i. Annexure "J" : Tentative Plan of the proposed new Building/owners flat(Approved from owners)

j. Annexure "k" : Owners and Tenants Carpet area of the flats to be provided each of them.

k. Annexure "L&M" : Specification of the construction and common utilities/facilities to be provided.

l. Annexure "O" : CTS plan

m. Annexure "p": List of Owners who have taken loan and flats have been hypothecked to banks and financial institution.

Annexure "Q" List of Original Documents from the Owners.

O. Annexure "R": Time Schedule for Construction, stage of pre-Construction and during construction.

P. Annexure "S": List of Owners who have taken loan and flats have been hypothecated to banks and financial institution

41. COUNTERPARTS

This Agreement may be executed simultaneously in any number of counterparts, each of which will be deemed an original but all of which will constitute one and the same instrument.

42. NAME OF THE NEW BUILDING

The name of the said new building shall be **VISHNU BHUVAN**

a. The Owners shall not be responsible for any of the breaches done by the Developers may be applicable under Maharashtra Ownership Flat Act 1963 / RERA (for brevity's sake hereinafter referred to as the said MOFA Act).

43. The Developers shall not in any manner create any lien, charge or mortgage or lease or encumbrance or transfer subject as provided

herein on the said property or any part thereof, while carrying out development on the said property, save and except usual contract and agreement required for construction and completion of the project as and when needed. However without affecting the title of Owners to the said property, the Developers shall be entitled to and shall be at liberty to create lien, charge or mortgage or encumbrance or transfer or otherwise deal with the only remaining flats under the saleable component in the new multi stored building to be constructed by the Developers on the said property which are remaining after the allotment of the flats to the Owners and tenants as herein agreed, in the event that such third party interest other than by way of sale is created by the Developers on such saleable flats only.

44. On completion of new building and after obtaining the full Occupation Certificate, and handing over possession of all flats the Developers shall submit or give free of cost two sets of certified copies of all documents/plans /drawings as approved by M.C.G.M. or any other authorities of the said new construction to the Owners such as IOD, Commencement Certificate, drainage plans, drainage completion certificate, Occupation certificate, RCC plans and specifications, Lift Licence, Lift inspectors certificate, Fire brigade certificate, Fire Safety Certificate for their record.

45. Each party shall pay and discharge their respective liabilities and obligations including the capital gains / income tax liabilities that may arise on account of the development of the said Property. The Owners and the Developer shall **indemnify** and keep **indemnified**

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the other from and against any liability on account of Income Tax and other liabilities for direct and/or indirect taxes. The developers are liable to pay all the taxes such as GST, VAT, Service Tax, etc.

46. The Developers shall not mortgage, charge or encumber any of the flats to be allotted to the Owners on the said Property in any manner whatsoever.

47. The Developers shall hand over to the Owners contracts entered into by them with all suppliers of equipment etc. including the Maintenance and Repair contracts for lifts, Fire Fighting equipment, Lifts, Rainwater Harvesting System, etc. and other machinery and equipment together with the insurance policies in respect of the said materials, plant, machinery equipment etc.

48. The Developers hereby gave an undertaking towards rectification of defects in the construction of the building, such as plumbing, electric fittings, water proofing to the external wall, terrace, civil work, carpentry work etc. leakage, seepage, plaster peeling off, development of cracks and like damages as per provision RERA Act.

49. The Developers shall inform all new flat purchasers and include a clause in its agreement with the new flat purchasers that the new flat purchasers shall abide by all the rules regulations and bye laws of the Society and pay all municipal taxes and other outgoings as may be decided by the Society.

50. The Developers shall not amalgamate the Owners plot of land with any other adjoining property or properties

51. It is specifically agreed that on handing over the vacant possession of the entire existing building along with the said property to the Developer for the purpose of redevelopment, the Developer shall positively/mandatorily demolish the said existing building immediately after handing over the vacant possession of the said building by the Owners to the Developers for the purpose of redevelopment.

52. That the Developers shall at their costs, charges and expenses restore all the existing facilities now available the existing building in the new building.

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 6 MUMBAI SUBURBAN DIST. (BANDRA)

53. The Developers, during the tenure of redevelopment, shall maintain a Letter box at the site to receive all papers and letters, posts and couriers that each owners might receive and the Owners shall be entitled to access the Letter box periodically and get the letters and correspondence meant for them.

