

AGREEMENT FOR SALE

This Agreement for Sale ("**Agreement**") is made and executed at Mumbai on this _____ day of March, 2025;

Between

M/s. FORTUNE REALITY VENTURES, a partnership firm registered under the provisions of Indian Partnership Act, 1932 as may be amended from time to time and having its registered office at 704, Opal CHS, Nirmal Lifestyle Residency, L.B.S. Road, Mulund West, Mumbai 400080 hereinafter referred to as "**the Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being of the said firm, the survivor or survivors of them and the heirs, legal representatives, executors and administrators of the last surviving partner and his/her/their assigns) **Party of the First Part;**

And

(1) Mrs Ramila Rajesh Bhanushali (2) Hiral Jayesh Bhanushali (3) Mr Rahul Rajesh Bhanushali, all adult Indian Inhabitants, residing at Room No 21, Tej Apartment, Jain Mandir Road, Powai, Powai IIT, Mumbai – 400 076 and assessed to Income Tax under respective Permanent Account Numbers (PAN) BIAPB3153Q; COEPB0700C; CDBPB7411G, and, hereinafter collectively referred to as "**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, 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 and in case of HUF, the members of the HUF from time to time and the last surviving member of the HUF and their respective heirs, executors, administrators and permitted assigns of such last surviving member of the coparcenary and survivor/s of them and their respective heirs, executors, administrators and assigns of the last survivor/s of them) **of Party of the Second Part;**

And

Mrs. Geeta Uday Samant aged about 66 years, PAN NO. AMXPS4629L residing at 104, C- Wing, B- Type, Malhar Sankul, Kabul Singh School Road, Kalyan (W) - 421301, hereinafter called and referred to as the **Land Owner Allottee** (which

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expression shall unless it be repugnant to the context or meaning thereof mean and include his / her / their heirs, executors, administrators and assigns) being **the Party of the Third Part/ Confirming Party.**

The Promoter, Land Owner Allottee / Confirming Party & Purchaser(s) are hereinafter collectively referred to as the "**Parties**" and each a "**Party**".

WHEREAS:

- (a) One Smt. Vimalabai Vasant Rao Mohile was the original owner and was well and sufficiently entitled and possessed all that pieces and parcels of land bearing C. T. S. Nos. 1207, 1207 / 1, 1207 / 2 and 1207 / 3 of Village Mulund West, aggregately admeasuring about 358.3 square meters as recorded in the Property Register (PR) card ("**said Land**"), together with structure admeasuring 169.15 square meters, as per approved plan ("**said Structure**") situated at Mulund (West), Mumbai - 400080. The said Land and the said Structure are hereinafter collectively referred to as the "**said Property**" and more particularly described in the **FIRST SCHEDULE** hereunder written.
- (b) Subsequently, by an Indenture of Sale ("**said Indenture**"), registered on October 9, 1949 in the concerned office of Sub-Registrar of Assurances at Bombay (now Mumbai), executed by and between the aforesaid Smt. Vimalabai Vasant Rao Mohile ('the Seller' therein) and Shri. Jaywant Ganesh Naik ('the Purchaser' therein); wherein the said Smt. Vimalabai Vasant Rao Mohile sold and transferred all her right title and interest in the said Land to Shri. Jaywant Ganesh Naik, for the consideration and on the terms and conditions contained therein.
- (c) By virtue of the said Indenture, the aforesaid Shri. Jaywant Ganesh Naik became the absolute owner of the said Land. Further, the said Structure was constructed on the said Land as per the approved plans. Resultantly, aforesaid Shri. Jaywant Ganesh Naik became the absolute owner of the said Property.
- (d) The aforesaid Shri. Jaywant Ganesh Naik died intestate on October 9, 1982 leaving behind him (i) Smt. Leela Jaywant Naik (wife) and Smt. Geeta Uday Samant (married daughter) as his only legal heirs and next of kin according to the provisions of the Hindu Succession Act, 1956 as may be amended from time to time, by which he was governed at the time of his death. Resultantly, the aforesaid (i) Smt. Leela Jaywant Naik and (ii) Smt. Geeta Uday Samant became the co-owners of the said Property.
- (e) Further, the aforesaid Smt. Leela Jaywant Naik died intestate on August 3, 1993 leaving behind Smt. Geeta Uday Samant (married daughter) as her only legal heir and next of kin according to the provisions of the Hindu Succession Act, 1956 as may be amended from time to time, by which

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she was governed at the time of her death.

