



- 3.4 Premium Switches of Anchor/Polycab make.
- 3.5 Heavy Gauge Anodized Aluminum frame sliding French windows with tinted /clear glass and extra Mosquito mesh one single Panel. Cross Ventilation to be Provided.
- 3.6 Magnetic Door Stoppers.
- 3.7 Wooden/ Marble door frames with Polished Teak Laminated flush door.
- 3.8 Split A/C System of Daiken/ Mitsubishi make along with ceiling Fan.

4. BATHROOM

- 4.1 'PVC' concealed piping for plumbing.
- 4.2 Designer tiles on wall / anti skid flooring tiles of Johnson brand. (Or any other reputed brand) Owners colour choice.
- 4.3 Bathroom fittings of Jaguar brand. (Or any other reputed brand) with Glass shower cubicle for bathrooms with shower stall.
- 4.4 Wall model W.C. (English) of Parryware/ Hindware/Kohler and concealed flush valve and Flush Tanks concealed in all bathrooms.

Hot and coldwater lines, Counter Basin with Jaquar mixer hot cold.

Shower Mixer of Jaquar or similar reputed brand.

Angle stop cock of Jacquar make or equivalent

- 4.8 Jet spray hand spray) of reputed brand. Wall mounted.

- 4.9 C.P. Jali on Nahani trap

- 4.10 Storage Geyser in bathroom and extra electrical plug. (Concealed Wiring.)

- 4.11 Exhaust Fan - reputed brand.

- 4.12 Premium Switches of Anchor make/polycab.

बदर-९	
पुनर्लेख क्र. १	१०५१ ६०/१५०
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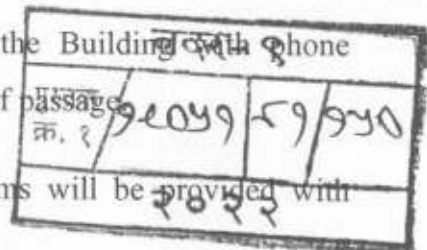




- 4.13 Aluminum louvers with opaque glass. with additional Mesh window
- 4.14 Waterproof door with walnut finish and Cylindrical locks of Godrej or other reputed brand.

List of Exterior Amenities.

- 1.1 Elevators of the latest model of minimum 6/8 passengers (At least one 8 passenger lift to satisfy Fire rules) with machine room will be provided of Kone/Otis/ Schindler or equivalent make. (Confirmed 2 years warranty & free service and Next 5 years Full Comprehensive AMC prices with Model contract to be obtained).
- 1.2 Underground Parking system will be of Klaus/Wohr/RR/Square or equivalent make. (Preferably Confirmed 2 years warranty & free service and Next 5 years Full Comprehensive AMC prices with Model Contract to be obtained). Sump to be provided with drainage pump. Adequate space for access and maintenance of the system will be provided as per the manufacturers requirements.
- 1.3 Underground and Overhead water storage Tanks will be of RCC construction with interior ceramic tile cladding and Water pumps will be of Crompton/Kirloskar make with automatic operation controller.
- 1.4 Fire Fighting system will be provided of reputed make as per NBC and BMC norms
- 1.5 Intercom system will be provided for the Building with phone connection to living room and bedrooms of passage.
- 1.6 CCTV Surveillance and recording systems will be provided with coverage of all common areas.
- 1.7 Ground floor Lobby will be tastefully decorated and will be provided with Attractive Post Boxes and Building name board with address with Flat owners name Plate.
- 1.8 Residential Floor lobbies will have Heavy Duty Vitrified Tile flooring, the Lift Entrance Façade will be adequately Lighted and



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Ventilated.

- 1.9 Staircase Flooring will have granite with anti-skid grooves.
- 1.10 Standby power supply for common area lighting to be provided
- 1.11 Beautiful maintenance free Elevation of the Building to be provided and Windows will be provided with RCC Chajjas.
- 1.12 Exterior Sewage, Drainage, plumbing pipes will be Aesthetically covered with safe provision for servicing and repairs.
- 1.13 Staircase and Common areas will be well ventilated and provided with energy efficient lighting.
- 1.14 Entrance to the shop premises will only be from the front of the building through the shop entrance only.
- 1.15 Common Internet Provider will be fixed for the entire building who will provide wiring and equipment to residential flats and Commercial area.
- 1.16 Arrangement with Dish Cable TV provider for One Common Dish Antenna and wiring to residential flats living and bedrooms and offices.
- 1.17 Compound to have heavy duty tiles, power saving perimeter lighting and concealed storm water drains.