54. The Developers subject to +/- 1 % tolerance and variants in area shall not reduce the Carpet Area of the Owners or other benefits agreed under these present, if the Developers for any reason whatsoever are not entitled to use the entire FSI/Fungible FSI/TDR of the said property and also make arrangement to measure the new flat with Owners appointed architect before offering possession. On measurement before taking possession of new flats by Owners if there is any variance beyond the herein mentioned 1.5 % then the same would be compensated by either party at a rate of 20250 per

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sq. ft. The existing Owners carpet area to be offered and opted is listed out in **Annexure-T.**

55. Both the parties shall adhered to time schedule which is annexed herewith being Annexure ___.

56. It is agreed by and between the parties that whatever the benefit of the said property in terms of FSI/Fungible FSI/TDR or any other benefits shall be used by the Developers on the said property only and shall not be utilize to/on any other property.

57. The Developers undertake to immediately remove the temporary hut sheds constructed on the said property for labourers, workers on receipt of O.C.

58. The Developers undertake not to contravene any development laws, rules or procedure, law of the land or any other statute.

59. The Developers shall not be treated as a Partnership or joint venture between the Owners and the Developers.

60. The Developers shall register the project under RERA as and when applicable.

61. The Developers shall strictly adhered and comply with the time schedule annexed herewith and marked as ANNEXTURE __. Strictly time being essence of this Agreement.

62. In case of demise of any existing Owners during the substance of this Indenture, the terms of this Agreement shall be binding on his/her heirs, executors, administrators and assigns and heirs of

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such deceased Owners shall be deemed to abide by this Agreement and shall sign and execute Declaration in favour of the Developer confirming that the terms and conditions of these presents shall be binding on them.

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

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

All that piece and parcel of land or ground together with the hereditaments and premises and building standing thereon BEING AND SITUATED AT Survey No. 59, Hissa No.1, Old Final Plot No.41H of TPS-II bearing CTS No.193, 193/1 to 7 Village Kanheri, Taluka Borivali, Mumbai Suburban District admeasuring 611.2 sq. mtrs or thereabouts along with structure standing thereon known as "VISHNU BHUVAN" admeasuring 517.87 sq. mtrs. situated at Kasturba Road No. 2, Borivali (East), Mumbai- 400 066, and delineated on the plan hereto annexed and thereon shown surrounded by red colour boundary line and bounded as under :-

On or towards the East	: CARTER ROAD NO. 2 (13.40 Mtr)
On or towards the West	: UNDER CONSTRUCTION BUILDING
On or towards the North	: BUNGALOW
On or towards the South	: UNDER CONSTRUCTION BUILDING

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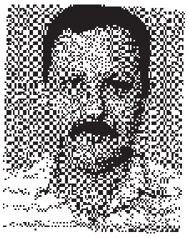
SIGNED SEALED AND DELIVERED by)

The within named **"THE OWNERS"**)

1. **MR. MAHESH VALLABHBHAI GOHIL**)



2. **MR. YOGESH VITHALBHAI GOHIL**)

3. **MR. RAMAKANT VITHALBHAI GOHIL**)

4. **MR. RAVIKANT VITHALBHAI GOHIL**)

5. **MR. RANJIT BALVANT GOHIL**)

6. **MR. RAJNIKANT BALVANT GOHIL**)

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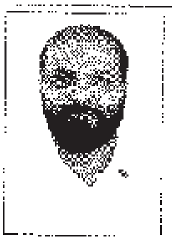
7 **MR. BALMUKUND BALVANT GOHIL**) B. B. Goh



In the presence of Jigar C. Parmar)

1. V. C. Parmar

2. H. J. Sikhwal Hardik J. Sikhwal

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 4

SIGNED SEALED AND DELIVERED)

By the within named **"THE DEVELOPERS"**)

A PROPRIETORSHIP Firm

M/S SURBHI CONSTRUCTION)

Through its authorised signatory

Mr. Mitesh Shah)

In the presence of Hardik J. Sikhwal)

