

Olive - 301.



367/970

पावती

Original/Duplicate

Monday, January 24, 2022

नोंदणी क्र.: 39म

12:14 PM

Regn.: 39M

पावती क्र.: 1046 दिनांक: 24/01/2022

गावाचे नाव: पोयसर

दस्तऐवजाचा अनुक्रमांक: बरल-2-970-2022

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: श्री सुमंगल इंडिया प्रा ली चे संचालक उमंग राजेश पारेख

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 32000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:33 PM ह्या वेळेस मिळेल.

बाजार शुल्क: रु. 28554708 /-

मोबदला रु. 33806861/-

गरजेले मुद्रांक शुल्क : रु. 1691000/-

सह दु.नि.का-बोरीवली 2

सह दु.नि.का-बोरीवली - १.  
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रकम: रु. 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2101202208117 दिनांक: 24/01/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011957952202122E दिनांक: 24/01/2022

बँकेचे नाव व पत्ता:

REGISTERED ORIGINAL DOCUMENT

DELEVERIED ON... 24/01/2022

J. P. S.





मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	20220124164		24 January 2022, 09:38:08 AM बरल-2		
मूल्यांकनाचे वर्ष	2021				
जिल्हा	मुंबई (उपनगर)				
मूल्य विभाग	78-पोईसर ( बोरीवली )				
उप मूल्य विभाग	78/352रस्ता: द्रुतगती महामार्ग				
सर्व्हे नंबर /न. भू. क्रमांक	सि.टी.एस. नंबर#840				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
	96900	175230	221200	293800	175230
					मोजमापनाचे एकक चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	122.12चौरस मीटर	मिळकतीचा वापर-	कार्यालये/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.221200/-
उद्दवाहन सुविधा-	आहे	मजला -	1st floor To 4th floor		
रस्ता सन्मुख - समिश्र वापराच्या इमारतीमधील कार्यालये/व्यावसायिक - No Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 100% apply to rate= Rs.221200/-				
रस्ता सन्मुखनुसार मूल्यदर	= 100% apply to rate = Rs.221200/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर ) = ( ( (221200-96900) * (100 / 100 ) )+96900 ) = Rs.221200/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 221200 * 122.12 = Rs.27012944/-				
B) बंदिस्त वाहन तळाचे क्षेत्र	27.88चौरस मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 27.88 * ( 221200 * 25/100 ) = Rs.1541764/-				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेसॅनाईन मजला क्षेत्र गल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकॅनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 27012944 + 0 + 0 + 0 + 1541764 + 0 + 0 + 0 + 0 + 0 = Rs.28554708/-				

Home

Print



बरल - २/		
२००	९	९०८
२०२२		



बरल - २/		
e000	2	900
२०२२		



CHALLAN  
MTR Form Number-6



GRN	MH011957952202122E	BARCODE			Date	20/01/2022-18:26:39	Form ID	25.2
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)				
Office Name BRL2_JT SUB REGISTRAR BORIVALI 2				Full Name		Shree Sumangal India Pvt Ltd		
Location MUMBAI								
Year 2021-2022 One Time				Flat/Block No.		Unit No 301, Olive		
Account Head Details			Amount in Rs.	Premises/Building				
0030045501 Stamp Duty			1691000.00	Road/Street		Samata Nagar, Kandivali East		
0030063301 Registration Fee			30000.00	Area/Locality		Mumbai		
				Town/City/District				
				PIN		400101		
				Remarks (If Any)				
				SecondPartyName=S D Corporation Pvt Ltd-CA=33806861				
Total				Amount In	Seventeen Lakh Twenty One Thousand Rupees Only			
				Words				
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332022012020388		2725251156
Cheque/DD No.				Bank Date	RBI Date	20/01/2022-18:27:42		Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Serial No. , Date		100 , 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. सदर चलन केवल मुख्य निबंधक कार्यालय में नोंदणी करवाया गया दस्तावेज ही लागू रहे. नोंदणी न करवाये गये दस्तावेजों पर सदर चलन लागू नहीं.								
Challan Defaced Details								
Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount			
1	(IS)-367-970	0005807284202122	24/01/2022-12:13:55	IGR191	30000.00			
2	(IS)-367-970	0005807284202122	24/01/2022-12:13:55	IGR191	1691000.00			
Total Defacement Amount					17,21,000.00			



बरल - २/		
evo	8	000
२०२२		



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

**Receipt of Document Handling Charges**

PRN	2101202208117	Receipt Date	24/01/2022
-----	---------------	--------------	------------

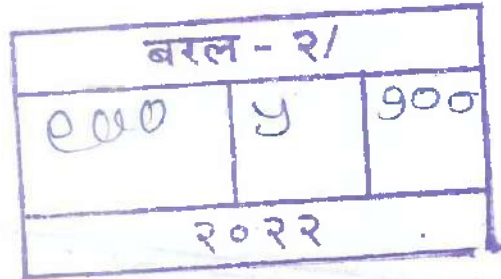
Received from DHC, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 970 dated 24/01/2022 at the Sub Registrar office Joint S.R. Borivali 2 of the District Mumbai Sub-urban District.



**Payment Details**

Bank Name	SBIN	Payment Date	21/01/2022
Bank CIN	10004152022012107160	REF No.	202113527937
Deface No	2101202208117D	Deface Date	24/01/2022

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





बरल - २/		
२००	६	१००
२०२२		





ARTICLES OF AGREEMENT made at Mumbai this 24<sup>th</sup> day of Jan 2022

BETWEEN

**S.D. CORPORATION PRIVATE LIMITED, (PAN NO. AADCS4496C)** a Company registered under the Companies Act, 1956 having its registered office at 70, Nagindas Master Road, Fort, Mumbai- 400 023 hereinafter referred to as "**the Promoters**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its ~~successors~~ वक्ता or the One Part;

AND

evo	u	900
2022		

Allottee(s) initials



1

Promoters initial



**SHREE SUMANGAL INDIA PVT. LTD. (PAN NO. AASCS8802M)** a Company registered under the provisions of the Companies Act, having registered /administrative office at 4<sup>th</sup> floor , 431 Gundecha Industrial Complex , Akurli Road, Kandivali (East), Mumbai 400 101 , Maharashtra hereinafter called "**the Allottee(s)**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include administrators, successors and permitted assigns of the Other Part:

**WHEREAS:**

- I) Prior to 1978, the Maharashtra Housing and Area Development Authority (hereinafter referred to as "**MHADA**") established under the Maharashtra Housing and Area Development Act, 1976 (hereinafter referred to as "**MHADA Act**"), was possessed of or otherwise well and sufficiently entitled to all those pieces and parcels of lands admeasuring 2,22,822.50 sq. mtrs or thereabouts bearing C.T.S. Nos. 837 to 840 and corresponding to Survey Nos. 55 and 56 of Village Poiser, Taluka Borivali, Mumbai Suburban District, situate at Kandivali (East), Mumbai 400 101 (hereinafter collectively referred to as "**the Larger Land**");



In or about the year 1978, Bombay Housing and Area Development Board, a regional unit of MHADA established under section 18 of the MHADA Act, had a scheme of construction of tenements, allotment and sale thereof to individual allottees under its Economical Weaker Section (EWS) housing scheme, Low Income Group (LIG) housing scheme, Middle Income Group (MIG) housing scheme and High Income Group (HIG) housing scheme;

- III) Thereafter, MHADA invited applications from the members of public satisfying the criteria laid down by MHADA for housing accommodation of the above referred categories and issued allotment letters to the eligible applicants for allotment of tenements under its scheme;
- IV) In or about the year 1982 the construction of about 166 buildings on the Larger Land was completed and the allottees of the tenements were handed over possession of their respective tenements by MHADA. The Larger Land with the aforesaid buildings is more particularly described in the **FIRST SCHEDULE** hereunder written (hereinafter collectively referred to as "**the Larger Property**").

बरल - २/	
२०००	२०००
२०००	२०००

As per one of the conditions in the Sale Deeds executed by MHADA in favour of the co-operative societies for their respective buildings, the co-operative housing societies have formed and registered a federation/ apex society by the name of "Samta Nagar Co-operative Housing Societies Union Limited" under the Maharashtra Co-operative Societies Act, 1960 under Regn. No. BOM/W-R/HSG(OH)/3246/1987-88 having it's office at 25/486, Vishwa Darshan, Samata Nagar, Kandivali (East), Mumbai -

Allottee(s) initial





400 101 (hereinafter referred to as "the said Federal Society") and at present 68 co-operative housing societies are members of the said Federal Society;

- VI) MHADA has executed leases in favour of the respective societies at or for the rent/premium/consideration and subject to conditions and covenants contained therein and have also conveyed the buildings in favour of the said societies. In the circumstances all such societies became seized and possessed of or otherwise well and sufficiently entitled to their respective leasehold portions of the Larger Land and the buildings thereon.
- VII) In the year 1995, the buildings on the Larger Property were found to be in dilapidated condition and the same were required to be demolished and reconstructed.
- VIII) In view thereof, all the member societies passed General Body Resolutions in their respective meetings thereby granting power to the said Federal Society to take all decisions relating to redevelopment of their respective buildings including signing all the documents relating thereto.
- IX) By and under an Agreement for Development dated 31<sup>st</sup> January, 1998 made between the said Federal Society as the Union of the Societies of the One Part and Truly Creative Developers Private Limited as the Developers of the Other Part (hereinafter referred to as "the said TCDPL"), the said Federal Society had appointed the said TCDPL to redevelop the Larger Property in the manner, at or for the consideration and on the terms and conditions contained therein. By and under a General Power of Attorney dated 29<sup>th</sup> November 1999 executed by the said Federal Society in favour of the said TCDPL and registered with the Sub-Registrar of Assurances at Mumbai under BBJ/8448/1999, the said Federal Society conferred powers in favour of the said TCDPL to do various acts, deeds and things relating to the redevelopment of the Larger Property and to sell/ transfer structures, flats etc. to be constructed thereon, in the manner specified therein.
- X) However, in breach of the Agreement for Development dated 31<sup>st</sup> January 1998, the said TCDPL carried out unauthorized construction on a portion of the Larger Property as a result of which on or after 7<sup>th</sup> April, 2006 various stop work notices/ demolition orders were issued by MHADA and Municipal Corporation of Greater Mumbai ("MCGM") in respect of construction carried out by TCDPL on the Larger Property. Thus, from the year 2006 there was no progress on account of stop work notices being issued.

बरेल - २१		
eud	e	900
२०१३		



XI) The said Federal Society challenged the aforesaid stop work notices and demolition orders by filing Writ Petition No.2879 of 2006 before the Hon'ble Bombay High Court against MHADA and MCGM.

XII) The TCDPL had also inducted one M/s. Labha Subha Properties Private Limited (hereinafter referred to as "the said LSPPL") as the sub-developer without the consent of the Federal Society and later on terminated the services of the said LSPPL on the ground that the said LSPPL had started claiming itself to be the direct developer instead of sub-developer appointed by the said TCDPL.

XIII) Thereafter, in or around January 2007 the said Federal Society terminated the aforesaid Development Agreement dated 31<sup>st</sup> January, 1998 with the said TCDPL and cancelled/ revoked the aforesaid Power of Attorney dated 29<sup>th</sup> November, 1999.

XIV) In or about the year 2007, the Developers/Promoters approached the said Federal Society and proposed to undertake the redevelopment of the said Larger Property. Vide a resolution passed at the Special General Body Meeting of the said Federal Society on 7<sup>th</sup> January, 2007, the managing committee of said Federal Society was authorized to complete the further legal formalities for appointing the Developers/Promoters viz., S. D. Corporation Private Limited as the developer for redevelopment of the Larger Property.

By and under a Development Agreement dated 19<sup>th</sup> February 2007 (hereinafter referred to as "the said Development Agreement") made between the said Federal Society as the party of the One Part and the Developers/Promoters as the party of the Other Part, the said Federal Society granted to the Developers/Promoters the redevelopment rights in respect of the Larger Property in the manner, at or for the consideration and on the terms and conditions incorporated therein and the same was registered under a Deed of Confirmation dated 28<sup>th</sup> October 2010 with the Office of the Sub-Registrar of Assurances at Borivali under Serial No. BDR/16/11147/2010 on payment of requisite stamp duty.

XVI) By and under an unregistered General Power of Attorney dated 21<sup>st</sup> February, 2007 and a registered General Power of Attorney dated 13<sup>th</sup> May, 2019, executed by the said Federal Society in favour of the Developers/Promoters, the said Federal Society has authorized the Developers/Promoters to do various acts, deeds, things and matters in relation to redevelopment of the Larger Property and for sale of the flats/premises/ areas in the sale buildings, in the manner therein contained.

XVII) Subsequent to the termination of the appointment of the said TCDPL, the said Federal Society prayed for withdrawal of the aforesaid Writ Petition No.2879 of 2006 with request to make representation before MHADA

Allottee(s) initial/s



Promoters initial





and in view thereof the Division bench of the Hon'ble Bombay High Court by order dated 12th of March 2007 was pleased to permit the said Federal Society to withdraw the said petition in order to enable the said Federal Society to make representation in respect of the impugned notices before MHADA.

XVIII) Pursuant to the aforesaid order dated 12<sup>th</sup> of March, 2007 of the Hon'ble Bombay High Court, a hearing was fixed before the Chief Officer, Mumbai Housing & Area Development Board when each of the aforesaid developers and the said Federal Society were heard through their respective representatives. Vide order dated 16<sup>th</sup> July, 2007, the Chief Officer, Mumbai Housing & Area Development Board has held the said Federal Society as eligible and entitled for redevelopment in accordance with the terms and conditions as laid down in no objection granted by MHADA/ Mumbai Board and subject to the compliance of the same and such other conditions as may be imposed by MHADA/ Mumbai Board in future in accordance with the policy of MHADA in the subject matter.

XIX) The Developers/Promoters paid the penalty/ premium to MHADA as required and also got the stop work notices/ orders withdrawn or set aside by the concerned authorities.

XX) The said TCDPL thereafter filed S.C. Suit No. 1267 of 2009 (hereinafter referred to as "the said Suit") in the Hon'ble Bombay High Court against the said Federal Society and the Developers/Promoters in which an Order dated 14<sup>th</sup> July 2009 came to be passed by the Hon'ble High Court in Notice of Motion No. 1948 of 2009 by which the said Notice of Motion was dismissed and direction was given for expediting the suit. In the aforesaid order, the Hon'ble High Court has, *inter alia*, prima facie observed there was no impediment in the way of the said Federal Society in terminating the development agreement and power of attorney granted to the said TCDPL and there is hardly any chance of decree for specific performance of contract being passed in favour of the said TCDPL.

XXI) Thereafter, TCDPL filed an Appeal against the aforesaid order dated 14<sup>th</sup> July, 2009, being Appeal No.42 of 2011, before the Division Bench of the Hon'ble High Court. The said Appeal was dismissed by the learned Division Bench by an order dated 10<sup>th</sup> August, 2011, against the aforesaid order of the Division Bench, TCDPL filed a Special Leave Petition in the Hon'ble Supreme Court of India, being SLP No. 28994/2011. Vide order dated 2<sup>nd</sup> December, 2011, the said SLP also came to be dismissed. The said Suit, however, is still pending in the Hon'ble High Court. However, the said litigation does not restrain the Developers/Promoters from carrying development of the Larger Property, a copy of the litigation certificate is annexed hereunder.

Allottee(s) initial/s



Promoters initial

XXII) In the circumstances aforesaid, the Developers / Promoters are entitled to develop the Larger Property by constructing thereon residential and commercial buildings in accordance with the plans and specifications sanctioned and/or which may hereafter be sanctioned by MHADA being the Special Planning Authority appointed by Notification dated 23<sup>rd</sup> May, 2018 and saleable premises/ units/ areas in the building/s to be constructed thereon;

XXIII) Vide an order dated 6<sup>th</sup> November, 2007 the State Government has sanctioned integrated redevelopment in favour of the said Federal Society for the Larger Land. In view of the same, the Federal Society and consequently the Developers are entitled to develop the Larger Land.

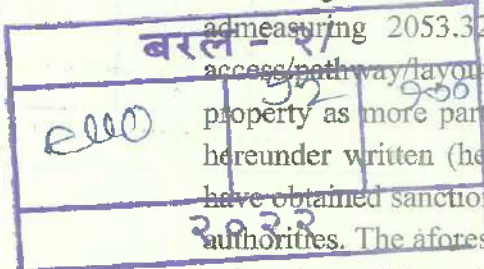
XXIV) MHADA has from time to time issued its approval/ no objection for construction/ redevelopment of portions of the Larger Property to the said Federal Society;

XXV) The Promoters are implementing a scheme for integrated redevelopment of the Larger Property under Regulation No. 33(5) of the Development Control Regulations of Greater Mumbai, 1991 ("DCR") or Development Control and Promotion Regulation, 2034 for Greater Mumbai (hereinafter referred to as the "D.C.P.R.") in a **phase-wise** manner;



As a part of its obligations under the said Development Agreement and as required under the approvals/ no objection certificates granted by MCGM and/or MHADA, the Promoters are required to rehabilitate the members of several societies mentioned above. For the above purpose, the Promoters are presently in the process of construction of the permanent alternate accommodation buildings for the members of some of the societies on certain portion/s of the said Larger Property;

XXVII) The Promoters have proposed to construct Wing H of Building No. 1 for commercial use comprising of 1 Basement + Ground Floor + 2 Podium + 5 floors and with modifications to the layout of the Units thereby increasing the utilizable areas thereof on a portion of CTS No. 840 A/1 measuring 2053.32 sq. meters or thereabouts (including internal access/pathway/layout road and fire tender driveway) of the said Larger property as more particularly described in the **SECOND SCHEDULE** hereunder written (hereinafter referred to as "**the said Property**") and have obtained sanction to the plans from the MHADA and other relevant authorities. The aforesaid wing H shall be called "**OLIVE**" ("hereinafter referred to as "**the said Building**");



XXVIII) The Promoters have appointed Mr. Newtech Planners & Consultancy Services Pvt. Ltd. as the Architect for preparing the plans of the building

Allottee(s) initial/s





being constructed on the said Property and have also appointed Pravin Gala Consultants Pvt. Ltd. as Structural Engineer for preparing designs, drawings and specifications for the construction of the buildings on the said Larger Property;

XXIX) MHADA has sanctioned the plans and issued Intimation of Disapproval ("IOD") and the Commencement Certificate ("CC"). Authenticated copies of the sanctioned layout of the said Property, authenticated copy of the said IOD and authenticated copy of CC are hereto annexed and marked as ANNEXURE '1' (Colly);

XXX) By and under 1) Unilateral Indenture of Mortgage dated 29<sup>th</sup> December, 2021 executed between the Promoters as the Mortgagee and Aditya Birla Finance Limited and registered with the Sub-Registrar of Assurances under No. BBE1-10727-2021 on even date at Mumbai and cross collaterals under 2) Unilateral Indenture of Mortgage dated 10<sup>th</sup> September, 2020 executed between the Promoters as the Mortgagee and Aditya Birla Finance Limited and registered with the Sub-Registrar of Assurances under No. BBE4- 5441-2020 dated 10<sup>th</sup> September, 2020, 3) Unilateral Indenture of Mortgage dated 28<sup>th</sup> September, 2020 executed between the Promoters as the Mortgagee and Aditya Birla Finance Limited and registered with the Sub-Registrar of Assurances under No. BLR7-2358-2020 dated 28<sup>th</sup> September, 2020 at Mumbai, 4) Unilateral Indenture of Mortgage dated 28<sup>th</sup> September, 2020 executed between the Promoters as the Mortgagee and IDBI Trusteeship Services Limited and registered with the Sub-Registrar of Assurances under No. BLR7-2359-2020 dated 28<sup>th</sup> September, 2020 at Mumbai, mortgaged the units/premises constructed and/or to be constructed in the said Building and receivables of the sold units in the said Building as or for the consideration and in the manner therein contained;

XXXI) The Allottee(s) has/have inspected the site and has/have taken inspection of all the documents/papers and plans, designs and specifications as required under the Real Estate (Regulation and Development) Act, 2016 ("RERA") and the Maharashtra Flat Ownership (Regulation of the Promotion of Construction, Sale Management And Transfer) Act, 1963 (hereinafter referred to "MOFA") and Rules framed there under and has/have been satisfied with the same;

XXXII) The Promoters have registered the said Building as a project under the provisions of RERA with the Real Estate Regulatory Authority at Mumbai under No. P51800031998, copy of RERA Certificate is attached in ANNEXURE '1-A';

XXXIII) The Allottee(s) has/have satisfied himself/themselves about the title of the Promoters to develop the said Property and sell the Units in the said

Allottee(s) initial/s



7



Promoters initial

Building being constructed thereon. Authenticated copy of the Report on Title dated 9<sup>th</sup> November, 2021 issued by Mr. Govind Solanke, Advocate in respect of the said Property, is hereto annexed and marked ANNEXURE "2". Authenticated copy of the Property Register Card of the said Property is hereto annexed and marked ANNEXURE "3";

XXXIV) A copy of the location plan of the said building "OLIVE" is annexed hereto as ANNEXURE "4";

XXXV) The Promoters have received some of the approvals from MHADA/MCGM and other concerned authority(s) to the plans, specifications, elevations and sections of the said Building and shall obtain the balance approvals from various authorities from time to time, so as to obtain occupancy certificate of the said Building;

XXXVI) The Promoters have informed the Allottee(s) that the Promoters have entered into and shall be entering into separate agreements with several other persons and parties for sale/allotment of units/premises/parking spaces on the podium in the said Buildings to be constructed on the said Property on what is popularly known as "ownership basis";



XXXVII) The Allottee(s) has/have requested the Promoters to sell to him/her/it/them, on what is popularly known as "ownership basis", a commercial Unit bearing No. 301, admeasuring 1194.59 sq. feet of carpet area (i.e. 110.98 sq. mtrs.), on 3<sup>rd</sup> floor (3<sup>rd</sup> floor as per the plans sanctioned by MHADA) in the said Building known as "OLIVE", more particularly described in the **THIRD SCHEDULE** hereunder written (hereinafter referred to as "the said Unit"), which the Promoters have agreed to do on the terms and conditions hereinafter appearing. Authenticated copy of the plan and specifications of the said Unit as sanctioned by MHADA is hereto annexed and marked as Annexure "5". The Allottee(s) has agreed to purchase the said Unit with full understanding and awareness of what is stated in this Agreement and the same is the basis of execution of this Agreement for Sale;

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

बल 37		
200	98	900
2023		

XXXIX) Under Section 13 of RERA, the Promoters are required to execute a written Agreement for Sale of said Unit with the Allottee(s), being in fact these presents and also to register said Agreement under the Registration Act, 1908.

Allottee(s) initial/s





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

1. The foregoing recitals shall be treated as forming an integral part of this Agreement and this Agreement shall be read, understood and construed accordingly.