The Developer will Handover certified copies of all communication done with Government bodies in regard to the construction and completion of this project.

बदर-९

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ANNEXURE "C"



INTERIOR AMENITIES FOR COMMERCIAL PREMISES

SHOP AREA :-

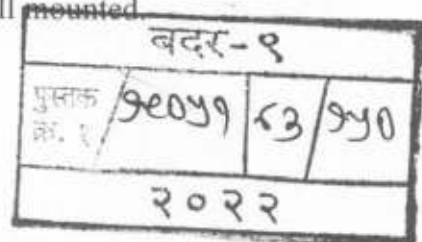


- 1.1 Vitrified Flooring of minimum 1 mtr x 1 mtr size
- 1.2 POP finish on the walls and ceilings with premium paint finish
- 1.3 Heavy gauge Anodized aluminum sliding/ fixed French windows with toughened tinted /clear glass, with Aluminum Shutter for the shop
- 1.4 Adequate points for Lights A/C, television, and telephone (Concealed copper wiring of polycab or finolex make.) Internet cable to be included in concealed wiring.
- 1.5 Premium Switches of Anchor/Polycab make. Circuit breaker of reputed brand
- 1.6 Locks of Godrej make. (Or any other reputed brand)
- 1.7 Main entrance door would be Toughened Glass



2. BATHROOM

- 2.1 'PVC' concealed piping for plumbing.
- 2.2 Tiles on wall / anti skid flooring tiles of Johnson brand. (Or any other reputed brand)
- 2.3 Bathroom fittings of Jaguar brand. (Or any other reputed brand)
- 2.4 Wall model W.C. (English) of Parryware/ Hindware/Kohler and concealed flush valve and Flush Tanks concealed in bathroom
- 2.5 Jet spray hand spray) of reputed brand. Wall mounted.
- 2.6 C.P. Jali on Nahani trap



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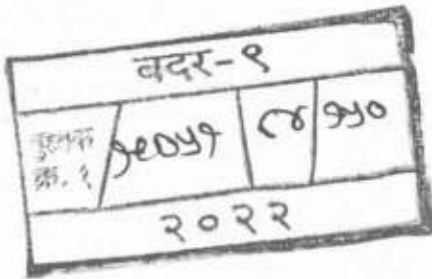
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- 2.7 Storage Geyser in bathroom and extra electrical plug. (Concealed Wiring.)
- 2.8 Exhaust Fan – reputed brand.
- 2.9 Premium Switches of Anchor make/polycab.
- 2.10 Aluminum louvers with opaque glass. with additional Mesh window
- 2.11 Waterproof door and Cylindrical locks of Godrej or other reputed brand.



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ANNEXURE "D"

बदर-९		
पुस्तक क्र. १	२०५१	१५०
२०२२		

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**DETAILS OF OWNERS' CONSTRUCTED PREMISES, TENANTS
CONSTRUCTED PREMISES AND SECURITY PREMISES**



S.No.	Party	Premises	Floor	Area
Owners' Constructed Premises				
1.	First Owner	2 flats	Seventh	In aggregate admeasuring 1300 sq.ft.
2.	Second Owner	2 flats	Sixth	In aggregate admeasuring 1300 sq.ft.
3.	Third Owner	2 flats		In aggregate admeasuring 1300 sq.ft.
Tenants' Constructed Premises				
1.	Tenants	Shops	First	In aggregate 1402 sq.ft.
Developer's Constructed Area				
1.	Developers' Premises	Residential Flat	First	298 sq.ft.
2	Developers' Premises	Residential Flat	Third	650 sq.ft.
3.	Developers' Premises	2 Residential Flats	Eight	760 sq. ft. and 797 sq. ft
4.	Developers' Premises	2 Residential Flat	Ninth	760 sq. ft. and 797 sq. ft



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5.	Developers' Premises	2 Residential Flat	Tenth	760 sq. ft. and 797 sq. ft.
Security Premises (Forming part of Developer's Area)				
1.	Security Premises	Residential Flat	Second	298 sq. ft.
2.	Security Premises	Residential Flat	Third	650 sq. ft.
3.	Security Premises	Residential Flat	Fourth	650 sq. ft.
4	Security Premises	Residential Flat	Fourth	661 sq. ft.