H. J. Sikhwal

Annexure - A,5,7

LIST OF TENANTS
VISHNU BHUVAN

No.	Flat No	Floor Name	Member Name	Area (sq. ft. Carpet)	Rent to be given
1	1	Gr.Floor	Mr.Yogesh Gohil	274.34	13717
2	2	Gr.Floor	Mrs.Vijaya Bhatia / Suresh Bhatia	291.38	14569
3					
4	3	Gr.Floor	Mr.Ramakant Gohil	220.23	11011
5	4,5,5A	Gr.Floor	Mr.Anish Shah / Mrs.Manjula M Shah	670.48	33524
6					
7	5B	Gr.Floor	Mr.Ravikant Gohil(Workshop)	66.62	3331
8	6	1st Floor	Mrs.Aruna Shah / Mr.Nipam Shah	275.88	13794
9					
10	7	1st Floor	Mr.Jignesh Shah / Mr.Shrey Jignesh Shah	290.19	14509
11					
12	8	1st Floor	Mrs.Kantaben Ramnikh Cheda	223.89	11194
13	9	1st Floor	Mr.Nirav Gathani	223.89	11194
14	10	1st Floor	Mr.Mahesh V.Gohil	236.72	11836
15		1st Floor	Mr.Yogesh V.Gohil		
16		1st Floor	Mr.Ramakant V.Gohil		
17		1st Floor	Mr.Ravikant V.Gohil		
18		1st Floor	Mr.Ranjit B.Gohil		
19		1st Floor	Mr.Rajnikant B.Gohil		
20		1st Floor	Mr.Balmukund B.Gohil		
21	10A	1st Floor	Mr.Kamleshbhai Mehta	188.63	9431
22	11	2nd Floor	Mr.Ravikant Gohil	257.25	12862
23	12	2nd Floor	Mr.Dinesh Bastimal Jain	290	14500
24	13	2nd Floor	Mr.Umesh Bhikhalal Dhakan	220.12	11006
25	14	2nd Floor	Mr.Umesh Bhikhalal Dhakan	220	11000
26	15	2nd Floor	Mrs.Neelam Jain	220.33	11016
27	16	2nd Floor	Mrs.Taraben Nisar / Rajesh Nisar	189.12	9456
28					
29	16A	3nd Floor	Mrs.Ramila Ben Gohil	259.62	12981
30	16B	3nd Floor	Mrs.Ramila Ben Gohil	309.03	15451
31	16C	3nd Floor	Mr.Mahesh Gohil	430.56	21528
32	17	Gr.BK	Mr.Ravikant Gohil	147.25	7362
33	18	Gr.BK	Mr.Ramajor Tripathi	178.68	8934
34	19	Gr.BK	Mr.Naval Dehia	189.12	9456
35	20	Gr.BK	Mr.Dipin Gala	268.34	13417
36	21A	Gr.BK	Mr.Ketan Doshi / Mr.Chandrakant Amrutlal Doshi(Nominee)	207.09	13255
37					
38	21B	First BK	Mrs.Rekha A Nandu	279.22	13971
39	22	First BK	Laxman Nanoma	180.3	9418
40	23	First BK	Bhavik Mehta	267.38	13379

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THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 6 MUMBAI SUBURBAN DIST.

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मालमत्ता पत्रक

गाव/मौजे -- कन्हेरी तालुका/न.भू.मा.का. -- न.भू.अ. बोरीवली जिल्हा - मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक / स.नं.	शीट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ
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सुविधाधिकार -

हक्काचा मूळ धारक वर्ष १९६६ नसीरुद्दीन आलीमुद्दीन-खोजीने [illegible] ता.१९.८.१९६१

पट्टेदार -

इतर भार -

इतर शेरे -

दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षांकन

अर्ज क्र. ७३४३

नक्कल अर्ज दाखल तारीख २/११/१९९३

नक्कल तयार तारीख ३/५/९३ 1 AUG 2013

नक्कल दिल्याची तारीख

नक्कल तयार करणार

नक्कल तपासणार

नक्कल फी २२/-

न.भू.अ. बोरीवली
मुंबई उपनगर जिल्हा

सत्य प्रतिलिपि
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बोरीवली

प्रमुख लिपीक
नगर भूमापन अधिकारी
बोरीवली

मालमत्ता पत्रक

विभाग/मौजे -- कान्हेरी तालुका/न.भू.मा.का. -- न.भू.अ.बोरीवली जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक/फा.प्लॉ.नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ
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पट्टेदार

