ATTESTED TRUE COPY





Page 1 of 2

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Friday.October 16,2020

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Regn.:39M

पावती क्रं.: 6909

दिगंक: 16/10/2020

गावन्ये नाव: दादर-नावगाव

ध्यतीलमाचा अनुक्रमांक: बचई5-6563-2020

दम्तऐतजाचा प्रकार : करारनामा

कादा करणाऱ्याचे नाव: छेडा जेसल आशीत - -

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पृष्ठांची संख्या: 190

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मोबदाता ६.3400000/-

भरलेले मुद्रांक शुल्क : ४. 68()()()/-

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1) देयकाचा प्रकार: DHC एकम: इ.1800/-

डीडी/धनादेण/प ऑर्डर क्रमांक: 1510202017102 दिनांक: 16/10/2020

बैंकेचे नाव व पता:

2) देवकारा प्रकार: DHC स्कम: म.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1510202017066 दिनांक: 16/10/2020

वंकेचे नाव च पता:

3) देशकाचा प्रकार: eChallan एक्कम: ४.30000/-

बीडी/भनारेण/व ऑर्डर क्रमाक: MIH005607144202021E दिनाक: 16/10/2020

बँकेचे भाव व पना:

ATTESTED TRUE COPY

R. G. BIRADAR B.A., LL.B.

Advocate & Notary

(GOVT. OF INDIA) Navi Mumbal - 400 703.

2 8 OCT 2020





ATTESTED TRUE COPY

AGREEMENT FOR SALE

BETWEEN

SHREE SUKHAKARTA DEVELOPERS PRIVATE LIMITED

AND

(1) JESAL ASHIT CHHEDA (2) ASHIT KISHORE CHHEDA

FLAT NO.3604 ON 36th FLOOR, RUPAREL ARIANA



******	*******	*****
DATED THIS_	DAY OF	2020
*****	*********	*****
	7	
	BETWEEN	l

SHREE SUKHAKARTA DEVELOPERS PRIVATE LIMITED
... PROMOTER

AND

(1) JESAL ASHIT CHHEDA (2) ASHIT KISHORE CHHEDA

... FLAT PURCHASERS



AGREEMENT FOR SALE OF UNIT / FLAT / PREMISES
BEARING NO. 3604 ON 36th FLOOR, RUPAREL
ARIANA

मृल्यांकन पत्रक (शहरी क्षेत्र - बांधीब) ∀aluation ID 20201016102 16 October 2020,09;58;05 AXI मुल्यांकनाचे वर्ष 2020 जिल्हा मंबई(मन) मुल्य विभाग 14-दावर नायगाच डिव्हीजन 14/102 पुनाग : पुर्वेस एकी अहमद किडवाई मार्ग, पश्चिमेश जी.डी.आंबेकर रोड. उत्तरेस नायगाव क्रॉस रोड न.26. विभाग हह, विश्वाम विभाग हह, अधाई उप मुल्य विभाग सर्को नंबर /न. भृ. सि.टी.एस. नंबर#177 वार्षिक मृल्य दर त सार मृत्यदर रु. खुली जमीन निवासी सदनिका काग्रांलय 97180 दकान औद्योगीक 214020 237540 भीजमाधनाच एकक वांधीव क्षेत्राची म 273400 199690 चौरस मोहर बाधकाम क्षेत्र(Bu 125,33चीग्स मीटा मिछकतीचा वापर-, बाधकामाचे वर्गीक नियासी सर्वनिका भिञ्जनतीचा प्रकार-1-आर सी सी मिळकतीचे वय-याधाव उद्यवाहन सुविधा-0 TO 249 आहे मृत्यवर/बांधकामाचा 🕫 = पजला -Rs.214020 -31st floor And Above Sale Type -Sale/Resale tilt up Property constructed after circular dt.02/01/2018 मजला निहाय ध = 120% apply to rate= Rs.256824/-धसा-यानुसार मि ना प्रति चौ, मीटर मुल्यदर =(((वार्षिक मुख्यदर - खुल्या जमित्रीचा दर) * धसा-यानुमार टबकेवारी)+ खुल्या जमित्रीचा छ) - (((256824-97180) * (100 / 100))+97180) = Rs.256824/-A) पुख्य पिळकताने -- वरील प्रमाणे मुल्य दर * मिळकतीचे क्षेत्र = 256824 * 125.33 = Rs.32187751.92/-E) चंदिस्त बाहर ग 27.88धारस मीटर बंदिस्त बाहन तर = 27.88 * (256824 * 25/100) = Rs.1790063.28/-एकत्रित अंतिम = V + B + C + D + E + E + C + H + 1= 32187751.92 + 0 + 0 + 0 + 1790063.28 + 0 + 0 + 0 + 0=Rs.33977815.2/-

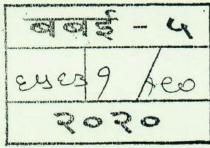
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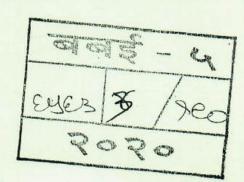
CHALLAN MTR Form Number-6



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Office Name BBE3_JT SUB REGISTRA MUMB	AI CITY 3	Full Name	•	JESAL ASHIT CHHEDA						
Location MUMBAI										
Year 2020-2021 One Time			No.	FLAT NO. 3604, 36TH FLOOR, RUPAR						
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Department ID : NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
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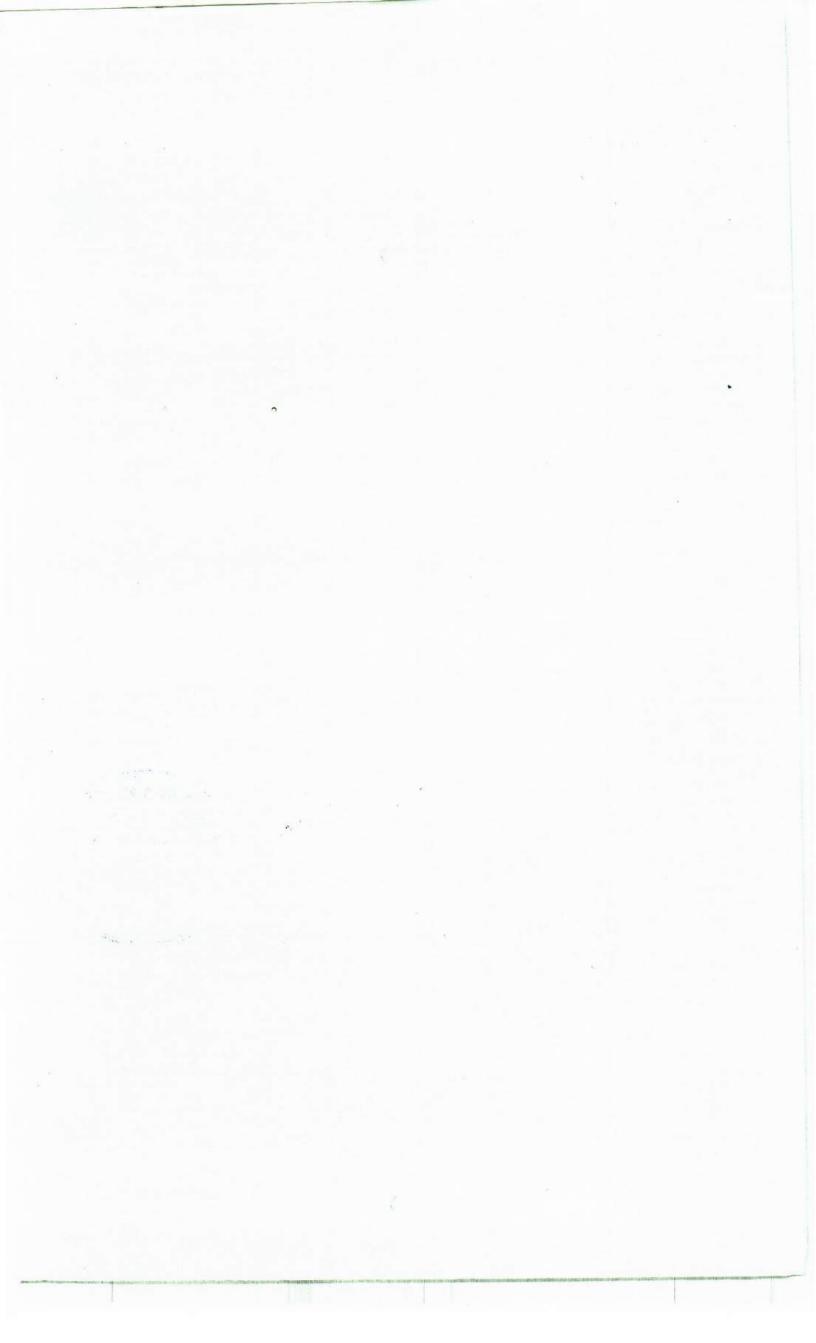


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AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT made at Mumbai this 16 day of October in the Christian Year Two Thousand and Twenty (2020).

BETWEEN

AMR

SHREE SUKHAKARTA DEVELOPERS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having its corporate office at 1st Floor, Ruparel Iris Plot No. 273, Near Big bazaar, Senapati Bapat Marg, Matunga Road (W), Mumbai – 400016, (formerly known as Ms. Shree Sukhakarta Developers) hereinafter referred to as "THE PROMO". ER" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its ad.ninistrators, successors in business and assigns) OF THE ONE PART;

AND

(1) JESAL ASHIT CHHEDA and (2) ASHIT KISHORE CHHEDA both adults, Indian Inhabitants residing at D – 31, Grain Merchant, Building, Sector 17, Vashi, Navi Mumbai 400 703, hereinafter called "THE PURCHASER/S"/the "ALLOTTEE/S", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective legal heirs, executors, administrators and assigns) OF THE OTHER PART;

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A. che

WHEREAS:

- A. The Municipal Corporation of Greater Mumbai ("MCGM") is the owner of the property being all that piece and parcel of land together with the structures standing thereon admeasuring about 10,602.85 sq. mtrs. or thereabouts bearing Cadastral Survey No. 177 (pt) and un-numbered slum plot of Dadar Naigaon Division in Sewree Wadala Estate Scheme No. 57 in F/S ward of MCGM, in the Registration District and Sub-District of Island City of Mumbai, under SRA Scheme/Provisions, and shown delineated in RED colour boundary line on the Plan annexed and marked as ANNEXURE "A" hereto and more particularly described in the First Schedule hereunder written (hereinafter referred to as "the said larger property"
- B. The said larger property is occupied by slum dwellers/occupants/tenants who are residing with their respective families in their respective structures / hutments. These slum dwellers/occupants/tenants have proposed to form a society by the name "Mamta Sahakari Gruha Nirman Sanstha (Proposed)" to be registered under the Maharashtra Co-operative Societies Act (hereinafter referred to as "the said society").
- C. The said larger property is completely occupied by proposed members of the said proposed society/tenants/occupants.
- D. By a Special General Body Meeting, the scid society vide its Resolution interalia resolved to grant development rights in respect of the said larger property to the Promoter, the development work of the said property, under Regulation No. 33 (10) of the Development Control Regulation for Greater Mumbar 1991.

By a Development Agreement dated 30th May, 2006, made and entered into between the authorized committee members/office bearers (therein referred to as "the society through its authorized committee members/office bearers (therein referred to as "the society") of the Other Pay the society therein agreed to grant all the development rights in respect of the said larger property to the Promoter, for the consideration and on the terms and conditions more particularly set out therein.

F. Power of Attorney dated 30th May, 2006, in favour of the said Promoter interaliant of obtain various statutory permissions, carry on construction / development works on the said darger property in the premises to be constructed from the FSI / benefit available and to the premise of the said larger property.

G. The appropriate authority i.e. the Ward Officer F/South Ward of Brihanmumbai Mahanagar Palika has on 16th April, 2008 issued Annexure II bearing No. SRA/F-D/02661/Slum, setting out details of the eligible and non-eligible slum dwellers in respect of the said larger property.

H. The Slum Rehabilitation Authority has issued Annexure III on 25th April, 2008 bearing no.

Page 2 of 54

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Rose of the Ampel Annexure III on 25th April, 2008 bearing no.

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SRA/ACCT/ANNEXIII/CERT/1646/2008/572, setting out details of t

The Tata Power Co. Ltd. vide its letter dated 3rd December, 2008, bearing reference No. TLJ/LA-1. 01/(SGB)/739 has given its "No Objection Certificate" for proposed development of the said larger property which is adjacent to Tata Power's 110 KV Trombay-Parel Line Nos. 1, 2 & 4 Parel-Mankhurd line in span 17-19.

J. The Promoter also obtained individual irrevocable consents and have entered individual agreements with majority of the slum dwellers/tenants/ occupar sign the s property.

Pursuant to the aforesaid, the Slum Rehabilitation Authority, issued a Letter of Inter-K. February, 2010 and Revised Letter of Intent dated 22nd May, 2015, 29th December, 2016 and then 22nd January, 2019 both bearing No. SRA/ENG/1596/FS/ML/LOI ("the said LOI") to M/s. Shree Sukhakarta Developers, interalia gran ing permission for the proposed Slum Rehabilitation Scheme on the said larger property in accordance with Development Regulation No. 33 (10) and Appendix - IV of the amended Development Control Regulations for Greater Mumbai 1991, on the terms and condition setout therein. A copy of the said LOI is annexed hereto as ANNEXURE "B", "B1", "B2" & "B3".

- Thereafter the Promoters have obtained the Intimation of Approval (IOA) dated 30th October, L. 2012 and the amended IOA dated 11th June 2015 & 28th January, 2019, all bearing No. SRA/ENG/2726/FS/ML/AP in respect of the Rehab Building on the portion of the said larger property and Intimation of Approval (IOA) dated 13th March, 2013 and the amended IOA dated 11th June 2015, 27th March, 2017 & 3rd December, 2018 and then 28th January, 2019, all bearing No. SRA/ENG/2987/FS/ML/AP in respect of the Sale Building on the portion of the said property. Copies of the IOA are annexed hereto as ANNEXURE "C", "C1", "C2", "C3", "C4", "C5", "C6" & "C7" respectively.
- The Promoters have obtained the Commencement Certificate (C.C.) dated 2nd March, 2013 M. bearing No. SRA/ENG/2726/FS/ML/AP in respect of the Rehab Building No. 1 and revised from time to time and C.C. dated 16th April, 2015 bearing No. SRA / ENG / 2987 FS-/ ML/AP in respect of the Sale Building on the portion of the said larger property and revised from time to time. A copy of the CC is annexed hereto and marked as ANNEXURE "D" & "D1" respectively.
- N. Thereafter, the Promoters herein has obtained the following permissions sanctions and No Objection Certificate from the competent authorities, they are as follows:
 - High Rise NOC dated 24th March, 2014 bearing its reference no CHE/HRB-397/DPWS;
 - Environment NOC dated 30th July, 2013 bearing its reference No. SEAC-2013/CR-(ii) 318/TC-1
 - (iii) Chief Fire Officer NOC, Mumbai Fire Brigade dated 30th August, 2013 bearing no FB/HRC/CITY/10

Page 3 of 54

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- O. Earlier the layout was duly approved by the Slum Rehabilitation Authority (hereinafter referred to as "the SRA") for the said scheme. As per the earlier layout the Promoters have constructed on the portion of the said property, building/s having two Wings being Wing "A" and "B" each consisting of ground and plus 21 (Twenty-One) or more upper floors being the rehabilitation building for rehabilitating the slum dwellers (hereinafter referred to as "the Rehabilitation Building"). The Slum Rehabilitation Authority ("S.R.A.") has granted the Occupation Certificate dated 24th September 2018, bearing its Reference No SRA/ENG/2726/FS/ML/AP, in respect of the said Rehabilitation Building.
- The Promoters further state that in the earlier layout they were constructing on the remaining P. portion of the said property, one building comprising of Ground + 1st to 7th levels podium + podium level + transfer floors i.e. 2 level for amenities and services + 1st to 57 (Fifty Seven) Upper floors or more upper floors, subject to sanction and permission to be obtained from the concerned authorities and a common 2 level basement under the Rehab Building and the Sale building for the parking of cars of Purchasers of Sale Building only, which shall be allotted by the Promoters (hereinafter referred to the "THE SALE BUILDING") subject to approval to be obtained from concerned authorities. However due to planning and structural constraints including in view of the topography of the land it became necessary to amend the plans. The Promoters have submitted amended plans for sanction and have obtained necessary sanction / approvals from the appropriate authority and in the present layout the Promoter shall also constructing (i) 3 (three) or more car parking towers for the Sale Building, (ii) instead of common 2 (two) level basement under the Rehab Building and the Sale building, the Promoter have divided the common basement by constructing wall between the Rehab Building and the Sale building, whereby the basement under Rehab Building shall be used for Rehab Services only and the basement under Sale building shall be used for the parking of cars of Purchasers of Sale Building only which shall be allotted by the Promoters, save and except this changes and modifications and alteration the layout will be the same as per the earlier sanctions and approval. GOVT The name of the said proposed buildings shall be "RUPAREL ARIANA".

Reference No SRA/ENG/2987/FS/ML/AP, for Composite (Sale) Building comprising 2 (two) level beginning a formula of the ground + 1st to 7th level podium + podium level + transfer floors + 1st to 40th upper floors + 1st to 30th upper floors in respect of the said Sale Building i.e. Ruparel Ariana. A copy of the said Part 10 coupy from Certificate dated 2nd March 2019, bearing its Reference No SRA/ENG/2987/FS/ML/AP, is annexed hereto as ANNEXURE "E".

The Fromoteus bereby declares that the Floor Space Index available as on date in respect of the R. A. selfieme Land in respect of the said larger property for construction of necessary rehabilitation buildings as well as free sale buildings on the properties and which inter alias permitted total built up area of 43716.00 square meters or thereabouts out of which rehabilitation built up area would be 17641.90 square meters and sale built up area of 26568.12 square meters

Page 4 of 54

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the total plot area admeasuring 10602.44 square

by consuming FSI of 6.82 in situ on the basis meters or thereabouts.

- S. The proposed sale building/s is only a part or a larger construction S.R. Scheme of the Promoter who propose not only to construct the said Building (i.e. Ruparel Ariana) and other building/s for developing on the said larger property but are also desirous of developing one or more adjoining slum properties as a single scheme / layout. The said adjoining properties and Slum Societies are hereinafter jointly referred to as "Adjoining Land" and the said larger Property and "the Adjoining Land" are hereinafter jointly referred to as "The Scheme Land". The Promoter shall be entitled to club and or amalgamate the development of the said larger Property along with any of the Adjoining Lands in which event there will be joint development of both/ all such properties. There will be additional re-habilitation building/s to rehabilate the slum dwellers/occupants/ tenants of such other properties and there shall be further floors / wings / buildings for the sale component in respect of such other land / properties. The Promoter shall be entitled to make necessary changes in the plans as they may deem fit.
- The Promoter shall in their sole discretion be entitled to change the area and/or location of the T. said Building/s, any Car Parking Towers/Area/Spaces, recreation area, garden or sewerage treatment plant or other specifically earmarked areas as they may desire and make any amendments, modifications and/or changes therein.
- U. In the premises, the Promoter is absolutely entitled to the development rights in respect of the said larger property and entitled to develop the said property in the manner as it may deem fit and proper, save and except the area to be provided for the rehabilitation of the hutment dwellers.
- The Promoter has, subject to the terms and conditions of the aforesaid Special General Body ٧. Resolutions, Development Agreements, Irrevocable Power of Attorneys, Annexure II, Annexure III, the Letter of Intent, the IOA, the C.C., the Chief Fire Officer NOC and the Development Plan Remarks and other permission and approvals of plans, etc. referred to herein and any amendments, modifications and/or changes therein, the sole and exclusive right to sell and/or otherwise deal with the aforesaid all sale building/s and the premises / flats / units / parking space or any other premises to be constructed by the Promoter on the said properties/ the SRA Scheme/ land and to enter into agreement/s with the Allottee/s of the premises as automore mechanical parking spaces, stack parking, stilt parking's, etc. and to receive the sale proceed respect thereof.
- W. The Promoter have appointed an Architect registered with the Council of Architects and appointed a Structural Engineer for the preparation of structural designs and did wings of the building and the Promoter accept the professional supervision of the Archiest and Live Engineer till the completion of the said Building and other buildings.
- X. In these circumstances, the Promoter is in process of constructing the rehab building/s and the aforesaid building/s on the said property and are selling and transferring the premises on ownership basis, premises, flats, units in the said Sale Building and are allotting the specific

Jethede

exclusive user of vehicle parking spaces in open / basement / stilt / vehicle parking space and other premises in the aforesaid Car Parking Spaces.

- Y. The Promoters shall be entitled to change the area and/or location of the Sale Building recreation area, garden or sewerage treatment plant in other specifically earmarked areas as they may desire and make any amendments, modifications and/or changes therein.
- Z. In the premises, the Promoters are absolutely entitled to the development rights in respect of the said larger property in the manner as they may deem fit and proper save and except the area to be provided for the Rehabilitation of the hutment dwellers.
- AA. The Promoters have subject to the terms and conditions of the aforesaid Development Agreement, the above referred LOI's and writings referred to herein and any amendments, modifications and/or changes therein, the sole and exclusive right to sell and/or otherwise deal with the Sale Building and the premises / flats / shop / parking space or any other premises to be constructed by the Promoters on the said property / The Scheme Land and to enter into agreement/s with the Allottee/s of the premises, flats, parking space etc. and to receive the sale proceeds in respect thereof.
- BB. The rights of the said M/s. Shree Sukhakarta Developers a partnership firm got transferred into Shree Sukhakarta Developers Private Limited.

Promoters to the said Property, and the said Advocate by her Title Certificate dated 25th January, 2013; interalia opined the Promoters are authorised and entitled to develop the Sale Building on the property and construct buildings thereon and sell the premises therein. A REG copy of the said Title Certificate is also annexed hereto and marked as ANNEXURE "F".

generated as a cross-subsidy due to construction of Rehabilitation units of slum dwellers/occupants and by payment of requisite premium for the Fungible FSI/Area. The aforesaid FSI/TDR/Fungible FSI belongs solely to the Promoter who may decide where, when and how to use/load/consume the same within the said larger Property/the said scheme land or any part thereof. The Rehab Building/s, Composite Building/s & Sale Building/s and other building/s is part of the properties being executed by the Promoters. The development for the accidence will be done in an organized fashion i.e. in a phase-wise manner and shall be in the addiscretion of the Promoter;

he Promoters shall be installing an electric substation constructed by BEST or TATA Power or

the noters have got approved from the concerned local authority, the plans, specification, ations, sections and details of the said building.

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- The Promoters have accordingly completed construction of the portion of the s GG. from Ground + 1st to 7th level podium + podium level + transfer floors + 1st to 50th upper floors in accordance with the said plans and are carrying on the construction of the balance of the caic Sale Building to be known as Ruparel Ariana and further building/s / structures on the said Larger Property. The Promoters have offered possession of the premises to the purchaser/s upto 30th upper floors in the said Sale Building to be known as Ruparel Ariana. The Promoters are offering premises / flats, etc. on ownership basis in the said Sale Building.
- The present layout, design, elevation, plans, etc. may be required to be amended from time to HH. time by the Promoters and the Allottee/s has entered into the present Agreement knowing fully well that the scheme of development proposed to be carried out by the Promoters on the said larger property may take a very long time, therefore the Promoters may require to amend, from time to time, the plans, lay out, design, elevation etc. and the Allottee/s has no objection to the Promoters making such amendments, however in the event the area and location of the Premises is required to be altered and or modified and or changed, then the Promoters will obtain the consent from the Allottee/s.
- The Allottee/s demanded from the Promoters and the Promoters have given inspection to the II. Allottee/s of all the documents of title (including all the documents referred under this Agreement) relating to the said larger property including the true copy of the plans, designs and specifications prepared by the Promoters' Architect and of such other documents as are specified under the Real Estate (Regulation & Development) Act 2016, and the rules made thereunder and the Allottee/s confirm having seen, perused, verified and understood the said documents were seen. fully and have thereafter agreed to enter into this Agreement with the full knowledge thereo realizing that this Agreement is subject to the terms and conditions companied in the mentioned documents.
- JJ. The Promoters have registered the Project known as "Ruparel Ariana" under the Real Estate (Regulations & Development) Act 2016 ("RERA Act") Maharashtra Real Estate Regulatory Authority has issued Registration Certificate Form "C", under rule 6 (a) on 5th August 2017 under no "P51900003250". A copy of Registration Certificate of Project dated 5th August 2017, is annexed as the ANNEXURE "C" hereton
- The Premises / Flat Purchaser/s applied to the Promoters for allotment of the Premises / Flat No. KK. 3604 on the 36th Floor, i.e 26th Residential Floor in the proposed sale building/s being constructed and to be known as "RUPAREL ARIANA" on the portion of the said larger property and more particularly described in the Second Schedule hereunder written (the said flat are hereinafter referred to as "the said premises/ flat/s") for the sale price / total consideration of Rs.3,40,00,000 (Rupees Three Crore Forty lakhs Only) ("Total Consideration").
- LL. This agreement is entered into by the Allottee/s on a specific understanding that the Allottee/s shall not insist upon the Conveyance / Lease being executed in favour of the proposed/said Society until the entire development of the entire project is complete in all respects and all Building/s Occupation/Completion Certificate is received. Jetherle Act

- Relying upon the application, declarations, representations, assurances and agreement herein MM. contained the Promoters have agreed to sell to the Allottee/s the said Premises/flats at the price and on terms and conditions hereinafter appearing.
- The Promoter reserves to itself the right to make such alterations, additions and/or in the NN. layout/building plans as may be deemed necessary by the Promoter, without affecting the said Premises agreed to be sold hereunder to the Allottee/s and consequent thereto construct such additional premises as permissible under the Development Control Regulations and/or by MCGM and other concerned authorities from time to time. The Allottee/s hereby grant their irrevocable consent on the same.
- Prior to the execution of these presents, the Allottee/s has/have paid to the Promoter the part payment of Rs.1,00,000 (Rupees One Lakh Only) out of the entire consideration Rs.3,40,00,000/- (Three Crores Forty Lakhs Only) as payment of the agreed sale price of the said premises / flat agreed to be sold by the Promoter to the Allottee/s as part payment (the payment and receipt whereof the Promoters do hereby admit and acknowledge) and the Allottee/s has/have agreed to pay to the Promoter the balance of the sale price (4.8) mutually agreed.
 - Under provisions of RERA, the Promoter is required to execute a written Agreement for Sale in PP. respect of the said Premises agreed to be sold to the Allottee/s and the Parties are therefore, executing these presents. The Allottee/s shall lodge this Agreement for registration before the concerned Sub-Registrar for Registration and upon intimation of the same to the Promoter, the Promoter shall attend the office of Sub-Registrar and admit execution thereof so as to get it registered under the provisions of Indian Registration Act, 1908. 女

Hereinafter for the sake of brevity, the term Allottee/s shall be referred to as "the Allottee/s" and Hereinafter for the sake of previty, the term / library of the Schedule I to the Bombay Stamp Act, 1958.

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

between the parties hereto that all the recitals of this Agreement shall form part and parcel operative part of this Agreement and shall be read accordingly.

sapresaid have constructed part of sale building/s to be known as "RUPAREL 1st to 7th level podium + podium level + transfer floors + 1st to 50th upper ARIANA" from Ground pors in accordance Ith the said plans and are carrying on the construction of the balance of the said Sale autiding to be known as Ruparel Ariana and shall construct the remaining sale building along with basement and other space reserved for parking vehicles on the said property, in accordance with the plans, specifications and designs approved/that may be approved by Slum Rehabilitation Authority SRA) or other appropriate local authority which have been seen and approved by the Allottee/s, with

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such variations and modifications as the Promoter may consider necessary or as ma the concerned authorities or government from time to time or become necessary due to a chilectural and structural reasons. The Allottee/s is aware that at present building plans are sanctioned up to 40 Residential floors. This shall operate as an irrevocable consent in writing of the Allottee/s to the Promoter carrying out such changes in the building plans. PROVIDED THAT if such variations and modifications relates to addition and alteration in lay-out plan of the Sale Building or common area then the Promoter shall before carrying out such addition or alteration in lay out plan or specification of the building or common area obtain prior consent as required under the Act of the Allottee/s who have agreed to take Said Premises in such building. PROVIDED FURTHER that the Promoter is entitled to implement the Scheme to the fullest extent by carrying out such additional development and/or alterations and/or additions and/or modifications in the said building and/or other building/s to be constructed on the said Property, more particularly described in the First Schedule hereunder written. This shall operate as an irrevocable consent in writing of the Allottee/s to the Promoter carrying out such changes in the building plans. If the building/Wing, in which the Allotee/s have agreed to acquire the premises, are completed earlier than other Buildings / Wing on the said Property, the Allotee/s confirms that the Promoter then will be entitled to utilize any F.S.I. whether T.D.R. or any other benefits or otherwise, which may be available on the said property, the said entire property or any part thereof or any adjoining property or properties as the case may be, written.

3.

The Promoter is as aforesaid constructing the remaining/balance portion of the said building and the annex car parking buildings to be known as "RUPAREL ARIANA" on a portion of the said larger property (hereinafter referred to as "the said property") and shall construct the said remaining / balance portion of the said building/s on the portion of the said property in accordance with the plans, designs, specifications etc. approved by the concerned local authority and which have been seen and approved by the Purchaser/s with only such variations and modifications as the Promoter may consider necessary or as may be required by the SRA and or the concerned authority or the concerned local authority or the Government to be made in them or any of them. The Purchaser's hereby expressly consent to the Promoter re-designing any building or buildings of the recreation areas or internal road and passages and such other area or areas which the Promoter may desire to realign and redesign. If the building/Wing, in which the Purchaser/s have agreed to acquire the premises, are completed earlier than other Buildings / Wing on the said Property, the Purchaser/s continues that the Promoter then will be entitled to utilize any F.S.I. whether T.D.R. or any other benefits or otherwise, which may be available on the said property, the said entire property or any part thereof or any adjoining property or properties as the case may be, written. Notwithstanding anything else contained herein, till the construction of the building "Ruparel Ariana" and other sale building/s including the commercial buildings and other buildings to be constructed on the said larger property land are completed and the F.S.I. and/or T.D.R. and/or the any other benefits available present or in future on the said property are fully utilized by the Franctes and all the obligations, required to be carried out by the Purchaser/s herein and the other Purchaser/s premises from the said Developers, are fulfilled, the Promoter shall not be bound not be called upon or required to form any Co-operative Society, Amiled Company condominium of Apartment Owners, as the case may be. The Purcha irrevocably consent not to raise any demand or dispute or objection in that behalf.

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The Allottee/s herein has/have prior to the execution of this agreement independently have seen and perused the title certificate annexed to this agreement and also otherwise satisfied himself/herself/themselves/itself about the title of the Promoters to the said property and have accepted the same as it stands and he/she/they/it shall not hereafter be entitled, to further investigate the title of the Promoters and no requisitions or objection shall be raised on any matter relating to the title by the Allottee/s herein after execution of this agreement.

4.

5.

The Purchaser/s hereby agrees/agree to purchase from the Promoters and the Promoters hereby agree to sell to the Purchaser/s /Flat / Premises No. 3604, admeasuring 1226 sq.ft. RERA carpet area, on the 36th floor, i.e. 26th Residential floor (lower floors may include stilt + podiums levels for parking vehicles + entrance levels, etc.) of the proposed sale building to be known as "RUPAREL ARIANA" delineated in RED colour boundary line on the floor plan thereof hereto annexed and marked as Annexure "H", together with an exclusive right to use 2 (two) vehicle parking being the common area and more particularly described in the Second Schedule hereunder written (herein- after the said flat and basement/stilt/podium/open parking space are jointly referred to as "the said Premises"), for the price of Rs.3,40,00,000 (Rupees Three Crore Forty lakhs Only) including the proportionate price of the common areas and facilities appurtenant to the said premises, extent and description of the common/limited common areas and facilities as more particularly mentioned hereunder. The Allottee/s has paid to the Promoters on or before the execution of this agreement a sum of Rs.1,00,000 (Rupees One Lakh Only) as and by the way of part payment out of the total consideration of Rs.3,40,00,000 (Rupees Three Crores Forty Lakhs Only) and shall get the possession of the said premises from the Promoters to the Allottee/s, pending execution of Deed of Lease / Deed of Conveyance in favour of any Co-operative Housing Society or Limited company or condominium of Apartments, as the case may be. The payment receipt of the part payment of Rs.1,00,000 is annexed at the Receipt clause at the end of this Agreement. The entire consideration will be paid by the Allottee No.1 herein. The Allottee/s shall without fail and without any delay or default or demur pay the aforesaid installments on its respective due dates, as time in respect of each of the said payments is OF THE ESSENCE OF THE CONTRACT. The Promoters will fo ward by courier/email/ post to the Allottee/s, intimation of the Promoters having carried out/commenced the africasaid work, at the address given by the Allottee/s under this Agreement and the Allottee/s will be bound to pay the amount of installments within seven days of Promoters dispatching such intimation. The Promoters shall keep the certificate of their Architect/s certifying that the Promoters have carried out/commenced the aforesaid work and such certificate will be open for inspection to the Allottee/s at the office of the Promoters. The said certificate binding upon the Allottee/s and the Allottee/s agree not to dispute the same.

It is pressly agreed by the Allottee/s herein that the time for the payment of each of the aforesaid install ments of the consideration and other amounts shall be the essence of the contract. All the above respective pressed and such notice under certificate of posting at the address mentioned hereing ter to the Allottees and such posting will be sufficient discharge to the Promoters. The Allottees and such posting will be sufficient discharge to the Promoters. The Allottees are through an account payee cheque/ demand draft / pay order / wire transfer / any other instrument drawn in favour of "Shree Sukhakarta Developers Pvt Ltd", Kotak Mahindra Bank, Thane Branch.

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The RERA carpet area of the said Premises / Flat is 1226 sq. ft. RERA carpet area includes the net usable floor area of the Premises, excluding the area covered by the external walls, areas under service shafts/service area, exclusive enclosed balcony / balcony, deck or verandah area and exclusive open terrace area, but includes the area covered by the internal portion walls ("walls" would mean walls made of Reinforced Cement Concrete (RCC) or plain concrete or Shear wall(s) or wall made from bricks or blocks or precast materials or drywalls or precast walls or columns or walls made of any material or composition of one or more of any of the materials and shall include column(s) within or adjoining or attached to the wall) of the said Premises. The Allottee/s has been specifically informed that apart from the said Carpet Area, the said premises enjoys certain further areas provided with certain common areas such as vehicle parking floors, passages, lift well, staircase, entrance lobby, etc., as part of the building for the use of flat Allottee/s.

6.

8.

The Allottee/s is/are aware that in addition to the aforesaid amounts as per present statute GST is 7. leviable on the total consideration payable hereunder and consequently, the amount of each installment payable by the Allotee/s to the Promoter, including any of the aforesaid installments or any part of the total consideration as mentioned in clause no. 5 hereinabove, the Allotee/s will be required to pay the applicable GST to the Promoter in respect of this transaction (NA). The Allottee/s hereby undertake(s) to pay the amount of the applicable GST along with each instalment from the effective date with retrospective effect on which the relevant enactment/notification shall/has come into effect and further shall not dispute or object to payment of such statutory dues (NA). Failure to pay to the Promoter the GST including any part of the aforesaid total consideration as mentioned in clause No. 6 hereinabove, applicable shall be deemed to be a default in payment of amount due to the Promoter and will result in termination of this Agreement and forfeiture by the Promoter of the amounts paid hereunder, if such payment is not accompanied with the applicable GST (NA). Provided further that, if on account of change/amendment in the present statute or laws, statutes, rules, regulations and policies or enactment of new legislation of new laws by the Central and/or State Government, GST or any other taxes become payable hereafter on the amounts payable by the Allotee/s to the Promoter in respect of this transaction and/or aforesaid taxes levied are increased on account of revision by Authorities, the Allottee/s shall be solely and exclusively liable to bear and pay the same. If the same are not paid as aforesaid, the Allottee/s shall be liable to pay the same with interest at the rate which is the highest marginal cost of lending rate of State Bank of India plus 2%, p.a. thereon before taking possession of the said Premises. The Allotee/s shall forthwith on demand pay to the Promoter the amounts payable by the Allotee/s in order to enable the Promoter to pay the same to the concerned authorities and any other or further amounts payable by the Allotee's and the Allotee/s shall pay the same without any protest and there shall be a charge on the said Premises for such unpaid amounts (without prejudice to any other rights that may be available addition to moter). The Allotee/s hereby indemnifies and agrees to keep the Promoter indemnified for albitimes. any loss or damage or penalty or prosecution that may be occasioned to the Promiser on the Allotee/s failing to pay to the Promoter on demand the amount payable by the the said taxes as provided hereinabove

The Total Price is escalation-free, save and except escalations/increases, the to increase occount of development charges payable to the competent authority and/or any other increase in taxes, property taxes, charges or levies which may be increased, levied or imposed by the competent

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authority, Local Bodies/Government from time to time or otherwise as stated herein. The Promoter undertakes and agrees that while raising a demand on the Allottee/s for increase in development charges, taxes, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee/s.

- 9. In case of any dispute regarding the measurement of carpet area and exclusive area, the same shall be physically measured after removing all finishes and the cost of removal of finishes shall be borne by the party that raises dispute in relation to the Carpet Area and Exclusive Area. The total price payable for the carpet area and Exclusive Area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area then Promoter shall in the discretion of the Promoter either adjust the excess money in the subsequent installment or refund the excess money paid by the Allottee/s within forty-five days. In case of payment beyond 45 days the Promoter shall pay interest at the rate of State Bank of India's highest Marginal Cost of Lending rate + 2% per annum. If there is any increase in the carpet area allotted to the Allottee/s, the Promoter shall demand additional amount from the Allottee/s to be paid to the Promoter within 15 days from the date of confirmation/deemed confirmation of such increase in floor area of the said Premises by both parties. All these monetary adjustments shall be made at the same rate per square meter as agreed in this Agreement.
- The promoter has expressly made clear to the Allottee/s that the Promoter has obtained necessary approvals however, some of the other approvals including amendments of the current approval shall be proposed from time to time and that the Allottee/s has granted an irrevocable consent to the above and entered into this agreement. While carrying out such amendment, the Promoter shall ensure that such amendments shall not affect floor of the said Premises and its area beyond the +/- variance of 5% in the carpet area and exclusive area. In case there is a change of floor and / or change in area beyond the +/- 5% in the carpet area and exclusive area only then the Promoter shall require a written consent from the Allottee/s for making such amendments in the sanctioned plans from the local authorities. Such consent shall be deemed to have been given by the Allottee/s if not refused in writing by him/her within 15 days from intimation from the Promoter.

It is expressly agreed that the time for the payment of each of the aforesaid installments of the consideration and other amounts shall be the Essence of The Contract. The said Consideration is RAR, which against that (a) the Promoter shall be entitled to utilise the entire unconsumed and residual Flow space Index (F.S.I.), if any, in respect of the said Property / the Scheme Land, and the entire increased, additional, future and extra F.S.I. (whether by way of purchase of FSI from the layout and policy and/or the purchase of Transferable Development Rights and/or floating FSI or increased additional acquired for road widening, set back or otherwise) before the formation of the Society/Ultimate Body of Allottee/s and even post formation of the Society/Ultimate Body of Allottee/s for a period of 5 years after the execution of the Deed of Conveyance/Lease/Assignment of Lease, as the case may be and/or deemed Conveyance/ ease/Assignment of Lease as, the case may be and/or 5 years after the statutory vesting of the said Sale Building in favour of the Society or federation of societies or appear society and (b) the Allottee/s has accorded his irrevocable consent to

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the Promoter whereby the Promoter shall be entitled to make any variations, alterations, amendments or deletions to or in the scheme of development of the Property / Land, relocate/realign service and utility connections and lines, open spaces, parking spaces, recreation areas and all or any other areas, amenities and facilities as the Promoter may deem fit in its sole discretion and/or to the Sanctioned Plans (from time to time) before the formation of the Society and even post formation of Society/Ultimate Body and even after the execution of the Deed Conveyance/Lease/Assignment of Lease, as the case may be /and/or deemed Conveyance/Lease/Assignment of Lease, as the case may be and/or after the statutory vesting of the said sale Building in favour of the Society/Ultimate Body. All the above respective payments shall be made to the Promoter within seven days of the due date notwithstanding the Allottee/s not having received any intimation in writing to make payment of the same. The Allottee/s shall make all payments of the consideration amount due and payable to the Promoter through an account payee cheque / demand draft / pay order / wire transfer / any other instrument drawn in favour of the Promoter.

- It is agreed by the Allottee/s that any delay or default in the payment of any amounts under this agreement by the Allottee/s is likely to result in a delay in handing over the possession of the unit to the Allottee/s herein as also other Allottee/s. Delay in handing over of possession will expose the Developer to harsh consequences. The Allottee/s therefore agrees that notwithstanding what is stated in the event of such delay and/or default, in payment of money dues, the Allottee/s shall, apart from what is stated above, be fully responsible for the consequences thereof, whether monetary or otherwise including but not limited to defending any proceedings that may be initiated against the Promoter for delay in handing over possession and for non-payment of any dues payable under this Agreement. Simultaneously upon execution of these presents, the Promoter shall handover quiet, vacant and peaceful possession of the said premises and the set of original keys to the Allottee. The Promoter has also executed a separate possession letter for the same in favour of the Allottee.
- Time is essence for the Promoter as well as the Allottee/s. The Promoter shall abide by the time schedule for completing the project and handing over the Premises to the Allottee/s and incommon areas to the association of the Allottee/s after receiving the full Occupancy Certificate the Completion Certificate or both, as the case may be. Similarly, the Allottee/s shall make timely payments of the instalment and other dues payable by him/her and meeting under the Agreement subject to the simultaneous completion of construction by provided herein above ("Payment Plan").
- 14. The Allottee/s is aware in accordance with section 194 IA of the Income Tax Act, 1961, TDS has to be deducted @ of 0.75% of the consideration or such other rate as may be prescribed by Income Tax Authorities from time to time including the amount of taxes, if any, while making any payment to/crediting the account of the Promoter under this Agreement. The amount so deducted by the Allottee/s is required to be paid to the Income Tax Authorities on or before the 7th of the next English Calendar month. As required under the Income Tax Act, 1961 the amount of TDS deducted shall be paid by the Allottee/s electronically only by using Form No. 26QB. The TDS shall be acknowledged/credited by the Promoter, only upon the Allottee/s submitting the original TDS Certificate within 30 days from the end of the month in which such payment was made or credit was

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given and the amount of TDS as mentioned in the certificate matches with the data available with the Income Tax Department concerning the tax deducted at source on behalf of the Promoter in the prescribed Form No. 26AS of the Promoter. The Allottee/s further agrees and undertakes that if the Allottee/s fails and/or neglects to deduct the tax at source or fails to pay the same after deduction to the Income Tax Authorities, the Allottee/s alone shall be deemed to be an Assesse in default in respect of such tax and the Promoter shall not be liable for any statutory obligations/liability for nonpayment of such TDS. In the event that the Allottee/s fails to deduct such amount and/or to pay such amount to the Government Treasury then the Allottee/s shall be liable to suffer or incur all the consequences including to reimburse the damages or loss which may be suffered or incurred by the Promoter by reason of non-deposit of such amount in the Government Treasury and/or upon the failure to furnish the Challan/TDS Certificate evidencing such payment to the Promoter.

- The Allottee/s agrees to pay to the Promoter interest at the rate which is the highest marginal cost of 15. lending rate of State Bank of India plus 2% per annum on all the amounts, which become due and payable by the Allottee/s to the Promoter under these presents, including towards maintenance charges from the date the said amount becomes due, until actual payment. It is clarified and the Allottee/s accords his irrevocable consent to the Promoter to appropriate any payment made by him, notwithstanding any communication to the contrary, in the following manner:
 - Firstly, towards any cheque bounce charges in case of dishonour of cheque. (i)
 - Secondly, towards interest, if any, payable by the Allottee/s for delayed payments; (ii)

Thirdly, towards costs and expenses for enforcement of this Agreement and recovery of the A fotal Consideration, dues and taxes payable in respect of the said Premises.

Fourthly, towards outstanding dues including Total Consideration in respect of the said 110 O 17 Premises or under the Agreement. 121 BAY

B. 53 E830, CH 1131 The Notwithstanding what is otherwise stated herein Allottee/s authorizes the Promoter to Q adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding if any in his/her name as the Promoter may in its sole discretion deem fit and the Allotee/s undertakes not to object /demand /direct the Promoter to adjust his/her payments in any manner.

The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, 17. stipulations and restrictions, if any which may have been imposed by the concerned local authority at Time of salisting the said plans or thereafter and shall before handing over possession of the Remises to the Allottee/s, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Premises. The Promoter confirms that the Part Occupancy Certificate been any received in respect of the Premises/Flat and the Allottees has verified and satisfied the same and shat not raise any claims, demands, objection, etc against the Promoters in any manner whatsoever

WUM * THE SE Hereby declares that the Floor Space Index available as on date in respect of the project land is 10602.44 sq. mtrs. and Promoter has planned to utilize Floor Space Index of 4.0. which is the permissible sale BUA on site as per the above referred LOI's and over and above this the

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Promoter will and can avail FSI/ TDR on payment premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulation, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 3.89 as presently proposed to be utilized by him on the project land in the said project and Allottee/s has agreed to purchase the said Premises based on the proposed construction and sale of Premises to be carried out by the Promoter by utilizing the proposed FSI and on the understanding

that the declared proposed FSI shall belong to Promoter only.

Without prejudice to the Promoter's rights under this agreement and/or in law, including for damages 19. the Promoter, as the case may be, shall be entitled to claim and the Allottee/s shall be liable to pay to the Promoter, as the case may be, interest at the rate which is the highest marginal cost of lending rate of State Bank of India plus 2% per annum on all such amounts /payments which may become due and payable by the Allottee/s under the terms of this agreement and remain unpaid for seven days or more after becoming due.

- Any delay and / or default in payment of the amounts as and when due and payable to the promoters 20. shall amount to breach of this agreement. Further, a "breaches remedying charges" of Rs.2,00,000/-(Two Lakhs Only) shall be levied over and above the delayed payment interest and total consideration under this agreement. Such charges shall be imposed only if there are any three payment delays that are due as per payment schedule hereinabove and a termination notice has been issued to the Allottee/s.
- Without prejudice to the right of promoter to char, e interest in terms of sub clause mentioned above, 21. on the Allottee/s committing default in payment on due date of any amount due and payable by the Allottee/s to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee/s committing any 3 (three) defaults of payment of instalments and/or on the Allottee/s committing breach of any of the terms and conditions herein contained, the Promoter/s shall at his/their/its own option, may terminate this Agreement in which event the consequences hereinafter set out shall follow:

(a) The Allottee/s shall cease to have any right or interest in the saids thereof;

The Promoter, as the case may be, shall be entitled to sell and fransfer the (b) such price and on the terms and conditions to such other person may, in its absolute discretion deem fit, without any recourse to Allot

(c) On the realization of the entire sale consideration on resale from the new prospective Allottee/s towards the said Premises, the Promoter shall refund to the Allottee/s the amount paid till then by the Allottee/s to the Promoter without any interest in pursuance of this Agreement after deducting therefrom:

> 20% of the purchase price of the said Premises which is to stand forfeited by the (i)

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Promoter towards liquidated damages which amount is agreed by the parties to be a fair estimate of the loss the Promoter will suffer in the event of default on the part of the Allottee/s /Allottee/s to pay any of the amount/s payable by him/her/it/them to the Promoters hereunder.

- the taxes, service charges and outgoings, etc. if any, due and payable by the (ii) Allottee/s in respect of the said Premises up to the date of termination of this Agreement;
- The amount of interest and breach remedying charges payable by the Allottee/s (iii) to the Promoter in terms of this Agreement from the dates of default in payment till the date of termination as aforesaid:
- The Promoter shall, in the event of any shortfall, be entitled to recover the said amounts (d) from the Allottee/s. The Promoter shall not be liable to pay to the Allottee/s any interest, compensation, damages, costs otherwise and shall also not be liable to reimburse to the Allottee/s any Government Charges such as GST, Stamp Duty, Registration Fees etc. as the case may be. The amount shall be accepted by the Allottee/s in full satisfaction of all his/her/its/their claim under this Agreement and/or in or to the said Premises. The Allottee/s agree that receipt of the said refund by cheque from the Promoter by the Allottee/s by registered post acknowledgement due at the address given by the Allottee/s in these presents whether the Allottee/s accept/s or encash/s the cheque or not, will amount to the said refund.

PROVIDED always that the power of termination herein before contained shall not be exercised by the Promoter unless and until the Promoter shall have given to the Allottee/s 15 (fifteen) days prior notice in writing of its intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it has intended to terminate the Agreement and default shall have been made by the Allottee/s in remedying such breach or breaches including that of delayed payments and its interest and/or payment of breach remedying charges within fifteen days after receiving of such notice, failing which the Promoters shall be entitled to terminate this B-REGIS Agreement. The Promoter will send such notice by Registered Post AD at the address provided by the Allottee/s and or mail at the email address provided by the Allottee/s at

the address mentioned hereinafter to the Allottee/s and such posting will be sufficient discharge to the Promoter.

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moters agreed to construct the said Building as per specifications approved by the SRA and the suilding in all respects and the premises provided with all amenities and facilities area as set out in the List of Common Amenities as specified in the Third Schedule hereunder written and will be identical as provided to all other sale flats (excluding bare shell sale flats). It is specifically made clear and the Purchaser hereby undertakes not to carry out any structural changes in the said premises. The Purchaser further agrees and undertakes not to make any changes or carry out any work which shall be an obstruction or hindrance to the Promoter in obtaining

occupation certificate of the building. The purchaser hereby indemnify and agrees to keep Page 16 of 54

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indemnified the Promoter against all claims, damages etc. that may be made or suffered by Promoter in respect of the work carried out in flat / premises. The fixtures, fittings and amenities to be provided by the Promoters in the said building and in the premises are those as described in the ANNEXURE "I" annexed hereto.

- Commencing a week after notice in writing is given by the Promoter to Allottee/s that the said 23. Premises is ready for use and occupation irrespective of whether the possession of the said Premises is taken or not in accordance with this agreement, the Allottee/s as and when called upon by the Promoter and/or society and/or any body of individuals, shall be liable to bear and pay an amount being a lump sum amount towards the proportionate share (i.e. in proportion to the floor area of the flat) of outgoings in respect of the said property and building/s including local taxes, betterment charges, development charges etc. (by whateve, name it is/may be called) lease rent or ground rent payable to MCGM/SRA or such other, taxes, charges or levies by the concerned local authority and/or Government, water charges, insurance, common lights, repairs, and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said property / building/s. The Allottee/s alone shall be responsible and liable for payment of GST on such amounts. Until the said society / limited company is formed and the said property and buildings are transferred to it, the Promoter shall use the amounts for the outgoings as may be determined from time to time. The Allottee/s further agree/s and undertake/s to pay to the Promoter / Co-op. Society/Company any additional amount demanded over and above the aforesaid amount towards the outgoings, as and when required without any demur and protest. The amounts so paid by the Allottee/s to the Promoter shall not carry any interest and remain with the Promoter till the necessary transfer deed / lease deed is executed in respect of the land underneath the concerned building in favour of the society or a limited company, subject to provisions of the said Act and the rules made thereunder. On such document being executed, the aforesaid deposit (less deductions provided for under this agreement) shall be paid over by the Promoter to the society or limited company, as the case may be, subject to deductions to be made, if any
- The Allottee/s is aware that the Sale Building and the common areas and amenities in the said Sale 24. Building including the Club House shall be maintained and managed by the Promoters A a Facility Management Company (FMC) appointed by the Promoters. The Allottee/s along with the other Allottee/s of the said Premises shall be entitled to avail of the services provided or arranged by through the Promoters/ FMC at a cost or charges that may be fixed by the Promoters/FMC. All common costs, charges and expenses that may be claimed by the Promoters/FMC shall be to the account of and borne by the Allottee/s of the Said Premises in the said Sale Building. These common costs shall be shared by all such Allottee/s on pro-rata basis as determined by the Brone of FMC, which determination shall be binding on the Allottee/s.