The Promoters are presently constructing Wing H being commercial wing in Building No. 1 known as "**OLIVE**", consisting of 1 Basement + Ground Floor + 2 Podium + 5 floors ("**the said Building**") on the portion of the said Larger Property more particularly described in the Second Schedule hereunder written (hereinafter referred to as "**the said Property**") in accordance with the plans, designs, and specifications approved by MHADA from time to time which could also be a Composite Building connected by a built over arch having access below such arch, provided that the Promoters shall have to obtain prior consent in writing of the Allottee(s) in respect of variations or modifications which may adversely affect the Unit agreed to be sold to the Allottee(s) hereunder except any alteration or addition required by any Government authorities or due to change in law.

2. (a) The Promoters agree to sell to the Allottee(s) and the Allottee(s) agrees to purchase from the Promoters, on what is popularly known as ownership basis, commercial **Unit bearing No. 301** admeasuring **1194.59 sq. feet** of carpet area (i.e. **110.98 sq. mtrs.**) (3<sup>rd</sup> floor as per the plans sanctioned by MHADA) of the said Building (hereinafter referred "**the said Unit**") along with single Car Parking, 1 (ONE) no of big size in Stack Parking Nos. 51 and 52 on 1<sup>st</sup> podium level alongwith appurtenant area thereto (as applicable) as shown in plan annexed hereto as **ANNEXURE "4A"**. The aforesaid areas are as per the definition of carpet area provided u/s 2(k) of RERA. The floor plan of the Unit has been duly approved and sanctioned by the Competent Authority and annexed to this Agreement and marked as **ANNEXURE "5"**, at and for a lumpsum consideration of **Rs. 3,38,06,861/- (Rupees Three Crore Thirty Eight Lakh Six Thousand Eight Hundred and Sixty One Only)**. The consideration payable shall be subject to tax deductible at source. It is hereby mutually agreed upon by and between the parties hereto that the purchase price of **Rs. 3,38,06,861/- (Rupees Three Crore Thirty Eight Lakh Six Thousand Eight Hundred and Sixty One Only)** shall be paid by the Allottee(s) to the Promoters as per the Payment Schedule annexed hereto and marked as **ANNEXURE "6"**. All applicable taxes, duties, levies, cess etc., including the Goods and Services Tax and any other taxes / charges (statutory or otherwise, current or future) as applicable in connection with the construction of the said Building/ the development of the said Property upto the date of handing over possession of the said Unit to the Allottee(s), shall be borne and paid by the Allottee(s) alone.

Allottee(s) initial/s



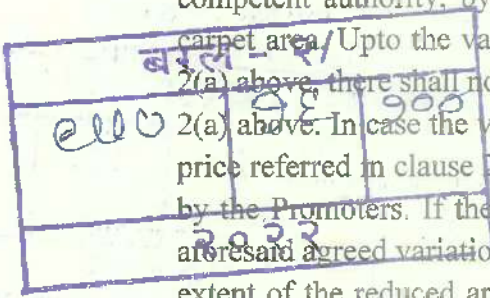
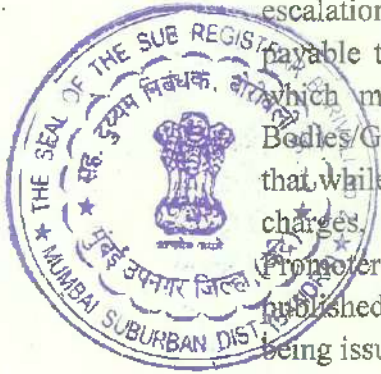
Promoters initial

(b) The Appurtenant Areas shall be exclusive to the said Unit and shall be a limited common areas and facilities. The Allottee(s) herein agree and understand that the Promoters have neither charged nor recovered from the Allottee(s) any additional/ separate price or consideration for the Appurtenant Areas

(c) In addition to the said Unit as referred to above and as incidental to the sale thereof and without charging any price or consideration, the Promoters have also agreed to reserve for the Allottee(s) in the said Building an additional Nil (NIL) car park space of Nil size in Stack Parking No. Nil on Nil podium level alongwith appurtenant area thereto (as applicable) as shown in plan annexed hereto as ANNEXURE "4A". (The car parking Nil and additional car park Nil hereinafter collectively referred to as "**the said Car Parking Space/s**"). The aforesaid reservation of the said Car Parking Space/s is subject to confirmation of the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company that will be formed as hereinafter provided. The Car Parking Spaces shall hereinafter be referred to as the Car Parking Space or Spaces as the case may be.

(d) The aforesaid 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 Promoters undertake and agree that while raising a demand on the Allottee(s) for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoters 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 Allottee(s).

(e) The Promoters shall confirm the final carpet area that has been agreed to be sold/allotted to the Allottee(s), after the construction of the said Building is completed and the occupation certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. Upto the variation of 3% in the carpet area referred in clause 2(a) above, there shall not be any change in the total price referred in clause 2(a) above. In case the variation is beyond the above referred 3%, the total price referred in clause 2(a) above shall be recalculated upon confirmation by the Promoters. If there is any reduction in the carpet area beyond the aforesaid agreed variation, then the excess money paid by Allottee(s) to the extent of the reduced area which is beyond the agreed variation, shall be adjusted towards the next milestone of the Payment Plan/ installment of the consideration. If there is any increase in the carpet area beyond the aforesaid agreed variation, the Promoters shall demand additional amount to the extent of the increased area which is beyond the agreed variation, from the



Allottee(s) initial/s





Allottee(s) in the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter that can be ascertained from the consideration stated in Clause 2(a) of above.

(f) The Allottee(s) authorizes the Promoters 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 Promoters may in their sole discretion deem fit and the Allottee(s) undertakes not to object/resist/demand/direct the Promoters to adjust his/her payments in any manner.

3. The common areas and facilities to be provided by the Promoters in the said Buildings are specified in the **FOURTH SCHEDULE** hereunder written and the fixtures, fittings and amenities to be provided by the Promoter in the said Unit are specified in the **FIFTH SCHEDULE** hereunder written. The Allottee(s) has /have satisfied himself/herself/themselves/itself about the common areas and facilities and the fixtures, fittings and amenities to be provided and shall not take any objection in respect thereof.

4. The said Unit shall be used for the purpose of commercial only. The said Car Parking Space/s shall be used only for the purpose of parking 2 (TWO) car(s) only.

5. (a) Upon 51% of the total number of /units/premises in the Real Estate Project being booked by purchasers/allottees, the Promoters may at their sole discretion, form either a Condominium of Premises/ Co-operative Society and/or Limited Company and/or a common organization / body of Allottee(s) as the Promoters may deem fit (hereinafter collectively referred to as "the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company ") and that the Allottee(s) hereby consents to the same and shall not dispute the decision of the Promoters in this regard. The Promoters shall endeavor to form the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company as per the provisions of the local laws.

(b) The Allottee(s) hereby agrees to co-operate with the Promoters in the formation of Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company and sign and execute, on being called upon, all applications forms and other papers required for this purpose.

(c) The name of the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company shall be solely decided by the Promoter.

(d) The Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company shall admit all purchasers/allottees of

  
Allottee(s) initial/s  


  
Promoters initial

premises in the said Project as members, in accordance with its bye-laws/Rules.

(e) The Promoter shall be entitled, but not obliged to, join as a member of the Condominium of Premises/ Premises Co-operative Society /Association/the Society/the Limited Company in respect of unsold units/premises in the Project, if any. Post execution of the Building Conveyance in favour of the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company, the Promoter shall continue to be entitled to such unsold units/premises and to undertake the marketing etc. in respect of such unsold units/premises/parking spaces. The Promoter shall not be liable or required to bear and/or pay any amount by way of contribution, outgoings, deposits, transfer fees / charges and/or non-occupancy charges, donation, premium any amount, compensation whatsoever to the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company for the sale / allotment or transfer of the unsold areas in the said Project or elsewhere, save and except the municipal taxes at actuals (levied on the unsold units/premises).

(f) Post execution of the conveyance of the building, the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company shall be responsible for the operation and management and/or supervision of the respective real estate project/building through the Facility Management Company of the Promoter or the Nominees or any third party agency appointed by the Promoters, and the Allottee(s) shall extend necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard.

(g) The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, (c) Auditor fees during the transfer (d) fees payable to any agency appointed by the Promoter for the formation of the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company, shall be borne and paid by the Condominium of Premises/ Premises Co-operative Society/Association/the Limited Company and their members/intended members including the Allottee(s), as the case may be, and the Promoters shall not be liable towards the same.

5A. (i) In the event the other Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company are formed, then

Allottee(s) initial/s





Apex Body and its  
 will not be liable toward  
 more lease/s for the  
 and on the terms  
 /s initially for a period  
 of three years. With  
 optional sub-division or

- in favour of the Condominium  
Society / Association/ the Limited  
Building. The Promoters shall  
submit Deed of Conveyance/ Deeds  
of Occupation Certificate from

in favour of the Condominium  
Society / Association/ the Limited  
Building. The Promoters shall  
submit Deed of Conveyance/ Deeds  
of Occupation Certificate from

- Promoters initial

Promoters in

by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoters only.

7. (a) The Allottee(s) shall, without demand, pay to the Promoters all installments on the respective due dates as mentioned in the payment schedule i.e. **Annexure "6"** herein, time being the essence of the contract.

(b) In the event, the Allottee(s) commits any breach in the payment as mentioned in **Annexure "6"** or his/her share of taxes, levies, etc. or other amounts payable by the Allottee(s) to the Promoters under this Agreement, then:

- (i) the Promoters shall be entitled to terminate this Agreement and shall be entitled to forfeit, as liquidated damages, 10% (Ten per cent) of the total sale consideration alongwith the interest accrued thereon and in the event of any brokerage having been paid by the Promoters then 10% (Ten per cent) of the total sale consideration alongwith the interest accrued thereon plus the amount of brokerage actually paid by the Promoters in respect of the said Unit, provided that Promoters shall have given notice of fifteen days in writing to the Allottee(s), as per clause 20 below of their intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement and the Allottee(s) shall fail to rectify the breach or breaches mentioned by the Promoters within the period of notice.

The balance amount, if any, out of the installments already received by the Promoters, shall be returned to the Allottee(s) by the Promoters within 90 days of such termination, however, the aforesaid refund shall be paid by the Developer/ Promoter to the Purchaser(s)/Allottee(s) only on the registration of a Deed of Cancellation of this Agreement. On and from the date of such termination, the Promoters shall be entitled to sell and dispose of the said Unit immediately to any other person/party without any further notice and/or recourse to the Allottee(s). In case the aggregate amount of the installment(s) paid by the Allottee(s) to the Promoters is not sufficient for payment/adjustment of the aforesaid liquidated damages, then the Allottee(s) shall make payment of the deficient amount of the liquidated damages to the Promoters latest within 15 (fifteen) days of receiving the written demand from the Promoters for the same; or

To give effect to the aforesaid, simultaneously with the execution of this agreement, the Allottee(s) shall execute and register a special Power of Attorney in favour of the Promoters thereby granting powers to the Promoters to sign, present and register the



बल - 37	
2000	2000
2000	

Allottee(s) initial/s



Promoters initial





Deed of Cancellation on behalf of the Allottee(s) only in the event the Allottee(s) fails to rectify the default as aforesaid.

- (ii) The Allottee(s) shall be liable to pay to the Promoters interest as specified under the Rules framed under RERA from the date of default till realization; or
- (iii) The Promoters shall have the option of specific performance of this Agreement by the Allottee(s);

It is agreed and understood by the Allottee(s) that the Promoters shall be solely entitled to exercise any of these options as mentioned in this clause as deemed fit by the Promoters.

8. The Allottee(s) shall take possession of the said Unit by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, within 2 (two) months of the Promoters giving written notice to the Allottee(s) intimating that the said Unit is ready for use and occupation (after having obtained the occupation certificate). The Promoters shall not be responsible and/or liable for any damages to the Unit after the expiry of the aforesaid period. The Allottee(s) shall also be liable to bear and pay the maintenance charges, other charges and all other outgoings with effect from the expiry of 15 (fifteen) days from the date of the Promoters giving the aforesaid notice to the Allottee(s).
9. Subject to the Promoters having received the full purchase price in respect of the said Unit and all other amounts payable by the Allottee(s) in respect of the said Unit, the Promoters shall give possession of the said Unit to the Allottee(s) on or before 31<sup>st</sup> December 2024 Provided however that the Promoters shall be entitled to reasonable extension of time for giving delivery of the said Unit within the stipulated period as aforesaid, if the completion of the said Building in which the said Unit is to be situated is delayed on account of -

- (a) non-availability of steel, cement, sand, other building materials, water or electric supply;
- (b) war, civil commotion, earthquake, floods, storm, lightning, terrorist attack, riots, strikes of workmen, labourers or other persons, epidemics or act of State and/or God;
- (c) Suspension of construction activities on account of epidemic, Pandemic like COVID-19, etc. and lockdowns imposed on account of the same
- (d) any notice, order rule, notification, circular, direction of the Government and/or other public or competent authority or injunctions, stay or prohibitory orders passed by any court, Tribunal, Body or Authority;

बाल - २/		
६००	२९	९००
२०२२		

Allottee(s) initial



Promoters initial

- (e) non-issuance or availability of any required sanctions or permissions;
- (f) Any other reason beyond the reasonable control of the Promoters.

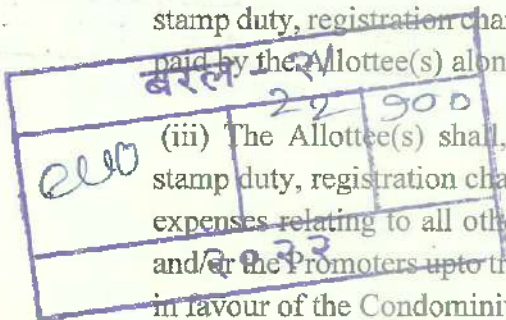
However, under no circumstances shall the Allottee(s) be entitled to possession of the said Unit without first paying to the Promoters all the amounts, including interest if any, due under this Agreement, maintenance deposit, taxes, charges, duties, levies, cess, etc. in terms of this Agreement including interest/penalty, etc., if any, due thereon.

10. Subject to the entitlement of the Promoters for reasonable extension as stated above, if the Promoters fail to abide by the time schedule for completing the project and handing over the said Unit to the Allottee(s), the Promoters agree to pay to the Allottee(s), who does not intend to withdraw from the project, interest as specified in the Rules framed under RERA, on all the amounts paid by the Allottee(s), for every month of delay, till the handing over of the possession of the said Unit to the Allottee(s).

11. (i) The Allottee(s) alone shall be liable for stamping / franking and registering this Agreement, the Deed of Premises (if applicable) and all other allied documents as required by law as well as paying the stamp duty and the registration charges, including penalty, if any, payable in respect of this Agreement, the Deed of Premises (if any) and/or any other allied documents to be executed between the parties hereto. The Promoters shall not be responsible nor liable to contribute any amount towards the same.



- (ii) The Allottee(s) shall immediately after the execution of this Agreement at his own costs and expenses, lodge this Agreement for registration with the Sub-Registrar of Assurances and inform the Promoter about the same. The Promoter shall not be liable or responsible in any manner for delay or default in registration. The Allottee(s) shall present this Agreement at the proper registration office for registration within the time limit prescribed by the Act and intimate to the Promoter the Serial Number under which this Agreement is lodged for registration and thereupon the Promoter shall remain present to admit execution thereof before the Sub-Registrar. The stamp duty, registration charges and other related charges shall be borne and paid by the Allottee(s) alone.



- (iii) The Allottee(s) shall, in addition to consideration money, pay the stamp duty, registration charges and all other costs, charges, outgoing and expenses relating to all other documents to be executed by the Allottee(s) and/or the Promoters upto transfer of the said Property and the said Building in favour of the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company to be formed. The Allottee(s) shall also pay to the Municipal Corporation, MHADA, Government or other public body or authority his/her/their share of development or betterment charges



Allottee(s) Initial/s

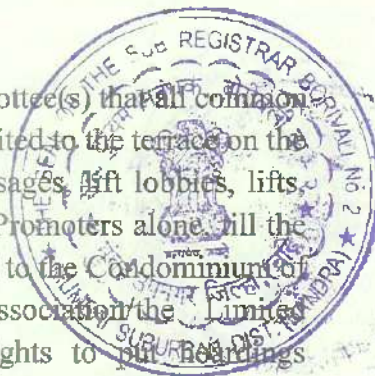


Promoters Initial



or any other cess, tax, levy or payment that may be hereafter charged, levied or sought to be recovered in respect of the said Property, the said Building and the other structures standing thereon or any part thereof. The sale price of the said Unit is calculated on the aforesaid basis and the Promoters are not and shall not contribute any amount towards any of the aforesaid costs, charges and expenses and outgoings.

12. Nothing contained in these presents is intended, nor shall be construed to be a grant, demise, sale, transfer or assignment in law of the said Building or any part/s thereof or the said Property or any part/s thereof to the Allottee(s).
13. The Promoters may complete any wing/Tower, part, portion or floor of the said Building and obtain part/full Occupation Certificate/s and give possession of the Unit/s to the Allottee(s) hereof and the Allottee(s) shall not be entitled to raise any objection thereto. If the Allottee(s) take/s possession of the said Unit in such partly completed wing, part or portion or floor, the Promoters or their agents or contractors shall carry on the remaining work with the Allottee(s) occupying his/her/their Unit. The Allottee(s) shall not object to, protest or obstruct in the execution of such work, even though the same may cause any nuisance or disturbance to him/her/them.
14. It is expressly agreed and acknowledged by the Allottee(s) that all common areas, facilities and amenities including but not limited to the terrace on the top floor of the said Building, the staircases, passages, lift lobbies, lifts, refuge floor/areas, etc. shall always vest with the Promoters alone till the said Property and the said Buildings are transferred to the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company , contemplated herein, except the rights to put boardings including the branding of the Promoters, on Terrace which will always remain with the Promoter along with the revenue, if any, being generated from the same. and the Allottee(s) shall not claim any rights in respect of the same, however the Allottee(s) shall pay their proportionate share of maintenance of such common areas, facilities and amenities, etc. from the date of the Occupation Certificate including part Occupation Certificate.
15. The Promoters are proposing to create a Coffee Shop, Food & Beverage, ATM or such other amenities on the Ground floor lobby level for the convenience of all the Allottees of the said Building. The Promoter shall operate the space on Leave and License Basis to a Coffee Shop operator. The Coffee Shop will not be transferred as a Common Area to the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company but will be retained by the Promoter. All rental income earned from the Coffee Shop shall always be to the account of the Promoter only.



बिल - 37	
000	23500
RORR	



Allottee(s) initials



Promoters initial

16. Promoter also proposes to offer Signage rights on designated spots of the external façade to specific Allottees as per the request. The Allottee(s) shall not take any objection for the same. The common signage will be at the ground floor lobby level and in the event that the Allottee(s) wish to have specific signage on the external façade, they will adhere to the guidelines prescribed by the Promoters and obtain prior permission for the same and the Promoter shall reserve rights to allow or reject such request. No Allottee(s) will be permitted to install any signage from inside the façade or part thereof.

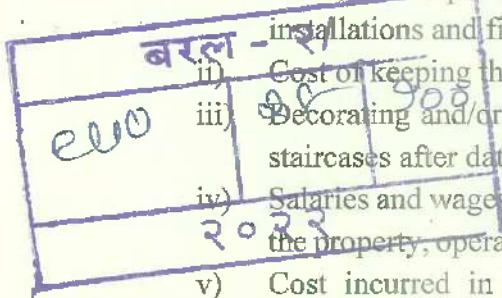
17. The Promoters may sell, transfer, assign or encumber all their rights, title and interest in the said Property or any part thereof (subject to the rights and interests created in favour of the Allottee(s) including in respect of the unsold units in the said Building without in any manner affecting the Allottee(s) rights hereunder.

18. The Allottee(s) has/have inspected the site and acquainted himself/ herself/ themselves/ itself with the Promoters' title to the said Property/Larger Property and their right to sell the said Unit on "ownership basis" and shall not raise any requisitions / objections hereafter or otherwise.



(a) On demand by the Promoters, the Allottee(s) shall pay to the Promoters the ad hoc monthly contribution towards Common Area Maintenance charges for a period of 24 (Twenty Four) months in advance at the rate of Rs 20/- (Rupees Twenty Only) per sq. ft. of the carpet area plus Exclusive Open Terrace/Deck of the said Unit and from the expiry of 15 days from the date of the Promoters offering possession of the said Unit to the Allottee(s), the Allottee(s) shall regularly pay to the Promoters the monthly contribution as may be determined by the Promoters from time to time on or before the 5th day of each and every month towards his/her/their provisional proportionate share of any and other expenses, outgoings and expenses due in respect of the said Unit till the formation of Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company on account of the following, *inter alia* viz:

- i) Maintenance, repairs to the building, the compound, the compound walls, water pumps and electrical fittings, drainage and plumbing installations and fittings, etc.
- ii) Cost of keeping the property clean and lit;
- iii) Decorating and/or painting the exterior of the building, passages and staircases after date of possession or the date of OC.
- iv) Salaries and wages of persons employed as security and/or for cleaning the property, operating water-pumps, maintaining records, parking, etc.
- v) Cost incurred in operating the Passenger Lift, Car Lifts and the Mechanical Stack Parking at the Podium levels
- vi) Water, OWC & Sewerage charges & taxes etc.



Allottee(s) initial/s



Promoters initial





- vii) Other funds as may be determined by the Promoters.
- viii) Rent & cost of water meter or electric meters.
- ix) Cost of water supplied by water tankers.
- x) Maintenance of common areas, etc.
- xi) Facility management charges as may be decided by the agency appointed by the Promoters or their nominees/assigns, etc.
- xii) All other outgoings due in respect of the said Property including those incurred for the exclusive benefit of an Allottee(s) and/or his/her/their/its Unit.

The amounts of deposits and outgoings payable by each Allottee(s) has been fixed provisionally by the Promoters based on the ratio the carpet area of the said Unit bears against the total carpet area of the said Building and the Allottee(s) shall be bound by the same. After formation of the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company , the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company or the execution of lease in favour of the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company , the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company y may at its discretion, revise and re-fix the amounts payable for different Units. If the amount of ad hoc monthly contribution fixed by the Promoters, prior to formation of the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company, is found to be short, the Allottee(s) shall pay to the Promoters on demand such differential amount as may be fixed by the Promoters. All monies paid by the Allottee(s) are ad-hoc and accounts thereof shall be maintained by the Promoters till lease of the said Property in favour of the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company. The Allottee(s) agrees that in the event the said Property is not assessed for property tax, the Allottee(s) shall pay such ad-hoc property tax as determined by the Promoters or the Municipal Corporation and after the assessment, shall pay the difference if any in the property tax. The Allottee(s) also agrees that in the event of transfer of the said Unit before such assessment, he/she/it shall ensure that the prospective Allottee(s) of the said Unit is bound by this Agreement including the payment of ad-hoc/differential/assessed property tax as the case may be and keep the Promoters indemnified thereto.