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षांकन

जावक क्र. U333

नक्कल अर्ज केल्याचा तारीख 21/4/15

नक्कल फी 22/-

नक्कल तयार तारीख [illegible]

नक्कल दिल्याची तारीख 4 AUG 2015

नक्कल तयार करणार [illegible]

नक्कल तपासणार [illegible]

न.भू.अ.बोरीवली
मुंबई उपनगर जिल्हा

सत्य प्रतिलिपी

नगर भूमापन अधिकारी
बोरीवली

प्रमुख लिपीक
नगर भूमापन अधिकारी
बोरीवली

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मालमत्ता पत्रक

विभाग/मौजे -- अन्धेरी तालुका/न. भू. मा. का. न.भू.अ. बोरीवली जिल्हा मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक/अं.भू.क्र.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ
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सुविधाधिकार -

हक्काचा मूळ धारक वर्ष १९६६ नवीन लक्ष्मी कन्स्ट्रक्शन को.ऑ.हौ.सो. लि. न.भू.क्र. १९६ पश्चिम

पट्टेदार -

इतर भार -

इतर शेरे -

दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षांकन

सत्यप्रत नक्कल अर्ज क्र. 7333 दि. 31/7/15 नक्कल
नक्कल अर्ज दाखल तारीख 31/7/15 नक्कलेचे पृष्ठ 2/1
नक्कल तयार तारीख 8/4/15 - 4 AUG 2015
नक्कल दिली तारीख
नक्कल तयार करणार
नक्कल तपासणार
नक्कल फी

प्रमुख लिपिक
नगर भूमापन अधिकारी
बोरीवली

न.भू.अ. बोरीवली
मुंबई उपनगर जिल्हा

सत्य प्रतिलिपी
नगर भूमापन अधिकारी
बोरीवली

मालमत्ता पत्रक

विभाग/मौजे — कान्हेरी

तालुका/न.भू.मा.का. — न.भू.अ.बोरीवली

जिल्हा — मुंबई उपनगर जिल्हा

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हक्काचा मूळ धारक वर्ष १९६६ — नवीन शर्तीवर अहस्तांतरणीय ... सि.स.नं.२१२ ... मराठी

पट्टेदार

दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (धा) पट्टेदार (प) किंवा भार (इ)	साक्षांकन

अर्ज क्र. 4833

तपासणी करणार

नकल तयार करणार

3/1/14

नकल दिनांक 11 AUG 2015

मुख्य लिपिक
नगर भूमापन अधिकारी
बोरीवली

न.भू.अ.बोरीवली
मुंबई उपनगर जिल्हा

नगर भूमापन अधिकारी
बोरीवली

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मालमत्ता पत्रक

गाव/पेठ ... कान्हेरी   तालुका/न.भू.मा.का. — न.भू.अ.बोरीवली

नगर भूमापन क्रमांक / फा.प्लॉ.नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील (आणि त्याच्या फेरतपासणीची नियत वेळ)
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सुविधाधिकार -

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पट्टेदार -

इतर भार -

इतर शेरे -

दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षांकन

सत्यप्रत नक्कल अर्ज क्र.- 1333

नक्कल अर्ज दाखल तारीख

नक्कल तयार तारीख 13/8/15

नक्कल दिल्याची तारीख AUG 2015

नक्कल तपासणी

नक्कल लिहिणार

नक्कल लिपिक
नगर भूमापन अधिकारी
बोरीवली

न.भू.अ.बोरीवली
मुंबई उपनगर जिल्हा

सत्य प्रत नक्कल
नगर भूमापन अधिकारी
बोरीवली

मालमत्ता पत्रक

विभाग/मौजे -- कान्हेरी   तालुका/न.भू.मा.का. -- न.भू.अ.बोरीवली   जिल्हा [illegible]

नगर भूमापन क्रमांक / फा.प्लॉ.क्र.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ
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वर्ष १९६६   [illegible] मालमत्तेस [illegible] सि.स.नं.१९३ [illegible]

पट्टेदार

दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षांकन

नक्कल करणेसाठी अर्ज क्र. 0333 दिनांक 21/7/15 [illegible]