25. COMMON AREAS AND AMENITIES. RESTRICTED AREAS AND AMENITIES AND

> The Promoters shall make available the Common Areas and Amegities podiumhedule hereunder written.

b. Restricted Areas and Amenities

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Upon making full payment of all amounts due under this Agreement and completion of the said Sale Building, the Allottee/s shall be entitled to use the facilities of the " Club House" which is proposed to be constructed on a portion of the said Property which gym shall be under the control of FMC or any other person nominated by the Promoters. Any memberships shall be permitted only if the individual is a Allottee/s of the Said Premises and on payment of fees as may be decided by the Promoters / FMC from time to time. Similarly, charges for any guests shall be determined by the Promoters / FMC. The membership will be subject to the terms and conditions, rules and charges, as may be framed /levied from time to time by the Promoters/operator(s) of "the Club House". The Allottee/s hereto is aware that the Promoters are constructing one Club House, in the said Property and the Allottee/s shall have access only to the Club House in respect of his / her / their said Sale Building only. The Allottee/s undertakes to be bound by the rules framed by the Promoters / FMC with regard to the access to the Club House in the said Property and the Allottee/s hereby waives his/her /their right to raise any objection in this regard. The right to use the facilities at the Club House shall be personal to the Allottee/s of the Premises in the said Sale Building and shall not be transferable in any manner to any third person or party whatsoever. In the event that the said Premises in the said Sale Building is sold / transferred by the Allottee/s then the Allottee/s shall be deemed to have transferred the right to utilize the said facilities as well as the membership to the then Allottee/s/transferee of the said Premises,

i. It is, however, clarified that

that the Promoters/Promoters shall be entitled to grant membership rights to such other person(s) as they may deem fit to be and the Allottee/s shall not be entitled to object to the same. The Allottee/s shall be obliged to pay the charges, if any, levied by the operator of the Club House for specific service(s) availed of by the Allottee/s. The Allottee/s shall, in addition to the Total Consideration and other amounts payable hereunder, at the time the said Premises is made available to the Allottee/s for the fit outs be obliged to and agrees to pay to the Promoters towards non-refundable gym membership admission maintenance agency the monthly subscription / charges / service/user fees the amount as set in the table below hereto in respect of the " Club House " membership from the month the services of the Club House are made available to the Allottee/s of the said Premises in the said sale Building. It is clarified that certain facilities shall have usage charges in addition to the said Glub House membership charges and same shall be payable on or before the date of Offer of Possession of the said Premises as specified by the Promoters, along with applicable taxes, if any. The membership to the Club House shall be renewed on such the terms, conditions and charges as may be imposed by the Operator of the Club House. The Allottee/s is/are aware and agrees that the Club House may be ready for use up to 24 (Twenty Four) months after date of Offer of Possession and in the period between Date of Offer of Possession and opening of the Club House, the Allottee/s was Edit be to use the facilities of the Club House and shall not object to the same.

The Richoter does not warrant or guarantee for use, performance or otherwise the services provided by the perator of the Club House. The Parties hereto agree that the Promoters shall not be responsible and performance in connection with any deficiency or the performance / non-performance of the services or otherwise provided to the Allottee/s.

The Allottee/s shall after payment of the entire purchase consideration to the Promoter and all applicable taxes and outgoings to Promoter under this Agreement on execution of this Agreement and prior to taking possession of the said flat/unit, deposit with the Promoter sums of money as

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mentioned in Clause 28 herein below in addition to any other amounts mentioned in this agreement.

28.

- (a) The Purchaser shall within 7 days of receipt of the said notice that the Purchaser should take possession of the said premises or on taking possession of the said Premises whichever is earlier pay to the Promoters/Estate Manager following, as may be directed in the said notice.
 - (i) an ad-hoc amount of Rs. At Actuals (Rupees At Actuals Only) to facilitate either the Promoter or the Estate Manager to pay on behalf of the Purchaser the proportionate actual municipal property taxes payable by the Purchaser to the concerned authority in relation to the said Premises and Building; the Promoter /Estate Manager shall adjust and appropriate the said ad-hoc amount in payment of the municipal property taxes at actuals payable by the Purchasers on proportionate basis in relation to the said Premises and Building.
 - (ii) a lumpsum amount of Rs. <u>At Actuals</u> (Rupees <u>At Actuals</u> Only) which shall be utilized towards the outgoings from the lift maintenance contract of the lifts in building, Cable TV charges, intercom maintenance contract, common lights, electricity charges, water charges, charges for watchmen, house-keeping in connection with building;
 - (iii) an ad-hoc amount of Rs.0 (Zero) which shall be utilized towards the outgoings in connection with the development charges, taxes common infra, commercial services, facilities, amenities including the garden, which are common for Building and other buildings and the said property.
 - (iv) a lumpsum amount of Rs. <u>At Actuals</u> (Rupees <u>At Actuals</u> Only) which shall be utilised towards the proportionate monthly contributions payable towards the outgoings in connection with the said Premises.
 - (v) a lumpsum amount of Rs. <u>At Actuals</u> (Rupees <u>At Actuals</u> Only) which shall be utilised towards the proportionate monthly contributions payable towards the outgoings in connection with the said parking space.
 - (vi) an aggregate lumpsum amount of Rs.0 (Zero) for meeting all legal cost, charges and expenses including professional cost of attorneys at law, advocates and solicitors of the Promoter in connection with the cost of preparing and engrossing this Agreement.
 - (vii) an aggregate lumpsum amount of Rs. 500/- (Rupees Five funding Only) forestere money of 10 (ten) shares of Rs.50/- (Rupees Fifty Only) said and Rs.100/- (Rupees Fifty Only) said a
 - (viii) an aggregate lumpsum amount of Rs.25,000/- (Rupees wenty Five Indusande into towards the deposit to meet the legal expenses and other out of pocket expenses/expenditure for formation and registration of the society with materials of purchasers.
 - (ix) an ad-hoc amount of Rs. At Actuals (Rupees At Actuals Only) to facilitate either the Promoter or the Estate Manager to pay on behalf of the Purchaser the proportionate actual non-agricultural assessment charges, taxes, rate etc. payable by the

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Purchaser to the concerned authority in relation to the said Premises and Building; the Promoter /Estate Manager shall adjust and appropriate the said ad-hoc amount in payment of non-agricultural assessment charges, taxes, rate, etc., at actuals payable by the Purchaser on proportionate basis in relation to the said Premises and Building.

- (x) an aggregate lumpsum amount of Rs.0 (Zero) towards deposit for water meter and electric meter and costs of electric substation and cables.
- (xi) an aggregate lumpsom amount of Rs.10,000/- (Rupees Ten Thousand Only) towards Pipe Gas Connection Charges, if gas pipe line is installed.
- The date of commencement of the Purchaser's liability to pay the municipal property (b) taxes, non-agricultural assessment charges, taxes, rate etc., outgoings towards common infra and outgoings for the period/s specified or otherwise in the aforesaid sub-clauses 28 shall be mentioned in the letter of intimation to be sent by the Promoters to the Purchasers. The aforesaid ad-hoc amounts and lumpsum amounts shall not carry interest and are inclusive of co-ordinating fees (which includes accounting fees) of the Promoter/Estate Manager, as the case may be. The Promoter /Estate Manager, as the case may be, shall not be liable to render accounts in respect of the lumpsum amounts mentioned in the aforesaid sub-clauses 28 to the Purchaser and/or the concerned Organisation/s/Federation. The Promoter /Estate Manager, as the case may be, shall also not be liable to render accounts in respect of co-ordinating fees, which are included to the aforesaid Organisation/s/Federation. The Purchaser is aware that the Promoter / Estate Manager, are only co-ordinating with the Agency who shall provide the services relating to the Building and the said property to the Purchaser. The Purchaser agrees that the Purchaser shall not either by himself/herself/themselves/itself or through the concerned Organisation and/or Organisations interfere in the co-ordination by the Promoter / Estate manager with the Agency of Building, the said property and the said GOVT, OF parking space.
 - on the ad-hoc amounts referred to in sub-clause 28 (a) herein being depleted, and on the (c) expiry of the said periods referred hereinabove, the Promoter /Estate Manager, as the case may be, shall call upon the Purchaser and the Purchaser shall within seven days from the date of the Purchaser being called upon to make payment thereof, pay to the Promoter / Estate Manager the amounts towards the municipal property taxes, nonagricultural assessment charges, taxes, rate etc., outgoings, etc. as mentioned in the bills SUB-REGISCOLOR by the Promoter /Estate Manager to the Purchaser in order to enable the Promoter Retate Manager to pay the same on behalf of the Purchaser to the necessary Rurchaser agrees that he/she/they/it shall also in addition to the aforesaid parties at the ay to the promoter /Estate Manager as the case may be, on quarterly basis coinating Res (which shall be inclusive of accounting fees) at 15 % of the bill amount and the Promoter /Estate Manager shall not be liable to render accounts in respect of dinating fees. The said amounts shall be payable by the Purchaser in advance Fevery quarter as per the aforesaid bills. The Promoter /Estate Manager, as the case may be, shall give consolidated account to the said Organisation, in respect of the

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amounts paid under this clause towards Building and t same is under the stilt of Building or in the compound of Building when the charges of

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e said parking spaces, (if the

Building and the said parking space as mentioned hereinabove is handed over to the said Organisation; and if the said parking spaces on the said Property then to the Federation/Organisations; to the Federation/Organisations in respect of the amounts paid under this clause towards the said property when the charge of the said property is handed over to the Federation/Organisations. The Promoters/Estate Manager shall not be bound or liable to pay the municipal property taxes, non-agricultural assessment charges, taxes, rate, etc., and outgoings in respect of the said Premises, Building and the said property as referred to hereinabove and the said parking space unless all the purchaser of flats, units and premises in Building and the said property as the case may be, pay his/her/their/its respective proportionate share towards the municipal property taxes, non-agricultural assessment charges, taxes, rate etc., and outgoings as aforesaid. The Promoter /Estate Manager, as the case may be, shall not be liable for any consequences that may ensue on account of payment of the municipal property taxes, non-agricultural assessment charges, taxes, rate etc., and outgoings sombeing head account of the said reason or reasons beyond their control.

The Purchaser shall in addition to the amounts payable by the Furchaser as in clause 28 (a) herein be liable to pay the said taxes i.e. service taxibalite adde capital tax and/or any other taxes, cess, dues, duties, imposition are mium, surch fees, levies or any other charges levied by State and/or Central government with interest and the charges levied by State and/or Central government with interest and the charges levied by State and the charges levied by St and penalty, if any, as the case may be, (whether retrospective or prospective) in respect of any and all amounts including the purchase price paid/payable by the Purchaser in terms of this Agreement or pursuant thereto. If the same are not paid as aforesaid, the Purchaser shall be liable to pay the same with interest, if any, before taking possession of the said Premises. In case the said taxes are not paid by the Purchaser on or before taking possession of the said Premises and/or the said parking space, as the case may be, then in that event, the Purchaser hereby irrevocably authorizes the Promoter, and the Promoter shall be entitled, to adjust the unutilized amounts from and out of the amounts mentioned in clause 28 (a) towards the said taxes payable by the Purchaser. In the event the said unutilized amounts are not sufficient to pay the entire said taxes payable by the Purchaser or the Promoter do not adjust the said unutilized amount for payment of the said taxes payable by the Purchaser, then in that event, the Purchaser shall forthwith on demand pay to the Promoter the amount payable by the Purchaser in order to enable the Promoter to pay the same to the concerned authorities. The Purchaser confirms that adjustment by the Promoter of the said unutilized amounts for payment of the said taxes as stated hereinabove will not absolve the Purchaser from making payments to the Promoter /Estate Manager to meet the short fall in or the further amounts payable by the Purchaser under clause 28 (a) hereinabove and the Purchaser shall pay the same without any protest and there shall be a charge on the said Premises for such unpaid amounts (without prejudice to any other rights that may be available to the Promoters and or the Estate Manager). Any such failure/neglect to pay shall be deemed to be a breach within the meaning and ambit of the provisions under this Agreement and the

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consequences for such breach as provided in this Agreement shall follow. The Purchaser hereby indemnifies and agrees to keep the Promoter indemnified for all times against any loss or damage or penalty or prosecution that may be occasioned to the Promoters on account of the Purchaser failing to pay to the Promoter on demand the amount payable by the Purchaser towards the said taxes as provided hereinabove.

- (e) Without prejudice to the above the Purchaser shall pay to the Promoter /Estate Manager as the case may be, interest at the rate of 1.5% per month with annual rests-compounded interest for the period for which the payment of the aforesaid dues have been delayed.
- if the amount under any head shall fall deficient, (i) the Purchaser shall forthwith on (f) demand pay to the Promoter /Estate Manager, as the case may be, his/her/their/its proportionate share to make up such deficit and (ii) if the Promoter are of the opinion that the maintenance of Building and common infra on the said Property and/or due payment of municipal property taxes, non-agricultural assessment charges, taxes, rate etc., and other taxes is suffering thereby, and there is any unappropriated amount under any other head, the Promoter may at their sole discretion themselves or the Estate Manager on the directions of the Promoters shall appropriate and utilise such amount for any of the other purposes referred in this Agreement and such directions by the Promoter to the Estate Manager shall be binding on the Estate Manager and the flat, unit, premises purchasers and the concerned Organisation. The Promoters shall give details/list of the defaulting members, if any, to the concerned Grganisation/Federation. The concerned Organisation shall recover from its defaulting members/purchaser, if any, the amounts or dues payable by their towards the aforesaid taxes, non-agricultural assessment charges, taxes, rate etc. and outgoings along with interest thereon and pay the same to the Promoter /Estate Manager, as the case may be.

The Purchaser hereby agrees that the Purchaser shall in addition to the amount GOVT, Ormentioned in clause 28 (a) herein pay the Promoters/Estate Manager, as the case may be, such further ad-hoc amount as may be determined by the Promoter /Estate Manager on account of enhancement in the municipal property taxes due to the Purchaser letting, sub-letting and/or otherwise parting with possession of the said Premises to any third party. If the Purchaser fails to pay such further ad-hoc amount then the Purchaser/his/her/their/its lessee/sub-lessee/tenant and/or any other party claiming SUB-REGreen the Purchaser shall not be entitled to the use of the common infra, common facilities, amenities etc. till such time the Purchaser makes payment thereof together with interest thereon to the Promoter /Estate Manager, as the case may be; notwiths ding what is stated hereinabove the Promoters/Estate Manager shall at their soleways ion be entitled to pay the same from and out of the ad-hoc amount mentioned in clause 28 (a) and/or utilise the said ad-hoc amount for payment of such municipal MUMBARIOD taxes. The said obligations of the Purchaser and remedies of the Fromoter/Estate Manager shall be without prejudice to the other remedies available in law to the Promoters. The Promoter /Estate Manager shall not be liable for any consequences that may ensue on account of the Purchaser failing to make the payment

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towards the same as provided herein.

- (h) in the event of the Purchaser making any default in the payment of the outgoings, municipal property taxes, non-agricultural assessment charges, taxes, rate etc., other taxes, amounts and/or other payments payable under the terms and conditions of this Agreement, then Purchaser shall cease to be entitled to the use (and the Promoter will in such event be entitled to take appropriate steps to stop the Purchaser from using) of the common infra, common areas, services, facilities, amenities till such time as he/she/they/it makes the payments together with interest thereon. If the default is for three months and in the event of the default continued even after giving fifteen days' notice in writing to the Purchaser calling upon him/her/them/it to make the payments such default shall be deemed to be just and reasonable clause under provision of RERA Act to cut off or withhold any essential supply or service enjoyed by the Purchaser in respect of the said Premises, till such time as he/she/they/it makes payments of the said amounts together with interest thereon.
- (i) The Purchaser hereby confirms that the Promoter and/or the Estate Manager shall not be responsible in any manner whatsoever in case of any attachment or other proceedings that may be made or taken in respect of the said Premises and/or Building and/or the said Property by the concerned authorities due to non-payment of municipal property taxes, electricity bills and/or other dues etc. to the said authorities on account of default in making payments of the said municipal property taxes, non-agricultural assessment charges, taxes, rate etc., electricity bills and/or other dues etc. by the Purchaser or other purchaser of premises therein and/or their failing to comply with their obligations under this Agreement.

* Note :- All other Service Taxes, GST, Charges, Cesses, Levies & Stamp Duty and Registration charges 5% of flat value or market value whichever is higher on actuals and * GST as applicable, to be paid by the Allottee/s as on demand

29. The Promoter shall utilize the sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) plus taxes as mentioned in Clause 28 paid by Allottee/s for meeting all legal costs, charges and expenses including professional costs of the attorneys at law/advocates of the Promoter in connection with formation of the said society or limited company or any other ultimate body of Allottee/s as the case may be, for preparing its rules, regulations and bye-laws and the Deed of Conveyance wheater and improve the said society or any other documents of transfer.

30. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee/s as deposit, sums received on account of the share capital and shall lilize the amounts only for the purpose for which they have been received.

31. The Allottee/s shall pay stamp duty and registration charges payable, if any, by the said society or limited company, on the Conveyance/Lease/Assignment of Lease, or any document or instrument of transfer in respect of the said property and/or any part thereof and the said building as the case may

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be executed in favour of the society or limited company. The Promoter will not be bound and liable to pay any stamp duty or registration charges on and/or under this agreement or otherwise.

The Promoter has represented that the open space, stilt and stack/podium parking spaces form part and parcel of the common areas which are common to all the Allottee/s. The Allottee/s etc. have been proportionately charged for this common areas with specific right to park vehicle / cars in an open area / stilt / podium levels and which area has been sanctioned by the corporation for parking vehicles. The Allottee/s is also aware that the Promoter have already allotted to some other Allottee/s as and by way of an additional amenity the exclusive right to park vehicles / cars in the open space passed for parking vehicles, stilt and parking floor areas in the car towers as shown in the plan hereto. A list of such exclusive rights which has already been given to the Allottee/s and the Allottee/s herein hereby unconditionally accepts and confirms the same and agrees not to oppose the grant of such exclusive rights to park at any time hereafter and specifically agrees to vote in favour of creation of such exclusive rights if, at any stage, any voting takes place on a resolution passed in this regard at any meeting at the time or after the formation of the society or other body in the meeting of the society or otherwise, whether General Body Meeting or of any Managing Committee in respect thereof or otherwise in any manner whatsoever including by circular resolution. These exclusive rights to park vehicles / car as afore stated are both inheritable and transferable and will stand attached to the said Premises the same being an amenity attached to the said Premises and the same shall not be transferred by the Allottee/s otherwise than with the transfer of the said Premises. The Allottee/s agrees and undertakes to support any further exclusive rights to park that may be created by the Promoter herein in favour of the Allottee/s which may be hereinafter made without any objection whatsoever and also agrees and undertakes not to object to and to specifically vote in favour of such exclusive rights in any resolutions that may be put up for passing in the General Body Meetings or Managing Committee Meeting of the society or other body in the meeting of the society or otherwise in any other meeting. The Allottee/s is aware that specifically relying on the aforesaid assurances and tundertakings, the Allottee/s is specifically granted exclusive rights to park as stated herein. The Agreement shall be treated as an irrevocable consent to the Promoter granting such exclusive rights Q do flat Allotteels.

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The Allottee/s acknowledge/s and understand/s that in view of non-availability of car (i) parking spaces in the said sale builting No 2, the car parking spaces shall be provided in REGISTERATION building in the form of a chess type automated mechanical car parking system wich shall have a floor mounted roller bed type system, allowing criss cross movement car parking pallets, in the car parking towers wherein there shall be no /place which may be earmarked for parking of vehicles of a particular)apd quire of skild Premises in the said Building and which shall be designed to minimize nd/or volume required for parking cars (hereinafter referred to as "the area Mechanical Parking"). The Allottee/s is/are aware that such Mechanical Parking rivolves operation of an automated machine for parking and removing cars from the Mechanical Parking system and the same could be time-consuming and the Purchase/s acknowledge/s that the Allottee/s has/have no objection to the same. The Allottee/s is/are

aware that such Mechanical Parking also requires a valet system by appointment of Page 24 of 54

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qualified drivers, for ease of parking and removing of verticles the Mechanical Parking system.

- For the effective management of car parking spaces in the said Building and in order to (ii) avoid any later disputes, the Promoters are entitled to carry out a tentative earmarking of a certain number parking spots in the mechanical parking system of the said Building for exclusive use thereof by certain acquires of said Premises in the said Building depending on availability of parking spots in the Mechanical Parking System. The Allottee/s agree/s that the Promoters shall be entitled to do such earmarking of such number of car parking spots at its discretion and the Allottee/s hereby accept/s the decisions taken by the Promoters in relation to such earmarking of car parking spots. The Allottee/s further agrees/s and undertakes/s that pursuant to formation and registration of the organization of flat Allottee/s/holder/s (defined hereof as the Common Organization) and admission of the Allottee/s to the said Common Organization as member/s thereof, the Allottee/s shall cast his/her/their votes in the first general meeting or shareholders meeting, as the case may be, of the Common Organization in favour of approving such car parking earmarking as done by the Promoters, so that the respective person/s in whose favour the Promoters have earmarked a certain number of car parking spots, will be allotted such respective car parking spot/s by the said Body for exclusive use along with rights of transferability in respect thereof. As per such tentative plans prepared by the Promoters, the holder of the said Premises, i.e., the Allottee herein would be entitled to exclusively use and occupy TWO (2) car park in the Mechanical Parking system / podium level of the Sale Building.
- (iii) It is clarified that in the event that the car parking spot/s are tentatively earmarked for the Allottee/s in the Mechanical Parking, then and in such an event, the Allottee/s may not be allotted any independent or identifiable car parking spaces/s. Within each mechanical parking system, there shall be no identifiable space for parking of any particular vehicle/s. The Allottee/s hereby confirm/s that the Allottee/s has/have no objection to the same and that the Allottee/s shall not park his/her/their car/s at any other place in the said Building. The Allottee/s hereby agree/s and undertake/s that the Allottee/s shall bear the costs and expenses of the maintenance of such Mechanical Parking system or also keep such valet parking facility at his/her/their costs for parking or removal of cars from the Mechanical Parking system. The Allottee/s shall not refuse to bear such costs and/or expenses on the ground of non-utilisation of such Mechanical Parking system or valet parking facility or on any other ground whatsoever and howsoever arising.

34. Agreed further that the irrevocable consent given herein shall be treated as an affilmative of the Allottee/s and the Allottee/s would be deemed to have assented to any less that the by the society or Managing Committee or body referred to hereinabove.

35. The Promoter shall be entitled to enter into agreements with other allottee/s on such terms and conditions as the Promoter may deem fit without affecting or producing at the hours of the Allottee/s in the flats/unit/ commercial said Premises etc. under this agreement.

36. It is hereby expressly agreed that the Promoler shall, notwithstanding anything contained in this

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agreement, be entitled to sell the flats/units/said Premises, shops, garages and allot or deal with as they may deem fit excusive user of open spaces/parking space/stack parking terrace or portion thereof etc. in the new proposed building and other structures on the said property for residential user or parking or for any other permissible user in that behalf in such manner and on such terms and conditions as the Promoter may deem fit without affecting or prejudicing the rights of the Allottee/s in the said Premises under this agreement. The Allottee/s and/or the Society shall not object to and hereby give his/her/its irrevocable consent to the Promoter allotting, selling or otherwise dealing with garages, stilt podium parking stack parking spaces, open spaces etc. and such allotment, sale etc. shall be binding on the Allottee/s.

The Promoter shall endeavour to offer possession of the said Premises to the Allottee/s on or 37 before December, 2021 subject to what is otherwise stated herein. If the Promoter fails and neglects to offer possession of the said Premises on the aforesaid date or any such date as may be extended by mutual consent then the Allottee/s shall have the option to terminate this agreement after giving 45 days' notice in writing thereupon the Promoter shall be liable to refund to the Allottee/s within 12 months such termination along with simple interest at the rate which is the highest marginal cost of lending rate of State Bank of India plus 2% per annum being the same interest rate as mentioned in Clause above from the date the Promoter received the sum till the date the said amount and interest thereon is paid to the Allottee/s. It is agreed that upon the termination of this Agreement by the Allottee/s, the claim of the Allottee/s shall be restricted to refund of monies paid with simple interest as afore stated and that the Allottee/s shall not be entitled to claim any loss and/or damages for mental trauma or otherwise whatsoever. The entire amounts to be refunded with the interest payable on the amounts refundable to the Allottee/s shall be paid solely by the Promoter as it is the Promoter's responsibility to complete the construction in a timely manner. The amount so refunded shall be in full and final satisfaction and final settlement of all the claims of the Allottee/s under this Agreement. The Allottee/s shall be entitled to such refund from the promoter only after execution and registration of the deed of cancellation and waiving his/her /their right and interest derived from this agreement. The GOV-Allettee's shall before exercising its rights under this clause shall have to ensure that he/she/they are not under any breach/breaches of this agreement and have fulfilled their obligations in totality The Allottee/s agrees that receipt of the said refund by Cheque from the Promoter by the Allottee/s by registered post acknowledgement due at the address given by the Allottee/s in these presents whether the Allottee/s accepts or encashes the cheque or not, will amount of the said refund. The protection available to the Allottee/s in this clause is subject to The Alotted paving paid all the amounts due and payable hereunder as per the payment

The Proposer shall be entitled to a reasonable extension of time for handing over the possession of the said Premises, as stated in Clause 37 hereinabove, if the completion of the said free sale building in which the said Premises is situated is delayed on account of but not because of an

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schedule stated in this agreement. In such event the Promoter shall pay the aforesaid Premises

e Allottee sand thereupon the Promoter alone shall be entitled to deal with or dispose of the

act and/or omission on the part of the Promoter.

rensises at they may deem fit.

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non-availability of steel, cement, other building materal, (i) period of not more than six months.

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War, Civil Commotion, Riots or Act of God; or (ii)

- Any notice, order, rule, notification of the Government and/or other public or competent (iii) authority; or
- changes in any rules, regulation, bye-laws of various statutory bodies and authorities (iv) affecting the development and the project; or
- on account of delay in issue of the Occupation Certificate / part Occupation Certificate (v) and / or any other Certificate / permission / approval as may be required in respect of the said free sale building by the said local authority or
- delay in grant of any NOC / permission / license / connection for installation of any (vi) services, such as lifts, electricity and water connections and meters to the project / flat / road or completion certificate from appropriate authority for which such delay shall be condoned by not be more than six months; or

any stay, injunction or other order of any court, tribunal or authority ON SUB-RE (vii)

And that the Allottee/s hereby agrees to ignore such delay in getting pos any of the abovementioned reasons and/or for any reason beyond the control of per the provisions of the RERA Act or any relevant section of the A force.

- The Allottee/s shall bear and pay the proportionate municipal taxes, maintenance charges 39 other outgoings in respect of the said building from 15 days from the date of intimation to the Allottee/s to take possession in respect of the said Premises. The common expenses in respect of the said Property shall be shared by the Allottee/s of units and other said Premises of the said building in proportion of their respective area. The Allottee/s shall not be entitled to ask to adjustment of the deposit amounts mentioned herein against the expenses, taxes, other outgoings etc. levied by Slum Rehabilitation Authority/Municipal Corporation of Greater Mumbai and local authorities.
- The Allottee/s shall take possession of the said Premises within 15 (fifteen) days of the Promoter 40. giving written notice to the Allottee/s intimating that the said Premises are ready for use and occupation. Provided that if within a period of per RERA from the date of handing over the said Premises to the Allottee/s, the Allottee/s bring/s to the notice of the Promoter any structural defect in the said Premises or the said building in which the said Premises is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible, such defects shall be rectified by the Promoter at the Promoter's own cost and in case it is not possible to rectify such defects then the Allottee/s shall be entitled to receive from the Promoter reasonable compensation for such defect or change. However, if the Allottee/s carries out any alteration or addition or change as regards columns, beams, slabs, and/or ceiling or outer walls any other structural change/alteration in the said Premises or any part thereof in the said Premises and/or the said sale building, the liability of the Promoter shall come to an end and the Allottee/s alone shall be responsible to rectify such defect or change at their own cost/s.

41. The Allottee/s shall use the Premises or any part thereof or permit the same to be used only for Page 27 of 54

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purpose of residence or any other user permitted in law. He shall use the parking space only for purpose of keeping or parking vehicle.

- The Allottee/s along with other Allottee/s of Premises in the building shall join in forming and 42. registering the society or association or a limited company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee/s, so as to enable the Promoter to register the common organization of Allottee/s. No Objection shall be taken by the Allottee/s, if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority. The Promoters will make an application for the formation of the Appex Body within 3 (three) months of receipt of the Occupation Certificate of the last building to be constructed in the layout as per RERA.
- The Promoter shall (subject to his right to dispose of the remaining Premises, if any), within 12 43. months from the receipt of the entire consideration from all the Allottee/s, execute the conveyance/lease/assignment of lease of the structure of that building or wing of that building (excluding basements and podium) or cause the lease of the entire undivided or inseparable land underneath all buildings jointly in favour of the apex body, Federation of all the societies jointly or otherwise as they may deem fit as per RERA.

It is clarified that the Promoter is not the owner of the said Property or the Sale Portion and does not have or hold the rights to convey or grant the lease in respect of the said Property or the Sale Plot in favour of the Society or Organisation or the Proposed Federation (as the case may be) Gorand accordingly, it is clarified that the only obligation of the Promoter in this regard shall be to make the requisite applications to the concerned authorities and to make reasonable endeavours for execution of the Lease as aforesaid in favour of the Society or Organisation or the Proposed Federation (as the case may be). The proposed lease deed and conveyance or other instrument of transfer in favour of the Proposed Body or the Proposed Federation (as the case may be) shall be in accordance with the provisions of the DCR, 1991 and the policies pertaining to the Tedevelopment schemes under Regulation 33 (10) and Appendix IV of the DCR, 1991, as may be adopted from time to time by the SRA/Government of Maharashtra. It is however clarified that any amount required to be paid to MCGM/SRA/statutory authorities for transfer of the said property in our of along organisation or Limited Company shall be borne solely by such Organisation or ited Company or the flat Allottee/s proportionately.

tree shas understood the aforesaid and the Allottee/s hereby agrees and undertakes with er that the Allottee/s shall not hold the Promoter responsible or liable if the concerned authorities including SRA/MCGM do not execute the lease deed or any other document of nsfer in respect of the portion of the said property in favour of the said Society or Organisation

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the execution of the documents for tions/as may be prescribed by the and/or the Government and the

or the Proposed Federation (as the case may be). Moreover, the execution of the documents for effectuating lease shall be subject to such terms and conditions/as may be prescribed by the SRA, the MCGM and/or any other concerned authorities and/or the Government and the Allottee/s hereby agree and undertake that the Allottee/s shall not challenge or raise a dispute with regard to any of such terms and conditions, which may be onerous in nature

46. The Apex Body or Federation if any formed by the promoter on a layout plot shall manage and administer the common areas and the facilities without having any legal rights, title and interest in the building or buildings in such a layout plot and all legal rights, title and interest in the building or buildings shall belong to the respective entities in whose favour the Conveyance/Lease/Assignment of Lease, as the case may be of such building or buildings is executed.

PROVIDED THAT, notwithstanding anything contained in the Act or in any agreement or in any judgment, decree or order of any court or in any other law for the time being in force, the Promoter shall be entitled to develop and continue to develop the remaining layout land, with the right to use the internal access roads and all the facilities, amenities and services in the layout and to construct any additional structures thereon by consuming the balance Floor Space Index and balance Transfer of Development Right, fungible Floor Space Index and balance additional Floor Space Index relating to the said layout land and any future increase in Floor Space Index and the Transfer of Development Rights, Floor Space Index and additional fungible Floor Space Index therein due to change in the law or the policies of the Government or local authority.

PROVIDED FURTHER THAT, and it is agreed by the flat Allottee/s that if the Floor Space Index of the plot in the layout is increased due to change in the law or the policies of the Government or local authorities, or otherwise subsequent to Conveyance/Lease/Assignment of Lease, as the case may be / lease of any one or more structures to the organization of flat Allottee/s, then increase in Floor Space Index before the formation of the Society and even post formation of the Society for a period of 5 years after the execution of the Deed of Conveyance/Lease/Assignment of Lease, as case the may be and/or deemed Conveyance/Lease/Assignment of Lease as, the case may be and/or after the statutory vesting of the said Sale Building in favour of the Society or federation of societies or apex society shall belong to the Promoter. The Promoter shall not be bound to obtain any consent or permission from the organization of flat Allottee/s in the said layout land or phase for the purpose of utilizing the balance Floor Space Index or the Transfer of Development Right Floor Base additional fungible Floor Space Index. The flat Allottee/s shall not be entitled to an include and shall not object to such development. The flat Allottee/s and their permitted successors in title shall be entitled to object and shall not object to such document in amon the mean society by whatever name called.

47. It is expressly and specifically clarified, agreed, understood and continued by and between the parties hereto that the unsold units / said Premises and other said Premise aparking spaces in the said building shall at all times, including after the formation and registration of the Common Organization and/or after the Conveyance/Lease/Assignment of Lease, as the case Page 29 of 54

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may be of the said Property and the said building in favour of the Common Organization, be and remain the absolute property of the Promoter, and the Promoter shall become members of the Common Organization in respect thereof, and the Promoter shall have full right, absolute power and authority, and shall be unconditionally entitled to deal with and to sell, let or otherwise dispose of the same in any manner and for such consideration, and on such terms and conditions as it may in its sole and absolute discretion deem fit and proper, to any person or party of its choice, and neither the Allottee/s herein, nor the Common Organization shall object to or dispute the same. On the Promoter, as the case may be, intimating to the Common Organization the name or names of the Allottee/s or acquirer/s of such unsold units, said Premises, etc., the Common Organization shall forthwith accept and admit such Allottee/s and acquirers as their member/s and shareholder/s and shall forthwith issue share certificate/s and other necessary documents in their favour, without raising any dispute or objection to the same and without charging/recording from them any premium, fees, donations or any other amount of whatsoever nature in respect thereof. The Promoter shall not be liable to pay maintenance charges for the unsold units to the Common Organization save and except the municipal taxes with effect from receipt of occupation/ completion certificate. The Promoter shall at its discretion pay the municipal property taxes, non-agricultural assessment charges/taxes/rate etc. in respect of unsold Said Premises / Units / Flats directly to the BMC. It is clarified that the Promoter will not be liable to pay any other amounts in respect of the unsold said Premises / Units / Flats, Adequate provisions for the above shall be made in the said Documents of Transfer.

All costs charges and expenses in connection with the formation of the Common Organization, as well as the costs of preparing and engrossing the deed of lease or any appropriate document/deed in respect of the said property and the said Building in favour of the Common Organization, payment of charges for such purpose, stamp duty and registration charges thereof and all other agreements or any other documents required to be executed by the Promoter as well as the entire professional costs of the Attorneys of the Promoter for preparing and approving Call spc Documents shall be borne and paid by the Common Organization or proportionately by all the Allottee/s in the said Building. The share of the Allottee/s in such costs, charges and expenses shall be paid by him/her/them imr ediately when required. The Purchaser agrees and confirms that notwithstanding anything else contained herein the Purchaser/Ultimate body of the Purchaser shall only be entitled to a lease of the said larger property/said portion of the said larger property being land under the said building and transfer of the said building and shall under no circumstances be entitled to anything more.

UB-REGISTAL Clarified, agreed and understood between the parties hereto that:

any portion of the said property is acquired or notified to be acquired by the verning for by any other public body or authority, the Promoter shall be entitled to receive all the benefits in respect thereof and/or the compensatory F.S.I. and/or TDR or all other benefits which may be permitted in lieu thereof till the society or limited company fer body is formed and registered and the said property and building is transferred.

The Promoter shall be entitled to use any additional F.S.I. and/or TDR or additional action that may be permitted by the local body or concerned authority on the said

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property for any reasons whatsoever including F.S.I. in respect of any adjoining of neighbouring property. Such additional structures and storeys will be the sole property of the Promoter who will be entitled to deal with or dispose of the same in any way the Promoter choose and the Allottee/s hereby irrevocably consent to the same. The Allottee/s shall not be entitled to raise any objection or claim any abatement in price of the said Premises agreed to be acquired by them and/or any compensation or damage on the ground of inconvenience or any other ground whatsoever.

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- The entire unconsumed and residual F.S.I. and T.D.R., if any, in respect of the said (b) building to be constructed on the said building on the said Property / the said entire property / the SRA scheme land and the entire increased, additional and extra F.S.I. which may be available at any time hereafter in respect thereof for any reason whatsoever including because of change in the status, D. P. Plan, Rules, the proposed D. C. Regulation (2034) ,Regulations and bye-laws governing the FSI as also the changes to Development Plan F.S.I. or otherwise which may be available, it is possible for the Promoter to acquire certificate/s of Development Right of other properties (commonly known as TDR) and to make additional construction on the said property by utilising such Development Rights on any account or due to any reason whatsoever, including on account of handing over to the Government or the Municipality any set back area, and/or due to any change in law, rules or regulations, shall absolutely and exclusively belong to and be available to Promoter, free of all costs, charges and payments, and neither the Allottee/s herein, nor the Organization shall have or claim any rights, benefits or interest whatsoever including for use and consumption in respect thereof and/or of inconvenience and/or of light and ventilation and/or density and environment and/or of water and electricity;
- (c) The Promoter shall have, the full right, absolute authority and unfettered discretion to use, utilize and consume the aforesaid FSI and TDR respectively becoming available to the promoter on various aforesaid occasions, before the formation of the Society and even post formation of the Society for a period of 5 years after the execution of the Deed of Conveyance/Lease/Assignment of Lease, as the case may oe and/or deemed Conveyance/Lease/Assignment of Lease as, the case may be and/or after the statute vesting of the said Sale Building in favour of the Society or federation of societies or apex society for constructing any new and additional structures and floors thereon, and/or otherwise howsoever, as the Promoter may desire and deem fit and proper and as may be legally permitted, whether now or at any time in future. It is expressly agreed that in case of vertical expansion of the said building by way of additional floor/a. the Promoter shall be entitled to shift the water tank/s, dish antenna/s, relay satellite communications etc., either over and above such additional floors and extension or such other place/s as the Promoter may deem fit and proper document of transfer is executed and registered.

(d) The Allottee/s agree/s and undertake/s to permit and give the Premoter all making such additions, alterations or to put up any additional structure of the premoter all

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said property which addition may be horizontal and/or Vertical to the building to be constructed on the said property even after the said society or limited company or ultimate body is formed and registered and the said property and the said building or part thereof is transferred to the society till the work of additions and alterations above is completed in full and possession of such flats etc., are handed over to the respective Allottee/s of such said Premises etc. The Allottee/s agree/s and undertake/s not to object to such construction on the ground of nuisance, annoyance and/or otherwise for any

All such new and additional tenements, units, said Premises buildings and structures (e) shall absolutely and exclusively belong to the Promoter, and neither the Allottee/s herein, nor the Common Organization shall have or claim any rights, title, benefits or interests whatsoever in respect thereof and the Promoter shall be entitled to deal with, sell, let or otherwise dispose of and transfer the same in any manner, to any person/party of its choice for such consideration, and on such terms and conditions as it may in its sole and absolute discretion deem fit and proper, and neither the Allottee/s nor the Common Organization shall raise any dispute or objection thereto and the Allottee/s hereby grants his/her/their irrevocable consent to the same;

The Promoter shall be entitled to revise the boundary or area of the layout in respect of (f) the said property and to submit any revised layout or amended building plans for the purpose of revision of the layout in respect of the said property as the Promoter may ARI

desire or deem fit from time to time.

(g)

The formation of the Society and even post formation of the Society, for a period of 5 years after the execution of the Deed of Conveyance/Lease/Assignment of Lease, as the

case may be and/or deemed Conveyance/Lease/Assignment of Lease as, the case may be and/or after the statutory vesting of the said Sale Building in favour of the Society or federation of societies or apex society the Promoter will be permitted to have the entire available F.S.I. including T.D.R. or any other benefit by whatever name called which could be used on the said property whether sanctioned or not and shall be entitled to utilise the same by making additions, alterations or putting up any additional structures as per the plan that may be approved by the local authority or the Government of Maharashtra or any other competent authority so as to consume the entire available SUB-REO'S benefit in respect of the said property, including that which may be available but not

TRANCTION even after registration of the society and transfer of the said property to the ame of the said society. Such addition, structures, or floors, shall be the property of the omotes the Promoter will be entitled to deal with dispose of the same in any Promoter may deem fit without adversely affecting the flat of the Allottee/s

even after transfer of the said property.

My No promoter shall be entitled to take benefit of any approval of development rights/FSI/TDR/benefits by whatever name called which may become available with respect of the said property to any other property or properties either adjoining the said

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aw and the Allottee's shall neither claim any manner whatsoever

property or otherwise as may be permissible in law and the Allottee's any right thereto nor object or dispute the same in any manner whatsomer

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- (i) The Allottee/s hereby expressly consent/s to the Promoter re-aligning, re-designing the said Building or the recreation area or internal road and passages and such other area or areas which the Promoter may desire to re-align and re-design. If the building is completed earlier than the other said Premises in the said Building, then the Allotee/s confirm/s that the Promoter will be entitled to utilize any F.S.I. which may be available on the said Property or any part thereof as set out in the First Schedule hereunder written. till the said Building, is completed and the F.S.I. available on the said Property is duly utilized by the Promoter and the amount or amounts receivable by the Promoter and all obligations required to be carried cut by the Allottee/s herein and other Allottee/s of said Premises from the Promoter are fulfilled by them, the Promoter shall not be bound and shall not be called upon or required to form any Co-operative Society, Limited Company or Condominium or Premisess as the case may be and the Allotee/s agree/s and irrevocably consent/s not to raise any demand or dispute or objection in that behalf.
- (j) It is agreed and understood that at any time before the execution of the Conveyance/Lease/Assignment of Lease, as the case may be of the said Property in favour of the Common Organisation of the proposed new building known as "Ruparel Ariana", the Promoter shall be entitled to amalgamate the said free the said Property with any other adjacent property which it may have already purchased /acquired, or which it may hereafter purchase/acquire, and to apply for and obtain the necessary sanctions, permissions, orders, NOCs, approvals, etc. for such amalgamation, and to develop the said property in accordance therewith. The Allottee/s shall not raise any objection to or dispute such amalgamation of the said Property land by the Promoters:
- (k) The Allottee/s shall not be entitled to any rebate and/or concession in the price at his/her/their flat/said Premises on account of the construction of additional floor/s and/or any other building and/or structure and/or the changes, alterations and additions made in the building or buildings or structures or on account of any advertisement hoarding and/or facilities for dish Antenna/Satellite transmission facilities put up on the said property and/or the said building.
- (I) The Promoter shall be entitled to grant any Right of Way or license of any right through, over or under the said property to any person or party including occupant, Allottee/s or person entitled to any area or areas in any building(s) which may be constructed by the Promoter on the said property or any other adjoining property or property or to any other person as the Promoter may desire or deep the said property or to any other person as the Promoter may desire or deep the said property or to any other person as the Promoter may desire or deep the said property or to any other person as the Promoter may desire or deep the said property or to any other person as the Promoter may desire or deep the said property or to any other person as the Promoter may desire or deep the said property or to any other person as the Promoter may desire or deep the said property or to any other person as the Promoter may desire or deep the said property or to any other person as the Promoter may desire or deep the said property or to any other person as the Promoter may desire or deep the said property or to any other person as the Promoter may desire or deep the said property or to any other person as the Promoter may desire or deep the said property or to any other person as the Promoter may desire or deep the said property or to any other person as the Promoter may desire or deep the said property or to any other person as the Promoter may desire or deep the said property or to any other person as the Promoter may desire or deep the said property or to any other person as the Promoter may desire or deep the said property or to any other person as the promoter may desire or deep the said property or to any other person as the promoter may desire or deep the said property or to any other person as the promoter may desire or deep the said property or to any other person as the promoter may desire or deep the said property or to any other person as the promoter may desire or deep the said property or to any other person as the

(m) The Common Organization shall admit as its members, all Allotee/s of additional units/said Premises/ tenements whenever constructed on the said

(n) The Promoter hereby reserve their right to give for the purpose of the purpos

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putting up hoardings or Neon Light hoardings etc. on any open spaces in the said property including on the terrace and compound walls for the said purpose on such terms and conditions as the Promoter may desire. The said right shall continue to subsist even after the execution of lease or assignment in favour of the estate or common organization to be formed by the flats/said Premises/commercial said Premises etc. Allottee/s. If any municipal rates, taxes, cess, 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 Promoter. The Promoter 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 Promoter, their 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 Promoter shall be entitled to transfer or assign such right to any person or persons who they may deem fit and the Allottee/s or the common organization to be formed by the Allottee/s shall not raise any objection thereto.

(o) The Allottee/s is aware that the Promoter or the Maintenance Agency nominated by the Promoter for providing certain Maintenance Services in the said Sale building shall maintain the Sale Building until such time as the society/Common Organization of the Allottee/s is formed and takes charge of the property. Provided that thereafter the Allottee/s along with the other members of the said Society/Common Organization of flat Allottee/s shall be entitled to enter into Maintenance and Service Agreement, with the Promoter and/or the said Agency appointed by the Promoter at their own cost and risk.

It is in the interest of the Allottee/s to help the Maintenance Agency in effectively keeping the Said Premises and the said building secured in all ways. The Allottee/s hereby agrees and accepts that for security reasons, the Maintenance Agency shall be at liberty to enforce a framework of guidelines to be followed and observed by the occupants/visitors to the same building. However, it has been made clear to the Allottee/s that the entire internal security of the said Premises shall be sole responsibility of the owner/Allottee/s/occupant and the Promoter or the Maintenance Agency shall not be responsible for any theft, loss or damage suffered by the owner/Allottee/s/occupant due to any security lapse within and in respect of the Said Premises hereby agreed to be

ourchased by the Allottee/s.

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this clause shall always be of the essence of this Agreement and shall covenant running with the land.

The Market Ee/s hereby agrees that in the event any amount is payable by way of premium to the SRA/Municipality or to the State Government towards betterment charges or development charges or any other tax/charge/levy including but not limited to infrastructure charges or payment of a similar nature becoming payable by the Promoter

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in respect of the said Property, the Allottee/s shall remburse the such amount in proportion to the area of the Said Premises appears appeared by the Allottee/s, for which such payment is required to amount the decision of the Promoter shall be conclusive and binding upon the Allottee/s;

- The Allottee/s shall indemnify and keep indemnified the Promoter and hold the Promoter (s) harmless against all actions, claims, demands, proceedings, costs, damages, expenses, losses and liability (including its professional fees in relation thereto) of whatsoever nature incurred or suffered by the Promoter directly or indirectly in connection with: (a) any breach and/or default by the Allottee/s in the performance of any and/or all of his/her/its obligations under this Agreement; (b) damages to any Property(ies) howsoever arising related to the use and/or occupation of the said Premises and directly or indirectly as a result of the negligence, act and/or omission of the Allottee/s or his/her/its agents, servants, tenants, guests, invitees and/or any person or entity under his/its control; and (c) Allottee/s's non-compliance with any of the restrictions regarding the use and/or occupation of the said Premises.
- 50. The Allottee/s hereby agree/s that in the event if any amount by way of premium or security deposit as fire cess is paid to the SRA/MHADA/MMRDA/MCGM or to the State Government or any other tax or repayment of a similar nature becoming payable by the Promoter, the same shall be reimbursed by the Allottee/s to the Promoter in proportion of the said Premises agreed to be acquired by the Allottee/s and in determining such amount, the decision of the Promoter shall be conclusive and binding upon the Allottee/s.
- If at any time, any development and/or betterment charges or other levy are or is charged, levied 51. or sought to be recovered by the SRA/MHADA/MCGM/MHADA, Government and/or any other Public Authority in respect of the said Property and/or the said building standing thereon, the same relating to the period after the Allottee/s is put in possession of the said Premises shall be borne and paid by the Allottee/s in proportion to the saleable area occupied by it.
- The Allottee/s agree/s and undertake/s that all charges, consideration, stamp duty, registration 52. charges, transfer fee, premium or any other charges of any nature whatsoever payable to SRA/MMRDA or MCGM or Metropolitan Commissioner or any other authority for execution of lease of the said free the said Property in favour of the said Common Organization and/or for execution of this Agreement is the responsibility of the Allottee/s. The expenses, charges, fees etc. for obtaining lease deed from MCGM/SRA/Concerned authority in Property in favour of the Common Organization to be formed for the Build and registration charges in respect thereof shall be borne and sharp Building.
- 53. The Promoter shall form a Co-operative Society or the Limited Company or con Allottee/s of the said Premises of the said Building in accordance with along with the other Allottee/s of said Premises in the said Building shall fulls Promoter in forming and registering the new Society or the Limited Company or condominium,

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and for that purpose, from time to time, sign and execute applications and other documents to become a member and to sign and return all the documents including Bye-Laws to the Promoter within seven days of receipt, thereof, time being of the essence, so as to enable the Promoter to register the Society or the Limited Company or condominium of all the Allottee/s under section in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 and such other laws that may be applicable from time to time. The Allottee/s shall not raise any objection if any changes or modifications are made in the draft Bye-Laws or the Memorandum of Association and Articles of Association as may be required by the Registrar of Co-operative Societies or by other Authority.

- In the event of the new Society or the Limited Company or Condominium ("Organisation") being formed and registered before the sale and disposal of all the Promoter's Said Premises in the Building, to be constructed on the The said Property, the power and authority of the Organisation so formed shall be subject to the overall authority and control of the Promoter over any of the matters concerning the said Building, the construction and completion thereof and all amenities appertaining to the same. The Promoter shall have absolute authority and control as regards the unsold flats/units/parking space/terraces etc. and the disposal thereof. The Organisation shall, on intimation by the Promoter be liable to admit such Allottee/s as its member without asking any transfer fee or amount, save and except entrance fees, share application money and security deposit for maintenance charge like other Allottee/s.
- As may be required by the BEST Reliance Infrastructure Limited or Tata Power Company Limited or Maharashtra State Electricity Board or any other authorised electricity providers, a substation room may be provided to such electricity provider in any part of the layout of the said Property for supplying electricity to the building/s on the said Property and/or any part thereof and/or to the buildings constructed in the vicinity of the said Property; and the Allottee/s hereby grant his/her/their irrevocable consent to the Promoter for the same. The Promoter may be required to and if so required, the Promoter shall make the requisite applications to the land owning authority to execute a deed of lease/sub-lease/conveyance in favour of any concerned electricity provider for such area on which the substation room is to be provided as may be required. The Allottee/s shall not raise any objection and/or obstruction towards the putting up and construction of the electric substation and its structures and allied constructions, room/s, pipes and boxes, electrical protects.

organisation en Proposed Federation (as the case may be) shall be subject to each lease/sub-lease/supveyance as may be executed in favour of such electricity provider.

The Allottee's for himself with an intention to bring all persons unto whomsoever hands the said

(a) That he has independently investigated and conducted due diligence and has satisfied himself in respect of the title of the said Property, after being given complete inspection of all

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documents relating to title of the said Property, including sufficient Agreement and all other ancillary documents.

- (b) That he waives his right to raise any questions or objections to the title of the Promoter to develop the said Property and to construct the said Building and said Premises, considering all the queries have been sufficiently answered/satisfied by the Promoter.
- (c) That he has entered into these presents after understanding and accepting the terms mentioned herein after taking advice of professionals and well-wishers, if required, and shall not subsequently raise any grievance with respect to any clauses contained herein.
- 57. The Promoters shall pay all outgoings (Municipal and Collector's Bills) and all other amounts such as betterment charges, contributions etc., payable to any local or public authority in respect of the said property under any statute or law, previous to the date hereof, if necessary, shall be apportioned between the Promoters and the Allottee/s.
- 58. The Promoter hereby represents and warrants to the Allottee/s as follows:
 - i. The Promoter has clear and marketable title with respect to development rights in respect of the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual physical and legal possession of the project land for the implementation of the project.

ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the project an shall obtain requisite approvals from time to the complete the development of the project;

iii. There are no encumbrances upon the project land or the project except those disclosed in the title report;

iv. All approvals, licenses and permits issued by the competent authorities with respect to the project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

v. The Promoter has the right to enter into this agreement and has not or to perform any act or thing, whereby the right, title and interest of the herein, may prejudicially be affected;

Agreement or any other agreement/arrangement with any person or party with correct the project land, including the project and the said Premises Plot) which will, the any manner, affect the rights of Allottee/s under this Agreement;

vii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said (Premises/Plot) to the Allottee/s in the manner contemplated in this Agreement;

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- At the time of execution of the conveyance deed of the structure to the association of viii. Allottee/s the Promoter shall hand over lawful, vacant, peaceful, physical possession of the common areas of the structure to the Association of the Allottee/s;
- The Promoter has duly paid and shall continue to pay and discharge undisputed ix. 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 said project to the competent Authorities;
 - No notice from the Government or any other local body or authority or any legislative X. enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the project except those disclosed in the title report.
 - Some of the slum dwellers have filed Appeals before the Competent Authority impugning χi. the rejection of their eligibility for rehabilitation in the rehab premises.
- In the event of any of such appellants being successful in their pending proceedings, and xii. subject to the sanction of the SRA, there will be a consequential amendment in the above referred Letter of Intent and revised Letter of Intent issued by the SRA to the Promoters. The Promoter will then be entitled to construct beyond the presently sanctioned floors vertically or horizontally by adding another horizontal extension of upper floors on the said sale building due to the availability of in situ compensatory Floor Space Index in respect of the slum property and/or due to provision of Floor Space Index for Project Affected Persons (PAP).

The Promoters are proposing to construct beyond the presently sanctioned floors of the sale building by loading Fungible Floor Space Index on the sale building vertically or horizontally by adding another sale Wing.

All such additional Floor Space Index, by whatever name called, that may become available for additional construction on the sale building shall belong exclusively to the Developers and the Allottee/s and/or any juristic body or association or society of the Flat Allowers of the sale building shall neither have nor make any claim to such additional or Ocompensatory FSI including and not limited to any FSI that may become available due to PAP or as Fungible FSI or otherwise

Save and except as stated above, there are no litigations and/or mortgage on the said XV. land, project and the said premises and the title of the said premises is clear and marketable and the allottee/s has himself /herself / themselves verified and satisfied with the title of the Promoters to the said Premises and accepted the same and the Promoter shall indemnity the Allottee to that effect.

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The Allottee/s for himself/herself/themselves with intention to bring all persons into wi 59. hand the said Premises may come, do hereby covenant with the Promoter as follows:

- To maintain at the Allottee/s own cost in good tenantable repair and condition from the (a) date of possession of the said Premises is taken and shall not do, or suffer to be done, anything in or to the said Building, staircases or any passages which may be against the rules, regulations or bye-laws or concerned local or any other authority or change/alter or make addition in or to the said Premises itself or any part thereof;
- Not to store in the said Premises any goods which are of hazardous, combustible or (b) dangerous nature or are so heavy as to damage the construction or structure of the said Building or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or be likely to damage the staircases, common passages or any other structure of the said Building including entrances of the said Building and in case any damage is caused to the said Building and/or the said Premises on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable to carry out the repair at the Allottee/s cost:
- To carry at his/her/their own cost all internal repairs to the said Premises and maintain (c) the said Premises in the same condition, state and order in which it was delivered by the Promoter to the Allottee/s and shall not do or suffer to be done anything in the said Premises or to the said Building or the said Premises which may be against the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequence thereof to the concerned local authority and/or public authority;
- (d) Not do or suffer to be done anything in the said Premises or to the said Building or the said Premises which is in contravention of this Agreement. And in the event of the Allottee/s committing any act in contravention of this Agreement responsible and liable for the consequence thereof including the tablity to car repair at the Allottee/s cost;
- Not to demolish or cause to be demolished the said Premises of any page (e) any time make or cause to be made any addition or alteration whatsoe said Premises or any part thereof, nor any alteration in the alevation and conscheme of the said free sale building and shall keep the portion, severs, arain the said Premises and appurtenances thereto in good tenantable repair and condition and shall not chisel or, in any other manner, damage the columns, beam, walls, slabs or RCC Pardis or other structural members in the said Premises without the prior written permission of the Promoter and/or the said Common Organization and in the event so such damage the Allottee/s shall indemnify the Promoter and/or the Common Organization for the same.

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- (f) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said free the said Property and the said Building or any part thereof or whereby any increase in premium shall become payable in respect of insurance;
- (g) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the said free the said Property and the said Building;
- (h) No equipment's such as dish antennae/solar heaters/solar panels, D.G. Set, air conditioning plants etc. shall be installed on the terrace and/or under the stilts and/or basements of the said building and/or in the compound of the said building by any of the flats/units/said Premises holders and/or the said organization at any time whatsoever without the permission of the Promoters. However the Promoter alone shall, from time to time, and at all times be entitled to permit the Premises/said Premises holders of the said Premises in the said building to install equipments such as dish antennae/solar hearters/solar panels, D.G. set, air conditioning plants etc. on the terrace and/or under the stilts and/or basements of the said building and/or in the compound of the said building as the Promoter may determine absolutely at its discretion.
- The refuge area adjoining to lobby / staircase / said Premises (hereinafter referred to as "the Refuge Area"), shall not be altered and/or enclosed and/or covered and/or changed on any grounds whatsoever, by the Allottee/s / Common Organisation. The Refuge area in the said building shall kept in a clean and habitable condition and shall be the part of the common amenities and shall be used by all the Allottee/s in the building. The entry thereof at all times shall be without any restriction and shall always kept open and free of encroachment at all times including the common passage, stair case leading to such Refuge area.

The Allottee/s shall not remove or affix grills / fixtures on the exterior of the said Building or cause any obstruction of any nature whatsoever and the Allottee/s shall forthwith remove such grills, fixtures, obstructions and shall be liable to pay a fine of Rs. 1,00,000/-(Rupees One Lakh Only) to the Promoter/ Promoters.

Pay to the Promoter within 7 (seven) days of demand by the Promoter, his/her/their share of security deposit, charges or expenses etc. demanded by concerned local authority or SUB-RE giving water, electricity or any other service connected to the said Building,

To be ar and particle rease in local taxes, water charges, insurance and such other levies, if any which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said Unit / Said Premises by the Ballottee viz. user for any purposes other than purpose for which the same is

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Premises or the Allottee/s's interest or benefit of this Agreement or sub-let the said premises or the Allottee/s's interest or benefit of this Agreement or part with the possession of the said Premises or any part thereof until all the dues payable by the Allottee/s to the Promoter under thin Agreement are fully paid-up and only if the Allottee/s had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Allottee/s has intimated in writing to the Promoter. No express NOC or consent is required by the Allottee to sell the said premises and/or create mortgage on the said premises. If any NOC or consent of the Promoter is required, the Promoter will promptly and immediately issue such NOC in such format as may be prescribed, for the purpose of sale or creating mortgage or otherwise without any charges or expenses;

- (n) The Allottee/s shall observe and perform all the rules and regulations which the said Common Organization may adopt at its/their inception and the additions, alterations, or amendments thereof that may be made from time to time for protection and maintenance of the said free the said Property, the said free sale building, the said Building and the said Premises therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of the Government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the said Common Organization regarding the occupation and use of the said Premises in the said Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement;
- (o) Till the lease/sub-lease of the said free the said Property and the said Building is executed in favour of the Common Organization, the Promoter and its servants and agents, with or without workmen and others, shall at all reasonable times, be entitled to enter into and upon the said free the said Property, and the said Building or any part thereof.
- In the event any development charges or betterment charge, service charge or premium or tax or any other levy becomes payable by the Promoter, the Allottee/s hereby agrees to reimburse the same to the Promoter in proportion to the area of Flat / Units / Said Premises / Parking space / Garage etc., agreed to be purchased by him/her/them and in determining such amount, the decision of the Promoter shall be conclusive and binding upon the Allottee/s.

(q) The Allottee/s shall insure and keep insured the said Flat / by fire of any other calamities for the full value thereof.

(r) The Allottee/s agrees that his/her/their/its interest in the said property and he said building is impartable and he/she/they/it shall not be entitled a markitime to emand partition of his/her/their interest in the said property and/or in the said building.

(s) In case BEST/ MSEB / Reliance / Tata Power or any competent authority Page 41 of 54

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requires/demands construction of sub-station before supplying necessary electricity or domestic load to the proposed building, the cost charges and expenses thereof shall be borne and paid by all the Allottee/s in proportion to the area of their respective Flat / Units / Said Premises agreed to be acquired by them.

- (r) Until the said property together with the said building is conveyed as aforesaid, the Promoter will control the management of the said building, realization of outgoings and the disbursements of the payments to be made. The Allottee/s along with other flats/said Premises/parking space Allottee/s and/or the co-operative society and/or limited company and/or incorporated body will not have any objection to the aforesaid right of the Promoter.
- 60. The Allottee/s has assured further that this Agreement is subject to the following covenants made by the Allottee/s:
 - the Allottee/s have not been adjudicated as insolvent/bankrupt and/or to be wound up or any such proceedings are not pending against the Allottee/s;
 - no receiver and/or assignee and/or liquidator is appointed in relation to any of the Allottee/s assets/properties;
 - none of the Allottee/s assets are subject matter of any attachment and/or the Allotee has not been served with any notice and/or no proceedings in regard of the aforesaid are pending wherein the Allottee/s is a defending party;

the Allottee/s has never been involved in any activity nor are any proceedings against him pending under the provisions of money laundering or foreign exchange violations/regulations;

the Allottee/s has not compounded payment with his creditors, and has not been convicted of any offence involving moral turpitude and/or sentenced to imprisonment for any offence exceeding a period of six months;

fomoter has informed to the Allottee/s and the Allottee/s is aware and confirm that:

The development of the said Property is being carried out by the Promoter is under D. C.
 Regulation 33(10) read with Appendix IV.

SUBARTE the scheme formulated by the State Government/SRA only after completion of the suit entire development of the said Property, SRA will execute or caused to be executed, Lease in respect of the said Property in favour of the Society for a term of 30 years with a lause for renewal for further period of 30 years on the terms and conditions that may be approved by SRA.

The Proporter will request MCGM/SRA to execute separate Lease in respect of the The MUMB and property, in favour of the society or any other Organisation that may be formed by

the Promoter along with Allottee/s of the said Premises in the building "Ruparel Ariana".

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Since the said Property forms part of the holistic scheme d) Property, as and when permission to develop the remaining area of the sattle property if any, is granted, SRA may instead of issuing separate LOI, treat the LOI issued in respect of the said Property as principal LOI for development of the Property and may modify the same from time to time.

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- Promoter shall solely be entitled to consume/utilize/grant/ generate any/all the sale e) component FSI/TDR/Fungible FSI/any other development potential that may be permitted under such LOI or any part of the said Larger Property including the The said Property.
- Some of the commercial said Premises in the said Sale Building will be provided to the f) existing eligible occupants, as and by way of Permanent Alternate Accommodation.
- The Promoter may at their option instead of utilising Sale Component at situ, opt for grant g) of TDR in lieu of the Sale Component and the Allottee/s herein as well as other said Premises Allottee/s shall have no claim or demand of any nature whatsoever in respect thereof and Promoter shall be entitled to sell/transfer the TDR generated from the said Property and/or said Larger Property and/or due to amalgamation of Scheme or otherwise in the open market and to receive and appropriate to themselves the sale proceeds in respect thereof.
- h) Notwithstanding the fact that the said Property is included in the holistic scheme for development of the said Property, neither the Allottee/s slum dwellers/occupant of the said Premises in rehab component of the said Property nor of the Larger Property shall have any right in respect of the said Property and/or Sale components or any portion thereof. Similarly the Allottee/s of the said Premises in the building "Ruparel Ariana" shall have no right, title, interest, claim or demand of any nature whatsoever in respect of the remaining area/FSI/Fungible FSI/TDR/any other benefit that may accrue to the share of the Promoter in any manner whatsoever in respect of the said Property and/or any other portion of the said Larger Property and/or any portion of the said Larger Property that may be developed by the Promoter.

The Allottee/s hereby agrees and consents to the same and grants his irrevocable consent to the Promoter to carry out the development as aforesaid. The Promoter has agreed to sell the said Premises to the Allottee/s based on the aforesaid assurance on the Allottee/s based on the aforesaid assurance on the Allottee o

62. Notwithstanding any other provisions of this Agreement the Promoter shall the Promoter sole and absolute discretion:

(a) to decide from time to time when and what sort of document of tra in whose favour.

(b) to have a society and/or limited company and/or condominium and/or any other body or bodies of Allottee/s formed and constituted as contemplated herein.

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- (c) have an exclusive, unfettered and unimpeachable right to sell, enter into any agreement with any persons as may decided by them from time to time.
- (d) have a right to terminate this agreement for sale in the event of happening any one or more of the acts, deeds, things done or caused to be done by the said Allottee/s, if the Allottee/s is not co-operative or unwilling to follow or observe the policy formulated by the said Promoter for the said purpose and/or terms and conditions imposed by them from time to time for the better management of the project or anything done or caused to be done for any unlawful activities, gains or having any relation or connection with the organizations which has been banned by the Government of India or the State Government of Maharashtra as the case may be and/or propagating any message or information or things which may adversely affect the interest of the Promoter and/or persons associated with the Promoter still the final Conveyance/Lease/Assignment of Lease, as the case may be, lease given by the Promoter to the society and/or limited company as may be formed or incorporated as contemplated herein.
- (e) to cause to be and/or sub-leased, leased or transferred the said building and/or buildings together with the said property i.e. land underneath the building and appurtenant land i.e. compulsory open space required under law in favour of such society and/or limited company and/or other associations as the case may be.

(f) to decide and determine how and in what manner the infrastructure including the common utility areas and other recreational facilities to be used by the various flat Allottee/s may be transferred and/or conveyed/assigned/ leased.

(g) to provide for and incorporate covenants, restrictions and obligations with regard to the provision of maintaining the infrastructure and common amenities including garden and roads if any.

63. For any amount remaining unpaid by the Allottee/s under this Agreement, the Promoter shall have first lien and charge on the said Premises agreed to be allotted to the Allottee/s.

This Agreement sets forth the entire agreement and understanding between the Promoter and the Allottee's pertaining to the said flat and supersedes, cancels and merges:

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and All agreements, negotiations, commitments writings between the Allottee/s and the Promoter

Although the representation, warranties commitments etc. made by the Promoter to the Allottee/s in any documents, brochures, hoarding etc. and /or through on any other medium.

The Allottee/s agrees that all information, documents, etc. exchanged to date and which may be exchanged including the contents of this Agreement and any documents executed in pursuance thereof "Confidential: Information") is confidential and proprietary and shall not be disclosed,

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reproduced, copied, disclosed to any third party or used otherwise consent of the Promoter. The confidentiality obligations under this Clause stall sovince handing over the possession of the said Premises and is legally binding on the Allotte

- The Allottee/s shall not make any public announcement regarding this Agreement without prior 66. consent of the Promoter.
- Nothing contained hereinabove shall apply to any disclosure of Confidential Information if:-67.
 - such disclosure is required by law or requested by any statutory or regulatory or judicial/quasi-judicial authority or recognized self-regulating Organization or other recognized investment exchange having jurisdiction over the Parties; or
 - such disclosure is required in connection with any litigation; or b)

shall always be in full force and effect.

- such information has entered the public domain other than by a breach of the Agreement. c)
- The Promoter shall not be bound by any such agreement, negotiations, commitments, d) writings, discussions, representations, warranties etc. and/or compliance thereof other than expressly agreed by the Promoter under this Agreement.
- The Allottee/s agrees and acknowledges that the sample flat that may be constructed by e) the Promoter and all furniture, items, electronic goods, amenities, etc. provided therein are only the purpose of show casing that flat and the Promoter are not liable/required to provide any furniture, items, electronic good:, amenities, etc. as displayed in the said sample flat, other than as expressly agreed by the Promoter under this Agreement;
- The Allottee/s agrees that his/her/their/its interest in the said property and the said building is impartable and he/she/they/it shall not be entitled at any time to demand partition of his/her/their interest in the said property and/or in the said building.
- It is clearly understood and so agreed by and between the parties hereto that all the provisions 68. 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 Premises in case of a transfer, as the said obligations go along with the Premises for all intents and purposes.
- The Allottee/s hereby agrees, undertakes and covenants with the Promoter & Promoter s that 69. neither he/she/they, nor the said Common Organization shall, at any time hereafter, limit, curtain revoke, cancel or terminate any of the powers, rights, benefits, interests, privileges or authorities reserved by or granted to the Promoter / Promoter/s under this Agreement, or any other deed, document or writing that may be entered into and executed between the parties being ose of the Promoter / Promoter as mentioned herein, and the Allottee/s Organization shall be bound and liable to render to the Promoter, all recessary assistance co-operation, to enable it to exercise and avail of the same.

70. It is expressly agreed that right of the Allottee/s under this Agreement is only Premises agreed to be sold by the Promoter and agreed to be acquired by the the other said Premises and portion or portions of the said Building and the said Property

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the sole property of the Promoter. The Promoter shall be entitled to develop the same in whatsoever manner they may deem fit and proper, without any reference, resource, consent or concurrence from the Allottee/s in any manner whatsoever. The Allottee/s do/doth hereby confirms and consents to the irrevocable right of the Promoter, to develop the said Property including the said Building known as "Ruparel Ariana", on the portion of the said larger Property more particularly described in the First Schedule hereunder written, in whatsoever manner the Promoter may deem fit and proper without any further reference or other consent or concurrence in future upon transfer of the said land building "Ruparel Ariana" being constructed on the portion of the said larger property, to the said ultimate organization the Allottee/s will become Owner as contemplated under the RERA and/or Companies Act and/or condominium.

- 71. The Advocates and Solicitors of the Promoter shall prepare the Deed of Transfer / Lease and all other documents to be executed in pursuance of these presents as also the Bye-laws and/or the Memorandum and Article of Association in connection with the Co-operative Society or the Limited Company or the Condominium as the case may be and all costs, charges and expenses including stamp duty, registration charges and other expenses in connection with the preparation and execution of the Conveyance and other documents and the formation or registration or incorporation of the Said Organisation shall be borne and paid by all the Allottee/s of the said Premises in the said Property in proportion to the respective area of the respective Said Premises.
- Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Property and the said Building or any part thereof. The Allottee/s shall have no claim save and except in respect of the said Premises hereby agreed to be sold to him/ben/them. It is further agreed that all rights of ownership in all open spaces, parking spaces, tobbies lifts staircases, common terraces, etc. will remain the property of the Promoters, until the said Property and the said Building is leased to the said Common Organization as hereinabove mentioned, which in any case shall be subject to the rights of the Promoter as agreed to and specified herein and of the other Allottee/s of units and said Premises as herein stated.
 - The Allottee/s hereby agrees, undertakes and covenants with the Promoter that neither he/she/they, nor the said Common Organization shall, at any time hereafter, limit, curtail, revoke, cancel or terminate any of the powers, rights, benefits, interests, privileges or authorities reserved by or granted to the Promoter under this Agreement, or any other deed, document or writing that compared into and executed between the parties hereto, or those of the Promoter as and the Allottee/s and the said Common Organization shall be bound and liable to remote a the Promoters, all necessary assistance and co-operation, to enable it to exercise and available to remote the same.

Any delay to rate or indulgence shown by the parties in enforcing the terms of this Agreement or any forbearance or giving of time to each other shall not be construed as a waiver on their part which are ach or non-compliance of any of the terms and conditions of this Agreement nor shall the same in any manner prejudice the rights of parties.

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75. The Allottee/s shall present this Agreement for registration within the time prescribed by the Registration Act, 1908 and the Promoter shall attend the Office of the Sub-Registration thereof.

76. It is expressly agreed by and between the Allottee/s and the Promoter that all and/or any notices to be served on the Allottee/s as contemplated by this Agreement shall be deemed to have been duly served if sent either by email or post to the Allottee/s Under Certificate of Posting or have them delivered at:

NAME

: (1) Jesal Ashit Chheda

(2) Ashit Kishore Chheda

ADDRESS

D - 31, Grain Merchant, Building, Sector 17, Vashi, Navi Mumbai 400 703

- 77. The Allottee/s and Promoter agree to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Allottee/s or the Promoter, as the case may be.
- 78. The Allottee/s hereby agrees that in case there are joint-Allottee/s, all communications shall be sent by the Promoter 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.
- 79. The Allottee/s hereby declares that he has gone through this Agreement and all the documents related to the said Property and the said Premises and has expressly understood the contents, terms and conditions of the same and the Allottee/s after being fully satisfied has entered into this Agreement.
- 80. The Promoter shall not be responsible and/or liable for the consequences arising out of the change in law or changes in Municipal and other laws, rules, regulations etc.
- 81. This Agreement shall be subject to the provisions of the Real Estate (Regulation and Development) Act, 2016, or any other modifications or re-enactments thereof that may be in force in the State of Maharashtra from time to time or the Maharashtra Premises Ownership Act (Mah Act. No. XV of 1971) whichever may be adopted by the Promoter and the rules made there under.

82. The Allottee/s hereby declares that they have gone through the Agreement and all related to the said Premises purchased by him/her/them and has contents, terms and conditions of the same and the Allottee/s after paint fully secontents has entered into this agreement.

83. The Stamp Duty and Registration charges payable on this Agreement and all the deciments to be executed in pursuance to this agreement shall be borne and paid by the Allottee/s alone.

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- 84. PROVIDED AND ALWAYS that if any dispute, difference or question at any time hereafter arises between the parties hereto or their respective representatives or between Allottee/s of other Said Premises in the Said Building and the Promoter in respect of the construction of these presents or concerning anything hereto contained or arising out of the said Premises or as the rights liabilities or the duties of the said parties hereunder the same shall be referred to Arbitrators of two persons one to be appointed by the Allottee/s or all other Allottee/s together and one by the Promoter. The Arbitrators so appointed shall appoint before entering upon the reference, (a Chairman). The provisions of the Arbitration and Conciliation Act, 1996 shall apply to such reference. The language of Arbitration shall be English and the place for Arbitration shall be Mumbai.
- 85. 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 Premises/plot/building, as the case may be.
- 86. It is clearly understood and so 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 [Flat/Plot], in case of a transfer, as the said obligations go along with the [Flat/Plot] for all intents and purposes.

If any provision of this Agreement shall be determined to be void or unenforceable under the Act 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 inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining prevision of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

Wherever in this Agreement it is stipulated that the Allottee/s has to make any payment, in common with other Allottee/s(s) in Project, the same shall be in proportion to the carpet area of the Premises to the total carpet area of all the Premises in the Project.

89. **CONVERTIES AGREE** that they shall execute, acknowledge and deliver to the other such instruments of and take such other actions, in additions to the instruments and actions specifically provided for serein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereundar or pursuant to any such transaction.

Pice Allettee st end/or Promoter shall present this Agreement as well as the MUMB companies assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit

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91. The Permanent Account Numbers of the parties hereto are as under:

Name

Permanent A/c. No.

SHREE SUKHAKARTA DEVELOPERS PVT. LTD.

AATCS3173L

Jesal Ashit Chheda

AIOPS8007K

Ashit Kishore Chheda

ACXPC6114C

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Description of "the said larger property")

ALL THAT piece and parcel of land and ground along with the structures standing thereon admeasuring about 10,602.85 sq. mtrs or thereabouts on the land/property bearing C.S. No. 177 (P) & un-numbered slum plot of Dadar Naigaon Division in Sewree Wadala Estate Scheme No 57 in F/S ward of MCGM, in the Registration District and Sub-District of Island City of Mumbai occupied by the slum dwellers of Mamta Sahakari Gruha Nirman Sanstha(proposed) situated at Parel Bhoiwada, Jerbai Wadia Road, Parel, Mumbai 400012 and bounded as follows:

On or towards North

: by Hindu Cemetery C. S. No. 826

On or towards South

: by Jerbaiwadia Road

On or towards East

: by T. B. Hospital C.S. No. 991

On or towards West

: by Sanatorium C.S. No. 185

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of "the said Premises")

ALL THOSE premises being Flat / Premises No/s.3604 admeasuring 1226 sq.ft. RERA carpet area, on the 36th floor, i.e 26th Residential Floor of the proposed sale building to be known as "RUPAREL ARIANA" to be constructed on the portion of the said larger property more particularly described in the First Schedule hereinabove and delineated in RED colour boundary line on the floor plan thereof hereto annexed and marked as ANNEXURE "H", together with an exclusive right to use 2 (two) vehicle parking space provided as an amenity being part of the common area.

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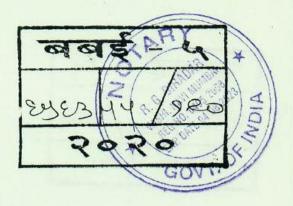
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first hereinabove written.

SIGNED AND DELIVERED by the)
Within named Promoters:	
SHREE SUKHAKARTA DEVELOPERS) (P
PRIVATE LIMITED	1) Timb
through its Director) Van
MR. AMIT M. RUPAREL	
Signature	
in the presence of:	
C. K. Lisha	
(1)	
(1))
(N)	
(2)	
SIGNED AND DELIVERED by the	
Within named Purchasers:	Jellede Ashit What
(1) Jesal Ashit Chheda	Jetleste.
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(2) Ashit Kishore Chheda	Shit white
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in the presence of: (1) (Jayesh K. Nishax)	
X. M. Maria	
(1) (Thurch K. Nishax))
(Comesia de la comesia de la c)
(2)	
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2020	

RESTRICTED COMMON AREAS AND FACILITIES

- 1. Landing in front of stairs on the floor on which the particular premises is located, as a mere access to the premises but not for the purpose of storage, recreation, residence or sleeping. The landing is limited for the use of occupiers of the premises on that particular floor and the visitors thereto but is subject to means of access for reaching other floors, available to all residents and their visitors.
- Mechanical and puzzle Car parking spaces in the upper basement/lower basement/ stilt/ podium levels in the free sale building.
- 3. Underground flushing and domestic water tank and water supply, rain water harvest system, CCTV. The Purchaser will have a proportionate undivided interest in the above, subject to the proportionate reduction therein in case additional premises are constructed in the said free sale building. All areas not covered under "common areas and facilities" including open spaces, terrace, parking spaces are restricted areas and facilities and the Promoter shall have absolute rights to dispose of the same as the Promoter may deem fit.





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RECEIPT

RECEIVED the day and year first hereinabove written of and from the withinnamed Purchaser/s the total sum of Rs.1,00,000/- (Rupees One Lakh Only) as mentioned below:

Date	Bank	Branch	Cheque No.	Amount
15/10/20	HOFC	APMC, Vashi	000031	1,00,000.00
10/10/20		TOTAL		1.00.000.00

as and by way of earnest money as mentioned hereinabove to be paid by him/her/them to us.

Rs.1,00,000/-

WE SAY RECEIVED

For Shree Sukhakarta Developers Pvt. Ltd.

(DIRECTOR)

GOVT. OF GOVT.

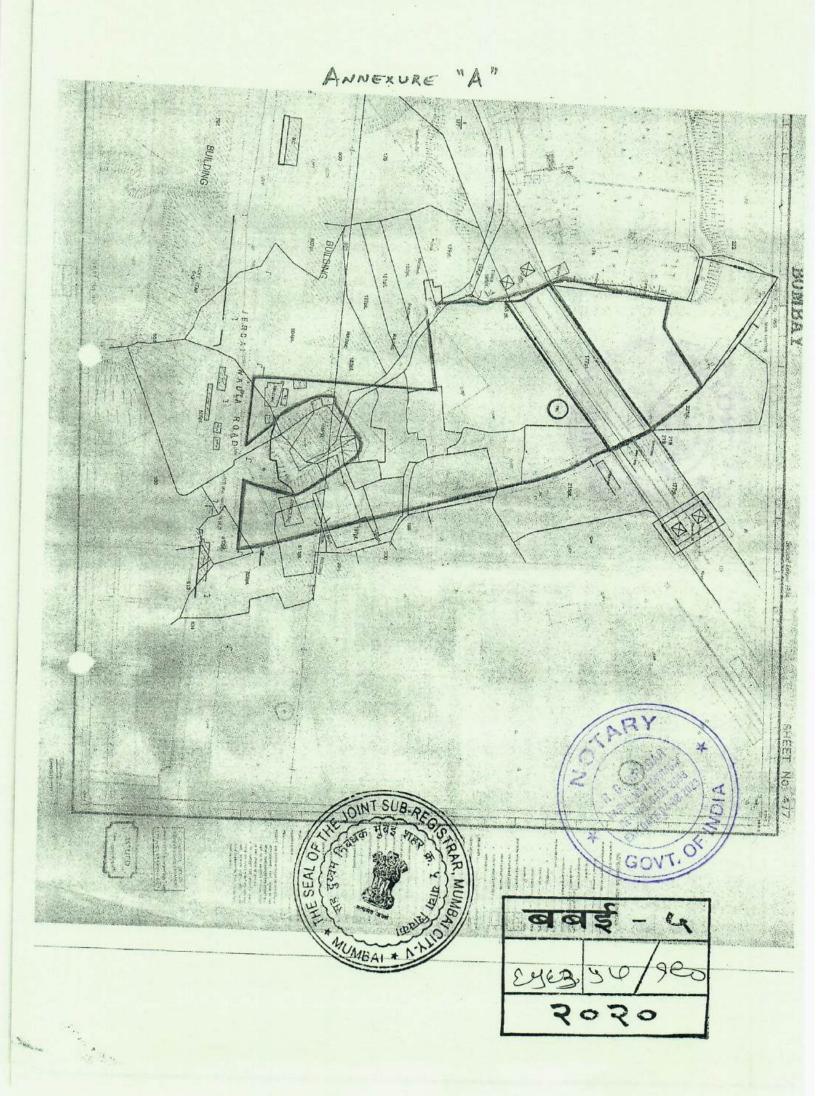
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Slum Rehabilitation Authority

5th Floor, Griha Nirman Bhavan, Bandra (Fast), Mumbai 400 054 Fax: 022-26590457

Tel: 022-26590519 / 0405 / 1879 / 0993

No.: \$RA/ENG/1596/FS/ML/LOI

[1 1 FEB 2010

1) Society

Mamta Sahakari Gruha Nirman Sanstha

40/23, Vithal Mandir Vasahat, Jeribai Wadia

Road, Sewree, Mumbai - 400 015.

2) Developer :

)

M/s. Shree Sukhakarta Developers,

Municipal Chwal No. 404/2, Office No.3, Katrak Road,

Wadala, Mumbai- 400 031.

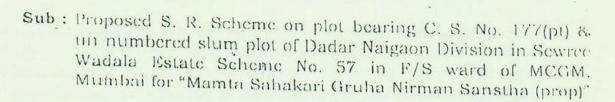
3) Architect :

Mr. Abhijit L. Puranik.

M /s. Sharad Shiledar & Associ

85, Indira Villa, 1st Floor, Hindu Colony, 3rd Lanc,

Dadar (E), Mumbai - 400 014.



Ref: No .SRA/ENG/1596/FS/ML/LOI

Sir.

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing CTS No. 177(11) & un-numbered stum plot of Dadar Naigaon Division in Sewrec Wadala Estate Scheme No. 57 in F/S ward of MCGM, this office is pleased to inform you that this Letter of Intent is considered and principally approved for the sandtioned FSI. 4.98 (four point ninety eight) in accordance with provisions of Appendix IV of Reg. 33 (10) of amended D. C. Regulations, 1991, out of which maximum FSI of 3.00 shall be allowed umed on the plot, subject to the following conditions.

- 1. That you shall hand over zero number of tenements to the Slum Rehabilitation Authority/M.C.G.M. for Project Affected Persons, each of carpet area 25.00 sq.m. free of cost.
- 2. That the carpet area of rehabilitation tenements and PAP tenements shall be certified by the Licensed Surveyor/ Architect.
- 3. That the Amenity Tenements i.e. 5 Balwadi, 5 Welfare Centre, 5 Society Office shall be handed over to the slum dwellers society to use for specific purpose only.
- That you shall rehouse the eligible slum dwellers as per the list certified by the Assistant Commissioner F/S ward by allotting them residential tenements of carpet area of 25 sq.mt. and / or residential-cum-commercial of carpet area of 25 sq.mt. and /or commercial tenements as per the area mentioned in certified Annexure-II issued by Competent Authority or the carpet area of 20.90 sq.mt., whichever is less, free of cost and constructing the same as per building specifications/ norms/building byc-laws.

That you shall register society of all slum dwellers to be rehoused in the slum Rehabilitation Scheme and Project Affected Persons (RAP) Forminated for allotment of tenements by the Slum Rehabilitation Authority or any other Competent Authority.

That if required along with the other societies, you shall form a federation of societies so as to maintain common amenities such as internal road, recreation ground, street lights etc.

- 7. That you shall incorporate the clause in the registered agreement with slum dwellers and project affected persons that they shall not sell or transfer tenements allotted under Slum Rehabilitation to anyone else except the legal heirs for a period of 10 (ten) years from the date of taking over possession, without prior permission of the CEO (SRA).
- 8. That you shall provide transit accommodation to the slum dwellers with requisite amenities, if required to be shifted for construction of proposed building, till the permanent tenements are allotted and possession is given complying all formalities and existing amenities shall be maintained in sound working condition till slum dwellers are re-housed in the proposed rehabilitation tenements.

That you shall obtain the permission for construction of the accommod work from Shan Rehabilitation Rehabilitation

Authority along with the phased development programme and the list of the eligible slum dwellers shifted in the transit camp, with date of their displacement from their existing huts shall be submitted before asking C.C. for Rehab bldg.

- 10. That you shall bear the cost of carrying out infrastructure works right upto the plot, and shall strengthen the existing infrastructure facility and / or provide services of adequate size and capacity as per the directives of the Slum Rehabilitation Authority, issued during execution period.
- That you shall submit layout and get the same approved before obtaining Commencement Certificate of 1st Rehab Building.
- 12. That you shall submit phasewise programme for development of infrastructural works, reservation, amenities etc. in the layout while approving the layout and same shall be developed accordingly. A registered undertaking to that effect shall be submitted. This shall be submitted alongwith layout plan or before issue of C.C. for 1st Rehab Bldg.
- 13. That you shall not block existing access leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.
- 14. That you shall submit the P.R. Card with area mentioned in words duly certified by Superintendent of Land Records for amalgamated/sub-divided plots before obtaining C.C. for last 25% of built up area.
- 15. That you shall get D. P. Road/set back land demarcated from A. E. (Survey)/D.P./ T & C department of M.C.G.M. and handed over to M.C.G.M. free of cost and free of encumbrances by transferring the ownership in the name of M.C.G.M. duly developed as per Municipal specification and certificate to that effect shall be obtained and submitted before obtaining C.C. for the last 25% and sale built up area approved in the scheme.
- 16. That you shall handover the buildable reservation (T.13. Ivospitally and/or built-up amenity structure in the form of residential tenements of 25.00 sq.mt. carpet area to MCCM and/or user department free of cost before granting CC to the last 250000 Sale BUA of sale building in the scheme and agreement transferring ownership own the Ameldable and non-buildable reservation in the name of the Grant Cartificate for Sale Bldg.

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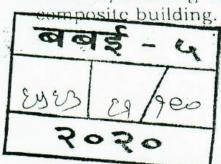
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- 17. That the demarcation of slum plot confirming slum plot area of S.R.Scheme will be insisted from the C.T.S.O. before granting C.C. to the composite building.
- 18. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the scheme parameters Annexed herewith.

The salient features of the scheme are as under:

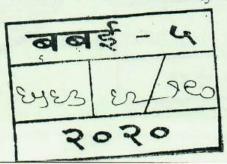
Sr.No.	Particulars	Parameters in sq.mt. as per 3.00 FSI in
		sq.mt.
	Gross Plot Area	10602.85
2	Non Buildable R.G	1678.38
1	Area Under Internal Road	1230.24
AN TANA	Net Area For Calculation Of Density.	7694.23
Pla	Arga Under Tata Transmission Line	1271.10
5 ST 10	Total Plot Area For FSL	6423.13
1 3000	Maximum Permissible FSI On Plot.	3.00
1 4 4 85	Maximum Permissible BUA On Plot.	19269.39
1.69	Proposed Rehab BUA.	15292.07
* HOW	Area Of Balwadi, Welfare Center, Society	6999.67
60.	Office & Common Passage	
1.1	Rehab component proposed. (9+10) Above.	22291.74
12	Permissible Sale . Component In The	16718.81
	Scheme, 0.75 X (11) Above.	
13	Total BUA Of The Scheme. (9)+ (12) Above.	32010.88
14	Total FSI Of The Scheme (13)/(6) Above	4.98
15	Sale BUA Proposed In Situ (8)-(9)	3977.32
16	Total Insitu BUA Proposed On Plot. (9+15)	19269.39
. 17	ESI Consumed On Plot (16/4)	3.00
18	TDR Generated (12-15)	12741.50

19. That you shall get the plot boundaries demarcated from concerned authority before staring the work as per D.C. Regulation No. 38 (27), prior to commencing the building work and the compound wall shall be constructed on all sides of the plot clear of the road side drain without obstructing flow of rain water from adjoining holding, to prove possession of holding REGULARS programme as per removal/cleaning of structures as plot to be requesting C.C of



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- 20. That you shall accommodate the huts getting cut along the boundary of the plot demarcated by the staff of the City Survey office.
- 21. That you shall get the plans approved for each building separately with due mention of the scheme of Rehabilitation of plot under D.C.Regulation No. 33(10) and with specific mention on plan of the rehabilitation building / tenements for slum dwellers and project affected persons that the same are for rehousing of slum dwellers and project affected persons. Tenements to be allotted to the PAP shall be hatched with due mention that they are for allotment of PAP nominated by the Concerned Authority.
- 22. That you shall submit the NOCs as applicable from the following concerned authority in the office of Slum Rehabilitation Authority before requesting of approval of plans or at a stage at which it is insisted upon by the concerned Executive Engineer (SRA)
 - (1) A.A.& C F/S Ward
 - (2) II.E.
 - (3) C.F.O.
 - (4) Tree Authority,
 - (5) Dy. Ch. Eng.(SWD) E.S./W.S./City
 - (6) Dy. Ch.E.(S.P.) (P & D)
 - (7) Dy.Ch.Eng. (Roads) E.S./W.S./City
 - (8) P.C.O. F/S
 - (9) Civil Aviation Authority for height of building
 - (10) BEST undertaking
 - (11) M.T.N.L. Mumbai
 - (12) Railway Authority
 - (13) Authority of Defence Dept.
 - (14) Authority of High Tension Power Transmission Line
 - (15) E.E. (T & C) of MCGM for parking layout on podium.
- 23. That you shall submit the Indemnity Bond indemnifying the Slum Rehabilitation Authority and its officers against any damage or claims risk, damages, cost arising out consequences of any sortion litigation with the slum dwellers / property owners or otherwise.
- 24. That you shall submit the Agreements of at least 70% of eligible slum dwellers with the photographs of wife and husband on each of the agreements before requesting for Commencement Certificate and the name of the wife of the eligible occupier of husball be incorporated with joint holder of the tenement to be allotted in the rehabilitation building.
- 25. That you as Architect / Developer / Society / PMC shall strictly observe that the work is carried out as per phased programme approved by the Slum Rehabilitation Authority and you shall



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submit regularly progress report to the Slum Rehabilitation Authority along with photographs and certificate showing the progress of the construction work on site achieved as per approved phased programme. Even if the progress is nil, report shall be submitted by the Architect stating reasons for delay.

- 26. That the tenements proposed for rehabilitation and for PAP shall be shown distinctly on the plan to be submitted and should be forwarded to A.A.& C. of concerned ward to assess the property tax.
- 27. That the possession of the residential tenements and shops shall not be handed over to the eligible hutment dwellers before the society is registered and transit accommodation given is surrendered and all the dues to the M.C.G.M./MHADA/Govt. have been cleared.

Demolition of the Transit Camp shall be carried out before

obtaining the Occupation Certificate to the Sale Bldg.

That the rehabilitation component of scheme shall include.

(a) 48 (b) A1 Numbers of Residential tenements Numbers of Commercial tenements

Numbers of R/c.

Numbers of Existing office

5 Numbers of Balwadi

S Numbers of Welfare Centre

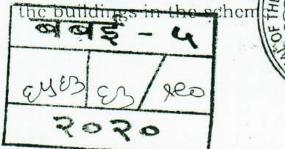
g) 5 Numbers of Society office

i) nil Numbers of PAP

j) 38 Numbers of tenements to be handed over to M.C.G.M. as implemented buildable reservation of T.B hospital.

Amenity tenements to be handed over to Society and Society to use for specific purpose only.

- 29. That the layout physical Recreation Ground shall be duly developed before obtaining occupation of sale building.
- 30. That the quality and workmanship of construction work of each building in the layout shall be strictly monitored by concerned Architect / Site supervisor / Stractural Engineer and report on quality of work carried out shall be submitted by Architect with test results as and when remarked by Executive Engineer (SRA) and at the stages of obtaining planth (SRA), further C.C., occupation to



- 31. That separate P.R. Cards in words duly certified by Superintendent of Land Records for D.P. road / set back / D.P. reservation/net plot shall be obtained and submitted before obtaining C.C. to last 25% of Built-up Area in the scheme.
- 32. That this Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure II issued by Competent Authority and other relevant documents. In the event of any deviation in the area of the plot during plot demarcation by D.D.L.R. / City Survey Office, then sale area consumed on the plot will be adjusted accordingly so as to keep total consumption of F.S.I. on the plot within 3.0.
- 33. That No objection Certificate from respective Land Owning Authority i.e. M.C.G.M shall be obtained within one month from approval of S.R. Scheme as per clause No 2.8 of DCR 33 (10).
- 34. That necessary formality for executing lease agreement shall be initiated by MCGM/MHADA/COLLECTOR for leasing the plot and lease documents shall be executed.
- 35. This Letter of Intent gives no right to avail of extra FSI granted under D.C.Regulation 33 (10) upon land, which is not your property.
- 36. That the Arithmetical error if any revealed at any time shall be corrected on either side.
- 37. That this letter of intent shall be deemed to be cancelled in case any of the document submitted by the Architect / Developer or Owner are found to be fraudulent / misappropriated by issuing authority.
- 38. That you shall pay total amount of Rs.1,02,40,000 towards deposit to be kept with Slum Rehabilitation Authority at the rate of 20,000/- per tenement as decided by the authority and total amount of Rs.1,97,13,220/- (i.e. @ Rs.840/- (City) per somttowards Infrastructural Development charges.

T.P. Act separately for sale built up area as per provisions of M.R. T.P. Act.

40. That this LOLis valid for the period of 3 (three) months from the date hereof Subweger, if IOA / CC is obtained for any one bldg of the project from LOI will remain valid till completion of

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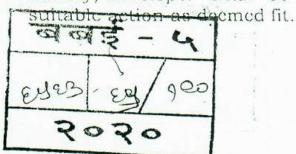
- 41. That you shall re-house all the additional hutment dwellers if declared eligible in future by the competent Authority, by amending plans wherever necessary.
- 42. That the allotment of rehabilitation tenements to the eligible slum dwellers in the scheme, shall be made by drawing lots in presence of the representative of the Assistant Registrar of Societies (SRA) and statement of rehab tenements allotted to the eligible slum families in the rehabilitation building with corresponding tenements no. in rehab / composite building and Sr. No. in Annexure Il etc. duly certified by the concerned society of slum dwellers and Assistant Registrar (SRA) shall be submitted before requesting for occupation permission of respective rehab tenements.
- 43. That you shall bear the cost towards displaying the details such as Annexure II, date of issue of important document like LOI, Layout, C.C., O.C.C. on SRA website.

The owner/Developer shall display the name at site before starting of the work giving the details such name, address and contact no. of owner/Developer, Architect, Structural Engineer, Approval No. & Date of Jol, Layout & IOA.

That you shall display bilingual sign boards on site and painting of SKAC Logo on reliab buildings as per Circular No. GOVSKA Admn/Circular No. 64/569/2004 dtd. 14/10/2004.

- That the rain water harvesting system should be installed/provided as per the direction of U.D.D., Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11DTD.10/03/2005 and the same shall be maintained in good working conditions all the time, failing which penalty of Rs.1000/-per annum for every 100 sq.mt. of built-up area shall be levied.
- 17. a) The Society/Developer/Architect shall display the copy of approved LOI and list Annexure-II with prior permission from Dy. Collector (SRA). That copy of Annexure II shall be displayed by the society of slum dwellers on the notice board of society for the period of 30 days and shall be easily accessible to the staff of SRA for inspection. Intimation of the same shall be given to the office of Dy. Collector (SRA) three days before the date of display.

In case of non-compliances Society/Developer shall be



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One hard copy and soft copy of Annexure – II shall be submitted to the office Dy. Collector (SRA) by the Co-operative Housing Society / developer before display of Annexure – II on site.

- b) Any slum dwellers held not eligible by the Competent Authority or desire to make any changes shall apply within one month of issue of the Letter of Intent to the competent authority with supporting documents, failing which no claim of whatsoever nature shall be entertained.
- c) That you shall give wide publicity in one Marathi & one English news paper for the approval of S. R. Scheme and paper cutting shall be submitted to this office.
- d) That the certificate from office of the Dy. Collector (SRA) for satisfactory compliance of above conditions shall be submitted before requesting for approval to the first rehab building plans.
- c) That you shall submit NOC from Dy. Collector (SRA) stating that the appeals for eligibility of non-eligible slum dwellers are received by the Appellate Authority before requesting any further approvals to the S.R. Scheme.
- f) That you shall intimate in writing to all non-cligible slum dwellers—that they have to appeal before the Appellate Authority regarding their non-cligibility within 90 days from receipt of such intimation from the developer and copy of the receipt letter shall be submitted to Dy. Collector (SRA) for record.

48. High Rise Building:

a. That you shall appoint Project Management Consultant with prior approval of Dy.Ch.Eng. (S.R.A.)/E.E. (S.R.A.) for implementation / supervision / completion of S.R. Scheme.

b. The Project Management Consultant appointed for the scheme shall submit progress report to Slum Rehabilitation Authority after issue of LOI.

agreement between the developer shall execute tri-partite Registered agreement between the eveloper, Society & Lift Supplying Co. or maintenance of the cleetro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the Rehabilitation. Composite building.

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Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.

- d. The third party quality auditor shall be appointed for the scheme with prior approval of Dy. Ch. Eng. (S.R.A.) / E.E. (S.R.A.) for quality audit of the building work at various stages of the S.R. Scheme.
- c. That the developer shall install fire fighting system as per requirements of C.F.O. and to the satisfaction of this department. The developer shall execute tri-partite Registered agreement between Developer, Society & Fire Fighting equipment supplying Co. and/or maintenance firms for comprehensive maintenance for a period of ten years from the date of issue of occupation certificate to the building.

Entire cost shall be borne by the developer and copy of the Ry Registered Agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.

Structural design of buildings having height more than shall be got peer reviewed from another registered structural engineer / educational institute like SPCE/VJTI/IIT.

Ministry of Environment & Forest (MOEF) as per the notification no. SO 1533 (E) dtd.: 14-9-2006 before obtaining C.C. for the scheme with total actual area to be constructed on site having more than 20000 sq.mt..

- 50. The High Rise Committee's approval shall be obtained before requesting C.C. for the building having height more than 70 mtr. from average ground level.
- 51. The Developer/Society shall pay premium at the rate of 25% in terms Ready Reckoner as per the Govt. notification issued u/no. TPB/4308/897/CR-145/08/UD-11 of 16/04/2008 in respect of Slum Rehabilitation scheme being undertaken on land belonging to Govt. Land/Municipal Land/MHADA Land and as per the stages as mentioned in the Circular No. SRA/ENG/85 dtd. 12-6-2008.

That you shall submit registered undertaking for payment for difference in premium paid and valculated as over the revised land rate and the additional land premium in taliant due to grant of additional signal.

additionaris if any

SRA/ENG/1596/FS/ML/LOI [1 1 FEB 2010

- 53. That the demarcation of S.R.Scheme plot confirming slum plot area & slum plot boundary from CTSO office shall be submitted before asking C.C. to the composite building in scheme.
- 54. That the conditions mentioned in certified Annexure II issued under no. SAFS/2661/ slum, dtd. 15/04/08. of shall be complied and compliances thereof shall be submitted to this office.
- 55. That the internal layout road of uniform width 9.00 mt. shall be constructed as per Municipal specification in consultation with Executive Engineer (Roads) City of MCGM & completion certificate thereof shall be submitted before asking OCC permission to composite building in scheme.
- 56. That you shall be appoint Third Party Quality Λuditor if more than one building in the layout is proposed with prior approval of Dy.Ch.Eng. (S.R.A.) / Ε.Ε. (S.R.A.) for implementation / supervision of S.R. Scheme.
- 57. That the existing stand post water connections in the scheme shall be disconnected after demolition of respective hutment and all the dues shall be paid and cleared.
- 58. That if rehab religious structure is proposed in the layout then the following conditions shall be complied.
 - a) NOC from Commissioner of Police
 - b) NOC from Trustee of Religious Structure regarding planning and location
- 59. The separate mutation entry for the right of way shall be reflected in the P.R. Card before obtaining C.C. for the Rehab Bldg.
- 60. That you shall make payment in respect of the depreciated cost of any toilet block(s) existing in the slum plot to the Municipal Corporation of Greater Mumbai through Ch. Eng. (MSDP), if the same is required to be demolished for development under SRA.

61. That you shall submit the F.C. (SRA)'s NOC as per Circular No. 87 dtd. 19/06/2008 before issue of IOA of 1st building.

 That IOΛ for first rehab building will be granted after of Condition No. 48 Λ.

103. That society of slum dwellers / developer shall submit the Indemnity Bond before issue of IOA stating that, "if there is any litigation of adding Curises caused in future about ownership of unvious number of plot then they shall bear the consequences thereof and shall undemnite SRA and its staff against any litigation, damages, risk gost and insequences thereof.

विवर्ध - ५

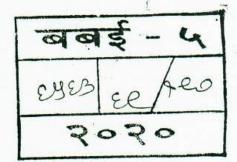
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SRA/ENG/1596/FS/ML/LOI 1 1 FEB 2010

- 64. That you shall submit the lease agreement with TATA power company before issue of IOA to rehab building or before claiming FSI of land admeasuring 1271.10 sq.mt. owned by TATA power Co. whichever is earlier.
- 65. That you shall get the demarcation of R.G. area from CTSO and handing over the R.G. to M.C.G.M. before grant of C.C. to the last 25% sale component in scheme.
- 66. That you shall submit the NOC of MCGM about planning/specification and acceptance of implemented buildable reservation of T.B hospital inform 38 nos. of Residential tenements of having builtup area 1157.11 sq.mt. before grant of C.C. to composite building in scheme.
- 67. That you shall submit the society registration certificate from the A.R.S. (SRA) before the asking of I.O.A. to the composite building.

Filhat the boundaries of D.P. reservation of R.G. falling within S.R.Scheme boundary admeasuring 1678.38 sq. mt. (which is excluded for FSI purpose) shall be got demarcated from CTSO office before asking C.C. to composite building and R.G. reservation duly developed shall be handed over to MCGM before asking C.C. to the last 25% sale component in scheme.

- Phat environment clearance NOC from MOE & F department proposed S.R. Scheme as per notification no. SO-1533 (E), dtd. 14/09/2006 shall be submitted before asking LO.A. to composite building.
- 70. That the developer shall ensure that water connection to the rehab building is obtained within one month from date of Occupation Certificate of the water connection granted shall be submitted to this office before asking any further approvals in the scheme thereafter.
- 71. That the defect liability period for rehab building will be 3 years and any repairs/rectification required during this period will be done by the developer. The bank guarantee and deposits of the developer will be withheld till the complete.