(b) The Allottee(s) shall without demand be liable to pay and shall pay all the outgoings of the said Unit including Municipal/ property Taxes, cess, maintenance charges, etc. from the expiry of 15 days from the date of the Promoters offering possession of the said Unit to the Allottee(s) irrespective of the fact that the Allottee(s) has/have taken possession of the said Unit or not or has/have paid the full consideration or not. The deposit given for payment of outgoings by the Allottee(s) to the Promoters shall be adjusted against recurring maintenance. The said deposit will be adjusted for payment

Allottee(s) initial/s

Promoters initial

of the maintenance, outgoing charges before the possession of the said Building/project is handed over to the Condominium of Premises / Premises Co-operative Society/Association/the Limited Company.

(c) In the event the Allottee(s) fails to make payment of the outgoings including Municipal/ property Taxes and maintenance charges as mentioned herein, the Allottee(s) shall be liable to pay to the Promoters interest specified under the Rules framed under RERA on such defaulted payment till realization and the Promoters shall be entitled to prohibit such defaulter Allottee(s) from the benefits of the Common areas and facilities.

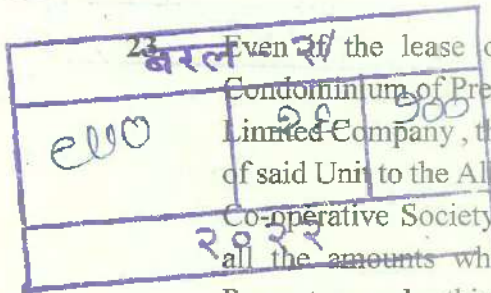
(d) The Allottee(s) undertake to pay to the Promoters, on or before the offer possession of the said Unit, the Land Under Construction charges (LUC) for the period from commencement of the construction till the date of offer for possession. The Allottee(s) is aware that the LUC stated herein is provisional and in case the amount is higher than the amount mentioned herein, the Allottee(s) shall pay such increased as specified by the Promoters.



20. The name of the said Building i.e. "OLIVE" shall not be changed without the written consent of the Promoters.

Any delay or indulgence on the part of the Promoters in enforcing any of the terms hereof, or any forbearance or giving of time shall not be construed as waiver on their part of any breach or non-compliance of any other terms and conditions hereof by the Allottee(s) nor shall the same in any manner prejudice any of the Promoters' rights hereunder.

22. All letters, receipts and/or notices/demands dispatched by the Promoters by Registered A.D or under Certificate of Posting or courier or air mail to the Allottee(s) at the address given first hereinabove in this Agreement or by e-mail at the e-mail address provided at the time of booking by the Allottee(s) to the Promoter (unless any change of the same is informed by the Allottee(s) in writing and acknowledged by the Promoters in writing) shall be deemed to have been properly delivered to him/her/them on the 7<sup>th</sup> day of its posting if sent by Registered A.D/ under Certificate of Posting/courier/by e-mail at the e-mail address and in any other case on confirmation of delivery.



Even if the lease of the said Property is executed in favour of the Condominium of Premises/ Premises Co-operative Society/Association/the Limited Company, the Promoters will not be bound to hand over possession of said Unit to the Allottee(s) or to the Condominium of Premises/ Premises Co-operative Society/Association/the Limited Company unless and until all the amounts which are due and payable by the Allottee(s) to the Promoters under this Agreement or otherwise are paid along with interest, if any, to the Promoters. The Promoters shall have lien for unpaid price along with interest and all other payments under this Agreement, if any,

Allottee(s) initial/s



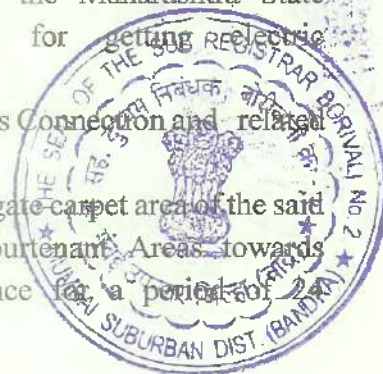
Promoters initial



payable to them as also for any other amount payable by the Allottee(s) to the Promoters, till the time such amount with interest, if any, is paid to the Promoters, the Allottee(s) or the Condominium of Premises/ Premises Co-operative Society/Association/the Limited Company will not be entitled to possession of the said Unit. The possession of the Promoters shall continue till then.

24. (a) The Allottee(s) shall, on or before delivery of possession of the said Unit, keep deposited with the Promoters or pay the following amounts by way of charges:

- |                      |   |
|----------------------|---|
| i) Rs. 650/-         | application money/ share application charges/ entrance fee of the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company to be formed;   |
| ii) Rs. 25,000/-     | towards costs for formation and registration of the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company ;   |
| iii) As per actuals  | towards Electric supply connection charges (Main) towards Installation of Electric Meter, water meter and for making deposit to the MCGM for getting permanent water connection and to the Maharashtra State Electricity Board for getting electric connection. |
| iv) As per actuals   | Mahanagar Pipe Gas Connection and related Infra   |
| v) Rs. 5,73,403/-    | ad hoc on the aggregate carpet area of the said Unit and the Appurtenant Areas towards advance maintenance for a period of 24 month.  |
| vi) On Actuals       | Corpus Fund   |
| vii) Rs. 1,79,189/-  | Sarova Corpus Fund (Federation Corpus)  |
| viii) Rs. 2,98,648/- | Development/Infrastructure charges including layout amenities   |
| ix) Nil              | Land Under Construction   |
| x) Rs. 4,18,107/-    | reimbursement   |
| xi) Rs. 5,000/-      | HVAC installation charges   |
|                      | Legal Charges   |



कर - २ (LUC)		
५०००	२६	९००
२०२२		

- (b) The Allottee(s) agree/s to pay all the taxes, charges, duties, levies, cess in whatsoever form and nomenclature leviable for the transaction hereunder as and when demanded by the Promoters without any



Allottee(s) initial/s



Promoters initial

reservation and or objection. In the event of failure to pay such taxes, charges, duties, levies, the Promoters reserve its right to deduct the same from the amounts mentioned hereinabove and the Allottee(s) shall make good such deducted amount either to the Promoters or the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company as the case may be. It is further agreed by the Allottee(s) that the Promoters shall have the discretion to direct the Allottee(s) any or all of the abovementioned amount in its favour or in favour of any of its nominees/assigns/subsidiary/associate Company, etc.

(c) It is further agreed and understood by the Allottee(s) that in the event, any taxes, charges, etc., are paid by the Promoters on behalf of the Allottee(s), the same shall be appropriated/ adjusted by the Promoters from the amounts mentioned herein. The payments aforesaid shall be made by the Allottee(s) irrespective of the fact that the amenity towards which the said amount has been paid is mobilized or not at the time of possession of the said Unit. In the event there is a shortfall in any of the estimated amounts mentioned herein, the Allottee(s) shall be liable to pay the shortfall to the Promoters forthwith on receiving intimation, whether oral or written. In case of failure or negligence of the Allottee(s) to pay such shortfall, the same shall attract interest as specified under the Rules framed under RERA from expiry of seven days from the date on which such intimation is given by the Promoters till actual payment thereof.

(d) It is agreed by the Parties that the Promoters shall not be liable to pay maintenance of the Units remaining unsold pre or post the Occupation Certificate and the Allottee(s) or the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company shall not raise any objection thereto. After the formation of the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company, the Corpus, Sarova Corpus Fund and/or other maintenance charges, outgoings, property taxes including difference if any after assessment and penalties/interest thereon if any, dues, levies, taxes, etc., for such unsold Units will be deposited by the prospective allottee(s) as and when the same are sold by Promoters.

25. The Promoters shall maintain a separate account in respect of sums received by the Promoters from the Allottee(s) as advance or deposit, sums received on account of the share capital for the formation of the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

बॉल - २/		
२००	१८	२००
26.	The Promoters hereby agree 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	

Allottee(s) initials

Promoters initial



plans and shall before handing over possession of the said Unit to the Allottee(s) obtain from the concerned local authority occupation certificate of the said Building / part thereof.

27. It is hereby agreed and understood by and between the Parties hereto that in the event the Allottee(s) is/are desirous of transferring the said Unit and such transfer is consented to in writing by the Promoters :

- (a) if such transfer is prior to the Allottee(s) having received possession of the said Unit, he/she/they/it shall pay to the Promoters, a sum calculated at the rate of 5% (five per cent) of the total consideration that will be stated in the resale Agreement or the prevalent market value of the said Unit whichever is higher, as and by way of transfer charges;
- (a) if such transfer is after possession but prior to execution of Lease Deed of the said Property by MHADA, he/she/they/it shall pay to the Promoters a sum calculated at the rate of 2% (two per cent) of the resale Agreement Value or the prevalent Market Value of the said Unit, whichever is higher, as and by way of transfer charges;
- (b) if such transfer is after execution of Lease Deed/Conveyance in favour of the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company referred in clause 6A above, the transfer charges shall be as provided in the concerned Bye-laws.

It is hereby clarified by the Promoters and agreed and confirmed by the Allottee(s) that for the purposes of this Agreement, transfer charges under this clause shall be payable by the Allottee(s) to the Promoters irrespective of the mode of transfer of the said Unit including transfer by way of outright sale and purchase of the said Unit or transfer by sale and purchase of majority or 100% shareholding or interest (in any form whatsoever) of the Allottee(s) (in cases where the Allottee(s) is a corporate entity).

28. REPRESENTATIONS AND WARRANTIES OF THE PROMOTERS

The Promoters hereby represent and warrant to the Allottee(s) as follows:

- i. The Promoter's title to the said Property is as stated in the Title Reports annexed hereto and has the requisite rights to carry out development upon the said Property and also has actual, physical and legal possession of the said Property for the implementation of the project;
- ii. The Promoters has lawful rights and requisite approvals from the

Allottee(s) initial/s



Promoters initial

competent authorities to carry out development of the project and shall obtain requisite approvals from time to time to complete the development of the project;

- iii. There are no encumbrances upon the said Property or the said Building except those disclosed in the aforesaid Title Reports and this Agreement;
- iv. Other than the said Suit disclosed in the recitals above, there are no litigations pending before any Court of law with respect to the said Property or project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the said Property and the said Building are valid and subsisting and have been obtained by following due process of law. Further, the Promoters have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the project, said Property, Building/wing and common areas;
- vi. The Promoters have 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 Allottee(s) created herein, may prejudicially be affected;
- vii. The Promoters have not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Property or the said Unit, which will in any manner, affect the rights of Allottee(s) under this Agreement;



- viii. The Promoters confirm that the Promoters are not restricted in any manner whatsoever from selling the said Unit to the Allottee(s) in the manner contemplated in this Agreement;

At the time of execution of the Deed of Conveyance/ Deeds of Premises of the said Building to the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company , the Promoters shall handover lawful, vacant, peaceful, physical possession of the common areas of the building to the concerned Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company of the Allottee(s) in the said Building;

- x. The Promoters have 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 project to the competent authorities;

बिल- ३१	३०	३००
०००		
	३०३३	

- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoters in respect of the said Property and/or the project except those disclosed in the Title Reports and this Agreement;

- xii. After the Promoters executes this Agreement, they shall not mortgage

Allottee(s) initial/s

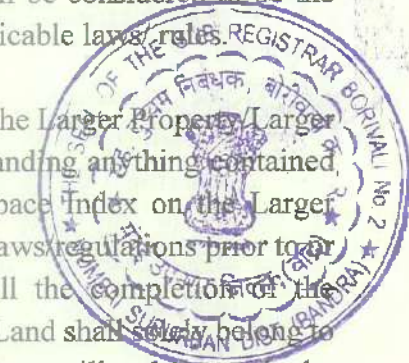




or create a charge on the said Unit and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee(s).

29. If any further FSI becomes available or the FSI is increased on account of change in the existing policy or any further FSI is available by use of any T.D.R. or otherwise hereafter on the entire layout including said Property upto completion of the entire layout, then the Promoters shall have exclusive right to utilize such increased FSI as deemed appropriate and the Allottee(s) hereby grants his/ her/ their unconditional and irrevocable consent for the same and if demanded by the Promoters, further written consent shall be given by the Allottee(s) to the Promoters within 15 (fifteen) days of written demand from the Promoters, failing which the further consent of the Allottee(s) shall be deemed to have been granted to the Promoter at the expiry of the aforesaid period of 15 (fifteen) days. Upto the execution of the aforesaid Lease Deed, the Allottee(s) and the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company will not have right to use of any T.D.R. or otherwise, any further F.S.I. if granted or to consume any F.S.I. even permitted in the future. All the costs, charges and expenses of such construction shall be borne and paid by the Promoters. The Allottee(s) and the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company hereby unconditionally and irrevocably agree and give his/her/its/their express consent and authority to the Promoters for utilizing such FSI and such consent and/or authority shall be considered to be the Allottee(s)' consent contemplated under the applicable laws/ rules.

- 29A. In view of the development being carried out on the Larger Property/ Larger Land as an integrated redevelopment, notwithstanding anything contained in this agreement, any increase in the Floor Space Index on the Larger property on account of change in the applicable laws/ regulations prior to or after the registration of this agreement and till the completion of the development on the said Larger property/ Larger Land shall solely belong to the Promoters and the Promoters shall be at liberty to utilize the same in the manner deemed appropriate and the Allottee(s) and the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company hereby unconditionally and irrevocably agree and give his/her/its/their express consent and authority to the Promoters for utilizing such FSI and such consent and/or authority shall be considered to be the Allottee(s)' consent contemplated under the applicable laws/ rules, however, all the costs, charges and expenses towards obtaining and of utilization of such increased Floor Space Index shall be borne and paid by the Promoters.



20/08/2022	82	900
२०२२		

30. If at any time further construction is carried on, as herein before provided, by the Promoters on the said Property, then the Promoters shall be entitled

Allottee(s) initial/s



Promoters' initial

to sell, lease, give on leave and license, Units / the entire structure in such further construction on ownership basis to others for their own benefit and shall be entitled to the price and consideration received from them for its own use and benefit. The Allottee(s) and the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company will not have any share, right, title, interest or claim therein.

31. The aforesaid provision regarding construction to be carried out in future by the Promoters and their right to sell the same on ownership basis and/or lease to the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company to admit such Allottee(s) as member/s shall continue to remain in effect even after the lease is executed by MHADA of the said Property is executed in favour of the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company of the Allottee(s)/or any other body to be formed.

32. The Allottee(s) shall pay proportionate share of property tax either to the Promoters or if so directed by the Promoters, directly to the Municipal Corporation of Greater Mumbai assessed on the said Buildings PROVIDED HOWEVER that if any special taxes and/or rates are demanded by the Municipal Corporation or any other authority by reason of any permitted use other than the one referred herein or any other user of the said Unit, the Allottee(s) alone shall bear and pay any new or future taxes, increases, levies, rates, etc. from the date of Occupation Certificate.



The Allottee(s) hereby agrees and undertakes that in the event of any amount by way of rates, taxes, assessments, land revenue premium, betterment charges, development tax, sales tax, value added tax, turnover tax or any other tax, GST, levy, payment, imposition or assessment whatsoever by whatever name called (present, future or otherwise) including any payment required to be made by the Promoters or recovered from the Promoters or for which the Promoters are liable under the Maharashtra Sales Tax on the Transfer of Property in Goods involved in the execution of works Contract Act No. XIX of 1985 or any statutory modification or re-enactment thereof or any other Act (State or Central) of similar nature becoming payable by the Promoters to the Government or to the Municipal Corporation of Brihan Mumbai or other local or public bodies or authorities, the same shall be reimbursed and paid by the Allottee(s) to the Promoters in proportion to the area of the said Unit to the aggregate area.

बाबत - 3/
एवढे 32-900

The proportionate amounts payable as determined by the Promoters shall be final and binding on the Allottee(s) who shall pay the same to the Promoters, forthwith upon demand in writing by the Promoters and on failure, the Promoters shall be entitled to take necessary steps for recovery of the same including restraining the Allottee(s) from the use of the common areas and facilities and till such time the amount is recovered, it shall be a charge on the said Unit. The Allottee(s) shall not be entitled to possession

Allottee(s) initial/s



Promoters initial



of the said Unit unless all such taxes, charges, cess, etc., levied by any Authority upto the date of Occupation Certificate, is paid by the Allottee(s). In the event the possession of the Unit is handed over, the Premises Co-operative Society/Association/the Limited Company shall deduct the same from the Allottee(s) any contribution and pay the same to the Promoters.

34. The Promoters have engaged an Architect registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects. The Promoters have appointed a structural Engineer for preparation of the structural design and drawings of the said Building and the Promoters accept the professional supervision of the said Architect and the said Structural Engineer till the completion of the same.
35. Before taking possession of the said Unit, the Allottee(s) shall pay to the Promoters such ad hoc amounts as they in their turn might have paid to the Adani Electricity /BES&T/Tata Power/ MSEB as deposit for electric meters to be fitted to the said Unit. The Allottee(s) shall be liable to pay electrical bills raised by power supply Company from the date of the installation of the meter for the said Unit.
36. (a) The Promoters hereby reserve their right to utilize for itself or to give for the purpose of advertisement or by putting up hoardings or Neon Light hoardings etc., on any open spaces in the said Property and the said Building including on the terrace and compound walls for the said purpose on such terms and conditions as the Promoters may desire. Furthermore, the Promoters shall also have the right to enter into third party agreements with tech providers for installation of any technology/mobile boosters or any other income generating scheme, etc., and to appropriate the income therefrom.
- (b) If any Municipal rates, taxes, cesses, assessments are imposed on the said Property due to such advertisements or hoardings put up on the open spaces or terraces or any other portion or compound walls of the said Property, the same shall be borne and paid wholly by the Promoters and/or the holders of such rights. The Promoters and/or the holders of such rights shall be exclusively entitled to the income and profits that may be derived by the display of such advertisement, hoardings at any time hereafter. The Allottee(s) will not object to the same for any reason whatsoever and shall allow the Promoters, their nominees, agents, servants, etc. to enter into the said Property, the terrace and any other open spaces in the said Property for the purpose of putting and/or preserving and/or maintaining and/or removing the advertisements and/or hoardings. The Promoters shall be entitled to transfer or assign or licence such right to any person/s whom they may deem fit and the Allottee(s) or the Premises Co-operative Society/Association/the Limited Company shall not raise any objection thereto.

Allottee(s) initial/s



37. For the period upto the date of the execution of the Lease Deed by MHADA, the Promoters hereby reserve the right to allow Telecommunication Companies to use the open spaces, or top terrace or any other portion of the said Building and/or the said Property, in such manner, as they may deem fit and proper including installation of their equipment, machinery, etc, as permitted under applicable laws. If any Municipal rates, taxes, cesses, assessments are imposed on the said Property due to such installations of machinery by telecommunication Company put up on the open spaces or terraces or any other portion of the said Property, the same shall be borne and paid wholly by the Promoters and/or the holders of such rights. The Promoters and/or the holders of such rights shall be exclusively entitled to the income and profits that may be derived by way of consideration, rent/compensation or in any other form received from telecommunication company or from any one on account of installation of any machinery as aforesaid at any time hereafter. The Allottee(s) will not object to the same for any reason whatsoever and shall allow the Promoters, their nominees, agents, servants, etc., to enter into the said Property, for the purpose of putting and/or preserving and/or maintaining and/or removing the machinery, installed. The Promoters shall be entitled to transfer or assign or licence such right to any person/s whom they may deem fit and the Allottee(s) or the Premises Co-operative Society/Association/the Limited Company shall not raise any objection thereto.



38. The Promoters have informed the Allottee(s) that there will be a) covered internal access/ pathway/layout road, b) covered fire tender driveway/ramp (through built over arch) within the building footprint connecting to other wings of Building No. 1. The Promoters further have informed and the Allottee(s) has agreed that the said covered internal access/pathway/layout road and fire tender driveway/ramp shall be free and unhindered common access road for public at large. The Promoters have further informed and the Allottee(s) has agreed that the said internal access/pathway/layout road/fire tender driveway/ramp shall not be closed permanently and shall be kept unencumbered for all times and the said easement right will be in perpetuity.

39. It is hereby expressly agreed and understood by the Allottee(s) that the Promoters shall be entitled to develop and sell all the Units in the said Buildings and all other units/premises/blocks/areas, if any, being constructed on the said Property. The same may be permitted by the Promoters for being used for the purpose of guest house, dispensaries, nursing homes, maternity homes, consulting rooms, hotel, department store, place of worship, banks, community halls, stalls any other non-residential use including but not limited to retail/commercial, etc. as deemed fit by the Promoters and as may from time to time be permitted under the DC Regulations and/or by the concerned authorities and no objection thereof

Allottee(s) initial/s



Promoters initial





shall be raised by the Allottee(s) or the Condominium of Premises/ Premises Co-operative Society/Association/the Limited Company.

40. The Allottee(s) shall not be entitled to sell, transfer, let, sub-let, assign, mortgage, charge or in any manner encumber or deal with or dispose off or part with his/her/their interest under this Agreement or benefit of this Agreement or the said Unit until (a) all the amounts and other deposit payable by him/her/them to the Promoters under this Agreement are fully paid up, (b) if the Allottee(s) has/have not been guilty of breach of or non-observance of any of the terms and/or conditions of this Agreement and (c) he/she/they obtain the previous consent in writing of the Promoters.
41. In the event the unit Allottee(s) are desirous of carrying out interior work in the said Unit prior to obtainment of occupation certificate and/or after the possession date, he/she/they shall, be entitled to do so, subject to prior permission of the Promoters. The Allottee(s) shall deposit Rs. 5,00,000/- (Rupees Five Lacs only) with the Promoters as refundable (interest free) security deposit payable before Fitout Possession, till such interior work in the said Unit is completed and all debris/waste so generated is cleared by the Allottee(s). However, the Allottee(s) shall not alter/ modify or damage the additional facilities being provided by the Promoters in the common areas/common lobbies. In the event of any damage caused to the areas outside the Unit and, same has been identified by the Promoters, the Allottee(s) shall rectify such defect within 15 (fifteen) days from intimation thereof. The Promoters shall refund the amount within 30 days after the inspection done by the representative of the Promoters and found satisfied with rectification. In the event Allottee(s) fails to rectify the damage within the stipulated period, the Promoters shall adjust the said deposit towards such damage and refund the balance, in the event of shortfall, the Allottee(s) shall make good the same. The Promoters shall handover the possession of Unit for operation, on the representative of the Promoters issue NOC / Letter confirming the completion of interior work as per the Fitout Manual and Guidelines.
42. The Promoters shall install BMS or any other access control devices at the entrance lobby of the said Building as may be decided by the Promoters for security purpose.
43. Until such time as the development of the entire project is completed, the possession of all the units is delivered to the Allottee(s), and the lease of the said Property in favour of the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company or the entire development of the said Larger Land/Larger Property is completed the Promoters shall be entitled at their discretion, to manage and maintain the said Building and to realise all outgoings and maintenance charges or any other dues payable by the Allottee(s) thereof. However, the Promoters

Allottee(s) initial/s



Promoters initial

hereby reserve the right to appoint an agency to manage and maintain the said Building or any parts thereof, which the Allottee(s) shall not object to. It is agreed and understood by the Allottee(s) that the cost of maintenance of the said Building shall be borne and paid by the Allottee(s) alone. The Allottee(s) has/have agreed that till the aforesaid, the maintenance of the said Building may be carried out by the Promoters through its Facility Management who shall be entitled to frame its own FIT OUT guidelines and rules and regulations for the said purpose. Any such rules, regulations guidelines framed by the Promoters shall be binding on the Allottee(s) or their successors in title.