नक्कल अर्ज दाखल तारीख [illegible] [illegible] 201

नक्कल तयार तारीख 31/7/15

नक्कल दिल्याचे तारीख [illegible] 1 AUG 2015

नक्कल तयार करणार [illegible]

नक्कल तपासणार [illegible]

[illegible] 2015

प्रमुख लिपिक

नगर भूमापन अधिकारी

बोरीवली

न.भू.अ.बोरीवली

मुंबई उपनगर जिल्हा

सत्य प्रतिलिपी

नगर भूमापन अधिकारी 5106

बोरीवली

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मालमत्ता पत्रक

विभाग/मौजे — कान्हेरी तालुका/न.भू.मा.का. — न.भू.अ.बोरीवली

नगर भूमापन क्रमांक / फा.प्लॉ.नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ
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सुविधाधिकार —

हक्काचा मूळ धारक वर्ष १९६६ — नसीरउद्दीन अमीनउद्दीन खोरेजी शिवनं.१९३ [illegible]

पट्टेदार —

इतर भार

इतर शेरे

दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (धा) पट्टेदार (प.) किंवा भार (भा.)	साक्षांकन

नकलेसाठी अर्ज क्र. V333 [illegible]

नक्कल तयार [illegible]

नगर भूमापन अधिकारी बोरीवली

न.भू.अ.बोरीवली
मुंबई उपनगर जिल्हा

सत्य प्रतिलिपी

नगर भूमापन अधिकारी
बोरीवली

बदर - ४ /

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मालमत्ता पत्रक

गाव/पेठ [illegible] तालुका/न.भू.मा.का. – न.भू.अ.बोरीवली जिल्हा – मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक / फा.प्लॉ.नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ
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सुविधाधिकार

हक्काचा मूळ धारक वर्ष १९६६ — नसिरुद्दीन अलीमहमद खोजा सि.स.नं. २९२ पहाणी

पट्टेदार

भार

इतर भार

इतर शेरे

दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षांकन

सत्यप्रत नक्कल

नक्कल अर्ज क्र. 4333

नक्कल अर्ज दाखल तारीख 31/07/15

नक्कल तयार तारीख

नक्कल दि.

नक्कल फी

नक्कल स्वाक्षरी

1 AUG 2015

न.भू.अ.बोरीवली
मुंबई उपनगर जिल्हा

प्रत सत्य प्रत

नगर भूमापन अधिकारी
बोरीवली

Ann- 'E' & 'G' 'H'

Surbhi construction

Builder & Devlopers 12, Deepak Mahal, Shimpoli Cross Road, No-2, Borivali (W), Mumbai - 400 092
Tele: 022- 28985013. E-mail: subham91293gmail.com

बदर-७
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२०२१

Ref No. SUR/15/2021 Date: 20/02/2021.

To,
THE OWNERS OF VISHNU BHUVAN.
CARTER ROAD NO.2.
BORIVALI (E). Mumbai:

THE SEAL OF THE SUB-REGISTRAR BORIVALI

Sub: Submission of our offer for redevelopment of your plot situated at CARTER RAD NO.2.BORIVALI EAST.

Dear Sir/madam,

We would like to thank you for giving us opportunity to present ourselves in your prestigious plot.

With reference resources we came to know about the redevelopment of your plot, we are interested in re-development work of your plot. & as per the meeting with you and discuss with your view and did the survey of plot we hereby submitting our best offer to you. We are submitting following documents as part of our complete offer.

1. The salient features of the offer with note - Annexure 1
2. Amenities list – Annexure 2
3. Tentative timelines for the project – Annexure 3

We are assuring you our best services in making your dream home. We will eagerly wait for your positive reply and opportunity to work with your prestigious plot.

Thank you again for your time.

Thanking you,

For SURBHI CONSTRUCTION

PROPERITOR

Recd
3.40 PM
22.2.20

Surbhi construction

Builder & Devlopers 12, Deepak Mahal, Shimpoli Cross Road, No-1, Borivali (W), Mumbai - 400 092
Tele: 022- 28985013. E-mail: subham91293gmail.com

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Annexure 1: Our Offer

This offer is prepared based on data provided by the society

The salient features of the offer are as under:

1. We shall give 9 (Nine) number of flats to owner admeasuring of @ 425 sqft MOFA carpet and we shall give to Existing Tenant same area of existing carpet area to each existing tenants of your building. For the planning purpose plus or minus 2% variation will be permissible.