- (f) **In view of the above, as on date Smt. Geeta Uday Samant (being the only daughter of the deceased persons) is the absolute owner of the said Property.**
- (g) By virtue of Development Agreement registered on June 11, 2019 in the concerned office of Sub-Registrar of Assurances bearing Sr. No. KRL-5-7897-2019 ("**said Development Agreement**") between Smt. Geeta Uday Samant ('the Land Owner therein) and the Promoter herein ('the Builder & Developer' therein) wherein the aforesaid Owner granted development rights in respect of the said Property to and in favour of the Promoter herein, on the terms and conditions contained therein.
- (h) Simultaneously, by virtue of Power of Attorney dated June 11, 2019 registered in the concerned office of Sub-Registrar of Assurances bearing Sr. No. KRL-5-7899-2019 wherein the aforesaid Owner Smt. Geeta Uday Samant granted power and appointed the Promoter herein to do all acts, things and matter in relation to the development of the said Property.
- (i) In pursuance of the said Development Agreement, the Promoter is undertaking the Development Control and Promotion Regulation 2034 redevelopment of the said Property in accordance with the Development Control Regulations for Greater Mumbai, 1991 ("**DCR**") and Development Control and Promotion Regulation 2034 ("**DCPR 2034**") and the Promoter has submitted the scheme of redevelopment to the Municipal Corporation of Greater Mumbai ("**the MCGM**") for its approval.
- (j) Thereafter, pursuant to an application made in that regard and after perusing all the relevant documents and checking the eligibility for redevelopment, the MCGM vide a Intimation of Disapproval ("**IOD**") bearing No. P-5501/2020/(1207 And Other)/T WARD/MULUND-W/IOD/1/NEW dated 5th April, 2021 and full Commencement Certificate ("**CC**") bearing No. P-5501/2020/(1207 And Other)/T Ward/MULUND-W/FCC/1/Amend dated 13th October, 2023 and further revalidated from 11th June 2024 up-to 10th June 2025 approved the development to be undertaken by the Promoter on the said Property on the terms and conditions as more particularly mentioned therein.
- (k) Pursuant to the said Development Agreement, IOD and CC the Promoter is developing and constructing residential Project known as "**FORTUNE ELITE**" on the said Property. The said Project shall comprise of stilt plus nine (9) residential upper/ habitable floors as may be approved by MCGM and / or the concerned authorities to be constructed on the said Property along with other amenities and facilities to be provided therein (hereinafter referred to as "**the Real Estate Project**"). The IOD and CC copies thereof are annexed hereto as **Annexure "1"** and **Annexure "2"** respectively.

