी



बरल - २/		
29490	990	990
२०२४		

30/12/2024 01:08:30 PM

( एस. टी. साळवे )  
दय्यम निबंधक, बोरीवली क्र. २,

उपनगर जिल्हा. Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
MS DOTOM REAL ESTATE	eChallan	69103332024122014451	MH012921203202425M	636100.00	SD	0007397011202425	30/12/2024
	DHC		1224288104168	200	RF	1224288104168D	30/12/2024
	DHC		1224284504128	2000	RF	1224284504128D	30/12/2024
MS DOTOM REAL ESTATE	eChallan		MH012921203202425M	990	RF	0007397011202425	30/12/2024



दस्तावेज एवज  
पुस्तक क्र. १/बरल-२/२९४९०  
वर नोंदला, दिनांक ३० DEC 2024

*[Signature]*  
( एस. टी. साळवे )  
दय्यम निबंधक, बोरीवली क्र. २,

दस्त गोश्वारा भाग-1

दस्त-2  
दस्त क्रमांक: 21617/2024

दिनांक 30/12/2024 12:56 म.न.

दस्त क्रमांक-2/21617/2024  
मोबदला रु. 67,50,823/-  
मोबदला रु. 6,36,100/-

मोबदला: रु. 1,06,00,000/-

दस्त-2 यंचे कार्यालयात  
दि. 30-12-2024  
सा. हजर केला.

पावती: 23223	पावती दिनांक: 30/12/2024
सादरकरणाचे नाव: यामीन नेल्सन डॅनियल	
नोंदणी फी	
दस्त हाताळणी फी	रु. 30000.00
पुण्याची संख्या: 110	रु. 2200.00
	एकूण: 32200.00

*Janil*

मोबदलाची सही:

*(एस. टी. साळवे)*  
सह. दुय्यम निबंधक, बोरीवली-२,  
गंडाई उपनगर जिल्हा.

*(एस. टी. साळवे)*  
सह. दुय्यम निबंधक, बोरीवली-२,  
गंडाई उपनगर जिल्हा.

12/30/2024 12:53:21 PM ची वेळ: (सादरीकरण)

12/30/2024 12:54:32 PM ची वेळ: (फी)

### प्रतिज्ञापत्र

• सदर एखादेच हा नोंदणी १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. • दस्तातील संपूर्ण मजकूर, निष्पादक एवढी, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. • दस्ताची सत्यता, वैधता व कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

*Liela*  
लिहून देणारे :

*Janil*  
लिहून घेणारे :



29490. 90L 990  
2024

12/30/2024

367/21617

पावती

Original/Duplicate

Monday, December 30, 2024

नोंदणी क्र. :39म

12:56 PM

Regn.:39M

पावती क्र.: 23223

दिनांक: 30/12/2024

गावाचे नाव: मालवणी

दस्तऐवजाचा अनुक्रमांक: बरल-2-21617-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: यास्मीन नेल्सन डॅनियल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

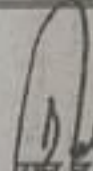
रु. 2200.00

पृष्ठांची संख्या: 110

एकूण:

रु. 32200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
1:14 PM ह्या वेळेस मिळेल.

  
अह हुनि.का-बोरीवली2

बाजार मूल्य: रु.6750822.9/-

मोबदला रु.10600000/-

भरलेले मुद्रांक शुल्क : रु. 636100/-

सह. दुय्यम निबंधक बोरीवली-२  
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु.200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1224288104168 दिनांक: 30/12/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

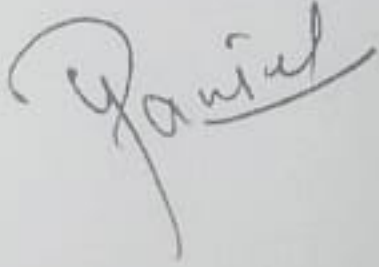
डीडी/घनादेश/पे ऑर्डर क्रमांक: 1224284504128 दिनांक: 30/12/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH012921203202425M दिनांक: 30/12/2024

बँकेचे नाव व पत्ता:



REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON.. 31/12/24

(D) Another portion of the said Larger Land bearing Survey No 263, CTS No 6A (pt), measuring 903.00 sq.mtrs situated, lying and being at Village Malvani, Taluka: Borivali, District: Mumbai (hereinafter referred to as "the said Ambedkar Society"). The Second Property more particularly described Secondly in Schedule hereunder written.