2. We shall give Rs. 50 per sqft of existing carpet area for residential per month as rent on exiting carpet area for residential with maximum 10% increase annually for maximum of 36 months.

3. We shall give one time Rs 15,000/- (Rupees Twenty thousand only) towards to and fro shifting charges to all the members. The same shall be paid at the time of vacating respective flat/shop, if possession not given within completion period of 21 months.

4. We shall pay one time brokerage charges maximum amount up to One month rent at the time of vacating respective flat/shop.

5. We shall provide 50% parking spaces (No of parkings) to the Landlords. (as per the approval of the Municipal/MHADA)

6. We shall construct Society office with furniture like one table, 5 chairs, light, fan , one AC and fitness center free of cost (as per MHADA provisions if available free of FSI). The same shall be used by existing and new society members.

7. We shall provide amenities in each of the flat as mentioned in annexure 1.

8. The expenses towards Stamp duty and registration of Development agreement for redevelopment to be executed amongst Developer & Landlord will be paid by developer. However stamp duty & registration charges for purchase of additional

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area beyond free area offered shall be paid by Tenant respectively. Stamp duty & registration charges for area given to landlord by us will be paid by developer.

Note:

1. The project area will be calculated as per the MHADA/MCGM Rules & regulations only. The building will be constructed as per MHADA/M.C.G.M. rules and regulations only. This offer is based on current MCGM rules & regulations in force (i.e) DCPR 2034), if there is any change in existing rules then the offer will be reevaluated.

2. The existing area used by building flat tenant shall be as per approved plan. The area would be given based on this agreed (i.e Area measured jointly and the approved existing area whichever is less)area only.

3. The parking offered to owner could be in the form of surface/stack parking or any type of mechanized parking.

4. Detailed planning of flats will be done after letter of intent (LOI) is given to us. All planning should be mutually agreed between Landlord and us.

5. TDR if any required for re-development shall be purchased in the name of owner only and all the expenses occurred by us

6. Any outstanding statutory payments e.g. property taxes will be bear by Owner till possession after possession this amount will be borne by Developer.

7. We shall construct temporary site office during construction work as per our requirement.

8. We are ready to offer a bank guarantee as per mutually agreed amount (maximum amount of BG shall be Rs 1.5cr)

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9. This offer is valid for 90 days from the date of this letter.

10. The Frame structure will be RCC structure with 6" external Brick wall and 4" internal Brick wall as per DCPR rules and regulation.

11. We will provide firefighting system and Water Harvesting scheme as per the MCGM rules and regulation.

12. The floor height is 2.9mtr (9'6") .

Surbhi construction

Builder & Devlopers 12, Deepak Mahal, Shimpoli Cross Road, No-1, Borivali (W), Mumbai - 400 092
Tele: 022- 28985013. E-mail: subham91293gmail.com

Annexure 2: List of Standard Amenities

1. Vitrified tiles of 1st quality flooring of 800mm X 800mm in living room and 600mm x 600mm in bedroom and kitchen.

2. Antiskid flooring in toilets with branded tiles.

3. Full height dado tiles in all toilets.

4. Concealed plumbing with good quality C.P. fittings and sanitary wares with proper branded.

5. Granite top kitchen platform with stainless steel sink to be provided in kitchen. Even service platform will provide as per the site situation. Full tiles up to ceiling level shall be provided in kitchen. Provision to be made for aqua guard and exhaust fan. Modular kitchen will be provided by us as per requirement.

6. Granite/Marble framing to all window openings and even toilet doors framing.

7. Anodized sliding with medium gauge windows with tinted glass to be provided in living room and bedroom windows. Openable louvers should be provided in all toilets.

8. Flush door with laminate on both sides shall be provided to all main doors. All internal doors will be flush doors with oil paint and designer handles and lock (Locks will be provided like Godrej and other reputed brands).
9. All the frames of the door will be Red Marine teak wood.

10. Concealed electric lines with approved ISI mark wires and branded switches in all rooms.

11. Cable T.V. and telephone point in living room and bed rooms.

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12. Intercom system in all Flats.

