

520/1358

पावती

Original/Duplicate

Monday, January 24, 2022

नोंदणी क्र. :39म

2:34 PM

Regn.:39M

पावती क्र.: 1445 दिनांक: 24/01/2022

गावाचे नाव: हरियाली

दस्तऐवजाचा अनुक्रमांक: करल5-1358-2022

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मिनल नंदकुमार पाटील

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2400.00

पृष्ठांची संख्या: 120

**DELIVERED**

एकूण:

रु. 32400.00

Joint S. R. Kuria-5

बाजार मुल्य: रु.7669040.94 /-

मोबदला रु.8900000/-

भरलेले मुद्रांक शुल्क : रु. 445000/-

सह. दुय्यम निबंधक  
कुर्ला-५ (वर्ग-२)

1) देयकाचा प्रकार: DHC रकम: रु.400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2401202201806 दिनांक: 24/01/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2401202201673 दिनांक: 24/01/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011945349202122E दिनांक: 24/01/2022

बँकेचे नाव व पत्ता:

Minal N. Patil

1/24/2022

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		करल - ५	
Valuation ID	202201243018	१४५८	१ १२०
मूल्यांकनाचे वर्ष	2021	2022	
जिल्हा	मुंबई (उपनगर)		
मूल्य विभाग	112-हरियाली - कुर्ला		
उप मूल्य विभाग	112/534 भुभाग: उत्तरेस गावाची सीमा, पुर्वेस द्रुतगती मार्ग, दक्षिणेस गावाची सीमा व पाश्चिमेस मध्य रेल्वे		
सर्व्हे नंबर / न. भू. क्रमांक :	सि.टी.एस. नंबर#349		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.		औद्योगिक	मोजमापनाचे एकक
खुली जमीन	निवासी सदनिका	कार्यालय	चौरस मीटर
57050	129420	143630	
बांधीव क्षेत्राची माहिती		दुकाने	
बांधकाम क्षेत्र (Built Up)	53.87 चौरस मीटर	160590	
बांधकामाचे वर्गीकरण.	1-आर सी सी	औद्योगिक	129420
उद्दवाहन सुविधा.	आहे	मिळकतीचा प्रकार.	बांधीव
रस्ता सन्मुख -		मूल्यदर: बांधकामाचा दर -	Rs 129420/-
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular dt.02/01/2018			
मजला निहाय घट/वाढ			
			= 110% apply to rate= Rs 142362/-
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर			
			= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा.यानुसार टक्केवारी ) + खुल्या जमिनीचा दर )
			= ( ( (142362-57050) * (100. 100 ) ) +57050 )
			= Rs.142362/-
A) मुख्य मिळकतीचे मूल्य			
			= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
			= 142362 * 53.87
			= Rs.7669040.94/-
एकत्रित अंतिम मूल्य			
			= मुख्य मिळकतीचे मूल्य + तळपराचे मूल्य + मेन्हेनार्डन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य - उरील गच्चीचे मूल्य - बंदिस वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहने तळाचे मूल्य + इमारती बांधणीच्या खुल्या जागेचे मूल्य - बंदिस वाहनाचे मूल्य - मेकेनिकल वाहन तळाचे मूल्य
			= A + B + C + D + E + F + G + H + I + J
			= 7669040.94 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
			= Rs.7669040.94/-

Home Print

सह. दुय्यम निबंधक  
कुर्ला-५ (वर्ग-२)



Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2401202201673	Date	24/01/2022
Received from SELF, Mobile number 9004650666, 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 6 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	SBIN	Date	24/01/2022
Bank CIN	10004152022012401426	REF No.	IGAMWLECJ5
This is computer generated receipt, hence no signature is required.			

करल - ५		
१३५८	२	१२०
२०२२		



करल - ५		
९३५८	३	९२०
२०२२		

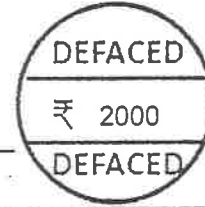


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	2401202201673	Receipt Date	24/01/2022
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Received from SELF, Mobile number 9004650666, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 1358 dated 24/01/2022 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.



**Payment Details**

Bank Name	SBIN	Payment Date	24/01/2022
Bank CIN	10004152022012401426	REF No.	IGAMWLECJ5
Deface No	2401202201673D	Deface Date	24/01/2022

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





Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2401202201806	Date	24/01/2022
Received from SELF, Mobile number 9004650666, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	SBIN	Date	24/01/2022
Bank CIN	10004152022012401552	REF No.	IGAMWLFHB8
This is computer generated receipt, hence no signature is required.			

करल - ५		
१३५८	४	१२०
२०२२		



करल - ५		
९३५८	५	९२०
२०२२		



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

**Receipt of Document Handling Charges**

PRN 2401202201806 Receipt Date 24/01/2022

Received from SELF, Mobile number 9004650666, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 1358 dated 24/01/2022 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.

DEFACED

₹ 400

DEFACED

**Payment Details**

Bank Name SBIN Payment Date 24/01/2022

Bank CIN 10004152022012401552 REF No. IGAMWLFHB8

Deface No 2401202201806D Deface Date 24/01/2022

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





CHALLAN  
MTR Form Number-6



GRN	MH011945349202122E	BARCODE			Date	20/01/2022- <del>2022</del> Form ID	25.2		
Department	Inspector General Of Registration				Payer Details				
Stamp Duty	Registration Fee		TAX ID / TAN (If Any)		934C E 920				
		PAN No.(If Applicable)		R0RR					
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1		Full Name		ADITYARAJ BUILDERS				
Location	MUMBAI		Flat/Block No.		FLAT NO.1404, SAI PRASAD CHS LTD				
Year	2021-2022 One Time		Premises/Building		TAGORE NAGAR,VIKHHOLI EAST				
Account Head Details		Amount In Rs.	Road/Street		MUMBAI				
0030045501	Stamp Duty	445000.00	Area/Locality		MUMBAI				
0030063301	Registration Fee	30000.00	Town/City/District		MUMBAI				
			PIN		0 8 3				
			Remarks (If Any)		SecondPartyName=MIN. MANDKUMAR PATIL AND OTHER				
			Amount In		Four Lakh Seventy Five Thousand Rupees Only				
Total	4,75,000.00		Words						
Payment Details			STATE BANK OF INDIA					FOR USE IN RECEIVING BANK	
Cheque-DD Details			Bank CIN	Ref. No.	00040572022012080261	IKOBMMITK8			
Cheque/DD No.			Bank Date	RBI Date	20/01/2022-16:24:06	Not Verified with RBI			
Name of Bank			Bank-Branch		STATE BANK OF INDIA				
Name of Branch			Scroll No. , Date		Not Verified with Scroll				



Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9892351293

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



CHALLAN  
MTR Form Number-6

करल - ५  
१३५८  
२०२२

GRN	MH011945349202122E	BARCODE	Date		20/01/2022-16:05:31	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
			PAN No.(If Applicable)				
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1		Full Name	ADITYARAJ BUILDERS			
Location	MUMBAI		Flat/Block No.	FLAT NO.1404, SAI PRASAD CHS LTD			
Year	2021-2022 One Time		Premises/Building	TAGORE NAGAR VIKHROLI EAST			
Account Head Details	Amount In Rs.	Road/Street		MUMBAI			
0030045501 Stamp Duty	445000.00	Area/Locality		MUMBAI			
0030063301 Registration Fee	30000.00	Town/City/District		MUMBAI SUBURBAN DIST. (MUMBAI)			
		PIN		8 3			
		Remarks (If Any)		SecondPartyName=MINAL NANDKUMAR PATIL AND OTHER-			
		Amount In		Four Lakh Seventy Five Thousand Rupees Only			
		Words					
Total	4,75,000.00						
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref. No.	00040572022012080261	IK0BMMITK8			
Cheque/DD No.	Bank Date	RBI Date	20/01/2022-04:06:07	Not Verified with RBI			
Name of Bank	Bank-Branch		STATE BANK OF INDIA				
Name of Branch	Scroll No. , Date		21 , 21/01/2022				



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
राज्य चटल केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी व करावयाच्या दस्तांसाठी राज्य चटल लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-520-1358	0005815079202122	24/01/2022-14:33:36	IGR561	30000.00
2	(IS)-520-1358	0005815079202122	24/01/2022-14:33:36	IGR561	445000.00
Total Defacement Amount					4,75,000.00

करल - ५		
१३५८	e	१२०
२०२२		

*Minal N. Patil*  
Minal N. Patil

**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE ("Agreement") is executed at Mumbai on this 24<sup>th</sup> day of JAN 2022.

*Patil*

**BY AND BETWEEN**

M/S. ADITYARAJ BUILDERS PAN NO. AATFA0341H., a Partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at 101 and 102, Purnima Pride, Building No. 03, Tagore Nagar, Vikhroli (E), Mumbai - 400 083., represented by its Authorized Partner Mr. Raikumar G. Khushalani hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors - in-interest, executors, administrators and permitted assigns including those of the respective partners),



**AND**

1. Mrs. Minal Nandkumar Patil, Aadhar No - 3109 7414 5000, PAN No - AGEPP7355F, Age 57 years; And
2. Miss. Sonam Nandkumar Patil, Aadhar No - 6277 4560 8640, PAN No - CKOPP8163M, Age 26 years;

all Indian Inhabitant(s), presently residing at 6, Mangesh Sadan, 1ST Carter Road, Borivali (East) Mumbai 400066. (hereinafter collectively referred to as the "Purchaser", which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include their respective heirs, executors, administrators and permitted assigns) of the **OTHER PART**.

The "Promoter" and "Purchaser" are hereinafter collectively referred to as the "Parties" or individually as a "Party."

**WHEREAS:**

A. Prior to December 1977, the Maharashtra Housing Board [formerly the Bombay Housing Board (B.H.B.)] a statutory body constituted under the Maharashtra Housing Board Act, 1948 (BOM.LXIX of 1948) (hereinafter referred to as "the Board") was the owner of Land or well and sufficiently entitled to a large tract of lands situate at Vikhroli (East), Mumbai.

*Patil*

*Minal N. Patil*  
Minal N. Patil

B. The Board stood dissolved pursuant to the constitution of the Maharashtra Housing and Area Development Authority, a statutory corporation constituted under the Maharashtra Housing and Area Development Act, 1976 (Maharashtra XXVIII of 1977) ("said Act") having its office at **Griha Nirman Bhavan**, Kalanagar, Bandra (East), Mumbai - 400 051 (hereinafter referred to "MHADA" or "Authority") duly constituted with effect from the **5<sup>th</sup> December 1977** under Government Notification No. **ARD-1077 (1)/desk - 44**, dated **5<sup>th</sup> December 1977**, of the Public Works and Housing Department, Government of Maharashtra by operation of Section 15 of the said Act.

C. Under clauses (a) and (b) of Section 189 of the said Act, all the property rights, liabilities and obligations of the said dissolved Board including those arising under any agreement or contract became the property, rights, liabilities and obligations of MHADA.

D. The Board was, inter alia, possessed of or otherwise well and sufficiently entitled to a piece or parcel of land bearing Survey No. **113, [part]**, City Survey No. **349 [part] 01 to 17** admeasuring **785.02** square meters as part of the Board's larger lands at Tagorenagar, Vikhroli (East), Mumbai - 400 083 and more particularly described in the **First Schedule** hereunder written (hereinafter referred to as "**the said land**") and Building No. **37** standing thereon consisting of **32** tenements (hereinafter referred to as "**the said building**").

E. All the purchasers/Purchasers of tenements in the said building No. **37** formed and got registered a Co-operative Housing Society Ltd. in the name of "**Sai Prasad C. H. S. Ltd.**," under the Maharashtra Co-Operative Societies Act, 1960 bearing Registration No. **B.O.M. / (W - S) / H.S.G. / (O.H.) / 7619 / 93 - 94** dated **9th March 1994**, and having their registered office at Building No. **37, Tagore Nagar, Vikhroli (E), Mumbai 400 083**. (Hereinafter referred to as "**the Society**").

F. By and under the Incenture of Lease dated **20th August 1997**, made between Maharashtra Housing and Area Development Authority (MHADA), as the Lessor of the One Part and **Sai Prasad C. H. S. Ltd.**, (Society) as the Lessee of the Other Part, registered with the Sub-Registrar, Bandra, Mumbai, under Sr. No. **PBDR - 3 - 1219 -97**, the said land together with right in common was leased by MHADA to the Society for a term of 99 years commencing from

*Minu N. Pahl*

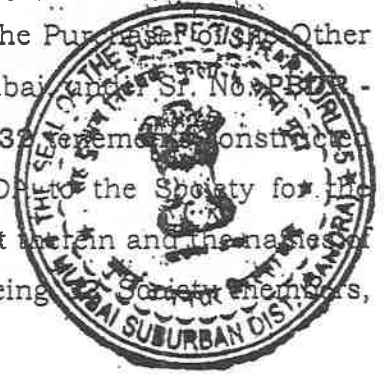
Minu N. Pahl

*Ranjan*

करल - ५		
१९५८	११	१२०
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01<sup>st</sup>April 1980 in consideration of the lease rent payable by the Society as therein mentioned and on the terms and conditions set out therein.

G. By and under the Deed of Sale dated **20th August 1997**, made between Maharashtra Housing and Area Development Authority (MHADA) as the Vendor of the One Part and "**Sai Prasad C. H. S. Ltd.**," as the Purchaser/Other Part, registered with the Sub-Registrar, Bandra, Mumbai under St. No. **PEBR - 3 - 1217 -97**, the said building No. **37** consisting of **32** tenements constructed on the said land was sold and conveyed by MHADA to the Society for the consideration and on the terms and conditions set out therein and the names of Purchasers of **32** tenements in the said building being Society members, were listed in Schedule II thereto.



H. Accordingly, **Sai Prasad C. H. S. Ltd.**, (hereinafter referred to as "**the Society**") became the lessee of the said land bearing Survey No. **113**, [part], City Survey No. **349** [part] **01 to 17** at **Tagore Nagar, Vikhroli (E), Mumbai-400 083**. and the owner of the building No. **37** standing thereon and **32** tenements in the said building were allotted to the then members of the Society (the said Land together with the said building are hereinafter collectively referred to as the "**said Property**").

I. The said building being old and in dilapidated condition, the Society invited offers for redevelopment of the said Property.

J. After negotiations, meetings and discussions held by and between the Society and Promoter, the Society, in pursuance of the resolutions passed at the Extra Ordinary General Meeting of the members of the Society held on **9th March 2014**, vide its letter dated **20th March 2014** appointed the Promoter as developer for redevelopment of the said Property and the said Promoter vide its letter dated **20th March 2014**, addressed to the Society, accepted their appointment as developers for carrying out redevelopment of the said Property by demolition of the said building and construction of new building on the said land on the terms and conditions contained therein.

K. By and under the Development Agreement dated **26th November 2015** made between the Society viz. "**Sai Prasad C. H. S. Ltd.**," and **M/s. Adityaraj Builders** (Promoter herein) as the Developer, registered with Sub Registrar, **Kurla - 2** under Sr. No. **KRL - 2 - 10970 - 2015** (hereinafter referred to as "**the Development Agreement**"), the Society has granted the development rights for

*CB*

M. N. Patil *Sanam*

redevelopment of the said Property to the Promoter on the terms and conditions contained therein.

- L. Pursuant to the said Development Agreement, the Society has executed a Power of Attorney dated **26th November 2015**, in favour of the Promoter and its partners, registered with the Sub Registrar Kurla 2 under sr. no. **KRL 2 -10971** to enable the Promoter to take necessary steps for redevelopment of the said property.
- M. As per the said Development Agreement, the Promoter shall allot **32** Flats each measuring **484** Carpet Area as per MHARERA Norms in the new building to be constructed on the said land to the members of the Society named in Schedule II thereto and the Promoter is free to sell the remaining Flats along with parking areas in the said new building (hereinafter referred to as "**Promoter Allocated Area**") by utilizing maximum permissible floor space index (FSI) including fungible/additional FSI and/or by loading Transferrable Development Rights (TDR) for construction of the new building on the said land.
- N. Accordingly, in pursuance of the Development Agreement, the Promoter herein viz. **M/s. Adityaraj Builders** has development rights in the said Property on the terms and conditions contained in the Development Agreement.
- O. A copy each of the Title Certificate issued by the Advocate of the Promoter and the Property Card in respect of the said Property is annexed hereto and marked as **Annexure "A"** and **"B"** respectively.
- P. Pursuant to the Development Agreement, the Promoter has obtained from MHADA the Intimation of Approval (IOD) bearing No. **CHE / ES / 2123 / S / 337 (NEW)** dated **27th April 2017**, Commencement Certificate (CC) bearing No. **MH / EE / (B.P.) / GM / MHADA - 8 / 096 / 2020** dated **24th Jan. 2020** and Amended Plan (AP) bearing **MH / EE / (B.P.) / GM / MHADA - 8 / 096 / 2019** dated **30th December 2019** for redevelopment of the said building and construction of new building on the said land upto **23rd slab**. A copy each of IOA, CC, AP is annexed hereto and marked as **Annexure "C"**, **"D"** and **"E"** respectively.
- Q. The Promoter has entered into standard agreement with Architect viz. **Mr. Rajendra Shashikant Karnik** of **M/s. Architects Collaboration ("Architect")**, an Architect Firm duly registered with the Council of Architects,

Minal N. Patil



करल - ५		
१९५८	१३	१२०
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for Architectural work concerning development of the Property including preparation of the layout and construction plans of the new building and further entered into standard agreement with Structural Engineer viz. **Mr. Vikas Gokhale of M/s Associated Consultants ("Structural Engineer")** for preparation of structural designs and drawings of the new building and the Promoter has accepted the professional supervision of Architect and Structural Engineer till the completion of the new building, subject to the reservation of rights and authority by the Promoter to change the Architect and/or Structural Engineer, as the case may be, and to appoint new Architect or Structural Engineer for completion of the new building.



- R. The Promoter has obtained the requisite sanctions/approvals from MHADA/MCGM for the plans, specifications, elevations and sections of the new building/s to be constructed on the said land and shall obtain the balance approvals from various authorities from time to time.
- S. While sanctioning the said plans MHADA and/or the concerned local authority has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the said Property and upon the observance and performance of which only the completion or occupation certificate in respect of the new building shall be granted by MHADA/concerned local authority;
- T. Accordingly, the Promoter has commenced construction of the new building on the said land as per plans and specifications sanctioned by MHADA and completed the construction up to **85% Work Completed**.
- U. The Purchaser being desirous of purchasing a flat/apartment in the new building, the Purchaser has carried out independent search and satisfied himself/herself regarding the marketable title and rights and authorities of the Promoter herein to develop the said Property and being so satisfied, has offered to purchase and the Promoter has agreed to sell to the Purchaser, the Residential Flat/Apartment bearing No. **1404**, on the **14th** Floor of the new building, which forms part of the Promoter Allocated Area and is more particularly described in the **Second Schedule** hereunder written, forming (hereinafter referred to as the "**Apartment**").
- V. The Purchaser has taken inspection of the approved building plans sanctioned by MHADA for construction of the new building. The floor plan, showing the said Apartment in Red Cross lines, is annexed hereto and marked as **Annexure "F"**.

*Ch*

Minal N. Patil

*[Signature]*

9936	98	920
2027		

W. The Purchaser is aware of the fact that the Promoter herein has entered or will enter into similar or separate agreements with several other purchasers of the other flats/apartment/s forming part of the Promoter Allocated Area in the new building.

X. Under Section 18 of the Real Estate (Regulation and Development) Act, 2016 and with Rule 10 of Maharashtra Real Estate (Regulation and Development) Act, 2016 (Registration of real estate projects, Registration of estate agents, rates of interest and disclosures on website) Rules, 2017, the Promoter is required to execute the written Agreement for sale of the Apartment to the Purchaser, being these presents and to present the same for registration under the provisions of the Registration Act, 1908.

Y. The Promoter has registered the new building project under the provisions of RERA with the Maharashtra Real Estate Regulatory Authority (Maha RERA) vide Registration No. **P51800004104**. A copy of the Registration Certificate issued by the Authority is annexed hereto and marked as **Annexure "G"**.

(MCGM Assessment Number / SAC NO - **SX0300590120000**)

Z. The Purchaser on going through and accepting all the conditions of sanctioned plans and other sanctions/approvals, has agreed to purchase the said Apartment for the consideration and on the terms and conditions herein contained. All such conditions shall be binding on the Purchaser.

AA. The Purchaser has also been shown the conditions of contracts entered into by the Promoter with the vendors/ contractors/ manufacturers inter alia as to workmanship and quality of products/fittings and fixtures as agreed between promoter and the vendors and on independently verifying the same, the Purchaser has agreed to the same and all such conditions shall be binding on the Purchaser.

**NOW THEREFORE THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER: -**

**1. PROMOTER TO CONSTRUCT THE BUILDING AND PURCHASER TO PURCHASE THE APARTMENT**

1.1 The Promoter shall construct the new building proposed to be named as "**Sai Prasad C. H. S. Ltd.,**" (hereinafter referred to as the "**Building**"), or such other name as the Promoter in its sole discretion may decide, on the said land, more particularly described in the **First Schedule** hereunder written, consisting of Ground Floor + Stilt + Mechanical Stack Parking & **Twenty Two upper floors**

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करल - ५		
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having residential flats, on the land forming part of the said Property in accordance with the plans, designs and specifications approved/to be approved by MHADA and/or other concerned local authorities from time to time and as amended from time to time as the MCGM / MHADA or the Promoter may deem fit and the Purchaser hereby consents to the same. The Promoter shall however be entitled to make any variations, alterations or amendments in the said plans or specifications and /or layout plans if decided by the Promoter as required to be made for the purpose of meeting any requisition, objection or requirement of the MHADA and/or the concerned local authorities. The Purchaser shall not object to the aforesaid amendments or alterations and hereby grants irrevocable consent to the same.



1.2 (i) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser Apartment No. 1404 admeasuring 527 sq. ft. carpet area as per MHARERA norms including columns projections on 14th floor of the Building and more particularly described in the **Second Schedule** hereunder written (hereinafter referred to as the "Apartment") as shown in the Floor plan thereof hereto annexed and marked "Annexure F" for the consideration of **Rs. 89,00,000/- (Rupees Eighty Nine Lakhs Only)** with right to use the common areas and facilities appurtenant thereto, the nature, extent and description of the common areas and facilities are more particularly described in the **SECOND SCHEDULE** and "Annexure H" hereunder written.

(ii) The total aggregate consideration amount excluding Govt. Taxes for the apartment including the right to use the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the **SECOND SCHEDULE** and "Annexure H" hereunder written as mutually agreed is **Rs. 89,00,000/- (Rupees Eighty Nine Lakhs Only)** ("Total Price") Paid Amount is **Rs. 9,00,000/- (Rupees Nine Lakhs Only)** & Balance Amount is **Rs. 80,00,000/- (Rupees Eighty Lakhs Only)**

(iii) The Purchaser hereby confirms and agrees that since he / they have not been allotted or sold any car parking space under stilt area or in open compound area / Tower Parking of the new building, he / they will not claim any parking slot until and unless it is specifically allotted to him / them in writing.