44. The Promoters shall take steps to cause MHADA to grant lease of the said Property excluding the area covered by internal access/ pathway/layout road and fire tender driveway to the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company and the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company shall execute all relevant documents therefore, in accordance with the laws, rules and regulation as applicable. The Allottee(s) agrees and understands that the aforesaid lease of the said Property may be on the basis of notional sub-division.



The Deed of Lease and any other documents necessary for transfer of title of the said Property shall be prepared by the Advocates and Solicitors of the Promoters and the same will be in consonance with the covenants and conditions and the right retained and/or reserved by the Promoters as are contained in this Agreement. Notwithstanding anything contained in this agreement, the Promoters shall at its sole discretion be entitled to obtain the lease of said Property in favour of the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company or in favour of the Federation /Union of all the entities located on the Larger Land or a portion of the Larger Land as per its planning and the Allottee(s)'s hereby grants irrevocable consent for the same.

46. The Allottee(s) shall, from the date of taking possession of his/her/their/its said Unit:

- |    |   |
|----|---|
| a) | Maintain the said Unit at his/her/their/its own costs as a prudent person in good and tenantable condition;                           |
| b) | Not use the said Unit in violation of any provision of law applicable thereto;  |
| c) | Not use or permit the said Unit to be used for any purpose other than permissible under any law for the time being in force ;         |
| d) | Not cause any nuisance or annoyance to other Allottee(s) ;  |
| e) | Not make any changes of any nature whatsoever to the exterior of the said unit including inter alia to the façade, passages, landings |

Allottee(s) initial/s





lobby etc., and to the colour Scheme, treatment including name plate etc.

- f) Not throw any dirt, rubbish or other refuse or permit the same to be thrown out of the windows, doors, in the passage or in the compound of or any portion of the said Building or any other portion of the project;
- g) Not do or suffer to be done anything to in or about the said Unit or the project or the said Building or in the staircase and/or fire escape passage and/or the common passages which may be against the rules or regulations of the Municipal Corporation, MHADA or any other concerned authority or the bye-laws of the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company ;
- h) Not do or cause to be done any act or thing which may render void or voidable any insurance of the said Building or any part/s thereof or cause any increase in premium to be paid in respect thereof;
- i) Not carry out any modifications is permitted in the elevator lobbies or the common areas of the building including creation of shoe racks nameplates/statuettes/potted plants, etc., outside the Unit and all other common area;
- j) Not carry out any modifications of whatsoever nature to the exterior including installation of safety grills of the balconies of the apartment save and except as per the designs and specifications provided by the Promoters;
- k) To take due precautionary measures while working on shall drain outlets, the toilets, kitchen/Pantry, etc., and not do anything which may cause clogging of pipelines and/or drainages;
- l) Not do anything which would deface walls, damage paintwork.
- m) Not place any potted plants on parapet sills;
- n) Not use common floor lobbies for storage of personal belongings like potted plants, vases, shoe racks, etc.;
- o) Not fix/install anything on the outside of the Unit north door or the walls of the common floor lobbies;
- p) Not demolish or cause to be demolished the said Unit or any part/s thereof or make or cause to be made any change, addition or alteration whatsoever in or to the said Unit or any part/s thereof nor any alteration in the façade, structure, water proofing, elevation and outside colour scheme of the said Building and shall not chisel, damage or restructure in any manner the columns, beams, walls, slabs or RCC, Pardis or any other structural members in the said Unit or any part/s thereof;
- q) Not refuse or neglect to carry out any work directed to be executed in the said Building or in the said Unit after he/she/they had taken possession thereof, by a competent authority, or require or hold the Promoters liable for execution of such works;



बिल - 3/		
0.00	30	900
to be executed		



- r) Not make use of/encroach upon any portion of the said Building or any spaces (open or otherwise) in the compound not acquired nor forming part of the said Unit;
- s) Not store/ stock/ keep any dangerous/ inflammable/ banned materials/objects /items/ articles in the said Unit/ in any open spaces/ in the compound;
- t) Not use the said Car Parking Space for any other purpose save and except parking his/her/their own vehicles;
- u) Not park any vehicles in any open space in the compound other than at the designated area, if any;
- v) Not restrain the Promoters or their servants and agents from entering upon the said Unit for inspecting the same at reasonable hours or from carrying out any construction or repair work on any part of the said Building or the said Unit for proper maintenance or continuation of the facilities and amenities provided therein including making, repairing, maintaining, cleaning and keep clean and in good condition all surfaces, drains, pipes, cables, wires, gutters and other conveniences belonging to or serving or used in the said Building and also for laying down, maintaining, repairing and testing drainage and water pipes and electric wires or similar purposes;



- w) Become a member of the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company and from time to time sign and execute all documents, letters, writings, communications, applications forms and registration documents and to do all other acts, deeds, matters and things as the Promoters and/or the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company shall reasonably require him/her/them/it to do ;

- x) Observe, perform and comply with all the bye-laws, rules and regulations of the Condominium of Premises/ Premises Co-operative Society /Association/the Limited Company ;

- y) Not transfer or assign the benefit of this Agreement or the Allottee(s) interest in the said Unit to any person or party whatsoever, until all dues payable by the Allottee(s) to the Promoters under this Agreement are fully paid up and even after such payment, only if the Allottee(s) has/have not been guilty of breach or non-observance of any of the terms and conditions of this Agreement and in any event, not without the written permission of the Promoters;

बरल - ३७	
२००	३१ ३०८
२०२०	

- z) Not alter or affix grills from outside of any windows or at any place which affects the structure, façade and/or elevation of the said Building in any manner whatsoever;

- aa) Not affix air conditioners at any other place other than those earmarked for fixing such units so as not to affect the structure, façade and/or elevation of the said Building in any manner whatsoever ;

Allottee(s) initial/s



Promoters initial



- bb) Not shift or alter the position of either the kitchen/pantry, if any, the piped gas system or the toilets which would affect the drainage system of the said Building in any manner whatsoever ;
- cc) ;
- dd) Not change, alter or modify the main doors to the said Unit;
- ee) Not change, alter or modify the lift landings and lift lobbies outside the said Unit or any part/s thereof;
- ff) Obtain statutory approvals (as required) from the concerned authorities and submit the statutory approvals and approved plans to the Promoters for any interior works to be undertaken in the said Unit, without which the Promoters shall not grant their permission;
- gg) Insure the said Unit from any loss, theft damage caused due to human intervention and due to any act of God including earthquake, floods riots or any other natural calamity, act of enemy, war other causes beyond the control of the Promoters during the course of interior works for which the Promoters shall not be liable;
- hh) Ensure the safety of the workers carrying out the interior works in the said Unit from any accident, loss and or damage;
- ii) Not use the passenger lifts in the said Building for carrying any heavy or bulky packages to or from the said Unit and not cause any damage to the lifts, staircases, common passages, refuge areas or any other parts of the said Unit and/or the said Building.

47. The Promoters and the Allottee(s) also agree to the following conditions

- (a) If within a period of five years from the date of handing over the said Unit to the Allottee(s), the Allottee(s) brings to the notice of the Promoters any structural defect in the said Unit or the said Building in which the said Unit is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoters at their own cost and in case it is not possible to rectify such defects, then the Allottee(s) shall be entitled to receive from the Promoters, compensation for such defect in the manner as provided under RERA;
- (b) If, after the date on which the Allottee(s) has/have taken possession of the said Unit, any damage of whatsoever nature is caused to the said Unit or the said Buildings, the Promoters will not be held responsible for the cost of reinstating or repairing the same and that Allottee(s) alone will be responsible for the same;
- (c) Prior to carrying out the interior works in the said Unit, the Allottee(s) shall give to the Promoters in writing, the details of the nature of interior works to be carried out, for which the Promoters will issue written permission on such terms and conditions as they may deem fit;

Allottee(s) initial/s



(d) The Promoters shall be entitled to inspect all interior works carried out by the Allottee(s). In the event the Promoters find that the nature of interior work being executed by the Allottee(s) is harmful to the said Unit, or the other Units in the said Building, or to the structure, façade and/or elevation of the said Building or the additional facilities being provided by the Promoters in the common area /common lobbies or to the said Property/project of the said Building, then, the Promoters shall be entitled to stop the Allottee(s) from carrying out such interior works forthwith and the Allottee(s) shall not be entitled to dispute or claim any reimbursement from the Promoters for any loss suffered by the Allottee(s) for such stoppage of interior works;

(e) The Allottee(s) will ensure that the debris from the interior works will be dumped in an area earmarked for the same and will be cleared by the Allottee(s), on a daily basis, at no cost to the Promoters and no nuisance or annoyance to the other Allottee(s). All cost and consequences in this regard will be to the account of the Allottee(s);

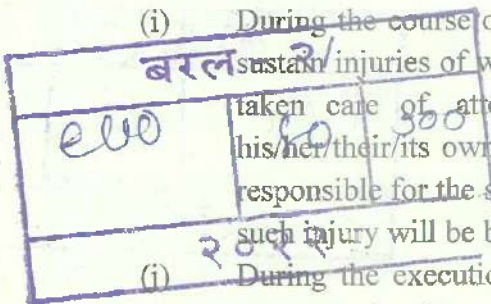
The Allottee(s) will further ensure that the contractors and workers engaged by the Allottee(s) during execution of the interior work do not dump any material (waste or otherwise) of whatsoever nature either in the toilet, waste water line or soil line or in any other place other than those earmarked for the same, which may block the free flow of waste water, thus resulting in perennial choking and leakage in the said Unit or the said Building;

(g) The Allottee(s) shall ensure that the contractors and workers engaged, do not use or spoil the toilets in the said Unit or in the said Building and use only the toilets earmarked by Promoters for this purpose;

(h) All materials brought into the said Unit or the said Building or on the said Property for carrying out interior works will be at the sole cost, safety, security and consequence of the Allottee(s) and that the Promoters will not be held responsible for any loss/theft/damage to the same ;

(i) During the course of carrying out interior works, if any workmen sustain injuries of whatsoever nature, the same will be insured and taken care of, attended to and treated by the Allottee(s) at his/her/their/its own cost, and that the Promoters will not be held responsible for the same. All liabilities and damages arising out of such injury will be borne and paid by the Allottee(s) alone ;

(j) During the execution of interior works, if any of the Allottee(s) contractor/workmen/agents/representatives misbehave or is found to be in a drunken state, then the said contractor/workmen/agents/representatives will be removed forthwith and will not be allowed to re-enter the said Unit/Property/project again ;



Allottee(s) initial/s





- (k) The Allottee(s) shall extend full cooperation to the Promoters, their agents, contractors to ensure good governance of such works;
- (l) The Allottee(s) shall ensure that common passages/walkways and any other common areas are not obstructed or damaged during the course of carrying out any works or thereafter;
- (m) No external alterations/changes/modifications of any nature shall be made to the structure, façade or elevation to the said Unit or the said Building by the Allottee(s);
- (n) The Allottee(s) shall abide by all rules, regulations and requirements as laid down by the Promoters or Condominium of Premises/ Premises Co-operative Society /Association/the Society/the Limited Company and no nuisance or disturbance shall be caused to the other Allottee(s).

48. This Agreement and the rights and duties of the Parties arising out of this Agreement shall be governed by and construed in accordance with the laws of India. The competent authority/ court at Mumbai alone shall have exclusive jurisdiction for all disputes arising under this Agreement.

49. Each party shall bear their own Advocates & Solicitors cost and charges. Stamp duty, Registration Charges and other incidental costs in respect of this Agreement and all documents executed in pursuance hereof shall be borne by the Allottee(s) alone and the Promoters shall not be liable to bear, pay or contribute any amounts for the same or for any other purposes other than as specified herein.

50. This Agreement shall be executed in duplicate and it is admitted and accepted by the parties hereto that both are original. The original Agreement fully stamped in accordance with the Bombay Stamp Act, 1958 shall be collected by the Promoters on behalf of the Allottee(s) and handed over to the Allottee(s) who shall retain the same and the duplicate of such original Agreement stamped in the sum of Rs.100/- shall be retained by the Promoters. Each page is signed by both the parties hereto.

51. It is understood and agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the project shall equally be applicable to and enforceable against any subsequent Allottee(s) of the said Unit, in case of a transfer, as the obligations of the Allottee(s) herein go along with the said Unit for all intents and purposes.

52. If any provision of this Agreement shall be determined to be void or unenforceable under the RERA or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably

  
Allottee(s) initial/s



  
Promoters initial

inconsistent with the purpose of this Agreement and to the extent necessary to conform to RERA or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

53. In case there are Joint Allottee(s) all communications shall be sent by the Promoters to the Allottee(s) 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 Allottee(s).
54. This Agreement, along with its schedules and annexures, constitutes 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 Unit.



55. This Agreement may only be amended through written consent of the Parties.
56. The Allottee(s) hereby declares that he/she has gone through this Agreement and all the documents related to the said Property and the said Unit and has expressly understood the contents, terms and conditions of the same and the Allottee(s) and the Allottee(s) after being fully satisfied has have entered into this Agreement.

बरल - २/		
ello	१२	३००
२०२२		

Allottee(s) initial/s



Promoters initial





IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures the day and year first hereinabove written.

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

All those pieces and parcels of lands admeasuring 2,22,820.50 sq. metres or thereabouts bearing C.T.S. Nos. 837 to 840 and corresponding to Survey Nos. 55 and 56 of Village Poiser, Taluka Borivali, Mumbai Suburban District, situate at Kandivali (East), Mumbai 400 101 together with buildings standing thereon and bounded as follows:-

On or about the east by : C.T.S. Nos. 792,  
On or about the West by : Western Express Highway  
On or about the North by : C.T.S. Nos. 792 and 793  
On or about the South by : Mahindra & Mahindra Factory  
(Akurli Village Boundary)

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
(Description of the said Property)

All those pieces and parcels of lands admeasuring in the aggregate 2053.32 sq. metres or thereabouts (including internal access/pathway/layout road and fire tender driveway) forming part of C.T.S. Nos. 840 A/1 and corresponding to part of Survey No.55 and 56 of Village Poiser, Taluka Borivali, Mumbai Suburban District, situate at Kandivali (East), Mumbai 400 101 together with buildings standing thereon, which pieces and parcels form part of the Larger Property described in the First Schedule hereinabove written.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
(Description of the said Unit)

Commercial Unit bearing No. 301 admeasuring 1194.59 sq. feet of carpet area (i.e. 110.98 sq. mtrs.) ,on 3<sup>rd</sup> Floor (3<sup>rd</sup> floor as per the plans sanctioned by MHADA) in the said Building known as "OLIVE", to be constructed on the said Property more particularly described in the Second Schedule hereinabove written.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
(Description of the common areas and facilities)

बरल - २/		
eob	(3)	000
२०२२		

**THE FIFTH SCHEDULE ABOVE REFERRED TO**  
(Fixtures, fittings and amenities to be provided by the Promoters in respect of the said Unit)

\_\_\_\_\_  
Allottee(s) initial/s



37



\_\_\_\_\_  
Promoters initial

SIGNED AND DELIVERED

By the withinnamed "PROMOTERS"

S.D. CORPORATION PRIVATE LIMITED

by the hand of its duly authorized signatory

Nikhil Kulkarni



Nikhil Kulkarni



Kunal Balsara  
SIGNED AND DELIVERED

By the withinnamed ALLOTTEE(S)

SHREE SUMANGAL INDIA PVT. LTD

THROUGH IT'S DIRECTOR

UMANG RAJESH PAREKH



in the presence of

[Signature]



OP Parekh



बरल - २/		
६६०	४४	१००
२०२२		

Allottee(s) initial/s



Promoters initial





## RECEIPT

RECEIVED on or before the execution of these presents of and from the within named Allottee(s) the sum of **Rs. 33,46,880/- (Rupees Thirty Three Lakh Forty Six Thousand Eight Hundred and Eighty Only)** inclusive/ exclusive of TDS as applicable, being the amount within mentioned to be paid by him/her/them/it to us.


WE SAY RECEIVED:

For **S. D. CORPORATION PRIVATE LIMITED**



(AUTHORISED SIGNATORY)



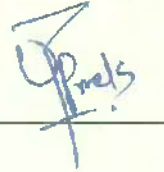


(PROMOTERS)

WE CONFIRM:

**SHREE SUMANGAL INDIA PVT. LTD.**







बरल - २/		
₹ 33,46,880/-	84	900
२०२२		



Allottee(s) initial/s



Promoters initial

Promoters : S. D. CORPORATION PRIVATE LIMITED

P. A. N. / G. I. R. : AADCS4496C

ALLOTTEE(S) :

Name : SHREE SUMANGAL INDIA PVT. LTD

P.A.N. / G. I. R. No. AASCS8802M



बसल - २/		
६६०	४६	३००
२०२२		

Allottee(s) initial/s



40



Promoters initial



**ANNEXURE -1**  
**Copy of Intimation of Disapproval and Commencement Certificate**

**ANNEXURE -1A**  
**RERA Certificate**

**ANNEXURE -2**  
**Title Report**

**ANNEXURE -3**  
**Property Cards**

**ANNEXURE -4**  
**Building Location Plan**

**ANNEXURE - 4A**  
**Parking Plan**

**ANNEXURE - 5**  
**Unit Plan**

**ANNEXURE - 6**  
**Payment Schedule**



बरल - २/		
९००	४०	१००
२०२२		



Allottee(s) initial/s

41



Promoters initial

S.D. CORPORATION PRIVATE LIMITED

AND

SHREE SUMANGAL INDIA PVT. LTD



AGREEMENT FOR SALE



Dated this 24<sup>th</sup> day of Jan 2022

बरल - २/		
ello	82	000
२०२२		

Allottee(s) initial/s



42



Promoters initial



**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**(Description of the common areas and facilities)**

- Entrance lobby at Ground level
- Car parking area at Podium levels
- Common toilets on each floor
- Staircases & Lifts

**THE FIFTH SCHEDULE ABOVE REFERRED TO**  
**(Fixtures, fittings, and amenities to be provided by the Promoters in respect of the said Unit)**

- Office Space:
  - a. Walls – Blockwork with Gypsum
  - b. Flooring - Bare finish (without screed)
  - c. Ceiling - Bare finish
  - d. Electrical Supply – 3 Phase power supply tap-off till office entry
- Office Toilet:
  - e. Walls – No Walls
  - f. Flooring – Bare finish
  - g. Water Supply – Single tap-off for flushing & domestic water supply at toilet locations.
  - h. Drainage – Single tap-off for drainage at toilet locations.



बरल - २/		
ell	re	500
२०२२		

\_\_\_\_\_  
Allottee(s) initial/s



1

\_\_\_\_\_  
Promoters initial





बरल - २/		
२००	५०	३००
२०२२		



महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण  
MAHARASHTRA HOUSING AND  
AREA DEVELOPMENT AUTHORITY

म्हाडा  
MHADA



## Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation

No. TPB4315/167/CR-51/2015/UD-11 dt.23 May,2018.)

### FURTHER COMMENCEMENT CERTIFICATE

No.MH/EE/(B.P.)/GM/MHADA-68/180/2021

Date - 29 OCT 2021

To,

M/s. Samata Nagar CHS Union Ltd. (NOC Holder/Lessee)

Building No. 19D/ 304, Samata Nagar,  
Kandivali (E), Mumbai-400101.

Sub. :- Proposed Rehab Building No. 01 wing A to H, on plot bearing C.T.S. No. 837 to 840 of Poisar Village, R/South Ward, at Samata Nagar, Kandivali (E), Mumbai - 400 101

- Ref :-
1. CHE/A-4921/BP(WS)/AR IOD dated 26.11.2010.
  2. CHE/A-4921/BP(WS)/AR First C.C. dated 25.07.2011.
  3. MH/EE/BP/GM/MHADA-68/180/2021 Last amended dt 05.10.2021
  4. MH/EE/BP/GM/MHADA-68/180/2019 Last FCC dt. 03.03.2020
  5. CHE/A-4921/BP(WS)/AR 1st Part O.C. dated 07.02.2018
  6. MH/EE/BP/GM/MHADA-68/180/2019 2nd Part O.C. dt. 29.01.2019
  7. MH/EE/BP/GM/MHADA-68/180/2019 3rd Part O.C. dt. 08.12.2020
  8. Application Letter for Plinth CC from Architect, dt. 06.10.2021

Dear Applicants,

With reference to your application dated 06.10.2021 for development permission and grant of 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 erect a redevelopment of Rehab building No. 01, wing A to H, on plot



गृहनिर्माण भवन, कलानगर, बांद्रे (पूर्व), मुंबई - ४०० ०५१.

दूरध्वनी : ६६४०५०००

फैक्स नं. : ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai - 400 051.

Phone : 66405000

Fax No.: 022-26592058

Website : www.mhada.maharashtra.gov.in

बरल - २/		1/5
६००	१९	१००
२०२२		



बरल - २/		
२५०	१२	१००
२०२२		



bearing C.T.S. No. 837 to 840 of Poisar Village at Samata Nagar, Kandivali (E), Mumbai - 400 101.

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in IOD dated. 26.11.2010 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.

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 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.