SRA/ENG/1596/FS/ML/LOI [1 1 FEB 2010

72. In case of S.R. Scheme on State Govt./MHADA/MCGM land, lease deed for rehab component and sale component shall be executed before obtaining approval of building plans for last 25% of permissible BUA in the scheme.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in combrmity with the D.C. Regulation No. 33 (10), in the office of the undersigned.

Yours faithfully,

Exactive Engineer Deputy Chief Engineer

Slum Rahabilitation AuthoritySlum Rehabilitation Authority

Copy to:

TED saliant Commissioner, "F/S" Ward, M.C.G.M.

Deputy Chief Engineer, Development Plan, M.C.G.

Deputy Collector (SRA) - Copy for information take further necessary action as per circular no.37

I.E. of MCGM.

I.T. Section (SRA).

Assistant Commissioner (Estate deptt.) M.C.G.M.

C.T.S.O. (SRA)

F.C. (SRA)

Deputy Chief tengineer

Slum Rehabilitation Authority

SESRA

Source

Slum Rehabilitation Authority

Column Rehabilitation Authority





No: SRA/ENG/1596/FS/ML/LOI

Date:

2 2 MAY 2015

To,

1. License Surveyor:

Shri. Jitendra B. Patel

of M/S. Aakar Architects & Consultants Ground floor, Satyanarayan Prasad

Commercial Centre, Dayaldas Road,

Vile-Parle (E), Mumbai-400 057.

2.

M/s. Sukhkarta Developers, Municipal Chawl No.407/2, Office No.3, Katrak Road, Wadala, Mumbai-400 031.

3. Society

Mamta Sahakari Gruha Nirman Sanstha (Ltd.)"

Sub: Proposed S.R. Scheme on land bearing C.S. No. 177(pt), 180(pt), 183(pt), 184(pt), 185(pt), 186(pt), 187(pt), 188(pt), 189(pt), 190(pt), 191(pt), 192(pt), 193(pt), 195(pt), 196(pt), 197(pt), 198(pt), 202(pt), 215(pt) & 221(pt) of Dadar Naigaon Division in Sewree Wadala Estate Scheme No. 57 and C.S. no. 804(pt), 805(pt), 808(pt), 809(pt), 810, 811(pt) & 812(pt) in F/S ward of MCGM, Mumbai for "Mamta Sahakari Gruha Nirman Sanstha (L

Ref.: SRA/ENG/1596/FS/ML/LOI

Gentleman,

With reference to the above mentioned Sum Renabilitation Scheme and on the basis of documents submitted by applicant, this office is pleased to issue in principle approval to the scheme in the form of this Revised Letter of Intent (LOI) subject to the following conditions.

That all the conditions of LOI u/no. SRA/ENG 1. dated 11/02/2010 shall be complied with.

The built up area for sale and rehabilitation shall 2. following scheme parameters. In the event of change if area of eligible huts etc. the parameters shall be got revised from time to time.

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumba:- 400051 Tel.: 022-26565800/26590405/1879 Fax: 91-22-26590457 Website: www.sra.gov.in E-mail: info@sra.gov.in

Executive Engineer A.) Slum Rehabilitation Authority Slum Rehabilitation Authority

SRA/ENG/1596/FS/ML/LOI The salient features of the scheme are as under:

Sr.	Particulars	Proposed Revised Parameters as per 4.00 FSI in sq.
VO.		mt
i.	Gross Plot Area	10,602.44
	Less:	
		i) 1465.88
¥	i) Non buildable R.G. ii) Area under internal road	ii) a) 1467.81
	a) Under non-slum	b) 303.27
	b) Under slum	1771.08
	iii) Area under 15%	iii) 288.96
	Reservation for TB Hospital.	m, 200.50
	Reservation for 1D Hospital.	iv) 1271.10
	iv) Area under Tata transmission line	10) 12/1.10
	Total	4797.02
3.	Balance Plot Area	5805.42
<u>3.</u> 4.	Deduction for 15% R.G.	3803.42
5.		5805.42
	Net plot area Addition for FSI purpose:	3803.42
à.		i)
		ii) a)
	al Foder Non slum	b) 303.27
1	a) Under Non-slum b) Under slum	b) 303.27
14	iii) Area under 15%	iii) 288.96
10	Reservation for TB Hospital.	111) 288.90
1	iv) Area under Tata transmission line	iv)
1	Potal 3	592.23
	Rlot area for FSI	
8.	Permissible FSI on Plot	6397.65
9.	BUA permissible on plot	25590.60
	Rehabilitation BUA	The state of the s
10.		15110.16 5777.75
11.		3111.13
12.	Rehabilitation Component	20887.91
13.	Permissible Sale Component in the Scheme.	15665.93
1 /	0.75 x (12) above.	20776 00
14.	Total BUA proposed for project	30776.09 4.81
15.	Total FSI permissible for project	
16.	BUA permissible for sale on plot	10480.44
17.		25590.60
18.	FSI in-situ	4.00

This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer /Society or Owner are proved frautulent manappropriated before the Competent Court/HPC and of directed by Competent Court /HPC to cancel the LOI, then the LOI is like to be cancelled and concerned person/Society /Developer Architect liable for action under version provision of IPC 1860 and Indian Evidence Act 1872.

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: ij.

SRA/ENG/1596/FS/ML/LOI 2 2 MAY 2015

4. Details of land ownership: The plot bearing C.S. No. 177(pt), 180(pt), 183(pt), 184(pt), 185(pt), 186(pt), 187(pt), 188(pt), 189(pt), 190(pt), 191(pt), 192(pt), 193(pt), 195(pt), 196(pt), 197(pt), 198(pt), 202(pt), 215(pt) & 221(pt) of Dadar Naigaon Division in Sewree Wadala Estate Scheme No. 57 and C.S. no. 804(pt), 805(pt), 808(pt), 809(pt), 810, 811(pt) & 812(pt) belongs to M.C.G.M.

- 5. Details to access: The plot under reference is accessible by 29.45 mt. wide Jerbai Wadia Road.
- 6. Details of D.P. remarks:- As per the D.P. Remarks the plot under reference falls in Residential Zone & is partly affected by R.G. Reservation partly affected by Tata Hydro Electric Transmission Line and partly by Municipal T. B. Hospital Reservation.
- 7. The conditions mentioned in the NOC issued by the Dy. M.A. (DP), under no. CHE/18531/DPC dt. 25/09/2014 shall be complied.
- 8. The conditions mentioned in the High Rise building NOC issued by the CH. ENG. (DP), under no. CHE/HRB-397/DPWS dt. 24/03/2014 shall be complied.
- 9. If the land is owned by Govt. or public body the Developer/Society shall pay premium at the rate of 25% as per Annual Schedule Rates (ASR) and as per the Govt. hotification issued u/no. TPB/4308/897/CR-145/08/UD-11 of 16/04/2008 in respect of Slum Rehabilitation scheme being undertaken on public land belonging to Govt./Municipal/MHADA and as per the stages as mentioned in the Govt. Order u/no. झोपुयो २००८/प्र.क्र.२३६/झोपसू-१ दिनांक ०२/०७/२०१० and as per Circular no.114 dated 19/07/2010.
- 10. The Developer shall pay Rs. 20,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ Rs. 840/- (City) per sq.mt.) to the Slum Rehabilitation Authority as per Circular no.7 dated 25/11/1997 as decided the Authority.
- 11. The Amenity Tenements of Anganwadi shall be hanged over the Woman and Child Welfare Department, Government of Mahara trage per Circular No. 129. Welfare Centre, Society Office as men salient features condition no.3 above shall be handed wellers society to use for specific purpose only, with the date of issue of OCC of Rehab/Composite bldg has mumber to Taking over receipt shall be submitted to SRA by the developer to the date of the submitted to SRA by the developer to the submitted to SRA by the developer.
- 12. The conditions if any mentioned in certified Annexure Wissued by the Competent Authority, it shall be complied and compliances thereof shall be submitted to this office in time.
- 13. The Developer shall rehabilitate all the additional strong dwellers declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.

Engineer

Dy. Ch. Engineer

SANS Mouros

SRA/ENG/1596/FS/ML/LOI The Developer shall submit various NOCs including that from MOEF as applicable from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme. When the project land is on public land and the IOA is not obtained with in validation period of LOI then the developer is liable to pay compound interest at the rate 12% per Annum on balance amount of difference in premium paid and calculated as per the revised land rate shall be paid by the developer as per policy.

land premium payable as per Annual Schedule Rates at IOA stage. If it is noticed regarding less land premium is charged then the

The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 1st rehab building as mentioned below:-

Plot area up to 4000 sq.mt.

 \rightarrow 36 months.

Plot area between 4001 to 7500 sq.mt. → 60 months.

Plot area more than 7500 sq.mt.

→ 72 months.

In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.

The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.200/- non-judicial stamp papers indemnifying the Slum Rehabilitation Authority and its officers against any kind of dispute, accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or any others GOVT before IOA in a prescribed format.

The Developer shall not block existing access/easement right leading 19. to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.

The IOA/Building plans will be approved in accordance with the 20. modified Development Control Regulations and prevailing rules, policies and conditions at the time of approval.

The Arithmetical error/ typographical error if any revealed at any time 21. shall be corrected on either side.

22. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as maybe recessary depending upon the type of work and the reveloper along with their concerned technical team shall be solely residential for

90

SRA/ENG/1596/FS/ML/LOI 2 2 MAY 2015 If applicant Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the modified D.C. Regulations of 1991 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

Slum Rehabilitation Authority

Chief Executive Officer Shum Rehabilitation Authority

(Hon'ble CEO (SRA) signed dated 15/05/2015)

Copy to:

1. Municipal Commissioner, MCGM.

Collector Mumbai City/ Mumbai Suburban District. 2.

Assistant Commissioner, "F/S" Ward, M.C.G.M. /A.O.(Estate) MCGM. 3. 4.

Addl/Dy.Collector of Mumbai City/MSD etc. as applicable.

Chief Engineer (Development Plan), M.C.G.M. 5.

H.E. of MCGM. 6.

I.T. Section (SRA), to publish this LOI on SRA website. 7.

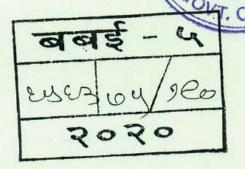
Slum Rehabilitation Authority

Chief Executive Officer Slum Rehabilitation Authority

BIRADAR

(Hon'ble CEO (SRA) signed dated 15/05/2015)









No.: SRA/ENG/1596/FS/ML/LOI

Date: 2 9 DEC ZUID

To,

1. Lic. Surveyor Shri. Jitendra B. Patel

Of M/s. Aakar Architects & Consultants, Gr. Floor, Satyanarayan Prasad Commercial Centre, Dayaldas Road, Vile Parle East,

Mumbai 400 057.

Z. Developer

M/s. Sukhkartha Developer, Municipal Chawl No. 407/2, Office No. 3, Katrak Road, Wadala, Mumbai-400 031.

3. Society "Mamta Sahakari Gruhanirman Sanstha (Ltd.)"

Subject:

Proposed S.R. Scheme on land bearing C.S. No. 177(pt.), 180(pt.), 183(pt.), 184(pt.),185(pt), 186(pt.), 187(pt.), 188(pt.), 189(pt.), 190(pt.), 191(pt.), 192(pt.), 193(pt.), 195(pt.), 196(pt.), 197(pt.), 198(pt.), 202(pt.), 215(pt.) & 221(pt.) of Dadar Naigaon Division in Sewree Wadala Estate Scheme No. 57 and C.S. no. 804(pt.), 805(pt.), 808(pt.), 809(pt.), 810, 811(pt.) & 812(pt.) in F/S ward of MCGM, Mumbai for "Mamta Sahakari Gruha Nirman Sanstha (Ltd.)"

Ref. No: SRA/ENG/1596/FS/ML/LOI.

With reference to the above mentioned Slum Rehabilitation Schell on the basis of documents submitted by applicant and continuation to be LOI dated 22/05/2015 in this office is pleased to issue in principal the scheme in the form of this Revised Letter of Intent (LOI)

following conditions.

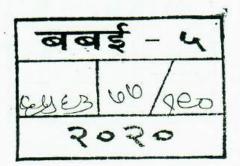
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Amany Kaneker Administrative Building, Pro rg, Bandra (East), Mumbai - 400 051. Tel.: 2656 5800, 2659 04057 022-2659 0457, Email: info@sra.gov.in

Condition No.01: That the location of the R.G. reservation in layout shall be maintained at the location as approved by the Chief Engineer (Development Plan) and it shall be hand over to the Municipal Corporation of Greater Mumbai free of cost and free of any consideration, duly developed with access to the same from Municipal Road, before requesting C.C. for last 25% of the sale building.

Condition No. 02: The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, nos. of eligible huts etc. the parameters shall be got revised from time to time.

Sr. No.	Particulars	Proposed Revised Parameter
1.	Gross Plot Area	10,602.44
2.	Less: i. Non buildable R.G. ii. Area under internal road a. Under non-slum b. Under slum iii. Area under 15% Reservation for TB Hospital.	i. 1465.88 ii. a) 1467.81 <u>b) 303.27</u> 1771.08 iii. 288.96
	iv. Area under Tata transmission line	iv. 1271.10
San Maria	Total	4797.02
3,	Balance Rlot Area	5805.42
4.	Deduction for 15% R.G.	
5. §	Net plot area	5805.42
4 (M. 9. 9. 9. 9. 9. 9. 9. 9. 9. 9. 9. 9. 9.	Addition for FSI purpose: Non buildable R.G. ii. Area under internal road a. Under Non-slum b. Under slum iii. Area under 15% Reservation for TB Hospital. iv. Area under Tata transmission line	i. 1465.88 ii. a) b) 303.27 iii. 288.96 iv
	Total	2058.11
7.	Plot area for FSI	7863.53
8.	Permissible FSI on Plot	4.00
9.	BUA permissible on plot	31454.12
10.	Rehabilitation BUA	15110.16
11.	Areas of Amenities including common passage	5777.75
12.	Rehabilitation Component	20887.91
13.	Permissible Sale Component in the Scheme. 0.75 x (12) above.	15665.93
14.	Total BUA permissible for project	30776.09
15.	Total FSI permissible for project	3.91





THE PROPERTY.	TDR generated	3.89
18. 19.	Total BUA proposed to be consumed on plot FSI in-situ	30591.44
MENTS	Sale BUA Proposed on plot	15481.28
17.	Sale BUA permissible on plot	15665.93

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the D.C. Regulation No. 33(10) in the office of the undersigned.

Yours faithfully,

for Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO (SRA) has signed the revised LOI on dated 08/12/2016)





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No.: SRA/ENG/1596/FS/ML/LOI

Date:

122 JAN 2019

1. Architect

Shri. Rahul Kamathi of M/s. Rahul Kamathi Architects & Interior Designers Near Magnet Mall, Senapati Bapat Marg, Matunga (West), Mumbai – 400 016.

2. Developer

M/s. Shree Sukhakarta Developers

Municipal Chawl No. 404/2, Kartak Road, Wadala West, Mumbai 400 031

3. Society

'Mamta Sahkari Grihanirman Sanstha CHS

(Ltd.)

Sub:

Revised of LOI - Proposed S. R. Scheme on plot bearing S.R. Scheme on plot bearing C.S. No. 177 (pt), 180(pt), 183(pt), 184(pt), 185(pt), 186(pt), 187(pt), 188(pt), 189(pt), 190(pt), 192(pt), 193(pt), 195(pt), 196(pt), 197(pt), 198(pt), 202(pt), 215(pt), & 221(pt). of Dadar Naigaon Division in Sewree Wadala Estate Scheme No. 57 and C.S. no. 804(pt), 805(pt), 808(pt), 809(pt), 810(pt), 811(pt), 811(pt), & 812(pt), in F/S Ward of MCGM, Mumbai. For 'Mamta Sahkari Grihanirman Sanstha CHS (Ltd.)

Ref: SRA/ENG/1596/FS/ML/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, this office is pleased to issue in principle approval to the scheme in the form of this Revised Letter of Intent (LOI) subject to the following conditions.

1. This Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure - II issued by Competent Authority and other relevant documents.

2. This LOI is in continuation with earlier LOI u/no. SRA/ENG/1596/FS/ML/LOI, dtd. 11/02/2010 and Revised LOI 22/05/2015 & 29/12/308 Revised Conditions mentioned in earlier LOI shall be complied to the conditions mentioned in earlier LOI

Administrative Building Frof. Again Kanena Tel.: 2656 5800 2650 0405

MUMBA

Pg. Bandra (East). Mumbai - 400,051.
-2659 04561-601 200@sra.gov.n.

EYEZ LE 9E0

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SRA/ENG/1596/FS/ML/LOI

3. The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, Nos. of eligible huts etc. the parameters shall be got revised from time to time.

The salient features of the scheme are as under:.

Sr. No.	Particulars	Area in Sq.Mt
1.	Gross Plot Area	10,602.44
2.	Less:	
	i) Non buildable R.G.	513.06
	(35% of reservation area adm.1465.88 sq. mt.)	
and the same	ii) Area under internal road	1696.27
Y	iii) Area under Jerbai Wadia road	430.86
G. SIRADAS	(5738.33x .20)/4	286.92
HEG.	Area under Tata transmission line	1,271.10
+	God Deductions	4,197.21
3.	Balance Plot Area	6,404.23
4.	Deduction for 15% R.G.	
5.	Net Plot Area	6,404.23
6.	Plot area for FSI Consumption	6,404.23
7.	Rehabilitation BUA	17,641.99
8.	Rehabilitation Component	23654.16
9.	Sale Component in the Scheme (considering basic ratio of 1.1)	26086.104
10.	Total BUA sanctioned for the scheme (7+9)	43716.00
11.	FSI permitted to consumed on plot	6.82
12.	BUA/TDR against TB Hospital Construction	482.02
13.	Total Sale BUA in situ	26,568.12

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SRA/ENG/1596/FS/ML/LOI

- That you shall submit The Revised NOC from CFO, NOC from E.E. (T & C) remarks and NOC from Dy. Ch. Eng. (M & E) before asking Further CC building under reference.
- 5. That all the structural members below ground shall be designed considering the effect of chlorinated water, Sulphur water, seepage water etc. and any other possible chemical effect and due care while constructing the same will be taken and completion certificate to that effect shall be submitted before asking further CC to composite bldg. in the scheme.
- 6. That the work shall not be carried out between 10.00 pm to 6.00 am, only in accordance with Rule 5A(3) of Noise Pollution (Regulation & Control) Rules 2000 & the provision of Notification issued by Ministry of Environment & forest Dept.
- 7. That you shall register the said project with MAHA- RERA & submit the certificate to this office for office record
- That the developer shall submit the certified Annexure-II for Non Eligible tenements as provisional PAP's before asking OCC Sale Bldg.

Yours faithfully,

22100105

Chief Executive Officer Slum Rehabilitation Authority

(Hon'ble CEO (SRA) has approved the Revised LOI)





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7, 164

ANNEXURE "C"

SLUM REHABILITATION AUTHORITY

5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

Intimation of Approval under Sub regulation 2.3 of Appendix – IV of D.C.R. No. 33 (10) Dt. 15.10.97 for Brihanmumbal.

REHAB BUILDING

No. SRA / ENG / 2726/FS/ML/AP 30 OCT 2012

To,	
M/s.	Shree Sukhakarta Developer
	cipal Chawl No. 404/2 ce No. 3, Katrak Road, Wadala,
	ai - 400 031.
	eference to your Notice, letter No. 8816 dated23-9-11 200 and delivered
on _2	27-9-2011 200 and the plans, Sections, Specifications and Description and further particulars
	details of your building at C.S. No. 177 (pt) and un-numbered slum plot
of I	Dadar Naigaon Division in Sewree Wadala Estate Scheme No. 57
in I	F/South W of MCGM for Mamta Sahakari Griha Nirman Sanstha
	op.)
furnis	shed to me under your letter, dated 27-9-2011 200 I have to inform you that the proposal
of co	instruction of the building or work proposed to be erected or executed is hereby approved under
section	on 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up-to-date, subject to the
	ving conditions:
101104	and conditions.
A.	THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH
	BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL
A1)	That the Commencement Certificate us/. 44/69 (1) of the MR & TP Act, Shall be obtained before
	starting the proposed work.
	All
A2)	That the compound shall be constructed, after getting the plot demarcated from the concerned
	authority, on all sides of the plot clear of the road side drain without obstructing the flow of rain water
	from the adjoining holding, to prove possession of holding before starting the work as per D.C. Regulation No. 38 (27)
A.3)	(a) (a)
,	Regulation 5(3) (ix) shall be submitted by him?
	[5(E) = 1/5
A.4)	That the Structural design and calculations for the proposed work accounting for system analysis
	per relevant I.S. code along with plan chall be submitted before C.O 4
	MUMBAI* SULES (D DRO
	2020

Subject to your so modifying	g your intention as to comply the aforesaid mentioned conditions and
meet by requirements. You will be	at liberty to proceed with the said building or work at anytime before the
day of	200 but not so as to contravene any of the provisions of
the said Act as amended as afore	sald or any rule, regulations of bye-law made under that Act at the time
in force.	

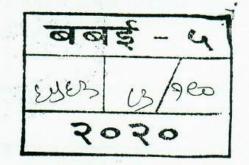
Your attention is drawn to the special Instructions and Notes accompanying this Intimation of Approval

Executive Engineer, (S.R.A.)

SPECIAL INSTRUCTIONS

- (1) IN CASE OF PRIVATE PLOTS THIS INTIMATION OF APPROVAL GIVES NO RIGHT TO BUILD UPON LAND WHICH IS NOT YOUR PROPERTY.
- (2) Under Section 151 & 152 of M.R & T.P. Act 1966, as amended the Chief Executive Officer, Slum Rehabilitation Authority has empowered the Chief Engineer (S.R.A.)/ Executive Engineer (S.R.A.) to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the C.E.O. (S.R.A.) by section of the said Act.
- (3) Preposed date of commencement of work should be communicated to this office.
- (4) One more copy of the block plan should be submitted to the Collector, Mumbai / Mumbai Suburbs District as the case may be.
- (5) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai / Mumbai Suburban District before the work is started. The Nonagricultural assessment shall be paid at the rate that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

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









No.: SRA/ENG/2726/FS/ML/AP Date: 1 1 JUN 2015

To,
Shri. Jitendra B. Patel
Of M/s. Aakar Architects & Consultants
Ground Floor,
Satyanarayan Prasad Commercial Centre Dayaldas Road,
Off Nehru Road,
Vile Parle (E), Mumbai

Sub:- Amended IOA of Rehab building in S. R. Scheme on plot bearing C.S. No. 177(pt), 180(pt), 183(pt), 184(pt), 185(pt), 186(pt), 187(pt), 188(pt), 189(pt), 190(pt), 191(pt), 192(pt), 193(pt), 195(pt), 196(pt), 197(pt), 198(pt), 202(pt), 215(pt) & 221(pt) of Dadar Naigaon Division in Sewree Wadala Estate Scheme No. 57 and C.S. no. 804(pt), 805(pt), 808(pt), 809(pt), 810, 811(pt) & 812(pt) in F/S ward of MCGM, Mumbai for "Mamta Sahakari CHS (Ltd.)"

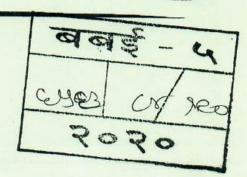
Ref:- Your letter dated 26/05/2015. Gentleman,

With reference to above, the amended plans submitted by you for Rehab building are hereby approved by this office subject to following conditions.

1) That all conditions of Letter of Intent, issued under No SRA/ENG/1596/FS/ML/L.O. dated 11/02/2010 & Revised LOI dated AR 22/05/2015 shall be complied with.

That conditions of IOA under No. SRA/ENG/2726/FS/ML/AI
 30/10/2012 shall be applicable and should be complied.

Administrative Building, Prof. Anant Kanekar Marg, Bandra (East), Mumbal - 2012 - 2656 5800, 2659 0405 / 1879, Fax: 022-2659 0457, Email: Info@sra.gr



MBAI

3) That the C.C shall be got re-endorsed as per amended plans.

One set of amended plan is returned herewith as token of approval.

Yours faithfully,

-24 -

Executive Engineer - City Slum Rehabilitation Authority.

No: SRA/ENG/2726/FS/ML/AP.

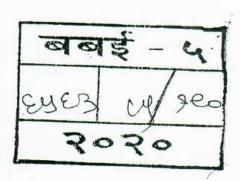
Copy to:

1) M/s. Shree Sukhakarta Developers,
2) The Assistant Municipal Commissioner "F/S" Ward,
3) A. E. W. W. "F/S" Ward,
4) A. A. & C. "F/S" Ward,
5) H. E. of MCGM,

For information please.

Executive Engineer - City Slum Rehabilitation Authority.









No. SRA/ENG/2726/FS/

2 8 JAN 20

Late:

To, Architect Shri. Rahul Kamathi Ruparel Iris, Plot No. 273, Senapati Bapat Marg, Matunga (W) Mumbai

Sub: Amended Plans for Rehab bldg. No. 01 under S.R. Scheme on land bearing C. S. No. 177(pt), 180(pt.), 183(pt.), 184(pt.), 185(pt.), 186(pt.), 187, 188(pt.),189(pt.), 190(pt.), 191(pt.), 192(pt.), 193, 195, 196(pt.), 197(pt.), 198(pt.), 202(pt.), 215(pt.) & 221(pt.) of Dadar Naigaon in Sewree Wadala Estate scheme No. 57 and C.S. No. 804(pt), 805(pt), 808(pt 809, 810, 811(pt.) & 812(pt.) for For 'Mamta Sahkari Grihanirman Sanstha CHS (Ltd.). in F/S ward of MCGM Mumbai.

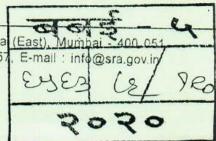
Ref: Your letter dated 23/01/2019.

Gentleman,

With reference to the above, the amended plans for Composite Building submitted by you are hereby approved by this office, subject to following conditions,

- That the conditions of LOI u/no. SRA/ENG/1596/FS/ML/LOI dtd. 11/02/2010 & Revised LOI dtd.29/12/2016 & 22/01/2019 shall be complied with.
- 2. That the conditions of IOA u/no. SRA/ENG/2726/FS/MU/AP dtd. 30/10/2012 & amended plan dtd. 11/06/2015 shall be complied with.
- 3. That the revised drainage approval and drawing shall be obtained for proposed amended plans shall be submitted before asking CC to Rehab bldg. u/r
- 4. That revised Ex. Eng. (T &C) NOC shall be obtained for proposed amended plans before asking further CC to Rehab Bldg.
- The Structural designs and the quality of material and workmanship shall be strictly as per conditions laid down in Regulation 45 of DCR 1991 amended up to date.

Administrative Building, Prof. Anant, Kanekar Marg, Bandra Tel.: 2656 5800, 2659 0405 / 1879, Fax: 022-2659 0457



- That Revised Structural Design and calculations shall be obtained for proposed amended plans before asking further CC to Rehab Bldg. u/r.
- 7. That the C.C shall be got Re-endorsed as per amended plans.
- 8. That the written Consent/GBR for increase/additional carpet area from 25 sq. mt. to 27.88 sq. mt. shall be submitted.

Yours faithfully,

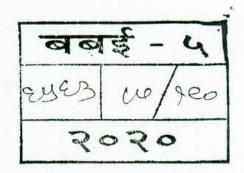
- sd -

Executive Engineer-I
Slum Rehabilitation Authority

Copy to: GOVT OF INO

- 1. Developers: M/s. Shree Sukhakarta Developers .
- 2. Asst. M.C., 'F/S' Ward.
- 3. A.E. (WW). 'F/S' Ward.
- 4. A.A. & C. 'F/S' Ward.
- 5. F.C. (SRA).

Executive Engineer -I
Slum Rehabilitation Authority







Administrative Building, Pr. Ananat Kanekar Marg, Bandra (East), Mumbai - 400 051.

Intimation of Approval under Sub regulation 2.3 of Appendix - IV of D.C.R. No. 33 (10) Dt. 15.10.97 for Brihanmumbal.

> 1 3 MAR 2013 No. SRA/ENG/2987/FS/ML/AP

> > SALE BLDG.

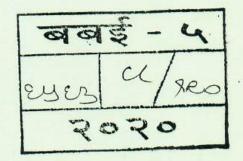
M/s. Shree Sukhakarta Developers, MMunicipal Chawl No. 404/2, Office No.3, Katrak Road, Wadala, Mumbai, 400 031. With reference to your Notice, letter No. ___ 000112 dated 15/02/2013and delivered on 15/02/2013 20 and the plans, Sections, Specifications and Description and further particulars and details of your building et on Plot bearing C.S. No. 177(pt) & un-numbered slum plot of Dadar Naigaon in Sewree Wadala Estate Scheme No. 57 in F/South ward of MCGM Mumbai for "Mamta Sahakari Gmuha Nirman Sanstha (Ltd.)" of construction of the building or work proposed to be erected or executed is hereby approved under section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up-to-date, subject to the

THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL

following conditions:

- A.1) That the Commencement Certificate us/. 44/69 (1) of the MR & TP Act, Shall be obtained before starting the proposed work.
- A.2) That the compound shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the work as per D.C. VASHI, NAVI MUSI Regulation No. 38 (27) REG NO. 6494-20
- A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Appendix XI D.C. Regulation 5(3) (ix) shall be submitted by him.
- GOVT, OF A.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant I.S. code along with plan shall be submitted before C.C.





Subject to your so modifying you	ur intention as to comply the aforesaid mentioned conditions and
meet by requirements. You will be at lib	erty to proceed with the said building or work at anytime before the
day of	20 but not so as to contravene any of the provisions of
the said Act as amended as aforesaid	or any rule, regulations of bye-law made under that Act at the time
In force.	

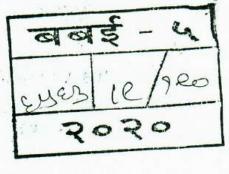
Your attention is drawn to the special instructions and Notes accompanying this Intimation of Approval

for Executive Engineer, (S.R.A.

SPECIAL INSTRUCTIONS

- IN CASE OF PRIVATE PLOTS THIS INTIMATION OF APPROVAL GIVES NO RIGHT TO BUILD UPON LAND WHICH IS NOT YOUR PROPERTY.
- (2) Under Section 151 & 152 of M.R & T.P. Act 1966, as amended the Chief Executive Officer, Slum Rehabilitation Authority has empowered the Chief Engineer (S.R.A.)/ Executive Engineer (S.R.A.) to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the C.E.O. (S.R.A.) by section of the said Act.
- (3) Proposed sale of commencement of work should be communicated to this office.
- (4) One more copy of the block plan should be submitted to the Collector, Mumbai / Mumbai Suburbs District as the case may be.
- (5) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai / Mumbai Suburban District before the work is started. The Nonagricultural assessment shall be paid at the rate that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

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







No.: SRA/ENG/2987/FS/ML/AP Date: 11 1 JUN 2015

To,
Shri. Jitendra B. Patel
Of M/s. Ankar Architects & Consultants
Ground Floor,
Satyanarayan Prasad Commercial Centre Dayaldas Road,
Off Nehru Road,
Vile Parle (E), Mumbai

Sub:- Amended IOA of Sale building in S. R. Scheme on plot bearing C.S. No. 177(pt), 180(pt), 183(pt), 184(pt), 185(pt), 186(pt), 187(pt), 188(pt), 189(pt), 190(pt), 191(pt), 192(pt), 193(pt), 195(pt), 196(pt), 197(pt), 198(pt), 202(pt), 215(pt) & 221(pt) of Dadar Naigaon Division in Sewree Wadala Estate Scheme No. 57 and C.S. no. 804(pt), 805(pt), 808(pt), 809(pt), 810, 811(pt) & 812(pt) in F/S ward of MCGM, Mumbai for "Mamta Sahakari CHS (Ltd.)"

Ref:- Your letter dated 25/05/2015. Gentleman,

With reference to above, the amended plans submitted by you for Sale building are hereby approved by this office subject to following conditions.

That all conditions of Letter of Intent issued under No SRA/ENG/1596/FS/ML/L.O.I dated 11/02/2010 & Revised LOI dated 22/05/2015 shall be complied with.

2) That conditions of IOA under No. SRA/ENG/2987/FS/ME/AP did.
13/03/2013 shall be applicable and should be complied.

SUB-REGISTANTIAN STORY OF SUB-REGISTANTIAN SUB-REGISTANTI

Administrative Building, Prot Marie Rhasker Marg, Bandra (East), Mumbai - 400 051.
Tel : 2656 5800, 2659 0405 / 1879, Fax: 022-2659 0457, Email: Info@sra.gov.in

That the C.C shall be got re-endorsed as per amended plans.

One set of amended plan is returned herewith as token of approval.

Yours faithfully,

- 5d-

Executive Engineer - City Slum Rehabilitation Authority.

No: SRA/ENG/2987/FS/ML/AP.

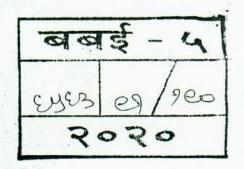
Copy to:

-ij M/s. Shree Sukhakarta Developers,

- 2) The Assistant Municipal Commissioner "F/S" Ward,
- 3) A. E. W. W. "F/S" Ward,
- 4) A. A. & C. "F/S" Ward,
- 5) H. E. of MCGM,

* GOVT. OF THE

Executive Engineer - City
Slum Rehabilitation Authority.







No .:- SRA/ENG/2987/FS/ML/AP

Date:- 2 7 MAR 2017

To,

Shri. Jitendra B. Patel.
Of M/s. Aakar Architects & Consultants,
Gr.Flr, Satyanarayan Prasad Commercial Centre,
Dayaldas Road, Vile Parle(E),
Mumbai:-400057.

Sub:- Amended plans of Sale building in the proposed S. R. Scheme on plot bearing C.S. No.177(pt), 180(pt), 183(pt), 184(pt),185(pt), 186(pt), 187(pt), 188(pt),189(pt),190(pt),191(pt),192(pt),193(pt),195(pt),196(pt),197(pt),198 (pt),202(pt),215(pt) & 221(pt) of Dadar Naigaon Division in Sewree Wadala Estate Scheme No.57 and C.S. No. 804(pt),805(pt),808(pt),809 (pt), 810,811(pt) & 812 (pt) in F/S Ward, Mumbai.

Ref:- Your letter dated 25/11/2016.

Gentleman,

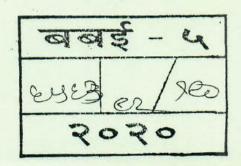
With reference to above, the amended plans submitted by you for Sale building are hereby approved by this office subject to following conditions.

- 1) That all conditions of Letter of Intent issued under No SRA/ENG/1596/FS/ML/LOI dated 11/02/2010 & Revised LOI dated 29/12/2016 shall be complied with.
- That all the conditions of IOA under No. SRA/ENG/2987/FS/ML/AP dtd 12/03/2013 shall be complied.
- 3) That all the conditions of IOA under No. SRA/ENG/2987/FS/ML/AP dtd 11/06/2015 shall be applicable and should be complied with.
- 4) That the revised Structural design and calculation shall be submitted.
- 5) That the C.C shall be got re-endorsed as per amended plans.

Administrative Building, AnantKanekarMarg, Bandra(E), Mumbai- 400051

Tel.: 022-26565800/26590405/1879 Fax: 91-22-26590457 Website: www.sra.gov.inE-mail: info@sra.gov.in





- That you shall submit the revised MOEF NOC as per amended plans. 6)
- That you shall submit the revised CFO NOC as per approved amended plans. 7) One set of amended plan is returned herewith as token of approval.

Yours faithfully,

-sel. Executive Engineer Slum Rehabilitation Authority.

No: SRA/ENG/2987/FS/ML/AP.

Copy to:

M/s. Shree Sukhakartha Developer,

2) The Assistant Municipal Commissioner "F/S" Ward, A. E. W. W. "F/S" Ward,

3)

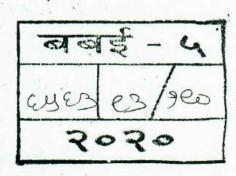
4) A. A. & C. "F/S" Ward,

5) H. E. of MCGM,

For information please.



Slum Rehabilitation Authority.







No. SRA/ENG/ 2987/FS/ML/AP

Date 3 DEC 2018

To, Architect Shri. Rahul Kamathi Ruparel Iris, Plot No. 273. Senapati Bapat Marg, Matunga (W) Mumbai

Sub: Amended Plans for Sale bldg, under S.R. Scheme on land bearing C. S. No. 177(pt), 180(pt.), 183(pt.), 184(pt.), 185(pt.), 186(pt.), 187, 188(pt.), 189(pt.), 190(pt.), 191(pt.), 192(pt.), 193, 195, 196(pt.), 197(pt.), 198(pt.), 202(pt.), 215(pt.) & 221(pt.) of Dadar Naigaon in Scwree Wadala Estate scheme No. 57 and C.S. No. 804(pt), 805(pt) 808(pt 809, 810, 811(pt.) % 812(pt.) for For 'Mamta Sahkari Grihanirman Sanstha CHS (Ltd.). in F/S ward of MCGM Mumbai.

Ref.: Your letter received to this office on 16/10/2018

Gentleman,

With reference to the above, the amended plans for Composite Building submitted by you are hereby approved by this office, subject to following conditions,

1. That the conditions of LOI u/no. SRA/ENG/1595/FS/ML/LOI dtd. 11/02/2010 & Revised LOI dtd.29/12/2016 shall be complied with

2. That the conditions of IOA u/no. SRA/ENG/ 2987/FS/ML/AP dtd. 12/03/2013 & amended plan dtd. 11/06/2015 & 27/03/2017 shall be complied with.

3. That the revised drainage approval and drawing shall be obtained for proposed amended plans shall be submitted before asking wing of composite bldg, u/r -

4. That revised Ex. Eng. (T &C) NOC shall be obamended plans before asking further CC to sale Bldg.

Administrative Building, Prof. A Administrative Building, Prof. Anath, Kanekar, parg, Bandra (East), Mumbai - 400 051. Tel.: 2656 5800, 2659 0405 (1979, Fax: 1772-2659 040), E-mail: info@sra.gov.in

- The Structural designs and the quality of material and workmanship shall be strictly as per conditions laid down in Regulation 45 of DCR 1991 amended up to date.
- That Revised Structural Design and calculations shall be obtained for proposed amended plans before asking further CC to sale wing of Sale Bldg. u/r.
- 7. That the C.C shal be got Re-endorsed as per amended plans.

Yours faithfully,

Executive Engineer-I
Slum Rehabilitation Authority

Copy to:

1) Developer :- M/s Shree Sukhakarta Deviopers

2) The Assistant Commissioner "F/S" Ward, MCGM.

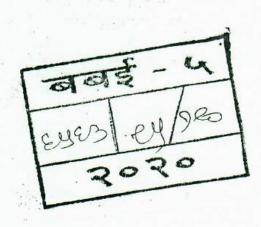
3) H.E. Dept. of MCGM.

4) A. A. & C. "F/S" Ward.

For information, please.

SOUT OF THE

Executive Engineer-I
Slum Rehabilitation Authority







No. SRA/ENG/ 2987/FS/ML/AP

Date

28 JAN 2019

To, Architect Shri. Rahul Kamathi Ruparel Iris, Plot No. 273, Senapati Bapat Marg, Matunga (W) Mumbai

Sub: Amended Plans for Sale bldg. No. 02 under S.R. Scheme on land bearing C. S. No. 177(pt), 180(pt.), 183(pt.), 184(pt.), 185(pt.), 186(pt.), 187, 188(pt.),189(pt.), 190(pt.), 191(pt.), 192(pt.), 193, 195, 196(pt.), 197(pt.), 198(pt.), 202(pt.), 215(pt.) & 221(pt.) of Dadar Naigaon in Sewree Wadala Estate scheme No. 57 and C.S. No. 804(pt), 805(pt), 808(pt 809, 810, 811(pt.) & 812(pt.) for For 'Mamta Sahkari Grihanirman Sanstha CHS (Ltd.). in F/S ward of MCGM Mumbai.

Ref.: Your letter received to this office on 16/01/2019 Gentleman,

With reference to the above, the amended plans for Sale (Composite) Building submitted by you are hereby approved by this office, subject to following conditions,

- That the conditions of LOI u/no. SRA/ENG/1596/FS/ML/LOI dtd. 11/02/2010 & Revised LOI dtd.29/12/2016 & 22/01/2019 shall be complied with.
- 2. That the conditions of IOA u/no. SRA/ENG/2987 FS/ML/AR dtd. 12/03/2013 & amended plan dtd. 11/06/2015 & 27/03/2017 shall be complied with.
- 3. That the Revised drainage approval and drawing shall be obtained for proposed amended plans shall be submitted before asking CC to sale bldg. u/r
- That the Revised Ex. Eng. (T &C) NOC shall be obtained for proposed Amendments before asking further CC of Bldg. under reference.

5. The Structural designs and the quality of material and workmanship shall be strictly as per conditions laid down in Regulation 5 of DCR 1991 amended up to date.

Administrative Building, Prof. April, Kaneker Marg, Bangra (East), Mumbai - 400 05 Tel.: 2656 5800, 2659 0405 879, Fax 222-2659 8477, E-mail: info@sra.gov.in

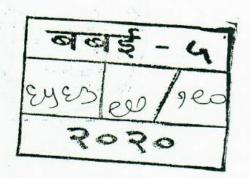
- That Revised Structural Design and calculations shall be obtained for proposed amended plans before asking further CC to Sale Bldg. u/r.
- 7. That the C.C shall be got Re-endorsed as per amended plans.
- 8. That the Revised MOEF NOC shall be submitted before asking further CC beyond previous NOC.
- 9. That the revised Demarcation of R.G. Reservation shall be obtained before granting FCC of Bldg. u/r.
- 10. That the Revised CFO NOC shall be obtained for proposed Amendments before asking further CC of Bldg. under reference.
- 11. That the Revised Civil Aviation NOC shall be submitted before asking further CC beyond permitted height.
- 12. That the FC NOC shall be submitted from Component Authority granting Further CC of Sale Bldg.

Yours faithfully,

28.01.19 Executive Engineer

Executive Engineer-I
Slum Rehabilitation Authority







SLUM REHABILITATION AUTHORITY

5th floor, Griha Nirman Bhavan, Bandra (E) Mumbal - 400 051.

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

No. SRA/ENG/2726/FS/ML/AP COMMENCEMENT CERTIFICATE REHAB To, M/s. Shree Sukhakarta Developer, Municipal Chawl No. 40412, Office No.3, Katrak Road, Wadala, Mumbai 400 031. Sir, 23/09/201 for Developmen 8816 dated With reference to your application No. Permission and grant of Commencement Certificate under section 44 & 69 of the 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 building on plot No. 177(pt) & un number C.T.S. No. of village Dader, Naigeon T.P.S. No. ward Sewree Wedele Estate Scheme No.57 for Mamte Sahakari Griha Nirman Sanstha(Prop.) un numbered The Commencement Certificate/Building Permit is granted subject to compliance of mentioned dt. 11/02/2010 In LOI U/R No. SRA/ENG/1596/FS/ML/LUI IOA U/R No. SRA/ENG/2726/FS/ML/AP dt. 30/10/2012 and on following conditions. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue. 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 lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act. 1966. This Certificate is liable to be revoked by the C.E.O. (SRA) if :-(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 C.E.O. (SRA) is contravened or not complied with. (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966, 160 10, 6495 2023.

The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him. The C.E.O. (SRA) has appointed Shri. D. V. Pawar Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the sald Act. This C.C. is granted for work up to Top of basement as per approved plans dtd. 30.10.2012. For and on behalf of Local Authority The Slum Rehabilitation Authority

FOR

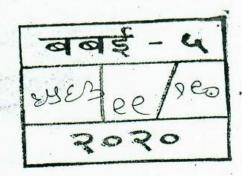
CHIEF EXECUTIVE OFFICER (SLUM REHABILITATION AUTHORITY)

SRA/ENG/2726/FS/ML/AP 1 0 APR 2015

This c.c is further extended up to full height including over head tank & lift machine room as per approved plans dtd. 30/10/12.

Executive Engineer
Slum Rehabilitation Authority









SLUM REHABILITATION AUTHORITY

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

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

	No. SRA/ENG/2987/FS/ML/AP COMMENCEMENT CERTIFICATE	1 6 APR 2015
TO,	Same and the same	SALE BLDG.
M/s. Shree Sukhakarta Municipal Chawl No.40	Developers, 4/2, Office No.3.	
Katrak Road, Wadala, Mumbai-400 031, Sir.		
With reference to your applic	ation No. 000112 dated 06/03	3/2015 for Development
Permission and grant of Commence	cement Certificate under section 44 & 69 or	f the Maharashtra Regional
Regional and Town Planning Act, 1	at development and building permission unde 966 to erect a building on plot No	er section 45 of Maharashtra
C. & S. No. 177(pt.) & un-	-numbered Slum plot of Dadar	Natrach in Sauras
Wadala Estate Scheme I	No.57 in F/South Ward of MCC	M Mumbal for
Mamta Sahakari Grihe	Nirman San the (Ltd.)	- The state of the
of vilage F/South Si	I.P.S. No.	
1/50411.5	uated at	
The Commencement Certification	te/Building Permit is granted subject to com	npliance of mentioned In LOI
U/R No SRA/ENG/1596/	FS/ML/LOI	dt11/02/2010
IDAU/R No. SRA/ENG/2987/	FS/ML/AP	dt. 13/03/2013
and on following conditions.	A RESULT OF THE	
The land vacated in conseque		
of the Public Street.	nce of endorsement of the setback line/road	widening line shall form part
2. That no new building or part ti	hereof shall be occupied or allowed to be oc	ccupied or used or permitted
to be used by any reason uni	til occupancy permission has been granted.	
The Commencement Certificate/ However the construction work	Development permission shall remain valid for on should be commenced within three months from	ne year from the date of its issue.
4. This permission does not entit	tle 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 commence	d this Commencement Certificate is renewable	every year but such extended
application for fresh permission	ed three years provided further that such lapse under section 44 of the Maharashtra Regional	shall not bar any subsequent
6. This Certificate is liable to be	revoked by the C.E.O. (SRA) if :-	and town Francisco. 1900
(a) The development work in	respect of which permission Is granted under	r this certificate is not carried
(b) Any of the condition sub	not in accordance with the sanctioned plan ject to which the same is granted or any of	
the C.E.O. (SRA) is cont (c) The C.E.O. (SRA) is sa	travened or not complied with. atisfied that the same is obtained by the	TAT SUB STATE
misrepresentation and th	e applicant and every person deriving title the	hrovation endeathin to sook
an event shall be deemed	to have carried out the development work in	n contravention observious 43
	ra Regional and Town Planning Act, 1966. Ite shall be binding not only on the applicant	To Carbin harman
assignees, administrators and	successors and every person deriving title	through or united him #
		1/S/18 38/1
	ointed SHRI S.J. NANAWARE	
Executive Engineer to exercise his said Act.	powers and functions of the Planning Author	orith Inder-section as or the
This C C is granted for work we to		
Plans dtd. 13/03/2013.	top of 4th level podius	m as per approved
10,00/2013	47	on hohalf of Local Authority
		on behalf of Local Authority m Rehabilitation Authority
	7	Menny
9	EU 900 / 900 Exer	cutive Engineer (SRA) (City)

CHIEF EXECUTIVE OFFICER (SLUM REHABILITATION AUTHORITY)

This c.c is re-endorsed & further extended upto Bt Level podium as per amended plans dtd. 11-06-2015.

Stum Reliabilitation Authority

SRA | ENG / 2987 | FS/ML/AP 5 APR 2016

This c.c. is further extended upto 22nd upper Floors as per approved amended plans dated. 11-06-2015.

SRA/ENG/2987/FS/ML/AP 1 9 APR 2017

In continution with above, this c.c. is re-endorsed As Per Amended plans dated 27.03.2017.

> Slum Rehabilitation Authority SPA| ENG 2982 | FS | ML | AP: 1 1 DEC 2017

e.k. is burther extended up 32rd cpart)

sloor of sale bldg No. 2 as per hast amended plan dtd. 27/03/2017.

Slum Rehabilitation Authority

SRA/ENG/2987/FS/MHL/AP

13[1 DEC 2018

This C.C. is further extended upto 40th upper floor of Sale Building as per last amended plans dated. 03/12/2018.

SRA/ENG/2987/FS/ML/AP 2 6 APR 2019

This C.C. is further extended upto 49th (Pt.) upper floor of Sale Building No. 2 as per last amended plans dated. 28/01/2019.

Sion Rehabilitation Authority







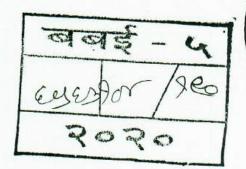
- That the conditions of IOA u/no. SRA/ENG/ 2987/FS/ML/AP dtd. 12/03/2013 & amended plan dtd. 11/06/2015, 27/03/2017 & 03/12/2018 shall be complied with before asking Full OCC of Composite (Sale) Building under reference.
- 4. That the Revised Structural Designs and Calculations as per amended approved plans shall be submitted.
- 5. That the C.C. shall be re-endorsed as per last amended plans
- 6. That the Revised CFO NOC for proposed amended plans shall be submitted.
- 7. That the Completion Certificate of 9.00m wide internal Road from Dy.Ch Eng.(Roads) shall be submitted.
- 8. That the Set-Back land handed over to MCGM & possession receipt shall be submitted before OCC Composite (Sale) Building.

That the Revised Drainage approval shall be submitted.

That the certificate under section 270A of BMC Act shall be contained from A.E.W.W-F/S ward and a certificate copy of the same shall be submitted to this office.

- 11. That you shall comply the following conditions before granting Full OCC to building under reference.
 - i) Construction of compound wall along plot boundary.
 - ii) You shall develop layout R.G. as per D. C. regulation 1991 before granting OCC to Sale Bldg. building under reference.
 - iii) You shall handed over D.P reservation to Concern Authority & possession receipt of the same shall be submitted
 - iv) You shall submit separate P. R. Card of sub-divided plots as per layout.

v) You shall submit supplementar RAGISTRAD remaining Non-eligible tenements.



vi) You shall handed over vacant possession of plot under Tata Hydro Electric Transmission Line & submit the corresponds of the same to this office.

One set of part OCC is returned herewith as taken of approval.

Note: - This permission is issued without prejudice to action under section. 305,353A of BMC act.

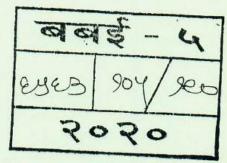
Yours faithfully,

Executive Engineer-I

Slum Rehabilitation Authority









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the second section

Annexure "F'

PREETI BRAHMANIA

B.Sc., M.B.B.S (A.M), L.L.M, C.S. P.G.D.C.L, P.G.D.I.P.R ADVOCATE & LEGAL CONSULTANT

Ex-Officer - Indian Air Force

Visiting Faculty - University of Mumbai

TO WHOMSOEVER IT MAY CONCERN

This is to certify that I have for the purpose of investigating the title of M/S. SHREE SUKHAKARTHA DEVELOPERS a registered partnership Firm, registered under the provisions of the Indian Partnership Act, 1932 having its registered office at Municipal Chawl No. 404/2, Office No. 3, Kartrak Road, Wadala, Mumbai 400031 ("the Developers"), to all that pieces and parcel of land together with the structures standing thereon admeasuring about 10,602.85 sq. mtrs or thereabouts (1678.38 Sq. mtrs + 1230.24 sq. mtrs. + 7694.23 sq. mtrs.) on the land/property bearing C.S. No. 177 (pt) of Dadar Naigaon Division in Sweree Wadala Estate Scheme No 57 in F/S ward of MCGM, in the Registration District and Sub-District of Island City of Mumbai occupied by the slum dwellers of "Mamta Sahakari Gruha Nirman Sanstha (Proposed)" (hereinafter referred to as "the said Property") have caused searches to be taken with the Sub-Registrar of Assurances at Bombay for the year 1961 to 2011 (for 51 years) through my search clerk, Mr. Shriniwas A. Chipkar.