1.2 The Purchaser has paid/agreed to pay to the Promoter the Total Price in the following manner as per payment schedule plus GST @ 5% as per the schedule :-

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PARTICULARS	schedule	Amount (Rs.) For Total Price	Amount (Rs.) For GST (5%)	Amount (Rs) Inclusive of GST
<b>BASIC COST</b>		<b>Rs.8900000</b>		
On Booking	10%	Rs.890000	Rs.44500	Rs.934500
On Execution of Agreement	20%	Rs.1780000	Rs.89000	Rs.1869000
On Completion of Plinth	15%	Rs.1335000	Rs.66750	Rs.1401750
On Completion of 1st Slab	3%	Rs.267000	Rs.13350	Rs.280350
On Completion of 2nd Slab	1%	Rs.89000	Rs.4450	Rs.93450
On Completion of 3rd Slab	1%	Rs.89000	Rs.4450	Rs.93450
On Completion of 4th Slab	1%	Rs.89000	Rs.4450	Rs.93450
On Completion of 5th Slab	1%	Rs.89000	Rs.4450	Rs.93450
On Completion of 6th Slab	1%	Rs.89000	Rs.4450	Rs.93450
On Completion of 7th Slab	1%	Rs.89000	Rs.4450	Rs.93450
On Completion of 8th Slab	1%	Rs.89000	Rs.4450	Rs.93450
On Completion of 9th Slab	1%	Rs.89000	Rs.4450	Rs.93450
On Completion of 10th Slab	1%	Rs.89000	Rs.4450	Rs.93450
On Completion of 11th Slab	1%	Rs.89000	Rs.4450	Rs.93450
On Completion of 12th Slab	1%	Rs.89000	Rs.4450	Rs.93450
On Completion of 13th Slab	1%	Rs.89000	Rs.4450	Rs.93450
On Completion of 14th Slab	1%	Rs.89000	Rs.4450	Rs.93450
On Completion of 15th Slab	1%	Rs.89000	Rs.4450	Rs.93450
On Completion of 16th Slab	1%	Rs.89000	Rs.4450	Rs.93450
On Completion of 17th Slab	1%	Rs.89000	Rs.4450	Rs.93450
On Completion of 18th Slab	1%	Rs.89000	Rs.4450	Rs.93450
On Completion of 19th Slab	1%	Rs.89000	Rs.4450	Rs.93450
On Completion of 20th Slab	1%	Rs.89000	Rs.4450	Rs.93450
On Completion of 21st Slab	1%	Rs.89000	Rs.4450	Rs.93450
On Completion of 22nd Slab	1%	Rs.89000	Rs.4450	Rs.93450
On Completion of 23rd Slab	1%	Rs.89000	Rs.4450	Rs.93450
On Completion of Walls, Internal wall Plaster, Flooring, Doors, Windows Work	5%	Rs.445000	Rs.22250	Rs.467250
On Completion Sanitary fittings, Staircases, Lifts Weils, Lobbies	5%	Rs.445000	Rs.22250	Rs.467250
On Commencement of Internal Plumbing and External Plaster, Elevation Work	5%	Rs.445000	Rs.22250	Rs.467250
On Commencement of Lifts, Water Pumps, Electrical Fittings	5%	Rs.445000	Rs.22250	Rs.467250
On Commencement Entrance Lobby, Plinth Protection, Paving	5%	Rs.445000	Rs.22250	Rs.467250
On Possession	5%	Rs.445000	Rs.22250	Rs.467250
<b>TOTAL</b>	<b>100%</b>	<b>Rs.8900000</b>	<b>Rs.445000</b>	<b>Rs.9345000</b>

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करल - ५		
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- 1.3 The Purchaser agrees that the amount payable on possession shall be payable by the Purchaser before handover of possession of the Apartment or on receipt of Occupation/Completion Certificate, whichever is earlier.
- 1.4 The Total Price above excludes all Taxes such as Goods and Services Tax (GST), cess or any other similar taxes which may be levied, in connection with the construction of the Building up to the date of handing over the possession of the Apartment and all such Taxes shall be payable by the Purchaser, even in the absence of Occupation Certificate.
- 1.5 The installments referred herein above and payable by the Purchaser shall be paid on the respective due dates strictly as per the aforesaid schedule without any delay or default as time in respect of payment of installments in respect of all amounts payable under this Agreement, the time being the essence of the contract. The Promoter shall forward to the Purchaser, at the address given by the Purchaser in this Agreement, intimation recording the Promoter having commenced the particular stage of the work. The Purchaser shall be bound to pay the amount of the installments due within 15 days from the date of demand i.e. the Promoter dispatching such intimation by post or through Courier Service at the address of the Purchaser as given in this Agreement.
- 1.6 The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.
- 1.7 The Promoter shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the Building 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 of 3% (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 beyond 3%, Promoter shall refund the excess money paid by Purchaser within



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45 (forty five) days with annual interest at the rate specified in RERA, from the date when such an excess amount was paid by the Purchaser. If there is any increase in the carpet area allotted to Purchaser, the Promoter shall demand additional amount from the Purchaser as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the rate calculated per square meter based on the Total Price as agreed in Clause 1.2 (i) of this Agreement.

1. The Purchaser authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Purchaser undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

## 2. OBSERVATION OF CONDITIONS IMPOSED BY LOCAL AUTHORITY

- 2.1. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans of the Building or thereafter and shall, before handing over possession of the Apartment to the Purchaser herein, obtain from the concerned local authority/development controlling authority occupation and/or completion certificate in respect of the Apartment.
- 2.2. The Purchaser shall accept and observe all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time sanctioning the said plans or thereafter and further observe all development controlling rules applicable to the building in which the apartment is situated.
- 2.3. Time is essence for the Promoter as well as the Purchaser. The Promoter shall abide by the time schedule for completing the Building and handing over the Apartment to the Purchaser and the common areas to the association of the Purchasers after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Purchaser shall make timely payments of the instalment and other dues payable by the Purchaser as per the Payment Plan and meeting the other obligations under the Agreement, subject to the simultaneous completion of construction by the Promoter.



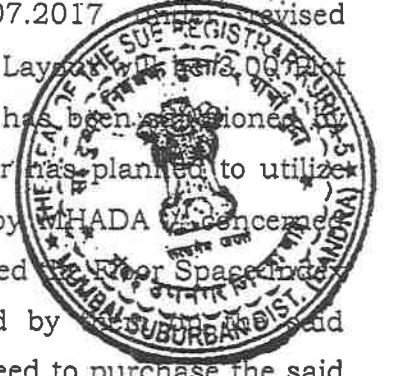
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करल - ५		
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### 3. FLOOR SPACE INDEX

The Promoter hereby declares that the Floor Space Index (FSI) available as on date in respect of the said Property is 3.00 for Plot FSI. However, since the said Property falls under the **Tagore Nagar** MHADA Layout, as per Govt. of Maharashtra's GR /MHADA guidelines dated 3.07.2017 revised Regulation No. 33 (5), the total FSI available on such Layout will be 3.00 Plot FSI + Pro-rata FSI and Fungible FSI available, which has been sanctioned by the MHADA / concerned authorities and the Promoter has planned to utilize such total Floor Space Index to be made available by MHADA / concerned authorities from time to time. The Promoter has disclosed Floor Space Index as described hereinbefore as proposed to be utilized by the said Property in the said project and the Purchaser has agreed to purchase the said Apartment based on the proposed construction and sale of Apartments to be carried by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.



### 4. INTEREST IN CASE OF DELAY

- 4.1. If the Promoter fails to abide by the time schedule for completing the Building and handing over the Apartment to the Purchaser, the Promoter agrees to pay to the Purchaser, who does not intend to withdraw from the Building, interest as specified in the Maharashtra Real Estate (Rules and Regulations) (Registration of real estate projects, Registration of estate agents, rates of interest and disclosures on website) Rules, 2017 (the "Rules"), on all the amounts paid by the Purchaser, for every month of delay, till the handing over of the possession of the Apartment. The Purchaser agrees to pay to the Promoter, interest as specified in the Rules, on all the delayed payments which become due and payable by the Purchaser to the Promoter under the terms of this Agreement from the date the said amount is payable by the Purchaser(s) to the Promoter.
- 4.2. Without prejudice to the right of Promoter to charge interest in terms of sub clause 4.1 above, on the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser committing 3 (three) defaults of payment of installments, the Promoter at its own option, may terminate this Agreement.

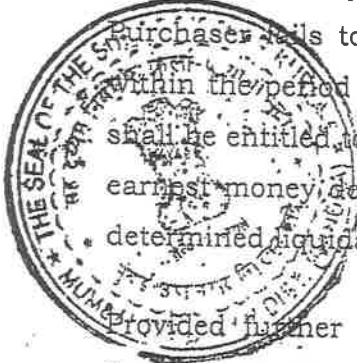
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Provided that, the Promoter shall give notice of 15 (fifteen) days in writing to the Purchaser, by Registered Post AD at the address provided by the Purchaser and mail at the e-mail address provided by the Purchaser, of their intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, the promoter shall be entitled to terminate this Agreement and forfeit the advance payment or earnest money deposit or application fee of 10% of the Total Price as the pre-determined liquidated damages.



Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Purchaser (subject to adjustment and recovery of the agreed liquidated damages and any other amount which may be payable to Promoter) within a period of 30 (thirty) days of the termination, the installments of sale consideration of the Apartment which may till then have been paid by the Purchaser to the Promoter, subject to the Purchaser signing the Cancellation Agreement and admitting execution thereof before the Sub-Registrar concerned. PROVIDED THAT if the Purchaser fails to execute the Cancellation Agreement and/or to admit execution thereof before the concerned Sub-Registrar. The partners of the Promoter shall be entitled to act as attorney of the Purchaser for signing such Cancellation Agreement and/or to admit execution thereof before the concerned Sub-Registrar. On termination of this Agreement by service of notice by the Promoter, save as aforesaid, the Purchaser shall have no rights whatsoever under this Agreement.

#### 5. COMMON AMENITIES ETC.

The fixtures and fittings with regard to the flooring and sanitary fittings and amenities to be provided by the Promoter in the Building and the Apartment are set out in the **Annexure "H"**. Hereunder written. However, the Promoter shall be entitled to change such amenities, fixtures and fittings etc. at any time during the construction of the new building.

#### 6. POSSESSION

- 6.1. The Promoter shall endeavor to give possession of the apartment to the Purchaser on or before **30th June 2022** (hereinafter referred to as the "**Date of Possession**"). If the Promoter fails or neglects to give possession of the Apartment to the Purchaser herein on account of reasons beyond their control

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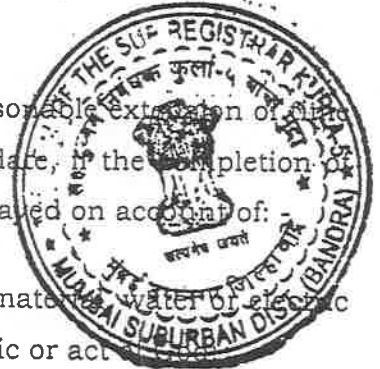
Page 12 of 41



करल - ५		
१७५८	२९	१२०
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and of their agents, by the aforesaid date, then the Promoter shall be liable on demand to refund to the Purchaser the amounts already received by them in respect of the Apartment with interest as may be mentioned in Clause 4.1 herein above, from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

PROVIDED THAT the Promoter shall be entitled to reasonable extension of time for giving delivery of the Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of:



- Non-availability of steel, cement, other building materials; War, civil commotion, epidemic, pandemic or act of God;
- Any notice, order, rule, notification of the Government and/or other public or competent authority;
- The Purchaser has committed any default in payment of installment and all other amounts payable by the Purchaser to the Promoter in respect of the Apartment; and
- Any extra work / addition required to be carried in the Apartment as per the requirement and at the cost of the Purchaser.
- If any lockdown duration is imposed by Govt. authorities.

## 6.2. POSSESSION OF THE APARTMENT

### 6.2.1 Procedure of taking Possession

The Promoter, upon obtaining the occupancy certificate / completion certificate from the competent authority / Architect and the payment made by the Purchaser of all the amounts as per this Agreement, shall offer in writing the possession of the Apartment, to the Purchaser in terms of this Agreement to be taken within **3 (Three)** months from the date of issue of such notice and the Promoter shall give possession of the Apartment to the Purchaser. The Promoter agrees and undertakes to indemnify the Purchaser in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Purchaser agree(s) to pay all the amounts payable by the Purchaser under this Agreement including the advance maintenance charges as determined by the Promoter. The Promoter or its behalf shall offer the possession to the Purchaser in writing within 7 (seven) days of receiving the occupancy certificate / completion certificate from the competent authority / Architect.

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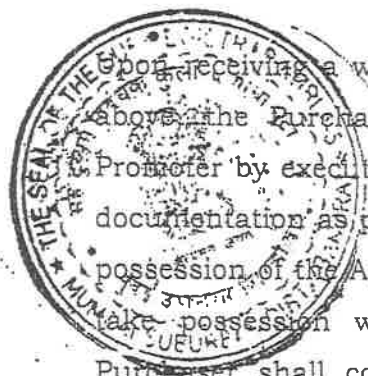
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6.2.2 The Purchaser shall take possession of the Apartment within **15 (Fifteen)** days of the written notice from the Promoter to the Allottee intimating that the Apartment/s is/are ready for use and occupancy.

**6.3. Failure of Purchaser to take Possession of Apartment**



Upon receiving a written intimation from the Promoter as per clause 6.2.1 above, the Purchaser shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment to the Purchaser. In case the Purchaser fails to take possession within the time provided in clause 6.2.2 above, the Purchaser shall continue to be liable to pay maintenance charges and property tax as applicable with interest for delayed payments.

**6.4. Defect Liability**

If within the period of 1 (one) year from the date of handing over the Apartment to the Purchaser herein, the Purchaser herein brings to the notice of the Promoter, any structural defect in the Apartment or in the building in which Apartment is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible, such defects shall be rectified by the Promoter at its own cost and expense and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under RERA, PROVIDED HOWEVER THAT any such defect arising due to unauthorized alterations carried out by the Purchaser or any other Purchaser in the Apartment(s) or building, the Promoter shall not be liable for the same.

PROVIDED FURTHER THAT it is agreed that the defect liability period shall be deemed to have commenced from the date of obtaining the occupation certificate or from the date on which the Promoter has given the necessary intimation in writing under this agreement to the Purchaser to take the possession or the date on which the Purchaser has taken possession of the Apartment for fit-outs or otherwise, whichever is earlier.

PROVIDED HOWEVER THAT the Purchaser shall not carry out any alterations of any nature whatsoever nature in the Apartment or in the fittings therein, in particular it is hereby agreed that the Purchaser shall not make any alterations in any of the fittings, pipes, water supply connections or any erection or

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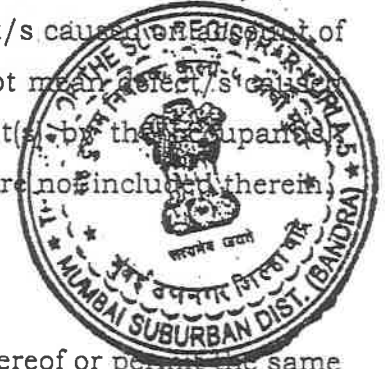
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करल - ५		
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alteration in the bathroom, toilet and kitchen, which may result in seepage of the water. If any of such works are carried out without the written consent of the Promoter, the defect liability of the Promoter shall become void automatically.

The word "Defect" here means only the structural defect/s caused on account of willful neglect on the part of the Promoter and shall not mean defect/s caused by normal wear and tear, negligent use of Apartment(s) by the occupant/s, vagaries of nature and defect/s in fittings and fixtures are not included therein.



#### 7. USE OF THE APARTMENT

- 7.i. The Purchaser shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence and for no other purpose whatsoever. Provided that, any owner/s or occupier/s of any residential apartment in the building / wing shall not use, the Apartment/s, for classes, massage center, gambling house or any illegal or immoral purpose.
- 7.ii. The Purchaser shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence. The Purchaser shall use the parking space, if it has been allotted to him, only for purpose of keeping or parking his personal light vehicle.
- 7.iii. After delivery of possession of the Apartment by the Promoter to the Allottee in terms of these presents, the Purchaser, for whatsoever reason desires to grant the use of the Apartment to any third party on leave and license basis or otherwise, prior written consent of the Promoter and after handover of the Building to the Society, prior written consent of the Society shall be required to be obtained by the Purchaser and copy of such leave and license agreement/instrument shall be deposited by the Purchaser with the Promoter or the Society, as the case may be, and further the Purchaser herein/owner shall ensure that such licensee(s) obtains requisite permission/clearance from the concerned police station in writing as to the use of the Apartment along with the details of the persons who intend to reside / use the Apartment.

#### 8. MEMBERSHIP OF SOCIETY

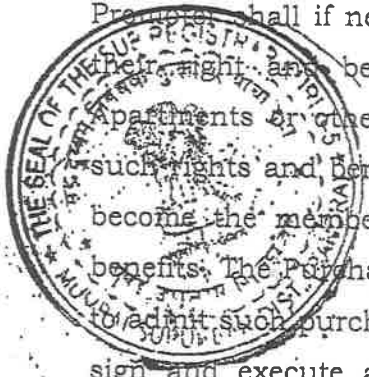
- 8.i. The Purchaser is aware that, this is a redevelopment Project and that the Co-operative Housing Society by the name "Sai Prasad C. H. S. Ltd.," has already been formed and registered in the year 9th March 1994 The Purchaser

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therefore, along with the existing Members and other Purchaser/s of Apartments in the building shall join as a Member of the said Society and sign and execute the application for membership and the other papers and documents for becoming a member as may be required by the Society. The Promoter shall if necessary become member of the said Society in respect of their right and benefits conferred /reserved herein in respect of unsold apartments or otherwise. If the Promoter transfers, assigns and disposes of such rights and benefits at any time to anybody, the purchasers thereof shall become the members of the said society in respect of the said rights and benefits. The Purchaser herein and the said society will not have any objection to admit such purchasers as members of the said society. The Purchaser shall sign and execute all applications, forms, declarations, bye-laws and other documents as may be required by the Society and shall also pay admission / membership fees and any other charges / contribution / corpus as may be directed by the Society.

- 8.ii. The Promoter reserves to itself, the unfettered right to full, free and complete right of way and means of access over, along and under all the internal access roads in the said Property and the common right of ways at all times, by day and night, for all purposes, with or without carts, carriages, motor cars, motor cycles, wagons and other vehicles (of all descriptions) laden or un laden, and with or without horses and other animals and also to lay and connect drains, pipes, cables and other amenities necessary for the full and proper use and enjoyment of the said property and if necessary to connect drains, pipes, cables etc. under over or along the land appurtenant to the building provided no hardship/inconvenience occurred to the members of the Society and other flat purchasers while using and enjoying their respective flats with the common amenities as agreed.
- 8.iii. The Promoter will have a right to install or have installed their logo in/upon one or more places in the said property and the Promoter reserve to themselves full, free and complete right of way and means of access to such places/s at all times for the purpose of repairing, painting, altering or changing the logo at their own costs till the Building is handed over to the Society.
- 8.iv. Within 15 (fifteen) days after notice in writing is given by the Promoter to the Purchaser that the Apartment is ready for use and occupancy, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the Building namely

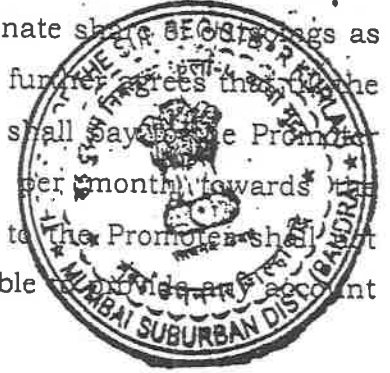
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local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, Watchman, sweepers and all other expenses necessary and incidental to the management and maintenance of the Property and building/s. Until the Building is handed over to the Society, the Purchaser shall pay to the Promoter such proportionate share as may be determined by the Promoter. The Purchaser further agrees that if the Purchaser's share is so determined, the Purchaser shall pay to the Promoter provisional monthly contribution of Rs. 2,635/- per month towards the outgoings. The amounts so paid by the Purchaser to the Promoter shall not carry any interest and the Promoter shall not be liable to provide any account thereof to the Purchaser and/or the Society.



- 8.v. The amount so paid by the Purchaser to the Promoter shall not carry any interest and remain with the Promoter till maintenance of the building in which Apartment is situated is handed over to the Society. On handing over the charge of the building to the Society, after deducting there from all the expenses including those mentioned above, the surplus, if any, shall be handed over, without interest, by the Promoter to the Society and any deficit amount shall be recovered from the Purchaser without being liable for rendering any account thereof to the purchasers and/or the Society. It is specifically agreed and understood by the Purchaser that if the Purchaser or any of the purchasers in the Building commits default in contributing their respective share towards aforesaid expenses, then and in that case, the Promoter shall be relieved of their obligations of providing such services and shall not be liable or responsible for hardship or inconvenience, if any, caused to the Purchaser and other purchasers and/or the members of the Society.

#### 9. OTHER PAYMENTS

The Purchaser shall on or before delivery of possession of the Apartment, pay/deposit with the Promoter, the following amounts: -

- i. **Rs. 25,750/-** for share money, admission/membership fee of the Society and other share of corpus contribution fixed by the Society;
- ii. **Rs. 2,00,000/-** Development Charges.
- iii. **Rs. 2,635/-** per month for deposit/charges towards provisional monthly contribution towards outgoings such as insurance, common lights, repairs

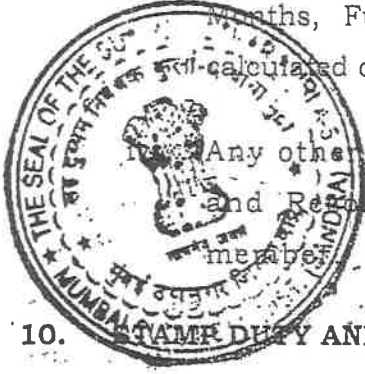
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करल - ५	
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and salaries of clerks, Watchman, sweepers, and all other expenses necessary and incidental to the management and maintenance of the said property and the said buildings of Society/s **Rs. 15,810/-** for a period of 6 months, Further extended if required. (monthly contribution will be calculated on carpet area)



Any other charges payable as per society's Rules and Regulations and Regulations passed in the AGM./EGM by majority of the members.

#### 10. STAMP DUTY AND REGISTRATION

The Developer & Promoters shall be liable to pay the stamp duty, registration charges.

#### 11. PURCHASER'S AGREEMENT TO PAY FURTHER AMOUNTS:

11.i. It is a condition of this Agreement and the Purchaser hereby agrees that at the time of taking possession of the Apartment, the Purchaser shall be required to pay to the Promoter and hereby covenants to pay to the Promoter the Total Price and other charges/deposits as aforesaid and that unless all such amounts are paid by the Purchaser to the Promoter, the Purchaser shall not be entitled to demand or acquire possession of the Apartment and the Promoter shall not be bound or required to hand over to the Purchaser possession of the Apartment and the Purchaser shall not have the right to use or occupy the Apartment or any of the common amenities, areas and facilities appurtenant thereto.

For any amount remaining unpaid by the Purchaser under this Agreement, the Promoter shall have first lien and charge on the Apartment agreed to be allotted/sold to the Purchaser in terms of these presents.

11.ii. The Purchaser further shall pay municipal and revenue taxes, N.A. taxes, local taxes, cess, duty or such other levies by local authority and/or by Government Departments and other statutory outgoings to the extent of the Purchaser's share due and payable from the date of issuance of Occupation Certificate of concerned building or as and when demand is made by the concerned authorities, whichever is earlier. The Promoter shall not be liable for any consequences for non-payment of municipal and other taxes for any reasons or grounds whatsoever.

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करल - ५		
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11.iii. In the event of termination of this Agreement for any reason, the Purchaser herein shall be, solely and absolutely, responsible to repay any housing loan availed by him/her/them from any bank/financial institution/company/lender and shall be entitled to get the refund of amounts paid subject to deductions as aforesaid, only upon receipt of no dues certificate from the bank/financial institution/company/lender. Notwithstanding what is stated hereinabove, it shall always be obligatory on the part of the Purchaser to pay the installments of the Total Price as and when due under the terms of this Agreement and the Purchaser shall promptly and duly pay the same on the respective due dates irrespective of the fact that the Purchaser has applied for loan to any bank/financial institution/company/lender and irrespective of the fact that such loan is under process and/or sanction or awaited/rejected.



**12. PAYMENT OF STATUTORY TAXES, CESSSES ETC:**

- 12.i. The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Goods and Services Tax (GST), and cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Building payable by the Promoter) up to the date of handing over the possession of the Apartment. It is agreed between the parties hereto that, the Purchaser herein shall bear and pay such Taxes on or about execution of these present or as and when such Taxes become payable from time to time for the sale transaction hereunder, to the Promoter herein to enable the Promoter to deposit/pay the same to the Government Authorities.
- 12.ii. If at any time, after execution of this agreement any existing tax is increased under respective statutes by the State and/or Central Government and / or any additional / new taxes / duty / charges / premium / cess / surcharge etc., by whatever name called, is/are levied or recovered or become payable under any statute/rule/regulation, notification or order either by the Central or the State Government or by the local authority or by any revenue or other authority, in respect of the said property or the Apartment or on this agreement or the transaction hereunder, the same shall be exclusively paid/borne by the Purchaser. The Purchaser hereby indemnifies and agrees to keep the Promoter fully indemnified from all such taxes, levies, costs and consequences.

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करल - ५		
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12.iii. From the date of the possession or Completion/Occupation Certificate, whichever is earlier, in respect of the Apartment, the Purchaser herein shall be liable to bear and pay all taxes, cesses in respect of the Apartment and proportionate maintenance charges in respect of the building and expenses for common facilities such as common electricity meter, water pump/s expenses, elevator etc. in respect of the Property to the respective authorities and/or to the Society. But it is specifically agreed between the Parties hereto that the Promoter shall not be responsible/liable to pay or share the aforesaid expenses in respect of unsold premises/apartments situated in the Building to be constructed on the said Property.