बरल - २/		
९००	५३	१००
२०२२		

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. Dinesh Mahajan** / Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto: 24.07.2022

Application No. : MH/EE/(BP)/GM/MHADA-68/180CC/1/old

Issue On : 25 July, 2011

Valid Upto : 24 July, 2012

Remark : Plinth (Top of Stilt slab level for 1940.10 Sq.mt.) as per IOD issued dt. 26.11.2010

Application No. : MH/EE/(BP)/GM/MHADA-68/180CC/1/Old

Issue On : 21 February, 2012

Valid Upto :

24 July, 2012

Remark : This CC is now valid and further extended for two tier podium + top of Stilt slab level for bldg. no. 01, comprising of wing A to F as per approved plan dt. 26.11.2010

Application No. : MH/EE/(BP)/GM/MHADA-68/180FCC/1/Old

Issue On : 30 December, 2013

Valid Upto :

24 July, 2014 Remark : This CC is re-endorsed & further extended for basement (pt) + 1st to 7th residential floors of wings A & B as per approved amended plans dt. 25.11.2013

Application No. : MH/EE/(BP)/GM/MHADA-68/180FCC/1/Old

Issue On : 08 May, 2014

Valid Upto : 24 July,

2014 Remark : This CC is re-endorsed and further extended for upto 15th floors of wing A, B, C & D as per approved amended plan dt. 03.05.2014

Application No. : MH/EE/(BP)/GM/MHADA-68/180FCC/1/Old

Issue On : 24 November, 2014

Valid Upto :

24 July, 2015 Remark : This CC is now re-endorsed & further extended for work upto 20th floor of wing D, E, F & G as per approved amended plan dt. 20.11.2014

Application No. : MH/EE/(BP)/GM/MHADA-68/180FCC/1/Old

Issue On : 12 June, 2015

Valid Upto : 24 July,

2015 Remark : This CC is now re-endorsed & further extended for work for entire work of wing D, E, F, & G i.e. upto 30th (pt.) floor of wing D & E, upto 28th floor of

बरल - २/		
०१०	५४	२००
२०२२		



wing F & upto 27th (pt.) floor of wing G by regularising as per approved amended plan dt. 20.04.2015

Application No. : MH/EE/(BP)/GM/MHADA-68/180FCC/1/Old

Issue On : 06 June, 2016

Valid Upto : 24 July,

2016 Remark : This CC is now further extended for work of wing C upto 1st to 8th upper floor as per approved amended plan dt. 15.01.2016

Application No. : MH/EE/(BP)/GM/MHADA-68/180FCC/1/Old

Issue On : 06 June, 2016

Valid Upto : 24 July,

2016 Remark : This CC is now further extended for work of wing C upto 1st to 8th upper floor as per approved amended plan dt. 15.01.2016

Application No. : MH/EE/(BP)/GM/MHADA-68/180FCC/1/Old

Issue On : 03 October, 2016

Valid Upto :

24 July, 2017 Remark : This CC is now further extended for wing D upto 33rd upper floor, wing E upto 32nd upper floor wing F upto 32nd floor & wing G upto 30th floor as per amended plan dt. 15.01.2016

Application No. : MH/EE/(BP)/GM/MHADA-68/180FCC/1/Old

Issue On : 27 June, 2017

Valid Upto : 24 July,

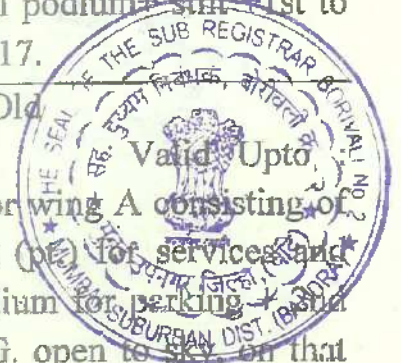
2017 Remark : This further C.C. is granted for proposed Rehab Building no.01 comprising of Wing B- Basement + Ground + 02 level podium+ stilt +1st to 32nd upper floors and Wing C- Basement + Ground + 02 level podium+ stilt +1st to 33rd upper floors and C.C. is re-endorsed for Wing A- Basement + Ground + 02 level podium + stilt top level, Wing D- Basement + Ground + 02 level podium+ stilt +1st to 33rd upper floors , Wing E -Basement + Ground + 02 level podium+ stilt + 1st to 32nd upper floors, Wing F - Basement + Ground + 02 level podium+ stilt +1st to 32nd upper floors, Wing G - Basement + Ground + 02 level podium+ stilt +1st to 30th upper floors as per approved amended plans dt. 16/06/2017.

Application No. : MH/EE/(BP)/GM/MHADA-68/180FCC/1/Old

Issue On : 02 February, 2018

Valid Upto :

24 July, 2018 Remark : This FCC is now further extended for wing A consisting of 1st to 32nd upper floor and CC re-endorsed for Basement (pt) for services and parking+ Gr. (pt) for Shops + Gr. (pt) for parking + 1st podium for parking + 2nd (pt) podium for physical R.G. open to sky, on that wing Wing 'B' consisting of 1st to 32nd upper floors, Wing 'C' consisting of 1st to 33th upper floors, Wing 'D' consisting of 1st to 33th upper floors, Wing 'E' consisting of 1st to 32nd upper floors, Wing 'F' consisting of 1st to 32nd upper floors & Wing 'G' consisting of 1st to 30th upper floors for residential user as per approved amended plan dt. 02.02.2018.



बरल - २/		
६००	५५	९००
२०२२		



बरल - २/		
२००	४६	१००
२०२२		



Application No. : MH/EE/(BP)/GM/MHADA-68/180/2020/FCC/2/Amend

Issue On : 03 March, 2020

Valid Upto :

24 July, 2020 Remark : This CC is Re-endorsed for the entire work of the building No 01 as per amended plan dt. 14.11.2019.

Issued On :

Valid Upto : 24 July,

2022

Remarks :

This CC is now extended "Plinth C.C. of wing H and Re-endorse the CC of wing A to G as per amended plan dt. 05.10.2021."

  
(Dinesh Mahajan)

Executive Eng./B.P. Cell(W.S.)  
Greater Mumbai/MHADA



बरल - २/		
ewo	yu	900
२०२२		



बरल - २/		
०८०	५८	९००
२०२२		



**Building Permission Cell, Greater Mumbai / MHADA**  
(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May,2018.)

**AMENDED PLAN APPROVAL**

No.MH/EE/BPCell/GM/MHADA-68/180/2021

Date- 05 OCT 2021

To,  
Shri. Prashant Mayekar,  
(M/s. Newtech Planners & Consultancy Services Pvt. Ltd.)  
S.P. Center, 41/44,  
MInoo Desai Marg  
Colaba, Mumbai- 400005

Sub : Amended plans for proposed redevelopment of Rehab building no.  
01 wing A to H, on plot bearing C.T.S. No. 837 to 840 of Poisar  
Village, R/South ward, situated at Samata Nagar, Kandivali (E),  
Mumbai - 400 101.

- Ref. : 1. CHE/A-4921/BP(WS)/AR IOD dated 26.11.2010.  
2. CHE/A-4921/BP(WS)/AR First C.C. dated 25.07.2011.  
3. CHE/A-4921/BP(WS)/AR Last Further C.C. dt. 02.02.2018  
4. CHE/A-4921/BP(WS)/AR 1<sup>st</sup> Part O.C. dated 07.02.2018  
5. MH/EE/BP/GM/MHADA-68/180/2019 2<sup>nd</sup> Part O.C.  
dt. 29.01.2019  
6. MH/EE/BP/GM/MHADA-68/180/2019 3<sup>rd</sup> Part O.C.  
dt. 08.12.2020  
7. Application Letter for Amended Plans from Architect dt.  
29.06.2021.

Dear Applicants,

There is no objection to carry out the work as per amended plans submitted by you vide your letter under reference subject to the following conditions :-

- 1) That all the conditions of IOD issued by MCGM under No. CHE/A-4921/BPWS/AR dated 26.11.2010 shall be complied with.
- 2) That the C.C. shall be re-endorsed.
- 3) That the revised R.C.C. design and calculation shall be submitted before C.C.
- 4) That all payments shall be paid before C.C.



गृहनिर्माण भवन, कलानगर, बान्ने (पूर्व), मुंबई ४०० ०५१  
दुरध्वनी ६६४० ५०००  
फॅक्स नं : ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-40005  
Phone : 66405000.  
Fax No. 022-26592058 Website : www.mhada.maharashtra.gov.

६६०	५६	५००
२०२२		

- 5) That the Development Charges shall be paid before C.C.
- 6) That the NOC from H.E. shall be submitted before C.C.
- 7) That the NOC from A.A. & C. (R/South ward) shall be submitted before C.C.
- 8) That the extra water & sewerage charges shall be submitted before C.C.
- 9) That the renewed Janata insurance policy shall be submitted before C.C.
- 10) That the compliance of all the condition of N.O.C from MHADA shall be complied with before O.C.
- 11) That all the conditions mentioned in Supreme Court order dated 15.03.2018 regarding Dumping ground matter and conditions mentioned in SWM NOC shall be complied with.
- 12) That the Civil Aviation NOC will be submitted before C.C.

One set of approved/certified plan is returned herewith as a token of approval.



*(Signature)*  
 (Dinesh Mahajan)  
 Executive Engineer(W.S.)  
 B.P.Cell/(GM)/MHADA

बरल - २/		
२६०	६०	१००
२०२२		





## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

#### FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P51800031998**

Project: **Building no.1 Wing H Olive** , Plot Bearing / CTS / Survey / Final Plot No.: **840 A 1** at **Borivali, Borivali, Mumbai Suburban, 400101;**

1. **S D Corporation Pvt Ltd** having its registered office / principal place of business at Tehsil: **Mumbai City, District: Mumbai City, Pin: 400023.**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

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

- The Registration shall be valid for a period commencing from **03/12/2021** and ending with **31/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasantrao Manoj Prabhakar  
(Secretary, Maharashtra Real Estate Regulatory Authority)  
Date: 03-12-2021 18:43:57



Dated: **03/12/2021**

Place: **Mumbai**

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

बरल - २/		
२००	७	१००
२०२२		



बरल - २/		
२००	६२	५००
२०२२		



**GOVIND SOLANKE**

B.L.S LL. B.

ADVOCATE, HIGH COURT, BOMBAY

OFFICE 10-B, Bahubali Building, Ground Floor, 17/G, Cawasji Patel Street, Fort, Mumbai-400 001  
TEL : Mob.:8976171169 ; 02249793280**FORMAT A**

To,

Date: 9<sup>th</sup> November, 2021

**Maharashtra Real Estate Regulatory Authority.**  
6th & 7th Floor, Housefin Bhavan,  
Plot No. C - 21, E - Block, Bandra Kurla Complex,  
Bandra (E), Mumbai 400051

**LEGAL TITLE REPORT**

**Subject:** All that piece and parcel of land admeasuring 2053.32 sq. mts. or thereabouts (including internal access and fire tender pathway) forming part of land bearing C.T.S. No. 840 A/1 and corresponding to survey Nos. 55 and 56 of Village Poiser, Taluka Borivali, Mumbai Suburban District together with the building being constructed thereon situate at Kandivali (East), Mumbai - 400 101 ("the said Property").

1. We have investigated the title of the said Property on the request of S.D. Corporation Private Limited and *inter alia* on the basis of the following documents :-

- Description of the property,**
- Documents of allotment of plot,**
- Property Register Card,**
- Search report for 19 years from 2002 to 2021**

2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said Property, I am of the opinion that S. D. Corporation Private Limited is entitled to develop the said Property in accordance with the approved plans and other permissions and approvals obtained from the relevant authorities, and to sell the commercial premises/areas in the sale component of the building known as "Olive" to be constructed by the Developer thereon in terms of the said Development Agreement dated 19<sup>th</sup> February, 2007 read with the said Deed of Rectification (as defined in our Reports on Title).

The encumbrances in respect of the said Property are mentioned in my Report on Title.

3. Owners of the land

**GOVIND B. SOLANKE**  
ADVOCATE HIGH COURT  
10-B, Bahubali Building, Ground Floor, 17/G,  
Cawasji Patel Street, Fort, Mumbai - 400 001  
Mob. No. 8976171169 ; 02249793280  
emailID : gbsolanke@gmail.com

200	28	300
2022		

As per the Property Register Card dated 18<sup>th</sup> March, 2019, Maharashtra Housing Board is shown as the owner of the underlying Land bearing CTS No. 840 A/1 and corresponding to survey Nos. 55 and 56 of Village Poiser, Taluka Borivali, Mumbai Suburban District situate at Kandivali (East), Mumbai – 400 101. Maharashtra Housing Board was subsequently renamed as Maharashtra Housing and Area Development Authority (MHADA).

S.D. Corporation Private Limited is developing the said Property.

4. As stated above, our Reports reflecting the flow of the title of the said Property unto S.D. Corporation Private Limited, are enclosed herewith as Annexure "I (colly.)":

Yours faithfully,

  
**GOVIND B. SOLANKE**  
ADVOCATE  
Reg. No. MAH/2373/2013  
  
**GOVIND B. SOLANKE**  
ADVOCATE HIGH COURT  
10-B, Sahubai Building, Ground Floor, 17/G,  
Gawasji Patel Street, Fort, Mumbai - 1.  
Mob. No. 8976131169 / 9920868830  
email: TBANGOSolanke@rediffmail.com

बरल - २/		
६००	६४	९००
२०२२		



# GOVIND SOLANKE

B.L.S LL. B.

ADVOCATE, HIGH COURT, BOMBAY

OFFICE: 10-B, Bahubali Building, Ground Floor, 17/G, Cawasji Patel Street, Fort, Mumbai-400 001.

TEL : Mob.:8976171169 ; 02249793280

## REPORT ON TITLE

Re: All that piece and parcel of land admeasuring 2053.32 sq. mts. or thereabouts (including internal access pathway and fire tender driveway) forming part of land bearing C.T.S. No. 840 A/1 and corresponding to survey Nos. 55 and 56 of Village Poisar, Taluka Borivali, Mumbai Suburban District together with buildings being constructed thereon situate at Kandivali (East), Mumbai - 400 101.

## TO WHOMSOEVER IT MAY CONCERN

1. Maharashtra Housing Board ("the Board"), is the owner of Survey No.55 and 56, CTS No. 837 to 840 of Poisar village admeasuring about 2,22,820.50 sq. mtrs. of Village Poisar, Taluka Borivali, Mumbai suburban District, situate at Samata Nagar, Kandivali (East), Mumbai-400 101 together with buildings thereon and more particularly described in the First Schedule hereunder written (hereinafter referred to as "the Larger Property") and more particularly described in First Schedule hereunder written and sell the flats/premises/areas in the sale buildings to be constructed by the Developer thereon.
2. In or about the year 1978, MHADA formulated a housing scheme for the benefit of Economically Weaker Section (EWS), Lower Income Group (LIG), Middle Income Group (MIG) and Higher Income Group (HIG). In execution of the aforesaid scheme, MHADA constructed 166 buildings ("the Buildings") on the said land, having tenements of different areas for allotment to the applicants under the aforesaid categories. The allottees of MHADA occupying the tenements in the buildings had, thereafter, formed different Co-operative Housing Societies. The co-operative housing societies, thereafter, formed an apex body being Samata Nagar Co-operative Housing Societies Union Ltd. ("Federal Society").
3. By Development Agreement dated 19<sup>th</sup> February, 2007 r/w Deed of Confirmation dated 28<sup>th</sup> October, 2010 and Rectification Deed dated 2<sup>nd</sup> November, 2012 executed between M/s S D Corporation Pvt. Ltd. ("Developer") and Samata Nagar Co-operative Housing Societies Union Limited ("Federal Society") in respect of the Larger property, the Federation granted development rights to M/s. S D Corporation Pvt. Ltd. in respect of the Larger Property under Regulation 33(5) of Development Control Regulation for Greater Mumbai, 1991 ("DCR 1991").
4. MHADA had issued No Objection Certificate (NOC) for redevelopment of the Larger Property under the said scheme on the terms and conditions as contained therein. The said NOC was revised from time to time for grant of additional buildable area. Pursuant to the said NOC, the Developer is carrying out redevelopment of the Larger Property in phase wise manner including the said Property.
5. I have been instructed by the Developer M/s. S D Corporation Pvt. Ltd. to issue title report in

  
GOVIND B. SOLANKE  
ADVOCATE HIGH COURT  
10-B, Bahubali Building, Ground Floor,  
Cawasji Patel Street, Fort, Mumbai - 1  
Mob. No. 8976171169 / 9920668830  
email: gbsolanke@gmail.com

बरल - २/		
evo	sy	906
२०२२		



respect of portion of the Larger Property admeasuring 2053. 32 sq. mts. or thereabouts (including internal access pathway and fire tender driveway), forming part of bearing C.T.S. No. 840/A /1 and corresponding to survey No. 55 and 56 of Village Poiser, Taluka Borivali, Mumbai Suburban District, as more particularly described in the **Second Schedule** hereunder written and delineated on the plan of the Larger Property hereto annexed and marked as **Annexure "A"** thereon shown in a red colour wash, hereinafter referred to as "the said Property". The Developer has informed me that it intends to construct Wing 'H' known as "Olive" comprising of commercial premises on the said Property, being part of a composite (i.e. rehabilitation plus sale) building, known as Building No. 1.

6. I have been informed that the said Property earlier consisted of Building No. 161 of Samadhan Co-operative Housing Society Ltd., which society was a member of the said Federal Society. I have been informed that the above building has now been demolished by the Developer. It appears that the said Society has by resolution authorized the said Federal Society to undertake redevelopment of the said Property alongwith the other member societies and for that purpose to appoint a suitable developer on the terms and conditions deemed fit by the said Federal Society. Therefore, in my opinion, the said Development Agreement read with the Deed of Confirmation and the Deed of Rectification is binding on all the member-societies. Further, I have been informed that the said development is sanctioned as the integrated development by Government of Maharashtra on the recommendation of MHADA and by various orders from the concerned authorities.



MHADA has issued Amended Plan Approval No. MH/EE/BPCell/GM/MHADA-68/180/2021 on 30<sup>th</sup> October, 2021 and issued First Commencement Certificate (CC) on 29<sup>th</sup> October, 2021 for work of Wing 'H' upto plinth level.

I have been informed that as per the Amended Plan Approval, the Developer propose to construct Wing H of Building No. 1 for commercial use, known as "Olive", consisting of 1 Basement + Ground Floor + 2 Podium + 5 Floors on the said Property.

9. By and under 1) Unilateral Indenture of Mortgage dated 19<sup>th</sup> March, 2019 executed between the Promoters as the Mortgagee and Aditya Birla Finance Limited and registered with the Sub-Registrar of Assurances under No. BLR7-1279-2019 dated 20<sup>th</sup> March, 2019 at Mumbai and cross collaterals under 2) Unilateral Indenture of Mortgage dated 10<sup>th</sup> September, 2020 executed between the Promoters as the Mortgagee and Aditya Birla Finance Limited and registered with the Sub-Registrar of Assurances under No. BBE4- 5441-2020 dated 10<sup>th</sup> September, 2020, 3) Unilateral Indenture of Mortgage dated 28<sup>th</sup> September, 2020 executed between the Promoters as the Mortgagee and Aditya Birla Finance Limited and registered with the Sub-Registrar of Assurances under No. BLR7-2358-2020 dated 28<sup>th</sup> September, 2020 at Mumbai, 4) Unilateral Indenture of Mortgage dated 28<sup>th</sup> September, 2020 executed between the Promoters as the Mortgagee and IDBI Trusteeship Services Limited and registered with the Sub-Registrar of Assurances under No. BLR7-2359-2020 dated 28<sup>th</sup> September, 2020 at Mumbai, the Developer has created an English mortgage in respect of, *inter alia*, all its right title and interest in the free sale buildings/units/flats being constructed on the area identified for the proposed building known as "Olive", also known as Wing H of building No 1, being a portion of the Larger Property, as shown on the plan thereto annexed, together with a charge on the receivables from the sale of the flats/units in the said building, to be held by Aditya Birla Finance Limited as security in the manner stipulated therein. (hereinafter collectively referred to as "the said Mortgages").

10. I have been informed that building No. 1, consists of Eight wings viz A to H. Wings A to G are

बरल - २/		
६००	६६	०००
२०२२		

GOVIND B. SOLANKE  
ADVOCATE HIGH COURT  
10-B, Sahabali Building, Ground Floor, 17/6  
Cawasji Patel Street, Fort, Mumbai - 1  
Mob. No. 8976171169 / 9920866831  
emailID: gbsolanke@rediffmail.com



Rehab Wings and Wing H is a Sale Wing for commercial use.

11. The Developer is in the process of registering the Wing H, i.e. Olive, as a 'project' with the Real Estate Regulatory Authority, under the provisions of the Real Estate (Regulation and Development) Act, 2016.
12. I have conducted litigation searches on the web portals of various courts and tribunals in the name of the Developer and I have found various litigations pending in various courts and tribunals filed by and against the Developer. The Developer has informed me that save and except the said Suit filed by TCDPL, there is no other litigation reflected in the search or otherwise, that in any manner pertains to or affects the said Larger Land or the said Property, or any part(s) thereof. The Developer has also informed me that there is no operative order passed in the said Suit, restraining the Developer from developing the portions of the said Larger Property, and from selling the free sale units in the free sale buildings constructed on the said Larger Property.
13. The Developer has furnished me with a copy of the letter dated 5<sup>th</sup> August, 2021 issued by M/s. PNP & Associates, Advocates, certifying the status of the legal proceedings, *inter alia*, in respect of the said Property and involving the Developer (hereinafter referred to as "the said Legal Proceedings"). I have relied upon the aforesaid letter of M/s. PNP & Associates as regards the said Legal Proceedings. The aforesaid letter of M/s. PNP & Associates is annexed hereto and marked as Annexure "B".
14. I have been furnished with a Search Report, dated 1<sup>st</sup> November, 2021, issued by Mr. Manoj N. Satam in respect of searches undertaken by him in the offices of the Sub-registrar of Assurances at Mumbai for the period from 2002 upto 2021, in respect of the said Property. Save and except the said Mortgage referred to above, I have not come across any other encumbrances on the said Property from the said Search Report.
15. As per the instructions of my client, the Developer herein, I have not issued Public Notice for the investigation of the title of the Developer to the development rights of the said Property.
16. I have been furnished with a copy of the updated P.R. Card in respect of C.T.S. No. 840/A/1, on which the said Property is situated. The same stands in the name of Maharashtra Housing Board, as the owner thereof.
17. I have verified all the relevant documents in respect of the said Property and observed that:
  - (a) The development rights of the Developer in the said Property are not rescinded and/or challenged by the said Federal Society and/or any of the said Societies (as defined in the said Reports on Title);
  - (b) Save and except the said Mortgages, the Developer has not created any lien charge mortgage or encumbrance over its development rights of the said Property granted under the said Development Agreement read with the Deed of Confirmation and Deed of Rectification, and the buildings/structures to be constructed by the Developer pursuant thereto;
  - (c) Save and except the litigation filed by TCDPL (referred to in the said Reports on Title), the said Property is not the subject matter of any pending dispute, litigation, proceedings or attachment either before or after the judgment nor is there any restraining order or injunction passed by any court, authority, tribunal or forum pertaining to the said Property or any part thereof;



GOVIND B. SOLANKE  
ADVOCATE HIGH COURT  
10-B, Sahakar Building, Ground Floor, 17/6  
Cawasji Patel Street, Fort, Mumbai - 1  
Mob. No. 8976171159 / 9920868410  
email: gbsolanke@rediffmail.com

बल - २/		
६००	६०	१००
२०२२		



- (d) There is no restraining order or injunction passed by any court, authority, tribunal or forum pertaining to the said Property or any part thereof; and
- (e) The Developer is not restrained, prevented or prohibited by any order or direction or injunction of any court, forum, tribunal authority or body from developing the said Property and/or selling/transferring the flats/ premises/ areas in the said buildings to be constructed on the said Property by the Developer thereon in terms of the said Development Agreement read together with the said Deed of Rectification (as defined in the said Reports on Title);

18. It may be noted that:

- (a) I have not visited/ inspected any part of the said Property or the buildings constructed/ being constructed thereon;
- (b) The aspect of zoning, permitted user, reservation/set-back (if any), development potential/ Floor Space Index and developability of the said Property fall within the scope of an architect review and I express no views about the same; and
- (c) The following has been assumed by us:

- (i) Copies of documents/ papers provided to me are precise and genuine copies of originals;
- (ii) Each document/ paper has been signed/ executed by persons purporting to sign/ execute the same and such person has full authority and power to do so; and

In no circumstances, shall the cumulative liability, if any, of me in connection with the preparation or the issue of this Report on Title, exceed the professional fees paid by M/s. S.D. Corporation Private Limited, to me in that behalf.