13. Lift of reputed company with auto functioning.

14. 1T AC in one master bedroom of each flat.

15. 1 RO purifier will be provided to each flat.

16. 1 MTNL telephone will be provided to each member.

17. One Fan and one tube light will be providing in living room and bed room.

18. Exhaust fan will be provided in toilets and kitchen.

19. All internal walls shall be finished with POP/Gypsum with plastic paint.

20. We will do waterproofing on terrace and even in the chajjas and in the bathroom.

21. 1 21" LED TV will be provide in one room of the member.

22. Provision of the CCTV arrangement will be provide for society premises.

23. Attractive entrance lobby with the provision of attractive name plate of members.

24. Internet connection facility will be providing to each bedroom.

Surbhi construction

Builder & Devlopers 12, Deepak Mahal, Shimpoli Cross Road, No-1, Borivali (W), Mumbai - 400 092
Tele: 022- 28985013. E-mail: subham91293gmail.com

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Annexure 3: Tentative Timelines

- For obtaining various remarks and demarcation – 1 month
- Property Card – 45 days
- For approval of plans in lieu of T.D.R – 2 months.
- For obtaining I.O.D with one F.S.I – 6 months
- For obtaining C.C upto plinth level – 2 months.
- For Construction work upto plinth level – 4 months.
- For obtaining further C.C – 1 month after completion of construction work upto plinth level.(if not issued in stages.)
- For completion of the building in all respect –16 months.
- For obtaining Occupation – 3months after completion of total construction work. Thus the estimated time to complete the entire project is about 24 months. (After C.C)

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 6 MUMBAI SUBURBAN DIST. (BANDRA)

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MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202110111349121 D.P. Rev. dt. Refer Inward Number: R/C/2021/111349123 Payment Dated 08/10/2021

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

DP 2034 Remarks

To,

Mr./Mrs. Viren J Bhuptani
Borivli

Sub: Development Plan 2034 remarks in respect to Land Bearing F.P. No(s) 41H of TPS BORIVALI NO.II situated in R/C Ward, Mumbai.

Ref : Application u/no. R/C/2021/111349123 Payment Challan No. DP34202110111349121 Dated 08/10/2021 certifying payment of charges made under Receipt no. 18200083704 Dated 08/10/2021

Gentleman/Madam,

With 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.	41H	
TPS	TPS BORIVALI NO.II	
Development Plan 2034 referred to Ward	R/C	
Zone [as shown on plan]	Commercial(C)	
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.

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

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 (8.10 meters far) has 150 mm pipe diameter.

Sewerline Remark.

Sewer Manhole near the plot (Node No. 17381102, 13.26 meters far) has invert level 37.33 meters with reference to Town Hall Datum (THD).

Ground level:

The plot has minimum 41.40 meters and maximum 41.40 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) 41H of Scheme TPS BORIVALI NO.II in R/C 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) 41H of Scheme TPS BORIVALI NO.II in R/C ward of M.C.G.M. as shown bounded blue on accompanying plan.

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 4 MUMBAI SUBURBAN DIST.