### 13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Purchaser as follows:

- 13(i). The Society has clear and marketable title with respect to the Property and the Promoter has development rights in the Property as declared in the title certificate annexed to this agreement and in pursuance thereof the Promoter has the requisite rights to carry out development upon the Property and also has actual and physical possession of the Property for construction of the Building;
- 13(ii). The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the Property and has obtained/shall obtain requisite approvals from time to time to complete the construction of the Building;
- 13(iii). There are no encumbrances upon the Property or the Building except those disclosed to the Purchaser;
- 13(iv). There are no litigations pending before any Court of law with respect to the Property or Building, except those disclosed in the title certificate(s);
- 13(v). All approvals, licenses and permits issued by the competent authorities with respect to the Building to be constructed are valid and subsisting and have been/will be obtained by following due process of law. Further, all approvals, licenses and permits issued/to be issued by the competent authorities with respect to the Building have been/shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Building and common areas;

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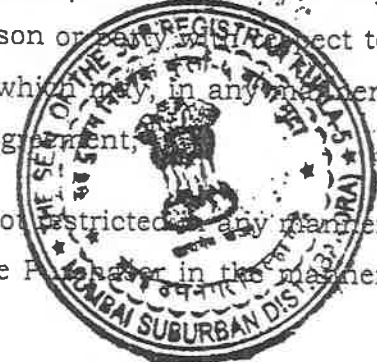
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करल - ५		
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- 13(vi). The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected;
- 13(vii). The Promoter has not entered into any agreement for sale and/or any other agreement / arrangement with any person or party in respect to the Apartment hereunder agreed to be sold, which may, in any manner, affect the rights of the Purchaser under this Agreement;
- 13(viii). The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the Apartment to the Purchaser in the manner contemplated in this Agreement;
- 13(ix). The Society/Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever; payable with respect to the Building to the competent authorities; and
- 13(x). 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 Property) has been received or served upon the Society/Promoter in respect of the Property and/or the Building to be constructed except as disclosed to the Purchaser.



#### 14. COVENANTS OF THE PURCHASER

The Purchaser himself with intention to bring all persons into whosoever hands the Apartment may come, doth hereby covenant with the Promoter as follows for the apartment and also for the building in which the Apartment is situated:

- 14 (i). To maintain the apartment at the Purchaser's own cost in good tenable repair and condition from the date of possession of the apartment is taken and shall not do or cause to be done anything in or to the Apartment or the building in which the Apartment is situated, staircase, entrance lobbies or any passage which may be against the rules, regulations or bye laws of the concerned local or any other authority or change/alter or make addition in or to the

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करल - ५		
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Apartment and/or to the building in which the Apartment is situated and in or to the Apartment itself or any part thereof.

- 14 (ii). Not to store in/outside the Apartment or surrounded area of the building, any goods which are of hazardous, combustible or dangerous nature or are too heavy as to damage the construction or structure of the building or storing of such goods is objected to by the concerned local authority or any other authority or under any law and shall not carry out or caused to be carried out heavy packages upper floors, which may damage or likely to damage staircase, common passages, lift / elevator or any other structure of the building including entrances of the building and in case of any damage is caused to the building in which the Apartment is situated on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for all the consequences of the breach.



- 14 (iii). To carry out at his own cost all internal repairs to the Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter. Provided that for the defect liability period such repairs shall be carried out by the Purchaser with the written consent and under the supervision of the Promoter and shall not do or cause to be done anything contrary to the rules, regulations and bye-laws of the concerned local authority or other public authority. But in the event of the Purchaser committing any act in contravention of the above provisions, the Purchaser shall be responsible and liable for the consequences thereof to the concerned authority and/or other public authority.

- 14 (iv). Not to demolish or cause to be demolished at any time or cause to make any addition and/or alteration of whatsoever nature in or to the Apartment or any part thereof and not to make any addition or alteration in the elevation including doors, windows, railing or to cover the adjacent terraces and sit out to create any roof or canopy or enclosures of any sort in any manner or to open any additional door or windows to any outer wall of the Apartment and outside colour scheme of the building and shall keep the sewers, drains, pipes, and appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect other parts of the building and shall not chisel or in any other manner cause damage to

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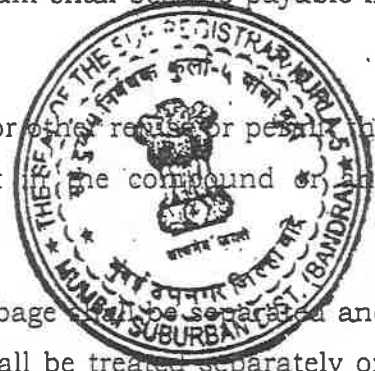
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करल - ५		
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columns, beams, walls, slabs or RCC pardsis or other structural members in the Apartment.

- 14 (v). Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Property and the building or any part thereof or whereby any increase in premium shall become payable in respect of the insurance.
- 14 (vi). Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Apartment or the compound or any portion of the Property and the building.
- 14 (vii). As per MCGM norms the dry and wet garbage shall be separated and wet garbage generated in the building shall be treated separately on the same plot by the residents, occupants and new flat purchasers of the apartments in the new building.
- 14 (viii). Pay to the Promoter within 15 (fifteen) days of demand by the Promoter, his share of security deposits and other charges demanded by the Promoter and/or concerned local authority or Government or electric supply company for giving water, electricity or any other service connection to the building in which the Apartment is situated.
- 14 (ix). To bear and pay the local taxes, water charges, insurance and such other levies, if any from the date of completion/occupation certificate in respect of the Apartment or from the date of possession, whichever is earlier, and also any additional increased taxes, insurances etc. which are imposed by the concerned local authority and/or the Government and/or other public authority on account of change of user of the Apartment by the Purchaser viz. user for any purposes other than for residential purposes as shown in the sanctioned plan.
- 14 (x). The Purchaser shall not let, sub-let, sell, transfer, assign or part with the Apartment or Purchaser's rights or interest under this agreement or part with the possession of the Apartment until all the dues payable by the Purchaser to the Promoter under this agreement are fully paid up and only if the Purchaser has not been guilty of breach of or non-observance of any of the terms and conditions of this agreement and until the Purchaser has intimated in writing to the Promoter and/or the Society, as the case may be, and obtained written consent for the same.



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करल - ५		
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14 (xi). The Purchaser shall observe and perform all the rules and regulations which the Society has adopted or may adopt in future and the additions, alterations, and/or amendments thereof that may be made from time to time for protection and maintenance of the Property and building which is to be constructed thereon and apartments 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 the Government and other public bodies. The Purchaser shall observe and perform all the stipulations and conditions laid down by Bye-laws of the Society, regarding the occupation and use of the Apartment in the building and shall pay and contribute regularly and punctually towards the taxes, expenses and other outgoings in accordance with the terms and conditions of this Agreement.

14 (xii). The Purchaser shall permit the Promoter and their surveyors and agents with or without workmen and others at all reasonable times to enter into and upon the Apartment and the Property and building or any part thereof to view and examine the state and condition thereof and/or to carry out any works in the Apartment or other parts of the Building.

14 (xiii). That only the said Apartment is agreed to be sold hereunder and at no time the Purchaser shall demand partition of his interest in the said building and/or said property, it being hereby agreed and declared by the Purchaser that such interest in the said Apartment is impartable.

14 (xiv). The Purchaser hereby expressly agrees and covenants with the Promoter that in the event of all Floors of the said proposed building on the said property being not ready for occupation simultaneously and in the event of the Promoter offering license to enter upon the said Apartment to the Purchaser earlier than completion of all the floors and wings on the said property then and in that event the Purchaser has no objection to the Promoter completing the construction of the balance Floor/s or building on the said property without any interference or objection by the Purchaser. The Purchaser further confirms that he shall not object to construction of the balance floor/s or building, wing/s or part/s thereof by the Promoter on the ground of nuisance, annoyance or any other ground

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करल - ५		
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or reason whatsoever and the Promoter shall be entitled to either by themselves or through their nominee, construct and complete the said floor or floors or wing/s or building/s on the said property as they may desire in their absolute discretion without any interference or objection or dispute by the Purchaser.

**15. SPECIAL COVENANTS AS TO THE ALTERATION AND**

15.1. The Purchaser shall not make or allow any internal changes to shifting of walls, toilets, chiselling walls and R.C.C. by the members in the Apartment and no request for providing or shifting of walls, toilets etc. in the Apartment shall be entertained.

15.2. The Promoter herein has specifically informed to the Purchaser and the Purchaser herein is also well aware that, the Promoter herein is developing the scheme with intention to have the homogeneity in the scheme as to landscaping, height and elevation of the building/s, outer colour scheme, terrace, windows and grills etc. and hence the Purchaser or any owner or occupier of the apartment/s in the building shall and will not be entitled to disturb the aforesaid homogeneity of the scheme or to erect any outer expansions by any manner and/or to install or hang any plants or to erect any type of permanent or temporary structure on the terraces or to store soil or heavy things on terraces. The Purchaser shall observe that, outlet of rain water / water of adjacent terraces / sit-outs / roofs shall always have proper flow and shall not obstruct the uninterrupted flow of water in any manner. The Purchaser herein specifically undertakes to abide aforesaid conditions and on relying upon this undertaking, the Promoter herein has agreed to allot and sale the apartment to the Purchaser herein, subject to the terms and condition of this Agreement.

15.3. In the Building the Promoter herein are providing amenities / material / plant and equipment in common facilities like elevator, electric room, tower parking etc. and which has to be operated / used by the persons in the Building with adequate knowledge and due diligence and observe all types of safety and considering this aspect, it is specifically agreed between the parties hereto that, the Promoter shall not be responsible after handing over of the Building to the Society and the Society shall set its own norms for use of common amenities in order to avoid damages due to misuse, injuries and causalities / calamities occurred and any damages of whatsoever nature caused to any person or

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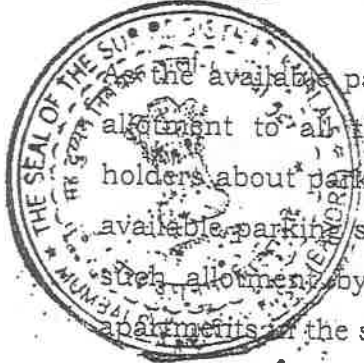
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property for that, the Promoter and/or its partners shall and will not be responsible in any manner whatsoever under any circumstances.

**16. PROMOTER'S EXCLUSIVE RIGHT OF ALLOTMENT OF PARKING SPACES:**



the available parking spaces in the new building may not be sufficient for allotment to all the purchasers, to avoid the disputes between apartment holders about parking spaces, the Promoter herein shall be entitled to allot the available parking spaces under stilt, tower parking and within open areas and such allotment by the promoter shall be binding on all the purchasers of apartments in the said new building.

**17. THE PROMOTER'S RIGHT TO DEAL WITH THE TERRACES ETC.**

As per Development Control Rules applicable to the Building to be constructed on the Property, the Promoter herein is required to pay the premium to the sanctioning authority / local authority for obtaining sanction for terraces and other area of the buildings and considering these aspects, the Promoter has paid premium amount and as such, the Promoter shall be entitled to deal with such terraces, etc. And the Purchaser herein by executing this Agreement has given his/her irrevocable consent for the same and the exclusive right of the Promoter to deal with same. It is hereby agreed that the areas mentioned in the "SECOND SCHEDULE" and only common Amenities mentioned in the "Annexure H" shall be the common facilities and the Promoter shall be entitled to declare all other common areas in the Building as restricted or reserved areas and facilities or alienate and dispose of such other areas and facilities in such manner as the Promoter thinks fit.

**18. THE PROMOTER'S RIGHT TO PROVIDE WITH A REFUGE AREA**

The Promoter herein is required to provide with Refuge area as per the directions of the Chief Fire Officer, Mumbai Fire Brigade. The Purchaser has been informed that as per the condition that may be imposed by the Chief Fire Officer B.M.C., the occupants of the Building are required to do the following acts, deeds and things and/or required to observe the following: -

- (i) Entrance door to the Refuge Area shall bear a signboard painted in luminous paint mentioning "REFUGE AREA IN CASE OF EMERGENCY"
- (ii) Adequate drinking water facilities shall be provided in the Refuge Area.

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करल - ५		
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- (iii) Adequate emergency lighting facility connected to the staircase, corridor lighting circuits shall be provided in the Refuge Area.

The Promoter or the Society, as the case may be, shall comply with the above requirements and the other fire safety measures as per the directions and regulations of the Chief Fire Officer, Mumbai Fire Brigade and further modifications made thereto, from time to time.

### 19. SPECIFIC COVENANTS

The Parties hereto hereby specifically covenant with each other as under:



- a) The relation between Promoter and the Purchaser in the transaction in respect of the Apartment is of seller and buyer respectively and the Promoter has agreed to sell the Apartment for the sale consideration on the terms and conditions set forth in this Agreement.
- b) The Purchaser herein admits and agrees to always admit that, after delivery of possession of the Apartment by the Promoter to the Purchaser herein, it will always be presumed that the Promoter has discharged and performed all their obligations including those under RERA.
- c) At the time of taking possession, the Purchaser shall inspect the Apartment and execute such other documents such as Possession Letter, Indemnity, Declaration, Undertaking, etc., as might be required by the Promoter.
- d) The Purchaser is hereby prohibited from raising any objection in the matter of sale of flats, apartments being commercial or otherwise in the buildings which are to be constructed on the Property, as well as in amenity space and allotment of exclusive right to use terrace/s, car parking spaces, tower parking, garden space, spaces for advertisement or any others space/s whether constructed or not and called under whatever name, etc. on the ground of nuisance, annoyance or inconvenience, for any profession, trade or business etc. that has been or will be permitted by law or by local authority in the concerned locality. For the aforesaid purpose, the Purchaser by executing these presents has given his/her irrevocable consent and for this reason a separate consent for the same is not required.

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करल - ५		
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from the competent authorities for the same and with proper precautions and care till handover of the said property along with building and other amenities to the Society and to appropriate the entire income or consideration in respect thereof for themselves.

- i) Notwithstanding anything contained anywhere in this Agreement, it is specifically agreed between the parties hereto that the Promoter shall have all the rights under this Agreement and other agreements in respect of the other apartments which shall continue to exist until and the payments in respect of all the apartments in the building forming part of the Promoted Allocated Area are received by the Promoter.
- j) The Promoter herein has neither undertaken any responsibility nor agreed anything with the Purchaser orally or otherwise and there is no implied agreement or covenant on the part of the Promoter, other than the terms and conditions expressly provided under this agreement and this agreement shall supersede any such prior writings or communications.
- k) If any marginal open space adjacent to the building, at ground floor or adjacent terrace or terrace above any apartment, has been allotted by the Promoter to the Purchaser of any apartment in the building, then such respective buyer and occupier of the such apartment shall use the same being open space or terrace etc. and not entitled to erect any type of permanent or temporary structure thereon or to store soil or solid things on any part of the terrace, to use any part of the terrace or parapet wall as the part of the flower bed and if any such buyer or Occupier of apartment holders in the building commit breach of this condition, the Promoter herein shall be entitled to remove such structure/s of any kind at the cost and risk of such respective apartment buyers or occupiers and recover the cost of removal from such buyer or occupiers. In light of this condition, the Purchaser herein undertakes to abide aforesaid condition and undertakes not to erect any type of structure in any premises being allotted as an exclusive right to use the terrace, sit out, passages, open space, parking space etc., if any, along with the apartment.
- l) Considering the Building to be constructed on the Property is residential building having residential flats/apartments and for that, having internal approach road and to have the security for the human beings, the



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Purchaser or his/her agents shall not damage the internal road and it is specifically prohibited to bring any heavy vehicle such as Trucks, Bulldozers, Buses, Tractors etc. inside the Building by any Purchaser/occupant in the Building or any third party and considering this aspect the Purchaser herein shall observe the aforesaid condition personally as well as by any person occupying or visiting the Apartment.



The Promoter herein by spending huge amount in providing specifications in the Apartment and for the buildings under construction on the Property, hence Purchaser / unauthorised persons / any agency shall not disturb the same under any circumstances the concealed plumbing, concealed wiring etc. and considering this aspect and to have the safety measures in place, the Purchaser shall not make or change all these amenities otherwise guarantee / warranty thereof may lapse as well as durability and stability of the building as to the R.C.C. frame work, concealed wiring load etc. may get damaged/affected and neither the Purchaser nor occupier of the Apartment or any person on behalf of them is entitled to chisel such internal walls in any manner or remove the walls or any part thereof or erect any additional wall or make any structural changes or in any manner increase the electrical load in the Apartment because wires will not take additional load and such an act will be amount to material breach of condition of this Agreement. Similarly after completion of the Building and handover to the society, the society will have absolute authority to expel the member of the Apartment and dispose of such apartment in market by following due process of law. This condition is the essence of contract and the Purchaser herein undertakes to abide the same.

- n) The Promoter herein by spending huge amount has intended to make external elevation for the building under construction on the Property and to have the such external look for long, the Promoter herein has specifically informed the Purchaser that any buyer of any apartment in the building shall and will not be entitled to chisel any external walls and / or have any additional openings in any manner for any purpose and further shall install cooling equipment's if required at the places provided for the same inside the duct and any unit shall not been seen on external elevation. The Purchaser herein undertakes to abide by this condition and if any owner or occupier of any apartment in the building commits breach of this condition then, the Promoter as well as the society and its

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करल - ५		
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office bearers shall have absolute right and authority to close such openings, if any, and recover the cost incurred for the same with interest from such purchaser and/or occupier of the apartment.

- o) The Promoter herein has specifically informed the Purchaser that the guarantee for plaster of paris work, water proofing and anti-termites treatment in the Building shall stand automatically extinguished if any purchaser or occupier of apartment in the building/wing/chisel or damage the aforesaid works in any manner. Considering this aspect, the Purchaser herein undertakes not to chisel/damage any such work in any manner, which may affect or lead to cancellation of the said guarantee or warranty.
- p) The parties hereto are well aware that, the Flat Number is three or four digits, first one or two digits denote floor of the building / wing and last digit denote the flat number.
- q) It is expressly agreed that nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartment or any portion of the said land and/or building. The Purchaser shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and the Promoter have right to use and enjoy/use/allot at all times the facilities like all compulsory open spaces, parking spaces, internal common roads, pathways, garden, recreation ground and facilities, playing equipment's, storm water drainage, common areas and facilities, sewerage lines, water courses, electricity-cables, electrical substations, telephone cables, under-ground and overhead water tanks, water pipe line, pump rooms auxiliary tank, common lighting, dish antenna, common antenna, cable video, meter rooms, servants common toilets, lifts, society office room, stilt in the compound, lift machine room and all such amenities/facilities that may be provided by the Promoter until the said structure of the building is handed over to the Society.

## 20. NAME OF THE SCHEME AND BUILDINGS / WINGS

Notwithstanding anything contained anywhere in this agreement, it is specifically agreed between the parties hereto that, the Promoter herein has decided to have the name of the Building "Sai Prasad C. H. S. Ltd.," and the building will be denoted by such letters and further erect or affix Promoter's

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name board at suitable places as decided by the Promoter at the entrances of the building. The Purchaser or other apartment holders in the building/s or the Society are not entitled to change the aforesaid Building name and/or remove or alter Promoter's name board in any circumstances.

**21. PROMOTER NOT TO CREATE MORTGAGE/CHARGE ON APARTMENT**



The Promoter shall be entitled to raise loan and mortgage the Promoter Allocated Area. However, after the Promoter executes this Agreement, the Promoter shall not mortgage or create a charge on the Apartment and if any such mortgage or charge is made or created then, notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Purchaser who has purchased or agreed to purchase such Apartment.

**22. BINDING EFFECT**

Forwarding this Agreement to the Purchaser by the Promoter does not create a binding obligation on the part of the Promoter 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 Promoter. If the Purchaser(s) fails to execute and deliver to the Promoter this Agreement within 15 (thirty) 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 Promoter, then the Promoter 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 shall be treated as cancelled and the booking amount/EMD shall stand forfeited.

**23. ENTIRE AGREEMENT**

This Agreement, along with its schedules and annexure, constitute the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

**24. RIGHT TO AMEND**

*(Signature)*

Minal N. Patil

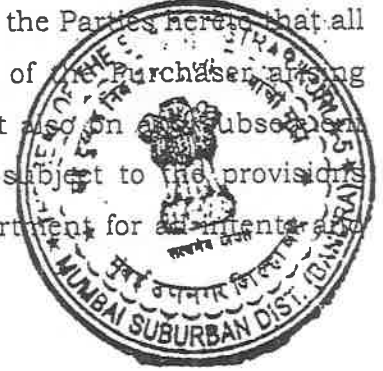
*(Signature)*

करल - ५		
१३५८	०१	१२०
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This Agreement may only be amended through written consent of the Parties.

**25. PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER / SUBSEQUENT PURCHASERS**

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations of the Purchaser arising hereunder shall apply not only on the Purchaser but also on all subsequent purchasers of the Apartment (in case of a transfer subject to the provisions hereof) as the said obligations go along with the Apartment for all intents and purposes.



**26. NOC Required for resale**

The buyer of flat has to seek NOC from the builder/developer while re-selling his flat/shop/parking space till the O.C is granted.

**27. SEVERABILITY**

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable.

**28. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT**

Wherever in this Agreement it is stipulated that the Purchaser has to make any payment, in common with other purchaser(s) in the Building, the same shall be in proportion to the RERA carpet area of the Apartment to the total RERA carpet area of all the Apartments in the Building.

**29. FURTHER ASSURANCES**

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments, forms and writings and take such other actions, in addition to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of

*Plb*

Minal N. Patil

*Khanam*

करल - ५		
१३५८	४२	१२०
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any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

**30. REGISTRATION OF THIS AGREEMENT**

30.1 The execution of this Agreement shall be complete only upon its execution by the Parties and registration at the office of the Sub-Registrar by admission of execution by the Parties.

30.2 The Purchaser and/or the Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Indian Registration Act and the Purchaser and the authorised signatory/attorney of the Promoter will attend such office and admit execution thereof.

**31. SERVICE OF NOTICES:**

That all notices to be served on the Purchaser and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

- Name of Purchaser : **Mrs. Minal Nandkumar Patil**  
**Miss. Sonam Nandkumar Patil**
- Mail ID : patilsonam015@gmail.com
- Contact Number : **9892351293/9004650666**
- Residential Address : **6, Mangesh Sadan, 1ST Carter Road,  
Borivali (East) Mumbai 400066.**
- Name of Promoter :- **M/S. ADITYARAJ BUILDERS**
- Office Address :- **101 and 102, Purnima Pride, Building No. 03, Tagore  
Nagar, Vikhroli (E), Mumbai - 400083.**
- Notified Email ID : adityarajgroup@hotmail.com

It shall be the duty of the Purchaser and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Purchaser, as the case maybe.

*(Signature)*

Minal N. Patil

*(Signature)*

करल - ५		
९३५	४३	९२०
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That in case there are joint purchasers all communications shall be sent by the Promoter to the Purchaser whose name appears first and at the address given by him / her which shall for all intents and purposes to consider as properly served on all the Purchasers.

### 32. TERMINATION OF AGREEMENT

- 32.1 Without prejudice to the right of Promoter to charge interest in terms of sub clause 4.1 above, on the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Promoter under this Agreement (including his/her proportionate share of taxes levied by the concerned local authority and other outgoings) and on the Purchaser committing three defaults of payment of instalments, taxes and/or other outgoings, the Promoter shall, at their discretion and option, be entitled to terminate this Agreement.



Provided that the Promoter shall give notice of 15 (fifteen) days in writing to the Purchaser at the address and e-mail id provided by the Purchaser, of the Promoter's 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. If the Purchaser fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, the Promoter shall be entitled to terminate this Agreement. In such an event, the Promoter through any of its partners shall be entitled to act as attorney of the Purchaser for the purpose of execution and registration of the requisite cancellation agreement and the Purchaser shall not be entitled to raise any objection in that regard.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Purchaser the instalments of sale consideration of the Apartment which may till then have been paid by the Purchaser to the Promoter, after deducting 10% (ten percent) of the total sale consideration as predetermined liquidated damages and the loss, if any, the Promoter may be suffer on resell of the Apartment to any other Purchaser.

- 32.2. For the purpose aforesaid, the Purchaser hereby appoints the Promoter and its partners as attorney(s) of the Purchaser to inter alia execute and present for registration the Cancellation Agreement or any other deed, document and writing signifying cancellation and termination of this Agreement in such form and manner as the Promoter may deem fit in its sole discretion and thereupon

*Ch*

Minal N. Patil *[Signature]*

करल - 4		
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the Purchaser shall have no rights or interest left in the Apartment or any other claim hereunder save and except refund of the amounts paid by the Purchaser after deducting 10% of the total sale consideration and the loss, if any, the Promoter may be suffer on resell of the Apartment to any other Purchaser PROVIDED HOWEVER THAT the Purchaser shall have no claim in the profit, if any realized by the Promoter on reselling the Apartment at higher price..

32. If it is specifically agreed between the Parties hereto that, if the transaction in respect of the Apartment between the Promoter and Purchaser herein is terminated as stated in sub-para (a) and (b) hereinabove written, then all the instruments and writings under whatsoever head executed between the parties hereto or between the Promoter and Purchaser herein shall stand automatically cancelled and the Purchaser shall have no right, title, interest or claim against the Promoter.

32.4. Notwithstanding any of the above clauses, in the event the Promoter is unable to give possession of the Apartment on the due date, for any reason whatsoever, the Purchaser will be entitled to terminate this Agreement and on such termination by the Purchaser, the Promoter shall within 60 (sixty) days of such termination refund the entire amount received from the Purchaser under this Agreement with interest as specified in the Rules.

### 33. DISPUTE RESOLUTION

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, it shall be referred to the Authority under RERA.

### 34. GOVERNING LAW

The rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and subject to clause 34 above, the courts and tribunals at Mumbai will have the jurisdiction.