On the basis of and subject to what is stated hereinabove, including the said Mortgages and the said Legal Proceedings as specified in the letter of M/s. PNP & Associates, Advocates, in my opinion, the Developer, i.e. S. D. Corporation Private Limited is entitled to develop the said Property as more particularly described in the Schedule hereunder written in accordance with the approved plans and other permissions and approvals obtained from the relevant authorities, and to sell the commercial premises/areas in the sale component of Wing H known as "Olive" of Building No. 1 to be constructed by the Developer thereon, in terms of the said Development Agreement dated 19<sup>th</sup> February, 2007 read with Deed of Confirmation and the Deed of Rectification.

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

All those pieces and parcels of lands admeasuring 2,22,820.50 sq. metres or thereabouts bearing C.T.S. Nos. 837 to 840 and corresponding to Survey Nos. 55 and 56 of Village Poiser, Taluka Borivali, Mumbai Suburban District, situate at Kandivali (East), Mumbai 400 101 together with buildings standing thereon and bounded as follows:-

बरल - २/		
ल्लो	एल	१००
२०२२		

**GOVIND B. SOLANKE**  
ADVOCATE HIGH COURT  
10-B, Bahubali Building, Ground Floor, 17/A,  
Cawasji Patel Street, Fort, Mumbai - 400 001  
Mob. No. 8976171169 / 9920866630  
email ID - gbsolanke@rediffmail.com



On or about the east by : C.I.S. Nos. 792  
On or about the West by : Western Express Highway  
On or about the North by : C.I.S. Nos. 792 and 793  
On or about the South by : Mahindra & Mahindra Factory  
(Akurli Village Boundary)

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
(Description of the said Property)

All that piece and parcel of land admeasuring 2053.32 sq. mts. or thereabouts (including internal access pathway and fire tender driveway) forming part of land bearing C.I.S. No. 840/A/1 and corresponding to survey Nos. 55 and 56 of Village Porsar, Taluka Borivali, Mumbai Suburban District together with buildings being constructed thereon situate at Kandivali (East), Mumbai - 400 101

Dated this 9<sup>th</sup> day of November, 2021

Yours faithfully,



**GOVIND B. SOLANKE**  
ADVOCATE  
Reg. No. MAH/2373/2013

**GOVIND B. SOLANKE**  
ADVOCATE HIGH COURT  
10-B Bhandari Building, Ground - 2nd 17/5  
Cawasji Patel Street, Fort, Mumbai - 1  
Mob. No. 9976171151 / 9920868830  
email: gbsolanke@rediffmail.com



बरल - २/		
२६००	६६	९००
२०२२		



वरल - २/		
६६६	४०	०००
२०२२		



# महाराष्ट्र शासन

जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

## मालमत्ता पत्रक

03336

गाव/पेठ : पोईसर

तालुका/न.भू.का. : नगर भूमापन  
अधिकारी, गोरगाव

जिल्हा : मुंबई उपनगर

नगर भूमापन क्रमांक	शिट/प्लॉट/नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरितपासणीची नियत वेळ
८४०/अ/१		१९४२०३.००	एच-१	न. भू. क्र ५३७ प्रमाणे

### सुविधाधिकार

हक्काचा मुळ धारक H  
वर्ष: १९६८ [ शेतीकडे ]

पट्टेदार

इतर भार

इतर शेर

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(प) किंवा भार	साक्षात्करण
२७/०५/१९८३	वि. श. सारा/ मुदतवाढ न. भू. क्र. ५३७ प्रमाणे			सही- २७/०५/१९८३ जि. नि. भू. अ. तथा न. भू. अ. क्र. १० मुंबई उपनगर, मुंबई
१४/०८/१९९०	न. भू. क्र ८३७ वरील नोंदीप्रमाणे धारक सदरी नोंद केली सा. न. भू. क्र ८३७ ते ८३९ सह		H महाराष्ट्र गृहनिर्माण मंडळ	सही- १४/०८/१९९० जि. नि. भू. अ. तथा न. भू. अ. क्र. १० मुंबई उपनगर, मुंबई
०६/०४/१९९४	महानगर टेलीफोन निगम यांचा दि. २२/२/९४ चा अर्ज मुंबई गृहनिर्माण व क्षेत्र विकास मंडळ यांचेकडील ३/७/८७ ची ताबे पावती व इकडील आदेश क्र न. भू. अ. १० पोईसर न. भू. क्र ८४०/९४ मुंबई दि. ६/४/९४ अन्वये महानगर टेलीफोन निगम यांचे पट्टेदार सदरी नाव दाखल केलेची नोंद घेतली.		L महानगर टेलीफोन निगम मुंबई १२०५ चौ. वार म्हणेच १००७ चौ. मि. क्षेत्रा पुरते मुदत वर्षे ३० (तीस)	सही- ०६/०४/१९९४ जि. नि. भू. अ. तथा न. भू. अ. क्र. १० मुंबई उपनगर, मुंबई
३१/०१/१९९७	मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम यांचा अर्ज दि. १५/११/९६ रोजी मोजणी समयी दिलेला जबाब दि. २८/६/९० ची ताबे पावती व इकडील आदेश क्रमांक न. भू. पोईसर न. भू. क्र ८४०/ ताबा देणे ९७ दि. ३१/१/९७ अन्वये मुंबई विद्युत पुरवठा यांचे नाव पट्टेदार सदरी दाखल केलेची नोंद घेतली		L मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम मुंबई क्षेत्र २६५६.१ चौ. मिटर मुदत वर्षे ३० (तीस)	सही- ३१/०१/१९९७ न. भू. अ. क्र. १० मुंबई उपनगर मुंबई
१७/०३/१९९७	मा. अधिक्षक भूमि. अभिलेख मुंबई उपनगर जिल्हा यांचे कडील दि. ५/३/९७ चे मासिक समेतील तोंडी आदेश व इकडील क्र न. भू. क्र पोईसर/न. भू. क्र ८४०/ताबे पावती प्रमाणे स्वतंत्र मिळकत पत्रिका उघडणे १७/गोरगाव दि. १७/३/९७ चे आदेशा प्रमाणे न. भू. क्र ८४० या मिळकतीचे १९०४१४.४ चौ. मि. क्षेत्रातून मुंबई विद्युत परिवहन मंडळाचे गृहनिर्माण मंडळाचे नाव दाखल करून भाडे पट्टेदार म्हणून तीस वर्षाचे मुदतीसाठी मुंबई विद्युत पुरवठा आणि परिवहन उपक्रमाचे नाव दाखल केले व न. भू. क्र. ८४० चे १८७७५८.३ चौ मि. क्षेत्र कायम करून न. भू. क्र ८४० चा न. भू. क्र ८४० असा शेज बदल करून दि. ३१/१/९७ ची नोंद कमी केली.			सही- १७/०३/१९९७ न. भू. अ. क्र. १० मुंबई
३०/०३/२००१	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र. सी/कार्या. -७/एकत्रीकरण/पोटविभाजन/एस. अ. ३२३८ दि. २४/५/२००० व इकडील आदेशक्र. न. भू. पोईसर /पो. वि/मो. र. नं. ३३६/२००१ दि. ३०/३/२००१ अन्वये २५११.३ चौ. मि. क्षेत्र वजा करून पो. वि. प्रमाणे न. भू. क्र. ८४० अ/२ ची नवीन मिळकत पत्रिका उघडून ८४० अ/१ असा शेज बदल केल्याची नोंद केली.			सही- ३०/०३/२००१ न. भू. अ. गोरगाव
२४/०५/२००६	मा. उपसंरक्षक ठाणे वनविभाग यांचेकडील पत्र क्र. कक्ष-१/२० /जमिन/७७४६/२००५-२००६ दि. २०/२/२००६, भारतीय वन अधिनियम १९२७ चे कलम ३५(३), महसूल व वनविभाग यांचेकडील परिपत्रक क्र. एफ.एल.डी/१००/सी.आर/२४३/एफ-३ दि. १६/१२/२००४ व एस-३०/२००४/ल-६ दि. १४/७/२००५ या ३ पत्रांन्वये महाराष्ट्र खाजगी वने अधिनियमातील तरतुदीस अधीन अशी इतर हक्कात नोंद घेतली.			फेरफार क्र. १२० प्रमाणे सही- २४/०५/२००६ न. भू. अ. गोरगाव

बरत - २/

८७०

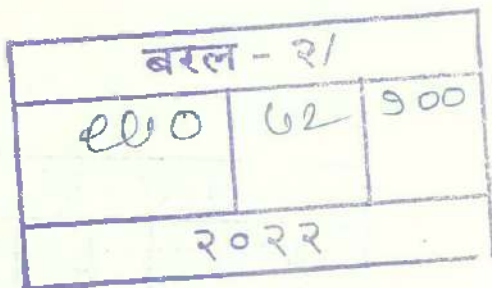
७९ १००

२०२२:

०८/०४/२००८	शासन महसूल व वन विभाग मंत्रालय यांचेकडील आदेश क्रमांक एस.-१०/२००८/प्र.क्र.४५/क ३ दि. १९/३/२००८ व मा. जिल्हाधिकारी मुंबई उ.जि. यांचेकडील आदेश क्र.सी./कार्या-२क/खाजगी वने/एस.आर. ०१/२००८ दि. ४/४/२००८ अन्वये या मिळकतीस दि.२४.५.२००६ रोजी खाजगी वने म्हणून दाखल केलेली नोंद पुढील दोन अटी व शर्तीवर कमी केलेली नोंद दाखल केली.१) समता नगर को. ऑ.हो. सो. युनियन लि.(विकासक एस.डी. कॉर्पोरेशन प्रा.लि.) यांनी या मिळकतीवरील क्षेत्राचा एकत्रित पुनर्विकास करणेकामी र.रु. ५०.० लक्ष (रुपये पन्नास लक्ष) विकास निधी.(२) या क्षेत्राच्या दुप्पट वनक्षेत्रावर वनीकरण करण्यासाठी र.रु. १६२.० लक्ष (रुपये एकशे बासष्ट लक्ष) तीन वर्षाकरीता ठेव म्हणून वनसंरक्षक तथा संचालक संजय गंधी राष्ट्रीय उद्यान, बोरीवली यांचे कार्यालयात जमा केले आहेत.	फेरफार क्रं.१८० प्रमाणे सही- ०८/०४/२००८ न. भू. अ. गोरेगाव
३०/०८/२०१२	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील क्र.जि.अ.भू.अ./३ब/क्षे.दु./ एस आर ११३२/१० दि.२२.२.१२ अन्वये न.भू.क्र.८४०चे मिळकत पत्रिकेस मूळ दाखल १९०४१४.४ चौ.मी. क्षेत्राएवजी १९९३७०.४ असे दुरुस्ती केले.	फेरफार क्रं.२६९ प्रमाणे सही- ३०/०८/२०१२ न. भू. अ. गोरेगाव
३०/०४/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.९/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.पोईसर/फे.क्र.३५६/२०१५ दिनांक ३०/०४/२०१५अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी एक लाख चौन्याणव हजार दोनशे तीन चौ.मी दाखल केले.	फेरफार क्रं.३५६/२०१५ प्रमाणे सही- ३०/०४/२०१५ न.भू.अ.गोरेगाव

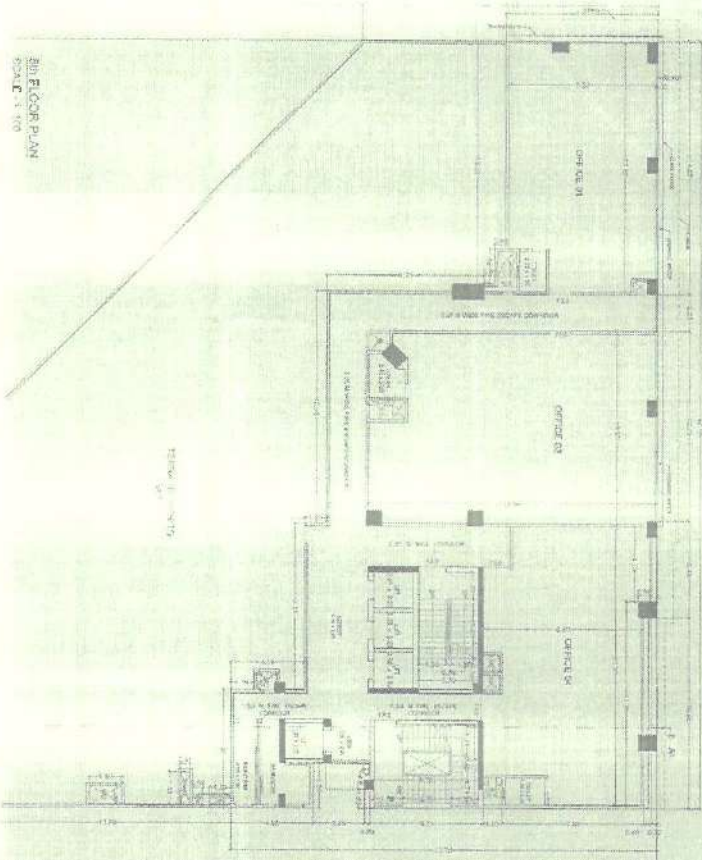
हे माहिती पत्रक डिजिटल सहीत केले आहे

हि मिळकत पत्रिका (दिनांक ३/१८/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही. मिळकत पत्रिका डाऊनलोड दिनांक ८/५/२०२१ १:३५:१३ PM  
वैधता पडताळणी साठी <http://aapleabhiilekh.mahabhum.gov.in/DSL/propertycard> या संकेत स्थळावर जाऊन २२०३१००००१७१९७२० हा क्रमांक वापरावा.

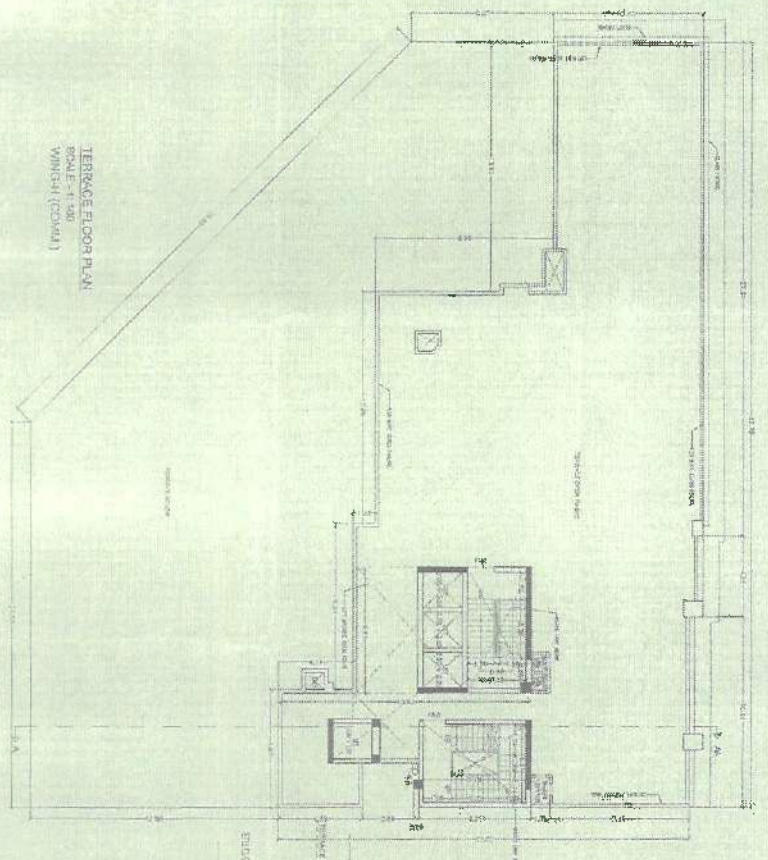




3RD FLOOR PLAN  
SCALE: 1/100



TERRACE FLOOR PLAN  
SCALE: 1/100  
WING H (COM-4)



SECTION - XX  
SCALE: 1/100  
WING H (COM-4)

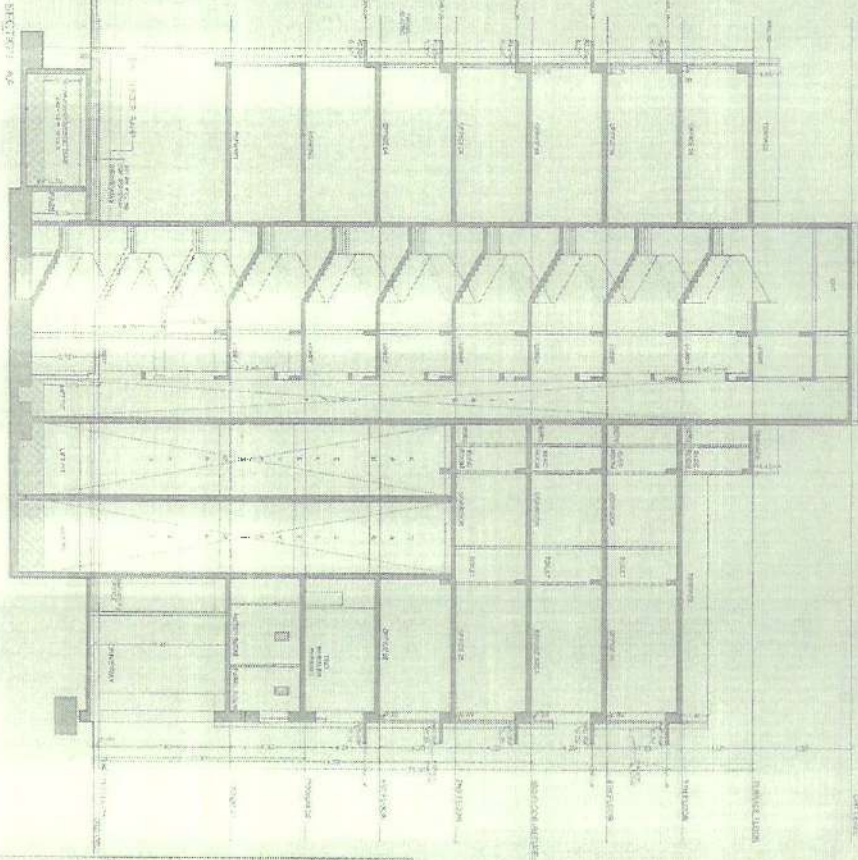
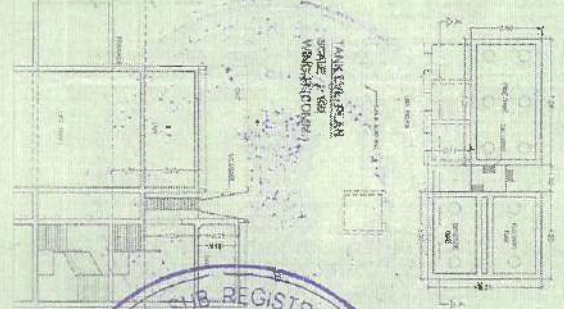


Table with 4 columns: Room No., Area (sq. ft.), Volume (cu. ft.), and Remarks.

Room No.	Area (sq. ft.)	Volume (cu. ft.)	Remarks
1	10.00	10.00	Room 1
2	10.00	10.00	Room 2
3	10.00	10.00	Room 3
4	10.00	10.00	Room 4
5	10.00	10.00	Room 5
6	10.00	10.00	Room 6
7	10.00	10.00	Room 7
8	10.00	10.00	Room 8
9	10.00	10.00	Room 9
10	10.00	10.00	Room 10

Table with 4 columns: Room No., Area (sq. ft.), Volume (cu. ft.), and Remarks.

Room No.	Area (sq. ft.)	Volume (cu. ft.)	Remarks
11	10.00	10.00	Room 11
12	10.00	10.00	Room 12
13	10.00	10.00	Room 13
14	10.00	10.00	Room 14
15	10.00	10.00	Room 15
16	10.00	10.00	Room 16
17	10.00	10.00	Room 17
18	10.00	10.00	Room 18
19	10.00	10.00	Room 19
20	10.00	10.00	Room 20

बसल - २/

२००	८३	१००
२०२२		



बरल - २/		
६६०	५४	३००
२०२२		



EXISTING D.P. ROAD 18.30 M. WIDE

12.20M. WIDE PATHWAY/ACCESS

WING - H  
BASEMENT (SERVICES) +  
0RD. FLS + 12 FLOOR  
1ST TO 5TH FLOOR

WING - A  
PART BASEMENT + 4RD  
2 FLOOR + 12 FLS

WING - B  
PART BASEMENT + 4RD  
2 FLOOR + 12 FLS

WING - C  
PART BASEMENT + 4RD  
2 FLOOR + 12 FLS



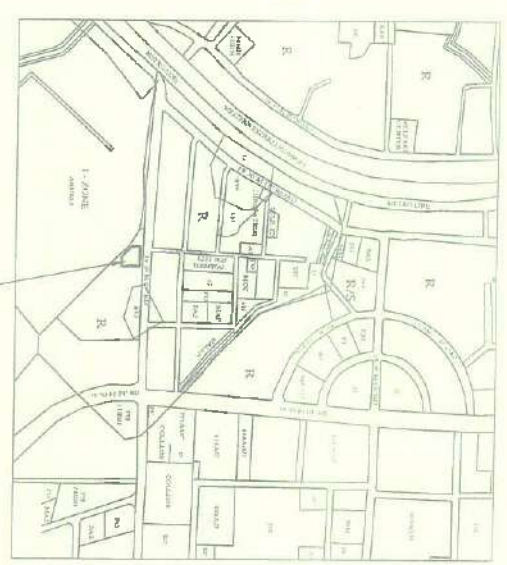
BLDG NO. 1

बरल - २/  
२०२२  
६६० ७५ ९००

WING - E  
PART BASEMENT + 0RD  
2 FLOOR + 12 FLS

WING - D  
PART BASEMENT + 0RD  
2 FLOOR + 12 FLS

12.20M. WIDE ACCESS



LOCATION PLAN  
N  
E  
SITE U/R

PART LAY OUT PLAN

N  
E  
S

Proposed Building no-1 (Wing - A TO H) on Plot bearing C.T.S. NO. 837 to 840 of Village Poisar, Kandivalli (East), Mumbai - 400 101.



Handwritten signature or initials.