- (l) The Promoter has registered the Real Estate Project with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the 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 ("RERA Rules"). The Authority has duly issued the Certificate of Registration No. P51800032153 dated 14th December 2021 for the Real Estate Project and further the promoter has applied for further extension of the date till 31st October, 2025 vide Application No EXT51800026022 which is currently under process and a copy of the RERA Certificate and Extension is annexed and marked as **Annexure "3"** hereto.
- (m) AND WHEREAS the Promoter has appointed M/s. Vaastuviit Architects & Consultants as a Consulting Architect and M/s. Sagar Structural Design Consultants as a Structural Consultant for preparation of the structural design and drawings of the Real Estate Project and the Promoter accepts professional supervision of the Architect and the Structural Consultant till completion of the Real Estate Project.
- (n) AND WHEREAS as per the terms and conditions of the Development Agreement dated 11th June 2019, the promoter/Party of the First Part has allotted a residential premise bearing Flat No. 302, admeasuring 55.76 square meters or thereabouts RERA carpet, located on the 3rd Floor of the building known as 'Fortune Elite' standing on the said Land situated at RHB Road, Village Mulund West, Mumbai 400 080 ("said Flat") and more particularly described in the SECOND SCHEDULE written hereunder to the Land Owner Allottee/ Party of the Third Part in conformity with the provisions of the said Development Agreement.
- (o) AND WHEREAS the Land Owner Allottee has provided to the Purchaser/s the copy of order, sanctioned plans, permissions, approvals, documents of title and has clearly brought to the knowledge of the Purchaser/s and the Purchaser/s is/ are fully aware of the covenants, common rights as appearing on the sanctioned plans and after being fully satisfied about the same have granted their express and irrevocable consent for the same.
- (p) AND WHEREAS the Promoters have brought to the knowledge of the Purchaser/s herein that the said Flat is allotted on ownership basis, free of cost to the Land Owner Allottee and with irrevocable consent of the Promoters the said Flat sold by the Land Owner Allottee to Purchaser/s and entire consideration amount will be paid to the Land Owner Allottee by the Purchaser/s herein and the Promoters hereby agree and undertake not to raise any objection for the same as the said Flat is allotted on ownership basis, free of cost by the Promoters in favour of the

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Land Owner Allottee in conformity with the provisions of the said Development Agreement in lieu of granting development rights under the said Development Agreement by the Land Owner Allottee in favour of the Promoters herein.

- (q) AND WHEREAS, the Land Owner Allottee has sole and exclusive right to sell the said Flat and accordingly, the Promoter, the Land Owner Allottee are entering into this Agreement with the Purchaser/sot & the Land Owner Allottee shall be receiving the sale consideration in respect thereof;
- (r) AND WHEREAS on demand from the Purchaser(s), the Promoter & Land Owner Allottee/ party of the Third Part have given inspection to the Purchaser(s) of all the documents of title relating to the said Property and the plans, designs & specifications prepared by the Promoter's Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 and the Rules and Regulations made thereunder;
- (s) AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law of the Promoter, authenticated copies of Property Card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the Property on which the Flats are constructed or are to be constructed have been annexed hereto and marked as **Annexures "4"**.
- (t) AND WHEREAS the authenticated copies of the building and floor plans and specifications of the Flat agreed to be purchased by the Purchaser(s), as sanctioned and approved by the local authority have been annexed and marked as **Annexure "5"**.
- (u) AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the Real Estate Project and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the Real Estate Project.
- (v) AND WHEREAS while sanctioning the said plans, concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Property and the Real Estate Project and upon due observance and performance of which only, the completion or occupancy certificate in respect of the Real Estate Project shall be granted by the concerned local authority.
- (w) The Promoter hereby declares and confirms that Promoter is entitled to utilize the Floor Space Index available as on date in respect of the said Property for the purposes of development and construction of the Real

Estate Project, by availing the basic or inherent FSI, FSI available on payment of premium or FSI available as incentive FSI by implementing various schemes, applicable for the development of the Property in accordance with the provisions of the DCR/ DCPR 2034. The Promoter has informed the Purchaser(s) and hereby once again confirms that the existing applicable DCR/DCPR 2034 or any other applicable statutes shall be amended /modified in due course and the estimated additional FSI that may be granted on the said Property as per the proposed DCR/DCPR 2034/any other applicable statutes over and above the presently sanctioned FSI and the proposed FSI. The Promoter hereby have further clarified that any FSI (by whatever name called), sanctioned in future, if at all, in respect of the said Property, shall solely and exclusively belong to the Promoter alone and the Purchaser(s) shall not object to the same.