### 35. MEANING OF WORDS IN THE AGREEMENT

In this Agreement unless context otherwise implies:

- The expression defined herein shall have the respective meaning assigned to them.
- The singular wherever used shall include plural and vice-versa.

*Pak*

Minal N. Pabli

*[Signature]*



करल - ५		
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- c) The masculine gender used herein shall include feminine and/or neutral gender wherever applicable.

**36. MISCELLANEOUS:**

- a) The titles of the clauses are for ease of reference only and shall not control or affect the meaning or construction or scope of any provision hereof.
- b) Print and electronic media advertisement, the brochure, layout, display plan, model of the Building, perspective and such other promotional and publicity literature shall be informative in its nature and subject to change from time to time without notice and shall not constitute part of this contract and shall not be enforceable against the Promoter.



**37. EFFECT OF LAWS:**

This Agreement shall always be subject to the provisions of Real Estate (Regulation and Development) Act, 2016 (RERA) read with Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of estate agents, rates of interest and disclosures on website) Rules, 2017.

*Blk*

Minal N. Patil *[Signature]*

करल - ५		
९९५८	०६	१२०
२०२२		

**FIRST SCHEDULE ABOVE REFERRED TO  
DESCRIPTION OF THE PROPERTY**

All that piece and parcel of the land bearing Survey No. 113, [part], City Survey No. 349 [part] 01 to 17 admeasuring 785.02 sq. mtrs. or thereabouts of Sai Prasad C. H. S. Ltd., lying, being and situate at 'Tagore Nagar Sai Prasad C. H. S. Ltd." Bldg. No. 37, Village Hariyali, Tagore Nagar, Vikhroli (E), Mumbai - 400 083. Survey No. 113 (Part), City Survey No. 349 [part.] in the Registration Sub-District of Kurla, Mumbai Suburban District, and bounded as follows:



On the North	:	Bldg. No. 36.
On the South	:	40'.00" Wide Road
On the East	:	56. 00" Wide Road and O. B. No.9 and U.G. Tank
On the West	:	40'.00" Wide Road

**SECOND SCHEDULE ABOVE REFERRED TO  
DETAILS OF THE APARTMENT**

1.1 Residential Apartment being Flat No. 1404 having Rera carpet area admeasuring 527 sq. ft. Situated on the 14th floor in the Building to be named as "Sai Prasad C. H. S. Ltd" under construction on the land more particularly described in the First Schedule hereinabove written.

*Pk*



Minal N. Pati

*Minal N. Pati*

करल - ५		
१३५८	१०	१२०
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IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HAND ON THE DAY AND YEAR WRITTEN HEREINABOVE.

SIGNED AND DELIVERED BY THE PROMOTER within named  
**M/s. Adityaraj Builders**  
 Through its Partner

1. Mr. Rajkumar G. Khushalani

*RK*

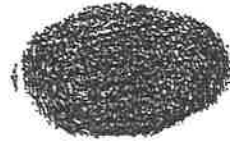


in the presence of:

- M. Patil*
- P*

SIGNED AND DELIVERED by the PURCHASER within named:

1. Mrs. Minal Nandkumar Patil



Minal N. Patil

2. Miss. Sonam Nandkumar Patil

*Sonam*



in the presence of

- M. Patil*
- P*



Minal N. Patil *Sonam*

करल - ५		
१३५८	०६	१२०
२०२२		

## RECEIPT

RECEIVED from the within named Mrs. Minal Nandkumar Patil and Miss. Sonam Nandkumar Patil a sum of Rs. 9,00,000/- (Rupees Nine Lakhs Only), being the Part consideration amount paid by her/his/them to us till date.

WE SAY RECEIVED Rs. 9,00,000/-

For M/s. Adityaraj Builders



Partner/Authorized Signatory

Witnesses:

1. 

2. 



करल - ५		
९९५८	२६	१२०
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## Declaration

We Mrs. Minal Nandkumar Patil aged about 57 years and Miss. Sonam Nandkumar Patil aged about 26 presently residing at 6, Mangesh Sadan, 1ST Carter Road, Borivali (East) Mumbai 400066.

Do hereby confirm and submit as follows:-

1. We had booked a Flat No. 1404 on the 14th floor at Tagore Nagar Sai Prasad C. H. S. Ltd." Bldg. No. 37, Village Hariyali, Tagore Nagar, Vikhron (E), Mumbai - 400 083. Survey No. 113 (Part), City Survey No. 349 [part].
2. The total consideration amount of the said Flat is Rs. 89,00,000/- (Rupees Eighty Nine Lakhs Only).
3. Advance / part payment in respect of the said Flat so far paid by me / us to the developer is Rs. 9,00,000/- (Rupees Nine Lakhs Only).
4. Balance payment due is Rs. 80,00,000/- (Rupees Eighty Lakhs Only), and the same will be paid as per the clause 1 of the sale agreement (Payment schedule attached herewith), since the bank has already sanctioned the required loan amount we undertake to submit bank's loan sanction letter to the developers before registration of the sale agreement, further if the bank loan is not disbursed as per payment schedule as shown in the sale agreement, then We will arrange the funds from our own sources and if we fail to arrange the funds within 30 days, then the developer will be at the liberty to cancel the registered sale agreement and subsequently the developer can sell the flat to any other buyer, for which We will not have any objection and we will accept the refund of the amounts whatever till date paid by us.
5. I am aware that this affidavit will be attached to Sale Agreement before registration.



Solemnly affirmed at Mumbai.

Minal N. Patil

Sonam

This .....<sup>th</sup> 24.....day of .....JAN.....2022

Sonam

करल - ५		
११५८	५०	१२०
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करल - ५  
 १३५८ ३१ १२०  
 २०२२  
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मालमत्ता पत्रक

विभाग/महाराष्ट्र हरियाली तालुका/न.भू.मा.का. -- न.भू.अ.घाटकोपर जिल्हा -- मुंबई उपनगर जिल्हा  
 शहर भूमापन शट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिवल्या आहाराणाचा किनासा  
 क्रमांक का.पं.न. चौ.मी. तपशील आर्किटेक्चर फेर तपशील आर्किटेक्चर



भूविधाधिकार --  
 हक्काचा मुळ धारक वर्ष महाराष्ट्र गृह निर्माण मंडळ मुंबई.  
 पट्टेदार --  
 इतर भार --  
 इतर शंरे --



व्यवहार	खंड क्रमांक	नविन घरक (धा) पट्टेदार (प) किंवा भार (भा)
०८/११/१९७१ वि.शं.सा.आदेश सि.स.नं.१०३ पत्रा		
०४/०७/१९७३ वि.चौ.जे.आदेश मि.म.नं.१०३ पत्रा		

नपामणी करणारा - खरी नक्कल - न.भू.अ.घाटकोपर मुंबई उपनगर जिल्हा

अजे क्रमांक २५३६ अजं आल्याची तारीख ११/११/१९९५  
 नक्कलेचा शुल्क ६०-०० नक्कल तयार तारीख २६/११/१९९५  
 नक्कलेची प्रतिवात तयार करणार २१/११/९५  
 तपासणी शुल्क तपासणी करणार ११/११/९५  
 चक्राद शुल्क २-०० नक्कल शिल्लकी तारीख.  
 एकुण शुल्क ६२-०० खरी प्रत ११/११/९५

Rathod  
 नगर भूमापन अधिकारी  
 घाटकोपर

२१/११/९५  
 नगर भूमापन अधिकारी  
 घाटकोपर

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मालमत्ता पत्रक

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विभाग/मोर्चा - हरियाली	तालुका/न.भु.मा.का. -- न.भू.अ.घाटकोपर	जिल्हा - मुंबई उपनगर जिल्हा
गाव भूमा	शेत नंबर	प्लॉट नंबर
क्षेत्र	धारणाधिकार	शासनाला दिलेल्या आकाराचा किंवा भूदंडाचा तपशील आणखी जास्त कर तपासणीची निर्धारित
क्रमांक / फा. प्लॉ. न.		
३४९/१	३४९/१	
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		सि.स.नं. १२३ पहा.



सुविधाधिकार			
हक्काचा मुळ धारक			
वर्ष			
पडुदार			
इतर भार			
इतर शंरे			
विवरण	खंड क्रमांक	नयन धारक (धा) पडुदार (प) किंवा भार (भा)	साक्षात्कन



०५/११/१९७१

वि.शं.सा.आदेश सि.स.नं.१२३ पहा

गना -  
२५/०७/०१  
न.भू.अ.  
घाटकोपर

०६/०७/१९७३

वि.शं.सा.आदेश सि.स.नं.१२३ पहा

गना -  
२५/०७/०१  
न.भू.अ.  
घाटकोपर

नपासणी करणारा -

खरी नक्कल -

न.भू.अ.घाटकोपर

मुंबई उपनगर जिल्हा

अज क्रमांक २५३६ अजं आल्याची तारीख ११/०५/१५  
 नक्कलेचा शुल्क ६०-०० नक्कल तयार तारीख २५/०५/१५  
 नक्कलेची प्रतिवार तयार करणार २१/०५/१५  
 तपासणी शुल्क तपासणी करणार १५/०५/१५  
 कागद शुल्क २-०० नक्कल तयार तारीख १५/०५/१५  
 एकुण शुल्क ६२-०० खरी प्रत ६/६/२०१५

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 नगर भूमापन अधिकारी  
 घाटकोपर

*21/5/15*  
 नगर भूमापन अधिकारी  
 घाटकोपर



करल - ५	
१७५८	५३/१२०
२०२२	३६३

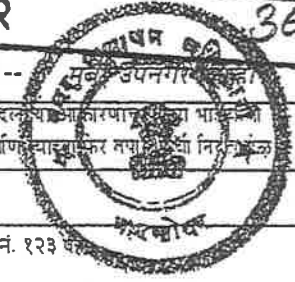
मालमत्ता पत्रक

विभाग/मौजे -- हरियाली

तालुका/न.भू.मा.का. -- न.भू.अ.घाटकोपर

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमा क्रमांक फा. प्लॉ. न.	प्लॉट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेला आकारपान किंवा भांडवली तपशील आणणे व्हाय्याधिकार तपशील किंवा निर्माणपत्र
३४९/२	३४९/२				
			३४.३	ह-१	सि.स.नं. १२३




सुविधाधिकार	--
हक्काचा मुल्य धारक वर्ष	महाराष्ट्र गृह निर्माण मंडळ मुंबई.
पडेटा	--
इतर भार	--
इतर शरें	--




दि.	व्यवहार	खंड क्रमांक	नविन धारक (धा) पडुंदार (प) किंवा भार (भा)	साक्षात्कन
२५/११/१९७१	वि.शं.सा.आदेश सि.स.नं.१२३ पहा			
०४/०७/१९७३	रि.वी.शे.आदेश सि.स.नं.१२३ पहा			

तपासणी करणारा - खरी नक्कल - न.भू.अ.घाटकोपर  
मुंबई उपनगर जिल्हा

अजं क्रमांक २५३६ अजं आल्याची तारीख ११/११/१९७५  
 नक्कलेचा शुल्क ६०-०० तक्कल तयार तारीख २६/११/१९७५  
 नक्कलेची प्रतिका तयार करणार २९/११/७५  
 तपासणी करणार ०४/०७/७३  
 कागद शुल्क २-०० नक्कल आल्याची तारीख ११/११/७५  
 एकूण शुल्क ६२-०० खरी पत ६/७/२०१५

  
 उपनगर जिल्हा  
 न.भू.अ.घाटकोपर

  
 नगर भूमिपत अधिकारी ३/७  
 घाटकोपर

करल - ५		
१३५८	५०	१२०
२०२२		

मालमत्ता पत्रक

विभाग/मोब्ले - हरियाली तालुका/न.भु.भा.का. -- न.भु.अ.घाटकोपर जिल्हा -- मुंबई उपनगर जिल्हा

श.स.नं. १२३ पहा

सुविधाधिकार

हक्काचा मुळ धारक वर्ष

पट्टेदार

इतर भार

इतर शरें



दि	व्यहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
०५/११/१९७१	वि.शं.सा.आदेश सि.स.नं.१०३ पहा			गव्ह - १९७१-७२-३०
०४/०७/१९७३	वि.वी.शं.आदेश सि.स.नं.१२३ पहा			गव्ह - १९७३-७४-३३

तपासणी करणारा - खरी नक्कल - न.भु.अ.घाटकोपर मुंबई उपनगर जिल्हा

अजं क्रमांक २५३६ अजं आल्याची तारीख १०/०६/२०१५  
 नक्कलेचा शुल्क ६०-०० नक्कल तयार तारीख २५/६/२०१५  
 नक्कलेची प्रतिवादा तयार करणार २१/०७/१५  
 तपासणी करणार तपासणी करणार ११/०७/१५  
 कायदा शुल्क २०० नक्कल दिव्याची तारीख ११/०७/१५  
 एकुण शुल्क ६२-०० खरी प्रत ६/७/२०१५

*Rathel*  
 नगर भूनामन अधिकारी  
 घाटकोपर

*११/०७/१५*  
 नगर भूनामन अधिकारी  
 घाटकोपर

करल - ५		
१७५८	५५	१२०
२०२२	३६९	

मालमत्ता पत्रक

विभाग/मौजे -- हरिचाली तालुका/न.भू.मा.का. -- न.भू.अ.घाटकोपर

जिल्हा -- मुंबई उपनगर जिल्हा	शासनाला दिलेल्या आकाराचा किंवा घाटकोपर तपशील आदि त्याच्या फेर तपशीलांचा नियम येथे			
नगर भूमापन क्रमांक / फा. प्लॉ. न.	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	सि.स.नं. १२३ पहा. घाटकोपर
३४९/४	३४९/४	३५.२	ह-१	



सुविधाधिकार	--
हक्काचा मुळ धारक वर्ष	महाराष्ट्र गृह निर्माण मंडळ मुंबई.
पट्टेदार	--
इतर भार	--
इतर श्रे	--



दि	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)
२५/११/१९७१	वि.शं.सा.आदेश सि.स.नं.१२३ पहा		
०४/०७/१९७३	वि.वां.शं.आदेश सि.स.नं.१२३ पहा		

तपासणी करणारा - खरी नक्कल - न.भू.अ.घाटकोपर मुंबई उपनगर जिल्हा

अज क्रमांक २५३६ अज आल्याची तारीख १२/०५/१५  
 नक्कलेचा शुल्क ६०-०० नक्कल तयार तारीख २५/०५/१५  
 नक्कलेची प्रतियाग तयार करणार २५/०५/१५  
 तपासणी शुल्क तपासणी करणार २५/०५/१५  
 कागद शुल्क २०० नक्कल दिल्याची तारीख २५/०५/१५  
 एकुण शुल्क ६२०० खरी प्रत ६/०५/२०१५

*Rathod*  
 धारक  
 नगर भूमापन अधिकारी  
 घाटकोपर

*25/05/15*  
 नगर भूमापन अधिकारी  
 घाटकोपर

करल - ५		
१३५८	५०१२०	
२०२२		

मालमत्ता पत्रक

371

विभाग/मोह -- हरियाली

तालुका/न.भू.मा.का. -- न.भू.अ.घाटकोपर

जिल्हा --



नगर भूचक्र क्रमांक / फा. प्लॉ. न	प्लॉट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या तपसणी आणि त्याची फार धारणाधिकार प्राप्त वगैरे
३४९/५	३४९/५		३५.२	ह-१	सि.स.नं. १२३ पहा.

सुविधाधिकार

हक्काचा मुळ धरक वर्ष

पडेंदार

इतर भार

इतर शेरें



दि	व्यवहार	खंड क्रमांक	नमिन धारक (धा) पडेंदार (प) किंवा भार (भा)	साक्षात्कृत
०५/११/१९७१	वि.शं.सा.आदेश सि.स.नं.१२३ पहा			महो - १९७१-१२-३० न.भू.अ. घाटकोपर
०४/०७/१९७३	वि.वी.शं.आदेश सि.स.नं.१०३ पहा			महो - १९७३-०७-३० न.भू.अ. घाटकोपर


तपसणी करणारा -

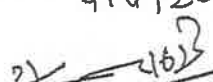
खरी नक्कल -

न.भू.अ.घाटकोपर

मुंबई उपनगर जिल्हा

अजं क्रमांक २५३६ अजं आल्याची तारीख १७/०५/१५  
 नक्कलेचा शुल्क ६०-०० नक्कल तयार तारीख २६/०५/१५  
 नक्कलेची प्रतित्वा तयार करणार २२/०५/१५  
 तपसणी शुल्क तपसणी करणार १६/०५/१५  
 कागद शुल्क २-०० नक्कल दिल्याची तारीख १५/०५/१५  
 एकूण शुल्क ६२-०० खरी पत ६/६/२०१५

  
 वरिष्ठ अधिकारी  
 नगर भूमापन अधिकारी  
 घाटकोपर

  
 नगर भूमापन अधिकारी  
 घाटकोपर

करल - ५  
 १९५८ ५७ १२०  
 २०२२ ३७३

मालमत्ता पत्रक

विभाग/मौजे -- हरियाली तालुका/न.भू.मा.का. -- न.भू.अ.घाटकोपर जिल्हा --  
 नगर भूमांक / फा. पत्रा. न. प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या भूमांकाचा नव्या भागाचा तपशील आणि माच्या कर तपासणीचा नियम संकलन  
 ३४९/६ ३४९/६ ३३.८ ह-१ सि.स.नं. १२३



स्विधाधिकार --  
 हक्काचा मूळ धारक वर्ष महाराष्ट्र गृह निर्माण मंडळ मुंबई.  
 पडुदार  
 इतर भार --  
 इतर शोरे --



दि.	व्यवहार	खंड क्रमांक	नॉमिन वारक (धा) पडुदार (प) किंवा भार (भा)	साक्षिकांक
२५/१२/१९७६	वि.शं.सा.आदेश सि.स.नं.१२३ पहा			पत्रा - १९७६-७७-३० न.गु.अ. धा.६.११
०४/०७/१९७३	रि.वी.शं.आदेश सि.स.नं.१२३ पहा			पत्रा - १९७३-७४-३० न.गु.अ. धा.६.११

तपासणी करणारा - खरी नक्कल - न.भू.अ.घाटकोपर मुंबई उपनगर जिल्हा

अज क्रमांक २५३६ अजं आल्याची तारीख १७.१२.२०१५  
 नक्कलेचा शुल्क ६०-०० नक्कल तयार तारीख २६.१२.२०१५  
 नक्कलेची प्रतियाग तयार करणार २५.१२.२०१५  
 तपासणी शुल्क तपासणी करणार २५.१२.२०१५  
 कागद शुल्क २-०० नक्कल दिल्याची तारीख. २५.१२.२०१५  
 एकूण शुल्क ६२-०० खरी पत्र ६.१७.२०१५

*Ritish*  
 नगर भूमापन अधिकारी  
 घाटकोपर

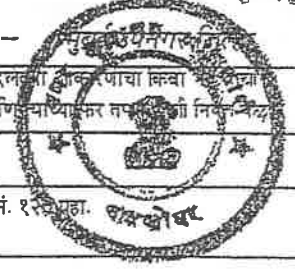
*7/12/2015*  
 ३७३  
 नगर भूमापन अधिकारी  
 घाटकोपर

करल - ५		
११५८	yr	१२०
२०२२		

मालमत्ता पत्रक

375

विभाग/मौज - हरियाली	तालुका/न.भू.मा.का. -- न.भू.अ.घाटकोपर	जिल्हा - मुंबई उपनगर जिल्हा
नगर भूखंड क्रमांक / का. प्लॉ. न.	प्लॉट नंबर	क्षेत्र चौ.मी.
३४९/७	३४९/७	३४.३
		ह-१
		सि.स.नं. १२३ पहा



सुविधाधिकार	
दयकाचा मुल धारक वर्ष	
पडदार	
उतर भार	
इतर शरे	



दि	व्यवहार	खंड क्रमांक	नविन धारक (धा) पडदार (प) किंवा भार (भा)	साक्षात्कृत
२५/११/१९७४	वि.शं.सा.आदेश सि.स.नं.१२३ पहा			महा - १२३-००-०० न.प.५ घाटकोपर
०४/०७/१९७३	वि.वी.शं.आदेश सि.स.नं.१२३ पहा			महा - १२३-००-००-०० न.प.५ घाटकोपर

तपासणी करणाट - खरो नक्कल - न.भू.अ.घाटकोपर मुंबई उपनगर जिल्हा

अजं क्रमांक २५३६ अजं आल्याची तारीख ११/०५/२०१५  
 नवकरांची शुल्क ६०-०० नक्कल तयार तारीख २६/०५/२०१५  
 नवकरांची श्रुतिधार तयार करणार २०/०५/१५  
 साधारण शुल्क २००० साधारण करणार १५/०५/१५  
 धारण शुल्क २००० नक्कल दिव्याची तारीख. १५/०५/१५  
 एकुल शुल्क ६२-०० खरो प्रत ६/०६/२०१५

*Rahul*  
 इतर सुलापन अधिकारी  
 घाटकोपर

*[Signature]*  
 नगर सुलापन अधिकारी  
 घाटकोपर

करल - ५  
 १३५८ ५२ १२०  
 २०२२

मालमत्ता पत्रक

विभाग/मोजे -- हरियाली तालुका/न.भू.मा.का. -- न.भू.अ.घाटकोपर जिल्हा -- मुंबई उपनगर जिल्हा  
 नगर भूमापन क्रमांक. भा. प्लॉ. न. प्लॉट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकारपेक्षा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियम क्रं.।  
 ३४९/८ ३४९/८ ३५.२ ह-१ सि.स.नं. १२३ पहा.