बदर-९	
पुस्तक क्र. १	१८०५१ ६६/१५०
२०२२	



महाराष्ट्र शासन

जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

6525

गाव/पेठ : एफ वॉर्ड	तालुका/न.भू.का. : नगर भूमापन अधिकारी, बांद्रा	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक/शिट नंबर/प्लॉट नंबर/क्षेत्र चौ.मी. : धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा माझ्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ	
३७५	४०९.७० सी	रु.७३.६० १-८-७९ पासून.

सुविधाधिकार	
हक्काचा मुळ धारक वर्ष: १९४८	H [Newmean Ferreira] [By deed of १५-५-४३]
पट्टेदार	
इतर भार	
इतर शेर	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(या) पट्टेदार(प) किंवा भार	साक्षात्करण
०९/०२/१९६०	Gift deed for Rs.९८००/- २२-६-५९ from newmean..		H [Smt. Theresa Mary Pereira w/o Joseph Clifford pereira.]	सही- १९/०४/१९६० C.T.S.O.
१२/०४/१९६९	N.A.permission granted under DDCs No.LNDA-८२०४ dated १२-४-६९			सही- १८/०५/१९६९ C.T.S.O.
०२/०६/१९६२	N.A.A.entered as per D.D.Cs No. LNDA-८२०४ dated २८-०५-६२			सही- १९/०७/१९६२ C.T.S.O.
०५/०६/१९६९	भा.स.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.स.च्या १९५८ अंमलबजावणी कायद्यानुसार व भा स च्या नाणे संबंधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले.			सही- २३/०९/१९६९ वि.जि.मि.भू.अ. (द)कुलाबा
१४/१०/१९७०	उपविभागीय अधि.मुंबई उप.आदेश क्र.DLN/LND-A५२०४/३१-८-७०..... अन्वये बिनशेती आकार.१८.४०...मुदत.१/८/६४..ते.३१-७-७०.....			सही- ०६/०९/१९७१ न.भू.अ.
०४/०२/१९८४	उपविभागीय अधि.मुंबई उप. आदेश क्र. DLN/LNDA- ८२०४ अन्वये सुधारीत बिनशेती सारा र.रु.७३.६०...मुदत १-८-७९ पासून.			सही- १०/०३/१९८४ न.भू.अ.
१८/११/२०१५	भा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.रा.ज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.प/मि.प/अक्षरी नोंद/२०१५, पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.भू. बांद्रा (प.) /फे.क्र. ४६७० दिनांक १८/११/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमुद अंकी क्षेत्र अक्षरी चारशे नऊ पूर्णांक सात दशांश चौ.मी. दाखल केले.			फेरफार क्र.४६७० प्रमाणे सही- १८/११/२०१५ न.भू.अ.बांद्रा
०८/१०/२०१८	श्रीमती धेरेसा मॅरी परेरा ह्या दिनांक-१८/१/२०१५ रोजी मयत असून दि. २०/१२/२००७ रोजीचे मृत्युपत्र (Last will And Testament) व दि. ८/८/२०१८ चे Affidavit cum Indemnity Bond अर्जदार यांचा अर्ज, मृत्युचा मुळ दाखला व जबाबान्वये मयताचे नांव कमी करून १) बेवली परेरा, २) वेवनी परेरा, ३) ग्रेटा परेरा यांची नावे धारक सदरी व्यवस्थापक म्हणून दाखल केलेची नोंद केली.		H [१) बेवली परेरा, [२) वेवनी परेरा, [३) ग्रेटा परेरा] [व्यवस्थापक]	फेरफार क्र.५०३५ प्रमाणे सही- ०८/१०/२०१८ न.भू.अ.बांद्रा
०८/१०/२०१८	ट्रान्सफर डिड, सह दुय्यम निबंधक अधेरी क्र.१ मुंबई उपनगर जिल्हा यांचेकडील नोंदणीकृत ट्रान्सफर डिड दस्त. क्र.बदर-१५/४६३९/२०१८ दि. १/१/२०१८ नोंदणीकृत दिनांक-१/१/२०१८ व मुळ सुची क्र. दोन अन्वये १) बेवली परेरा, २) वेवनी परेरा, ३) ग्रेटा परेरा यांनी न.भू.क्र. एफ/३७५ या मिळकतीचे संपूर्ण क्षेत्र ट्रान्सफर डिडने १) श्री. युजीन एम. परेरा, २) श्री. क्रिस्टोफर एस. परेरा, ३) श्री. विरेंद्र जे. परेरा यांना दिलेले ट्रान्सफर डिड करून देणार यांची नावे कमी करून ट्रान्सफर डिड करून देणार १) श्री. युजीन एम. परेरा, २) श्री. क्रिस्टोफर एस. परेरा, ३) श्री. विरेंद्र जे. परेरा यांची नावे धारक म्हणून दाखल केलेची नोंद केली.		H १) श्री. युजीन एम. परेरा, २) श्री. क्रिस्टोफर एस. परेरा, ३) श्री. विरेंद्र जे. परेरा	फेरफार क्र.५०३६ प्रमाणे सही- ०८/१०/२०१८ न.भू.अ.बांद्रा