- The Developers published a public notice inviting claims in respect of the said property. The public notice was published in two newspapers viz, English and Marathi (Mumbai Edition) on 13 March 2010. The Developers did not receive any claims and/or objection to the said Public Notice. I have not issued any public notice thereafter.
- The said property is in Residential Zone and not under any reservation under the 2. development plan save and except as stated shown in the D.P. Remark dated 18 July 2006 bearing No. CHE/139/DPC/F/S.
- The brief facts of the said Property are as under:-3.
 - HEG NO. 6495 2088 EXP. DATE 04'08 2023 On perusal of the Slum Rehabilitation Authority Aetter SRA/Eng/1596/FS/ML/LOI dated 6th September 2011 it appears that the said property i.e. the land/property bearing C.S. No. 177 (pt) of Dader Naigaon Division in Sweree Wadala Estate Scheme No 57 in F/S ward of MCGM, in

C-102, Shreepati Annexe-II, Nanachowk, A. K. Marg, Mumbai- 400 036. Email: preeti.brahmania@gmail.com



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PREETI BRAHMANIA

B.Sc., M.B.B.S (A.M), L.L.M, C.S, P.G.D.C.L, P.G.D.I.P.R

ADVOCATE & LEGAL CONSULTANT

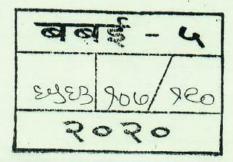
Ex-Officer - Indian Air Force

Visiting Faculty - University of Mumbai

the Registration District and Sub-District of Island City of Mumbai to be developed under SRA Scheme/Provisions belongs to Municipal Corporation of Greater Mumbai ("MCGM").

- (b) The above property is occupied by slum dwellers/occupants/tenants who are residing with their respective families in their respective structures / hutments. These slum dwellers/occupants/tenants have proposed to form a society by the name "Mamta Sahakari Gruha Nirman Sanstha (Proposed)" be registered after the construction of the same (hereinafter referred to as "the said Society").
- (c) By Special General Body Meeting dated 24 September 2006, the said Society vide its Resolution interalia granted development rights of the said Property to the said Developers.
- (d) By a Development Agreement dated 30 May 2006, made and entered into between the said Developers (therein referred to as "the Developers") of the One Part and the Society through its authorized committee members/office bearers (therein referred to as "the Society") of the Other Part, the Society therein agreed to grant all the development rights in respect of the said Property to the said Developers, for the consideration and on the terms and conditions more particularly set out therein.
- (e) Thereafter the said Society executed an Irrevocable Power of Attorney dated 30 May 2006, in favour of the said Developers interalia to obtain various statutory permissions, carry on construction / development works on the said Property, to sell the premises to be constructed from the FSI available and to available and to receive the consideration amount from the sale thereof and to do various acts, deeds, matters and things in respect of the said property

C-102, Shreepati Annexe-II, Nanachowk, A. K. Marg, Mumbai- 400 036.





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PREETI BRAHMANIA

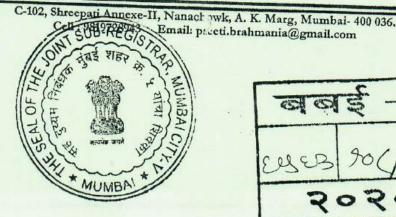
B.Sc., M.B.B.S (A.M), L.L.M, C.S. P.G.D.C.L, P.G.D.I.P.R

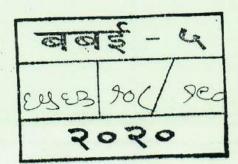
ADVOCATE & LEGAL CONSULTANT

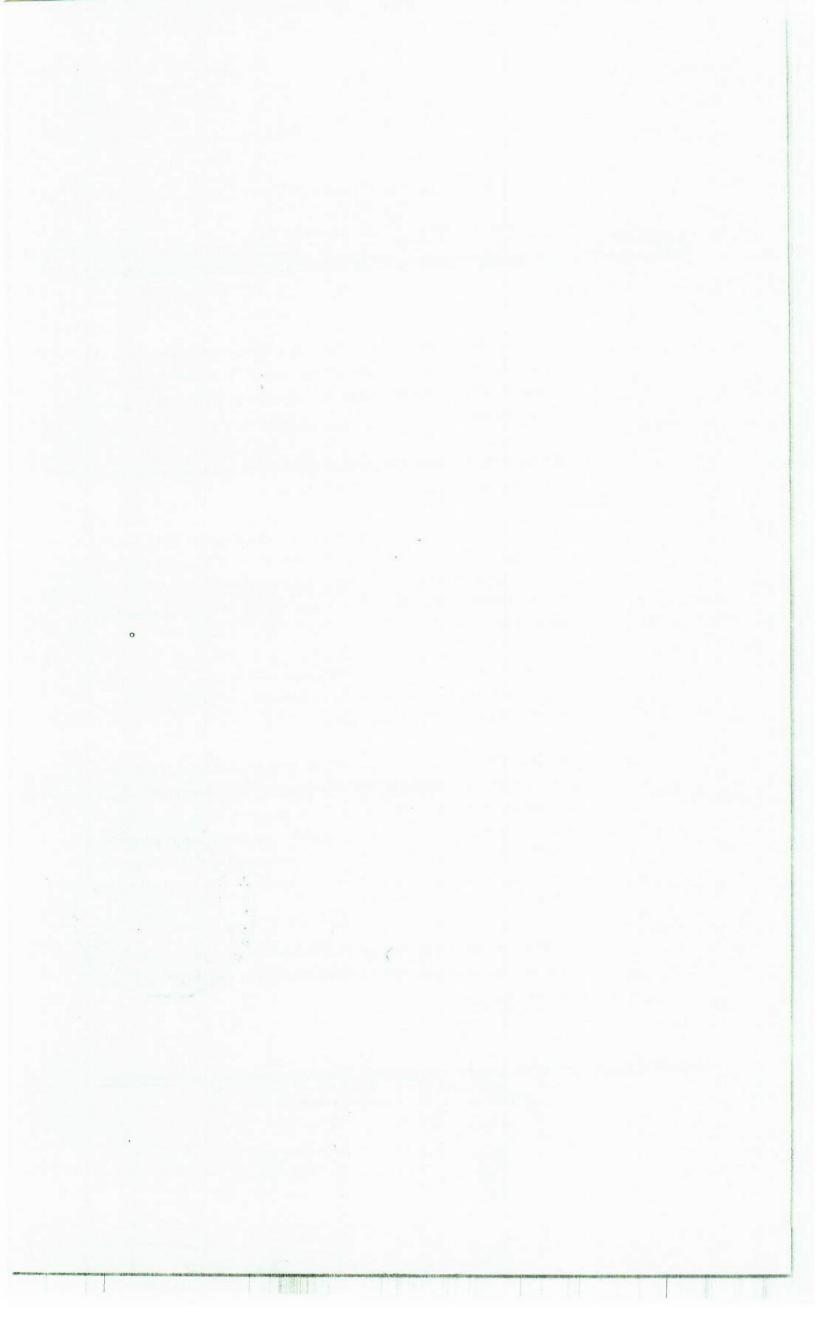
Ex-Officer - Indian Air Force

Visiting Faculty - University of Mumbai

- The appropriate authority i.e. the Ward Officer F/South Ward of (f) Brihanmumbai Mahanagar Palika on 16 April 2008 issued Annexure II, setting out details of the eligible and non-eligible slum dwellers in respect of the said Property.
- Subsequently, the Slum Rehabilitation Authority issued Annexure III on 25 (g) April 2008, setting out details of the SRA Scheme.
- (h) The Tata Power Co. Ltd. vide its letter dated 3 December 2008, bearing reference no. TLJ/LA-01/(SGB)/739 has given its "No Objection Certificate" for proposed development of the said property adjacent to Tata Power's 110 KV Trombay-Parel Line Nos. 1, 2 & 4 and 110 KV Parel-Mankhurd line in span 17-19.
- The said Developers have obtained individual irrevocable consents and has (i) also entered into separate individual agreements with all slum dwellers / tenants / occupants on the said property.
- The Slum Rehabilitation Authority issued a Letter of Intent dated 11 February, (j) 2010 bearing No. SRA/ENG/1596/FS/ML/LOI to M/s. Shree Sukhakarta Developers, granting permission for the proposed Slum Rehabilitation Scheme on the said property in accordance with Development Regulation No. 33 (10) and Appendix - IV of the amended Development Control Regulation for Greater Mumbai 1991, on the terms and condition serous therein. VASHI, NAVI REG NO. 6495 2008
- EXP. DATE 04 08 2023 Thereafter the Developers obtained the Intimation of Approval (IOA October 2012 bearing No. SRA/ENG/2726/FS/ML/AP in property.







PREETI BRAHMANIA

B.Sc., M.B.B.S (A.M), L.L.M, C.S. P.G.D.C.L, P.G.D.I.P.R

ADVOCATE & LEGAL CONSULTANT

Ex-Officer - Indian Air Force

Visiting Faculty - University of Mumbai

4. In the premises the Developers i.e., the said M/S. SHREE SUKHAKARTHA DEVELOPERS are entitled to the develop the said property and they have a clear and marketable right free from all encumbrances in respect of the said Property.

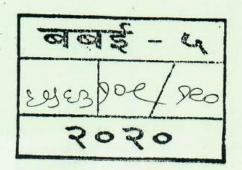
Dated this 25th day of January, 2013.

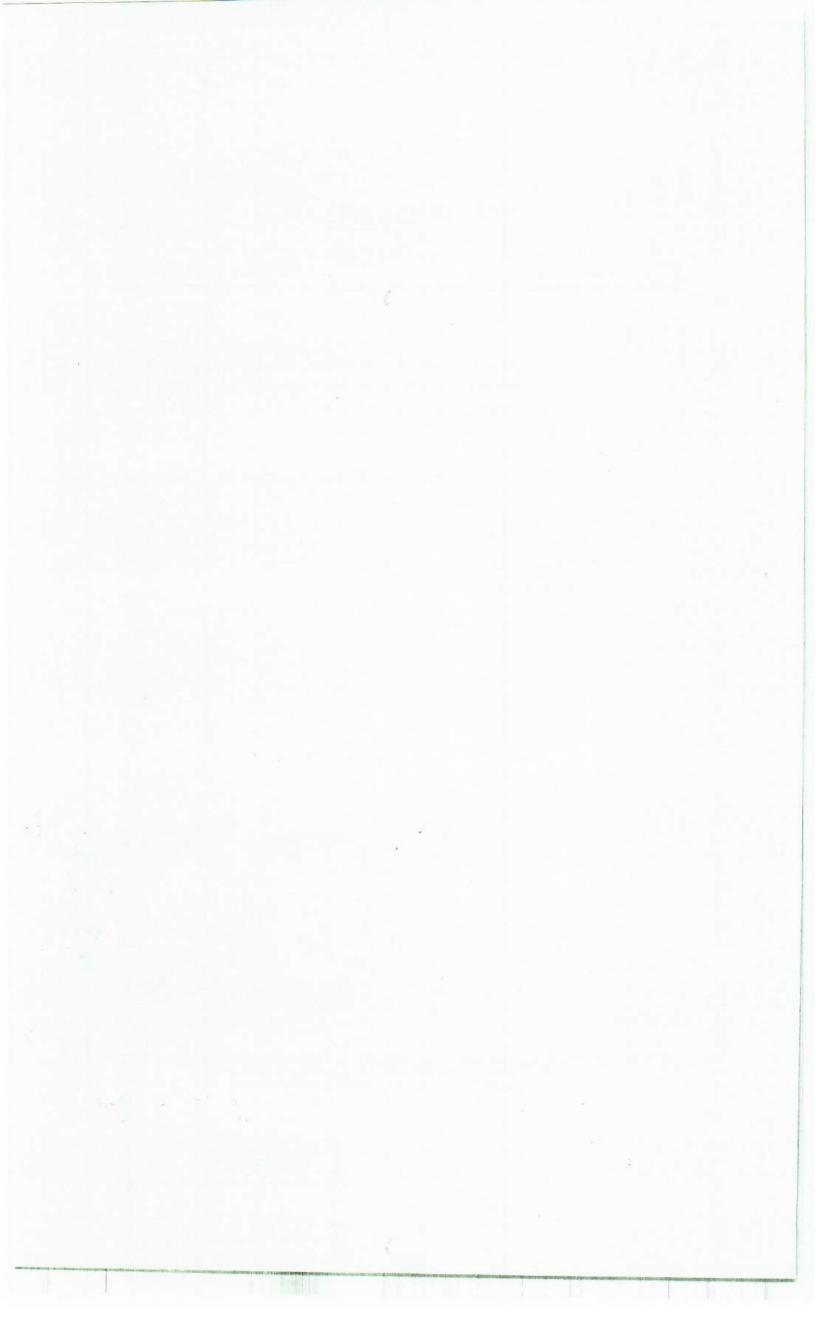
Ms. Preeti Brahmania

Advocate



C-102, Shreepati Annexe-II, Nanachowk, A. A. Marg, Mumbai- 400 036. Cell: 9819728943 Email: preeti.brahmania@gmail.com







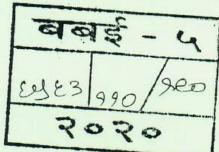
Maharashtra Real Estate Regulatory Authority

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 :

Project: Ruparel Ariana, Plot Bearing / CTS / Survey / Final Plot No.: 177p and others of dadar naigaon division and 804P and others of sewree wadala division at FSouth-400015, Ward FSouth, Mumbai City, 400015;

- 1. Shree Sukhakarta Developers Pvt Ltd having its registered office / principal place of business at Tehsil: Ward GNorth, District: Mumbai City, Pin: 400016.
- 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;
 - 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 compition of the project.
 - The Registration shall be valid for a period commencing from 05/08/2017 and ending with 31/12/2021 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with
 - 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



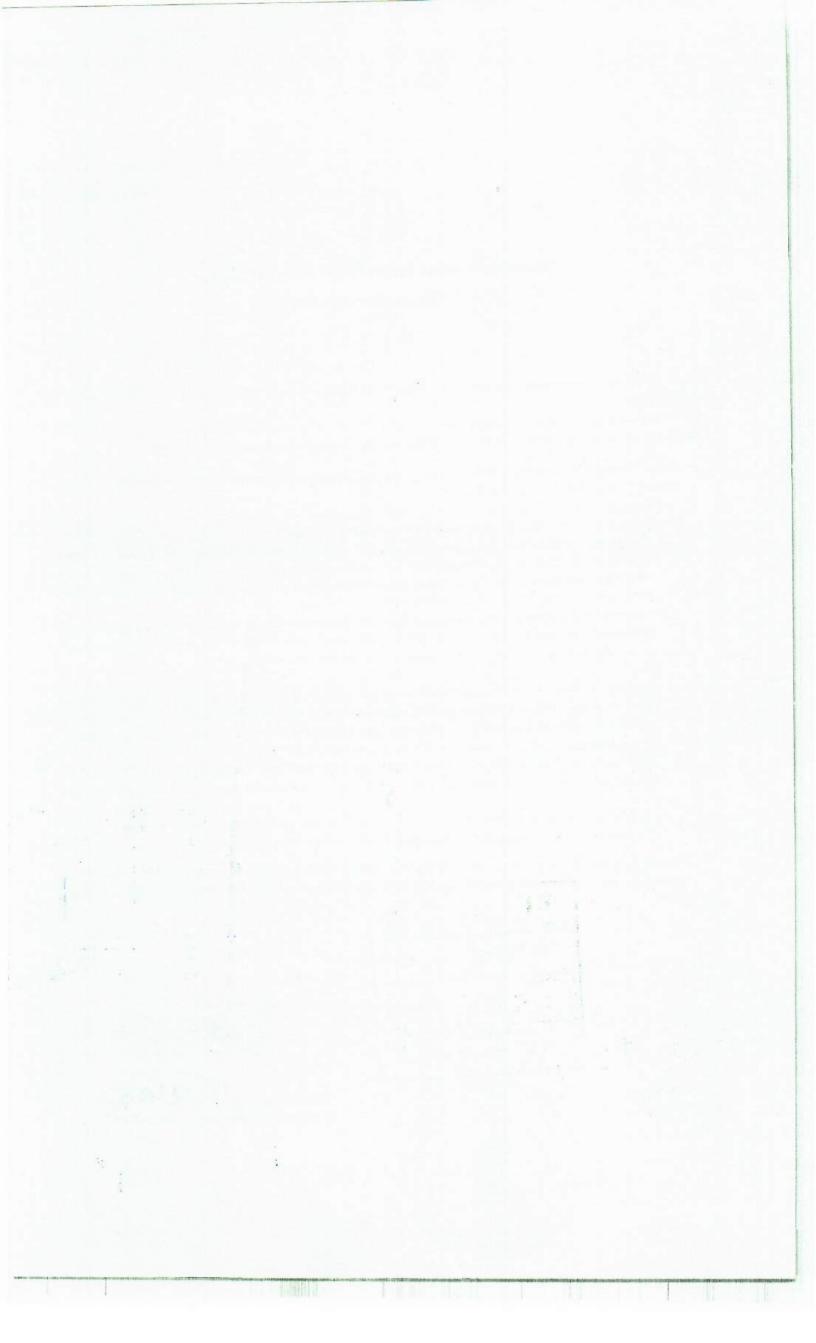
Dated: 05/08/2017 Place: Mumbai



Signature valid Digitally Signed by Dr. Vagant Premanand Pra (Secretary, MahaRERA) Date:8/5/2017 8:46:53 PM remanand Prabhu MahaRERA)

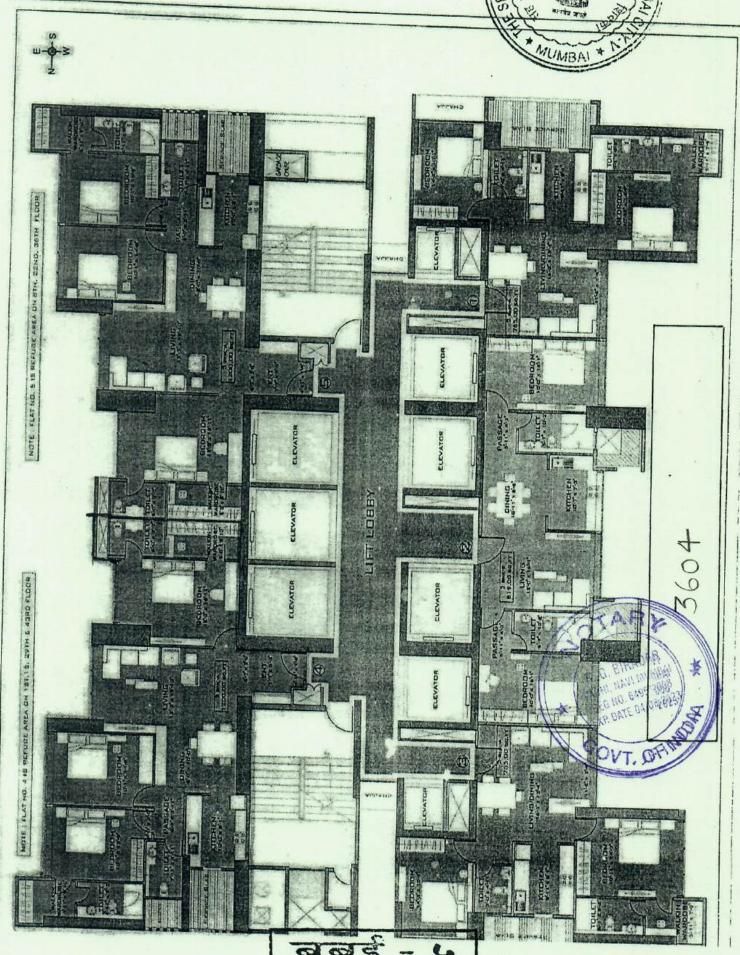
Signature and seal of the Maharashtra Real Estate Regulatory Authorit

R. G. B'RADAR VASHL NAVI MUMBA

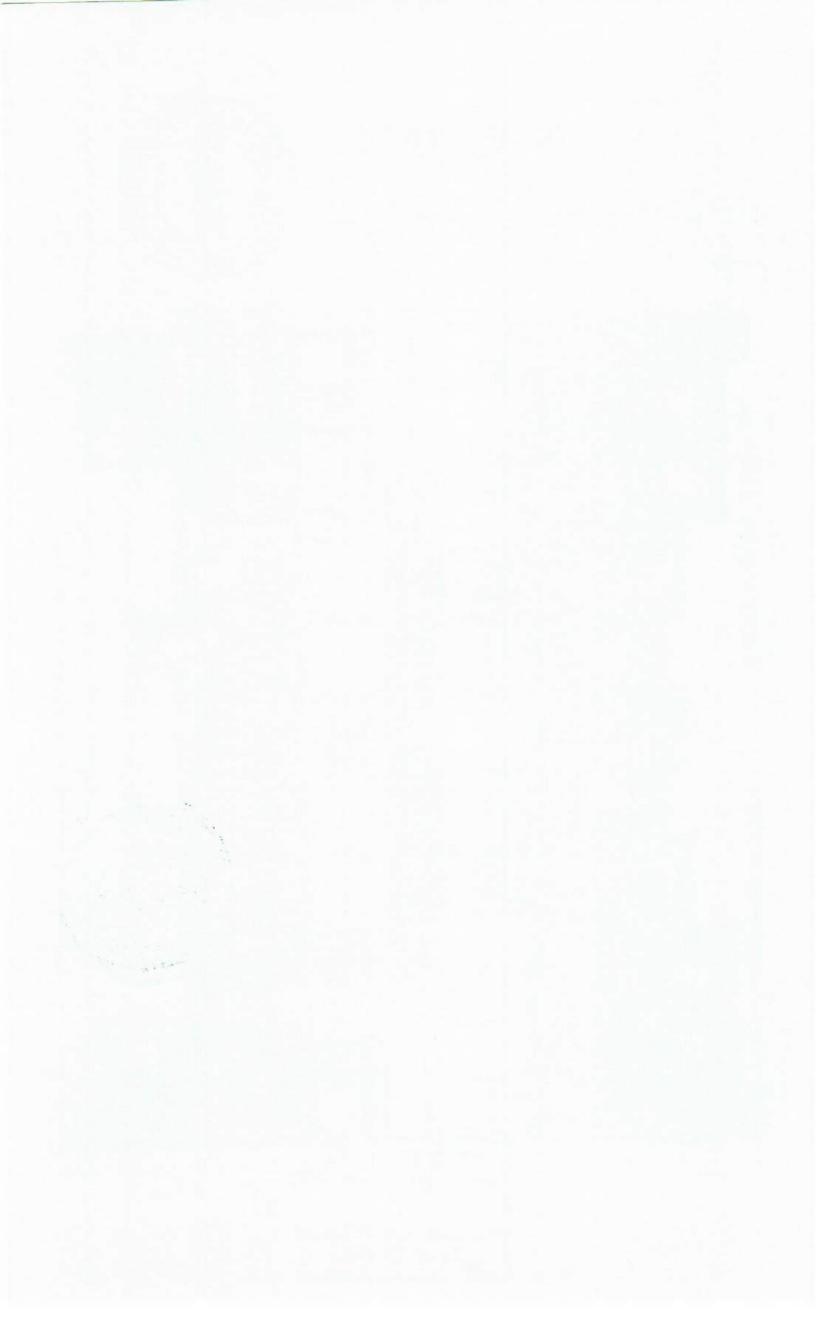


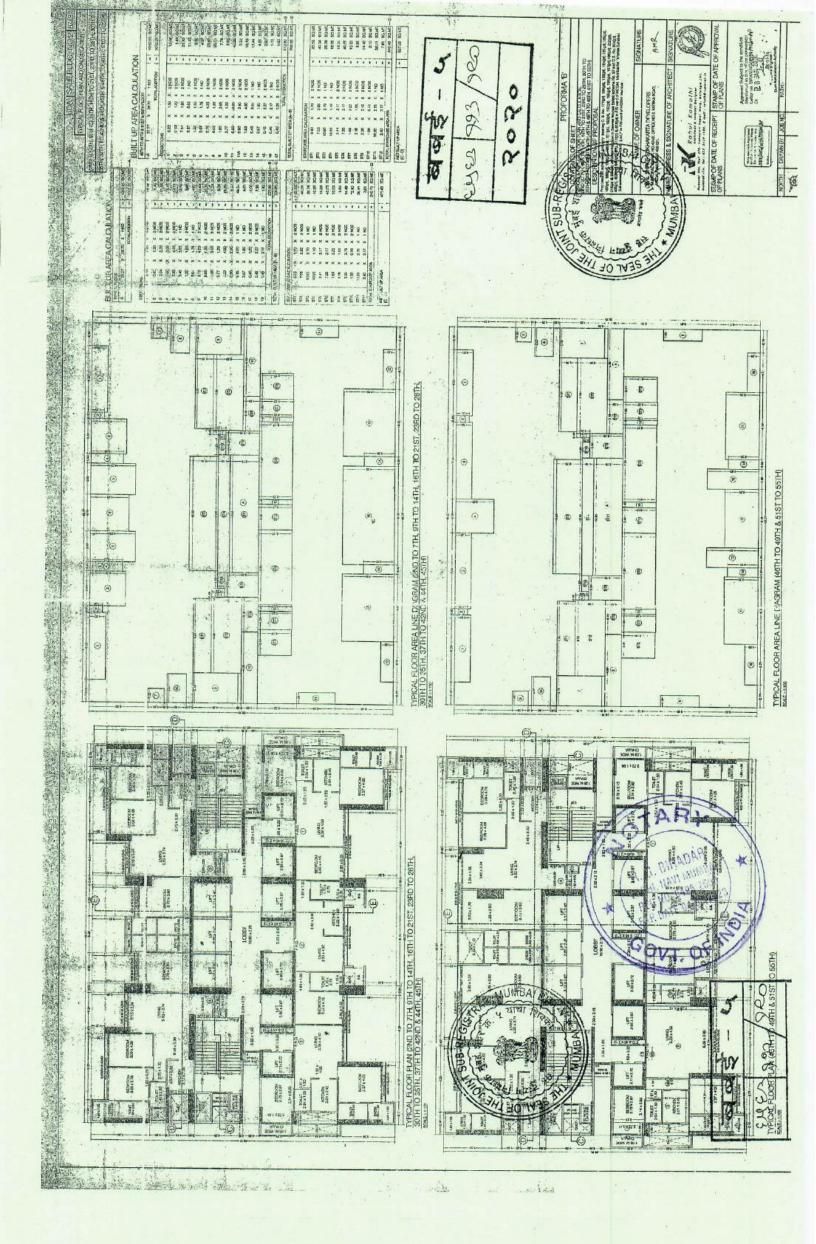
Annexure 'H'

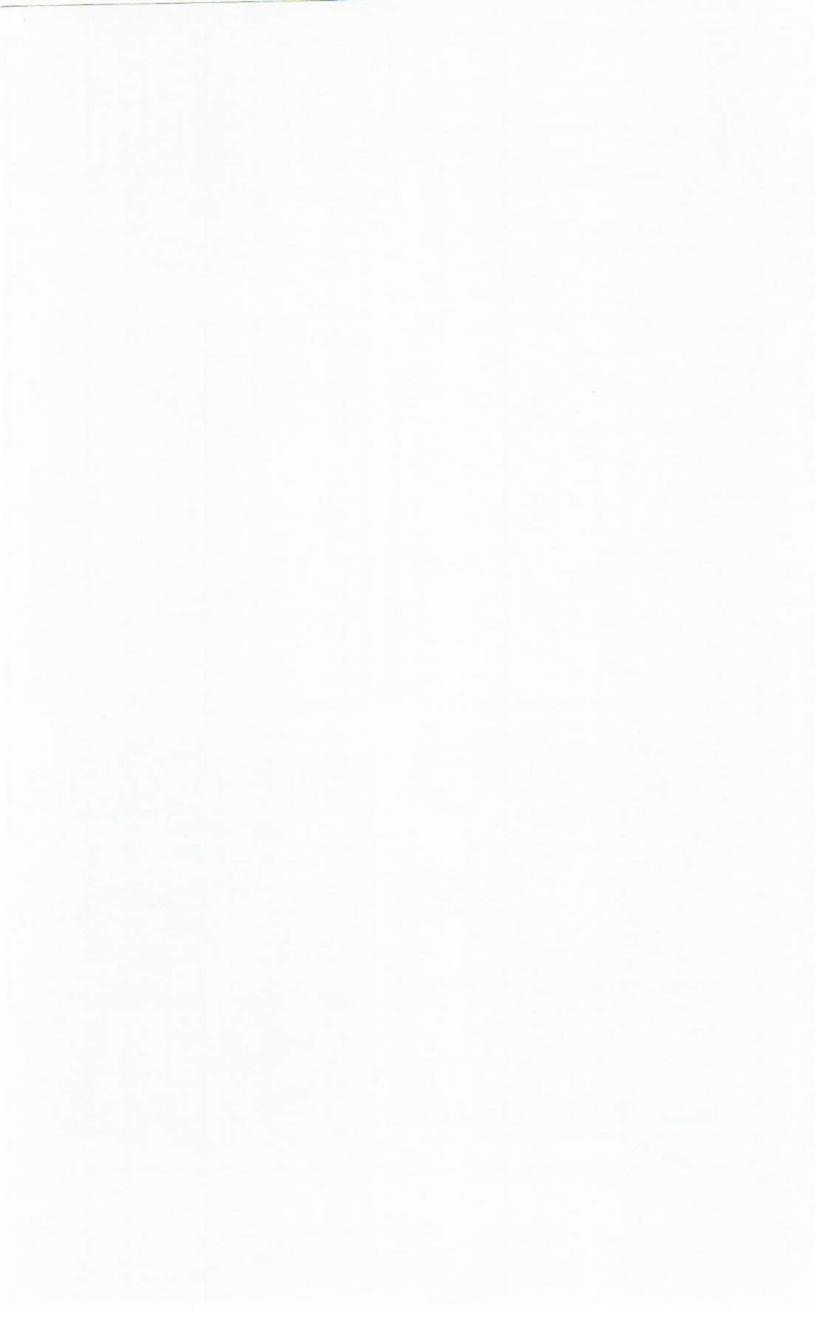




Eyes 999/800 A







ANNEXURE "I"

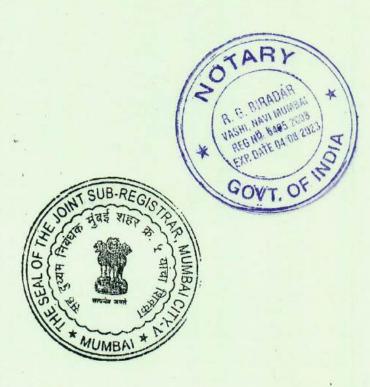
LIST OF AMENITIES IN FLAT :-

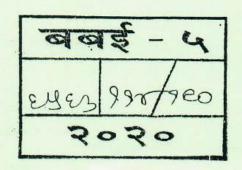
- 1) Imported Tiles Flooring in living room & bedrooms
- 2) Façade Windows
- 3) Designers Bathroom
- 4) Extra spacious designer room

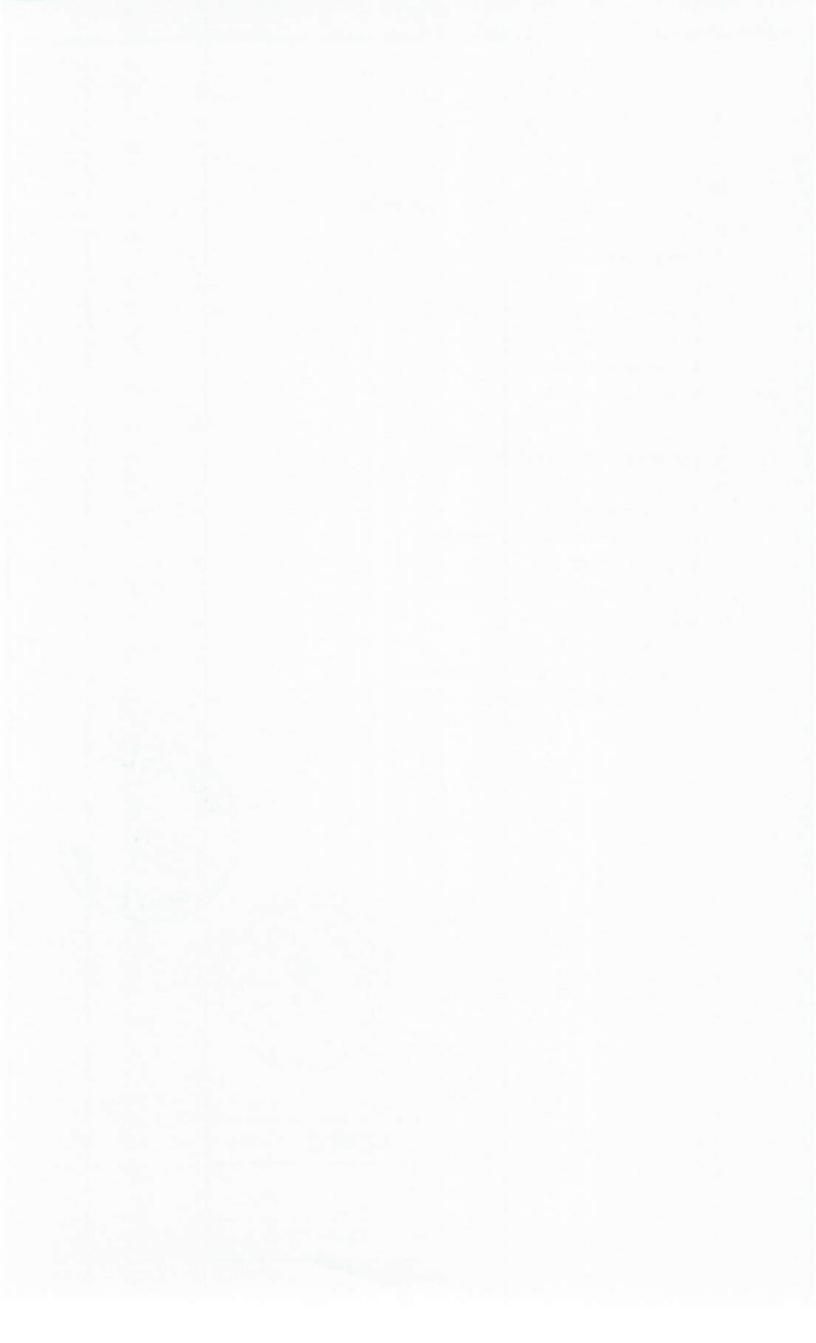
LIST OF AMENITIES IN SALE BUILDING :-

- 1) Global concierge desk
- 2) 4 nos. of branded High Speed Elevators
- 3) Common Terrace
- 4) Refuge Areas on levels as per Approved Plans
- 5) Fire Fighting Equipments
- 6) Garbage Chute
- 7) Automated Car Parking with ample space
- 8) 24X7 Security Surveillance System









घोषणापत्र

मी क्रिया करें कर करा की, दुय्यम निबंधक कर यांचे कार्यालयात वा शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री कर्मिया पत्राचा आधारे मी सदर दस्त नोंदणीस सादर केला आहे / निष्पादित करून कबुली जबाब दिला आहे. सदर कुलमुखत्यार पत्र रद्द केलेले नाही किवा कुलमुखत्यार पत्र लिहून देणार व्यक्तीपेकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यार पत्र रद्द बाबत ठरलेले नाही. सदरचे कुलमुखत्यार पत्र पूर्णपणे वेध असून उपरोक्त कृती करण्यास मी पूर्णतः समक्ष आहे. सदरचे कथन चूकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वेय शिक्षेस मी पात्र राहीन यांची मला जाणीव आहे.

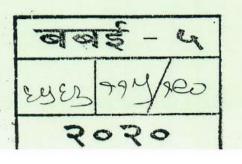
दिनाक:

(98/90/2020)

कुलमुखत्यारपत्र धारकाचे नाव

व सही





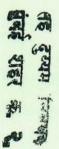


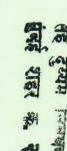
सिद्धिवनायक क्लासिक कन्स्ट्रक्शन प्रा. लि. चे संचालक श्री, अमित महेंद्र रूपरेल सारा करणाऱ्याचे नाव: होम बिल्डर्स चे भागीदार , रुपारेल होम्स (ई) प्रा. लि. चे संचालक, श्री सुखकतां डेब्स्लपर्स प्रा. लि. चे संच रसारेवजाचा प्रकार : कुलमुखत्यास्पत्र दस्तऐवजाचा अनुक्रमांक: वबइ2-3025-2019 गावाचे ताव: माहिम Wednesday, March 13, 2019 319/3025 12:30 PM दस्त हाताळणी फी **पृष्ठांची संख्या:** 54 नेदर्ग की पावती प्रकृण: पावती कं.: 3397 Original/Duplicate दिनांक: चेंद्रणी कं. :39म ₽. 1180.00 ₹. 1080.00 13/03/2019

आपणास मूळ दस्त ,थंबनेत प्रिंट,सूची-२ अंदाजे 12:55 PM ਗ ਕੇਡੇਜ਼ ਜਿਲੇਜ਼.

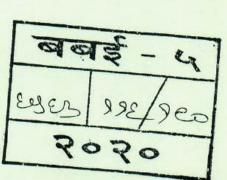












PER VENCE

बैकेचे नाव व पता:

डीडी/धनावेशिप ऑर्डर क्रमांक: 1303201900763 वित्तांक: 13/03/2019

बंकेचे नाव व पता:

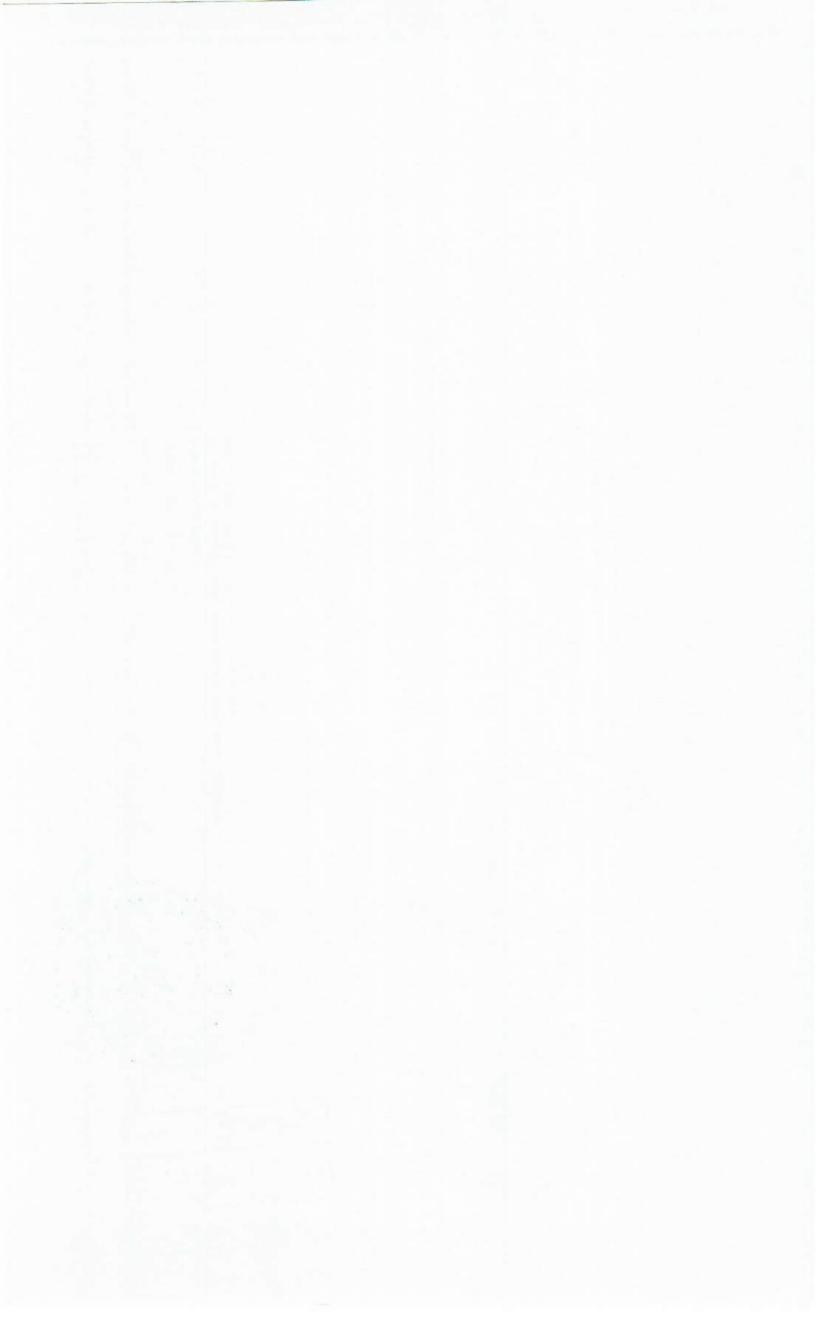
हीही/धनादेश/९ ऑर्डर क्रमांक: MH013064798201819E दिनांक: 13/03/2019

1) देवकाचा प्रकार: eChallan रक्कम: रु. 100/-

भरतेले मुद्रांक शुल्क : इ. 500/-

मोबदला रु.1/-बाजार मुल्बें हुः] /-

2) देवकाचा प्रकार: DHC तक्तम: रू.1080/-

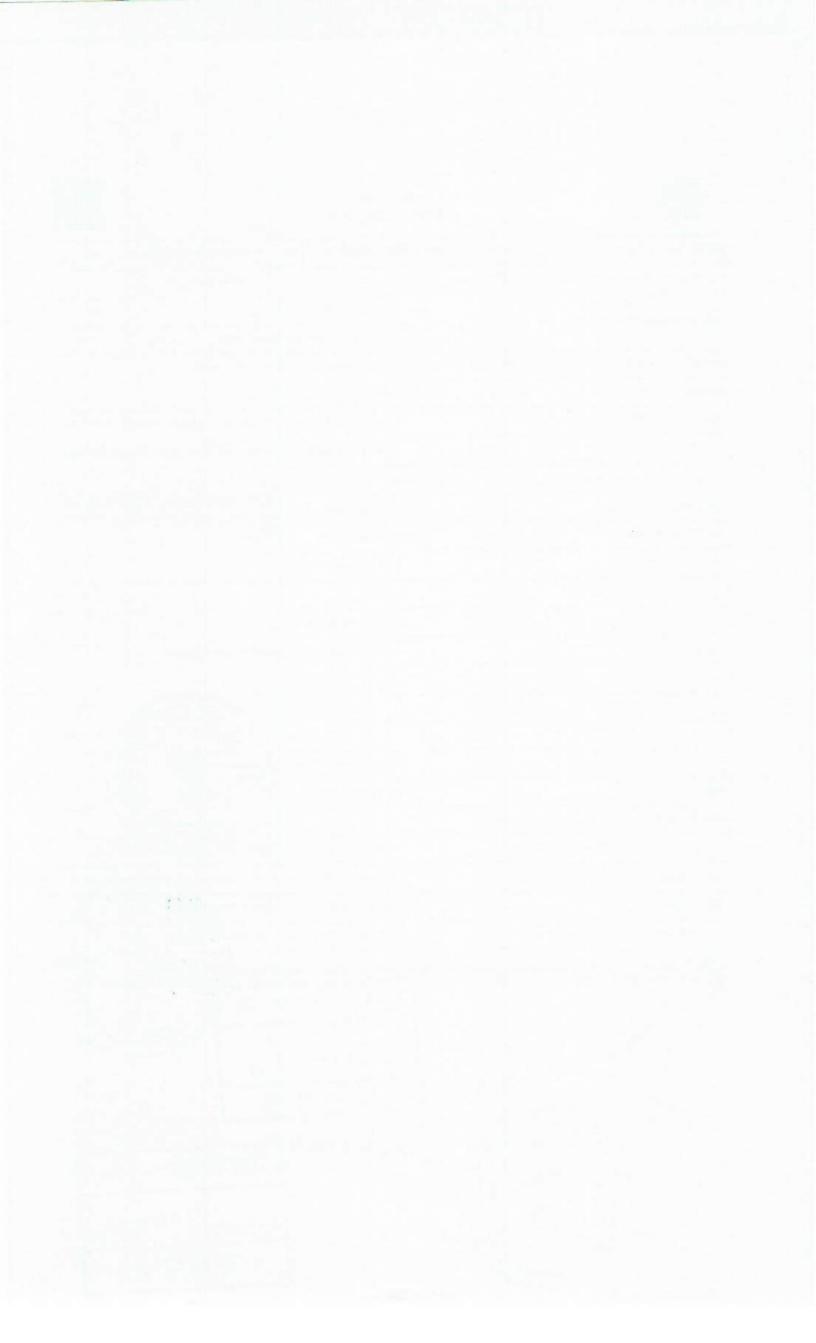




CHALLAN MTR Form Number-6

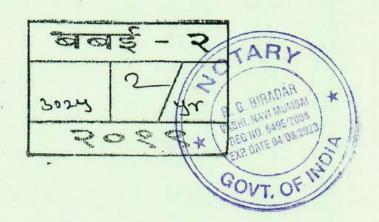


GRN MH	1013064798201819E	BARCODE	AL TIME EN THREE DESCRIPTION OF THE PROFILE	TT 1 (M. DICKE I) 1 1 1 1	IIIII Da	te 13/03/2019-09:43:	56 Form ID	48((f)
Department Inspector General Of Registration					Payer Details				
Stamp Duty Type of Payment Registration Fee			TAX ID (If	Any)					
			PAN No.(If Applicable)		AAOPR0380E				
Office Name BOM2_JT SUB REGISTRA MUMBAI CITY 2			Full Name		AMIT M RUPAREL				
Location MUMBAI .				725					
Year 2018-2019 One Time			Flat/Block No.		TYPE OF DOCUMENT : POWER OF ATTORNEY				
				Premises/	Building	- HOME BUILDERS,	RUPAREL	HOMES	INDIA P
	Account Head Details Amount in Rs.				LTD				
0030045501	Stamp Duty		500.00	Road/Street		SHREE SUKHAKARTA DEVELOPERS P.LTD AND SHREE SIDDHIVINAYAK CLASSIC CONS P			
0030063301 Registration Fee 100.00		100.00	Area/Locality		ITD MUMBA!				
				Town/City/District					
			PIN		4	0 0	0	1 6	
			Remarks (If Any)			1		
		SecondPartyName=SAMEER ASHOK KHADE~							
			<u> </u>						
						JOINT S	UR. C.		
						मुंब	1. Co.	1	
				Amount In	Six Hund	tred Rubees Only	A A	10	
Total 600.00		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1							
Payment Det	ails STA	TE BANK OF INI	DIA	FOR USE'IN RECEIVING BANK					
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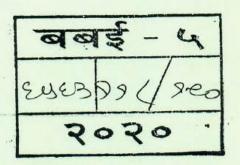


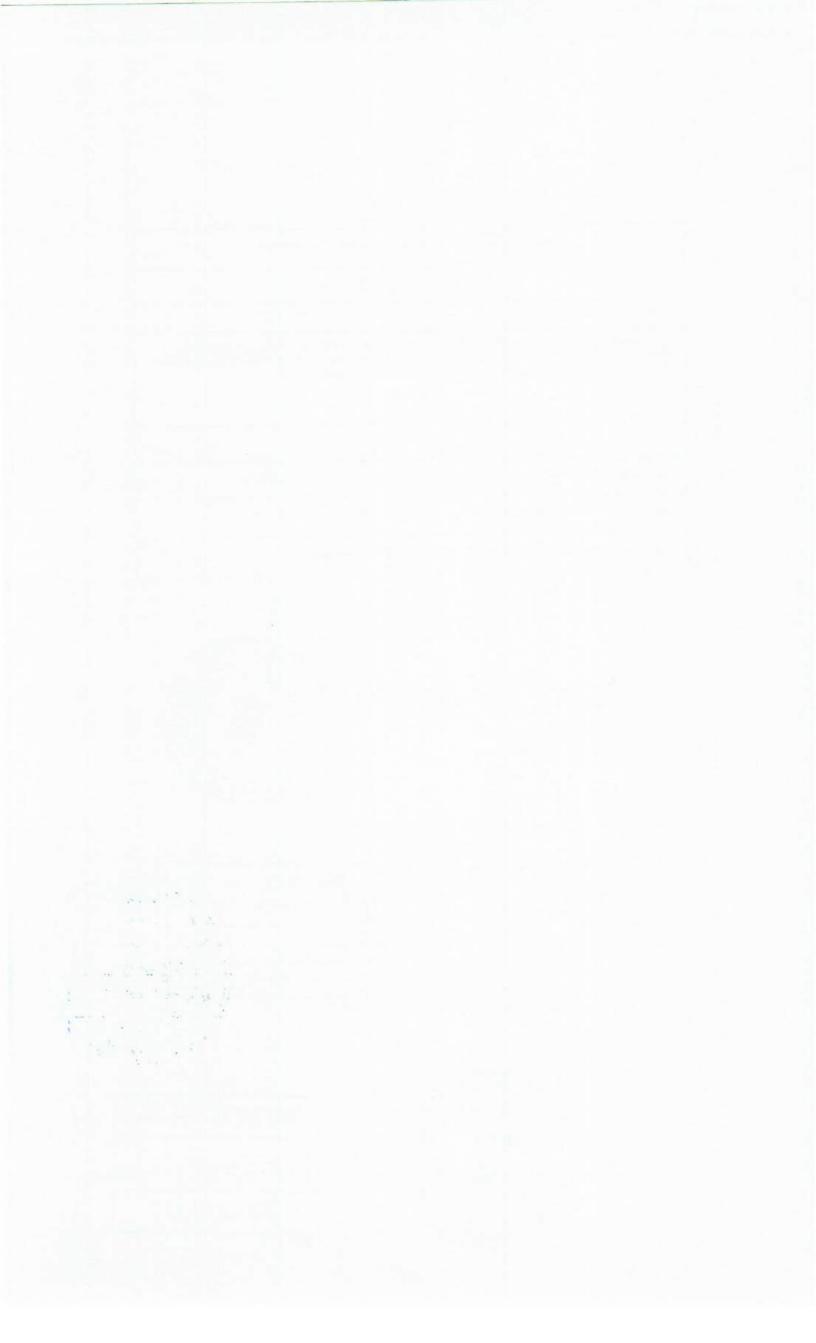
Department of Stamp & Registration, Maharashtra Receipt of Document Handling Charges PRN 1303201900763 Date 13/03/2019 Received from AMIT M RUPAREL, Mobile number 9769710007, an amount of Rs.1080/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Mumbai City 2 of the District Mumbai District. **Payment Details Bank Name ICICIRB** Date 13/03/2019 Bank CIN 10004152019031300655 1662356393 REF No. This is computer generated receipt, hence no signature is required.











POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, MR AMIT M. RUPAREL, Age 45 years, having his address at Ruparel Iris, Plot No. 273, Senapati Bapat Marg, Matunga Road (W), Mumbai 400016 SEND GREETINGS:

WHEREAS:

- A. The "Ruparel Realty" is a Group of Company is developing various development and re-development project in Mumbai.
- I am (i) Partner of M/S. HOME BUILDERS (regd.) a partnership firm registered B. under the Indian Partnership Act, 1956 and having its principal place of business at Shop No. 2 to 4, Plot No. C-3, Ruparel Garden, Sector-23, Nerul, Navi Mumbai, (hereinafter referred to as "the said Firm"); (ii) Director of RUPAREL HOMES (I) PVT. LTD., a Company registered under the provisions of the Companies Act 1956, having its registered office at 201, 2nd floor, Sea Homes, Plot No. 3, Sector-36, Karave Palm Beach Road, Nerul, Navi Mumbai, (hereinafter referred to as the "said RHIPL"); (iii) Director of SHREE SUKHAKARTA DEVELOPERS RRIVATE LIMITED, a company registered under the provisions of the Companies and 1956, having its administrative office at 1st Floor, Iris Blog., Plot No. 28, Seriapati Bapat Marg, Matunga Road (West), Mumbai 400016, (hereinafter referred to as the said SSDPL") and (iv) Director of SHREE SIDDHIVINAYAR CLASSIC CONSTRUCTION PRIVATE LIMITED, a company registered under the provisions of the Companies Act 1956, having its administrative office at 4 Floor his Blog. Plot No. 273, Senapati Bapat Marg, Matunga Road (West), Mumbai 400016, (hereinafter referred to as "the said SSCCPL").
- C. The Firm is the absolute owners of and/or otherwise well and sufficiently entitled to land or ground being Final Plot N0.1135 of Town Planning Scheme (TPS) No. IV, at Veer Savarkar Marg, Dadar (W), Mumbai 400 028, containing 1128.72 sq. yards equivalent to 943.80 Sq. Mtrs. or thereabouts bearing Final Plot (F.P. No.1135 of T.P.S IV) of Mahim Division bearing New Survey No.1/1554 (Part) Cadastral Survey No.375, Collectors New No.1/4557 in the Registration District and Sub District of Island of Mumbai, together with the building sheds and premises standing thereof under Ward 32 (G North) G 4565 (1)1274, GN-4565 (2) 274A and GN.4565 (3) 274B, Veer Savarkar Marg and more particularly to the said Firm's Property").
- D. The RHIPL is the absolute eveners and essee of and of otherwise well and sufficiently entitled to immovable property searing Cadastral Survey No. 554, 555, 556, 557 and 1/152 corresponding to Final Plot No. 265, TPS Bombay City III, Mahim, of Mahim Civician along with structure standing therein admeasuring

3911.40 sq. mtrs. or thereabouts lying being and situate at junction of Lady Hardings Road and Senapati Bapat Marg, Mahim, Mumbai popularly now known as "Devi Bhavan", "Mani Niwas", "Ratan Terrace No. 1", "Ratan Terrace No. 2", "Outhouses and 5 (Five) shops" being the property more particularly described in the SECOND SCHEDULE hereunder written (hereinafter referred to as "the said RHIPL Property").

E. The SSDPL is developing a Project, under SRA by constructing buildings known as "Ruparel Ariana", Ruparel Nova" and any other building to be constructed on being all that piece and parcel of land together with the structures standing thereon admeasuring about 10,602.85 sq.mtrs. or thereabouts bearing Cadastral Survey No. 177(pt), 180(pt), 183(pt), 184(pt), 185(pt), 186(pt), 187(pt), 188(pt), 189(pt), 190(pt), 191(pt), 192(pt), 193(pt), 195(pt), 196(pt), 197(pt), 198(pt), 202(pt), 215(pt), 221(pt), slum plot of Dadar Naigaon Division in Sewree Wadala Estate Scheme No. 57 in F/S ward of MCGM, in the Registration District and Sub-District of Island City of Mumbai, under SRA Scheme/Provisions occupied by the slum dwellers of "Mamta Sahakari Gruha Nirman Sanstha (Proposed)" and more particularly described in the THIRD SCHEDULE hereunder written (hereinafter collectively referred to as "the said SSDPL Property").

The SSCCPL are developing a Projects, (i) being all that piece and parcel of land situated and lying underneath and appurtenant to Building No. 120 bearing Survey No. 14 (part) and C.T.S. No. 1832(Part) at Tilak Nagar Chembur Mumbai 400 089 in the registration Sub-District of Chembur Village Mumbai Suburban District admeasuring 730.75 sq.mtrs of thereabout, within the Registration District and Sub-District of Mumbai and more particularly described in the FIRSTLY IN FOURTH SCHEDULE hereunder written and (ii) all that piece and parcel of land bearing Survey No. 229 and 267 and CTS No 6 (part) of Kurla Division, within the Registration District and Sub-District of Kurta and Mumbai Suburban District admeasuring 831.08 sq. mts. (as per the Lease Deed dated 29th May 2008) or Thereasouts (out of total area admeasuring 85,761.20 as per the P.R. Card) together with building standing thereon being Building No. 88, consisting of Ground plus 4 (Four) Upper Floors, lying, being and situated at Nehru Nagar, Mother Dairy Road, Kurla (East), Mumbai 400024, within the Registration District and Sub-District of Mumbai and more particularly described in the SECONDLY IN EQUETH SCHEDULE hereunder written (hereinafter jointly referred to as "the said SSCCPL Property"). 9eo The Figm, the RHIPL, the SSDPL and the SSCCPL are desirous of developing their Respective said Film's Property, the RHIPL Property, the SSDPL Property and the Property respectively and to enter into various kinds of Agreements, Declarations, including but not limited to Permanent Alternate Accommodation Agreement, Sale Deeds, Leave and License Agreement, Agreement to Sale, Deed of Rectification and/or Deed of Confirmation, Affidavits, Indemnities, Undertakings,

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Transfer of Tenancy Agreement, etc., with various parties including the Tenants, Slum-Dwellers, Occupants, Purchasers, members, etc. some of which requires registration under the Registration Act'1908.

- H. Due to the preoccupation of the authorized signatory of the Partners and Directors, he / she / they are unable to go to the Registration and Stamp Office for the aforesaid agreements and further follow up with the statutory authorities for Registration of the various kinds of Agreements, Declarations, including but not limited to Permanent Alternate Accommodation Agreement, Sale Deeds, Leave and License Agreement, Agreement to Sale, Deed of Rectification and/or Deed of Confirmation, Affidavits, Indemnities, Undertakings, Transfer of Tenancy Agreement, etc., as mentioned above and for complying with the other procedural formalities.
- therefore desirous of appointing MR. SAMEER ASHOK KHADE AND MR. DEEPAK CHIKHALE as their respective Constituted Attorney/s to do for the said Firm, the said RDIPL, the said SSDPL and the Said SSCCPL, in name of the said Firm, the said RDIPL, the said SSDPL and the Said SSCCPL and on behalf of the said Firm, the said RDIPL, the said SSDPL and the Said SSCCPL, to do jointly and/or severally such acts, deeds, matters and things on behalf of the company as he may deem necessary for the purpose of Registration of Agreements and Declarations executed by the Partner/s of the Firm and the Director of the said RDIPL, the said SSDPL and the said SSCCPL and requiring registration.

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH THAT IS AMIT M. RUPAREL being one of the partner of M/S. HOMES BUILDERS (hereinafter referred to as "the said Firm"); (ii) Director of RUPAREL HOMES (I) PVT. LTD., (hereinafter referred to as the "said RHIPL"); (iii) Director of SHREE SUKHIKARTHA DEVELOPERS PRIVATE LIMITED, (hereinafter referred to as "the said SSDPL") and (iv) Director / Authorised Signatory of SHREE SIDDHIVINAYAK CLASSIC CONSTRUCTION PRIVATE LIMITED, (hereinafter referred to as "the said SSCCPL") and do each of us doth hereby nominate, constitute and appoint MR. SAMEER ASHOW KHADE AND DEEPAK CHIKHALE, as true and lawful Attorney (hereinafter referred to as "the said Attorney") for said Firm, the said RDIPL, the said SSDPL and the said SSCCPL, in name of the said Firm, the said RDIPL, the said SSDPL and the said SSCCPL and on behalf of the said Firm, the said RDIPL, the said SSDPL and the said SSCCPL, to do jointly and/or severally all or any of the following acts, deeds, matters and things for the said Firm, the said RDIPL, the said SSCPL and the Said SSCCPL.

1. To pay the necessary stamp out to be agreements to be executed by the Partners/Director at the applicable rate and to obtain valid receipt for the discharge of the said payments on behalt sine said Firm, the said FDIP the said SDPL and the Said SSCOPI.

- To pay the necessary registration fees in respect of the said Agreement, Declarations executed by the Partners/Director.
- To appear before the Sub Registrar of Assurances to present the Agreements, Declarations i.e. Permanent Alternate Accommodation Agreement, Sale Deeds, Leave and License Agreement, Agreement to Sale, Deed of Rectification and/or Deed of Confirmation, Affidavits, Indemnities, Undertakings, etc., executed by the said Firm, the said RDIPL, the said SSDPL and the said SSCCPL, in the name of the said Firm, the said RDIPL, the said SSDPL and the said SSCCPL and on behalf of the said Firm, the said RDIPL, the said SSDPL and the said SSCCPL and requiring registration and to receive back the same after registration and to perform all such acts, deeds, and things which our said Attorney shall deem fit, necessary and expedient for the aforesaid purpose.
- This Power of Attorney is given without receiving any consideration and is limited for admitting execution only.

AND THE SAID COMPANY DO HEREBY for its successors and all persons claiming by through or under the said Firm, the said RDIPL, the said SSDPL and the said SSCOPL agree to allow ratify and confirm all whatsoever our said Attorney shall legally do or cause to be done in or about or concerning the matters and things R. G. BIRADAR mentioned hereinabove.

AND WE DO HEREBY UNDERTAKE TO RATIFY whatever the said Attorney may lawfully do or cause to be done in and by virtue of these presents

IN WITNESS WHEREOF we have set our hands to these presents on this

March , 2019. day of

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

(Description of "the Firm Property")

ALL THAT piece and parcel of land or ground being Final Plot No.1135 of Town Planning Scheme (TPS) No. IV, at Veer Savarkar Marg, Dadar (W), Mumbai 400 028, containing 1128.72 sq. yards equivalent to 943.80 sq. mtrs. or thereabouts bearing Final Plot (F.P. No.1135 of T.P.S IV) of Mahim Division bearing New Survey No.1/1554 (Part) Cadastral Survey No.375, Collectors New No.1/4557, together with the building sheds and premises standing thereof under Ward 32 (G North) G 4565 (1)1274, GN-4565 (2) 274A and GN.4565 (3) 274B, Veer Savarkar Marg, within the Registration District and

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THE SECOND SCHEDULE HEREINABOVE REFERRED TO:

(Description of "the said RHDPL Property")

ALL THAT piece or parcel of land or ground situated lying and being at Lady Hardings Road (formerly Gopy Tank Gully No.2 or Upper Mahim) without the Fort of Bombay in the Registration Sub-District of Bombay containing by Cadastral Survey No. 554, 555, 556, 557 and 1/557 corresponding to Final Plot No. 265, TPS Bombay City III, Mahim, admeasuring 3911.40 sq.mtrs or thereabouts, of Mahim Division and assessed by the Assessor and Collector of Municipal Rates and Taxes under G Ward No.5530(1) Street No.6 (in the former deed wrongly mentioned as No.5536 street No.127) and bounded as follows that is to say:

on or towards the East : by the Tulsi Pipe Road

on or towards the West : by the property of Ramdeo Gulraj & Ors.

on or towards the North : by the vacant land of Nathu Bhatia on or towards the South : by the said Lady Hardings Road.

THE THIRD SCHEDULE ABOVE REFERRED TO:

(Description of "the said SSDPL Property")

ALL THAT piece and parcel of land and ground along with the structures standing thereon admeasuring about 10,602.85 sq. mtrs or thereabouts on the land/property bearing C.S. No. 177(pt), 180(pt), 183(pt), 184(pt), 185(pt), 186(pt), 187(pt), 188(pt), 189(pt), 190(pt), 191(pt), 192(pt), 193(pt), 195(pt), 196(pt), 197(pt), 198(pt), 202(pt), 215(pt), 221(pt), slum plot of Dadar Naigaon Division in Sewree Wadala Estate Scheme No 57 in F/S ward of MCGM, in the Registration District and Sub-District of Island City of Mumbai occupied by the slum dwellers of Mamta Sahakari Gruha Nirman Sanstha (Proposed) and bounded as follows:

On or towards North : by Hindu Cemetery C. S. No. 826

On or towards South : by Jerbaiwadia Road

On or towards East : by T. B. Hospital C.S. No. 991

On or towards West : by Sanatorium C.S. No. 185

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THE FOURTH SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

(Description of "the said SSCCPL Property")

FIRSTLY:

ALL THAT piece and parcel of land situated and lying underneath and appurtenant to Building No. 120 bearing Survey No. 14(part) and C.T.S. 5495 No. 1832(Part) at Tilak Nagar Chembur Mumbai - 400 089 in the registration Sub-District of Chembur Village Mumbai Suburbar District admeasuring 730.75 sq.mtrs or thereabout and bounded as follows:

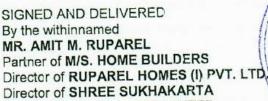
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secondly: All that piece and parcel of land bearing Survey No. 229 and 267 and CTS No. 6 (part) of Kurla Division, within the Registration District and Sub-District of Kurla and Mumbai Suburban District admeasuring 831.08 sq. mts. (As per the Lease Deed dated 29th May 2008) or thereabouts (out of total area admeasuring 85,761.20 as per the P.R. Card) togetherwith building standing thereon being Building No. 88, consisting of Ground plus 4 (Four) Upper Floors of Building No 88, lying, being and situated at Nehru Nagar, Mother Dairy Road, Kurla (East),

Mumbai 400024.



DEVELOPERS PRIVATE LIMITED
Director of SHREE SIDDHIVINAYAK





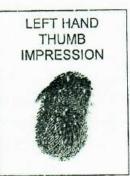
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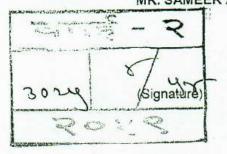
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SIGNED AND ACCEPTED

By the withinnamed

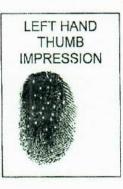
MR. SAMEER ASHOK KHADE



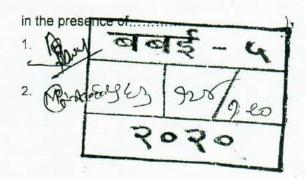


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City Survey Officer No. 1/2 Mumbal. NOTE: LAND REVENUE IS IN Assistant Superintendent Cum AREARS



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1. Sheet No. Page No. 90

2. Name of Street or

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Name of Applicant: SAIMANN SERVAL Date of Application:04/09/2017 for recovered: No.11111170.00 Reference of issue: PASANY220173 CHARACTER WARTSTILM MADEL THE CITY OF ADEASY THYBRIGHAY TRUST ACT. TA Decinishing 11, 29-11-1995] Date of issue: SOUL COUR CREATED IN CHEK-ON 11-5-1923 13. Original frant from Boyt., it my Division: DADAL - WAIGAR Register No. 205 Page No. 72 11-1-5 1. Grand Real : 18, Wass of Person in Ingelicial Ownership the to Bayl. : - 13 1. Sheet No. (IB)-THE TRUSTEES FOR THE IMPROVEMENT OF THE CITY OF HORBAY [14 CONTECT SO SOLVE CONTINUE (V): Cocality 17. Reparts CPOR SCHALORY : 3. Street No. ill. . 101 Id, Lease from Public Boly or farfeder STREET RESISTER FOR THE FORM AN ISLAM OF BURNING PROPERTY SECTION 202 of the Maharashira Land Revenue Act, 1926) II. lot of scaled by William Char 18)-HERRER IN CHE IN JIE SEREE-M. J. MAIN IN. JI N. 2.2.2.1925 (WA)-AIDE BEHVEL.2 COLDAN) (lectusquiar *()" brateis sause estry einess)

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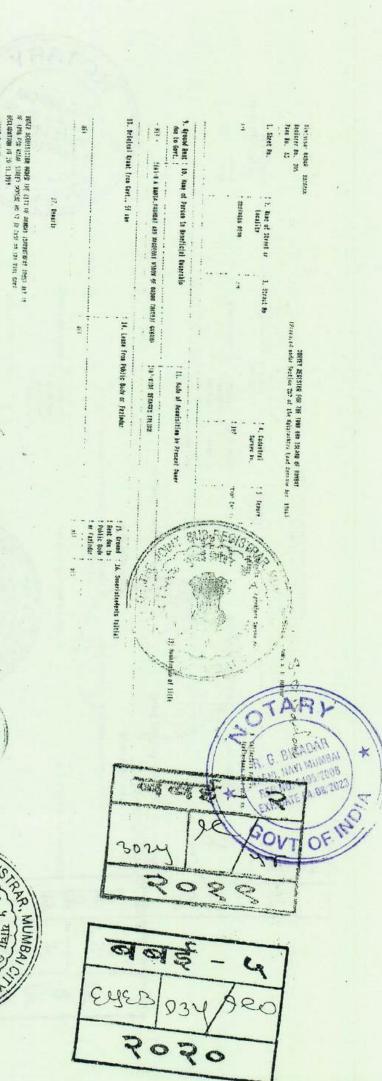
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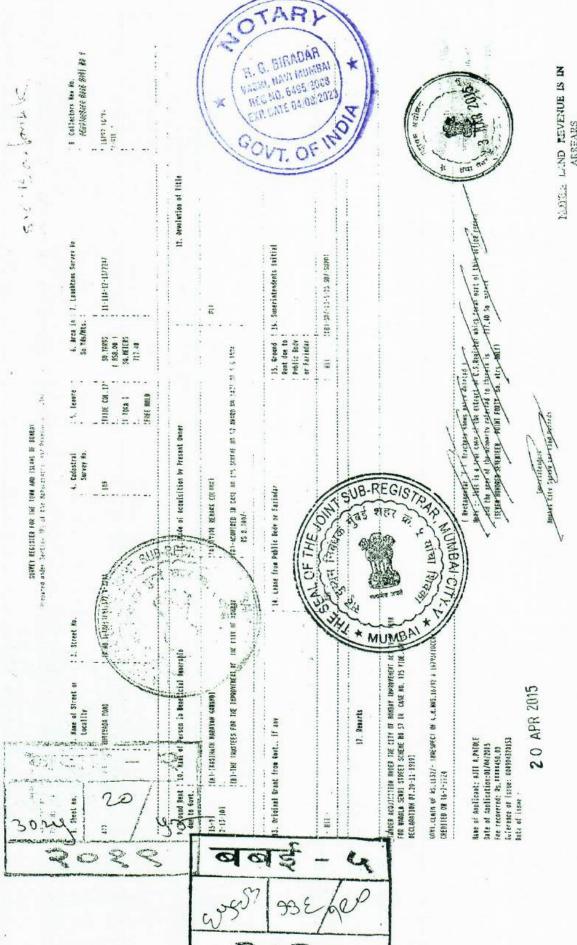
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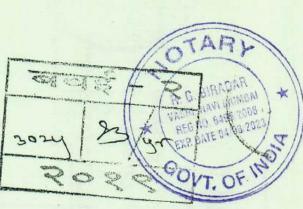
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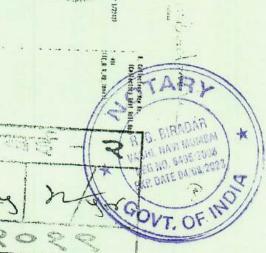
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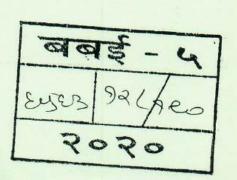
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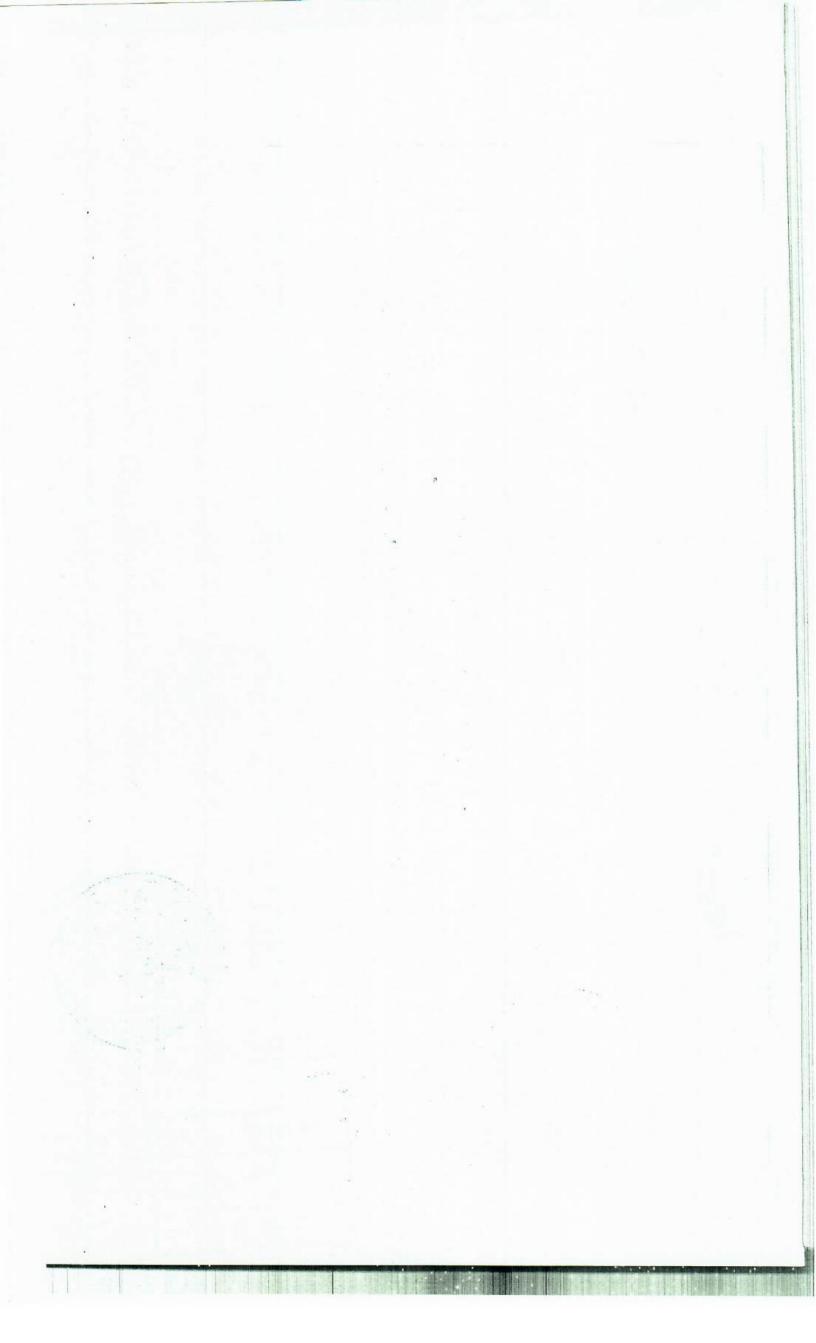
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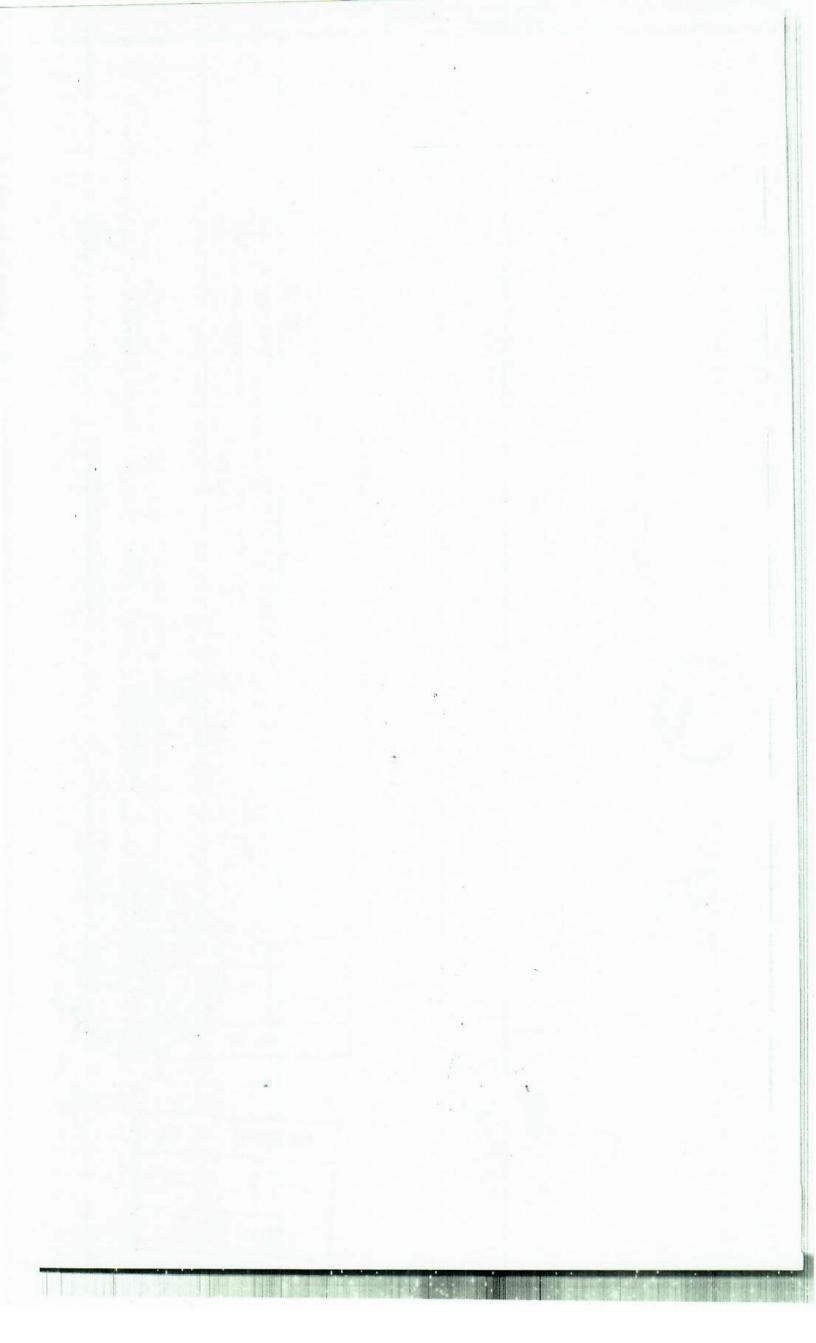
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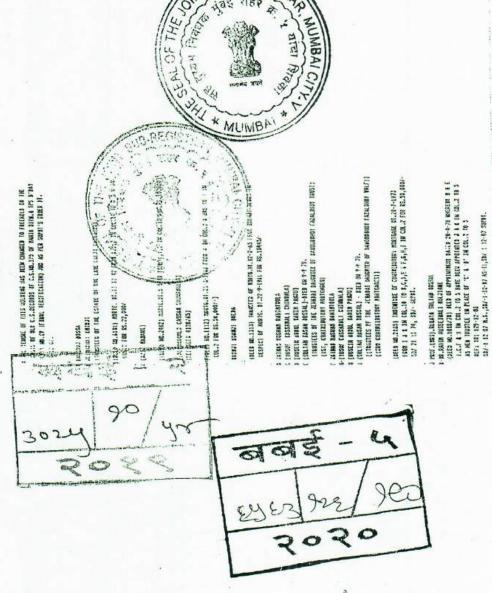


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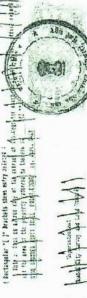


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Shorkal

(1) विनेशास प्रकार

(2) मांबरला

(3) वाजारशाव(भाडेपटट राज्या वाबतितपटटापाः आकारशी देतां की पटटेंबार ते नमुद करावे)

अभिस्त्रतीत्र भा

F.47,625,000/-

गाबाचे नाव : गाहिम

F. 216,428,500/-

(4) पु-मागन गांटहिम्सा व घरअमांक(अलस्याम)

0.265 मानिकेचे ना इ. मुंबई मनपा इतर वर्षत ; , इतर माहितीः कामचन ज्याँद ने 265 दीनीएम 3 माहित्य दीवहीजन भी पुत्र ने 554,555,556 आणि 557 माहिम दिनीजर वेषणक 3851.35 वो भिटर देवि अवन मणि निवाम दनन देरेम 1 रहन देशम 2 आकट हाकर शामि दुखन ज्याँद व बांधवाम केथी हारचीयम गाँउ (गोधी ट्रंक शंदर ते 2 अवशः माहिम) माहित मुंबई 400016 जेकीस स्थिककीले छोडीखन व भी एम ने 1/557 माहिस दिन्दीकन अंतरक 60.05 वो मिटर जर्मान व वांगवाम वेची हारजीयम शंद (गोधी देन शंदर ने 2 अवशर माहिम) माहिस निव्हीकन 400018 विभिन्न विकासमें अभावनीट 400018 पंचित्र विक्राहरीचे आगडनार 3.911.40 वी.बीहर

(5) क्षेत्रफड

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(6) आकारणी बिना जुटी रेण्यान अमेन तेव्हा.

(7) बस्तार्यक करन देणा-सा/निदृष देवणा-या पंधकारानं नाव किंवा दिवाणी लावालयाचा इकुमनामा किंवा आदेश घनल्यामं,प्रतिवाधिने व पना

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हुँदर्गन विवेदी (पूर्णानी पनक हेमंत नाईक) तक कृ म् ;यगः 55; भी गुर्हा अअवंदेश कनवान को ओप हो मी लि.ब्लाब नंअंधेरी, गेड तः rgr:Mumbal Pir:400053

नटबग्नाल नाईकः। :बयः 69;

इत्युद्धिनीचे नावाधनधाम अञ्चर्धक कनवान की बीव हो ती जि.क्ष्मीक में खेली हो है न भागं, शहराने नापः Mu abai राज्य:Maharashtra, जिल्हा:Mumbai पिन:400053

गिन क्षेत्र:- 400053

र्न नेक्द्र: AAOPNS985D

वाब:- विधित् आर देशाईः प्राः 79:

दना :-शनंद मं:बी/2,पारत मं: द्रणारतीय पाप: सनदान अअलेव्ह नमनात की अंग ही और सि ज्योंक मुख्यानिये तर मार्ग अहराचे नानःMumbal गान्यः,Maharashtra,निगन्तः,Mumbal,गिनः,400053

पित को इ: · 400053

17 447: ABXPDG7710

5) मादः- . . उमा के बार्डक न्यतःकाका व गीता निमाद गाठक नर्फे कु मु :दथ: 59: 5) नावः- . . . ज्या के बार्वश्च स्वतःकाशित च गीता विसाद गाठक तक कु पु , कुक जुनू. गत्ता :गर्नेद गोशी/2,पाठ्या गें. इमार्कीके बावःकानवान सक्षणेक कनवान को ओर्केच्यू गो कि स्वेतेक गेःअंग्रेगी शंच के सर्ग शहरामें नावःMimbai राज्यःMaharashtra.विस्हा:Mumbai पिनः400053 भागं,शहराये नांव:Mumbai,राज्य:Maharashtra.जिल्हा:Mumbai.पिन:400053

पन नंबर: AFWPN4145A

6) नाव:- मंजुला एवं देगाई ;थय: 69;

6) नाज:- सबुता एवं रुपाड (स्य: 69) पना :-जनट मं:वी/2,पाळा मं:, इयाग्सीचे नाज अनवान अप्रणं द अनवान को आप ही माँ वि.स्नोंक मं:प्रीकेंद्रीत मं: पार्व,शहराचे नाम:Munibai,गण्य:Maharashira,निन्हा:Munibai,पिन अंग्रिठेटेंग्रे

वित्र अंप:- 400053

पीन नेबर: AEDPD9959C

1)भाषाः विलियं महेषु शारिकः, स्परिकःहीम्य प्रेटियां या नि सर्वैः भंगासन पवा: प्यांट तं: 201, पाळा नं: गेभटर 36, प्रमाशतीचे नाव: गी होचम, स गिन कोड:- 400706;

14 4:- AAECRO3760; 2)शान:- अमित महेंद्र कगारेत , रुगारव सीम्स देविया प्रा ति तर्फे संभातक ; वच:38: पनाः व्यादि म. 201, माला नै: सेप्टर 36. इमार्गामें वात्रः मी होम्स, क्योंक नै: नेप्टर

धिन फोड:- 400706: THE ALECROSTED.

🕮 क्ष्मांबर बसर दिनाक दिनार

न्दर काल देशाच्या प्रशासनाचे व किया

ेपानं बाधानस्य हुन्तराम विक प्रदेश

मम प्रतिकारिक गत का प्राप

ार्थ रूप राज्ये सामान है। उन

⁽⁷⁾ स्कारत का र हर

12/11/2012

12/11/2012

×.10,821,425/-

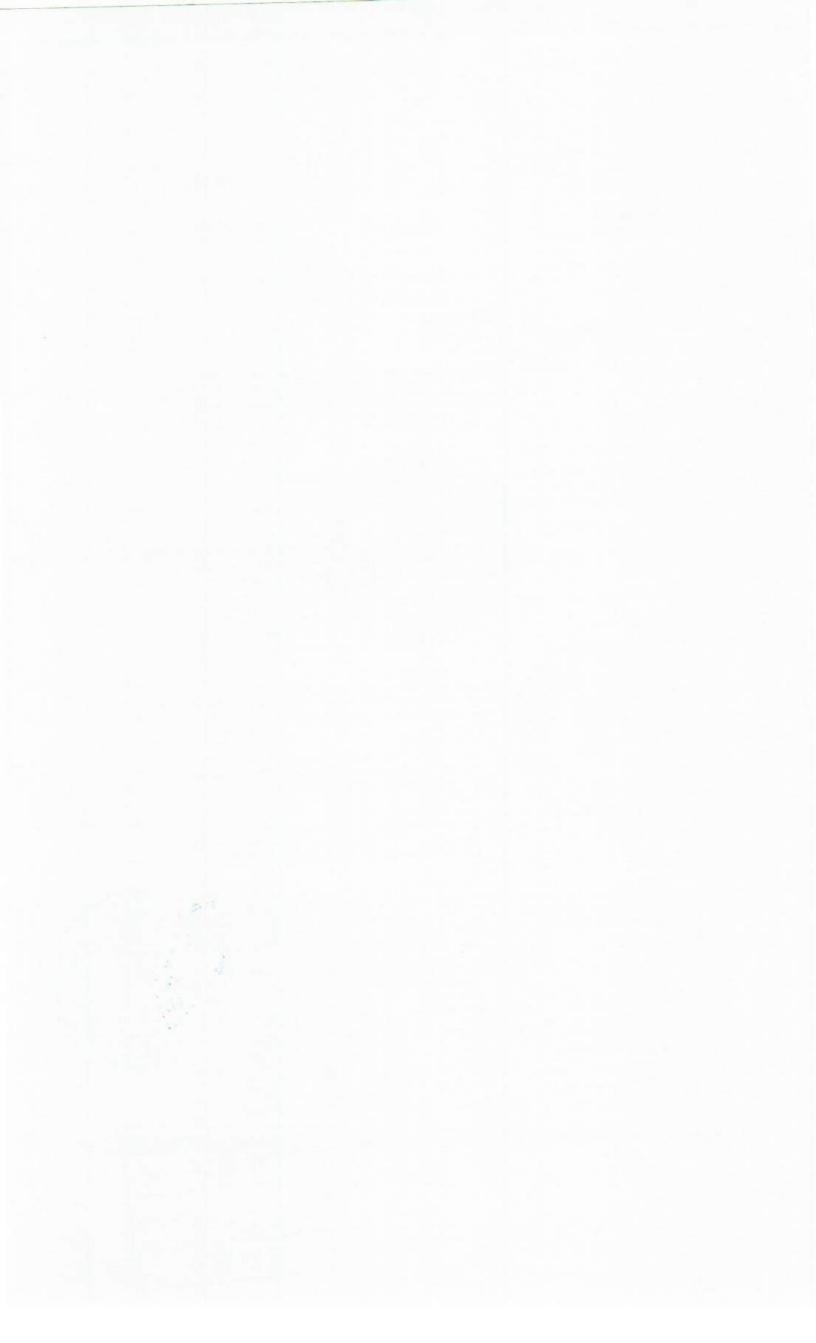
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R. G. BIRADAR REGNO. 6495 2008 P. DATE 04/08/2023

BUB-REOM

307

478/2012



Ruparel Homes (I) Pvt. Ltd.

Ruparel Iris, 1st Floor, Final Plot No. 273, Senapati Bapat Marg, Matunga Road (W), Mumbai – 400016. Tel: 24391100



CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF RUPAREL HOMES (INDIA) PRIVATE LIMITED HELD ON 21^{SI} SEPTEMBER, 2018 AT RUPAREL IRIS, 1ST FLOOR, FINAL PLOT NO. 273, SENAPATI BAPAT MARG, MATUNGA ROAD (WEST), MUMBAI-400016 ADMINISTRATIVE OFFICE OF THE COMPANY.

RESOLVED THAT the Company hereby authorizes Mr. Amit M. Ruparel, Director of the company to register or lodge for registration upon execution of any documents, letter(s), Declarations, Agreements for Sale, Power of Attorney and other papers or any other documents, deeds as may be required with any registering authority, Sub-registrar of Assurances at Mumbai and or governmental authority or regulatory authority competent in that behalf and the all necessary forms with the Registrar of Companies, Mumbai.

For Ruparel Homes (I) Pvt. Ltd.

REGD.

Director

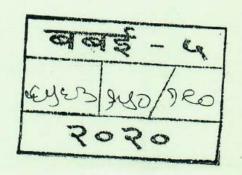
Date: 24.09.2018 Place: Mumbai 302 30 Se

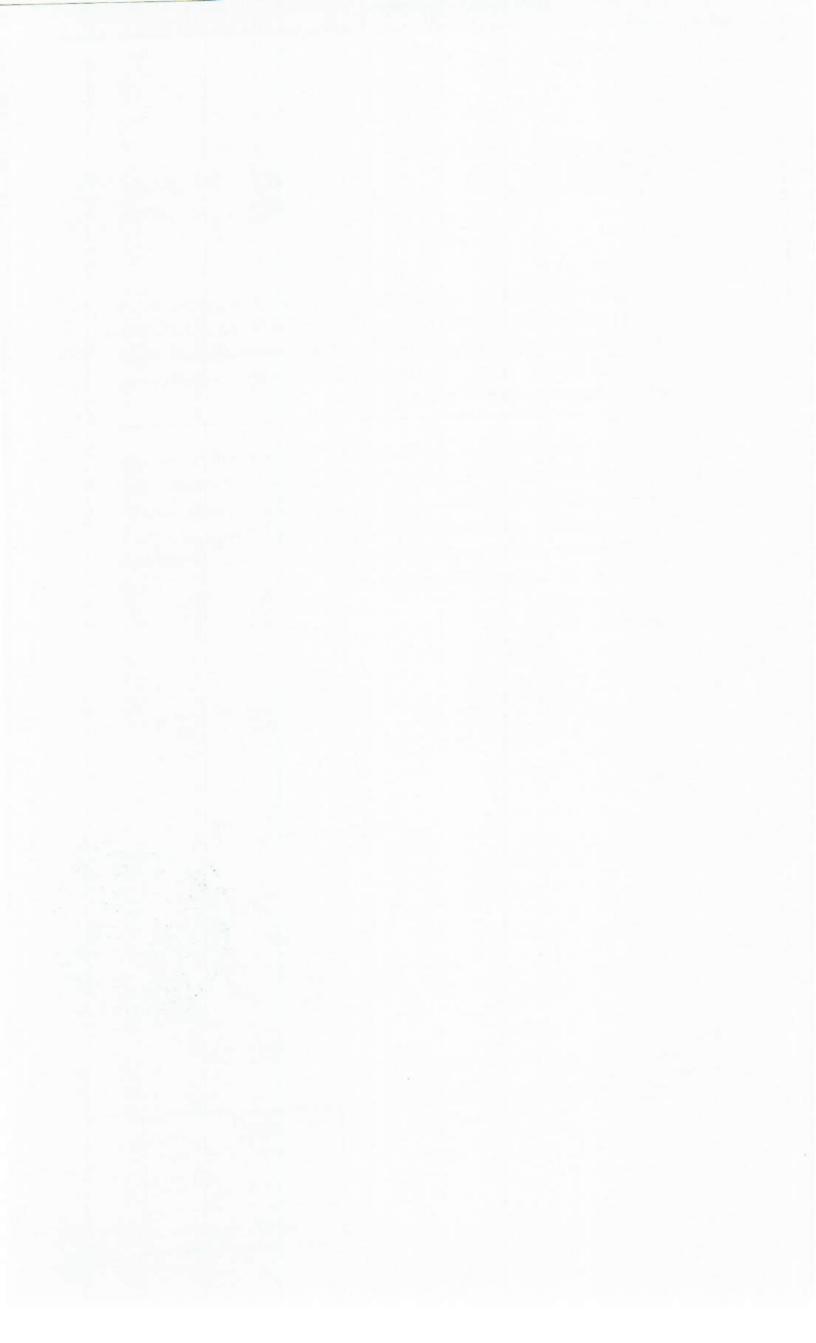


RUPAREL REALTY

Corporate Office: Ruparel Iris, Level 14, Nextto Agmark Laboratory, Senapati Bapat Marg, Matunga Road (West), Mumbai - 400 016.

Tel. No.: 022 2439 1100 • Email: info@ruparel.in • Website: www.ruparel.in





Shree Sukhakarta Developers Pvt. Ltd.

Ruparel Iris, 1st Floor, Final Plot No. 273, Senapati Bapat Marg, Matunga Road (W), Mumbal – 400016. Tel: 24391100



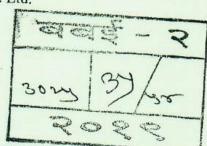
CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF SHREE SUKHAKARTHA DEVELOPERS PRIVATE LIMITED HELD ON 21^{SI} SEPTEMBER, 2018 AT 1ST FLOOR, IRIS BUILDING, FINAL PLOT NO. 273, SENAPATI BAPAT MARG, MATUNGA ROAD (W), MUMBAI – 400016. REGISTERED OFFICE OF THE COMPANY.

RESOLVED THAT the Company hereby authorizes Mr. Amit Ruparel, Director of the company to register or lodge for registration upon execution of any documents, letter(s), Declarations, Agreements for Sale, Power of Attorney and other papers or any other documents, deeds as may be required with any registering authority, Sub-registrar of Assurances at Mumbai and or governmental authority or regulatory authority competent in that behalf and file all necessary forms with the Registrar of Companies, Mumbai.

For Shree Sukhakarta Developers Pvt. Ltd.

Director MUMBAI

Place: Mumbai

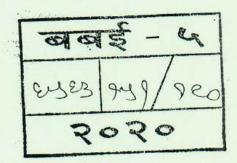


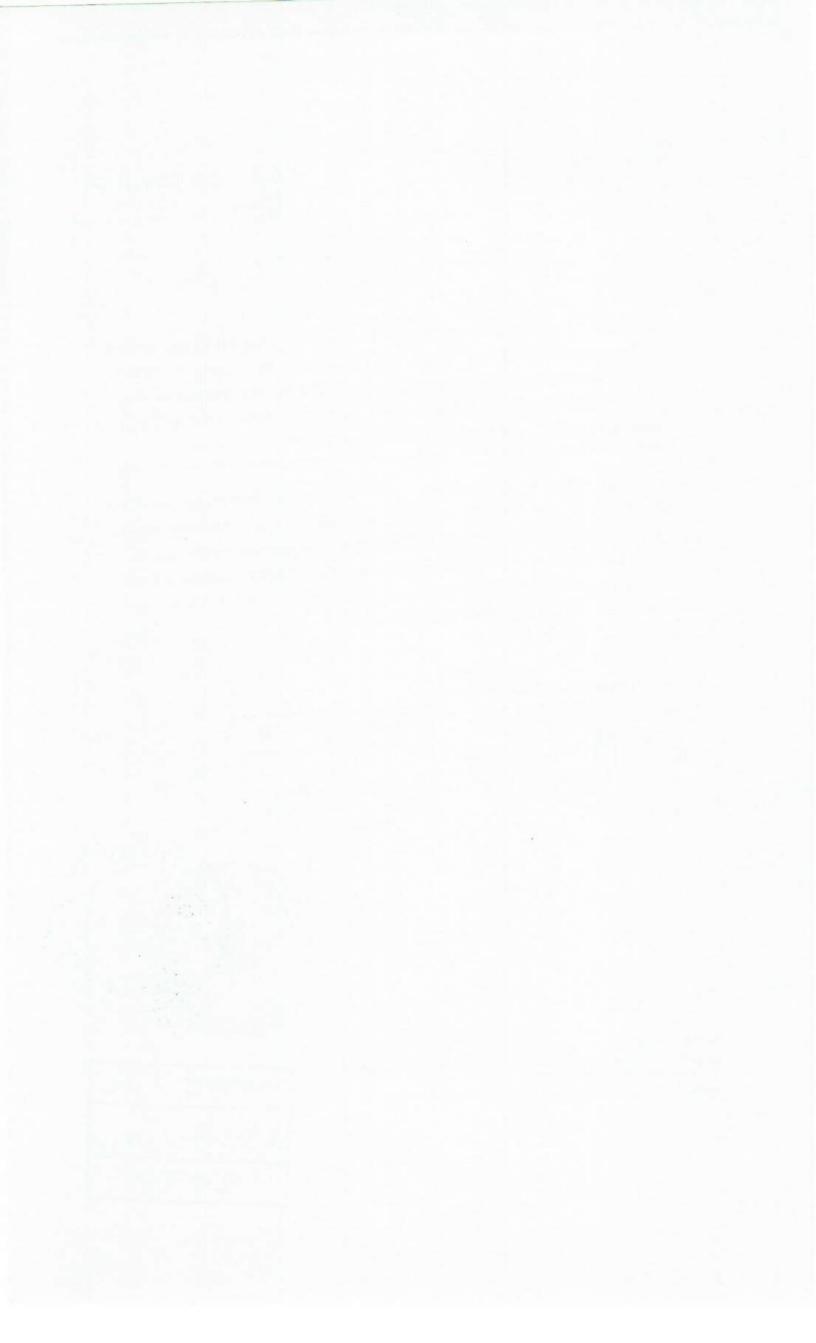


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Corporate Office: Ruparel Iris, Level 14, Next to Agmark Laboratory, Senapati Baoat Marg, Matunga Road (West), Mumbai - 400 016.

Tel. No.: 022 2439 1100 • Email: info@ruparel.in • Website: www.ruparel.in





Ruparel Iris, 1st Floor, Senapati Bapat Marg,
Matunga Road (W), Mumbai – 400 016.

RUPAR

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS SHREE SIDDHIVINAYAK CLASSIC CONSTRUCTION PVT. LTD. HELD ON 23RD OCTOBER 2018 AT RUPAREL IRIS, 1ST FLOOR, SENAPATI BAPAT MARG, MATUNGA ROAD (WEST), MUMBAI 400 016 OFFICE OF THE COMPANY.

RESOLVED THAT the Company hereby authorizes Mr. Amit M. Ruparel, authorized Signatory / Director of the company to register or lodge for registration upon execution of any documents, letter(s), Declarations, Agreements for Sale, Power of Attorney and other papers or any other documents, deeds as may be required with any registering authority, Sub-registrar of Assurances at Mumbai and or governmental authority or regulatory authority competent in that behalf and file all necessary forms with the Registrar of Companies, Mumbai.

For Shree Siddhivinayak Classic Construction Pvt. Ltd. For SHREE SIDDHIVINAYAK CLASSIC CONSTRUCTION PVT. LTD.

Director

Date: 23.10.2018 Place: Mumbai

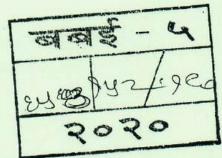
3024 38/38



RUPAREL REALTY

Corporate Office: Ruparel Iris, Level 14, Nextto Agmark Laboratory, Senapati Bapat Marg, Matunga Road [West], Mumbai - 400 016.

Tel. No.: 022 2439 1100 • Email: info@ruparel.in • Website: www.ruparel.in





SHREE SIDDHIVINAYAK CLASSIC CONSTRUCTION PVT. LTD. Ruparel Iris, 1st Floor, Senapati Bapat Marg,

Matunga Road (W), Mumbai - 400 016.



CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS SHREE SIDDHIVINAYAK CLASSIC CONSTRUCTION PVT. LTD. HELD ON 23RD OCTOBER 2018 AT RUPAREL IRIS, 1ST FLOOR, SENAPATI BAPAT MARG, MATUNGA ROAD (WEST), MUMBAI 400 016 OFFICE OF

RESOLVED THAT the Company hereby authorizes Mr. Amit M. Ruparel, authorized Signatory / Director of the company to register or lodge for registration upon execution of any documents, letter(s), Declarations, Agreements for Sale, Power of Attorney and other papers or any other documents, deeds as may be required with any registering authority, Sub-registrar of Assurances at Mumbai and or governmental authority or regulatory authority competent in that behalf and file all necessary forms with the Registrar of Companies, Mumbai.

For Shree Siddhivinayak Classic Construction Pvt. Ltd. THE SOLL WAY AK CLASS WILTION PVT. ITD.

Director

Director

Date: 23.10.2018

Place: Mumbai

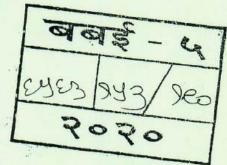


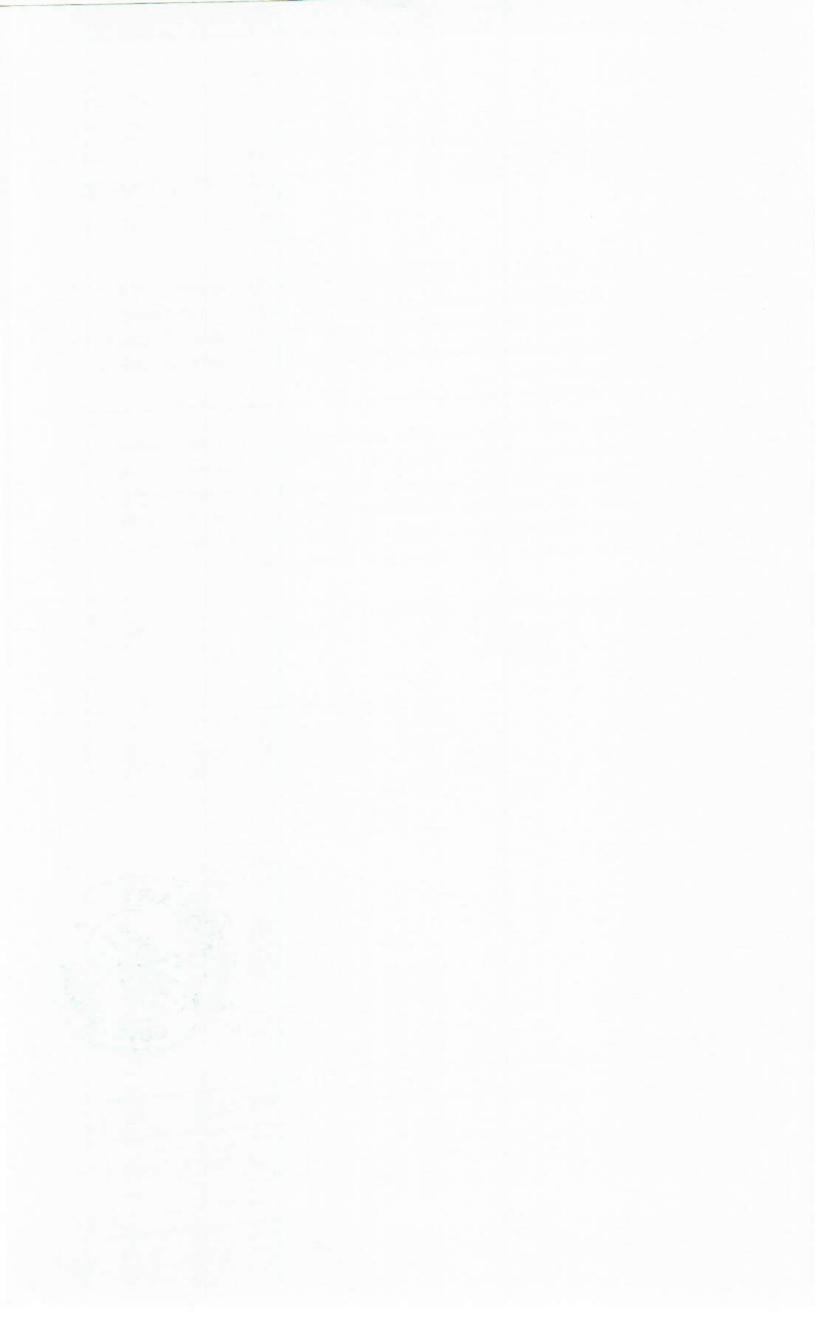


RUPAREL REALTY

Corporate Office: Ruparel Iris, Level 14, Next to Agmark Laboratory, Senapati Bapat Marg. Matunga Road (West), Mumbai - 400 016.