सुविधाधिकार --  
 हक्काचा मुळ धारक वचं महाराष्ट्र गृह निर्माण मंडळ मुंबई.  
 पट्टेदार --  
 इतर भार --  
 इतर शरें --



दि.	व्यवहार	खंड क्रमांक	नविन घरक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षीकन
२५/११/१९७१	वि.शं.सा.आदेश सि.स.नं.१२३ पहा			
०८/०७/१९७३	वि.वी.शं.आदेश सि.स.नं.१२३ पहा			

तपासणी करणारा - खरी नक्कल - न.भू.अ.घाटकोपर  
 मुंबई उपनगर जिल्हा

अज अंत्याची तारीख २५/११/७१  
 नक्कलेचा क्रमांक ६०-०० तक्रार तक्रार तारीख २६/६/२०१५  
 नक्कलेची पुरवठा तयार करणारा  
 तपासणी करणारा  
 कायदा  
 एकुल शुल्क ६९-००  
 सरो पल ६/०/२०१५  
 नगर भूमापन अधिकारी  
 घाटकोपर

करल - ५		
१३५८	६०	१२०
३०२२		

मालमत्ता पत्रक

३७१

विभाग/मोजे	हरियाली	तालुका/न.भु.भा.का. -- न.भू.अ.घाटकोपर	जिल्हा
नगर भूमा	प्लॉट नंबर	क्षेत्र	शासनालायक क्षेत्र / आकाशवाणी किंवा मिरचिका
क्रमांक / फा. प्लॉ. न.	प्लॉट नंबर	धारणाधिकार	तपशील आणि त्याच्या फेर तपशीलांची प्रकृत प्रकृत
३४९/९	३४९/९	३५.२	ह-१
			सि.स.नं. १



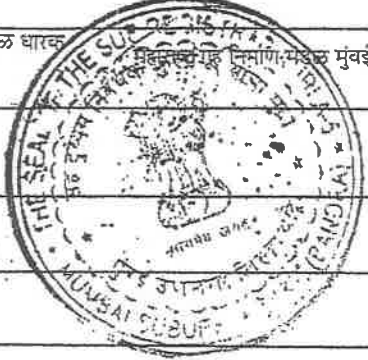
सुविधाधिकार

हक्काचा मुल धारक वर्ष

पडेंदार

इतर भार

इतर शेरें



दि	व्यवहार	खंड क्रमांक	नविन धारक (धा) पडेंदार (प) किंवा भार (भा)	साक्षार्कन
२५/११/१९७१	वि.शं.सा.आदेश सि.स.नं.१२३ पहा			५०१ १९७१-१२-३० न भू ३३ धर ३३३
०४/०७/१९७३	वि.वी.शं.आदेश सि.स.नं.१२३ पहा			५०१ १९७३-०७-०४ न भू ३३ धर ३३३

तपासणी करणारा -

खरी नक्कल -

न.भू.अ.घाटकोपर

मुंबई उपनगर जिल्हा

अजं क्रमांक ५३६ अज आल्याची तारीख ११/०५/७५  
 नक्कलेचा शुल्क ६०-०० नक्कल तयार तारीख २६/०५/७५  
 नक्कलेची प्रतिधान तयार करणार २६/०५/७५  
 तपासणी शुल्क तपासणी करणार २६/०५/७५  
 कागद शुल्क २-०० नक्कल दिव्याची तारीख १०/५/७५  
 एकुल शुल्क ६२-०० खरी प्रत ६/०५/७५

Rathod  
 धरणी अधिकारी  
 नगर धरणी अधिकारी  
 घाटकोपर

२६/०५/७५  
 नगर धरणी अधिकारी  
 घाटकोपर





करल - ५		
१३५८	६२१२०	
३०२२		

मालमत्ता पत्रक

383

विभाग/मोजे -- हरियाली	तालुका/न.भु.सा.का. -- न.भू.अ.घाटकोपर	जिल्हा --
नगर भूमा	प्लॉट नंबर	क्षेत्र
अंशक / फा. प्लॉ. न.	धारणाधिकार	चा.मी.
३४९/११ / ३४९/११		
--	३३.८	ह-१
		सि.स.नं. १२३ पहा



सुविधाधिकार

हक्काचा मुळ धारक वर्ष

पट्टेदार

इतर भार

इतर शरे



दि.	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	संभाकन
२५/११/१९७१	वि.शं.सा.आदेश सि.स.नं.१२३ पहा			मसं. १९७१-२०७-३० न.भू.अ. घाटकोपर
०४/०७/१९७६	वि.वी.शं.आदेश सि.स.नं.१२३ पहा			मसं. १९७३-०७-३१ न.भू.अ. घाटकोपर

तपासणी करणारा -

खरी नक्कल -

न.भू.अ.घाटकोपर

मुंबई उपनगर जिल्हा

मज तक्राक २५३६ अजं आल्याची तारीख १६/०५/१९७५  
 नक्कलेचा शुल्क ६०-०० नक्कल तयार तारीख २६/०५/१९७५  
 नक्कलेची प्रतियाग तयार करणार राजकीय करणार  
 तयारपणे शुल्क २००० नक्कल देण्याची तारीख १५/१२/७१  
 फांदा शुल्क २००० नक्कल देण्याची तारीख १५/१२/७१  
 एकुण शुल्क ६२-०० खरी प्रत ६/०६/२०१५

*Rohit*  
 सहायक अधिका  
 सहायक अधिका  
 सहायक अधिका

*Rohit*  
 सहायक अधिका  
 सहायक अधिका

करल - ५  
१३५८ ६३ १२०  
२०२२

मालमत्ता पत्रक

३४५

विभाग/मौजे -- हरियाली तालुका/न.भू.मा.का. -- न.भू.अ.घाटकोपर जिल्हा --  
नगर भूमापन क्रमांक / प्लॉट नं. प्लॉट नंबर क्षेत्र धारणाधिकारी शासनाला दिलेल्या विवरणाचा किंवा तपशील आणित्याच्या फेर तपशीलाची निलंबित  
३४९/१२ ३४९/१२ ३५.२ ह-१ सि.स.नं. १२३ पहा. घाटकोपर



स्वीधाधिकार --  
हक्काचा मुळ धारक वर महााराष्ट्र गृह निर्माण मंडळ मुंबई.  
पडेंदार --  
इतर भार --  
इतर शोरे --



दि.	व्यवहार	खंड क्रमांक	नविन धारक (धा) पडेंदार (प) किंवा भार (भा)	माश्राकन
२५/१२/१९७१	वि.शे.सा.आदेश सि.स.नं.१२३ पहा			
०४/०७/१९७३	रि.वी.शे.आदेश सि.स.नं.१२३ पहा			

नपासणां करणारा - खरी नक्कल - न.भू.अ.घाटकोपर  
मुंबई उपनगर जिल्हा

अर्ज क्रमांक २५३६ अर्ज आल्याची तारीख १२.६.२०१५  
नक्कलेचा शुल्क ६०-०० नक्कल तयार तारीख २६.६.२०१५  
नक्कलेची प्रत तयार करणार २६.६.२०१५  
तपासणी करणार तपासणी करणार २६.६.२०१५  
कारण शुल्क २००० नक्कल दिल्याची तारीख. २६.६.२०१५  
एकुण शुल्क ६२-०० खरी प्रत ६/७/२०१५

नगर भूमापन अधिकारी ३/६  
घाटकोपर

करल - ५		
७७५६	६०७०	
३०२२		

मालमत्ता पत्रक

387

विभाग/मौजे - हरियाली	तालुका/न.भु.मा.का. -- न.भू.अ.घाटकोपर	जिल्हा -- मुंबई उपनगर जिल्हा
नगर भूमापन क्रमांक / फा. फो. न.	शेड नंबर प्लॉट नंबर क्षेत्र चौ.मी.	शासनाला दिव्य अधिकार पाचा किंवा तपशील आदी तयार केलेल्या फेर तपशीलाची नोंद घ्यावी
३४९/१३	३४९/१३	सि.स.नं. १० पहा. शा. को. ब.
	३५.२	ह-१



सुविधाधिकार	
हक्काचा मुळ धारक वर्ष	हरियाली - महाराष्ट्र गृह निर्माण मंडळ मुंबई.
पडेंदार	
इतर भार	
इतर शोरे	



दि.	व्यवहार	खंड क्रमांक	नविन धारक (धा) पडेंदार (प) किंवा भार (भा)	साभाकंन
२५/११/१९७१	वि.शं.सा.आदेश सि.स.नं.१२३ पहा			धा - १९७१-१९-३० न.भू.अ. घाटकोपर
०४/०७/१९७३	वि.वा.शं.आदेश सि.स.नं.१२३ पहा			धा - १९७३-०७-३० न.भू.अ. घाटकोपर

तपासणी करणाना - खरी नक्कल - न.भू.अ.घाटकोपर मुंबई उपनगर जिल्हा

अर्ज क्रमांक २५३६ अर्ज आल्याची तारीख १०/११/१९७१  
 नक्कलेचा शुल्क ६०-०० तक्कल तयार तारीख २६/११/७१  
 नक्कलेची प्रत तयार करणार २६/११/७१  
 तपासणी करणार २६/११/७१  
 कायदा २० नववकल दिव्याची तारीख. १९/११/७१  
 एकूण शुल्क ६०-०० खरी प्रत ६/१०/२०१५

करल जिल्हा  
 शहर भूमापन अधिकारी  
 घाटकोपर

नगर भूमापन अधिकारी  
 घाटकोपर

मालमत्ता पत्रक

करल - ५		
१३५८	५५	१२०
२०२२		३४९

विभाग/मौजे - हरियाली

तालुका/न.भू.मा.का. -- न.भू.अ.घाटकोपर

गाव भू.मा.का. क्रमांक ' फा. प्लॉ. न.	प्लॉट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	जिल्हा --	शासनाला दिलेल्या आकाराच्या किंवा भागाने तपशील आणि तपशील तयार करण्याची नियमवली.
३४९/१४	३४९/१४		३३.८	ह-१	सि.स.नं. १२३	मुंबई उपनगर जिल्हा



सुविधाधिकार	--
हक्काचा मूळ धारक वर्ष	महाराष्ट्र गृह निर्माण मंडळ मुंबई.
पडंदार	--
इतर भार	--
इतर शरें	--



दि.	व्यवहार	खंड क्रमांक	नविन धारक (धा) पडंदार (घ) किंवा भार (भा)
२५/१२/१९७१	वि.शं.सा.आदेश सि.स.नं.१०३ पहा		
०४/०७/१९७३	रि.वी.शं.आदेश सि.स.नं.१२३ पहा		

तपासणी करणारा - खरी नक्कल - न.भू.अ.घाटकोपर मुंबई उपनगर जिल्हा

अजं क्रमांक २५३९ अजं आल्याची तारीख १८/१२/७५  
 नक्कलेचा शुल्क ६०-०० नक्कल तयार तारीख २६/१२/७५  
 नक्कलेची प्रतिवार तयार करणार  
 तपासणी शुल्क तपासणी करणार  
 कागद शुल्क २-०० नक्कल दिल्याची तारीख १२/१२/७५  
 एकुण शुल्क ६२-०० खरी पत्र ६/०/२०१५

*(Signature)*  
 नगर सूत्रापन अधिकारी  
 घाटकोपर

करल - ५		
१३५८	६६	१२०
२०२२		

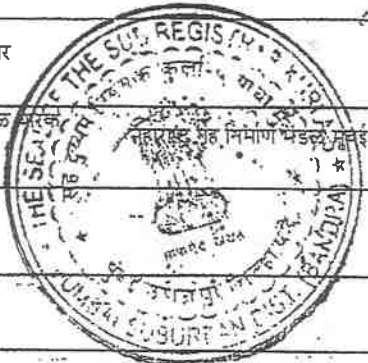
मालमत्ता पत्रक

391

विभाग/मौजे :- हरियाली	तालुका/न. भु. भा. का. -- न. भू. अ. घाटकोपर	जिल्हा -- मुंबई उपनगर जिल्हा
नगर भू. शेट नंबर	प्लॉट नंबर	क्षेत्र
क्रमांक / फा. प्लॉ. न.		धारणाधिकार
३४९/१५	३४९/१५	३४.३
		ह-१
		सि.स.नं. १२३



सुविधाधिकार	हक्काचा मुल	वर्ष	पट्टेदार	इतर भार	इतर शरे



दि.	व्यवहार	खंड क्रमांक	नविन धारक (घा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत
२५/११/१९७१	वि.शं.ना.आदेश सि.स.नं.१२३ पहा			साक्षात्कृत - १९७१-७२-३० न.भ.अ. आदेश
०४/०७/१९७३	वि.बी.शं.आदेश सि.स.नं.१२३ पहा			साक्षात्कृत - १९७३-७४-३० न.भ.अ. आदेश

निपासणी करणारा - खरी नक्कल - न.भू.अ.घाटकोपर मुंबई उपनगर जिल्हा

अजं क्रमांक २५३६ अजं आल्याची तारीख १७/११/७५  
 नवकलेचा शुल्क ६०-०० नवकले तयार तारीख २६/११/७५  
 नवकलेची प्रतिवादा तयार करणार २५/११/७५  
 तपासणी शुल्क तपासणी करणार २५/११/७५  
 कागद शुल्क २-०० नवकले दिव्याची तारीख. १५/१२/७५  
 एकुण शुल्क ६२-०० खरी घत ६/७/२०१५

*Rathod*  
 नगर धुआपन अधिकारी  
 घाटकोपर

*21/11/75*  
 नगर धुआपन अधिकारी  
 घाटकोपर

मालमत्ता पत्रक

करल - ५		
१३५८	६०	१२०३१३
२०२२	जिल्हा -- मुंबई उपनगर जिल्हा	

विभाग/मौजे -- हरियाली

तालुका/न.भु.मा.का. -- न.भु.अ.घाटकोपर

नगर भू क्रमांक / फा. पत्ता. न. प्लॉट नंबर क्षेत्र चौ.मी. धारणाधिकार शासनाला दिलेल्या आकरणाचा किंवा नक्कली तपशील आणि त्याच्या फेर तपामणीची नियत वंदा.

३४९/१६ ३४९/१६ ३५.२ ह-१ सि.स.नं. १२३ पहा.

सुविधाधिकार --  
 हक्काचा मुळ धारक वर्ष महाराष्ट्र गृह निर्माण मंडळ मुंबई.  
 पट्टेदार --  
 इतर भार --  
 इतर शरे --



विवरण व्यवहार खंड क्रमांक नविन धारक (धा) पट्टेदार (प) किंवा भार (भा) साक्षात्कन

२५/११/१९७१ वि.शं.सा.आदेश सि.स.नं.१२३ पहा  
 ०४/०७/१९७३ रि.वी.शं.आदेश सि.स.नं.१२३ पहा

तपामणी करणारा - खरी नक्कल - न.भु.अ.घाटकोपर मुंबई उपनगर जिल्हा

अर्ज क्रमांक २५३६ अर्ज आल्याची तारीख ११/६/२०१५  
 नक्कलेचा शुल्क ६०-०० नक्कल तयार तारीख २५/६/२०१५  
 नक्कलेची प्रतिकाय तयार करणार २१/०७/१५  
 तपामणी करणार तपामणी करणार ११/०७/१५  
 कामच शुल्क २-०० नक्कल दिल्याची तारीख ०१/०७/१५  
 एकुण शुल्क ६२-०० खरी वत ६/७/२०१५

*Dattatray*  
 नगर भूमापन अधिकारी  
 घाटकोपर

*२१/०७/१५*  
 नगर भूमापन अधिकारी  
 घाटकोपर

करल - ५	
७३५८	६२२०
२०२६	

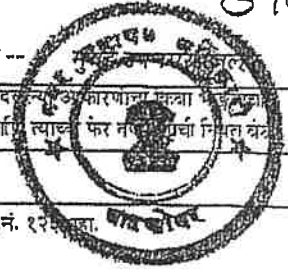
मालमत्ता पत्रक

३९५

विभाग/मौजे -- हरिचाली

तालुका/न. भू. मा. का. -- न. भू. अ. घाटकोपर

जिल्हा --



नगर भू. क्रमांक / पत्र. पत्रा. न.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिवल्या अकारणाचा मुदता तपशील आणि त्याच्या फेर नसण्याची निश्चिती घेणे
३४९/१७	३४९/१७		१२.९	ह-१	सि.स.नं. १२३ पहा

सुविधाधिकार

हक्काचा मुळ धारक वर्ष

पडुंदार

इतर भार

इतर शरं



दि.	व्यवहार	खंड क्रमांक	नविन धारक (धा) पडुंदार (प) किंवा भार (भा)	साक्षार्कन
२५/११/१९७१	वि.शे.सा.आदेश सि.स.नं.१२३ पहा			मारी. १२.१२.१९-६० न.भू.अ. घाटकोपर
०४/०७/१९७३	रि.वी.शे.आदेश सि.स.नं.१२३ पहा			मारी. १२.१२.१९-६० न.भू.अ. घाटकोपर

तपासणी करणारा -

खरी नक्कल -

न.भू.अ.घाटकोपर  
मुंबई उपनगर जिल्हा

अर्ज क्रमांक २५३६ अर्ज आल्याची तारीख १७.११.२०१५  
 नक्कलेचा शुल्क ६०-०० नक्कल तयार तारीख २६.११.२०१५  
 नवकसेची प्रतिवार तयार करणार २६.११.२०१५  
 तपासणी शुल्क तयार करणार २६.११.२०१५  
 कार्या शुल्क १२-०० नक्कल दिव्याची तारीख १९.१२.१९  
 एकूण शुल्क १२-०० खरी प्रत ६/७/२०१५

*Rathod*  
 नगर भूमापन अधिकारी  
 घाटकोपर

*21-11-15*  
 नगर भूमापन अधिकारी  
 घाटकोपर



346  
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in replying please quote No.  
and date of this letter.

करल - ५		
१९५८	६६	१२०
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MUNICIPAL CORPORATION OF GREATER MUMBAI

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

No. CHE/ES/2123/S/337(NEW)

MEMORANDUM

To,

Mr. Monty R. Khushalani, M/s. Adityaraj Builders,

7, Vidya Darshan, Bldg.no.53, Tagore Nagar, Vikhroli(East), Mumbai-400083.



With reference to your Notice 337 (New) ; letter No. \_\_\_\_\_ dated. 19/5/2016 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed Redevelopment of old existing bldg. no.(37) on land bearing CTS No.349 (pt) of Village-Hariyali, situated at Tagore Nagar MHADA Colony, 'S' Ward, Vikhroli (EAsT), Mumbai-400 083., CTS NO.349 furnished to me under your letter, dated 19/5/2016. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

**A: CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK.**

- 1 That the Janata Insurance Policy shall not be submitted.
- 2 That the requisitions of clause 45 & 46 of DCR 91 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.
- 3 That the bore well shall not be constructed in consultation with H.E.
- 4 That the work shall not be carried out between 6am to 10pm and the provision of notification issued by Ministry of Environment and Forest department
- 5 That the Board shall not be displayed showing details of proposed work, name of owner, developer, architect, R.C.C. consultant etc.
- 6 That the necessary deposit hording or the flex of size 4.00 m to 4.00m for the advertisement of proposal shall not be made by you.
- 7 That the undertaking for not misusing height of sub station shall not be submitted.
- 8 That the balance pre-requisites as per Ease of Doing Business circular dated 29/12/2015 shall not be complied with.
- 9 That the N.O.C. from S.G. Shall not be Submitted
- 10 That the the clause regarding Inadequate size of bed room shall not be Incorporated in sale agreement
- 11 That the NOC from the Electric Supply Company for Sub Station within the stilt shall not not be submitted.

**C: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C**

- 1 That the plinth/stilt height shall not be got checked by this office staff
- 2 All the payments as Intimated by varloous departments of MCGM shall not be paid.
- 3 That the amended Remarks of concerned authorities / empanelled consultants for the approved plan, if differing from the plans submitted for remarks ,shall not be submitted for :a) S.WD. b) Parking c) Rods d) Sewerage e) Water works f) Fire Fighting Prvisions g) Tree Authority h) Hydraulic Engineer i) PCO j) MMRDA/MHADA k)NOC from Electric Supply Company

करल - ५		
१३५८	१०	२२०
२०२२		

No. CHE/ES/2123/S/337(NEW)

- 4 That the Material testing report shall not be submitted.
- 5 That the quarterly progress report of the work will not be submitted by the Architect.
- 6 Civil Aviation NOC shall not be submitted before exceeding the height of building as mentioned in Table no. 10 of DCR 1991.

**D: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C**

- 1 That the final N.O.C. from MHADA shall not be submitted and requirements therein shall not be fulfilled with before submission of B.C.C. If applicable.
- 2 That the low lying plot will not be filled up to a reduced level of at least 27.55 M Town Hall Datum or 0.15 m above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be leveled, rolled, consolidated and sloped towards road side.
- 3 That Agreement in consultation with legal department for handing over of tenement / built up accommodation shall not be executed and final copy of executed agreement shall not be submitted. Advance Possession shall not be handed over with title certificate by advocate.
- 4 That Society Office permissible as per DCR before occupation for the building under reference shall not be constructed.
- 5 That Fitness Centre permissible as per DCR before occupation for the building under reference shall not be constructed. (if applicable)
- 6 That the dust bin will not be provided.
- 7 That 3.05 mt. wide paved pathway upto staircase will not be provided.
- 8 That the open spaces as per approval, parking spaces and terrace will not be kept open.
- 9 That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place.
- 10 That carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall not be paid
- 11 That terraces, sanitary blocks, nahanis in kitchen will not be made. Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will not be done in presence of licensed plumber.
- 12 That final N.O.C. from concerned authorities / empanelled consultants for a) S.W.D. b) Parking c) Roads d) Sewerage e) Water Works f) CFO / Fire Fighting Provisions g) Tree authority h) Hydraulic Engineer i) MMRDA/MHADA shall not be submitted before occupation.
- 13 That Structural Engineer's laminated final Stability Certificate along with upto date License copy and R.C.C. design canvas plan shall not be submitted.
- 14 That the construction of D.P. road and development of setback land will not be done including providing street lights and S.W.D.
- 15 That canvas mounted plans shall not be submitted along with Notice of Completion of work u/sec. 353A of M.M.C. Act for work completed on site.
- 16 That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.
- 17 That the provision for rain water harvesting as per design prepared by consultant in field shall not be submitted.
- 18 That the NOC from A.A & C shall not be submitted.
- 19 That the fresh P.R. Card in the name of owner shall not be submitted.
- 20 That the vermiculture bins for disposal of wet waste as per the design and specification of organisations/ individuals specialised in this field as per the list furnished by the solid waste management department of M.C.G.M. shall not be provided to the satisfaction of the Municipal Commissioner.

करल - ५		
९३५८	७९	९२०
२०२२		

No. CHE/ES/2123/S/337(NEW)

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

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the \_\_\_\_\_ day of \_\_\_\_\_ but not so as to contrivance any of the provision of the said Act, as amended as aforesaid or any rule, regulation or bye-law made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

Executive Engineer, Building Proposals,  
Zone, Wards.



**SPECIAL INSTRUCTIONS**

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

Attention is drawn to the notes Accompanying this Intimation of Disapproval.

करल - ५		
९३३८	१०२१२०	
२०२२		

No. CHE/ES/2123/S/337(NEW)

No. EB/CE/ /BS /A/

### NOTES

- 1) The work should not be started unless objections are complied with
- 2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- 3) Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose. 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 certificate signed by architect submitted along with the building completion certificate.
- 4) Temporary Sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- 5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- 6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- 7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.
- 8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- 9) No work should be started unless the structural design is approved.
- 10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- 11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
- 12) All the terms and condition 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 purpose) 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 access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and

करल - ५		
९३५८	१/३	१२०
२०२२		

No. CHE/ES/2123/S/337(NEW)

drainage before submission of the Building Completion Certificate.

- 16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- 17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 12.5 cubic meters per 10 sq. meters below payment.
- 18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- 19) No work should be started unless the existing structures proposed to be demolished are demolished.
- 20) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 12 (h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1960, (Maharashtra Regional and Town Planning Act), will be with drawn.
- 21) If it is proposed to demolish the existing structures be negotiations with the tenant, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
  - i. Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the areas in occupation of each.
  - ii. Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
  - iii. Plans showing the phased programme of constructions has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.
- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- 24) The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 Mt. and not more than 1.80 mt.
- 25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- 26) It is to be understood that the foundations must be excavated down to hard soil.
- 27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- 28) The water arrangement nut be carried out in strict accordance with the Municipal requirements.
- 29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- 30) All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbet pretested with screw or dome shape

करल - ६		
९३५८	६०८	१२०
२०२२		

No. CHE/ES/2123/S/337(NEW)

pieces (like a garden mari rose) with copper pipes with perfection each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible 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 as its lower ends in cement concrete blocks.

31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.

32) a Louvres should be provided as required by Bye0law No. 5 (b)  
b Lintels or Arches should be provided over Door and Windows opening

The inspection chamber should be plastered inside and outside.

If the proposed additional is intended to be carried out on old foundations and structures, you will do so as your own risk.



Executive Engineer, Building Proposals  
Zones ..... wards.

CHE/ES/2123/S/337(NEW)

Copy To :- 1. RAJENDRA SHASHIKANT KARNIK  
ARCHITECTS COLLABORATION, 1ST FLOOR, TARA DAB, CHAFEKAR BANDHU  
IARG & LOK, TILAK ROAD, OFF NAVGHAR ROAD, OPP. ANDHRA BANK, VILVATI

2. Asst. Commissioner S Ward.
3. A.E.W.W. S Ward,
4. Dy.A & C. Eastern Suburb
5. Chief Officer, M.B.R. & R. Board S Ward.
6. Designated Officer, Asstt. Engg. (B. & F.) S Ward,
7. The Collector of Mumbai

Certification signature by Avinash

Goraksh Tambewagh  
avinash\_tambewagh@rediffmail.com

Name - Avinash Goraksh  
Tambewagh  
Designation : Executive  
Engineer  
Organization - Municipal  
Corporation of Greater  
Mumbai

Date : 27-Apr-2017 10:46:12

Dev's copy

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण  
MAHARASHTRA HOUSING AND  
AREA DEVELOPMENT AUTHORITY

करल - ५		
१९५८	५५	१२०
२०२२		

म्हाडा  
MHADA



## Building Permission Cell, Greater Mumbai

(A designated Planning for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 DDT. 31 May, 2017)

### COMMENCEMENT CERTIFICATE

No. MH/EE/(B.P.)/GM/MHADA-08/096/2019

Date : 14 MAR 2019



To

Shri. R.S. Karnik, Architect,  
M/s. Architects Collaboration,  
101, Tara Darshan Bldg., 1st floor,  
Chafekar Bandhu Marg, Opp. Andhra Bank,  
Mulund (East), Mumbai - 400 081.

Sub : Proposed Redevelopment and Reconstruction of existing building no. (37) on plot bearing C.T.S. No. 349(pt) of Village - Hariyali, situated at Tagore Nagar MHADA Colony, Vikhroli (East), Mumbai -400083.

Ref. : 1) File No. CHE/ES/2123/S/337(NEW)  
2) Amended Plans approval u/no. MH/EE/(B.P.)/GM/MHADA-8/096/2019 dated 25-01-2019 by this office.

Sir,

With reference to your application dated 08-08-2018 for development permission and grant of Further Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to Redevelop the building no. (37) on land bearing C.T.S. No. 349(pt) of Village-Hariyali, situated at Tagore MHADA Colony, Vikhroli (East), Mumbai - 400 083.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in I.O.D. u/ref. no. CHE/ES/2123/S/337(NEW) dated 27-04-2017, Amended plans approval No. MH/EE/(B.P.)/GM/MHADA-8/096/2019 dated 25-01-2019 by MHADA and following conditions.

1. The land vacated in consequence of 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 reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.

गृहनिर्माण भवन, कलानगर, बान्द्रे (पूर्व), मुंबई ४०० ०५१.  
दूरध्वनी ६६४० ५०००  
फॅक्स नं: ०२२-२६५९२०५८

(W)

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.  
Phone : 66405000.  
Fax No. : 022-26592058 Website : www.mhada.maharashtra.gov.in



करल - 4		
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5. 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 laps 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 VP & CEO / MHADA 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 condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO / MHADA is contravened or not complied with.

c. The VP & CEO / MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant 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 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.