बदर-९

पुस्तक
क्र. १ / १००५१९० / १५०
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हे मालमत्ता पत्रक डिजिटली साईन केरले आहे

हे मालमत्ता पत्रक गोरक्ष सखाराम बांडे यांनी ०२/२८/२०१९ १२:००:०० AM या दिवशी डिजिटली साईन केले आहे



बदर-९		
मुस्तक क्र. १	१००५१	८८/१५०
२०२२		



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FF No 179, T.P.S. III, Bandra.

EXTRACT FROM THE PROPERTY REGISTER CARD

CITY SURVEY: BANDRA TALUKA: ANDHER DIST. D. 3, 12

City Survey No. Area Sq. Mts. Tenure Particulars of Appointment of rent paid Govt. and Municipal for revision

F (470) ✓

375 ✓

वैजि. एपे-ए

स. १०२-६० १-६-१९६५

Easements

Holder in 1948 origin of the title (so far as traced)

Lessee

Other encumbrances

Other Remarks



5 JUN 1969

10/10/60

म. य. स.

Date	Transaction	Vol. No.	New Holder (H) Lessee (L) or Encumbrances (E)	Attestation
(1)	(2)	(3)	(4) (H)	(5)
1960	Gift deed for Rs. 9800/- ३२६१५९	S.R. 1116	Smt. Theresa Mary Pereira w/o Joseph Clifford Pereira.	sd/xxx CT 50.
	N.A.A. entered as per D.C.S. No. 7	Buy 1959		sd/xxx CT 50.
	L.N.D.A. 8204 dated 28/5/62			सही/xxx वि. गि. नि. न. न. (क) कुलवा.
	भा. स. च्या १९५६ च्या वजनभाषाचे कायद्यालगत म. स. च्या १९५८ संमलवजावणी कायद्यानुसार व भा. स. च्या नागेशेखंधी कायद्यानुसार क्षेत्र भाषाचे कर्णतर केले.			सही/xxx न. न. म.
	अपविभागिय छवि. मुमर्द उप. साविश म. A 8204/31-8-70 नव्या विनशेती साकार १८-१०-१९७० मुदत १-६-१९७१		DLN/LNDA ८२०४ म. नव्या सुधारिता विनशेती साकार १८-१०-१९७० मुदत १-६-१९७१	सही/xxx न. न. म.
	अपविभागिय छवि. मुमर्द उप. साविश म. DLN/LNDA ८२०४ म. नव्या सुधारिता विनशेती साकार १८-१०-१९७० मुदत १-६-१९७१			

पुस्तक क्र. १ २०२१ दि. १९७०

२०२२

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बंदर-९		
पुस्तक क्र. १	५८०५१	६२९५०
२०२२		





MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202203111380603 D.P. Rev. dt. Refer Inward Number: H/W/2022/111380608 Payment Dated 11/03/2022

Office of the Chief Engineer (Development Plan)
Municipal Head Office, 5th Floor,
Annex Building, Fort,
Mumbai - 400 001

To,

Mr./Mrs. kenneth allwyn drego
701 eken heights 21st rd bandra mumbai

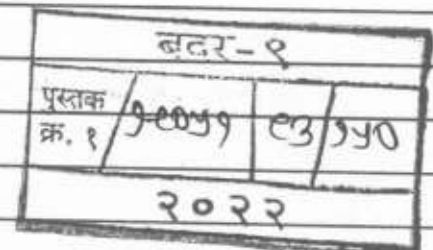
Sub: Development Plan 2034 remarks in respect to Land Bearing F.P. No(s) 179 of TPS BANDRA No. III situated in H/W Ward, Mumbai.