- (x) AND WHEREAS the Purchaser(s) has/have visited the site of the Real Estate Project being constructed on the Property and has/have seen the work of construction of the Real Estate Project being in progress and is/are satisfied with the quality of the work and has/have approved the same and is/are aware that the entire scheme of construction will be carried out and completed by the Promoter from time to time as per the prevailing rules and regulations and as per the existing building approvals and the amendments thereto.
- (y) AND WHEREAS Land Owner Allottee is desirous of selling the said Flat to Purchaser/s free from encumbrances and doubts.
- (z) AND WHEREAS coming to know the said fact the Purchaser herein approached the Land Owner Allottee or Promoter and shown their willingness to purchase the said Flat. The Land Owner Allottee has agreed to sell, transfer the said Flat along with occupancy rights in respect of the said Flat together with fixtures attached to it and the electric meter to said Flat together with right to become member of the proposed Society to be formed and registered in accordance with the provisions of the Maharashtra Societies Act, 1960 (as may be amended from time to time) for a lumpsum price/consideration of Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lakhs Only) to the Purchasers herein on the terms and conditions mutually agreed to and appearing hereinafter.
- AND WHEREAS, under section 13 of the said Act the Land Owner Allottee and the Promoter are required to execute a written Agreement for Sale in respect of the said Flat with the Purchaser/s, being in fact these presents and also to register this Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Land Owners Allottee hereby agree to sell and the Purchaser/s hereby agree/s to purchase the said Flat at or for the consideration and on

ownership basis in the manner appearing hereinafter.

AND WHEREAS the carpet area of the Flat is more particularly mentioned in SECOND SCHEDULE hereunder written as defined under the provisions of RERA is more particularly mentioned in SECOND SCHEDULE hereunder written. The Promoter shall confirm the final carpet area that has been allotted to the Purchaser(s) after the construction of the Real Estate Project is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap up to three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area more than the defined limit, then Land Owner allottee shall refund the excess money paid by Purchaser(s) within forty-five days with annual interest at the rate specified in the Rules, from the date of last payment paid by the Purchaser(s). If there is any increase in the carpet area allotted to Purchaser(s), the Land Owner Allottee shall demand additional amount from the Purchaser(s) as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in this Agreement.

AND WHEREAS the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS prior to the execution of these presents, the Purchaser(s) has/have paid to the Land Owner Allottee a Booking Amount being part payment of the sale consideration of the Flat which is more particularly mentioned in the SECOND SCHEDULE written hereunder, agreed to be sold by the Land Owner Allottee to the Purchaser(s) as advance payment or Application Fee (the payment and receipt whereof the Land Owner Allottee do hereby admit and acknowledge) and the Purchaser(s) has/have agreed to pay to the Land Owner Allottee the balance sale consideration in the manner hereinafter appearing.

- (aa) The Purchaser(s) is/are aware that marketing collaterals provided by the Promoter to Purchaser(s) in respect of the Real Estate Project contains materials/pictorial depiction in the nature of artist impressions and the same would differ on actual basis. The Purchaser(s) undertakes not to raise any objections with respect to any difference in the Real Estate Project from such marketing collaterals for any reasons whatsoever.
- (bb) The Land Owner Allottee has informed the Purchaser(s) that she has entered into / will be entering into separate agreements with other