VP & CEO / MHADA has appointed Shri. Rajeev Sheth, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This C.C. is issued including re-endorsement of Plinth C.C. No. CHE/ES/2123/S/337(NEW) dated 30-10-2017 issued by MCGM & Further C.C. MH/EE/(B.P.)/GM/MHADA-8/096/2019 dated 24-09-2018 issued by MHADA for work and further extended upto top of 14th (part) upper floors (i.e. Stilt + Mezzanine + 1st to 13th + (part) 14th upper floors, for height 46.75 Mts.) as per approved Amended approved plans dated 25-04-2019.

This further CC is valid upto 29-10-2019.

(Rajeev Sheth)

Executive Engineer/B.P. Cell  
Greater Mumbai / MHADA

Copy to :

- 1) The Hon'ble Chief Officer / M.B., for information please.
- 2) The Architect/ Layout Cell/ M.B., for information please.
- 3) Executive Engineer (Kurla Division), for information and necessary action please.
- 4) Dy. A. & C., E.S./MCGM
- 5) A.E.W.W. "S" Ward.
- 6) Assistant Commissioner "S" Ward.

Copy forwarded to Architect for information please

- 7) M/s. Adityaraj Builders, C.A. to Tagor Nagar Sai Prasad C.H.S. Ltd. Office at : Bldg.No. 3, Poornima Darshan, Tagor Nagar, Vikhroli (East), Mumbai - 400083.
- 8) The secretary, Tagore Nagar Sai Prasad Co. Op. Hsg. Soc. Ltd., Bldg. No. 37, Tagor Nagar MHADA Colony. Vikhroli (E), Mumbai - 400 083.

(Rajeev Sheth)

Executive Engineer/B.P. Cell  
Greater Mumbai / MHADA



करल - ५		
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२०२२		

NO. MHA/EE (CRP)/GM/1054ADP  
 Date: - 24 JAN 2020

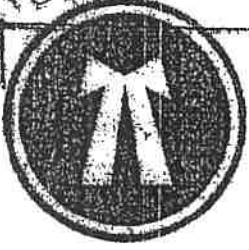


THIS CC is issued including re-examination of plan CC. WNO. CAG/ES/2123/S/2019 and further CC by MHA/EE/2019 dtd. 24.09.2018 & further CC dtd. 14.03.2019 for work & further extended as wing upto top of 22nd upper floors (i.e. slit for stack parking + Mezzanine + 1st to 22nd upper floors) as per approved amended plans by MHA/EE dtd. 30.12.2019

THIS further CC is valid upto. 29 OCT 2020

*Adhy*  
 24/1  
 EXECUTIVE ENGINEER/ PA/A  
 M.H. & A.D. AUTHORITY  
 GRIHA NIRMAN BHAVAN,  
 BANDRA(E), MUMBAI-400 051

करल - ५	
७३५८	१२६३२०
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**Advocate High Court**  
**Mukund Rajaram Khanvilkar**  
 M.A.L.L.B. G.D.C.&A.B. LIB  
 9867828338 / 9594964551  
 Practitioner co.op. hsg. society & society Management

Date : 23/01/2016



### TITLE CLEARANCE CERTIFICATE

This is to certify that I have taken searches in the Sub-Registrar – Kurla No.3, Mumbai in respect of Leasehold land of Residential Plot situated Building No. 37, Tagore Nagar Sai Prasad Co-Op. hsg. Society Ltd., bearing Survey No. 113 (Part), City Survey No. 349 (Part), admeasuring area about 751.49 square metres, layout allotted by MHADA at Village Hariyali together with the building structure standing thereon comprising the Ground Plus three upper floors in Bldg. No.37, situated at Tagore Nagar, Village Hariyali, Vikhroli, Taluka Kurla, Mumbai - 400 033, Registration Dist. & Sub-District of Mumbai City and Mumbai Suburban (hereinafter called as "the said Land Plot") for last more than 40 years and have found that the title of the MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY, statutory corporation constituted under the Maharashtra Housing and Area Development Act, 1976, (Mah. XXVIII 1977) (hereinafter referred to as "the said MHADA") having its office at Griha Nirman Bhavan, Kalangar, Bandra (E), Mumbai - 400 051. Are clear and marketable and are free from all encumbrances of whatsoever nature. The scheduled plot is bounded as under :-

- |                     |   |                             |
|---------------------|---|-----------------------------|
| On or towards North | : | Bldg. No. 36                |
| On or towards South | : | 40'00 wide Road             |
| On or towards East  | : | 50'00 wide Road & U.G. Tank |
| On or towards West  | : | 40'00 wide Road             |



करल - ५		
९३५८	५६	९९०
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Advocate High Court  
**Mukund Rajaram Khanvilkar**

M.A.L.L.B. G.D.C.&A.B. LIB

9867828338 / 9594964551

Practitioner co.opp. hsg. society & society Management

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- MHADA in pursuance of Scheme introduced by Government constructed Bldg No. 37 consisting of 32 tenements, each having carpet area 20.22 sq. meters. Or thereabouts on the said property for housing purposes as provided in the said Scheme.
- All the individual allottees of said tenements formed themselves in a co-operative society viz. TAGORE NAGAR SAI PRASAD CO. OP. HOUSING SOCIETY LTD consisting of said 32 members under registration number B.D.M/AW-3/H.S.G.(O.H.)7619/1997-94.
- By the Deed of Sale dated 29 Aug. 1997 Registered at Bombay (Bandra) and Registered Under No. BDR/1217,1218,1219,1220/97 and under the provision of Sec 53A of the Bombay Stamp (Amendment) Act, 1985 vide document Reg. No. BDR/1217,1218,1219,1220/97 dated 20/08/1997 Before the Collector Stamps of Mumbai under 32 (1) of Bombay Stamp Act, 1978 (MAH. XXVII) transferred, conveyed, sold assigned unto the society herein all the property consisting of Building No.37, standing on the above referred property situated at Village Hariyali, Tagore Nagar, Vikhroli, Mumbai - 400 083 and then Tagore Nagar Sai Prasad Co-Op. Hsg. Society Ltd., for 32 members for Rs.1,53,029/- Exclusive Price and then Tagore Nagar Sai Prasad Co-Op. Hsg. Society Ltd., has become owner of the said Residential Building.

करल - ५		
७७५८	७	१२०
३०२२		



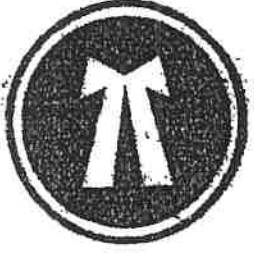
Advocate High Court  
**Mukund Rajaram Khanvilkar**  
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 Practitioner co.opp. hsg. society & society Management



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5. AND WHEREAS, Tagore Nagar Sai Prasad Co-Op. Hsg. Society Ltd., leasehold owner of the said land and owner of the said building consisting of 32 residential tenements/units having admeasuring plot area 751.49 sq.mtrs. In the premises the society will become leasehold owner of the said land and the owner of the said structure consisting of 32 residential flat and said land excluding the bit area admeasure 751.49 sq.meters. Without any area and existed balance F. S. I. available with MHADA, tenants with society members were desirous of having additions to their existing tenement and hence Resolution passed in Special General Body meeting held on 09/03/2014 decided Redevelopment through M/s. Adityaraj Builders (MR. RAJKUMAR G. KHUSHALAN, Pan No. AAERK26532) and other through its partners.
6. AND WHEREAS Resolution passed in Special General Body Meeting held on 09/03/2014 regarding the work of Demolition and Reconstruction of Society existing Building of Tagore Nagar Sai Prasad Co-Op. Hsg. Society Ltd., as per the policy of MHADA/MCGM will be undertaken for Reconstruction to M/s. Adityaraj Builders and Authorised Chairman, Secretary and Treasurer to signed the Development Agreement and General Power Of Attorney with the Developer M/s. Adityaraj Builders, as per Resolution passed in Special General Body Meeting.





करल - ५  
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Advocate High Court

**Mukund Rajaram Khanvilkar**

M.A.L.L.B. G.D.C.&A.B. LHB

9867828338 / 9594964551

Practitioner co.op. hsg. society & society Management

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7. As the said tenements were in quite dilapidated condition unfit for human habitation, after following due legal procedure, the said society granted unto the Redevelopment right to M/s. Adityaraj Builders, having address at Plot No. 55, Tagore Nagar, Village Vikhroli, Mumbai - 400 083 vide development agreement dated 14/12/2015, and registered with the concerned sub-register of Assurances Under No. K.R.L. 10970/2015 dated 14/12/2015 on the terms and conditions as therein contained. And thereby transferred all Developing rights, title, interest in the said plot to M/s. Adityaraj Builders.



Confirm and verify document as:

- Society Registration Certificate No. B-G.M.(W-S) H.S.G. (O.H.) 7619/1993 - 94
- Property Card/Extract of Land C.S.T. 349 (Part) S. No. 113 (Part), of Village Hariyali Village, Vikhroli on which showing land property on the name of Maharashtra Housing & Area Development Board.
- Copy of minutes and resolution passed by Tagore Nagar Sai Prasad Co-Op. hsg. Society Ltd., in favour of M/s. Adityaraj Builders for Development of Building No. 37, Tagore Nagar Sai Prasad Co-Op. Hsg. Society Ltd., of Village Hariyali, Tagore Nagar, Vikhroli, Mumbai - 400 083.

करल - ५		
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Advocate High Court  
Mukund Rajaram Khanvilkar

M.A.L.L.B. G.D.C. & A.B. L.I.B.  
9867828338 / 9594964551

Practitioner co.opp. hsg. society & society Management



...5...

In view of the above said records and searches the title Tagore Nagar Road Co-Op. hsg. Society Ltd., in respect of the abovesaid MHADA allotted residential plot of land are clear and marketable and are free from all encumbrances of whatsoever nature.

9. We have perused all relevant documents and are of the opinion that the title of Tagore Nagar Sai Prasad Co-Op. Hsg. Society Ltd., in respect of the Residential Plot Situated at Building No. 57 bearing Survey No. 113 (Part), City Survey No. 349 (Part), and measuring the area about 751.49 sq.mtrs., part / layout allotted by MHADA at Village Hariyali together with the building structure standing thereon comprising the Ground Plus Three Upper Floors in Block No. 57 situated at Tagore Nagar, Hariyali Village, Vikhroli, Taluka Kurla, Mumbai - 400 083. And Whereas Maharashtra Housing & Development Area Board (Mhada) has surveyed the plot.

  
23/1/16

Mukund Rajaram Khanvilkar

M.A.L.L.B. G.D.C. & A.B. L.I.B.

Advocate High Court

Dhale Sadan, JM Road,

Gavdevi Sarvodya Nagar, bhandup (W), Mumbai - 400 078.

Dhale Sadan, JM Road, Gavdevi Sarvodya Nagar, Bhandup (W) Mumbai - 78

करल - ५		
१३५८	६३	१२०
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मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ  
(म्हाडाचा घटक)

MUMBAI HOUSING AND  
AREA DEVELOPMENT BOARD  
(A MHADA UNIT)

म्हाडा  
MHADA



NO.CO/MB/REE/NOC / F-918 / 489 / 2015  
Date: 31 MAR 2016

To,  
The Executive Engineer, (B.P.D./ES),  
MCGM, Near Raj Legacy,  
Old Paper Mill Compound,  
L.B.S. Marg, Vikroli (W),  
Mumbai.



**Subject:** N. O. C. for proposed Redevelopment of existing building No.37 known as Tagor Nagar SAI PRASAD Co-op Hsg. Society Ltd. bearing CTS No. 349 (Pt.) at village-Hariyali, Tagore Nagar, Mumbai -400 083 under DCR 33(5)

**Reference:** 1. Mumbai Board's Offer letter No.CO/MB/REE/NOC/F-918 / 489 / 2015, Dated - 30.04.2015.  
2. Mumbai Board's Offer letter No.CO/MB/REE/NOC/F-918 / 1822/ 2015, Dated - 29.12.2015.  
3. Society's Architect's letter dated 04.03.2016.

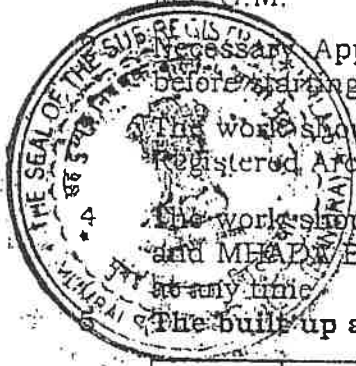
Sir,

The applicant has complied with all requisites for obtaining No Objection Certificate (NOC) for redevelopment of their building under subject. There is no objection of this office to his undertaking construction as per the proposal of the said society under certain terms and conditions, on the Plot admeasuring about 751.49 m<sup>2</sup> as per Lease Area. The NOC is granted as per policy laid down by the MHADA vide MHADA Resolution Nos. 6260 Dt. 04/06/2007, A. R. No. 6397 dated 5/05/2009 & A. R. No. 6422 dated 07.08.2009 circular dated 16/06/2011 & 21/12/2011 subject to following conditions. The other additional terms and conditions as per Annexure-I shall also apply & are appended separately.

*(Handwritten signature)*

करल - ५		
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- 1 The work of redevelopment should be carried out as per plans submitted to this office along with detailed proposal, as per prior approval of M.C.G.M.



Necessary Approvals to the plans from M.C.G.M. should be obtained before starting of work.

The work should be carried out under the supervision of the Competent Registered Architect and Licensed Structural Engineer.

The work should be carried out entirely at applicant's own risk and cost and MHADA Board will not be responsible for any mishap or irregularity at any time.

The built up area permitted as per statement below.

Sr. No.	Built up Area	In m <sup>2</sup>
1.	Plot area 751.49 m <sup>2</sup> as per Lease Area	751.49
2.	FSI permissible	2.5
3.	Built up Area permissible (751.49 X 2.5 FSI)	1878.72
4.	Total Built up Area permitted vide previous Offer Existing Built up area 968.78 m <sup>2</sup>	968.78
5.	Additional EUA allotted by MHADA vide this NOC for 909.94 m <sup>2</sup> (for Residential use)	909.94
6.	Total built up area permitted vide this NOC	1878.72
7.	Existing No. of tenements (carpet area up to 45.00 m <sup>2</sup> )	32

- 6 No additional F.S.I. should be utilized other than mentioned above.
- 7 The work should be carried out within the land or plot leased by the Board / as per approved subdivision.
- 8 Responsibility of any damage or loss of adjoining properties if any will vest entirely with the society and M.H. & A.D. Board will not be responsible in any manner.
- 9 The user of this construction should be restricted to RESIDENTIAL purpose only. Separate permission for other user will have to be obtained.
- 10 Barbed wire fencing/ chain link Compound wall along boundary line is permitted after getting demarcation fixed from the Executive Engineer Mulund Division Mumbai board.
- 11 The Society shall have to construct and maintain separate underground water tank, pump house and overhead water tank to meet requirement of the proposed and existing development and obtain separate water meter & water connection.

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करल - ५		
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- 12 The society shall have to obtain approval for amended plans as and when amended else the NOC for Occupation Certificate from M.C.G.M. will not be granted.
- 13 One set of plan along with letter should be forwarded to the office of Sr. Architect/MB as token of your approval.
- 14 The Chief Officer / Mumbai Board reserve the right to cancel the NOC without giving any notice.
- 15 All the terms and conditions mentioned in the accompanying (Annexure-I) appended to this letter will be applicable to the society.
- 16 The redevelopment proposal should be prepared in accordance with the Development Plan reservation, Building regulations and other rules applicable to Building construction by the Building Dept. in MCGM.
- 17 Before obtaining Occupation Certificate from M.C.G.M. a prior consent letter duly signed by Chief Officer / Mumbai Board should be obtained.
- 18 All the dues should be cleared by Society before issue of Occupation Certificate.
- 19 As regards area of rehab T/s being more than 45.00 m<sup>2</sup>, decision of MHADA in Note on "Upward Mobility" will be binding on the society.
- 20 The plans of the proposed building shall be submitted to MCGM within six months from the date of issue of this NOC positively for its approval, failing which the NOC will stand cancelled.
- 21 The NOC holder will have to communicate the actual date of commencement of work and to submit progress report of the redevelopment scheme by every month till completion of scheme to the Executive Engineer / Mulund Divn. / M.B. under intimation to this office.
- 22 If NOC holder fails to start the redevelopment work within 12 months from the date of issue of NOC, the right it reserved to cancel the NOC by this office.
- 23 The reconstruction of new building for the rehabilitation of old occupiers shall be completed within a period of 30 months from the date of issue of this NOC. In case NOC holder fails to do so, extension to the above time limit may be granted depending on the merit of the case and on payment of an extension fee as may be decided by the office from time to time.
- 24 After issue of NOC, during course of demolition of old buildings & during course of redevelopment work if any mishap / collapse occur, the entire responsibility of the same will lie with NOC holder. However all the necessary precautionary measures shall be taken to avoid mishap / collapse and the work of demolition & redevelopment shall be carried out under strict supervision of Architect and R.C.C. Consultant.



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करल - ५		
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25 The proposal of issue of NOC for obtaining occupation Certificate from MCGM to the newly constructed building will have to be submitted along with the following documents / information.



Copy of approved plan along with copy of IOD & C.C. from MCGM. The names of the occupiers against concerned tenements proposed to be allotted in new building should be clearly shown in the plan along with carpet area to be given. Matching statement i.e. Name of occupant, Room No., existing area and proposed allotted area.

The concerned Architect & NOC Holder / Developer should give Certificate that the newly constructed building is in accordance with the plans approved by MCGM & the tenements constructed for rehabilitation of the occupiers of building are as per the areas and amenities as prescribed in the agreement executed with the occupiers.

- c) Photographs of the newly constructed building taken from various angles.
- 26 If it is subsequently found that the documents / information submitted with your application for NOC are incorrect or forged, misleading then this NOC will be cancelled and NOC holder will be held responsible for the consequences / losses, if any thereof if arises in future.
- 27 Necessary trial pits / trial bores shall be taken at the captioned property to ascertain the bearing capacity of the soil and foundation shall be designed accordingly. R.C.C. design of the new proposed building shall be prepared taking into account the aspect of Mumbai Seismic Zone and same should be got approved from R.C.C. Consultant / Structural Engineer, registered with MCGM.
- 28 As far as possible separate building for rehabilitation of existing tenants & for the purpose of free sale, taking into account the plot area of the captioned property shall be constructed. The NOC holder has to form the independent Co.Op.Hsg.Society for rehab building of tenants as well as for free sale component after giving possession to the existing tenants & prospective buyers, wherever possible.
- 29 Detailed proposal for consumption of prorata FSI shall be submitted to this office as per guidelines issued by MHADA.
- 30 If, the NOC holder proposes to construct separate buildings for rehab and free sale, then the Commencement Certificate for free sale buildings shall be issued only after the work of rehab buildings is started.
- 31 MHADA reserve its right to withdraw, change, alter, amend their offer letter and conditions mentioned therein in future at any point of time without giving any reason to do so.
- 32 The road widening that may be proposed in the revised layout will be binding on the society & the society should handover the affected area of road widening to the MCGM at their own cost.
- 33 60% of total built up area should be in the form of EWS/ LIG/ MIG.

करल - ५	
१३५८	२०/१०
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34. All terms & conditions of lease deed and sale deed are binding on the society.
35. Area of R.G. to be retained after redevelopment should be kept easily accessible for all residents in the society.
36. On approval to revised layout plan by MCGM, all terms & conditions laid down therein shall be binding on the society.
37. The society shall have to follow the Co-Op Dept's C.R. No. १०००/२००९ dated २३/११/२००९ for redevelopment.



It is, therefore, directed that the proposed work should be carried out strictly adhering to the terms and conditions as mentioned above. In case of any breach to above condition & other terms and conditions annexed herewith, the NOC will stand cancelled.

Now, MHADA is considering the proposal for amendment of the layout for 2.5 FSI. Further 2.5 FSI is granted to the applicant on the notionally sub-divided area, hence the proposal should be considered for 2.5 FSI and all the directives given in the Govt. Resolution of U.D.D. vide No. TPB /4308 /74 /C.NO.11 /2008 /UD-11, dated 6/12/2008 shall be applicable to the applicant.

Encl.: Annexure-I  
(Draft approved by CO/MB)

Sd/-  
For Chief Officer,  
M. H. & A. D. Board

Copy to: The Secretary, building No.37 known as Tagor Nagar SAI PRASAD Co-op Hsg. Society Ltd., bearing CTS No. 349 (Pt.) at village-Hariyali, Tagore Nagar, Mumbai -400 083. ENCL. - ANNEXURE - I.

Copy to Architect: M/s. Architects Collaboration, 1<sup>st</sup> Floor, Tara Darshan Bldg., Chafekar Bandhu Marg, Mulund (E), Mumbai -400 081 for information.

Copy forwarded to information and necessary action in the matter to the: -

1. Executive Engineer, Housing Mulund Division.
  - i) He is directed to take necessary action as per demarcation & as per prevailing policy of MHADA.
  - ii) He is directed to recover all the dues from the society concerned to Estate Department & intimate the same to this office.
  - iii) He is directed to recover any dues, land revenue, audit remarks concerned to Land Department if any pending with the society & intimate the same to this office.
2. Copy to Architect / Layout cell / M.B.
3. Copy to Shri. Mane / Sr. Clerk for MIS record.

  
For Chief Officer,  
M. H. & A. D. Board



करल - ६

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ANNEXURE -I

(Conditions made applicable to NOC granted vide No. CO./ME./REB./NOC/F-918/545/2016, Date: 31 MAR 2016)

TERMS AND CONDITIONS



The additional build able area is granted as per policy laid down by MHADA vide NOC mentioned above as per resolution no 5998 dated 09/01/2004 and amended A.R.No.6041, dt.29/7/2004, A.R.No.6250 dt.04/05/2007, A.R. 6349 dated 25/11/2008, A. R. No. 6383 dated 24/02/2009, A. R. No. 6397 dated 5/05/2009 & A.R. No. 6422 dated 07.08.2009 are subject to following terms and conditions

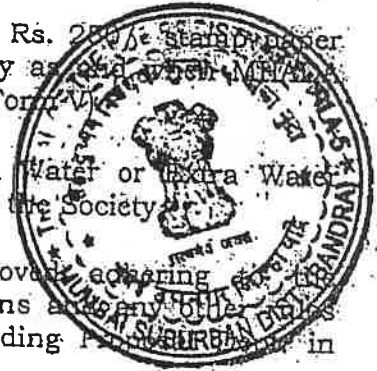
All the terms and conditions mentioned in the Layout which was processed to M.C.G.M shall be applicable to the society.

2. The set of plans approved by M.C.G.M. duly certified by the Architect should be submitted to this office before commencement of work.
3. The society will have to construct and maintain separate tank if necessary with approval of M.C.G.M.
4. The society will have to enter into a separate Lease Agreement of Society & will have to get the rectification deed done through concerned Estate Manager & Legal Department of the Board for additional area granted before asking for Occupation Certificate from M.C.G.M.
5. The society will have to submit stability of the existing structure / proposed work through Registered Licensed Structural Engineer by M.C.G.M.
6. The society will have to obtain separate P. R. card as per the approved sub division / plot leased out by the board duly signed by S. L. R. before asking for Occupation Permission from M.C.G.M.
7. The society will have to obtain approval for amended plans as and when the Society amends the plans.
8. The society should submit undertaking on Rs. 250/- Stamp paper for not having any objection if the newly developable plots are either developed by the Board or by the allotted of the Board in Tagore Nagar layout.
9. The Society will have to hand over the set back area free of cost to MCGM & proof of the same will have to be submitted to this office. The society will have to inform about form encroachment to M.C.G.M. at their own cost and M.H.A.D. Board shall not be held responsible.
10. The pro-rata charges towards construction of D. P. as implemented by MCGM will be paid from the premium received from the society for the purchase of additional BUA for which receipts shall be submitted by the society from MCGM in favour of Chief Accounts Officer / MHAD Board.

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करल - ५		
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11. The Society will have to submit Undertaking on Rs. 250/- stamp paper agreeing to pay the difference in premium if any as and when MHADA reviews the policy for allotment of F.S.I. / T:D.R. (Form V)
12. Before issuing the NOC for Occupation Tanker Water or Under Water charges payment clearance should be produced by the Society
13. The redevelopment Proposal should be approved covering Development Plan reservation, Building regulations and any other applicable to Building construction by the Building Plan Authority in MCGM.
14. The charges as may be levied by MCGM, from time to time (apart from FSI charges), for e.g. Pro-rata charges for Roads, shall be paid by the society to MCGM directly, on demand from MCGM.
15. The society shall indemnify MHADA against any legal action regarding payment of stamp duty for a) Transfer of built tenements to beneficiaries and b) Purchase of balance FSI /T. D. R. etc. as may be required under provisions of Stamp Duty Act.
16. It is therefore, directed that the proposed work should be carried out strictly adhering to the terms and conditions mentioned as above. In case of any breach to above condition the NOC will stand cancelled.
17. This allotment is subject to payment of Stamp duty if / as and when may be imposed by the Govt. of Maharashtra (Under the relevance provisions of Maharashtra Stamp Duty Act. The allottee will have to submit an Undertaking to this effect on Stamp paper worth Rs.100/-)
18. MCGM has incurred expenditure for on site infrastructure prior to modification in DCR 33 (5) and after modification in DCR 33 (5). The Pro-rata premium shall be payable by the society as and when competent authority communicates to you.
19. The Pro-rata premium for approval of revised layout under DCR 33 (5) with 2.5 FSI shall also be payable by society as and when communicated to you. (Draft approved by CO/MB)



  
 For Chief Officer,  
 M. H. & A. D. Board

करल - ५

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**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**MUMBAI FIRE BRIGADE**

HR/R-VI/96  
21/01/19

Office of  
Chief Fire Officer,  
Mumbai Fire Brigade,  
Municipal Corporation Centre,  
Site, L.S. Road,  
Mumbai - 400079.