Ref : Application u/no. H/W/2022/111380608 Payment Challan No. DP34202203111380603 Dated 11/03/2022 certifying payment of charges made under Receipt no. 18200003976 Dated 11/03/2022

Gentleman/Madam,

In reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue color boundary on the accompanied plan, are as follows.

Description	Nomenclature	Remarks
FP No.	179	
TPS	TPS BANDRA No. III	
Development Plan 2034 referred to Ward	H/W	
Zone [as shown on plan]	Residential(R)	
Sanctioned roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	NIL
	Proposed Road Widening	NIL
Reservation affecting the Land [as shown on plan]	NO	
Reservation abutting the Land [as shown on plan]	NO	
Existing amenities affecting the Land [as shown on plan]	NO	
Existing amenities abutting the Land [as shown on plan]	NO	
Whether a listed Heritage building/ site:	Yes / No	
Whether situated in a Heritage Precinct:	Yes / No	
Whether situated in the buffer zone/Vista of a listed heritage site:	Yes / No	
Whether a listed archaeological site (ASI):	Yes / No	
Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	Yes / No	
Note: The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.		



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बदर-९			
पुस्तक क्र. १	१८०५१	९४	१५०
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Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E.E.T&C./A.E.(Survey) as case may be.

Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmed from the concerned Ward Office.

Since the land is under T.P. Scheme, remarks from Town Planning Section of this office should be obtained separately before any development.

The DP Remarks and Plan shall be read with notification no. TPB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt. 8.5.2018 & TPB.4317/629/CR-118/2017/EP/UD-11 dt. 8.5.2018 before granting any development permission on the land/s. (For the Sanctioned Modification & Excluded Portion the link for notification is as under:-

Notifications:
MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034

Plans:
EP Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government
SM Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018

Additional Information

Water pipeline Remark:
Water pipeline near the plot (5.80 meters far) has 150 mm pipe diameter.

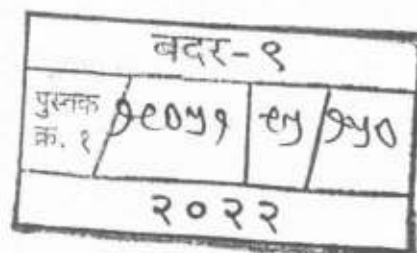
Sewerline Remark:
Sewer Manhole near the plot (Node No. 15191702, 6.08 meters far) has invert level 28.23 meters with reference to Town Hall Datum (THD).

Ground level:
The plot has minimum 32.40 meters and maximum 32.80 meters ground level with reference to Town Hall Datum (THD)

RL Remark:
REGULAR LINE REMARKS (Traffic):
As far as Traffic department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot F.P. No.(s) 179 of Scheme TPS BANDRA No. III in H/W ward of M.C.G.M. as shown bounded blue on accompanying plan.
REGULAR LINE REMARKS (Survey):
As far as Survey department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot F.P. No.(s) 179 of Scheme TPS BANDRA No. III in H/W ward of M.C.G.M. as shown bounded blue on accompanying plan.

Acc: As Plan

Note: The above information is as per the data received from concerned MCGM Departments.



This is electronically generated report. Hence personal signature is not required.

CHE/DP34202203111380603/DP/HW

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Office of the Chief Engineer (Development Plan),
5th Floor, Annexe Building,
Municipal Head Office,
Mahapalika Marg, Fort, MUMBAI - 400 001

This is an electronically generated document. Hence, No signature required. Assistant Engineer (DP), HW Ward. Dated: 11/03/2022