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- prospective Purchaser(s) for the sale/allotment of her flats in the Real Estate Project being constructed on the Property.
- (cc) The Land Owner Allottee has agreed to sell and allot to the Purchaser(s) the Said Flat on ownership basis and the Purchaser(s) has/have agreed to purchase from the Land owner Allottee the said Flat for a total consideration which is more particularly mentioned in the SECOND SCHEDULE written hereunder, and on the terms and conditions as hereinafter appearing including the right to use the car parking space/s as an exclusive amenity and the proportionate price of the Common Areas And Facilities appurtenant to the flats, the nature, extent and description of the Common Areas And Facilities which shall be separately provided by the Promoter to the Allottee(s)/ Purchaser(s) and the same shall form part of this Agreement.
- (dd) The Purchaser(s) hereby expressly confirm/s that he/she/it/they has/have entered into this Agreement with full knowledge, implication, effect etc. of various terms and conditions contained in the documents, plans, orders, schemes including the rights and entitlements available to and reserved by the Land Owner Allottee contained in this Agreement.
- (ee) It is clarified by the Land Owner Allottee that the building plans and the lay out plans/area though approved by MCGM are liable to be changed and / or revised or amended as per the requirements of the Promoter and / or as may be ultimately approved / sanctioned by MCGM and other concerned public bodies and authorities. The Promoter & the Land Owner Allottee reserves the right to do so in terms of the provisions of the RERA.
- (ff) The rights of the Purchaser(s) under this Agreement, unless otherwise specified, are restricted to the Flat hereby agreed to be purchased by the Purchaser(s) from the Promoter as stipulated herein.
- (gg) In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter & the Land Owner Allottee hereby agree to sell and the Purchaser(s) hereby agrees to purchase the Flat for the consideration and on the terms and conditions contained herein.
- (hh) Notwithstanding anything stated in any other document/ allotment letter given or communicated with the Purchaser(s) any time prior to this, this Agreement shall be considered as the only document and its condition shall be read as the only condition valid and basis for which the Flat is agreed to be sold to the Purchaser(s).
- (ii) AND WHEREAS this Agreement does not preclude, diminish the rights of any financial institution/firm, registered money lender for which finance has been taken for the Project (if any) and the same can be claimed by them under statutory claims and that this does not in any way affect the right of Purchaser(s) in respect of his Flat in the Project.

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

1. **DEFINITIONS AND INTERPRETATION:**

Definitions:

In this Agreement, unless repugnant to the context, the following terms shall have the following meanings:

- (a) **"Agreement"** shall mean this Agreement for Sale together with Recitals, Schedules and Annexures hereto and any other deed and /or document executed in pursuance hereof.
- (b) **"Authority"** means the Maharashtra Real Estate Regulatory Authority (RERA) established under sub-section (1) of section 20, of The Real Estate (Regulation and Development) Act, 2016 as may be amended from time to time.
- (c) **Carpet area as per RERA** shall mean the net usable floor area of an apartment/ Flat, excluding the area covered by the external walls, areas under shafts, exclusive balcony appurtenant to the said apartment/ Flat for exclusive use of the Allottee(s)/ Purchaser(s) or verandah area and exclusive open terrace area appurtenant to the said apartment/ Flat for exclusive use of the Allottee(s)/ Purchaser(s) but includes the area covered.
- (d) **"Common Areas and Amenities /Facilities"** shall mean the common areas and amenities / facilities, a detailed list of which shall be separately provided by the Promoter to the Purchaser(s) and the same shall form part of this Agreement.
- (e) **"Occupation Certificate /Completion certificate"** means the completion certificate, or such other certificate, by whatever name called, issued by the competent authority certifying that the real estate project has been developed according to the sanctioned plan, layout plan and specifications, as approved by the competent authority under the local laws.
- (f) **"Contribution"** shall mean the amounts payable by the Purchaser(s) in respect of the Flat towards deposits, water connection charges, electricity charges, betterment charges, gas connection charges, GST etc.
- (g) **"FSI"** means Floor Space Index (including the fungible and/or premium FSI) as defined under the DCR 1991/DCPR 2034.
- (h) **"Real Estate Project"** shall mean the construction and development of the Property to be known as **"Fortune Elite"**.
- (i) **"Proportionate Share"** means the carpet area of the Flat to the total carpet area of all the Flats in the Project.

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THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of the Property)

ALL THAT pieces and parcels of bearing C.T.S. Nos. 1207, 1207 /1, 1207 / 2 and 1207 /3 of Village Mulund West, aggregately admeasuring about 358.3 square meters as recorded in the Property Register (PR) card together with structure admeasuring 169.15 square meters, as per approved plan (now demolished) situated lying and being at Mulund West, Taluka Kurla in the registration District and Sub-District of Mumbai Suburban, Mumbai 400 080.