**Sub.:** Fire-fighting & fire protection requirements for the amendments to the proposed redevelopment of high rise residential building no. 37 on plot bearing C.T.S. No. 349(pt) of village Hariyali, situated at Tagor Nagar MHADA Colony, S Ward, Vikhroli (E), Mumbai.

**Ref.:** i) Letter submitted from Architect Collaboration dated 28/11/2018  
ii) M.F.B. No.: HR/R-VI/96 dated 14/12/2018.

In this case please refer the N.O.C. issued by this office u/r no. FB/HR/R-VI/308 dated 03/03/2016, for the proposed construction of High rise residential building having stilt & mezzanine floor + 1<sup>st</sup> to 21<sup>st</sup> upper residential floors with a total height of 67.25 mtrs. measured from general ground level up to terrace level.

Now, Architect has submitted the amended plans for approval of following amendments:

- i) Proposed 01 no. of additional residential floor i.e. 22<sup>nd</sup> floor over 21<sup>st</sup> floor which was approved in earlier NOC as shown on plan by virtue of this, now the building is having stilt & mezzanine floor + 1<sup>st</sup> to 22<sup>nd</sup> upper residential floors with a total height of 69.95 mtrs. measured from general ground level up to terrace level.
- ii) There are minor changes in floor wise user & refuge area of the building are as follows & as shown on plan.

**Floor wise use of the building is as under:**

Floors	Users
Ground floor	03 tier stack car parking + electric meter room + pump room + electrical substation + entrance lobby + U.G. Tank
Mezzanine floor	Society office
1 <sup>st</sup> to 22 <sup>nd</sup> floor	05 Nos. residential flats
Terrace	Open to sky (treated as refuge area)

**Refuge area:**

Refuge area admeasuring 21.72 sq. mtrs. is provided at staircase mid-landing in cantilever R.C.C. projection form at 7<sup>th</sup> / 8<sup>th</sup>, 9<sup>th</sup> / 10<sup>th</sup>, 11<sup>th</sup> / 12<sup>th</sup>, 13<sup>th</sup> / 14<sup>th</sup>, 15<sup>th</sup> / 16<sup>th</sup>, 17<sup>th</sup> / 18<sup>th</sup>, 19<sup>th</sup> / 20<sup>th</sup>, 21<sup>st</sup> / 22<sup>nd</sup> floor level in staircase. In addition to this, terrace above 22<sup>nd</sup> floor will be treated as refuge area. First refuge area is proposed at the height of 25.00 mtrs. from ground level in each wing.

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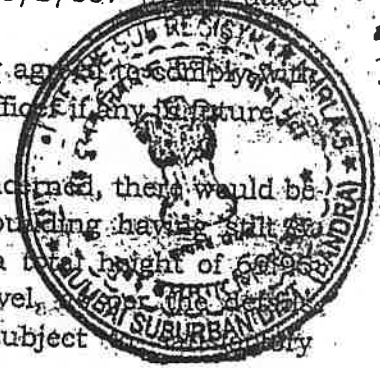
करल - ५		
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No any changes other than mentioned above are proposed i.e. access road, open spaces, staircases, common passage, lifts, lift lobby; lift lobby light & ventilation etc. remains the same as proposed earlier.

The proposal is considered favorably as:

- i) N.O.C. for the proposal was already issued u/r. no. FB/HR/R-VI/308 dated 03/03/2016.
- ii) Architect has produced copy of C.C. U/No. CHE/ES/2123/S/337 (NEW) dated 30/10/2017 for Stilt + Mezzanine + 1<sup>st</sup> to 8<sup>th</sup> upper floor.
- iii) During construction stage and prior to final occupation party agreed to comply with additional requirements stipulated by Mumbai Fire Brigade Office if any in future.

In the view of the above as far as this department is concerned, there would be no objection for the construction of High rise residential building having Stilt & mezzanine floor + 1<sup>st</sup> to 22<sup>nd</sup> upper residential floors with a total height of 66.96 mtrs. measured from general ground level up to terrace level, as shown on enclosed plan signed in token of approval, subject to compliances of the following requirements.



1. All the fire safety measures stipulated earlier vide on line N.O.C. u/n. FB/HR/R-VI/308 dated 03/03/2016 shall be applicable/extended from ground floor to terrace level of the building.
2. No any other changes except mentioned above as shown on the plan shall be carried out in the proposed building unless/until permitted by this department.

Earlier party has paid Scrutiny Fees of Rs. 2,30,300/- vide receipt No. 2790524 (SAP DOC No. 1002441507) dated 11.02.2016 on the total gross built up area of 6577.64.00 sq. mtrs. as certified by the Architect.

Now, party has paid Scrutiny Fees of Rs. 91,108/- vide receipt No. 2233722/23 (SAP DOC No. 1003465178) dated 17.12.2018 on the total gross built up area of 6696.00 sq. mtrs. as certified by the Architect.

However, E.E. Spl cell (MHADA) is requested to verify the total built up area & inform this department if it is more for the purpose of levying additional Scrutiny fee, if required.

Note for E.E. Spl cell (MHADA) and Architect :

- i) Fire lighting installation shall be carried out by licensed approved agency.
- ii) The area calculation shown in the enclosed plan shall be checked by the E.E. Spl cell (MHADA).
- iii) E.E. Spl cell (MHADA) shall verify the proposal in context with Hon. M.C.'s circulars issued u/n. Ch.E./32545/DP-Gen dated 24/02/2015 & u/no. CH.D/84194/DP/Gen dated 10/03/2015 and verify the compliance as per the above said circulars. If the same is not complied with, this proposal shall be referred back to this department for issuing fresh NOC.
- iv) E.E. Spl cell (MHADA) requested to scrutinized the plans as per DCR-2034 & verify civil work and all other requirements pertaining to civil Engineering side



करल - ५

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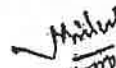
about Road, open spaces, podiums, corridors, staircases, ventilation, height, refuge area & floor occupancy of the building. If any changes in the plans other than mentioned above then E.E. Spl cell.(MHADA) shall refer back the proposal to this department for revised NOC till then further process shall not be permitted.

- v) The width of the abutting road / Access road, Open spaces mentioned in this N.O.C. are as per plans submitted by the Architect, attached herewith. These parameters shall be verified by E.E. Spl cell.(MHADA) before granting any permission (I.O.D./C.C./further C.C.). If found any contradiction, the proposal will be referred back to this Department.

This N.O.C. is issued for the proposed building from Fire Risk / Fire Safety point of view only. The plans approved along with this N.O.C. are approved from Fire Risk / Fire Safety point of view only. Approval of this plan does not mean in any way of allowing construction of the building. It is the Architect/ Developer's responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building. There shall not be any trees, obstructing fire appliances reach in compulsory open spaces, required as per amended DCR.

- This N.O.C. is issued from fire risk point of view only without prejudice to all legal matters pending in court of law if any.
- ix) No any addition/alteration shall be done in the structure of the building without the previous consent of all the concerned/occupier as per the provision of Section 7 of MOFA.
- x) During construction stage and prior to final occupation party agreed to comply with additional requirements stipulated by Mumbai Fire Brigade Officer if any in future.
- xi) This NOC is issued only from Fire Protection & Fire-Fighting requirements point of view & issued on the request letter from M/s. Architect Collaboration. Any authorized or legal matter shall be cleared by Owner/ Occupier/ Developer/ Architects etc.
- xii) The schematic drawings/plans system etc. shall be got approved from CFO prior to installation.
- xiii) The area size to consult with MEP Consultant for the sprinkler system, detection system, fire alarm system, wet riser system, public address system, electrical duct, etc. to be verified & examine.
- xiv) If any matter in this case, violets DCR 2034 then this proposal shall be referred back to this department for issuing fresh NOC.
- xv) This department has issued this letter as per request letter given by Architect dated 28.11.2018 but not approved / regularized any illegal / unauthorized construction work, if any and same shall be confirmed by E.E.Spl cell.(MHADA) Due to planning constraint.
- xvi) If any reason E.E. Spl cell.(MHADA) reject the proposal then informed to this department.

  
Dy. Chief Fire Officer  
Mumbai Fire Brigade

  
21/11/19



करल - ५		
१३५८	२३	१२०
२०२२		

एव]

नोंदणी क्रमांक:- बी ओ एम (डब्लू-१) / एच. एच. जी. (ओ. एच. वेन्नेवेन्ने) / ८६५९२३  
सन. १९९४.

## नोंदणीचे प्रमाणपत्र

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, टागोरनगर

" साई प्रसाद " को-ऑपरेटिव्ह होर्सिंग सोसायटी  
इमारत क्रमांक ३७, टागोरनगर, विक्रोळी [पूर्व], मुंबई-८३.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील ( सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४ ) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून उपवर्गीकरण ~~असलेले असत नाही~~ / ~~असलेले सहकारी संस्था~~ / इतर गृहनिर्माण संस्था आहे.



दिनांक:- २/३/१९९४.

(सही) [ वि. व्ही. जोशी ]

(हुद्दा) सहाय्यक निबंधक सहकारी संस्था / सहकारी कक्ष  
सहाय्यक निबंधक, सहकारी संस्था

(को-ऑप सेल) मुंबई गृहनिर्माण व  
सहकारी विकास मंडळ, मुंबई-०/१९

संयोजक - संचालक - सहाय्यक

करल - ५	
७७५८	२०२०
२०२२	

ANNEXURE - E Specifications & Amenities



**ANNEXURE - "E"**

**The final list of Amenities to be provided in this flat.**

1. Vitrified tile flooring in living room, Bed Room, Kitchen & passage.
2. Black Granite Kitchen Platform with Stainless Steel Sink.
3. Glazed tiles above Kitchen platform up to beam bottom
4. Concealed Copper wiring, Modular- switches and electrical points with required Circuit Breakers.
5. Concealed plumbing and C.P. taps with upvc pipes, including hot & cold mixer of Jaquar /Equivalent make.
6. Glazed tiles flooring in W.C. & bath and glazed tiles on walls up to beam bottom.
7. Powder coated / Ionized aluminum sliding windows with marble frame, and black Granite / Green Marble on sills.
8. Mosquito Net Provision in Living Room & Bed room Windows with fixed single panel.
9. M.S. Grills on for bed rooms and living room windows.
10. Granite door frames and FRP doors for W.C. & Bath.
11. Acrylic painting to internal walls.
12. Brass or C. P. Fittings for Main Door & Internal Doors.
13. T.V., Telephone & Internet points in living & Master Bed Room.
14. Air Conditioner Points in all Bed Rooms.
15. Exhaust Fan in Kitchen & Bathrooms.
16. Telephone Intercom System in all Flats.
17. Mahanagar Gas connection provision up to kitchen platform.

करल - ५  
९३५८ ९५ १२०  
२०२२



**Maharashtra Real Estate Regulatory Authority**  
**CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT**  
**FORM 'F'**  
(See rule 7(2))

This extension of registration is granted under section 6/7 of the Act, to the following project: **Project: SAI PRA 349 Plot Bearing / CTS / Survey / Final Plot No.: 349 at Kurla, Kurla, Mumbai Suburban, 400083** registered with the regulatory authority vide project registration certificate bearing No P51800004104 of

1. **Adityaraj Builders** having its registered office / principal place of business at **Hansil: Kurla District: Mumbai Suburban, Pin: 400083.**
2. This renewal of registration is granted subject to the following conditions, namely:-
  - The promoter shall execute and register a conveyance deed in favour of the allottees of the project, in favour of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by me/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 up to 30/06/2022 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
  - 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
  - If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 10/08/2021  
Place: Mumbai

Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabh  
Signature (Secretary, Maharashtra Real Estate Regulatory Authority)  
Date: 10/08/2021 12:47:58  
Maharashtra Real Estate Regulatory Authority

करल - ५		
१९९८	२६	१२०
२०२२		

ANNEXURE - E Specifications & Amenities



Technical Specifications

RCC M25 substructure and RCC M20 superstructure.

Earthquake-Resistant Structural R.C.C. Design.

Pest Control & Anti Termite treatment for entire Building at foundation level.

4. High- Tech Fire Fighting system provided.
5. Plinth level 0.6 M above the road level.
6. External Brick / Siporex walls of 6" thick and internal Brick / Siporex walls of 4" thick.
7. External plaster 25mm thick in 2 coats and internal plaster 12mm thick or only Gypsum Finishing.
8. Brick bat chemical waterproofing treatment for terrace.
9. Drainage , Waste Water, Rain Water, Vents Pipes etc of PVC of PRINCE or Equivalent Make.
10. "C" class G.I. / P.V.C pipes for water Supply system.
11. Watchman Cabins near gates.
12. Under Ground and Overhead Water Tank of required capacity with Submersible / open water Pumps of Crompton or Equivalent Make and Automatic Control system.
13. Teak Wood or Fine Quality Imported Wooden Door Frames for main door.
14. Flush Doors with wooden frames in bedrooms Name Board near entrance Lobby.
15. Name Board of Society.
16. Storm Water Drainage System in the plot periphery.
17. Separate electric meter for every flat of required capacity.
18. Floor to floor height 9'-6" (2.90 Met).

करल - ५	
१७३६	१२०
२०२२	



19/12/2015

सूची क्र.2

दस्त क्रमांक : 10970/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) हरियाली

(1) विलेखाचा प्रकार विकसनकरारनामा

(2) मोबदला 1

(3) बाजारभाव(भाडेपट्ट्याच्या वाढितपट्टाकार, आकारणी देतो की पट्टेदार ते नमुद करावे) 88042000

(4) भू-मापन, पोटोहिस्सा व घरक्रमांक (असल्यास) 1) पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : इतर वर्णन : विकसनकरारनामा मध्ये 51.49 हरियाली, सि टी एस नं 349 पार्ट, सव्हे नं 113 पार्ट, जमिनीचे क्षेत्र 51.49 चौ मिटर, टागोर नगर साई प्रसाद को ऑप हाऊ सोसायटी लिमिटेड, ब्लॉक नं: टागोर नगर, रोड नं: विक्रोळी पूर्व मुंबई, 400083, सदर दस्त अभिनिर्णीत केला असून प्रकरण क्रमांक 1100901/216/15/के/1932/15 दिनांक 26/11/2015 रोजी अभिनिर्णीत झालेला असून सदर मिळकतीचे बाजारभाव रु 88042000/- नुसार येणारे मुद्रांक शुल्क रु 4402100/- दिनांक 21/11/2015 रोजी भरून दिनांक 26/11/2015 अभिनिर्णीत केलेले आहे. ( ( C.T.S. Number : 349 PART ; ) )

(5) क्षेत्रफळ 1) 751.49 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:-टागोर नगर साई प्रसाद को ऑप हाऊसिंग सोसायटी लिमिटेड चे चेअरमन नारायण लक्ष्मण बारिक वय:-58; पत्ता:-प्लॉट नं: ऑफिस , माळा नं: -, इमारतीचे नाव: विल्डींग नं 37 टागोर नगर साईप्रसाद को ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: टागोर नगर, रोड नं: विक्रोळी पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-  
2): नाव:-टागोर नगर साई प्रसाद को ऑप हाऊसिंग सोसायटी लिमिटेड चे मेनेजरी मदनसिंह राजामिह ठाकुर वय:-49; पत्ता:-प्लॉट नं: ऑफिस , माळा नं: -, इमारतीचे नाव: विल्डींग नं 37 टागोर नगर साईप्रसाद को ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: टागोर नगर, रोड नं: विक्रोळी पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-  
3): नाव:-टागोर नगर साई प्रसाद को ऑप हाऊसिंग सोसायटी लिमिटेड चे खजिनदार गणपत सोमा परब वय:-73; पत्ता:-प्लॉट नं: ऑफिस , माळा नं: -, इमारतीचे नाव: विल्डींग नं 37 टागोर नगर साईप्रसाद को ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: टागोर नगर, रोड नं: विक्रोळी पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-

(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता 1): नाव:-मेसर्स आदित्यराज विल्डर्स (आदित्यराज ग्रुप) चे भागिदार राजकुमार ग्यानचंद खुशलानी वय:- 62; पत्ता:-ऑफिस 7, -, विद्या दर्शन विल्डींग नं 53, टागोर नगर, विक्रोळी पूर्व मुंबई, क्राण्यावाड नगर, MAHARASHTRA, MUMBAI, Non-Government, पिन कोड:-400083 पॅन नं:- AATFA0341H

2): नाव:-मेसर्स आदित्यराज विल्डर्स (आदित्यराज ग्रुप) चे भागिदार मोदी राजकुमार खुशलानी वय:- 29; पत्ता:-प्लॉट नं: ऑफिस 7, माळा नं: -, इमारतीचे नाव: विद्या दर्शन विल्डींग नं 53, ब्लॉक नं: टागोर नगर, रोड नं: विक्रोळी पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-AATFA0341H

3): नाव:-मेसर्स आदित्यराज विल्डर्स (आदित्यराज ग्रुप) चे भागिदार विकी उधवदास रुपचंदानी वय:- 31; पत्ता:-प्लॉट नं: ऑफिस 7, माळा नं: -, इमारतीचे नाव: विद्या दर्शन विल्डींग नं 53, ब्लॉक नं: टागोर नगर, रोड नं: विक्रोळी पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-AATFA0341H

4): नाव:-मेसर्स आदित्यराज विल्डर्स (आदित्यराज ग्रुप) चे भागिदार मनीष उधवदास रुपचंदानी वय:- 29; पत्ता:-प्लॉट नं: ऑफिस 7, माळा नं: -, इमारतीचे नाव: विद्या दर्शन विल्डींग नं 53, ब्लॉक नं: टागोर नगर, रोड नं: विक्रोळी पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-AATFA0341H

(9) दस्तऐवज करून दिल्याचा दिनांक 26/11/2015

(10) दस्त नोंदणी केल्याचा दिनांक 14/12/2015

(11) अनुक्रमांक, खंड व पृष्ठ 10970/2015

(12) बाजारभावप्रमाणे मुद्रांक शुल्क 4402100

149

करल - ५		
१९५८	६	१२०
२०२२		



(13) मुंबई उपनगर नोंदणी शुल्क

(14) शेग

30000



मुंबई न्यायाधीश विचारात घेतलेला तपशील:-

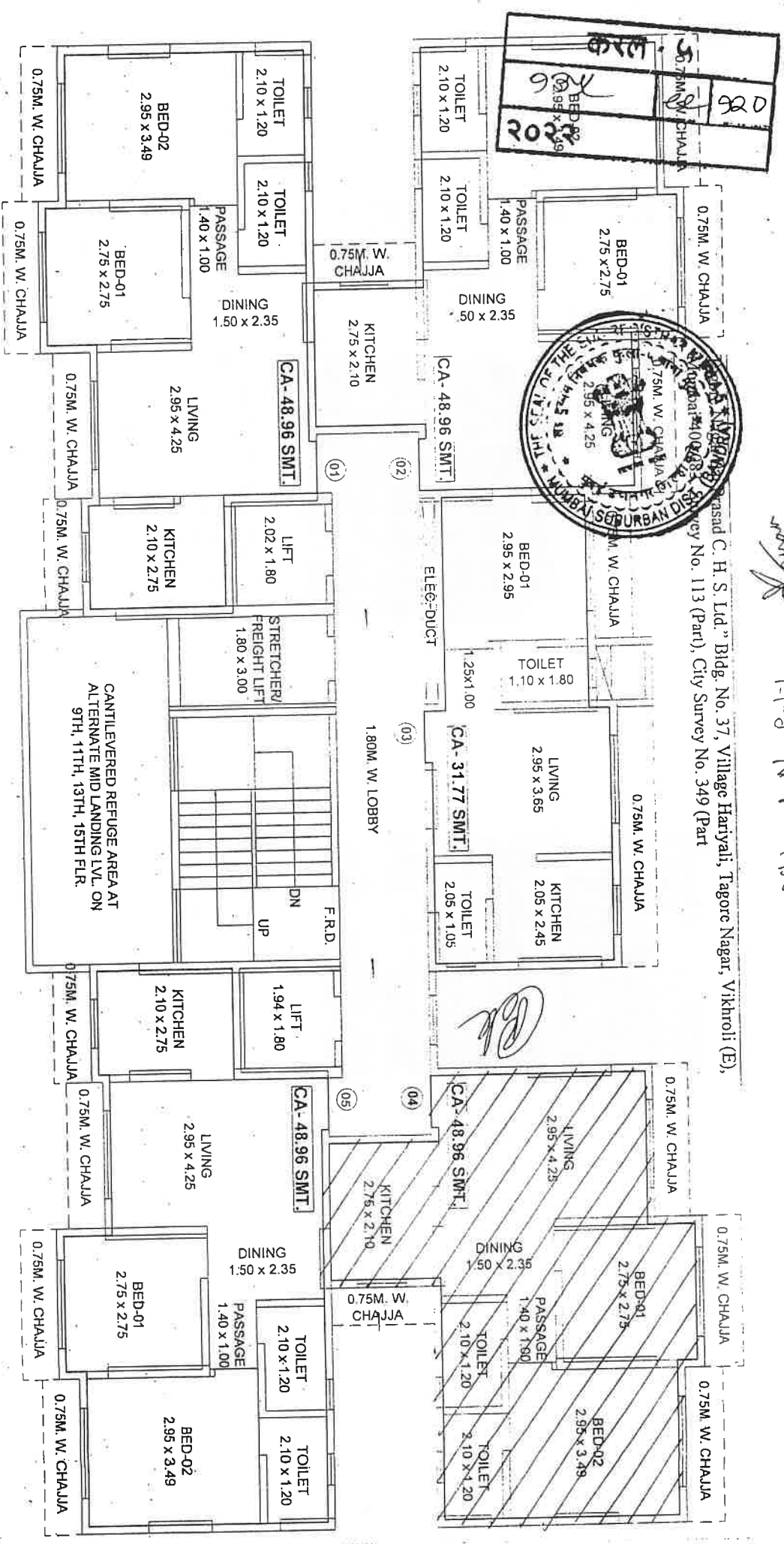
मुंबई शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

*Shirhan*  
 सहाय्यक निबंधक कुर्ला - २  
 मुंबई उपनगर जिल्हा

*Handwritten signature*  
1909 N PAVIN

Project C. H. S. Ltd. Bldg. No. 37, Village Hariyali, Tagore Nagar, Vikhroli (E),  
Survey No. 113 (Part), City Survey No. 349 (Part)



TYPICAL FLOOR PLAN  
(9TH TO 22ND FLR.)