CHE/DP34202203111380603/DP/MS/HM/

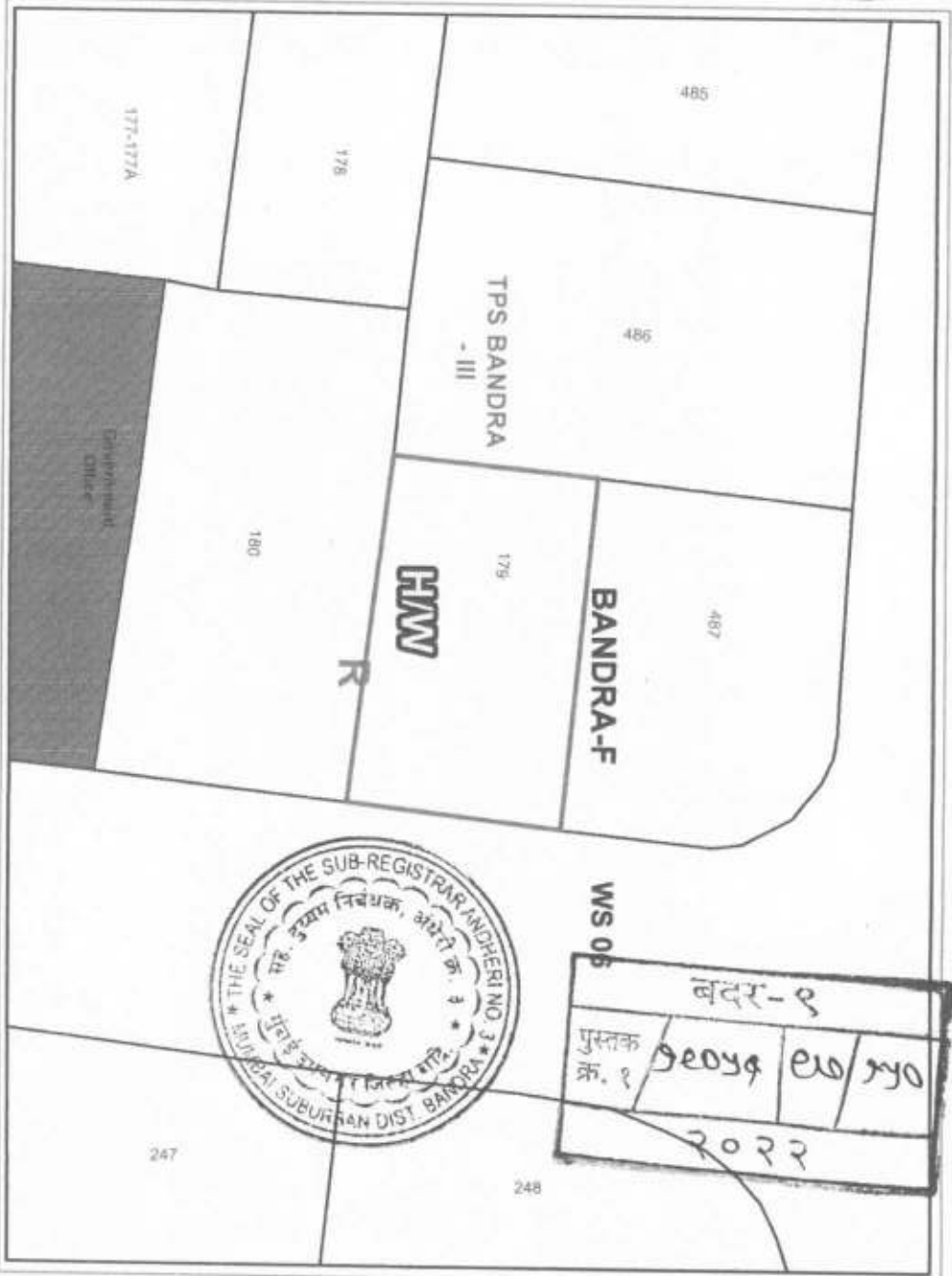
Notes:

DP Remarks have been offered only from Zoning point or view without any reference to the existing and status of the structures on the land under reference etc. This plan is to be read with letter under

LOCATION PLAN

Scale 1:4000

Scale 1:4000



BLOCK PLAN

Scale 1:500

Land Bearing F.P.No(s) 179 of TPS BANDRA No. III TPS Scheme in H/W Ward

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Land (Leasing) TPS No(s) 176-178 S BANDRA No. III Village in HMV Ward

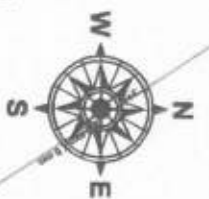
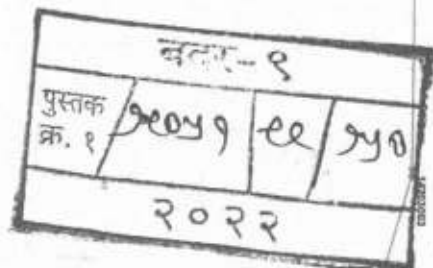
This plan is to be read with additional information given in letter no CHE/DP34202203111380603/DP/MS/H/W



Legend

- * Sewer Manholes Survey Roadlines Storm Water Drains
 * S.W.D. Manholes Contours ☐ Ward Boundary
 Traffic Roadlines Sewerlines

Generated On: 3/11/2022



1:250

Handwritten signatures and initials: A, [Signature], [Signature], Phonetic ✓, [Signature]