Tel. No.: 022 2439 1100 • Email: info@ruparel.in • Website: www.ruparel.in





सूची क्र.2

दुप्पम निबंधक : सह दु.नि. कुर्ला 1 दस्त क्रमोक : 11744/2018

नोदंणी : Regn:63m

गावाचे नाव : चेंबूर

(1)विलेखाचा प्रकार

डेव्हलपमेंट अँग्रीमेंट

(2)मोबदला

(3) बाजारभाव(भाडेपटटपाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)

86116000

(4) भू-मापन,पोटहिस्सा व घरक्रमीक(असत्यास)

1) प्रात्तिकेचे नात्:भुंबई म.न.पा. इतर वर्णन :, इतर माहिती: , इतर माहिती: पात्तिकेचे नाव:भुंबई हतर वर्णन : जमीन व बांधकाम - सन्हें नं. 14 पार्ट, सी टी एस नं. 1832 पार्ट चे एकूण क्षेत्रफळ 730 .75 चै. मी. बिल्डिंग नं 120,टिळक नगर चेंबूर मुंबई 400089 एडीजे 1100901 337 18 कें,चे अन्वये बाजारभाव रु 86116000 पावर भरतेले मु शु रु 4305800,इतर माहिती दस्तात नमूद केल्याप्रमाणे((C.T.S. Number : 1832(PART) ;))

(5) क्षेत्रफळ

1) 730.75 चौ.मीटर

(6)आकारणी किंवा जुडी देण्यात असेत तेव्हा.

(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव द पत्ता.

न 1): नाव:-येलज: सुर्यकांत कोटलवार वय:-74; पत्ता:-4047, तळ मजला, बिल्डिंग ने 120 राधा माधव की. ऑप. होसिंग सोसायटी लिमिटेड, टिळक नगर चेंबूर (पिर्टिम) मुंबई, , वेंग्बूर न्यं, MAMARASHTRA, MUMBAI, Non-Government पिन कीड:-400089 वेंन नं:-AMAPK9933D

2): नाव:-मीनावंत भारतत गडा वय:-76; पत्ता:-प्लॉट नं: 4048, माळा नं: तळ मजला, इमारतीचें वाव: बिल्डिंग नं 120 राधा माधव की. ऑप. होसिंग सोसायटी लिमिटेड, क्लॉक नं: टिळक नगर चेंबुर (पिर्टिम) मुंबई, रोड नं: -, महाराष्ट्र.

MUMBAI. पिन कोड:-400089 पेंन नं:-AFCPG1605B

3): नाव:-दामोदर वामन मीमव यांच्यावतीने कृतमुख्तार रुपुण समता दामोदर वामन मीमव यांच्यावतीने कृतमुख्तार रुपुण समता दामोदर वापन मीमव यांच्यावतीने कृतमुख्तार रुपुण समता दामोदर वापन मीमव यांच्यावतीने कृतमुख्तार रुपुण समता दामोदर वापन मीमव यांच्यावतीने कृतमुख्तार रुपुण समता दामोदर नगर चेंबूर (पिरिप) मुंबई, रोड नं: - महाराष्ट्र.

अध्य कदा:-43; पत्ती:-पति नं 40498, माळा नं तळ मजला, इमारतीचें नाव: कि. अप. स्वाट क्लॉक नं टिळक नगर चेंबुर (पिरिप) मुंबई, रोड नं: - महाराष्ट्र.

4): नाव:-विष्णु शितायक प्रभू वय:-73; पत्ता:-पति नं: 4050, माळा नं: तळ मजला, इमारतीचें वाव: बिल्डिंग नं 120 राधा माधव की. औप. होसिंग सोमायदी लिमिटेड, लांक नं: टिळक नगर चेंबुर (पिर्टिम) मुंबई, रोड नं: - महाराष्ट्र.

MUMBAI. पिन कोड:-400089 पेन नं:-AARPP2928E

5): नाव:-प्रसाद विष्णु देसाई कंड वर:-60; पता:-पति नं: 4051, माळा नं: पहिता मजला, इमारतीचें नाव: बिल्डिंग नं 120 राधा माधव की. औप. होसिंग सोमायदी लिमिटेड, लांक नं: टिळक नगर चेंबुर (पिर्टिम) मुंबई, रोड नं:- महाराष्ट्र.

MUMBAI. पिन कोड:-400089 पेन नं:-AARPP1800C

7): नाव:-प्रभा महादाव योटी क्ला-रेड, प्रसाद मोख की. सीम सोमायदी लिमिटेड, ब्लॉक नं: टिळक नगर चेंबुर (पिर्टिम) मुंबई, रोड नं:- महाराष्ट्र.

MUMBAI. पिन कोड:-400089 पेन नं:-AAYPC6761B

8): नाव:-सुभा चावावाव वार विर्दिंग नं 120 राधा माधव की. औप. होसिंग सोमायदी लिमिटेड, ब्लॉक नं: टिळक नगर चेंबुर (पिर्टिम) मुंबई, रोड नं:- महाराष्ट्र.

MUMBAI. पिन कोड:-400089 पेन नं:-AAYPC6761B

8): नाव:-सुभा चावाव विर्दिंग नं 120 राधा माधव की. औप. होसिंग सोतायदी लिमिटेड, ब्लॉक नं: टिळक नगर चेंबुर पिर्टिंग) मुंबई, रोड नं:- महाराष्ट्र.

MUMBAI. पिन कोड:-400089 पेन नं

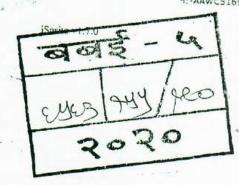
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(8)दस्तऐवज करु चेणा-या पक्षकाराचे व किंद्रान्दिवाणी व्ययन्तराचा हुकुमनामा किंदा आदेश-अंद्रान्यास,प्रतिवादिचे नाव द





Index-2(सूची - २)

(9) दस्तऐवज करुन दिल्याचा दिनांक

15/05/2018

(14)शेरा

(10)दस्त नोंदणी केल्याचा दिनांक 05/10/2018

(11)अनुक्रमांक,खंड व पृष्ठ

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क 4305800

11744/2018

(13)बाजारभावाग्रमाणे नोंदणी शुल्क 30000

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुल्यांकनाची आवश्यकता नाही कारण अभिर्निणीत दस्त कारणाचा तपशील ADJ/1100901/1337/18/K

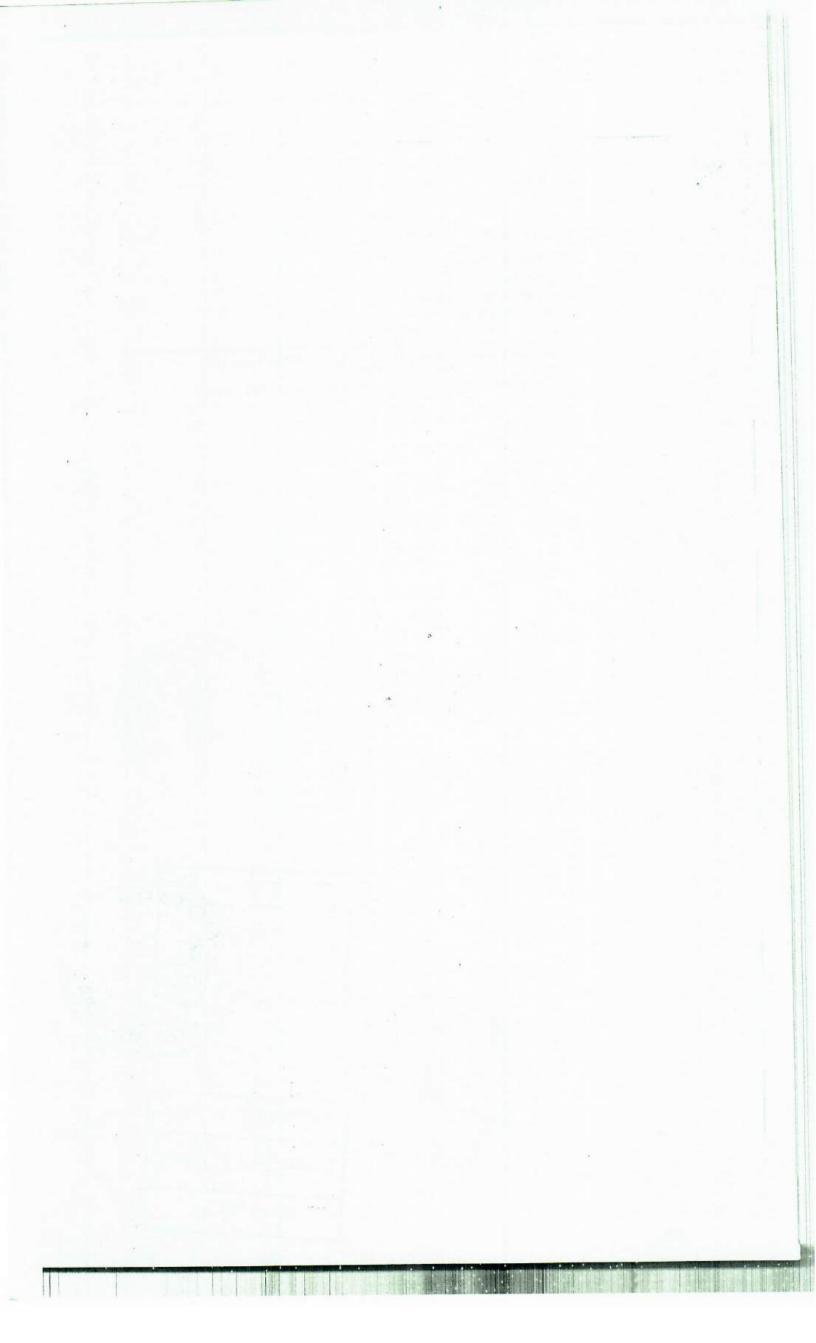
मुद्रांक शुल्क आकारताना निवडलेला (I) within the limits of any Municipal Corporation or any अनुष्केद :- : Cantonment area annexed to it.

Marine Strain



iSarita v1.7.0







सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1 दस्त क्रमांक : 10059/2018

नोदंणी :

ावाचे नाव : कुर्ला

(1)विलेखाचा प्रकार

डेव्हलपमेंट अँग्रीमेंट

(2)मोबदला

(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)

104502000

(4) भू-मापन,पोटडिस्सा व घरक्रमोक(असल्यास)

1) पालिकेचे नाव:मुंबई म.न.पा. इतर वर्णन :, इतर माहिती: , इतर माहिती: पालिकेचे नाव : कुर्ती मुंबई,इतर,वर्णन : जमीन द बांधकाम - सर्व्ह नं. 229 व 267,सी टी एस नं.6 पार्ट चे एकुण क्षेत्रफळ 831.08 ची. मी . बिल्डिंग नं 88,नेहरू नगर कुर्ती मुंबई 400024 एउडिजे 1100901 335 18 के चे अन्वये बाजारभाव रू 104502000 पावर भरसेले मु शु रू 5225100,इतर माहिती दस्तात नमूद केल्याप्रमाणे((C.T.S. Number : 6(PART)';))

(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्यात असेत तेव्हा.

(7) दस्तऐवज करुन देणा-पा/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालपाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

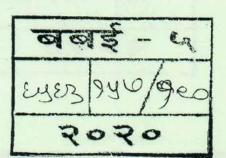
1) 831.08 चौ.मीटर

न 1): नाव:-सुनील रमेश शहा वय:-63; पत्ता:-3061, तळ मळला, बिल्लिंग नं 88 नेहरू नगर शांति भूवन को.अप. होरिंग सोसायटी लिमिटेड, नेहरू नगर कुर्ला (पूर्व) मुंबई , मदर डेरी रोड. नेहरू नगर (फ्रेंग्लॉ), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400024 पीन नो:-AHAPS1345M 2): नाव:-मोहिनी सुधीर शेडी वय:-50; पता:-प्लॉट नें: 3062 माळा ने: तळ मळला, प्रमारतीचे नाव: बिल्डिंग नं 88 नेहरू नगर खांति भूवन को औप.होसिंग सोसायटी लिमिटेड, लॉक ने: नेहरू नगर खांति भूवन को औप.होसिंग सांतायटी लिमिटेड, लॉक ने: नेहरू नगर खांति भूवन को औप.होसिंग महाराष्ट्र, MUMBAI. पिन कोड:-400024 पीन नी:-AFAPS86701 3): नेव:-सुख्यार रेलेंड स्पेकर वय:-73; पता:-प्लॉट नी: 3063, माळा नी: तळ मजला, प्रमारतीचे नाव: बिल्डिंग नं 88 नेहरू नगर खांति भूवन को ऑप.होसिंग सोसायटी लिमिटेड, लॉक नी: नेहरू नगर, कुर्ला (पूर्व) मुंबई , रोड नी: मदर डेरी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400024 पीन नी:-AEDPM01021 4): नीव:-राजु रामचंद्र वीधरी वय:-52; पत्ता:-प्लॉट नी: 3064, माळा नी: तळ मजला, प्रमारतीचे नाव: बिल्डिंग ने 88 नेहरू नगर शांति भूवन को ऑप.होसिंग सोसायटी लिमिटेड, लॉक नी: नेहरू नगर, कुर्ला (पूर्व) मुंबई , रोड नी: मदर डेरी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400024 पीन नी:-AEDPC0253K 5): नीव:-मसुणी माव: बिल्डिंग ने 88 नेहरू नगर शांति भूवन को ऑप.होसिंग सोसायटी लिमिटेड, लॉक नी: नेहरू नगर, कुर्ला (पूर्व) मुंबई , रोड नी: मदर डेरी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400024 पीन नी:-EADPK76201 6): नीव:-सुनीता मनोहर मयेकर वय:-67; पता:-प्लॉट नी: 3066, पाळा नी: तळ मजला, हुमारतीचे नाव: बिल्डिंग ने 88 नेहरू नगर शांति भूवन को ऑप.होसिंग सोसायटी लिमिटेड, लॉक नी: नेहरू नगर, कुर्ला (पूर्व) मुंबई , रोड नी: नवर डेरी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400024 पीन नी:-EVPM25161 7): नीव:-संजप मनोहर सयेकर वय:-69; पता:-प्लॉट ने: 3066, पाळा ने: तळ मजला, हुमारतीचे नाव: बिल्डिंग ने 88 नेहरू नगर शांति भूवन को ऑप.होसिंग सोसायटी लिमिटेड, लॉक नी: नेहरू नगर, कुर्ला (पूर्व) मुंबई , रोड नी: नवर डेरी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400024 पीन नी:-AEPPM6822) 7): नीव:-कामोहर वाळिश नीव हैन नियं नाव: बिल्डिंग ने 88 नेहरू नगर शांति भूवन को ऑप.होसिंग सोसायटी

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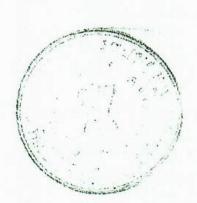
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13): नाव:-सुरंखा कमलाकर सार्वत वय:-72; पत्ता:-प्लॉट नं: 3072, माळा नं: पहींला मजला, इमारतीचे नाव: बिल्डिंग नं 88 नंहरू नगर शांति भूवन कॉ,ऑप.होसिंग सोसायटी लिभिटेड, ब्लॉक नं: नेहरू नगर, कुली (पूर्व), मुंबई , रीड नं: मदर देरी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400024 पॅन नं:-CUMPS7075R 14): नाव:-मालती महादेव मुणगेकर वय:-68; पत्ता:-3073, पहींला मजला, बिल्डिंग नं 88 नेहरू नगर शांति भूवन कॉ.ऑप.होसिंग सोसायटी लिमिटेड, नेहरू नगर कृती (पूर्व), मुंबई , मदर डेरी रोड, नेहरू नगर ('ऊंबाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400024 पॅन नं:-

नगर (फ़र्जाई), मुबई, मदर डेरी रोड, नेहरू नगर (फंडाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400024 पॅन नं:15): नाव:-जेसिंता अँन्थोनी फर्नाडीस वय:-58; पत्ता:-पतॉट नं: 3074, माळा नं: पहींला मजला, इमारतीचे नाव: बिल्डिंग नं 88 नेहरू नगर शांति भुवन कॉ.ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं: नेहरू नगर ,कुल्ती (पूर्व),मुबई, राउ नं: मदर डेरी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400024 पॅन नं:-AAAPF3012D
16): नाव:-राकेश अनंत बेड वय:-50: पता:-प्लॉट नं: 3075, माळा नं: पहींला मजला, इमारतीचे नाव: बिल्डिंग नं 88 नेहरू नगर शांति भुवन कॉ.ऑप. होसिंग मजाराष्ट्र, MUMBAI. पिन कोड:-400024 पॅन नं:-ACCPB6916G
17): नाव:-कृष्णा बाबुराव पिंगळे वय:-53; पत्ता:-प्लॉट नं: 3076, माळा नं: पहींला मजला, इमारतीचे नाव: बिल्डिंग नं 88 नेहरू नगर शांति भुवन कॉ.ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं: नेहरू नगर, कुर्ता (पूर्व), मुबई, रोड नं: मदर डेरी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400024 पॅन नं:-AHVPP5474B
18): नाव:-मार्थेल एव मस्कारेन्सास वय:-66; पत्ता:-3077, दुसरा मजला, विल्डिंग नं 88 नेहरू नगर शांति भुवन कॉ.ऑप. होसिंग सोसायटी लिमिटेड, नेहरू नगर कुर्ता (पूर्व), मुबई, मदर डेरी रोड, नेहरू नगर शांति भुवन कं. ऑप. होसिंग सोसायटी लिमिटेड, नेहरू नगर कुर्ता (पूर्व), मुबई, मदर डेरी रोड, नेहरू नगर शांति भुवन कं. ऑप. होसिंग महराष्ट्र, अस्त नाव:-सुर्गता सुभाव दळवी वप:-69; पत्ता:-प्लॉट नं: 3078, पाळा नं: दुसरार्थ महराष्ट्र, MUMBAI. पिन कोड:-400024 पॅन नं:-AIPP33385R
19): नाव:-सुर्गता सुभाव दळवी वप:-69; पत्ता:-प्लॉट नं: 3079, पाळा नं: दुसरार्थ महराष्ट्र, MUMBAI. पिन कोड:-400024 पॅन नं:-AIPP33385R
20): माव:-विठ्ठन शंकर बोस्कर वय:-79; पता:-प्लॉट नं: 3079, पाळा नं: दुसरार्थ महराष्ट्र, MUMBAI. पिन कोड:-400024 पॅन नं:-AIPP33385R
21): नाव:-अंड्य अर्कर बोस्कर वय:-74; पता:-उठित, इसरा मजला, बिल्डिंग नं 88 नेहरू नगर शांति भुवन कॉ.ऑप. होसिंग सोसायटी लिमिटेड, हरक नगर कुर्ला (पूर्व),मुबई, मदर डेरी रोड, नेहरू नगर (ऊंबाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400024 पॅन नं:-CXWPM0670P
23): नाव:-अंड्य श्रीय एवन कॉ.ऑप. होसिंग सोसायटी लिमिटेड, नेहरू नगर कुर्ला (पूर्व),मुबई, मदर डेरी रोड, नेहरू नगर (ऊंबाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400024

रोड न: मदर उस राज, नराजार, न:-CYZPS0186E 25): नात:-राजेश बाबाजी गांड वय:-47; पत्ता:-प्लॉट नं: 3034, माळा नं: मजला, इमारतीचे नाव: बिल्डिंग नं 88, ब्लॉक नं: नेहरू नगर ,कुली (पूर्व),म्ब रोड नं: मदर डेरी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400024 पन

मंजला, इमारताच नावः । बाल्डम न 88, ब्लाक नः नहरू नगर, कुला (पूव), मुबई , रोड नं : मदर डेरी रोड, महाराष्ट्र, MUMBAI. पिन कोड: -400024 पँन नं : -ACPG76191
26): नावः-महादेव केशव सादम चयः-74; पत्ताः-प्लॉट नं: 3085, माळा नं भितस्य मजला, इमारतीचे नावः विस्थिग नं 88 नेहरू नगर शांति भुवन कॉ. ऑप. होसिंग सोसायदी शिमिटेड, ब्लॉक नं: नेहरू नगर, कुर्ला (पूर्व), मुबई, रोड नं: मदर डेरी तेड, महाराष्ट्र, MUMBAI. पिन कोड: -400024 पँन नं:-CGIPS8577C
27): नवः-सुन्यना सूर्यकांत पात्तव वयः-55; पत्ताः-प्लॉट नं: 3085, माळा नं: तिस्ता मजला, इमारतीचे नावः विस्डिंग नं 88 नेहरू नगर शांति भुवन कॉ. ऑप. होसिंग सोसायदी शिमिटेड, ब्लॉक नं: नेहरू नगर, कुर्ला (पूर्व), मुबई, रोड नं: मदर डेरी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400024 पँन नं:-BRSPP2947K
28): नावः-ज्योती गंगाधर नाईक वयः-51; पत्ताः-प्लॉट नं: 3087, माळा नं: तिसरा मजला, इमारतीचे नावः विस्थिग नं 88 नेहरू नगर शांति भूवन कॉ. ऑप. होसिंग सोसायदी शिमिटेड, ब्लॉक नं: नेहरू नगर, कुर्ला (पूर्व), मुबई, रोड नं: मदर डेरी रोड, मडाराष्ट्र, MUMBAI पिन कोड:-400024 पँन नं:-AAVPN0811D
29): नावः-उत्तमयाव डी पभाळे वयः-67; पत्ताः-प्लॉट नं: 3088, माळा नं: तिसरा मजला, इमारतीचे नावः बिस्डिंग नं 88 नेहरू नगर शांति भूवन कॉ. ऑप. होसिंग सोसायदी शिमिटेड, ब्लॉक नं: नेहरू नगर, कुर्ला (पूर्व), मुबई, रोड नं: मदर डेरी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400024 पँन नं:-AAZPP1375N
30): नावः-संतीव नामदेव कोलते वयः-63; पत्ताः-प्लॉट नं: 3089, माळा नं: विस्था मजला, इमारतीचे नावः बिस्टिंग नं 88 नेहरू नगर शांति भूवन कॉ. ऑप. होसिंग सोसातदी शिमिटेड, ब्लॉक नं: नेहरू नगर कुर्ला (पूर्व), मुबई, रोड नं: मदर डेरी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400024 पँन नं:-AFUPK8023Q

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31): नाव:-नम्रता रमेश राणे वण:-62; पत्ता:-प्लॉट नं: 3090, माळा नं: तिसरा मजता, इमारतीये नाव: बिल्डिंग नं 88 नेहरू नगर शांति भुवन कॉ.ऑप.होसिंग सोसायटी लिम्टिंड, ब्लॉक नं: नेहरू नगर ,कुर्ला (पूर्व), मुंबई , रोड नं: मदर डेरी रोड, महाराष्ट्र, MUMBAL. पिन कोड:-400024 पैन नं:-ABSPR2273F 32): काव:-मयत मारती गणपत जाधव मांधी वारसवार मुलगी म्हणून श्रीमती. नीता मुभाष चव्हाण पूर्वाश्रमीचे कु. नीता मारती जाधव वय:-52; पत्ता:-प्लॉट नं: 3091, माळा नं: तिसरा मजला, इमारतीचे नाव: बिल्डिंग नं 88 नेहरू नगर शांति भुवन कॉ.ऑप.होसिंग सोसायटी लिमिटेड, ब्लॉक नं: नेहरू नगर ,कुर्ला (पूर्व), मुंबई , रोड नं: मदर डेरी रोड, महाराष्ट्र, MUMBAL. पिन कोड:-400024 पन काँ, ऑप.हीसिंग सोसायटी विमिटेड, ब्लॉक गं: गेहरू नगर, कुर्ला (पूर्व), मुंबई , रीड गं: मदर डेरी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400024 पेन गं: BOOP)8449B
33): नाव:-शिवाजी भिवाजी त्रिभुवन नय:-68; पत्ता:-प्लॉट गं: 3093, माळा गं: वीधा मजला, इमारतीचे नाव: बिल्डिंग नं 88 नेहरू नगर शांति मुवन काँ, ऑप.होसिंग सोसायटी विमिटेड, ब्लॉक नं: नेहरू नगर, कुर्ला (पूर्व), मुंबई, रोड नं: मदर डेरी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400024 पेन नं:-BAPPT0962P
34): नाव:-प्रशांत रामचंद्र पाड़ने वर:-46; पत्ता:-प्लॉट नं: 3094, माळा नं: वीधा मजला, इमारतीचे नाव: बिल्डिंग नं 88 नेहरू नगर शांति भुवन काँ, ऑप.होसिंग साला हमारतीचे नाव: बिल्डिंग नं 88 नेहरू नगर शांति भुवन काँ, ऑप.होसिंग सोसायटी शिमिटेड, ब्लॉक नं: नेहरू नगर, कुर्ला (पूर्व), मुंबई, रोड नं: मदर डेरी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400024 पेन नं:-AIPG7047B
35): नाव:-सेहरता गोपालकृष्ण जुवाटकर वय:-73; पत्ता:-प्लॉट नं: 3095, माळा नं: वीधा मजला, इमारतीचे नाव: बिल्डिंग नं 88 नेहरू नगर शांति भुवन काँ, ऑप.होसिंग सोसायटी शिमिटेड, ब्लॉक नं: नेहरू नगर, कुर्ला (पूर्व), मुंबई , रोड नं: मदर डेरी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400024 पेन नं:-AAOPN4585H
36): नाव:-मिटेड, ब्लॉक नं: नेहरू नगर, कुर्ला (पूर्व), मुंबई , रोड नं: मदर डेरी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400024 पेन नं:-AAOPN4585H
37): नाव:-शिवडसप्ता गुपपा इलगली वय:-61; पत्ता:-प्लॉट नं: 3097, माळा नं: वीधा मजला, इमारतीचे नाव: बिल्डिंग नं 88 नेहरू नगर शांति भुवन काँ, ऑप.होसिंग सोसायटी शिमिटेड, ब्लॉक नं: नेहरू नगर कुर्ला (पूर्व), मुंबई , रोड नं: मदर डेरी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400024 पेन नं:-AAJPH4051K
38): नाव:-श्राष्ट्रक हनीफ श्रेख वय:-40; पत्ता:-प्लॉट नं: 3098, माळा नं: वीधा मजला, इमारतीचे नाव: बिल्डिंग नं 88 नेहरू नगर शांति भुवन काँ, आप.होसिंग सोसायटी शिमिटेड, ब्लॉक नं: नेहरू नगर कुर्ला (पूर्व), मुंबई , रोड नं: मदर डेरी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400024 पेन नं:-AAJPH4051K
38): नाव:-श्राष्ट्रक हनीफ श्रेख वय:-40; पता:-प्लॉट नं: 3098, माळा नं: चीधा मजला, इमारतीचे नाव: बिल्डिंग नं 88 , ब्लॉक नं: नेहरू नगर शांति नं: नवर डेरी रोड, महाराई , अधा सावर विल्डिंग नं 88 , ब्लॉक नं: नेहरू नगर शांति नं: नवर नं: नवर डेरी राउ न: मदर डेरा राड, महाराष्ट्र, MUMBAI. पिन कोड:-400024 पेन नं:-BFJPS7374N 39): नावा:-सुरेश सुहास सनये वय:-44; पत्ता:-प्लॉट नं: 3099, माळा नं: चौथा मजला, इमारतीचे नाव: बिल्डिंग नं 88, ब्लॉक नं: नेहरू नगर ,कुर्ला (पूर्व),मुंबई , नें:-BBNPS4626K नं:-BBNPS4626K
40): नाव:-द्वारकानाथ एच भिंगार्डे वय:-77; पत्ता:-प्लॉट नं: 3100, माळा नं: चौधा मजला, इमारतीचे नाव: बिल्डिंग नं 88 नेहरू नगर शांति भुवन कॉ. ऑप.हौसिंग सोसायदी विमिटेड, ब्लॉक नं: नेहरू नगर, कुली (पूर्व), मुंबई, रोड नं: मदर डेरी रोड, महाराष्ट्र, MUMBAL. पिन कोड:-400024 पॅन नं:-BKAPB2391C
41): नाव:-श्री सिद्धिविनायक इंफ्रास्ट्रक्वर अँड रिपल्टी वे भगीदार श्री अमित महेंद्र रूपारेल (मान्यता देणार -2) वय:-44; पत्ता:-प्लॉट नं 273, पहिला मजला, रूपारेल आपरिश, मातुंगा रोड पश्चिम, मुंबई, सेनापती बापट मार्ग, क्रापार बाझार, MAHARASHTRA, MUMBA!, Non-Government. पिन कोड:-400016 पॅन नं:-ABVFS5422N आपरिश, मार्टुगा रोड पिंधन, मुंबई, सेनापती बापट मार्ग, क्रापाड बाझार, MAHARASHTRA, MUMBAI, Non-Government. पिन कोंड:-400016 पॅन नं:-ABVFS5422N
42): नाव:-नेहरू नगर शांति भुवन कॉ.ऑप.होसिंग सोसायटी लिमिटेड तर्फ कंउरमेन श्री राकेश अनंत बेडें वय:-50; पत्ता:--, 88, नेहरू नगर शांति भुवन कॉ.ऑप.होसिंग सोसायटी लिमिटेड, कुर्ला (पूर्व) मुंबई, मदर डेरी रोड, नेहरू नगर शांति भुवन कॉ.ऑप.होसिंग सोसायटी लिमिटेड, कुर्ला (पूर्व) मुंबई, मदर डेरी रोड, नेहरू नगर शांति भुवन कॉ.ऑप.होसिंग सोसायटी लिमिटेड, तर्फ सेकेटरी श्री उत्तमराव दत्तात्रय प्रभाके वय:-65; पत्ता:--, 88 नेहरू नगर शांति भुवन कॉ.ऑप.होसिंग सोसायटी लिमिटेड, नेहरू नगर कुर्ला (पूर्व) मुंबई, मदर डेरी रोड, नेहरू नगर (अंकाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोंड:-400024 पेन नं:44): नाव:-नेहरू नगर शांति भुवन कॉ.ऑप.होसिंग सोसायटी लिमिटेड तर्फ ट्रेश्वरर श्री संतीथ नामदेव कोतते वय:-61; पत्ता:--, 88 नेहरू नगर शांति भुवन कॉ.ऑप.होसिंग सोसायटी लिमिटेड तर्फ हिस्सर सीसायटी लिमिटेड तर्फ हिस्सर सीसायटी लिमिटेड नेहरू नगर एंडेबाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोंड:-400024 पेन नं:45): नाव:-नेहरू नगर शांति भुवन कॉ.ऑप.होसिंग सोसायटी लिमिटेड तर्फ कमिटी मेंबर श्री शिवबस्त्या, गुप्पा इल्गावी वय:-60; पत्ता:-, 88 नेहरू नगर शांति भूवम कॉ.ऑप.होसिंग सोसायटी लिमिटेड तर्फ कमिटी मेंबर श्री शिवबस्त्या, गुप्पा इल्गावी वय:-60; पत्ता:-, 88 नेहरू नगर शांति भूवम कॉ.ऑप.होसिंग सोसायटी लिमिटेड तर्फ कमिटी मेंबर श्री शिवबस्त नार शांति भूवन कॉ.ऑप.होसिंग सोसायटी लिमिटेड तर्फ कमिटी मेंबर श्रीमती. अर्चना शांतिकात लाटे वय:-48; पत्ता:-, 88 नेहरू नगर शांति भूवन कॉ.ऑप.होसिंग सोसायटी लिमिटेड तर्फ कार शांति भूवन कॉ.ऑप.होसिंग सोसायटी लिमिटेड तर्फ कार शांति भूवन कॉ.ऑप.होसिंग सोसायटी लिमिटेड तर्फ की.ऑप.होसिंग सोसायटी लिमिटेड नेहरू नगर शांति भूवन कॉ.ऑप.होसिंग सोसायटी लिमिटेड नेहरू नगर शांति भूवन कॉ.ऑप.होसिंग सोसायटी लिमिटेड वर्स-48; पत्त:-, 88 नेहरू नगर शांति भूवन कॉ.ऑप.होसिंग सोसायटी लिमिटेड तर्फ कार शांति भूवन कॉ.ऑप.होसिंग सोसायटी लिमिटेड नेहरू नगर क्लॉ (पूर्य) मुर्वई मदर डेरी रोड, नेहरू नगर (अंकाड), MAHARASHTRA, MUMBAI, Non-Government, पिन कंड-400024 पेन नं:-

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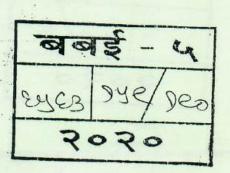
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47): नाव:-मयत श्री मारुती गणपत जाधव यांची वारसदार मुलगी म्हणून श्रीमती.मालन महादेव कदम पूर्वाश्वमीचे कु. विजया मारुती जाधव वय:-50; पत्ता:-, -, 88 नेहरू नगर शांति शुवन कॉ.ऑप.होसिंग सोसायटी लिमिटेड, नेहरू नगर,कुली (पूर्व),मुंबई, मदर डेरी रोड, नेहरू नगर (ंजंबाई), MAHARASHTRA, MUMBAI, Non-Government. पिन वरोड:-400024 पॅन नं:-ABVFS5422N 48): नाव:-मयत श्री मारुती गणपत जाधव यांचे वारसदार मुलगा म्हणून श्री दीपक मारुती शुवा वय:-48; पत्ता:-, -, 88 नेहरू नगर शांति भुवन कॉ.ऑप.होसिंग होसायटी लिमिटेड, नेहरू नगर,कुली (पूर्व),मुंबई, मदर डेरी रोड, नेहरू नगर (ंजंबाई), MAHARASHTRA, MUMBAI, Non-Government. पिन वर्गेड:-400024 पॅन नं:-ABVFS5422N 49): नाव:-मयत श्री मारुती गणपत जाधव यांची वारसदार मुलगी म्हणून श्रीमती. संगीता मनोहर मोहित पूर्वाश्मीचे कु. संगीता मारुती जाधव वय:-46; पत्ता:--, -, 88 नेहरू नगर शांति शुवन कॉ.ऑप.होसिंग होसायटी लिमिटेड, नेहरू नगर,कुली (पूर्व),मुंबई, गदर डेरी रोड, नेहरू नगर (ंजंबाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400024 पॅन नं:-ABVFS5422N 118:-मयत श्री मारुती गणपत जाधव यांचे वारसदार मुलगा म्हणून श्री संतोष मारुती खाधव वय:-43; पत्ता:--, -, 88 नेहरू नगर शांति भुवन कॉ.ऑप.होसिंग होसायटी लिमिटेड, नेहरू नगर,कुली (पूर्व),मुंबई, मदर डेरी रोड, नेहरू नगर (ंजंबाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400024 पॅन नं:-ABVFS5422N 118:-सवात श्री मारुती गणपत जाधव यांचे वारसदार पत्नी म्हणून छापा मारुती जाधव वय:-68; पत्ता:-88, -, नेहरू नगर शांति भुवन कॉ.ऑप.होसिंग होसायटी लिमिटेड, नेहरू नगर,कुली (पूर्व), मदर डेरी रोड, नेहरू नगर, नेहरू नगर विप्तेड वर्षाः-488, -, नेहरू नगर शांति भुवन कॉ.ऑप.होसिंग होसायटी लिमिटेड, नेहरू नगर,कुली (पूर्व), मदर डेरी रोड, नेहरू नगर, नेहरू नगर, नेहरू नगर, नेहरू नगर, नेहरू नगर, नेहरू नगर, कोड:-400024 पॅन नं:-BRQP16916A

नाव:-श्री सिद्धीविनायक अतापिक कंस्ट्रक्शन प्राईवेट लिमिटेड तर्फे अधिकृत हस्ताक्षरकर्ता श्री. अमित महेंद्र रूपारेल वय:-44; पत्ता:-प्तॉट नं 273, पहिंता मजला , रूपारेल आपिश्च , माटुंगा रोड पिंडम, मुंबई , सेनापती बापट मार्ग , क्रांघाड बाहार, MAFARASHTRA, MUMBA!, Non-Government. पिन कोड:-400016 पॅन नं:-AAWCS1695L

(8)दस्तऐवज करून घेणा-प पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व

(9) दस्तऐवज करुन दिल्याचा दिनांक

(10)दस्त नोंदणी केल्याचा दिनांक

(11)अनुक्रमांक,खंड व पृष्ठ

(रिक्र)बाजारभावाप्रमाणे मुद्रांक शुल्क 5225100

(५3) बोर्जीरुभावाप्रमाणे नींदणी शुल्क 30000 (14)शोरा

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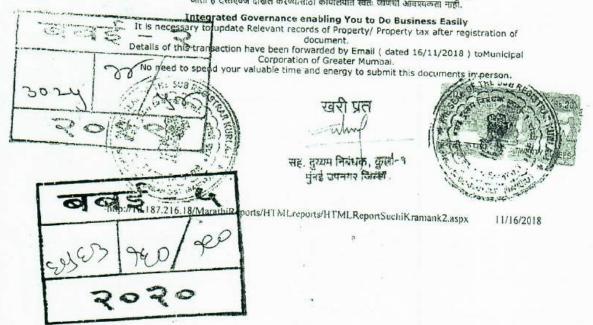
नासाठी चारात घेतलेला

मुद्रांक शुल्क आ अनुच्छेद :- : ारताना निवडलेला

मुत्यांकनाची आवश्यकता नाही कारण अभिर्निणीत दस्त कारणाचा ADJ/1100901/335/18/K

(ii) within the limits of any Municipal Council, Nagarpan have OVT. OF Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in pure domain and the council of the Mumbai Metropolitan Region Development Authority or any of the Mumbai Metropolitan Region Development Authority of another Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्यावत करणे गरजेचे आहे. या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बहुन्चुंबई महानगरपातिकेस पाठविणेत आलेला आहे. आता है दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.





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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 :

Project: Ruparel Ariana, Plot Bearing / CTS / Survey / Final Plot No.:177p and others of dadar naigaon division and 804P and others of sewree wadala division at FSouth-400015, Ward FSouth, Mumbai City, 400015;

- 1. Shree Sukhakarta Developers Pvt Ltd having its registered office / principal place of business at Tehsil: Ward
- 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;

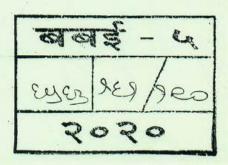
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose,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

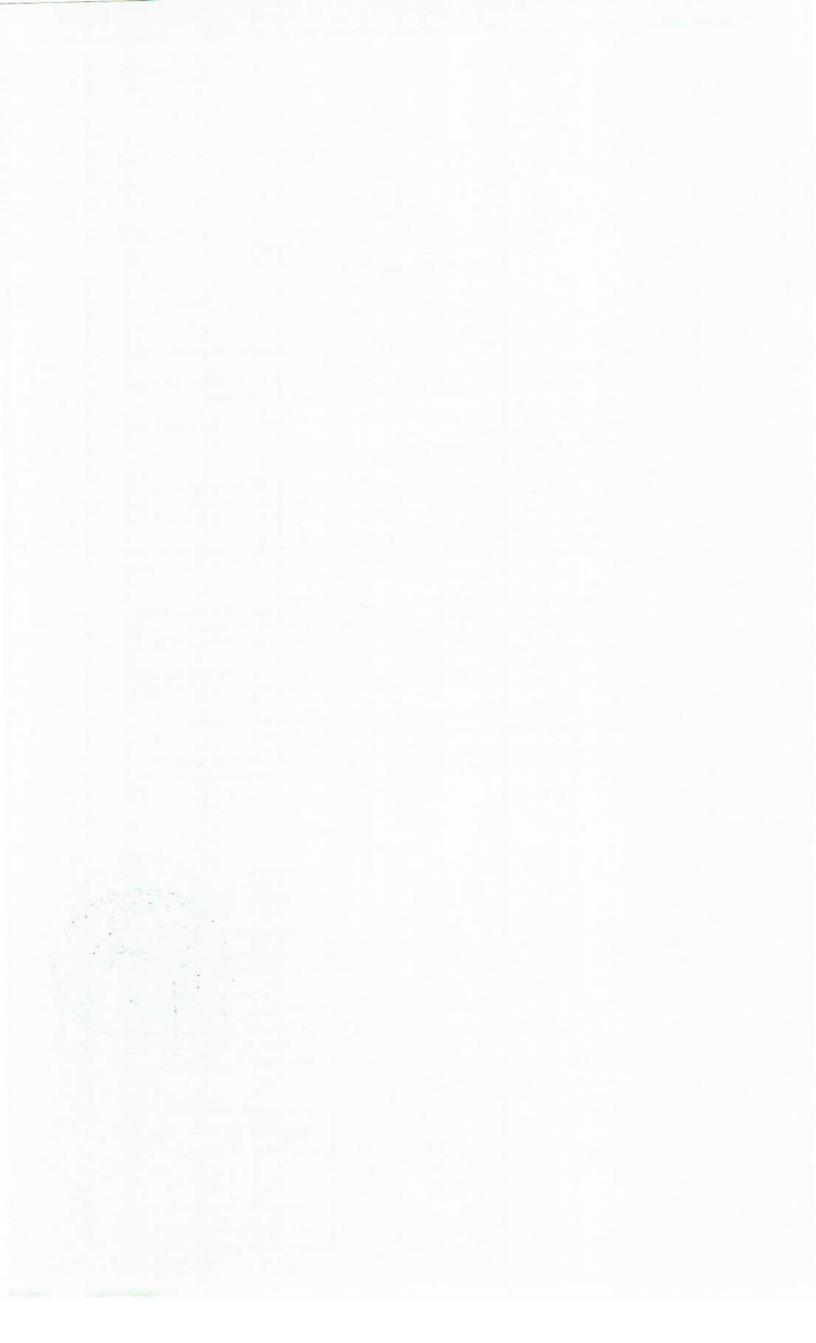
- The Registration shall be valid for a period commencing from 05/08/2017 and ending with 31/12/2021 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- That the promoter shall take all the pending approvals from the competent authorties
- 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

Dated: 05/08/2017 Place: Mumbai

Signature valid Digitally Signed by Dr. Vasant Fremanand (Secretary, MahaRER) Date:8/5/2017 8:46:53 remanand Prati MahaRERA) BIRAD MAYIM Signature and seal of the Authorized Bo 649 Maharashtra Real Estate Reg









महाज़ार टेलीफोन निर्गम लिमिटेड, मुंबई MAHANAGAR TELEPHONE NIGAM LIMITED, MUMBAI

े टेलीफोन चित्र सहे कर चालान / Telephone. Bill cum Tax Invoice १९ वे पूजा प्रकार सम्बद्ध कर के की अवस्थित है उत्तर की जिल्हों के 27AAACMUS28B123 48 Floor, Telephone House, V.S. Marg, Dedar(West), Mumbal 400 028, OSTN No. 27AAACM0825B12





प्लास्टीक प्रिणवी आणि थर्माकोल मुक्त पर्सावरणस्टोहीं गणेशोत्सव २ ० १ ८

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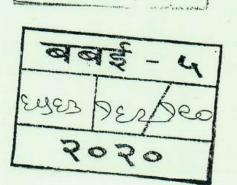
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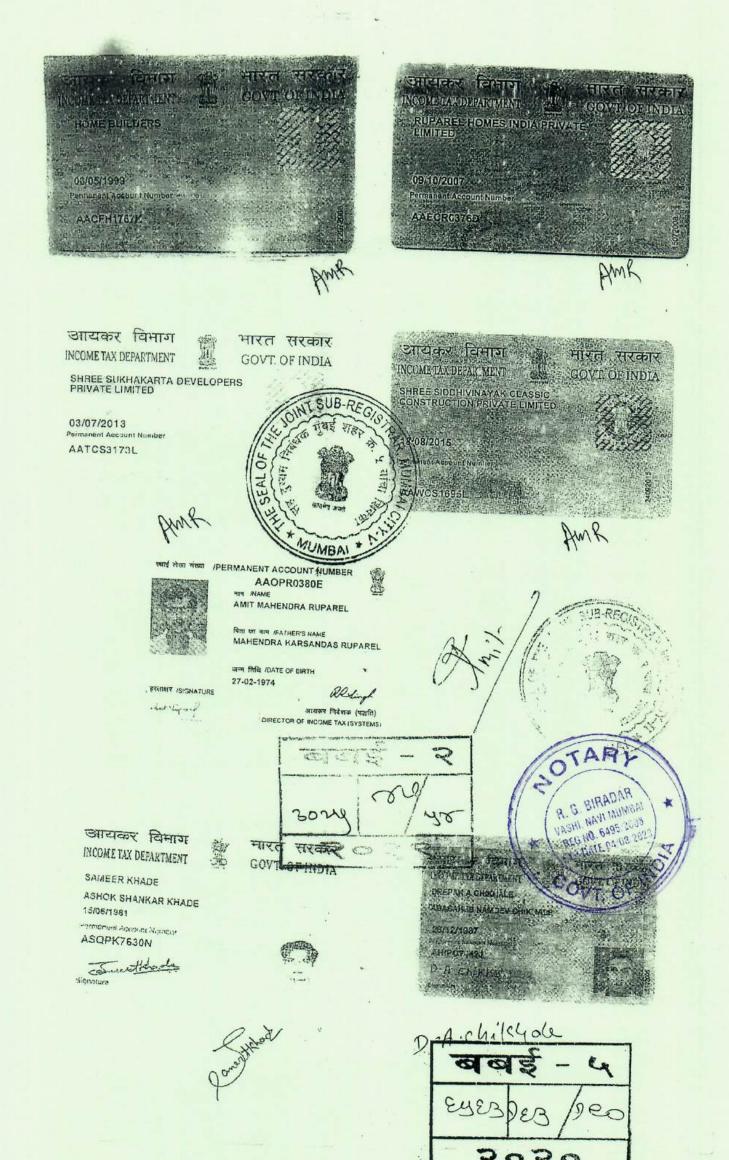
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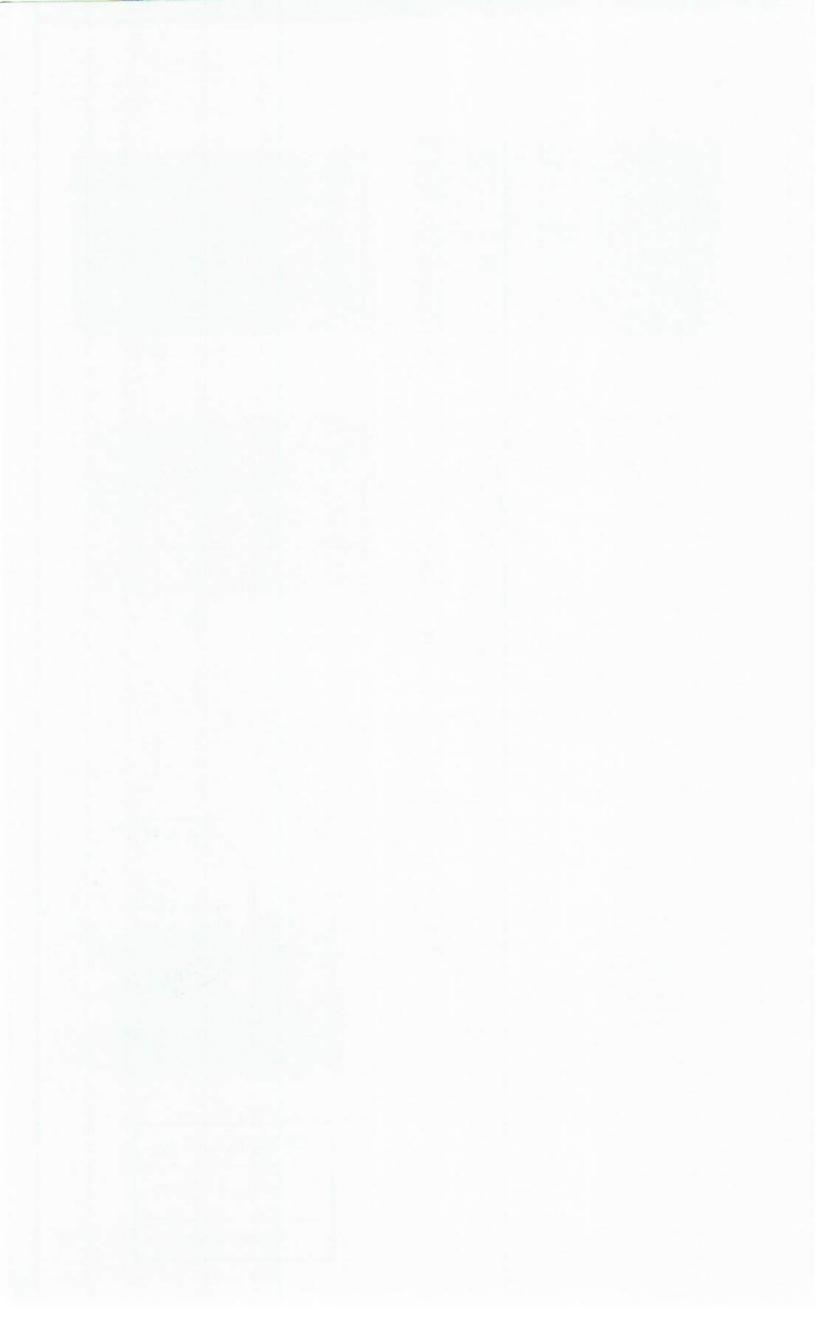
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भारताय विशिष्ट ओक्ट्रा प्राचित्र

भारत सरकार Identification Author Governi den leit Injóla :

नोंदविष्याचा । असांक / Enrollment No 1207/21733/01224

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Ref: 186 / 21J / 242161 / 242250 / P



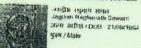
आपला आधार क्रमांक / Your Aadhaar No. :

7257 4647 6824

आधार - सामान्य माणसाचा अधिकार



Government of India





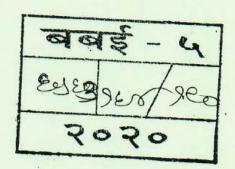
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आधार - सामान्य माणसाचा अधिकार

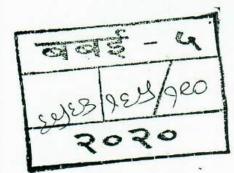


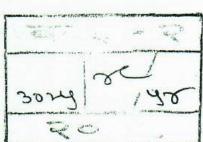






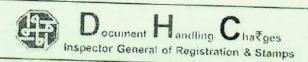












Receipt of Document Handling Charges

PRN 1303201900763

Receipt Date 14/03/2019

Received from AMIT M RUPAREL, Mobile number 9769710007, an amount of Rs.1080/-, towards Document Handling Charges for the Document to be registered on Document No. 3025 dated 13/03/2019 at the Sub Registrar office Joint S.R. Mumbai City 2 of the District Mumbai District.