(E) Shakti Society and Ambedkar Society have vide two Development Agreements granted development rights in respect of the First Property and Second Property in favour of Shakti Property Developers Private Limited ("Shakti") on the terms and conditions recorded therein. In addition thereto, the Shakti Society and Ambedkar Society have also executed 2 Separate Power of Attorney thereby conferring various powers and authorities to Shakti in respect of the First Property and Second Property. The First Property and Second Property are collectively referred to as "the said Property". The copies of the Property Register Card inter alia in respect of the said Property are annexed and marked as Annexure "A"

(F) The Competent Authority has issued Annexure-II dated 17<sup>th</sup> April 2001 under the Slum Act in respect of 1073 Slum Dwellers of said Shakti Society of the First Property.

(G) SRA has issued Letter of Intent (LOI) bearing No. SRA/ENG/425/PN/GL/LOI dated 18<sup>th</sup> May, 2001, as revised vide No. SRA/ENG/425/PN/STGL/LOI (REV) dated 18<sup>th</sup> June, 2012 and latest revised LOI issued vide No. SRA/ENG/425/PN/STGL/LOI (REV) dated 5<sup>th</sup> June, 2017 with revised parameters in favour of Shakti and the said Shakti Society, thereby approving implementation of SR Scheme on the First Property.

(H) The Competent Authority has issued Annexure-II dated 18<sup>th</sup> December 2012 under the Slum Act in respect of 48 Slum Dwellers of the said Ambedkar Society of the Second Property.

(I) SR Scheme of the First Property and Second Property has been approved for to be implemented pursuant to the provisions of Regulation No. 33(10) r/w Appendix-IV of the Development Control Regulations for Greater Mumbai and amended upto date (hereinafter referred to as "DCR 33(10)").

(J) In the SR Scheme of the First Property, Shakti had proposed construction of 07 (seven) Rehab Buildings comprising of Ground + 07 upper floors meant for rehabilitation of eligible slum dwellers and Project Affected Persons (PAPs) (hereinafter referred to as "Rehab Buildings"); and 02 sale component buildings being Sale Tower No. 1 having 04 wings i.e. Wing Nos. N, O and P having Ground + 07 upper floors and Wing No. Q having Ground + 22 upper floors and Sale Tower No. 2 having 04 wings i.e. Wing Nos. R, S, T and U having Basement + 01; Ground + 01 Podium + 20 upper floors (hereinafter referred to as "Sale Buildings").

31		
29 E 9 U	99	A 90
3 A 2 X		

(K) Pursuant to its appointment as Developer and issuance of the said LOI, Shakti had entered into a Joint Development Agreement dated 22<sup>nd</sup> March 2010 with Kamala Mills Ltd.

*Yanip*

*[Handwritten signatures]*



(hereinafter referred to as "Kamala"). The said Joint Development Agreement was registered with the office of the Sub-Registrar of Assurances at Mumbai under No. BDR-16- 9305 of 2010. Subsequently, Shakti and Kamala had also entered into between them a Supplementary Agreement dated 11<sup>th</sup> March 2015. The said Supplementary Agreement was registered with the office of the Sub-Registrar of Assurances at Mumbai under No. BRL-9-1422-2015.

(L) Shakti and Kamala completed construction of Rehab Building Nos. 1 to 4, 6 & 7 comprising of Ground + 07 upper floors on the said Property (hereinafter referred to as "the Completed Rehab Buildings"), procured Occupation Certificate for the same.