करल - ५		
०३५८	१२०	२२०
२०२२		

# M/s . ADITYARAJ BUILDERS

## AATFA 0341H





**NAME:- MR. RAJKUMAR G. KHUSHALANI**

AAEPK2658L

AADHAR NO : 2727 0271 0432



*Rk*






आधार

**भारत सरकार**  
Unique Identification Authority of India

नदिप्याया क्रमांक / Enrollment No.: 1207/34066/18357

To  
 राजकुमार ग्यानचंद खुशालानी  
 Rajkumar Gyanchand Khushalani  
 S/O Gyanchand Khushalani  
 Flat No.1201, 12th Floor, Kritika Tower Bion Trombay  
 Road  
 Near R.K.Studio Chembur  
 Mumbai  
 Chembur  
 Mumbai Mumbai  
 Maharashtra 400071  
 9820091199

357178283  
  
 MA57178282FT





आपला आधार क्रमांक / Your Aadhaar No. :

**2727 0271 0432**

**माझे आधार, माझी ओळख**

---






आधार

**भारत सरकार**  
Unique Identification Authority of India

नदिप्याया क्रमांक / Enrollment No.: 1711/1953

To  
 राजकुमार ग्यानचंद खुशालानी  
 Rajkumar Gyanchand Khushalani  
 जन्म तारीख / DOB : 17/11/1953  
 पुरुष / Male



Power of Attorney

करल - ५		
११५८	१०९	१२०
२०२२		

पावती

Original/Duplicate

Friday, February 02, 2018  
12:26 PM

नोंदणी क्र. ३५५

Regn. क्र. ३५५

पावती क्र.: 1661 दिनांक: 02/2/2018

गावाचे नाव: हरियाली  
दस्तावेजाचा अनुक्रमांक: करल-5-1560-2018  
दस्तावेजाचा प्रकार: कुलमुखत्यारपत्र  
सादर करणाऱ्याचे नाव: मेसर्स आदित्यराज विल्डर्स चे भागीदार राजकुमार जी, बुथलानी



नोंदणी फी  
दस्तावेजाची फी  
सादर शुल्क: 12

रु. 100/-  
रु. 240.00

एकूण:

रु. 340.00

  
Jyoti S. R. Kurla-5

घाजार मूल्य: रु. 0.0/-  
मोबदला रु. 0/-  
भरलेले मुद्रांक शुल्क: रु. 500/-

रु. दुय्यम निर्बंधक  
कुरला-५ (वर्ग-२)

- 1) देयकाचा प्रकार: By Cash रकम: रु. 100/-
- 2) देयकाचा प्रकार: By Cash रकम: रु. 240/-



DELIVERED

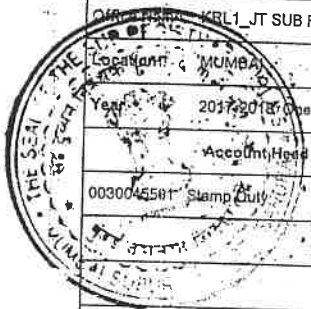
03 FEB 2018

करल - ५		
१०५८	५०२	५२०
१०२२		

CHALLAN  
MTR Form Number-6

करल - ५	
Date	01/02/2018
Form ID	AB(1) 12
Paper Details २०५६	

GRN	M-1010121850201718E	BARCODE	[Barcode]		Date	01/02/2018	Form ID	AB(1) 12
Department	Inspector General Of Registration			TAX ID (If Any)				
Type of Payment	Stamp Duty	Registration Fee	PAN No.(If Applicable)					
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			Full Name	MS ADITYA RAJ BUILDERS			
Location	MUMBAI			Flat/Block No.	OFFICE NO.101-102, TAGOR NAGAR PURNIMA			
Year	2017-2018 One Time			Premises/Building	CHS LTD, BUILDING NO.3			
Account Head Details	Stamp Duty	Amount In Rs.	Road/Street		TAGOR NAGAR, VIKHROLI EAST			
003004581		500.00	Area/Locality		MUMBAI			
			Town/City/District					
			PIN		4 0 0 0 8 3			
Remarks (If Any)		SecondPartyName=CHANDRASHEKHAR BAL AND OTHER						
Total	500.00	Amount In Words	Five Hundred Rupees Only					
Payment Details	INDIAN BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	02608672018020180528		1116018856		
Cheque/DD No.		Bank Date	RBI Date	01/02/2018-19:53:11		Not Verified with RBI		
Name of Bank				Bank-Branch	INDIAN BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			



NOTE:- This challan is valid for document to be registered in Sub-Registrar office only. Not valid for unregistered document. Mobile No. : Not Available  
 चदर चलन केवल दुर्यग निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी खदर चलन लागू नाही.

*Chandrashekar Bal*  
*[Signature]*  
*[Signature]*  
*[Signature]*

करल - ५		
१३५८	१०३	३२०
२०२२		

करल - ५		
११६०	२	१२
२०१६		



करल - ५		
१३५८	१००१२०	
२०२२		

करल - ५		
१५०	३	१२
२०१८		

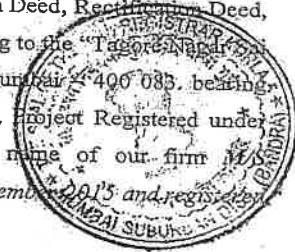
**SPECIAL POWER OF ATTORNEY**

Executed on this 2<sup>nd</sup> day of February, 2018



TO ALL TO WHOM THESE PRESENTS SHALL COME **M/S. ADITYARAJ BUILDERS** a partnership firm having office at 101-102, First Floor, Tagore Nagar Purnima Chs Ltd., Building No. 3, Tagore Nagar, Vikhroli East, Mumbai-400083 through its Partners namely **SHRI RAJKUMAR G. KHUSHALANI**, aged about 63 years DO HEREBY SEND GREETINGS.

AND WHEREAS we state that due to our preoccupation in the business and other commitments, we are unable to attend the office of the Sub-Registrar of Assurances within Mumbai and M.S.D. Therefore We are desirous of appointing our constituted Attorneys namely 1. **MR. CHANDRASHEKHAR S. PAL** 2. **MR. NARAYAN S. PAL** AND 3. **MR. MANGESH CHAVAN**, anyone who will lodge and admit the various documents-like Agreement for sale, Sale Deed, Agreement, Supplementary Agreement, alternate accommodation agreement, Undertakings, Indemnity bond, Correction Deed, Rectification Deed, Deed of Confirmation, Declaration and any other documents pertaining to the "Tagore Nagar Sai Prasad C. H. S. Ltd." Bldg. No. 37, Tagore Nagar, Vikhroli (E), Mumbai - 400 083, bearing Survey No. 113 (Part), City Survey No. 349 (Part) village Hariyali, Project Registered under **MAHARERA** No. P51800004104 which is undergoing in the name of our firm **M/S ADITYARAJ BUILDERS** by Development agreement dated 26<sup>th</sup> November 2015 and registered under serial No. KRL - 2 - 10970 - 2015



**NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH**

**M/S ADITYARAJ BUILDERS** THROUGH ITS PARTNER **SHRI RAJKUMAR G. KHUSHALANI**, do hereby nominate, constitute and appoint 1. **MR. CHANDRASHEKHAR S PAL**. 2. **MR. NARAYAN S PAL**. AND 3. **MR. MANGESH CHAVAN**, as true and lawful attorney for the following purpose :-

- To comply with all requisitions and formalities required to effectuate the legal and perfect registration of the above mentioned documents executed by the firm and to follow all the guidelines under the Indian Registration Act 1908 as well as Bombay Stamp Act in the name of our firm.
- To admit the execution of various documents which executed by us jointly or severally or our partner/s like Agreement for sale, Sale Deed, Agreement, Supplementary Agreement, Alternate accommodation Agreement, Undertakings, Indemnity bond, Correction Deed, Rectification Deed, Deed of Confirmation, Declaration and any other documents pertaining to the "Tagore Nagar Sai Prasad C. H. S. Ltd." Bldg. No. 37, Tagore Nagar, Vikhroli (E), Mumbai - 400 083 Project Registered under **MAHARERA** No.

*Shri Rajkumar G. Khushalani*

*Shri Chandrashekhhar S. Pal*

*Shri Narayan S. Pal*

*Shri Mangesh Chavan*

करल - ५		
१३५८	१०५	१००
२०२२		

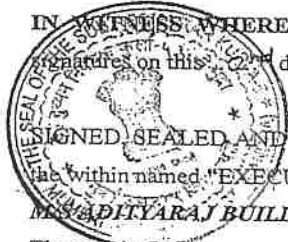
**P51800094104** and lying being bearing Survey No. 113 (Part), City Survey No. 349 (Part) village Haryali which is undergoing in the name of our firm **M/S ADITYARAJ BUILDERS** by Development agreement dated 26<sup>th</sup> November 2015 and registered under serial No. **KRL - 2 - 10970 - 2015** with competent authorities on behalf of the firm and lodge the same with the office of the Sub-Registrar of Assurances.

and for the purpose of the said registration thereof

3. We hereby agree, ratify and confirm whatsoever our attorney shall do in all respects lawfully or cause to be done by virtue of these presents.



IN WITNESS WHEREOF, the parties here into have set and subscribed their signatures on this 20<sup>th</sup> day of February, 2018



SIGNED, SEALED AND DELIVERED by  
 The within named "EXECUTOR"  
**M/S ADITYARAJ BUILDERS**  
 Through its Partner  
**SHRI. RAJKUMAR G. KHUSHALANI.**  
 In the presence of .....

*Rajkumar G. Khushalani*



1. *Prasant S. Pal*
2. *Prasant S. Pal*

SIGNED, SEALED AND DELIVERED by  
 The within named "POWER OF ATTORNEY  
 HOLDER"  
**MR. CHANDRASHEKHAR S PAL.**

*Chandrashekhhar S Pal*



**MR. NARAYAN S PAL.**

*Narayan S Pal*



**MR. MANGESH CHAVAN.**

*Mangesh Chavan*



- In the presence of .....
1. *Prasant S. Pal*
  2. *Prasant S. Pal*

करल - ५  
 २३५८ ३०६ १२०  
 २०२२



आयकर विभाग  
 INCOME TAX DEPARTMENT  
 NARAYAN SHASHIKANT PAI  
 SHASHIKANT BEHULAI PAI  
 25/10/1988  
 Permanent Account Number  
 AVSPP4143N  
 Signature

करल - ५  
 २३६० ४१२  
 २०२२

Self Attested  
 (साक्षात्कृत)



आयकर विभाग  
 INCOME TAX DEPARTMENT  
 TRIPAL CHAND  
 SHRIPAT SHIVNARAYAN  
 10/08/1985  
 Permanent Account Number  
 AMZPP2972M  
 Signature

Self Attested  
 (साक्षात्कृत)

THE UNION OF INDIA  
 MAHARASHTRA STATE MOTOR DRIVING LICENCE  
 DL No. MH03 20110034751  
 Valid Till: 13-06-2031 (NT) DOI: 14-06-2011  
 AUTHORIZATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA  
 AED 23-07-2015  
 COV DOI  
 MCVG 23-08-2015  
 LMV 14-08-2011  
 Name: MANGESH CHAVAN  
 S/O of: SHAHJI CHAVAN  
 Add: BLDG NO-2505, MUNICIPAL LABOUR CAMP,  
 P.L. LOKHANDE MARS, CHEMBUR, MUMBAI.  
 PIN: 400085  
 Signature & ID of Issuing Authority: MH03 2015374  
 Signature/Thumb Impression of Holder

Self Attested  
 (साक्षात्कृत)

करल - ५		
१३५८	३००	३२०
२०२२		

करल - ५	
१५६०	६१२
२०१६	



*Prashant*

Self Attested  
(साक्षात्कृत)



भारत सरकार  
GOVERNMENT OF INDIA



प्रशांत शांताराम पाटील  
Prashant Shantaram Patil  
जन्म तारीख / DOB: 19/08/1972  
पुरुष / MALE



6411 4756 0613

*Prashant*

Self Attested  
(साक्षात्कृत)

7



करल - ५  
 २३५८ १०६ १२०  
 २०२२

**BILL OF SUPPLY**

Bill No: 1012200905 | Bill Date: 30-12-2017

Customer Name: EASTVIEWEROWAM/17/11/2008//

Category: COMMERCIAL

Message: Please refer to the bill for details of the supply.

**RELIANCE**

**NOV LINK**

**YOUR**

**AADHAAR NO.**

**TO YOUR**

**RELIANCE**

**ENERGY**

**ACCOUNT**

Reliance Energy Ltd. Mumbai

Bill Amount: 28900.00

Payable Unit: 28900.00

Units consumed: 1997

Month	Units Consumed
Dec-17	1997
Dec-16	3618

Reliance Energy Ltd. Contact: 022 291 3030

Customer Care Centre: 022 291 3030

**PhonePe**

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करल - ५		
१३५८	१०२	१२०
२०२२		

करल - ५		
१५६०	२	१२
२०१६		



करल - ५		
९९५	९९०	९२०
२०२२		



AADHAR NO : 2727 0271 0432

करल - ५		
९५६०	e	r
२०१८		

**आधार**

**भारत सरकार**  
Unique Identification Authority of India

निदिपिण्याचा क्रमांक / Enrollment No.: 12073406816357

To  
राजकुमार ग्यानचंद खुशतानी  
Rajkumar Gyanchand Khushalani  
S/O Gyanchand Khushalani  
Flat No. 1201, 12th Floor, Krishna Tower Sun Trombay  
Road  
Near R.K.Studio Chembur  
Mumbai  
Chembur  
Mumbai Mumbai  
Maharashtra 400071  
9820091199  
35778288  
MA571782882FT

आपला आधार क्रमांक / Your Aadhaar No. :  
**2727 0271 0432**

माझे आधार, माझी ओळख

राजकुमार ग्यानचंद खुशतानी  
Rajkumar Gyanchand Khushalani  
जन्म तारीख / DOB : 17/11/1953  
पुरुष / Male

2727 0271 0432  
माझे आधार, माझी ओळख



*Ch. Vishal*

Self Attested





करल - ५		
१२५८	११२	१२०
२०२२		

Summary-2( दस्त गोषवारा भाग - २ )



दस्त क्रमांक : करल5/1560/2018  
दस्ताचा प्रकार :- कुलमुखत्यारपत्र



पक्षकाराचे नाव व पत्ता

नाव: मेसर्स आदित्यराज विल्डर्स चे भागीदार राजकुमार  
खुशलानी  
पत्ता: 101-102, पहीला मजला, टागोर नगर पूर्णिमा  
एचएस सीमीटेड, विल्डींग नं.3, टागोर नगर,  
कोली पूर्व, मुंबई, क्राण्यांवार नगर,  
MAHARASHTRA, MUMBAI, Non-  
Government.

पॅन नंबर:

नाव: चंद्रशेखर एस. पाल  
पत्ता: प्लॉट नं: 604, माळा नं: 6वा मजला, इमारतीचे  
नाव: ओमप्रकाश आर्केड, ब्लॉक नं: आवेडकर गार्डनच्या  
जवळ, रोड नं: चेंबूर, मुंबई, महाराष्ट्र, MUMBAI.

3

नाव: नारायण एस. पाल  
पत्ता: प्लॉट नं: 604, माळा नं: 6वा मजला, इमारतीचे  
नाव: ओमप्रकाश आर्केड, ब्लॉक नं: आवेडकर गार्डनच्या  
जवळ, रोड नं: चेंबूर, मुंबई, महाराष्ट्र, मुम्बई.

पॅन नंबर:

नाव: मंगेश एस. चव्हाण  
पत्ता: प्लॉट नं: 604, माळा नं: 6वा मजला, इमारतीचे  
नाव: ओमप्रकाश आर्केड, ब्लॉक नं: आवेडकर गार्डनच्या  
जवळ, रोड नं: चेंबूर, मुंबई, महाराष्ट्र, मुम्बई.

पॅन नंबर:

दस्त गोषवारा भाग-2

करल5

दस्त क्रमांक: 1560/2018

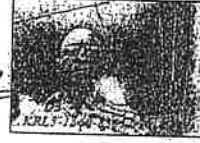
करल - ५

१५६०	११२	१२०
२०१८		

छायाचित्र

अंगठ्याचा ठसा

कुलमुखत्यार देणार  
वय :- 63  
स्वाक्षरी:-



*Rajkumar Khushalani*

पॉवर ऑफ अटॉर्नी  
होल्डर  
वय :- 62  
स्वाक्षरी:-



*Chandrashekar S. Pal*

पॉवर ऑफ अटॉर्नी  
होल्डर  
वय :- 31  
स्वाक्षरी:-



*Narayan S. Pal*

पॉवर ऑफ अटॉर्नी  
होल्डर  
वय :- 26  
स्वाक्षरी:-



*Mangesh S. Chavan*

वरील दस्तऐवज करून देणार तथाकथित कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ: 02/02/2018 12:03:57 PM

ओळख:-

खालील इसम असे निवेदीत करतात की, वरील दस्तऐवज करून देणारा व्यक्तीशः ओळखतात, व त्यांची ओळख पटवित्तात

अनु

पक्षकाराचे नाव व पत्ता

नाव: कैलास डी. कोरडे  
वय: 35  
पत्ता: एम.जी. रोड, घाटकोपर  
पिन कोड: 400086



छायाचित्र

अंगठ्याचा ठसा

स्वाक्षरी



*Kailash D. Korde*

2 नाव: प्रशान्त - पाटील  
वय: 42  
पत्ता: चेंबूर, मुंबई  
पिन कोड: 400071

स्वाक्षरी



*Prashant Patil*

शिक्का क्र.4 ची वेळ: 02/02/2018 12:07:02 PM

शिक्का क्र.5 ची वेळ: 02/02/2018 12:07:46 PM संदर्भ पुस्तक 4 मध्ये

Jointly by  
सुद्धा सुक्याम निबंधी

दस्ता-५ (वर्ग-२) EPayment Details.

12

करल - ५		
१३५८	११३	१२०
२०२२		

sr. Epayment Number  
1 MH010121850201718E.

Defacement Number  
0005600987201718

1560 /

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करल - ५		
१५६०	१२	१२
२०१६		



प्रमाणित करण्यात येते कि या दस्तामध्ये  
एकूण.....१२.....पाने आहेत.  
करल - ५/ १५६० / २०१६  
पुस्तक क्रमांक १ क्रमांकावर नोंदला :  
दिनांक : २२ / २०१६





करल - ५		
१३५८	७७	१२०
२०२२		





करल - ५

१९५८ ११ १२०

२०२२

## घोषणापत्र

मी, अंगेश चडव याद्वारे घोषित करतो की, दुय्यम निबंधक कुर्ला - ५ यांचे कार्यालयात ११ या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मस आदित्यराज बिजस व इ. यांनी दि. ११ रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी सादर दस्त नोंदणीस सादर केला आहे. निष्पादीत करून कबुलीजबाब दिला आहे.

सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यार पत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यार रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्तकृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे नियम ८२ अन्वये मी पात्र राहिन याची जाणीव आहे.

दिनांक: २५/११/२०२२

कुलमुखत्यारपत्र धारकाचे

नाव व सही



करल - ५		
१३५८	३३६	१२०
आम्ही		
२०२२		

## हमीपत्र

लिहून देणार : Mr. Rajkumar G. Khushalani  
M/s. Adityaraj Builders



लिहून घेणार : Mrs. Minal Nandkumar Patil  
Miss. Sonam Nandkumar Patil

या हमीपत्राद्वारे सह दुय्यम निबंधक कुर्ला - ९ यांना हमी देतो की, सदर दस्तामध्ये नमूद मिळकतीसोबत कोणतेही वाहनतळ (कार पार्किंग)यांची विक्री, हस्तांतरण होत नाही.


दिनांक : 24/1/2022

लिहून देणार सही : Mr. Rajkumar G. Khushalani

लिहून घेणार सही : Mrs. Minal Nandkumar Patil

Minal N. Patil

Miss. Sonam Nandkumar Patil


  
 नारायण शशिकान्त पाटिल  
 Narsyan Shashikant Patil  
 जन्म वर्ष / Year of Birth : 1986  
 पुरुष / Male

3571 3914 8936

आधार - सामान्य माणसाचा अधिकार

मिना नंदकुमार पाटील / PERMANENT ACCOUNT NUMBER  
 AGEPP7339F  
 नाव / NAME  
 करुण - चंदा  
 MINAL NANDKUMAR PATIL  
 पिता नाव / FATHER'S NAME  
 9834 990 920  
 KESABINATH DHARMAJI MHATRE  
 2022  
 जन्म तिथि / DATE OF BIRTH  
 06-12-1964  
 हस्ताक्षर / SIGNATURE  
 आयकर अधिकारी (कम्प्युटर केंद्र)  
 Commissioner of Income-tax (Computer Operations)

Minal N. Patil


आयकर विभाग  
 INCOME TAX DEPARTMENT  
 आयकर अधिकारी (कम्प्युटर केंद्र)  
 Commissioner of Income-tax (Computer Operations)  
 मुंबई  
 MUMBAI

*Sanam*


  
 मंगेश शामजी चव्हाण  
 Mangesh Shamji Chavan  
 जन्म तारीख / DOB: 12/08/1991  
 पुरुष / MALE  
 Mobile No: 9892128057

3379-9363 9956  
 VID - 9127 0452 9679 094

माझे आधार, माझी ओळख


  
 भारती प्रभात पाटील  
 Bharati Prabhat Patil  
 जन्म वर्ष / Year of Birth : 1959  
 स्त्री / Female

928 6148 3284

आधार - सामान्य माणसाचा अधिकार

करल • ५	
१३५८	११/१२०
२०२२	







दस्त गोषवारा भाग-2

करल5

दस्त क्रमांक:1358/2022

24/01/2022 2 39:16 PM

दस्त क्रमांक :करल5/1358/2022

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मेसर्स आदित्यराज बिल्डर्स तर्फे भागीदार राजकुमार जी बुशलानी ह्यांच्या तर्फे मुखत्यार म्हणून मंगेश चव्हाण पत्ता:प्लॉट नं: 101 आणि 102, माळा नं:-, इमारतीचे नाव: पूर्णिमा प्राईड, ब्लॉक नं: बिल्डिंग नं. 3, रोड नं: टागोर नगर, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर:AATFA0341H	लिहून देणार वय :-31 स्वाक्षरी:-		
2	नाव:मिनल नंदकुमार पाटील पत्ता:प्लॉट नं: 6, माळा नं:-, इमारतीचे नाव: मंगेश सदन, ब्लॉक नं: - - रोड नं: पहिला कार्टर रोड, बोरिवली पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर:AGEPP7355F	लिहून घेणार वय :-57 स्वाक्षरी:-		
3	नाव:सोनम नंदकुमार पाटील पत्ता:प्लॉट नं: 6, माळा नं:-, इमारतीचे नाव: मंगेश सदन, ब्लॉक नं: - - रोड नं: पहिला कार्टर रोड, बोरिवली पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर:CKOPP8163M	लिहून घेणार वय :-26 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे मानून करतात.  
शिक्का क्र.3 ची वेळ:24 / 01 / 2022 02 : 37 : 11 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:भारती प्रभात पाटील वय:63 पत्ता:भाईंदर पिन कोड:401105		
2	नाव:नारायण पाल वय:33 पत्ता:चेंबूर, मुंबई पिन कोड:400071		

शिक्का क्र.4 ची वेळ:24 / 01 / 2022 02 : 38 : 33 PM

शिक्का क्र.5 ची वेळ:24 / 01 / 2022 02 : 38 : 43 PM नोंदणी पुस्तक 1 मध्ये

सह: दुय्यम निबंधक  
(मुंबई उपनगर जिल्हा - 2)

करल - ५		
9834	920	920
2022		

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount-	Used At	Deface Number	Deface Date
1	ADITYARAJ BUILDERS	eChallan	00040572022012080261	MH011945349202122E	445000.00	SD	0005815079202122	24/01/2022
2	ADITYARAJ BUILDERS	eChallan		MH011945349202122E	30000	RF	0005815079202122	24/01/2022
3		DHC		2401202201673	0000	RF	2401202201673D	24/01/2022
4				2401202201806	400	RF	2401202201806D	24/01/2022

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

पुस्तक क्रमांक १ क्रमांकावर

1358 /2022

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सह. दुय्यम निबंधक, कुर्ला - ५  
मुंबई उपनगर जिल्हा



24/01/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

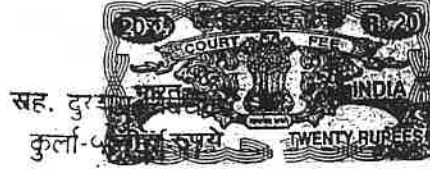
दस्त क्रमांक : 1358/2022

नोंदणी :

Regn:63m

गावाचे नाव : हरियाली

(1) विनेचाचा प्रकार	करारनामा
(2) मोबदला	8900000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7669040.94
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 1404, माळा नं: 14 वा मजला, इमारतीचे नाव: टागोर नगर साई प्रसाद को-ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं: विल्डिंग नं: 37, व्हिलेज हरियाली, रोड : टागोर नगर, विक्रोळी पूर्व, मुंबई - 400083, इतर माहिती: क्षेत्रफळ 527 चौ. फूट रेरा कार्पेट. ( ( C.T.S. Number : 349 भाग ; ) )
(5) क्षेत्रफळ	1) 53.87 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:-भैरव आदित्यराज विन्डर्स तर्फे भागीदार राजकुमार जी खुशलानी ह्यांच्या तर्फे मुखल्यार म्हणून मंगेश चव्हाण बय:-31; पत्ता:-प्लॉट नं: 101 आणि 102, माळा नं:-, इमारतीचे नाव: पूर्णिमा प्राईड, ब्लॉक नं: विल्डिंग नं: 3, रोड नं: टागोर नगर, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-AATFA0341H
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मिनल नंदकुमार पाटील बय:-57; पत्ता:-प्लॉट नं: 6, माळा नं:-, इमारतीचे नाव: मंगेश सदन, ब्लॉक नं:-, रोड नं: पहिला कार्टर रोड, बोरिवली पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-AGEPP7355F 2): नाव:-सोनम नंदकुमार पाटील बय:-26; पत्ता:-प्लॉट नं: 6, माळा नं:-, इमारतीचे नाव: मंगेश सदन, ब्लॉक नं:-, रोड नं: पहिला कार्टर रोड, बोरिवली पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-CKOPP8163M
(9) दस्तऐवज करून दिल्याचा दिनांक	24/01/2022
(10) दस्त नोंदणी केल्याचा दिनांक	24/01/2022
(11) अनुक्रमांक, खंड व पृष्ठ	1358/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	445000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निबडलेला अनुच्छेद :- (1) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह. दुय्यम निबंधक  
कुर्ला-५ (वर्ग-२)



## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
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2	ADITYARAJ BUILDERS	eChallan		MH011945349202122E	30000	RF	0005815079202122	24/01/2022
3		DHC		2401202201673	2000	RF	2401202201673D	24/01/2022
4		DHC		2401202201806	400	RF	2401202201806D	24/01/2022

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