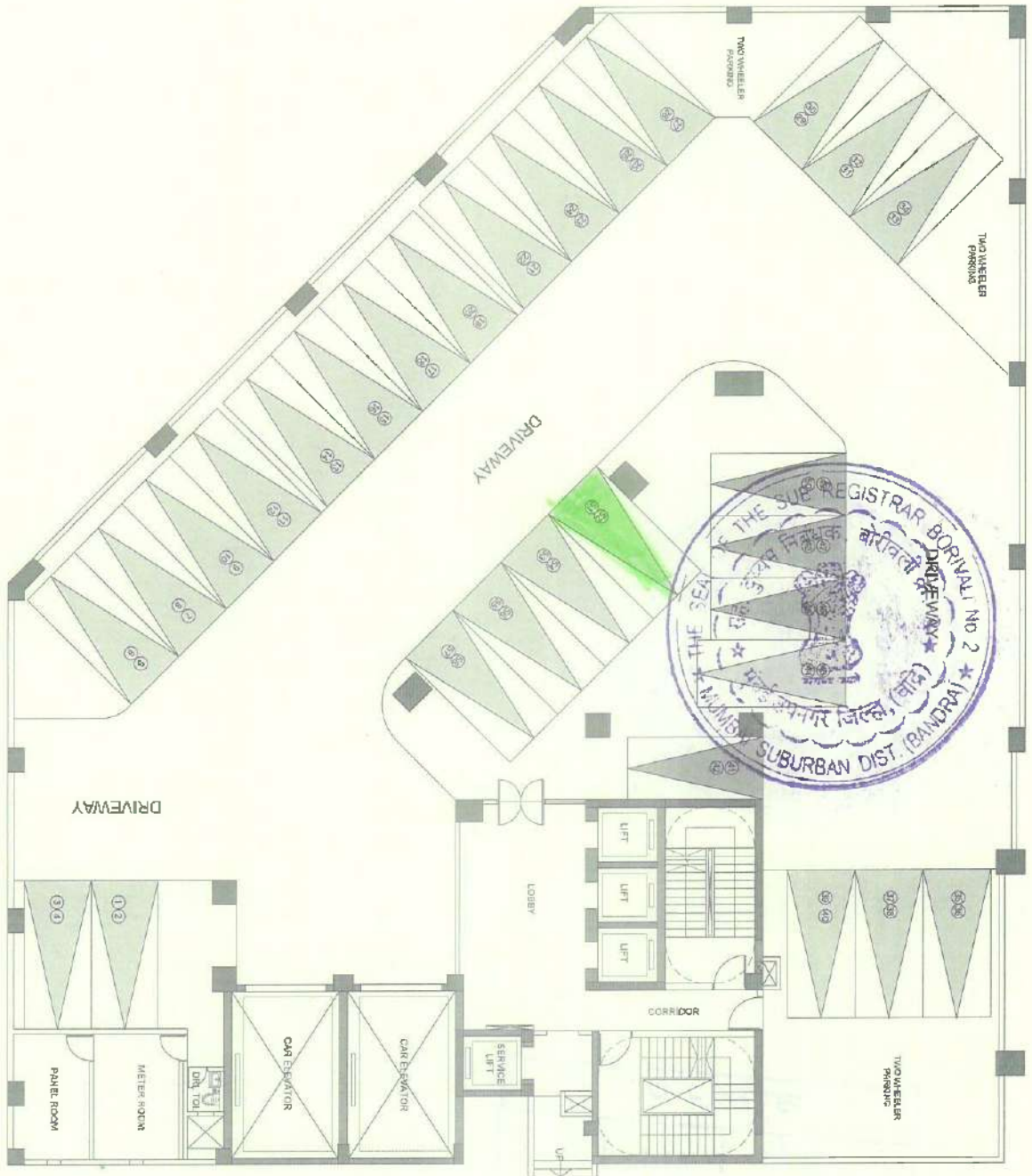
N



बरल - २/		
६६०	७६	१००
२०२२		



PODIUM-1 FLOOR PLAN



बरल - २/		
₹ 100	66	900
२०२२		



Handwritten signature and initials.




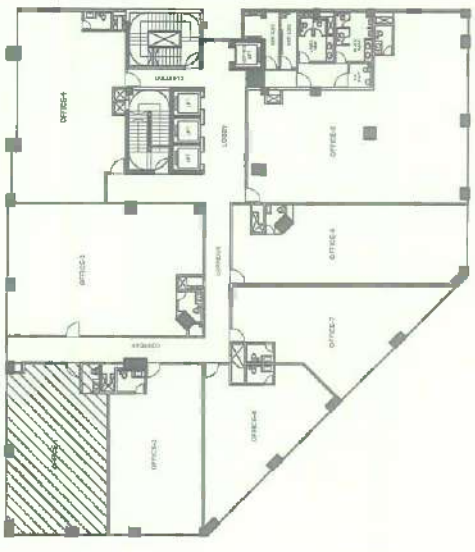

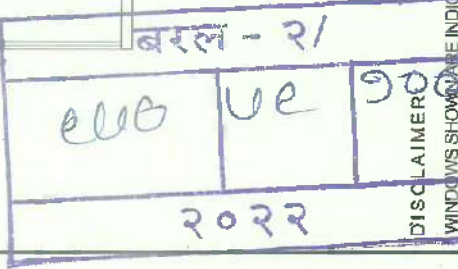
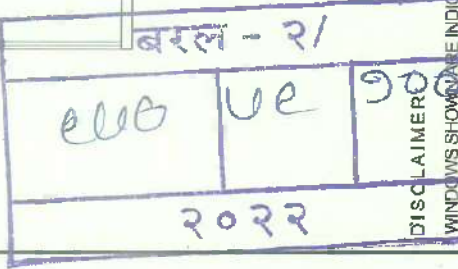
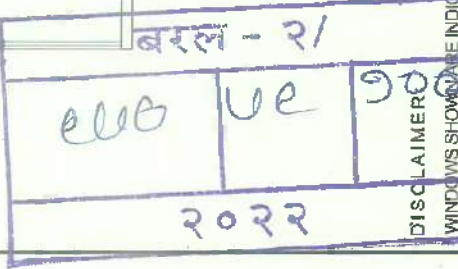


बरल - २/		
०००	०८	१००
२०२२		





Annexure '5'

			
<b>OFFICE - 1</b>		<b>KEY PLAN</b>	
		<b>TYPE-A</b>	
		<b>OFFICE NO. 101,201,301,401,501</b>	
		<b>RERA Carpet Area : 110.98 SQ.MT</b>	
		<b>RERA Carpet Area : 1194.59 SQ.FT</b>	
<b>OLIVE</b>		<b>N</b>	<b>UNIT PLAN</b>

Annexure 5

JP





बरल - २/		
२००	८०	३००
२०२२		



**Annexure-A**

Payment Schedule - Construction Linked Plan	%
On Booking	5.00%
Within 7 days	5.00%
On Registration (Within 7 days)	10.00%
On completion of Plinth	5.00%
Tranche 1	5.00%
Tranche 2	5.00%
On completion of slab 1 (Ground floor lobby roof slab)	5.00%
On completion of slab 2 (Podium 1 roof slab)	5.00%
On completion of slab 3 (Podium 2 roof slab)	5.00%
On completion of slab 4 (1st floor roof slab)	5.00%
On completion of slab 5 (2nd floor roof slab)	5.00%
On completion of slab 6 (3rd floor roof slab)	5.00%
On completion of slab 7 (4th floor roof slab)	5.00%
On completion of slab 8 (5th floor roof slab)	5.00%
On completion of Lift Well	5.00%
On completion of OMR	5.00%
On Initiation of Façade	10.00%
On call for Possession	5.00%
<b>Total Payable</b>	<b>100.00%</b>



बरल - २/		
0600	65	500
२०२२		






बल - २/		
६६०	६२०००	
२०२२		



6782

पायती

Original/Duplicate

Regn 339M

Regn 339M

पायती क्र: 6612 दिनांक 14/10/2020

१०:५८:५८

पायती क्र: 6612-2020

पायती क्र: 6612-2020

पायती क्र: 6612-2020

पायती क्र: 6612-2020

₹ 100.00

पायती क्र: 6612-2020

₹ 400.00

पायती क्र: 6612-2020

पायती क्र: 6612-2020

₹ 560.00

पायती क्र: 6612-2020

पायती क्र: 6612-2020

पायती क्र: 6612-2020

पायती क्र: 6612-2020

पायती क्र: 6612-2020

सा दुय्यम निर्वाहक मोगीपली नं. 2

मुंबई उपनगर जिल्हा

REGISTERED

DEVELOPMENT

98/90/2020

1. पायती क्र: DHC क्रम: 4460-

पायती क्र: 13102020/1941 दिनांक: 14/10/2020

पायती क्र: 13102020/1941

2. पायती क्र: eChallan क्रम: 4460-

पायती क्र: MH005532176202021E दिनांक: 14/10/2020

पायती क्र: 13102020/1941

Final



बरल - २/		
६५०	८३	९००
२०२२		



Dr. No.	Remarks	Debit amount /Rs.	Credit amount /Rs.	Balance	Debit amount /Rs.
1	Rs. 1000000	000017600000000000	100000000000000000	1000000	1000000
2	Rs. 1000000	000017600000000000	100000000000000000	1000000	1000000
		Total Debit amount		1000000	1000000

DATE/ISS	000078700920201	ISSUING OFFICE	0000
बरेल - २१		Total Estimated Amount	
६६०	८४	१००	
२०२२			

Q. 10

- Amelia*  
1820

2020-21		
8902	2	22
2020		



- 

document  
other  
regist  
Deed.

10

2

$\frac{1}{2}$

217-12  
217-12  
217-12

Penetration

*Parasitica*



# SCHEDULE

All those pieces and parcels of lands admeasuring 2.22,620.72 sq. meters or thereabouts bearing CS No.837 To 840 and corresponding Survey Nos. 55 and 56 of Village - Poisar, Taluka - Borivali, Mumbai Suburban District, situate at Kandivli (East), Mumbai - 400 101 together with the buildings standing thereon.

IN WITNESS WHEREOF S D CORPORATION PVT. LTD., through its Authorised Representatives, has hereunto set our respective hand and seal this 14<sup>th</sup> day of October in the Christian Two thousand and twenty.

SIGNED AND DELIVERED

By the withinnamed

S.D. CORPORATION PVT. LTD.

By Board Resolution Dated 15<sup>th</sup> Sept, 2020

Through its Authorised Representatives

From Group A

1. Mr. Darshan Purohit

बसल - २/		
6962	4	23
२०२०		



Signature



Left Hand Thumb Impression

2. Mr. Abhishek Rane

Signature



Signature

Left Hand Thumb Impression

3. Mr. Jayesh Ganatra

Signature



Signature

Left Hand Thumb Impression

4. Mr. Mahesh Pawar

Signature



Signature

Left Hand Thumb Impression

बसल - २/		
6962	4	23
२०२०		

5. Mr. Nishu Kulkarni



Signature



Left Hand Thumb Impression

From Group B

6. Mr. Nishu Bhandari

Signature



Signature

बसल - २/		
6962	4	23
२०२०		

Left Hand Thumb Impression

7. Mr. Kunal Baisara

Signature



Signature



Left Hand Thumb Impression

8. Mrs. Jennifer Corvalho



WE ACCEPT THE COPY

1. Mr. Aditya Rao

Signature



Left Hand Thumb Impression



Signature



Left Hand Thumb Impression

2. Mr. Soyaji Shingare

Signature




Signature




बसल - २/		
6962	4	23
२०२०		

बसल - २/		
६०००	५	१००
२०२२		

3. Mrs. Sanika Gavas

  
Signature  
  
Left Hand Thumb Impression  


6. Mr. Jayesh Gonnara

  
Signature  
  
Left Hand Thumb Impression  


4. Mr. Darshan Purohit

  
  
Signature  

बरल - २/		
६९६२	२०	२३
२०२०		








  
Left Hand Thumb Impression  
  
  


THE SEAL OF THE SUB REGISTRAR BANDRA  
सह. मुख्य निबंधक, बोरिवली क. २  
मुंबई उपनगर जिल्हा, (बंदरा)  
MUMBAI SUBURBAN DIST. (BANDRA)

5. Mr. Abhishek Rane

  
Signature  
  
Left Hand Thumb Impression  


7. Mr. Mahesh Pawar



  
  
Signature  
  
Left Hand Thumb Impression  
  
  
Signature  
  
Left Hand Thumb Impression  
  

बरल - २/		
६९६२	२०	२३
२०२०		

  
Left Hand Thumb Impression

8. Mr. Nikhil Kulkarni



बरल - २/		
६९६०	१६	१००
२०२२		

  
Signature  
  
Left Hand Thumb Impression  


In the presence of






1.   
2. 

10. Mr. Kuntal Balsega

  
Signature  
  
Left Hand Thumb Impression  

बरल - २/		
६९६२	२०	२३
२०२०		

11. Mrs. Jennifer Carvalho

  
  
Signature  
  
Left Hand Thumb Impression  
  
  

बरल - २/		
६९६२	२०	२३
२०२०		



REFERENCE NO:

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF S D CORPORATION PRIVATE LIMITED HELD ON TUESDAY, THE 15<sup>TH</sup> DAY OF SEPTEMBER 2020 AT 5P MOUNT, 41/45, MINO DESAI MARG, COLABA, MUMBAI - 400 005

**AUTHORITY FOR EXECUTING AGREEMENTS FOR SALE OR OTHER DOCUMENTS FOR SALE OF FLATS/APARTMENTS IN COMPANY'S "SAREVA" PROJECT**

RESOLVED THAT in pursuance of all earlier resolutions passed in this regard, following Authorised Representatives of the Company be and are hereby authorised in a manner prescribed below to sign and execute, for and on behalf of the Company, the Agreements for Sale, Broker Agreement, Channel Partner Agreements, Memorandum of Understanding or such other documents as may be necessary or incidental for sale of flats/apartments in Company's "Sareva" project:

Any One from Group A jointly with any One from Group B as under:

**Group A**

Mr. Durshan Parohi  
Mr. Anilakar Bane  
Mr. Jayesh Ganesh  
Mr. Mahesh Pawar  
Mr. Nikhil Sukarni

**Group B**

Mr. Kunal Salgar  
Mr. Nishu Bhandari  
Ms. Jennifer Carvalho

RESOLVED FURTHER THAT the aforesaid Authorised Representatives of the Company be and are hereby authorised severally to appear before the Registrar or Sub-Registrar of Assurances or any other officer or authority having jurisdiction in that behalf and to present for registration, admit execution of and cause to be registered the aforesaid agreements and documents executed by the Company and, for the purpose of procuring and completing such registration, to make and sign all such applications, papers, documents and writings and to do all such acts, deeds and things as may be necessary or expedient to give effect to the said resolution.

RESOLVED FURTHER THAT if required, Specific Power of Attorneys be issued in favour of any other person by the aforesaid Authorised Representatives in this regard.

RESOLVED FURTHER THAT the aforesaid powers granted to the said Authorised Representatives shall be valid and effective unless revoked earlier by the Board or shall be quiescent by them so long as they are in association of the Company.

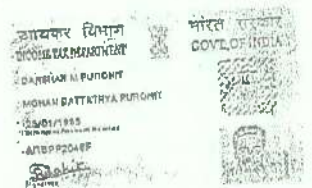
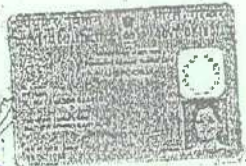
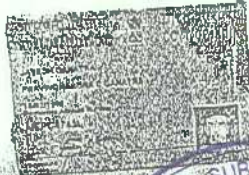
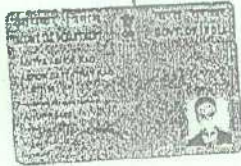
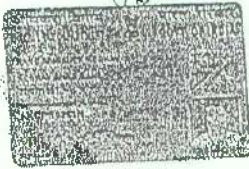
Page 2 of 2

S D Corporation Pvt. Ltd.

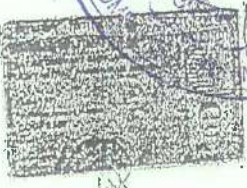
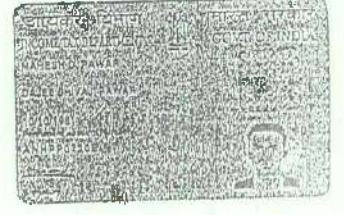
AN ISO 9001:2015 CERTIFIED COMPANY

Address: 20, Ghatkopar, 41/45, Minoo Desai Marg, Colaba, Mumbai - 400 005

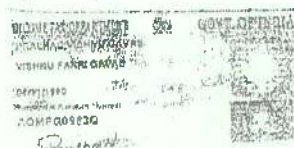
Telephone: 022-23541111, 23541112, 23541113, 23541114, 23541115, 23541116, 23541117, 23541118, 23541119, 23541120, 23541121, 23541122, 23541123, 23541124, 23541125, 23541126, 23541127, 23541128, 23541129, 23541130, 23541131, 23541132, 23541133, 23541134, 23541135, 23541136, 23541137, 23541138, 23541139, 23541140, 23541141, 23541142, 23541143, 23541144, 23541145, 23541146, 23541147, 23541148, 23541149, 23541150, 23541151, 23541152, 23541153, 23541154, 23541155, 23541156, 23541157, 23541158, 23541159, 23541160, 23541161, 23541162, 23541163, 23541164, 23541165, 23541166, 23541167, 23541168, 23541169, 23541170, 23541171, 23541172, 23541173, 23541174, 23541175, 23541176, 23541177, 23541178, 23541179, 23541180, 23541181, 23541182, 23541183, 23541184, 23541185, 23541186, 23541187, 23541188, 23541189, 23541190, 23541191, 23541192, 23541193, 23541194, 23541195, 23541196, 23541197, 23541198, 23541199, 23541200, 23541201, 23541202, 23541203, 23541204, 23541205, 23541206, 23541207, 23541208, 23541209, 23541210, 23541211, 23541212, 23541213, 23541214, 23541215, 23541216, 23541217, 23541218, 23541219, 23541220, 23541221, 23541222, 23541223, 23541224, 23541225, 23541226, 23541227, 23541228, 23541229, 23541230, 23541231, 23541232, 23541233, 23541234, 23541235, 23541236, 23541237, 23541238, 23541239, 23541240, 23541241, 23541242, 23541243, 23541244, 23541245, 23541246, 23541247, 23541248, 23541249, 23541250, 23541251, 23541252, 23541253, 23541254, 23541255, 23541256, 23541257, 23541258, 23541259, 23541260, 23541261, 23541262, 23541263, 23541264, 23541265, 23541266, 23541267, 23541268, 23541269, 23541270, 23541271, 23541272, 23541273, 23541274, 23541275, 23541276, 23541277, 23541278, 23541279, 23541280, 23541281, 23541282, 23541283, 23541284, 23541285, 23541286, 23541287, 23541288, 23541289, 23541290, 23541291, 23541292, 23541293, 23541294, 23541295, 23541296, 23541297, 23541298, 23541299, 23541300, 23541301, 23541302, 23541303, 23541304, 23541305, 23541306, 23541307, 23541308, 23541309, 23541310, 23541311, 23541312, 23541313, 23541314, 23541315, 23541316, 23541317, 23541318, 23541319, 23541320, 23541321, 23541322, 23541323, 23541324, 23541325, 23541326, 23541327, 23541328, 23541329, 23541330, 23541331, 23541332, 23541333, 23541334, 23541335, 23541336, 23541337, 23541338, 23541339, 23541340, 23541341, 23541342, 23541343, 23541344, 23541345, 23541346, 23541347, 23541348, 23541349, 23541350, 23541351, 23541352, 23541353, 23541354, 23541355, 23541356, 23541357, 23541358, 23541359, 23541360, 23541361, 23541362, 23541363, 23541364, 23541365, 23541366, 23541367, 23541368, 23541369, 23541370, 23541371, 23541372, 23541373, 23541374, 23541375, 23541376, 23541377, 23541378, 23541379, 23541380, 23541381, 23541382, 23541383, 23541384, 23541385, 23541386, 23541387, 23541388, 23541389, 23541390, 23541391, 23541392, 23541393, 23541394, 23541395, 23541396, 23541397, 23541398, 23541399, 23541400, 23541401, 23541402, 23541403, 23541404, 23541405, 23541406, 23541407, 23541408, 23541409, 23541410, 23541411, 23541412, 23541413, 23541414, 23541415, 23541416, 23541417, 23541418, 23541419, 23541420, 23541421, 23541422, 23541423, 23541424, 23541425, 23541426, 23541427, 23541428, 23541429, 23541430, 23541431, 23541432, 23541433, 23541434, 23541435, 23541436, 23541437, 23541438, 23541439, 23541440, 23541441, 23541442, 23541443, 23541444, 23541445, 23541446, 23541447, 23541448, 23541449, 23541450, 23541451, 23541452, 23541453, 23541454, 23541455, 23541456, 23541457, 23541458, 23541459, 23541460, 23541461, 23541462, 23541463, 23541464, 23541465, 23541466, 23541467, 23541468, 23541469, 23541470, 23541471, 23541472, 23541473, 23541474, 23541475, 23541476, 23541477, 23541478, 23541479, 23541480, 23541481, 23541482, 23541483, 23541484, 23541485, 23541486, 23541487, 23541488, 23541489, 23541490, 23541491, 23541492, 23541493, 23541494, 23541495, 23541496, 23541497, 23541498, 23541499, 23541500, 23541501, 23541502, 23541503, 23541504, 23541505, 23541506, 23541507, 23541508, 23541509, 23541510, 23541511, 23541512, 23541513, 23541514, 23541515, 23541516, 23541517, 23541518, 23541519, 23541520, 23541521, 23541522, 23541523, 23541524, 23541525, 23541526, 23541527, 23541528, 23541529, 23541530, 23541531, 23541532, 23541533, 23541534, 23541535, 23541536, 23541537, 23541538, 23541539, 23541540, 23541541, 23541542, 23541543, 23541544, 23541545, 23541546, 23541547, 23541548, 23541549, 23541550, 23541551, 23541552, 23541553, 23541554, 23541555, 23541556, 23541557, 23541558, 23541559, 23541560, 23541561, 23541562, 23541563, 23541564, 23541565, 23541566, 23541567, 23541568, 23541569, 23541570, 23541571, 23541572, 23541573, 23541574, 23541575, 23541576, 23541577, 23541578, 23541579, 23541580, 23541581, 23541582, 23541583, 23541584, 23541585, 23541586, 23541587, 23541588, 23541589, 23541590, 23541591, 23541592, 23541593, 23541594, 23541595, 23541596, 23541597, 23541598, 23541599, 23541600, 23541601, 23541602, 23541603, 23541604, 23541605, 23541606, 23541607, 23541608, 23541609, 23541610, 23541611, 23541612, 23541613, 23541614, 23541615, 23541616, 23541617, 23541618, 23541619, 23541620, 23541621, 23541622, 23541623, 23541624, 23541625, 23541626, 23541627, 23541628, 23541629, 23541630, 23541631, 23541632, 23541633, 23541634, 23541635, 23541636, 23541637, 23541638, 23541639, 23541640, 23541641, 23541642, 23541643, 23541644, 23541645, 23541646, 23541647, 23541648, 23541649, 23541650, 23541651, 23541652, 23541653, 23541654, 23541655, 23541656, 23541657, 23541658, 23541659, 23541660, 23541661, 23541662, 23541663, 23541664, 23541665, 23541666, 23541667, 23541668, 23541669, 23541670, 23541671, 23541672, 23541673, 23541674, 23541675, 23541676, 23541677, 23541678, 23541679, 23541680, 23541681, 23541682, 23541683, 23541684, 23541685, 23541686, 23541687, 23541688, 23541689, 23541690, 23541691, 23541692, 23541693, 23541694, 23541695, 23541696, 23541697, 23541698, 23541699, 23541700, 23541701, 23541702, 23541703, 23541704, 23541705, 23541706, 23541707, 23541708, 23541709, 23541710, 23541711, 23541712, 23541713, 23541714, 23541715, 23541716, 23541717, 23541718, 23541719, 23541720, 23541721, 23541722, 23541723, 23541724, 23541725, 23541726, 23541727, 23541728, 23541729, 23541730, 23541731, 23541732, 23541733, 23541734, 23541735, 23541736, 23541737, 23541738, 23541739, 23541740, 23541741, 23541742, 23541743, 23541744, 23541745, 23541746, 23541747, 23541748, 23541749, 23541750, 23541751, 23541752, 23541753, 23541754, 23541755, 23541756, 23541757, 23541758, 23541759, 23541760, 23541761, 23541762, 23541763, 23541764, 23541765, 23541766, 23541767, 23541768, 23541769, 23541770, 23541771, 23541772, 23541773, 23541774, 23541775, 23541776, 23541777, 23541778, 23541779, 23541780, 23541781, 23541782, 23541783, 23541784, 23541785, 23541786, 23541787, 23541788, 23541789, 23541790, 23541791, 23541792, 23541793, 23541794, 23541795, 23541796, 23541797, 23541798, 23541799, 23541800, 23541801, 23541802, 23541803, 23541804, 23541805, 23541806, 23541807, 23541808, 23541809, 23541810, 23541811, 23541812, 23541813, 23541814, 23541815, 23541816, 23541817, 23541818, 23541819, 23541820, 23541821, 23541822, 23541823, 23541824, 23541825, 23541826, 23541827, 23541828, 23541829, 23541830, 23541831, 23541832, 23541833, 23541834, 23541835, 23541836, 23541837, 23541838, 23541839, 23541840, 23541841, 23541842, 23541843, 23541844, 23541845, 23541846, 23541847, 23541848, 23541849, 23541850, 23541851, 23541852, 23541853, 23541854, 23541855, 23541856, 23541857, 23541858, 23541859, 23541860, 23541861, 23541862, 23541863, 23541864, 23541865, 23541866, 23541867, 23541868, 23541869, 23541870, 23541871, 23541872, 23541873, 23541874, 23541875, 23541876, 23541877, 23541878, 23541879, 23541880, 23541881, 23541882, 23541883, 23541884, 23541885, 23541886, 23541887, 23541888, 23541889, 23541890, 23541891, 23541892, 23541893, 23541894, 23541895, 23541896, 23541897, 23541898, 23541899, 23541900, 23541901, 23541902, 23541903, 23541904, 23541905, 23541906, 23541907, 23541908, 23541909, 23541910, 23541911, 23541912, 23541913, 23541914, 23541915, 23541916, 23541917, 23541918, 23541919, 23541920, 23541921, 23541922, 23541923, 23541924, 23541925, 23541926, 23541927, 23541928, 23541929, 23541930, 23541931, 23541932, 23541933, 23541934, 23541935, 23541936, 23541937, 23541938, 23541939, 23541940, 23541941, 23541942, 23541943, 23541944, 23541945, 23541946, 23541947, 23541948, 23541949, 23541950, 23541951, 23541952, 23541953, 23541954, 23541955, 23541956, 23541957, 23541958, 23541959, 23541960, 23541961, 23541962, 23541963, 23541964, 23541965, 23541966, 23541967, 23541968, 23541969, 23541970, 23541971, 23541972, 23541973, 23541974, 23541975, 23541976, 23541977, 23541978, 23541979, 23541980, 23541981, 23541982, 23541983, 23541984, 23541985, 23541986, 23541987, 23541988, 23541989, 23541990, 23541991, 23541992, 23541993, 23541994, 23541995, 23541996, 23541997, 23541998, 23541999, 23542000, 23542001, 23542002, 23542003, 23542004, 23542005, 23542006, 23542007, 23542008, 23542009, 23542010, 23542011, 23542012, 23542013, 23542014, 23542015, 23542016, 23542017, 23542018, 23542019, 23542020, 23542021, 23542022, 23542023, 23542024, 23542025, 23542026, 23542027, 23542028, 23542029, 23542030, 23542031, 23542032, 23542033, 23542034, 23542035, 23542036, 23542037, 23542038, 23542039, 23542040, 23542041, 23542042, 23542043, 23542044, 23542045, 23542046, 23542047, 23542048, 23542049, 23542050, 23542051, 23542052, 23542053, 23542054, 23542055, 23542056, 23542057, 23542058, 23542059, 23542060, 23542061, 23542062, 23542063, 23542064, 23542065, 23542066, 23542067, 23542068, 23542069, 23542070, 23542071, 23542072, 23542073, 23542074, 23542075, 23542076, 23542077, 23542078, 23542079, 23542080, 23542081, 23542082, 23542083, 23542084, 23542085, 23542086, 23542087, 23542088, 23542089, 23542090, 23542091, 23542092, 23542093, 23542094, 23542095, 23542096, 23542097, 23542098, 23542099, 23542100, 23542101, 23542102, 23542103, 23542104, 23542105, 23542106, 23542107, 23542108, 23542109, 23542110, 23542111, 23542112, 23542113, 23542114, 23542115, 23542116, 23542117, 23542118, 23542119, 23542120, 23542121, 23542122, 23542123, 23542124, 23542125, 23542126, 23542127, 23542128, 23542129, 23542130, 23542131, 23542132, 23542133, 23542134, 23542135, 23542136, 23542137, 23542138, 23542139, 23542140, 23542141, 23542142, 23542143, 23542144, 23542145, 23542146, 23542147, 23542148, 23542149, 23542150, 23542151, 23542152, 23542153, 23542154, 23542155, 23542156, 23542157, 23542158, 23542159, 23542160, 23542161, 23542162, 23542163, 23542164, 23542165, 23542166, 23542167, 23542168, 23542169, 23542170, 23542171, 23542172, 23542173, 23542174, 23542175, 23542176, 23542177, 23542178, 23542179, 23542180, 23542181, 23542182, 23542183, 23542184, 23542185, 23542186, 23542187, 23542188, 23542189, 23542190, 23542191, 23542192, 23542193, 23542194, 23542195, 23542196, 23542197, 23542198, 23542199, 23542200, 23542201, 23542202, 23542203, 23542204, 23542205, 23542206, 23542207, 23542208, 23542209, 23542210, 23542211, 23542212, 23542213, 23542214, 23542215, 23542216, 23542217, 23542218, 23542219, 23542220, 23542221, 23542222, 23542223, 23542224, 23542225, 23542226, 23542227, 23542228, 23542229,