DEFACED

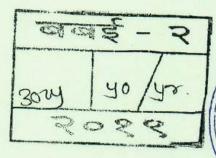
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Payment Details

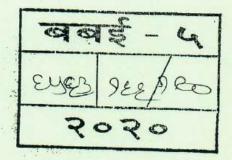
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Bank Name	ICICIRB	Payment Date	13/03/2019
Bank CIN	10004152019031300655	REF No.	1662356393
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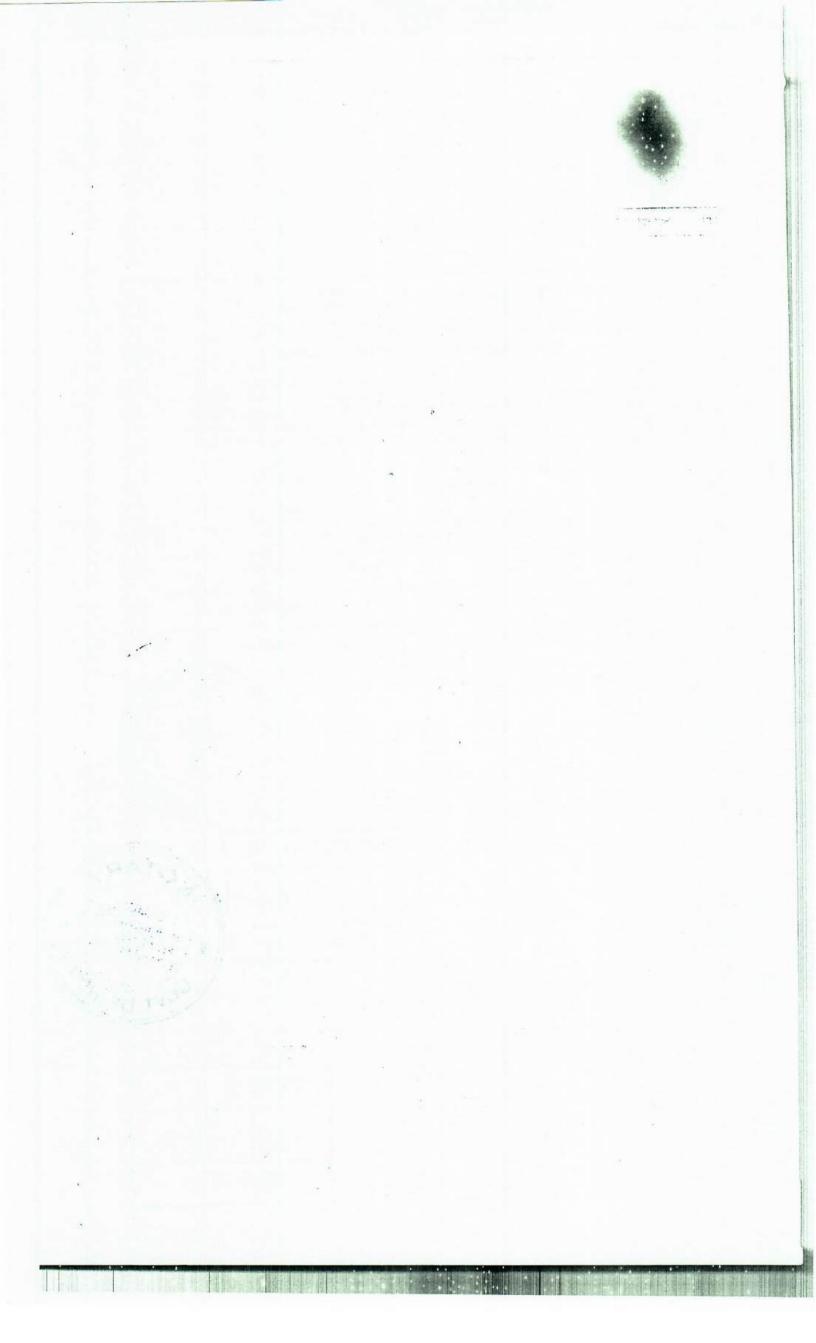
This is computer generated receipt, hence no signature is required.













CHALLAN MTR Form Number-6



			Date 13/03/2019-09:4		100 Marie 2	-	8(f)	
Department Inspector General Of Registration		Payer Deta	iils				W	
Stamp Duty Type of Payment Registration Fee		TAX ID (If Any)						-
		PAN No.(If Applicabl	(e) AAOPR0380E					
Office Name BOM2_JT SUB REGISTRA MUMBAI CITY 2		Full Name	AMIT M RUPAREL					
Location MUMBAI								
Year 2018-2019 One Time	Flat/Block No.	TYPE OF DOCUM	MENT : P	OWER	OF A	TTOP	NE	
		Premises/Building	- HOME BUILDER					
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GRN: MH013064798201819E Amount: 600.00 Bank: STATE BANK OF INDIA Date: 13/03/2019-09:43:56

2	(iS)-319-3025	0007255726201819	13/03/2019-12:30:48	IGR183	9 1F26 XINVE	500.00
			Total Defacement Amount		m अन्तर्भ निन्तिः	600.00



Summary1 (GoshwaraBhag-1)

319/ 25 ब् 3 भार

मार्च 2019 12:30 म.नं.

दस्त गोषवारा भाग-1

बबइ2 दस्त क्रमांक: 3025/2019

:0-C:09\80\81 : eft बाजार मुल्य: रु. 01/-

मोबदला: ह. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु, नि. सह. दु, नि. बबई2 यांचे कार्यालयात अ. क्रं. 3025 वर दि.13-03-2019 रोजी 12:34 म.नं. वा. हजर केला.

पावती:3397

पावती दिनांक: 13/03/2019

सादरकरणाराचे नाव. होम बिल्डर्स चे कमीदार , रूपारेल होम्स (ई) प्रा. लि. चे संचालक, श्री सुखकर्ता डेव्हलपर्स प्र.. लि. चे संचालक व श्री सिद्धिविनाथक क्लासिक कन्स्ट्रक्शन प्रा. लि. चे संचालक श्री. अमित महेंद्र रूपारेल

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 1080.00

पृष्टांची संख्या: 54

एकणः 1180.00

सह दुख्यम निर्याधक, मुंबई-2

दस्त हजर करणाऱ्याची सही:

दस्ताचा प्रक्रारः कुलमुखत्यारपत्र

मुद्रांक शूल्क: (48-अ) जेव्हा एकाच संव्यवहाराच्या संबंधात एका किंवा अधिक दस्ताऐवजांची नोंदणी करण्याऱ्या एकमेव प्रयोजन साठी किंवा अ दस्ताऐवज निष्पादित केल्याचे कम्लूल करण्यासाठी केला असेल तेव्हा

शिक्का क्रं. 1 13 / 03 / 2019 12 : 34 : 41 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 13 / 03 / 2019 12 : 35 : 58 PM ची बेळ: (फी)

मह दुव्यम निकंधनः, मुंबई-2



प्रविज्ञापत्र

"सब्द क्लिक हा कि हान्य १०० अतर्गत असलेल्या तस्तुदीनुसारच गाँदगीच क्रांबल केलेका अर्थ की अर्थ प्रसन्त नेब्रादक व्यक्ती, साधीदार व सोबत जोडलेल्या कर्य केलेका अर्थ का साधीवा साधीवार व कायदेशीय वर्षा

लिह्न देणारे:

शिक्ष केंग्रे

R. G. BIRADAR VASHI, NAVI MUMBAI REU NO. 6495 2008 EXP. DATE 04 08. 2023

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दस्त गोषवारा भाग-2

बबड्2 दस्त क्रमांक:3025/2019

मांकः :बबइ2/3025/2013

दस्ताचा प्रकार:-कुलमुखत्यारपत्र

अन् क्र. पक्षकाराचे नाव व पता

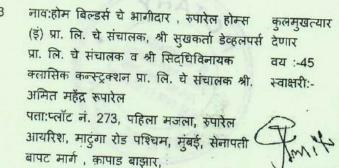
पक्षकाराचा प्रकार नाव:समीर अशोक खाडे पता:प्लॉट नं: प्लॉट नं 273, माळा नं: पहिला मजला, इमारतीचे नाव: रुपारेल आयरिश, ब्लॉकें वय:-37 नं: माटुंगा रोड पश्चिम, मुंबई, रोड नं: सेनापती स्वाक्षरी:-बापट मार्ग , महाराष्ट्र, मुम्बई. पॅन नंबर:ASQPK7630N

पॉवर ऑफ़ अटॉर्नी होल्डर Hhad

नाव:दीपक ए चिखले पॉवर ऑफ़ पत्ता:प्लॉट नं: प्लॉट नं 273, माळा नं: पहिला मजला, इमारतीचे नाव: रुपारेल आयरिश, ब्लॉक वय:-31 नं: माटुंगा रोड पश्चिम, मुंबई, रोड नं: सेनापती स्वाक्षरी:-बापट मार्ग , महाराष्ट्र, MUMBAI. D.A. chikhok पॅन नंबर:AHIPC7449J

अटॉर्नी होल्डर

चा दस्त ऐवज्



MAHARASHTRA, MUMBAI, Non-Government.

पॅन नंबर:AAOPR0380E

छायाचित्र

अंगठ्याचा ठसा













TARI

G. BIRADAR

REG NO. 6495110

वरील दस्ताएवज करून देणार तथाकथीत कुलमुखत्यारपत्र शिक्का क्र.3 ची वेळ:13 / 03 / 2019 12 : 37 : 38 PM

ओळख:-खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यत्नीशः ओळखेतालः व त्यापी

अनु पक्षकाराचे नाव व पता क्र.

1 नाव:मेघना प्रवीण गिरकर वय:21 पता:बी 208 शीतल अपार्टमेन्ट एल बी शास्त्री मार्ग कुर्ला स्वाक्षरी पश्चिम मुंबई SUB-REG

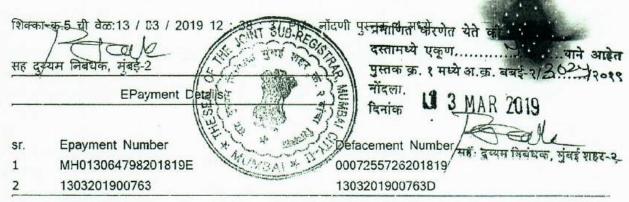
पिन कोड:40007 2 नाव:जगदीश र वय:54 पता:ए 404 शकिक कुर्ला स्वाक्षरी पश्चिम मुंबई पिन कोड:40007







शिक्का क्र.4 ची वेळ:13 / 03 / 2019 12 : 38 : 28 PM



3025 /2019

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.

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





3:32

घोषणापत्र

मी जिस्सा क्रिक्ट याद्यारे घोषित करतो की, दुय्यम निबंधक पुर्ण यांचे कार्यालयात वा शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री अपारित करने के बुली कुलमुखत्यार पत्राचा आधारे मी सदर दस्त नोंदणीस सादर केला आहे / निष्पादित करून के बुली जबाब दिला आहे. सदर कुलमुखत्यार पत्र रद्द केलेले नाही किवा कुलमुखत्यार पत्र लिहून देणार व्यक्तीपेकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यार पत्र रद्द बाबत ठरलेले नाही. सदरचे कुलमुखत्यार पत्र पूर्णपणे वेध असून उपरोक्त कृती करण्यास मी पूर्णतः समक्ष आहे. सदरचे कथन चूकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वेय शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनाक:

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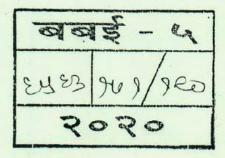
(10/10/2020)

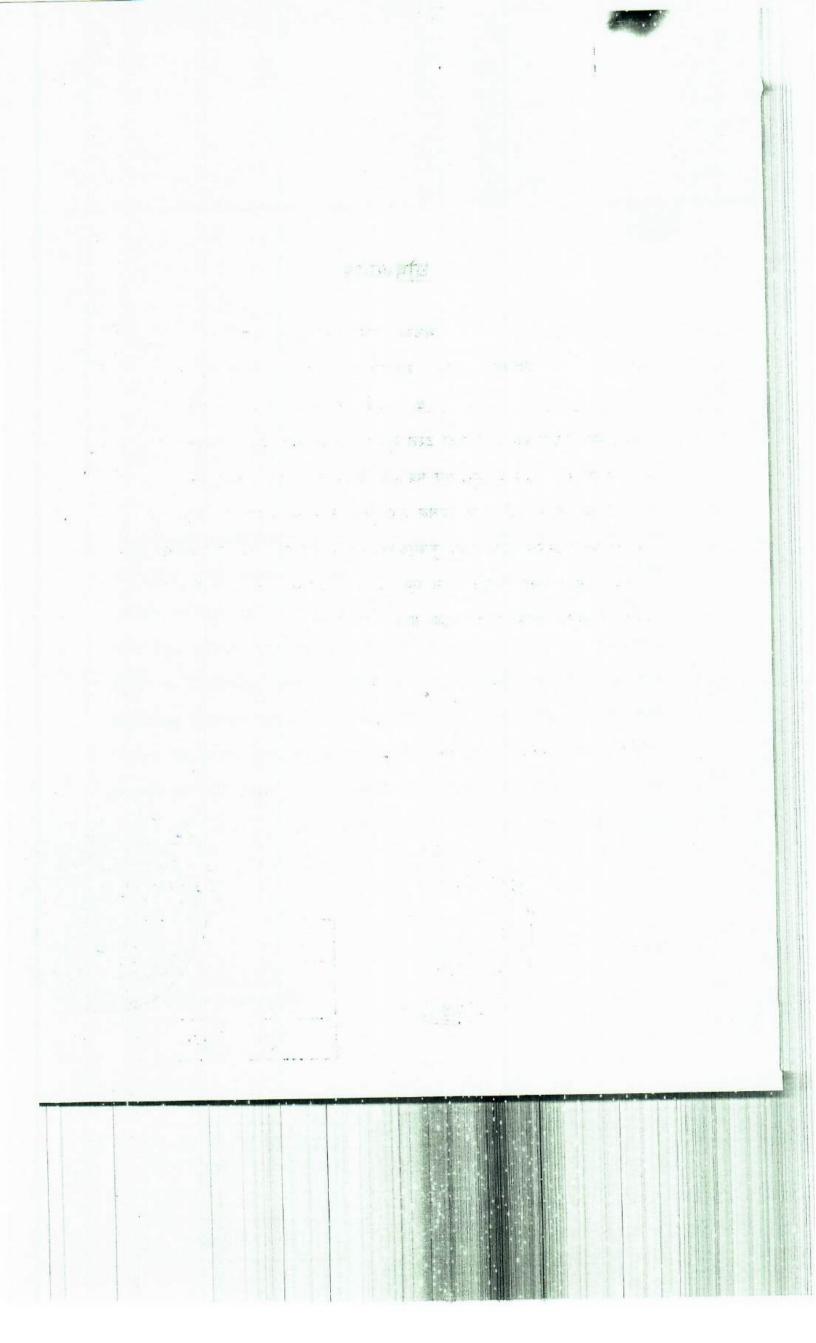
R. G. BIRADAR
WASHI, NAVI MUMBAI
REG NO. 6495 2008
EXR DATE 04 08 2023

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336/7633 Friday Octo

336/7633 Friday,October 09 ,2020 3:55 PM

Original/Duplicate नोंदणी क्रं. :39म

Regn.:39M पावती क्रं.: 7953 दिनांक: 09/10/2020

गावाचे नाव: वाशी

दस्तऐवजाचा अनुक्रमांकः टनन6-7633-2020

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: आशित किशोर छेडा - -

नोंदणी फी दस्त हाताळणी फी पृष्ठांची संख्या: 10

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पावती

₹. 300.00

आपणास मूळ दस्त , शंबनेल प्रिंट, सूची-२ अंदाजे

4:12 PM ह्या वेळेस मिळेले

बाजार मुल्य: रु.1 /-

भरलेले मुद्रांक शुल्क : रु. 500/-

Joil Sub Registrar Thane 6

अब दुग्यप निनंताक ताणे

1) देयकाचा प्रकार: By Cash रक्कम: रु 200/-

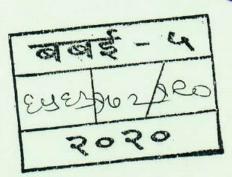
2) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

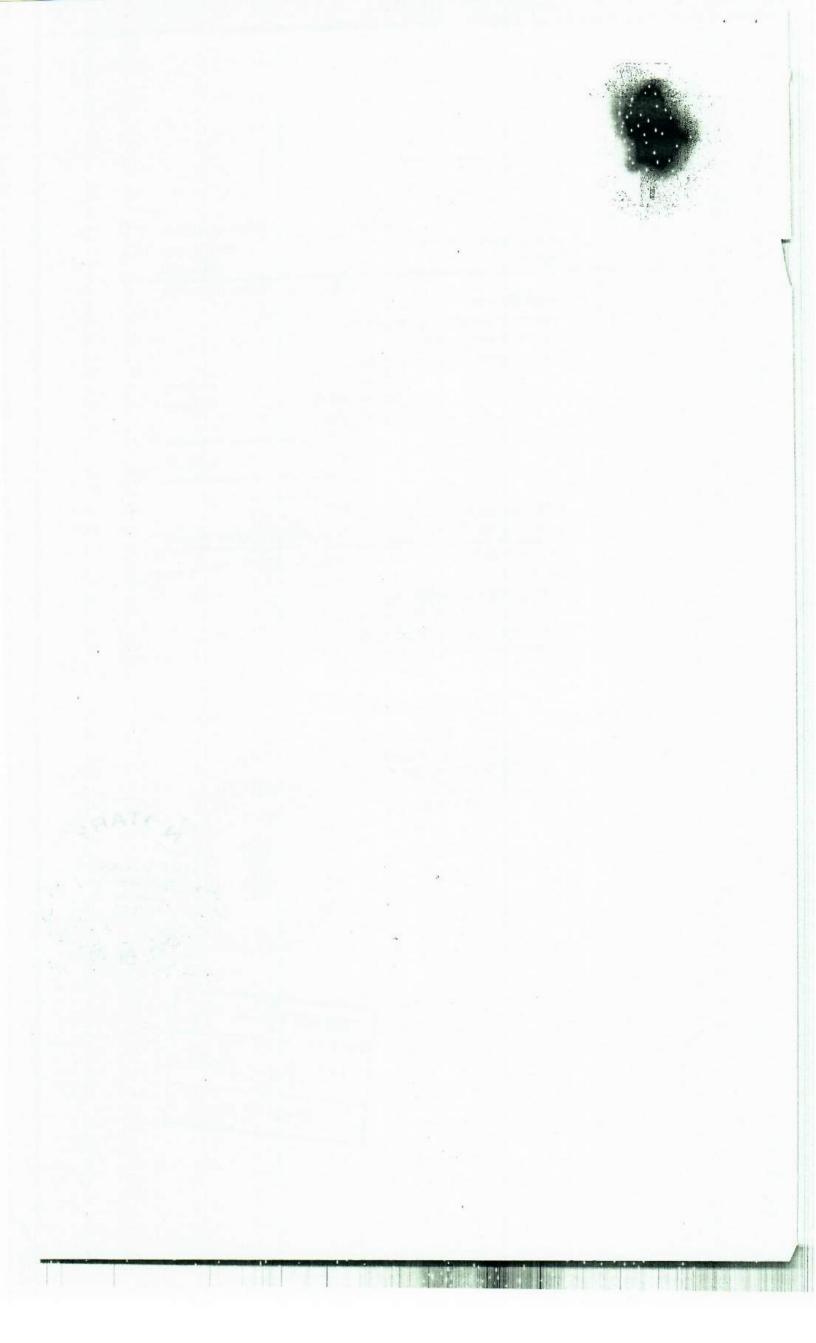
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सह प्रस्ता विद्यास क्षेत्र कर

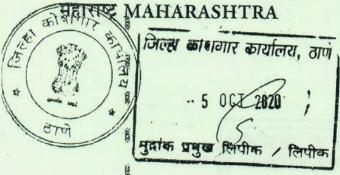
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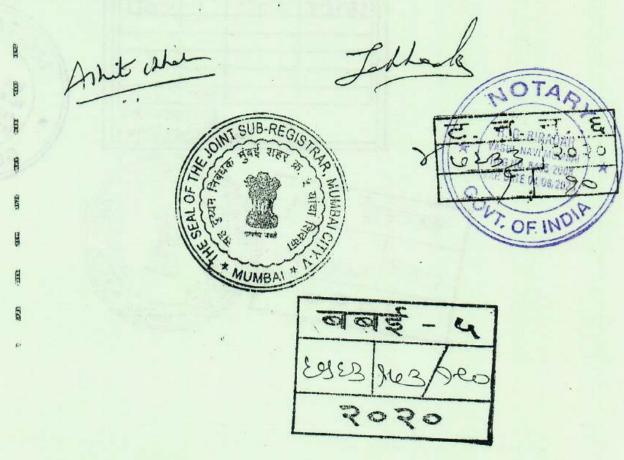




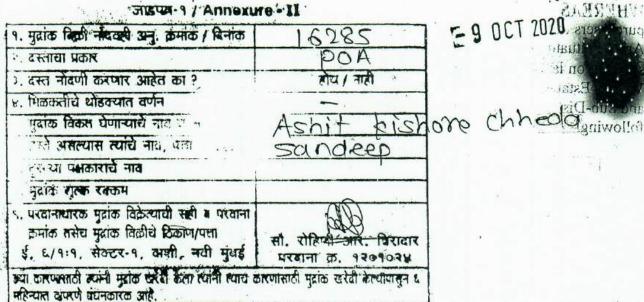


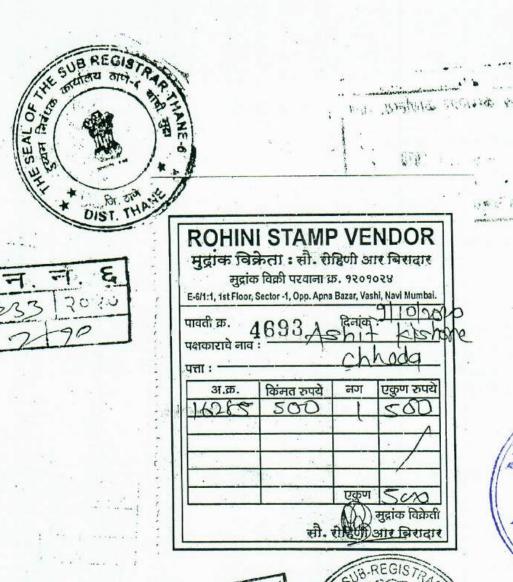
SPECIFIC POWER OF ATTORNEY

TO ALL TO WHOM TO THESE PRESENTS SHALL COME, I Ashit OST. THANKIShore Chheda, an adult of Navi Mumbai Indian inhabitant, residing at D-31, Grain Merchants, Sector 17, Vashi, Navi Mumbai 400 703, DO HEREBY SEND GREETINGS:

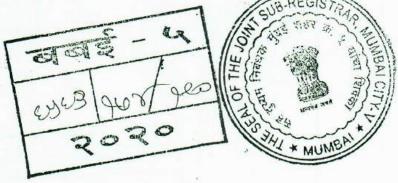


'SIE' enuxennA'\ P-EUZIE'









WHEREAS I along with my wife, Jesal Ashit Chheda ("Jesal") are the intending sers of Flat Nos.2705, 3505, 3604 and 4005 (the "Flats") in Ruparel tuated at Parel-Bhoiwada, Jerbai Wadia Road, Parel, Mumbai 400 012, on land bearing C.S. No.177 (P), Dadar Naigaon Division, Sewree Estate Scheme No.57 in F/S ward of MCGM, in the Registration District District of Island City of Mumbai. The Flats to be purchased are in the following chronology of names:

Sr. No.	Flat Nos.	Name of the Flat Purchasers	
1.	2705	Ashit Kishore Chheda and Jesal Ashit Chheda	
2.	3505	Ashit Kishore Chheda and Jesal Ashit Chheda	
3.	3604	Jesal Ashit Chheda and Ashit Kishore Chheday	BREGIS
4.	4005	Jesal Ashit Chheda and Ashit Kishore Chheda	तिया नाम

AND WHEREAS I am unable to attend/visit the registration office Sub of Assurances to admit execution of the Agreement for Sale and execution documents thereto and to do all incidental acts in respect of the Flats.

AND WHEREAS I am desirous to appoint my wife, Jesal to be my true and & lawful Attorney to act for me in my name and on my behalf to do, execute an perform several deeds, acts, things and matters in connection with the Flats and to complete the registration formalities before the Sub-Registrar of Assurances and to admit execution of the Agreement for Sale and all incidental documents thereto and to do all incidental acts in respect of the Flats as hereinafter appearing:

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSTH that I, Ashit Kishore Chheda do hereby nominate, constitute and appoint my wife, Jesal, to be my true and lawful Attorney in my name and on my behalf, to do, execute and perform all or any of the following acts, deeds, matters and things and the exercise all or any of the following powers in respect of and relating to 1983 hereinafter appearing:

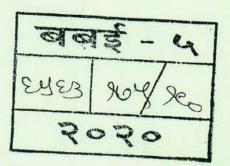
To sign and execute all agreements, deeds documents, Deed of 1. Rectification, Supplementary Deed, Deed of Cancellation, Sale Deed, Deed of Conveyance, letters, affidavits, forms, undertakings applications, etc in respect of the Flats.

To lodge and admit execution of the Agreement for Sale, in respect of the 2. Flats, before the jurisdictional Sub-Registrar of Assurances, Mumbai or such other competent registration authority. VASHI, NAVI MUMBAI

REG NO. 6495/2008 To do admit, execute and perform all such deeds, things and to sign and 3. execute all such deeds documents etc., as may be necessary to register the above mentioned documents in respect of the Flats.

FOF IN THIS POWER OF ATTORNEY is and shall always be irrevocable and is given without any consideration.





R. G. BIRADAR

IN WITNESS WHEREOF I have put my hands on these presents on this of October 2020 SIGNED and DELIVERED by the within named Donors/Grantor Ashit Kishore Chheda ACCEPTED by the within named Grantees/Donees/Attorney Jesal Ashit Chheda Witnesses: 1. Satish p. Jadhar Box.
2. Programmath B. Pal Programmath DIST







Ider (ification Authority of India Government of India

नोदविण्याचा ऋमांबा / Enrollment No 1218/60835/00352

To,
Ashit Kishore Crineda
D-31, Grain Merchant CHS
Sector-17
Navi Mumbei
Vashi Thane Thane
Maharashtra 400703
9833111055

Ref: 144 / 18A / 232058 / 233106 / P

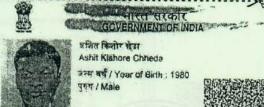
SH093125924DF



आपला आधार क्रमांक / Your Aadhaar No. :

2371 8942 4790

आधार — सामान्य गाणसाचा अधिकार

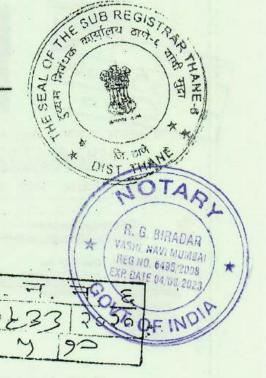


धित किसोर खेडा Ashit Klahore Chheda क्रमा वर्ष / Year of Birth : 1980 पुरुष / Male

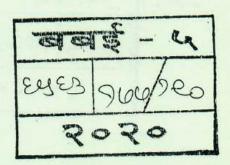


2371 8942 4790

आधार — सामान्य माणसाचा अधिकार













्रभारतः संरकारः । Government of India

भारतीय विशिष्ट पहचान प्राधिकरण Unique Identification Authority of India

क्रम/ Enrolement No.: 0653/34055/00297



દ્વ 030



GOV

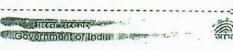
Date:

19/08/2020

MER NO पका आधार क्रमांक / Your Aadhaar N EXP. C.

5192 8547 9205 VID: 9119 9789 4156 0360

मेरा आधार, मेरी पहचान

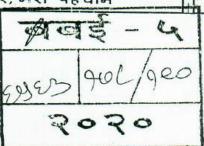




जेसल आशीत छेडा Jesal Ashit Chheda जन्म तिथि/DOB: 07/08/1979 महिला/ FEMALE

5192 8547 9205 VID: 9119 9789 4156 0360

मेरा आधार









सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- 🛮 यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- w Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.
 - आधार देश भर में मान्य है।
 - आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
 - आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
 - आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।
 - Adhaar is valid throughout the country.
 - xadhaar helps you avail various Government and non-Government services easily.
 - Keep your mobile number & email ID updated in Andhaar.
 - Carry Aadhaar in your smart phone use mAadhaar App.



70 19

भारतीय विशिष्ट प्रह्यान प्राधिकरण Unique Identification Authority of India



पताः W/O: आशीत छेडा, पलेंट ने- डी 31 ग्रेन मर्थन्ड, संक्टर-17 अभुदया बँक जबळ वाशी, नवी मुंबई, ठाणे, महाराष्ट्र - 400703

Address: W/O: Ashit Chheda, Flat No- D 31 Grain Merchants, Sector-17 Near Abhyudaya Bank Vashi, Navi Mumbai, Thane, Maharashtra - 400703



192 8547 9205

www.uldal.gov.in









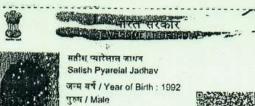




ह. न. न. ६ ४ ७४३३ | २०२० ७ १९०

Parronneth_

आधार — सामान्य माणसाचा अधिकार



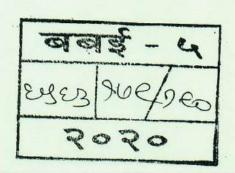
R. G. BIRADAR
VASHIL NAVI MUMBAI
REG NO. 6495 2008
EMP. DATE 04 '78 2023

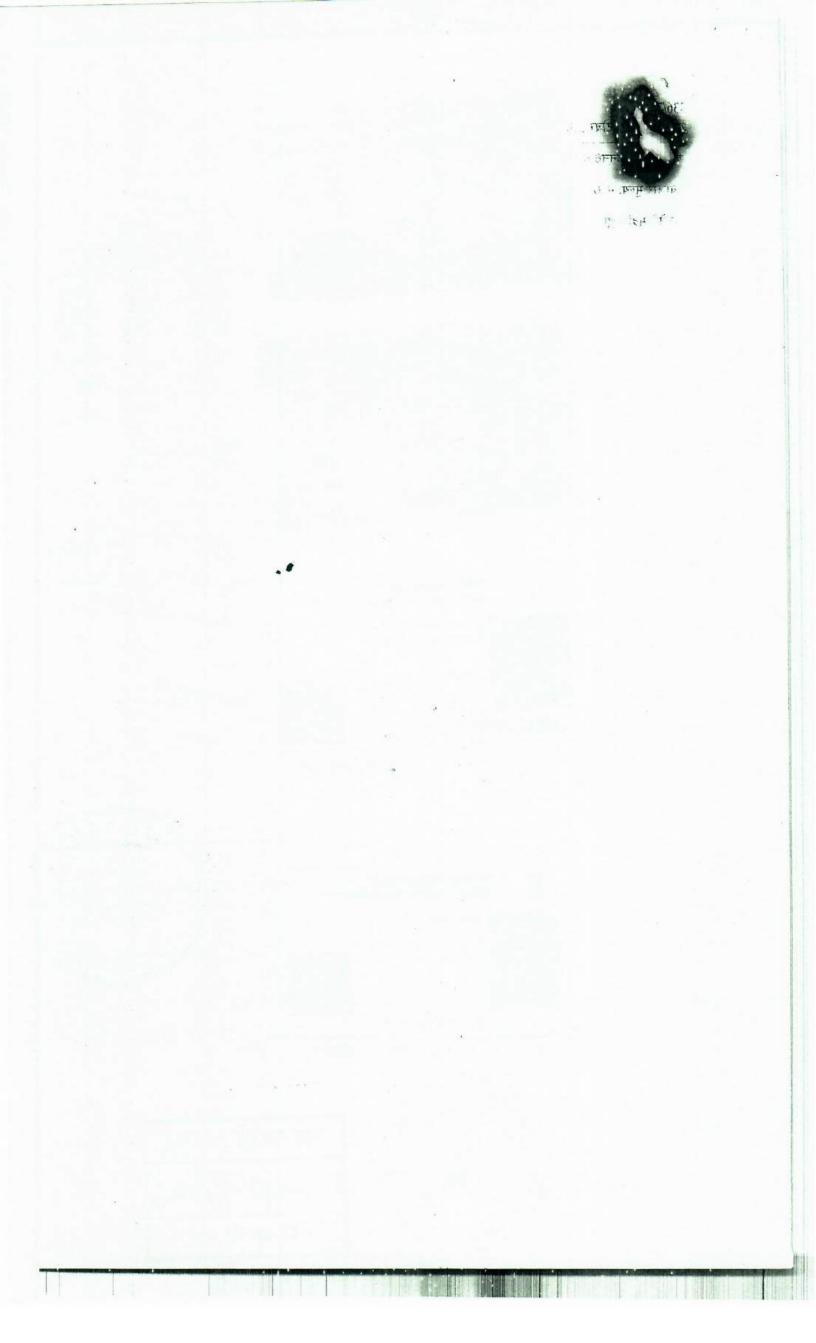
COLT. OF INDIP

3730 4339 4181

आधार — सामान्य भाणसाचा अधिकार







र 2020 3:55 म.नं.

दस्त गोषवारा भाग-1

टनन6 दस्त क्रमांक: 7633/2020

6 /7633/2020

बाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. टनन6 यांचे कार्यालयात

अ. क्रं. 7633 वर दि.09-10-2020

रोजी 3:52 म.नं. वा. हजर केला.

पावती:7953

पावती दिनांक: 09/10/2020

सादरकरणाराचे नाव: आशित किशोर छेडा - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

₹. 200.00

पृष्टांची संख्या: 10

एकुण: 300.00

दस्त हजर करणाऱ्याची सही:



Registrar Thane 6

(리카 - 구)

मुद्रांक शुल्क: a जेव्हा तो प्रर्तिफलार्थ देण्यात आलेला असून@ त्यामुळे कोणतीही स्थावर मालमता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्रं. 1 09 / 10 / 2020 03 : 52 : 10 PM ची वेळ: (सादरीकरण)

शिक्का कं. 2 09 / 10 / 2020 03 : 52 : 41 PM ची वेळ: (फी)

प्रतिज्ञा भन्न

•१९ र तस्त्रऐक्टम नोंदणी कायदा १९०८ नियम ६३३५ अंतर्गत स*्*रित्रास 🗝 💎 ाधन केला आहे. दस्तामधील संपुर्व मणकुर, निम्हर, 🗸 अवती,

ं सोवत जोडलेले कागदपत्रे दस्तांची सत्यता, वैधता,

क महारार होतीसाठी खालील निष्पादक व्यक्ती संपुर्णपणे जबारहर आहेत

राजेच सदर हस्तांतरण दर्जामुळे राज्यशासन / वेद्रशासन यां

वंक यांचे उत्लबंग होत नाही

लिहुन घेणार सही

NAW MUNISAL NO. 5495, 2008

iSarita v1.9.0





SELLER

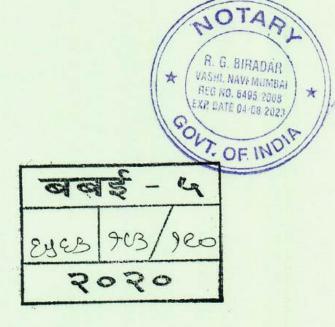






PURCHASER









दस्त गोषवारा भाग-2

टनन6 190 दस्त क्रमांक:7633/2020

र :-कुलमुखत्यारपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

नाव:आशित किशोर छेडा - -1 पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: डी -31, वय :-40 ग्रेन मर्चंट्स, सेक्टर 17, वाशी, नवी मुंबई, ब्लॉक नं: स्वाक्षरी:--, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:

पक्षकाराचा प्रकार कुलमुखत्यार देणार

छायाचित्र



नाव:जेसल आशित छेडा - -पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: डी -31, ग्रेन मर्जंट्स, सेक्टर 17, वाशी, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:

पॉवर ऑफ़ अटॉर्नी होल्डर वय:-41





वरील दस्तऐवज करुन देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात. शिक्का क.3 ची वेळ:09 / 10 / 2020 03:53:43 PM

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

अनु पक्षकाराचे नाव व पत्ता क्र.

1 नाव:पारसनाथ पाल - -वय:45 पत्ता:सेक्टर 19, वाशी, नवी मुंबई पिन कोड:400703

नाव:सतीश पी. जाधव - -

पिन कोड:400703

वय:27

frommation

स्वाक्षरी













OF IN

शिक्का क्र.4 ची वेळ:09 / 10 / 2020 03 : 54 : 25 PM

ची ब्रेळ:09 / 10 / 2020 03 : 54 : 29 PM नोंदणी पुस्तक 4 मध्ये

पत्ताःडी-279 , वाशी प्लाझा, सेक्टर 17 , वाशी, नवी मुंब

सावातोष्ट्रियम स्टिवांडात्वा कामो e 6 ह

(44- 2)

WE REGISTA whiteta atth. iSarita v1.5.0

R. G. BIRADAR VASHI, NAVI MUMBAI OINT SUB-RE REG NO. 6495 2908 XE DATE 04 08/2023



Summary-2(दस्त गोषवारा भाग - २)

Trans.	Verification			Used	Deface	The strategy of the strain
1,700	no/Vendor	GRN/Licence	Amount	At	Number	Date
Mudrank	BA300798	1201024	500	SD		
			200	RF		
			100	RF		
	Mudrank By Cash	Mudrank BA300798 By Cash By Cash	Mudrank BA300798 1201024 By Cash	Mudrank BA300798 1201024 500 By Cash 200 By Cash 100	Mudrank BA300798 1201024 500 SD By Cash 200 RF By Cash 100 RF	Mudrank BA300798 1201024 500 SD By Cash 200 RF By Cash 100 RF

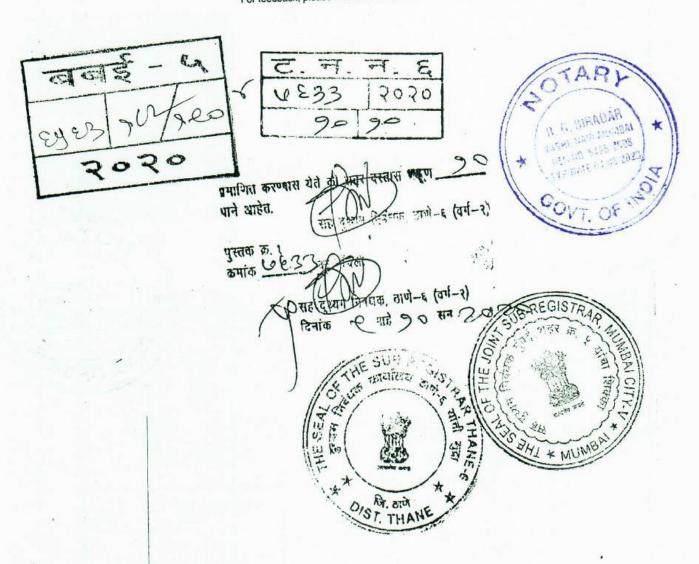
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

7633 /2020

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











मोतीसम शिक्सम पालकर Motiram Shivram Palkar DOB: 02-03-1970 Gender:Male



5184 6531 7287

आधार - आम आदमी का अधिकार



्रायाच्या विकास महासान प्राप्तिकरण विकास सम्बद्धाः स्थापना प्राप्तिकरण

506 5 क्योग्र.मॉड मिफ्ट टॉक्स, क्य एम जोगी कार्य, केले क्ये ऑग स्वर्धर, सोवर परेल, डिलायन रोड, डिलाइस रोड, मुंबई, मुंबई, महाराष्ट्र, 400013 Address: S06 5th Floor, God Gifts Tower, N M Josh i Marg, Opp Railway Work Shop, Lower Parel, Belisle Road, Delisle Road, Mumbal, Mumbal, Maharashtra, 400013

1057

help@uktal.gov.l

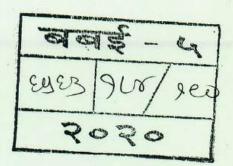
F2573

P.O. Borrio, 1967, Bengeluru-680 001







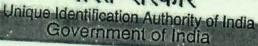






भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार





E-Aadhaar Letter

नोंदणी क्रमांक:/Enrolment No.: 2017/90215/14026

Jayesh Keshavji Nishar (जयेश केशवजी निशार)

S/O: Keshavji Premji Nishar, A - 2 , Maharani CHS Ltd,, 🏿 आधार ओळखीचे प्रमाण आहे, नागरीकत्वेचे नाही. Plot - 62, Sector -17, Near Maharashtra Bank, Navi Mumbai, Thane,

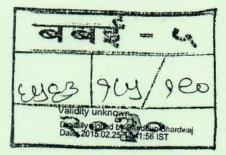
Maharashtra - 400703

तुमचा आधार क्रमांक/ Your Aadhaar No.:

5782 2315 2209







आधार-सामान्य माणसाचा औ

1947 1800 300 1947

M

- आधार देशभरात मान्य आहे.
- आधार साठी आपण एकदाच नामांकन नोंदणीची आवश्यकता
- कृपया आपल्या सध्याचा मोबाइल नंबर व ई-मेल पत्ता नोंदवा. यामुले आपल्या विभिन्न सुविधा प्राप्त करण्यासाधा मदत मिळेल.
- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.

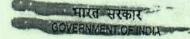
ओळखीचे प्रमाण ऑनलाइन ऑथेन्टीकेशन द्वारा प्राप्त करा.

INFORMATION

हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

Aadhaar is a proof of identity, not of citizenship.

To establish identity, authenticate online. This is electronically generated letter.





जयेश केशवजी निशार Jayesh Keshavji Nishar जन्म तारीख/ DOB: 05/11/1981 पुरुष / MALE



भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE ICENTIFICATION AUTHORITY OF INDIA

यांचा मुलगा: केशवजी प्रेमजी S/O: Keshavji Premji Nishar. A.- 2. Maharani CHS Ltd., Plot - 62. Secto 17. Near Maharashira Bank, Navi सीएचएस लिमीटेड,, प्लॉट - Maharasht a - 400703 62, सेक्टर -17, महाराष्ट्रा बॅक जवळ, नवी मुंबई, ठाणे, महाराष्ट्र - 400703

Address

R G BHADAR

5782 2315 2209

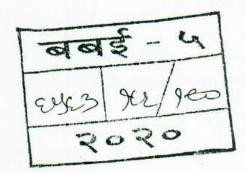
5782 2315 2209

आधार-सामान्य माणसाचा अधिकार

Aadhaar-Aam Admi ka Adhikar

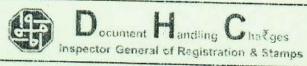












Receipt of Document Handling Charges

PRN

Bank Name

Bank CIN

Deface No

MAHB

1510202017102

Receipt Date

16/10/2020

Received from JESAL ASHIT CHHEDA, Mobile number 1111111111, an amount of Rs.1800/-, towards Document Handling Charges for the Document to be registered on Document No. 6563 dated 16/10/2020 at the Sub Registrar office Joint S.R. Mumbai 5 of the District Mumbai District.

DEFACED

₹ 1800

DEFACED

Payment Details

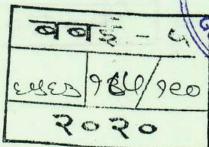
-		The same of the sa	
	Payment Date	15/10/2020	
	REF No.	008283658	
	Deface Date	16/10/2020	

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

10004152020101514087

1510202017102D

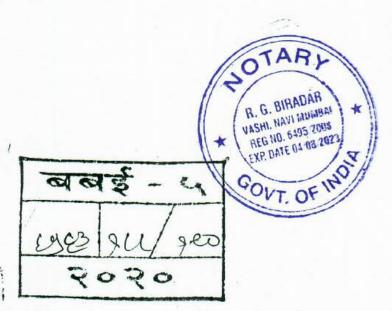




R. G. BIRADAR VASHIL NAVI MUMBAI REG NO. 6495 2008

EXP. DATE-04/00/2023

OFIND





दोबर 2020 12:06

दरल गोपवारा भाग-1

बबई5 दस्त क्रमांक: 6563/2020 **(9/ ८) ९-८**

/6563/2020

ु 4: इ. 3,39.77.815/-

मोबदला: रु. 3,40,00,000/-

भरलेले मुद्रांक शुल्क: रू.6,80,000/-

दु. नि. सह. दु. नि. बबईं5 गांचे कार्यालयात अ. क्रं. 6563 वर दि.16-10-2020 रोजी 12:01 म.नं. वा. हजर केला.

पावती:6909

पावती दिनांक: 16/10/2020

साटरकरणाराचे नाव: छेडा जेसल आशीत - -

नोंदणी फी

₹.

30000.00

दस्त हाताळणी फी

₹. 3800.00

पृष्टांची संख्या: 190

^{हाण:} 33800.00

प्रसह क्यान निर्माधक, मुंबई-5

दस्ताचा प्रक्रार: कराग्नामा

मुद्रांक सुरूक: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किया स्थालगत असलेत्या कोणत्याही कटक क्षेत्राच्या हदीत किया उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रे. 1.16 / 10 / 2020 12 : 01 : 27 PM बी चेळ: (सादरीक ण)

शिवका क्रे. 2 16 / 10 / 2020 12 : 02 : 51 PM ची बेळ: (फी)

प्रतिज्ञापत्र

* सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरपुदीनुसारच नोंदणीस दाखल केलेला आहे. * दस्तातील संपूर्ण नजकूर, निद्यादक व्यक्ती, साभीदार च सोवत जोडलेल्या कागदपत्रांची ...जात प्रणासली आहे. * दस्ताची संत्यता, वैंचता कायदेशीर बाबीसाठी दस्त निकादना र, मुनीधारक हे प्रणापणे जसायदार राहतोल.

लिह्न देणारेः

र्गिहन भेणारे

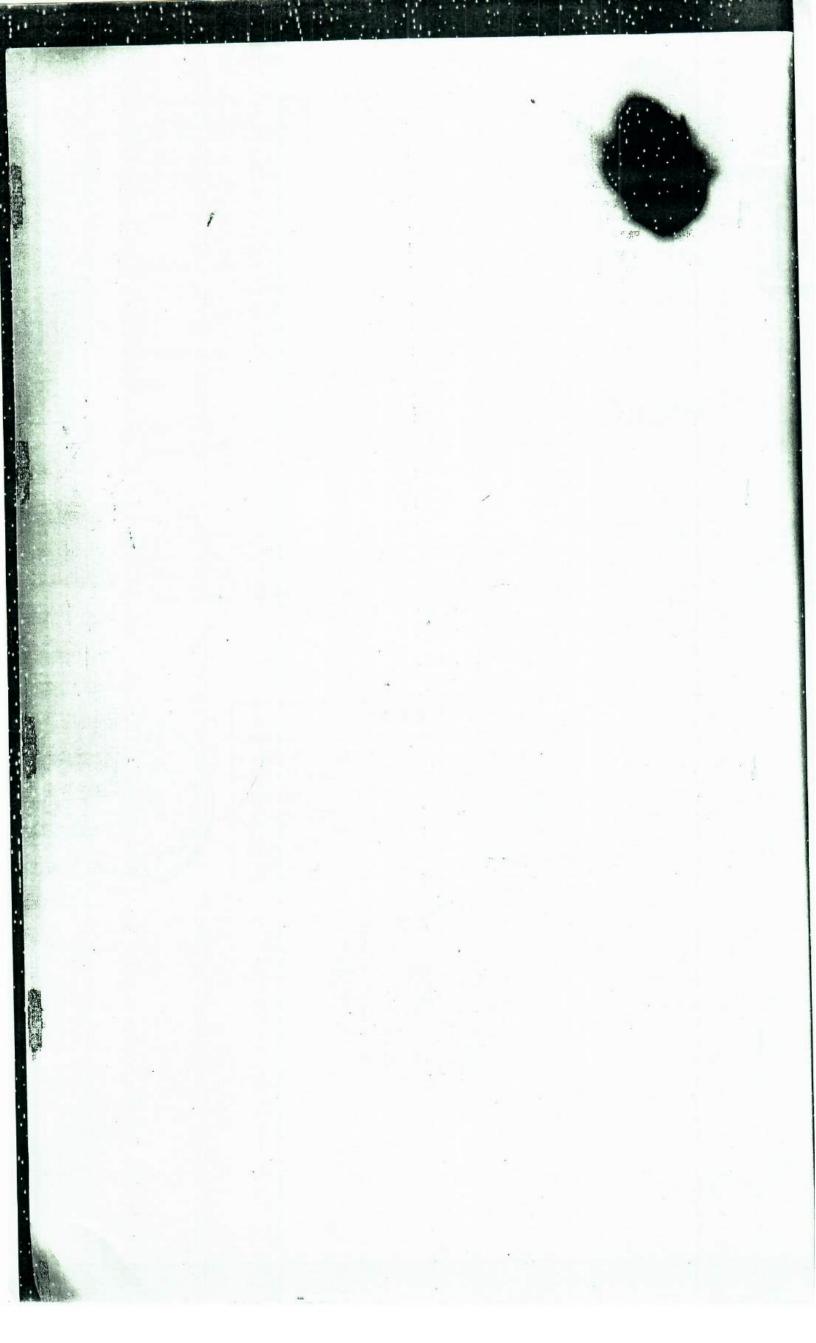
R. G. BIRADAR
NOTA P

R. G. BIRADAR
REG NO. 6495. 2008
EXP. DATE 04/03/2023

OF OF INOIP

James Alkhade





बबई5 दस्स गोषवारा भाग-2 9001900 दस्त क्रमांक:6563/2020 32 PM 563/2020 त्रनामा अंग्रह्याचा ठसा छायाचित्र पक्षकाराचा प्रकार पक्षकाराचे नात व पता लिहून घेणार नाव:छेडा जेसल आशीत - -पताःप्लॉट नं: 31-डी, माळा नं: -, इमारतीचे नाव: ग्रेन मर्चन वय -41 बील्डींग, ब्लॉक नं: सेक्टर 17, रोड नं: दाशीं नवी मुंबई महाराष्ट्र, THANE पॅन नंबर:AIOPS8007K नाव:आशीत किशोर छेडा तर्फे मुखत्यार जेसल आशीत छेडा -लिह्न घेणार वरा :-41 पता:प्लॉट नं: 31-डी, माळा नं: -, इमारतीचे नाव: ग्रेन मर्चट स्वाक्षरी:-बील्डींग, ब्लॉक नं: सेक्टर 17, रोड नं: वाशी नवी मुंबई महाराष्ट्र, THANE पॅन नंबर:ACXPC6114C नावःश्री स्खकर्ता डेव्हलपसं प्राईवेट लिमिटेड संचालक अमित 'लिहून देणार वय :-39 रूपारेल तर्फ कु मु समीर खाडे - -पता:प्लॉट नं: -, माळा नं: 1 मजला, इमारतीचे नाव: रूपारेल स्वाक्षरी:-इरिस, ब्लॉक नं: -, रोड नं: सेनापति बापट मार्ग मटुंगा रोड वॅस्ट मुंबई , महाराष्ट्र, MUMBAI OTAP, पॅन नंबर:AATCS3173L वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐविष्ट्र करून दिल्याचे कबुल करतात. शिक्का क्र.3 ची वेळ:16 / 10 / 2020 12 : 04 : 24 PM R. G. BIRADAR VASHI, NAVI MUMBAI ओळख:-HEG NO. 6495, 2008 खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटिंद्रीत XP. DATE 04 08 2023 पक्षकाराचे नाव व पत्ता छायाचित्र क. नाव:जयेश निसार - -1 ਰਧ:38 पता:तिहन घेनार प्रमाने पिन कोड:400703 नाव:एम एस पालकर वय:50 पता:घेणारप्रमाणे पिन कोड:400013 शिक्का क.5 की क्छ:16 / 10 / 2020 12 : 05 6600 TRUE COPY प्रमाणित करणेत येते की दरतामध्ये एकूण. १ मध्ये अ.क. मबई-५/ १०२० नोंदला. दिनांक १८। १०।२०२० BIRADAR धक, मुंबई शहर का. ५ वड शहर कि. Verification no/Vendor va Carw/Licence IA) Used Deface Purchaser Type Amount Deface Number (GOVI. OF Sector 1, Vashi Date 691033320201015 REST MHO 356021490301E JESAL ASH!T eChallan 680000 00 SD 0002532254202021 16/10/2020 CHHEDA 2 DHC 1510202017102 1510202017102D 1800 RF 16/10/2020 3 DH 510202017066 2000 RF 1510202017066D 16/10/2020 JESAL. ASHIT 0.5607144202021E 30000 RF 0002532254202021 16/10/2020 CHHEDA [SD:Stamp Duty] [RF: ument Handling Charges]

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