On or towards the North :

On or towards the South :

On or towards the East :

On or towards the West :

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THE SECOND SCHEDULE HEREINABOVE REFERRED TO

Sr. No.	Terms and Expressions	Meaning
1.	The Flat	Flat No. 302 , on Third floor admeasuring 55.76 square meters carpet area as per the RERA in the Real Estate Project being under-construction known as " FORTUNE ELITE " with right to use one Car Parking Space/s and having lift facility, situate, lying and being at Village Mulund West, Mumbai – 400080.
2.	The Total Consideration	Rs.1,15,00,000/- (Rupee One Crore Fifteen Lakhs Only).
3.	Name of the Account for payment of the Total Consideration	Mrs Geeta Uday Samant
4.	Name of the Purchaser and their respective % share in the said flat / property	(1) Mrs Ramila Rajesh Bhanushali: 75.0% (2) Hiral Jayesh Bhanushali: 12.5% (3) Mr Rahul Rajesh Bhanushali: 12.5%
5.	Possession Date	on or before date of completion as mentioned on MahaRERA website excluding a grace period of 12 months and further subject to force majeure and other factors as specified in this Agreement.
6.	Address of the Purchaser(s) for the purposes of this Agreement	Room No 21, Tej Apartment, Jain Mandir Road, Powai, Powai IIT, Mumbai – 400 076.
7.	Permanent Account Number	Promoter's PAN : AAGFF3601A Land Owner Allottee PAN : AMXPS4629L Purchaser/s PAN : BIAPB3153Q; COEPB0700C; CDBPB7411G

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THE THIRD SCHEDULE ABOVE REFERRED TO
(Schedule of payment of Installments of the Sale Price by the Purchaser(s)
to the Land Owner Allottee)

Booking Amount	15%
Foundation	15%
Plinth	15%
on or before completion of 1 st Slab	3%
on or before completion of 2 nd Slab	3%
on or before completion of 3 rd Slab	3%
on or before completion of 4 th Slab	3%
on or before completion of 5 th Slab	3%
on or before completion of 6 th Slab	3%
on or before completion of 7 th Slab	3%
on or before completion of 8 th Slab	3%
on or before completion of 9 th Slab	3%
on or before completion of 10 th Slab	3%
On or before Completion Brick Work	5%
Upon Commencement of Electrical Work	5%
Upon Commencement of Internal Flooring	5%
Upon Commencement of Plumbing & Sanitary Work	5%
At the time of Possession	5%
Flat Consideration	100%

SIGNED AND DECLARED BY)
the within named "Promoter")

For M/s. FORTUNE REALITY VENTURES)
Through its Partner)
Mr. Amit Mohan More)

in the presence of)
1.)

SIGNED AND DELIVERED by)
the within named)
"Purchaser(s)")

(1) Mrs Ramila Rajesh Bhanushali)
)
)

(2) Mr Rahul Rajesh Bhanushali)
)
)

(3) Hiral Jayesh Bhanushali)
)

in the presence of)
1.)

SIGNED AND DECLARED BY)
the within named "The Land Owner Allottee")

For Mrs. Geeta Uday Samant)

DRAFT



BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-5501/2020/(1207 And Other)/T Ward/MULUND-W/FCC/1/Amend

COMMENCEMENT CERTIFICATE



To,
Mr. Amit Mohan More of M/s. Fortune Reality
Ventures
704, Opal CHS, Nirmal Lifestyle Residency, LBS
Marg, Mulund (W), Mumbai- 400 080.

Sir,

With reference to your application No. **P-5501/2020/(1207 And Other)/T Ward/MULUND-W/FCC/1/Amend** Dated. **27 Aug 2020** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **27 Aug 2020** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **1207 ,1207/3 C.T.S.No. 1207 ,1207/3, 1207/1, 1207/2** Division / Village / Town Planning Scheme No. **MULUND-W** situated at **Ratansi Hirji Bhojraj Road Road / Street in T Ward Ward** .