बरल-२/		
६९८२	१८	२२
२०२०		



बरल-२/		
६९८२	१८	२२
२०२०		



Scanned with CamScanner

14/08/2020 11:57

बरल-२/

बरल-२/

14/08/2020 11:57

बरल-२/

बरल-२/

14/08/2020 11:57

बरल-२/

बरल-२/

14/08/2020 11:57

बरल-२/

बरल-२/

14/08/2020 11:57

बरल-२/

बरल-२/

14/08/2020 11:57

बरल-२/

बरल-२/

14/08/2020 11:57

बरल-२/

बरल-२/

14/08/2020 11:57

बरल-२/

बरल-२/

14/08/2020 11:57

बरल-२/

बरल-२/

14/08/2020 11:57

बरल-२/

बरल-२/

14/08/2020 11:57

बरल-२/

बरल-२/

14/08/2020 11:57

बरल-२/

बरल-२/

14/08/2020 11:57

बरल-२/

बरल-२/

14/08/2020 11:57

बरल-२/

बरल-२/

14/08/2020 11:57

बरल-२/

बरल-२/

14/08/2020 11:57

बरल-२/

बरल-२/

14/08/2020 11:57

बरल-२/

बरल-२/

बरल-२/		
६९८२	१८	२२
२०२०		





## घोषणापत्र

मी अफिथ राव याद्वारे घोषित करतो की, दुय्यम निबंधक-----

बेरीकी यांचे कार्यालयात कथारता या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात

आला आहे. श्री रमेश डी कोपेनसाल व. इ. यांनी दि. २४/१०/२०२० रोजी मला

दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत

करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र

रद्द/कलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले

नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे

कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.

कुलमुखत्यारपत्र लिहून घेण्यात आलेल्या चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये

सिक्कस मी पात्र राहीन याची मला जाणीव आहे.



दिनांक २४/१०/२०२०

अफिथ राव  
कुलमुखत्यारपत्रधारकाचे नाव  
व सही

बरत - २/		
९००	९०	१००
२०२२		



431, Gundecha Industrial Complex, Akurli Road, Near Big Bazar, Kandivali (E), Mumbai - 400101  
Phone: 91-22-28464622 / 23 | Fax: 91-22-28464619 • Email: sumangalpolymers@gmail.com / sukheshgroup@gmail.com

**CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF SHREE SUMANGAL INDIA PRIVATE LIMITED HELD ON 20<sup>TH</sup> JANUARY 2022 AT 431, GUNDECHA IND. COMPLEX, AKURLI ROAD, KANDIVALI EAST, MUMBAI - 400101, MAHARASHTRA, INDIA.**

**AUTHORISATION TO PURCHASE COMMERCIAL PROPERTY/ OFFICE / PREMISES.**

The Chairman appraised the Board of Director of the Company that the Company is in need of purchasing additional commercial property / office / premises at Kandivali keeping in mind the about the expansion and development of business and proper space to be provided to all the employees.

Therefore in this connection, following resolution has been unanimously passed:

"RESOLVED THAT pursuant to the applicable provisions of the Companies Act, 2013 and/or Rules made there under, the consent of the Company be and is hereby given to acquire by purchase other commercial / office / premises property in or around Kandivali for commercial purposes for the use of employees on such terms and conditions as appropriate and suitable in the best interest of the Company."

"RESOLVED FURTHER THAT Mr. Umang Rajesh Parekh, Director of the Company be and is hereby authorised to sign, enter and execute the agreement on behalf of the company including any other necessary documents ancillary thereto.

"RESOLVED FURTHER THAT Mr. Umang Rajesh Parekh Director of the Company, be and is hereby authorised to sign, enter and execute the agreement on behalf of the company with SD Corporation Pvt. Ltd for Unit No. 301, Commercial building known or to be known as OLIVE of C.T.S. No. 840 A/1 and corresponding to part of Survey No.55 and 56 of Village Poiser, Taluka Borivali, Mumbai Suburban District, situate at Kandivali (East), Mumbai 400 101, Maharashtra, India.

Certified True Copy

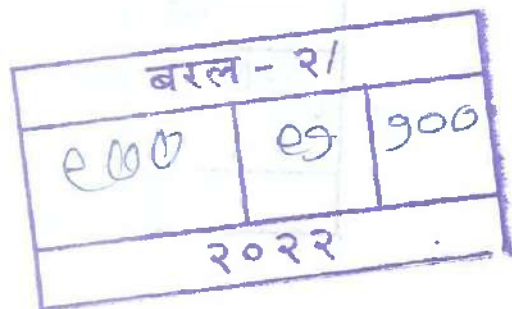
For Shree Sumangal India Private Limited

  
Director

Piyush Yogesh Parekh

Date : 20<sup>th</sup> January 2022.

Place : Mumbai.





बरल - २/			
००९	२००	९२	१००
२०२२			





ई-स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
AASCS8802M

नाम / Name

SHREE SUMANGAL INDIA PRIVATE LIMITED

निगमन/गठन की तारीख

Date of Incorporation / Formation

19/08/2009



- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का जुर्माना लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>भारत सरकार GOVT. OF INDIA</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card</p> <p>AASCS8802M</p> <p>नाम / Name SHREE SUMANGAL INDIA PRIVATE LIMITED</p> <p>निगमन/गठन की तारीख Date of Incorporation/Formation 19/08/2009</p> <p>QR Code</p>	<p>इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारें:</p> <p>आयकर पैन सेवा इकाई, एन एस डी एल 5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8, मॉडेल कॉलोनी, रीप बंगला चौक के पास, पुणे - 411 016.</p> <p>If this card is lost / someone's lost card is found, please inform / return to :</p> <p>Income Tax PAN Services Unit, NSDL 5th Floor, Mantri Sterling, Plot No. 341, Survey No. 997/8, Model Colony, Near Deep Bungalow Chowk, Pune - 411 016.</p> <p>Tel: 91-20-2721 8080, Fax: 91-20-2721 8081 e-mail: tininfo@nsdl.co.in</p>
---	--

Electronically Issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)





18-11-22		
100	24	00
5508		

बरल - २/		
260	28	000
२०२२		







आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card



AQGPP5128A

नाम/ Name  
UMANG RAJESH PAREKH

पिता का नाम/ Father's Name  
RAJESH BALWANTRAI PAREKH

जन्म की तारीख/ Date of Birth  
01/10/1988

*[Signature]*

हस्ताक्षर/ Signature



03062017



बरल - २/		
६००	६५	१००
२०२२		



**भारतीय विशिष्ट पहचान प्राधिकरण**  
**भारत सरकार**  
**Unique Identification Authority of India**  
**Government of India**

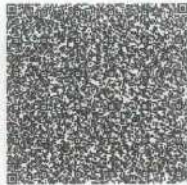
नामांकन क्रम/ Enrolment No.: 1088/16048/42905

To  
 उमंग राजेश परेख  
 Umang Rajesh Parekh  
 C/O,  
 1602, Thakur Jewel  
 120 Feet Road  
 Thakur Village Kandivali East  
 Near Thakur College Of Science And Commerce  
 Mumbai  
 Kandivali East  
 Mumbai Maharashtra - 400101  
 9920286888

Download Date: 25/05/2018  
 Generation Date: 20/05/2017

Signature valid

Digitally signed by  
 UMANJ RAJESH PAREKH  
 AUTHORITY: INDIA G3  
 Date: 2018.05.25 12:57:37  
 +05'30'



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

**2288 4595 5517**

VID : 9189 7521 8429 7155

**मेरा आधार, मेरी पहचान**



**भारत सरकार**  
**Government of India**



उमंग राजेश परेख  
 Umang Rajesh Parekh  
 जन्म तिथि/DOB: 01/10/1988  
 पुरुष/ MALE



**2288 4595 5517**

VID : 9189 7521 8429 7155

**मेरा आधार, मेरी पहचान**



**सूचना**

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

**INFORMATION**

- **Aadhaar** is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



बरल - २/		
२०००	२२	९००
२०२२		



**भारतीय विशिष्ट पहचान प्राधिकरण**  
**Unique Identification Authority of India**

पता:  
 1602, ठाकुर ज्वेल, 120 फीट रस्ता, ठाकुर वीलएज  
 कान्दिवली पूर्व, ठाकुर कॉलेज ऑफ साइंस आंड कॉमर्स जवळ,  
 मुंबई, महाराष्ट्र - 400101

Address:  
 C/O., 1602, Thakur Jewel, 120 Feet Road,  
 Thakur Village Kandivali East, Near Thakur  
 College Of Science And Commerce,  
 Mumbai, Mumbai,  
 Maharashtra - 400101



QR Code with Photograph

**2288 4595 5517**

VID : 9189 7521 8429 7155

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**GOVT. OF INDIA**  
**PRALHAD VISHNU GAVAS**  
**VISHNU FAKRI GAVAS**  
**08/11/1990**  
**Pan/Anti-Tax Account Number**  
**AQMPG0993Q**  
**Signature**

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**GOVT. OF INDIA**  
**ARDEKAR DUSHIL VISHNU**  
**VISHNU TUKARAM ARDEKAR**  
**13/07/1987**  
**Pan/Anti-Tax Account Number**  
**ATTPA8185C**  
**Signature**



367/970

सोमवार, 24 जानेवारी 2022 12:14 म.नं.

दस्त गोपवारा भाग-1

बरल-2

दस्त क्रमांक: 970/2022

e00

दस्त क्रमांक: बरल-2 /970/2022

बाजार मुल्य: रु. 2,85,54,708/-

मोबदला: रु. 3,38,06,861/-

भरलेले मुद्रांक शुल्क: रु. 16,91,000/-

हु. नि. सह. हु. नि. बरल-2 यांचे कार्यालयात

पावती: 1046

पावती दिनांक: 24/01/2022

अ. क्र. 970 वर दि. 24-01-2022

सादरकरणाचे नाव: श्री सुमंगल इंडिया प्रा ली चे संचालक उमंग राजेश पारेख

रोजी 12:12 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृथांची संख्या: 100

एकुण: 32000.00

दस्त हजर करणाऱ्याची सही:

सह हु. नि. का-बोरीवली-2  
सह. दुय्यम निबंधक बोरीवली-2,  
मुंबई उपनगर जिल्हा.

सह हु. नि. का-बोरीवली-2  
सह. दुय्यम निबंधक बोरीवली-2,  
मुंबई उपनगर जिल्हा.

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये न नूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 24 / 01 / 2022 12 : 12 : 46 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 24 / 01 / 2022 12 : 13 : 56 PM ची वेळ: (फी)

## प्रतिज्ञापत्र

"सदर सहाय्येवत न नोंदणी करावयाचे २,८५,५४,७०८/- या मूल्याचे तरतुदीनुसारच नोंदणीस दाखल केलेल्या एका दस्त गोपवाराच्या निष्ठाद्वारे, निष्ठाद्वारे व्यक्ती, साक्षीकर व सोबत नोंदणीत आणण्यात आलेल्या दस्त गोपवाराच्या निष्ठाद्वारे "दस्तावी सत्यता, वैधता वाच्यतेसाठी या प्रतिज्ञापत्रावर स्वाक्षरी करून घ्याव्यात. या प्रतिज्ञापत्रावर स्वाक्षरी करून घ्याव्यात."

लिहून देणारे :

लिहून घेणारे





बरल - २/		
६६०	६६	९००
२०२२		



दस्त गोषवारा भाग-2

बरल-2





दस्त क्रमांक:970/2022

ee

24/01/2022 12 35:10 PM

दस्त क्रमांक :बरल-2/970/2022

दस्ताचा प्रकार :-कारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:एस डी कॉर्पोरेशन प्रा लि चे ऑथो सिग्रेटरी निखिल कुलकर्णी व कुणाल बलसारा तर्फे कुलमुखत्यार अदित्य राव पत्ता:प्लॉट नं: ऑफिस 70, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: फोर्ट, रोड नं: नगीनदास मास्टर रोड, , पॅन नंबर:AADCS4496C	लिहून देणार वय :-40 स्वाक्षरी:-		
2	नाव:श्री सुमंगल इंडिया प्रा लि चे संचालक उमंग राजेश पारेख पत्ता:प्लॉट नं: 431, माळा नं: 4, इमारतीचे नाव: गुंडेचा इंडस्ट्रीयल कॉम्प्लेक्स, ब्लॉक नं: कांदिवली पूर्व, रोड नं: आकुली रोड, महाराष्ट्र, मुम्बई. पॅन नंबर:AASCS8802M	लिहून घेणार वय :-33 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत कारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ:24 / 01 / 2022 12 : 34 : 01 PM

ओळख:-

खालील इमम 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:प्रल्हाद गवस - वय:30 पत्ता:शॉप नं 08, धीरज रिजन्सी, बोरीवली पूर्व पिन कोड:400066		
2	नाव:सुशिल आर्डेकर - वय:32 पत्ता:शॉप नं 08, धीरज रिजन्सी, बोरीवली पूर्व पिन कोड:400066		

शिक्का क्र.4 ची वेळ:24 / 01 / 2022 12 : 34 : 48 PM

शिक्का क्र.5 ची वेळ:24 / 01 / 2022 12 : 35 : 11 PM नोंदणी पुस्तक 1 मध्ये

सह दु.नि.न-बोरीवली-२

सह. दुय्यम निबंधक बोरीवली-२,

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Shree Sumangal India Pvt Ltd	eChallan	69103332022012020388	MH011957952202122E	1691000.00	SD	0005807284202122	24/01/2022
2	Shree Sumangal India Pvt Ltd	eChallan		MH011957952202122E	30000	RF	0005807284202122	24/01/2022
3		DHC		2101202208117	2000	RF	2101202208117D	24/01/2022

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

970 /2022

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

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

बरल - २१		
६६०	१००	१००
२०२२		



प्रमाणित करणेत येते की, या  
दस्तामध्ये एकूण.....१००.....पाने आहेत.

सह. दुय्यम निबंधक, बंदीवली क्र. २,  
मुंबई उपनगर जिल्हा.  
बरल-२१ ६६० १२०२२  
पुस्तक क्रमांक १, क्रमांक.....बर  
नोंदला. 24 JAN 2022  
दिनांक:

सह. दुय्यम निबंधक, बंदीवली क्र. २,  
मुंबई उपनगर जिल्हा.



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 2

दस्त क्रमांक : 970/2022

नोदणी :

Regn:63m

गावाचे नाव : पोयसर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	33806861
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	28554708
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई सनपा इतर वर्णन :सदनिका नं: युनिट नं 301, माळा नं: 3(म्हाडाने मंजूर केलेल्या योजनेनुसार 3रा मजला), , इमारतीचे नाव: ऑलिव्ह, ब्लॉक नं: कांदिवली पूर्व मुंबई 400101, रोड : समता नगर, इतर माहिती: एकूण क्षेत्रफळ 1194.59 चौ फुट कार्पेट व,110.98 चौ मीटर कार्पेट सोबत सिंगल कार पार्किंग 1 स्टॅक पार्किंग नं 51 आणि 52 पोडीयम लेव्हल 1 मध्ये( ( C.T.S. Number : 840A/1 ; ) )
(5) क्षेत्रफळ	1) 110.98 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:-एस डी कॉर्पोरेशन प्रा लि चे ऑथो सिन्रेटरी निखिल कुलकर्णी व कुणाल बलसारा तर्फे कुलमुखत्यार अदित्य राव वय:-40; पत्ता:-प्लॉट नं: ऑफिस 70, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: फोर्ट, रोड नं: नगीनदास मास्टर रोड, . . पिन कोड:-400023 पॅन नं:-AADCS4496C
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री सुमंगल इंडिया प्रा ली चे संचालक उमंग राजेश पारेख वय:-33; पत्ता:-प्लॉट नं: 431, माळा नं: 4, इमारतीचे नाव: गुंडेचा इंडस्ट्रीयल कॉम्प्लेक्स , ब्लॉक नं: कांदिवली पूर्व , रोड नं: आकुर्ली रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-AASCS8802M
(9) दस्तऐवज करून दिल्याचा दिनांक	24/01/2022
(10)दस्त नोदणी केल्याचा दिनांक	24/01/2022
(11)अनुक्रमांक,खंड व पृष्ठ	970/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1691000
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



खरी प्रत

सह. दुय्यम निबंधक बोरीवली- 2  
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Shree Sumangal India Pvt Ltd	eChallan	69103332022012020388	MH011957952202122E	1691000.00	SD	0005807284202122	24/01/2022
2	Shree Sumangal India Pvt Ltd	eChallan		MH011957952202122E	30000	RF	0005807284202122	24/01/2022
3		DHC		2101202208117	2000	RF	2101202208117D	24/01/2022

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