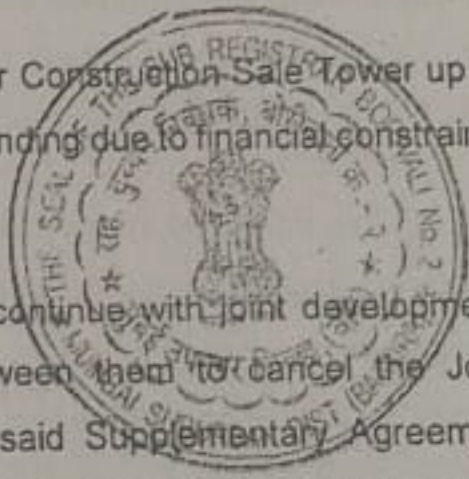
(M) Shakti and Kamala completed construction of Sale Tower No. 1 having 04 Wings i.e. Wing Nos. N, O and P having Ground + 07 upper floors and Wing No. Q having Ground + 22 upper floors (hereinafter referred to as "Completed Sale Tower/Sale Tower-1"). SRA has issued Occupation Certificate for the Completed Sale Tower vide No. SRA/ENG/1593/PN/STGL/AP dated 28<sup>th</sup> July 2017.

(N) Shakti and Kamala had initially proposed construction of Sale Tower No. 2 having 04 Wings i.e. Wings R, S, T and U. Accordingly, SRA sanctioned plans of the said Sale Tower-2 having 04 Wings as aforesaid vide IOA bearing No. SRA/ENG/1936/PN/STGL/AP dated 21<sup>st</sup> May 2018. However, Shakti and Kamala undertook construction of 02 wings only i.e. R and S comprising of Basement + Stilt + Podium + 1<sup>st</sup> to 20<sup>th</sup> Upper Floors having FSI Area of 12730.52 Sq. Mtrs. without availing permissible Fungible Compensatory FSI thereon (hereinafter referred to as "Under Construction Sale Tower"). SRA has granted Commencement Certificate bearing No. SRA/ENG/1936/PN/STGL/AP dated 15<sup>th</sup> October 2013 thereby permitting Shakti and Kamala to commence and carry on construction of the Under Construction Sale Tower.

(O) Shakti and Kamala completed RCC work of the Under Construction Sale Tower up to the 10<sup>th</sup> floor slab and the remaining work thereof remained pending due to financial constraints faced by Kamala.

(P) Due to financial constraints Kamala was unable to continue with joint development. Therefore, both Kamala and Shakti mutually agreed between them to cancel the Joint Development Agreement dated 22<sup>nd</sup> March, 2010 and the said Supplementary Agreement dated 11<sup>th</sup> March, 2015 between them. Accordingly, by and under a Deed of Cancellation dated 19<sup>th</sup> August, 2020 which has been registered with the office of the Sub-Registrar of Assurances at Mumbai under No. BRL5-5256/2020 Kamala and Shakti mutually cancelled the Joint Development Agreement and the Supplementary Agreement between them. In pursuance thereto Kamala handed over the possession of the said Property back to Shakti with the exclusive right to carry out the development thereof.

(Q) Subsequent thereto the Parties hereto i.e. Shakti and M/S Dotom Real Estate ("Dotom"), the Promoter herein, have entered into between them a Joint Development Agreement dated 7<sup>th</sup> September, 2021 which has been registered with the Office of the Sub-Registrar of Assurances at Mumbai under No. BRL-9/11332/2021 (hereinafter referred to as "the said JDA") inter alia recording therein the terms and conditions agreed between them as



वसुधै कुर्वतु भवतु		
29 E 90	92	990
2028		

*Yasmeen*

*[Signature]*

*[Signature]*



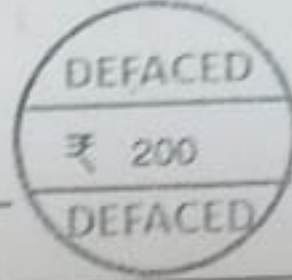


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 1224288104168 Receipt Date 30/12/2024

Received from DHC, Mobile number 0000000000, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered on Document No. 21617 dated 30/12/2024 at the Sub Registrar office Joint S.R. Borivali 2 of the District Mumbai Sub-urban District.