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

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

The Municipal Commissioner has appointed Shri. **AE BP S&T ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 10/6/2022

Issue On : 11 Jun 2021

Valid Upto : 10 Jun 2022

Application Number : P-5501/2020/(1207 And Other)/T
Ward/MULUND-W/CC/1/New

Remark :

C.C. up to plinth level as per approved IOD dated 05.04.2021

Approved By
Executive Engineer (BP) ES III
Executive Engineer

Issue On : 05 Apr 2022

Valid Upto : 04 Apr 2023

Application Number : P-5501/2020/(1207 And Other)/T
Ward/MULUND-W/FCC/1/New

Remark :

Further C.C. is granted upto top slab of 5th floor (pt.) slab as per approved IOD plans dated 05.04.2021.

Approved By
AE BP S&T ward
Assistant Engineer (BP)

Issue On : 13 Oct 2023

Valid Upto : 10 Jun 2024

Application Number : P-5501/2020/(1207 And Other)/T
Ward/MULUND-W/FCC/1/Amend

Remark :

Full C.C. is granted as per amended plan dated 04.09.2023 subject to timely renewal of B.G, SWM NOC, Workmen's compensation policy and taking all sorts of precautions during construction and for air pollution.

P-5501/2020/(1207 And Other)/T Ward/MULUND-W/FCC/1/Amend

Digitally signed by Hiren Vasant Rao Palle
Date: 13 Oct 2023 12:09:51
Organization: Brihanmumbai Municipal Corporation
Designation: Assistant Engineer (BP)



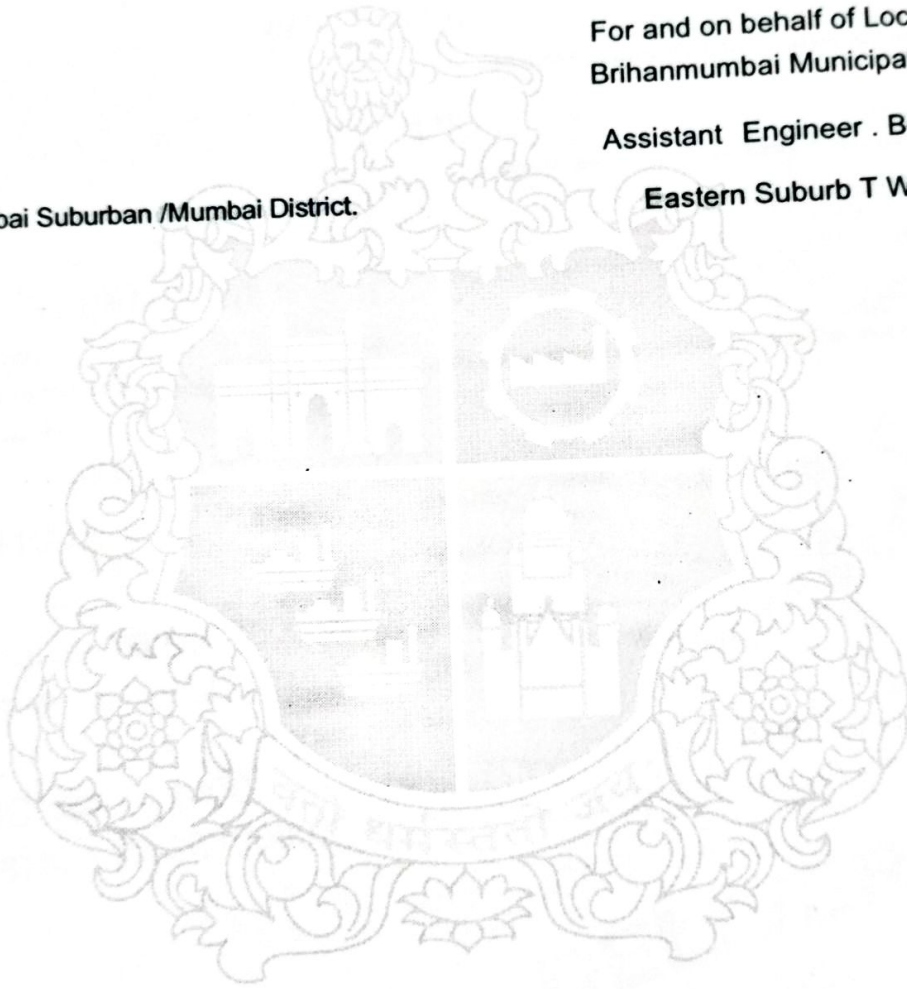
For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal

Eastern Suburb T Ward Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CDBPB7411G



नाम / Name

RAHUL RAJESH BHANUSHALI

पिता का नाम / Father's Name

RAJESH KARSHANDAS BHANUSHALI

जन्म की तारीख /
Date of Birth

02/02/1994


हस्ताक्षर / Signature

12073021



भारत सरकार

Government of India



राहुल राजेश भानुशाली
Rahul Rajesh Bhanushali
जन्म तारीख / DOB : 02/02/1994
पुरुष / Male



4845 8333 1990

माझे आधार, माझी ओळख

Rahul Bhanushali



आधार

पत्ता
वडिलाचे/आईचे नांव: राजेश के
भानुशाली, 21, तेज अपार्टमेंट, जैन
मंदिर रोड, आई आई टी मार्केट, पवई,
मुंबई, पोवई आय.आय.टी, मुंबई,
महाराष्ट्र, 400076

प्राधिकरण

Government of India

Address:
S/O: Rajesh K Bhanushali, 21, Tej
Apartment, , Jain Mandir Road, , I
I T Market, Powai, Mumbai, Powai
IIT, Mumbai, Maharashtra, 400076

4845 8333 1990



1947

help@uidai.gov.in

www

www.uidai.gov.in

आयकर विभाग

INCOME TAX DEPARTMENT

HIRAL BHANUSHALI

JAYESH VALJI BHANUSHALI

13/10/1998

Permanent Account Number

COEPB0700C

Bhanushali

Signature



भारत सरकार

GOVT. OF INDIA



15112016

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक: / Enrollment No.: 0000/00653/17958

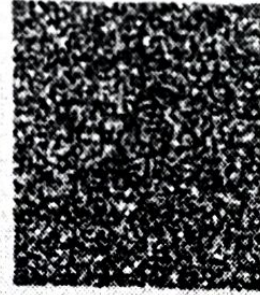
To
हिरल जयेश भानुशाली
Hiral Jayesh Bhanushali
804 / Nilgiri / Neelkanth Vihar
Somaiya Vidyavihar University Ghatkopar East
VTC: Mumbai,
PO: Rajawadi,
District: Mumbai Suburban,
State: Maharashtra,
PIN Code: 400077,
Mobile: 8879103113

30/05/2013

24434261



UA067450125IN



आपला आधार क्रमांक / Your Aadhaar No. :

3357 7768 2521

माझे आधार, माझी ओळख



भारत सरकार
Government of India



हिरल जयेश भानुशाली
Hiral Jayesh Bhanushali
जन्म तारीख / DOB : 13/10/1998
महिला / FEMALE

3357 7768 2521

माझे आधार, माझी ओळख

30/05/2013

आयकर विभाग

INCOME TAX DEPARTMENT

BHANUSHALI RAMILA

KHETSHI BHANUSHALI

05/05/1972

Permanent Account Number

BIAPB3153Q

R.R. Bhanushali

Signature



भारत सरकार
GOVT. OF INDIA



04012012

R.R. Bhanushali

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजील, सफायर चेंबर्स,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411045

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Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



भारत सरकार

Government of India



रमिला राजेश भानुशाली
Ramila Rajesh Bhanushali

जन्म तिथि / DOB : 05/05/1972
महिला / Female



9994 7072 1370

आधार - आम आदमी का अधिकार

R. R. Bhanushali



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता: अर्धांगिनी: राजेश भानुशाली,
रूम नं-21, तेज अपार्टमेंट,, जैन
मंदिर रोड, पवई, मुंबई, पॉवाई
आईआईटी, महाराष्ट्र, 400076

Address: W/O: Rajesh Bhanushali, Room
No-21, Tej Apartment,, Jain Mandir Road,
Powai, Mumbai, Powai IIT, Maharashtra,
400076

9994 7072 1370



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