**Payment Details**

Bank Name IBKL	Payment Date 28/12/2024
Bank CIN 10004152024122803956	REF No. 2946416342
Deface No 1224288104168D	Deface Date 30/12/2024

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



बरल - २/  
29890 L 990  
२०२४

THIS AGREEMENT FOR SALE is made at Mumbai this 30 day of December, 2024,

BETWEEN

M/S DOTOM REAL ESTATE, a Partnership Firm, constituted under the provisions of the Indian Partnership Act 1932, having its office at Ground Floor, Sharda Sangeet Vidyalaya, M.K. Marg, Kalanagar, Bandra, (East), Mumbai 400 051, hereinafter referred to as "Promoter" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include the partners presently constituting the firm of M/S Dotom Real Estate, the survivor or survivors of them and the heirs and legal representatives of the last surviving partner) of the FIRST PART;

AND

Yasmeen Nelson Daniel, an adult, Indian Inhabitant, having her address at Flat No.28 B Wing, Deepmala CHS, Malwani No.1, Marve Road, Above Hotel Radhakrishna, Malad (West), Mumbai - 400095, hereinafter referred to as "Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include their heirs, executors, administrators and assigns) of the Other PART:

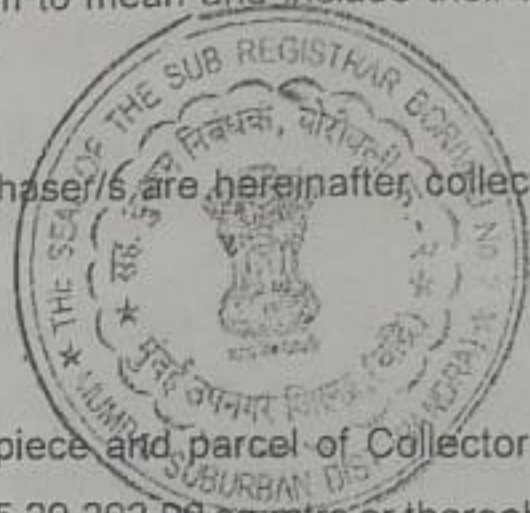
Unless referred to individually, the Promoter and the Purchaser/s, are hereinafter collectively referred to as "the Parties".

WHEREAS:

(A) The State of Maharashtra is the owner of all that piece and parcel of Collector land bearing Survey No 263, CTS No 6 & 6A, area admeasuring 5,29,292.90 sq.mtrs or thereabouts of Village Malvani, Taluka: Borivali, District: Mumbai Suburban within the registration District and Sub-District of Mumbai City and Mumbai Suburban District (hereinafter referred to as "the said Larger Land").

(B) The certain portion of the said Larger Land is encroached upon by various occupants/hutments/slum dwellers (herein referred to as "Slum Dwellers"), and has been declared as a Slum under the provisions of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act 1971 (herein referred to as "SRA Act").

(C) A portion of the said Larger Land bearing Survey No 263, CTS No 6A (pt), area admeasuring 23, 122 sq. mtrs situated, lying and being at Village Malvani, Taluka: Borivali, ("the First Property") are encroached upon by various Slum Dwellers and 1073 Slum Dwellers have formed themselves into a co-operative housing society known as the "Shakti Sra Co-Operative Housing Society Limited" (hereinafter referred to as "the said Shakti Society"). The First Property more particularly described Firstly in Schedule hereunder written.



बोरिवली - २/	
२९६९०	१० ११०
२०२४	

*Yasmeen*

*[Signature]*

*[Signature]*

**E) Legal Opinion:-**

**TITLE REPORT/ADVOCATE OPINION Dt. 23-01-2025**

The Applicant Mrs. Yasmeen Nelson Deniel purchased Home Loan Property Bearing Flat No.409 admeasuring 54.52 sq. mtrs. on the 4th Floor in Wing T of M/s Sapphire -Dotam Else ,Bhoomo Park Road Opp Billabong International School,Malad ( West ),Mumbai-400095 & approached our Bank for Home Loan

The search, with the Sub-Registrar of Assurance and records of Rights for last 20 Years vide search. Mr. Vijay Chavan certify that Mrs. Yasmeen Nelson Deniel. have an absolute, clear and marketable title over the property shown above, subject to the compliance of document as required under serial No 24 required as follows; further **ADV. VIJAY CHAVAN LEGAL ADVISOR COSMOS BANK** certify that the documents of title referred to under opinion are perfect evidence of right, title and interest of the borrower / mortgagor.