Acc: As Plan

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

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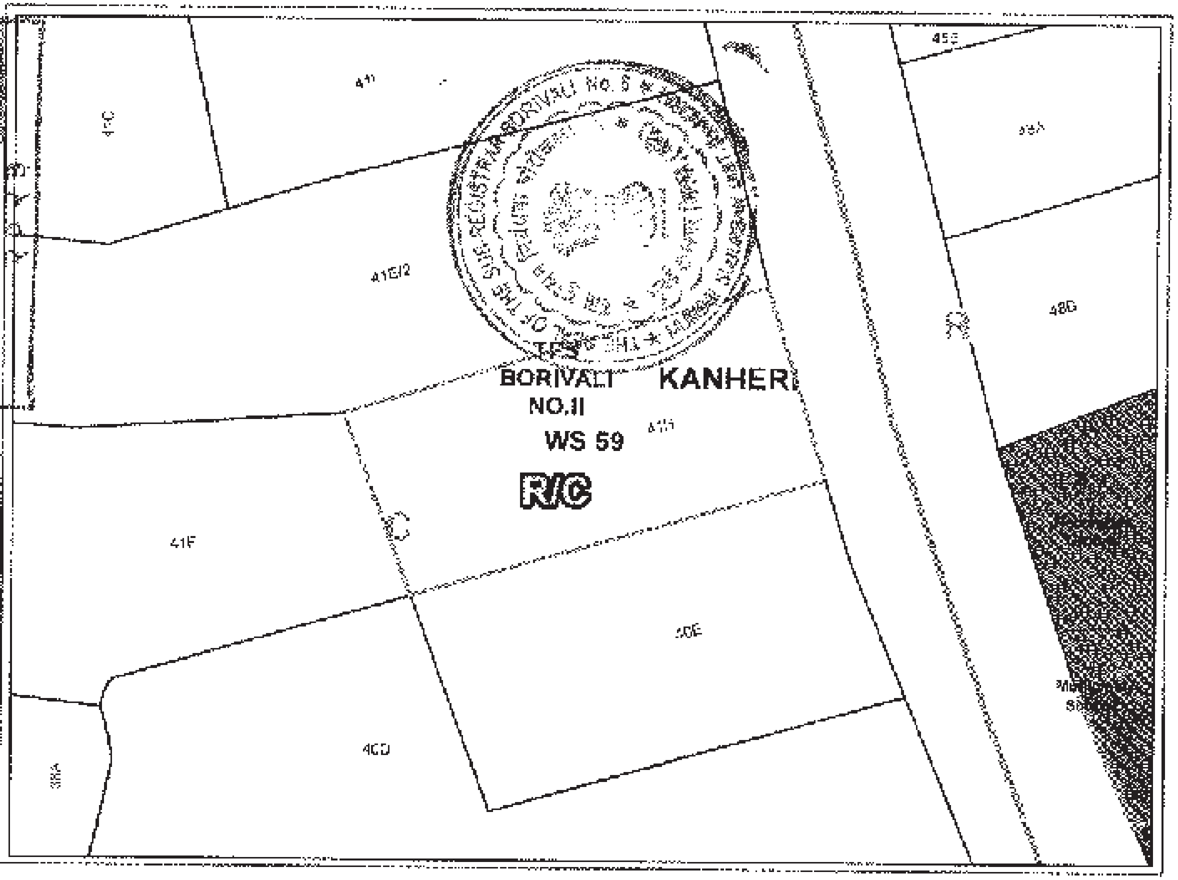
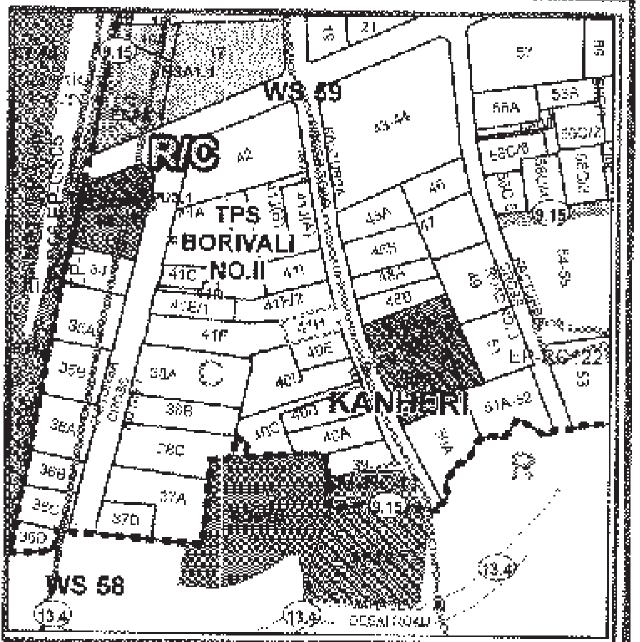
SUB-REGISTRAR BORIVALI No. 6



BLOCK PLAN

Scale 1:500

Land Bearing F.P.No(s) 41I of TPS BORIVALI NO.II TPS Scheme in R/C Ward



LOCATION PLAN

Scale 1:4000

Note:

DP Remarks have been offered only from Zoning point of 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

CHE/DP34202110111349121/DP/WS/R/C

This is an electronically generated document. Hence, No signature required. Assistant Engineer (DP), R/C Ward Dated: 09/10/2021

MUNICIPAL CORPORATION OF GREATER MUMBAI
(Development Plan Department)

Development Plan 2034

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

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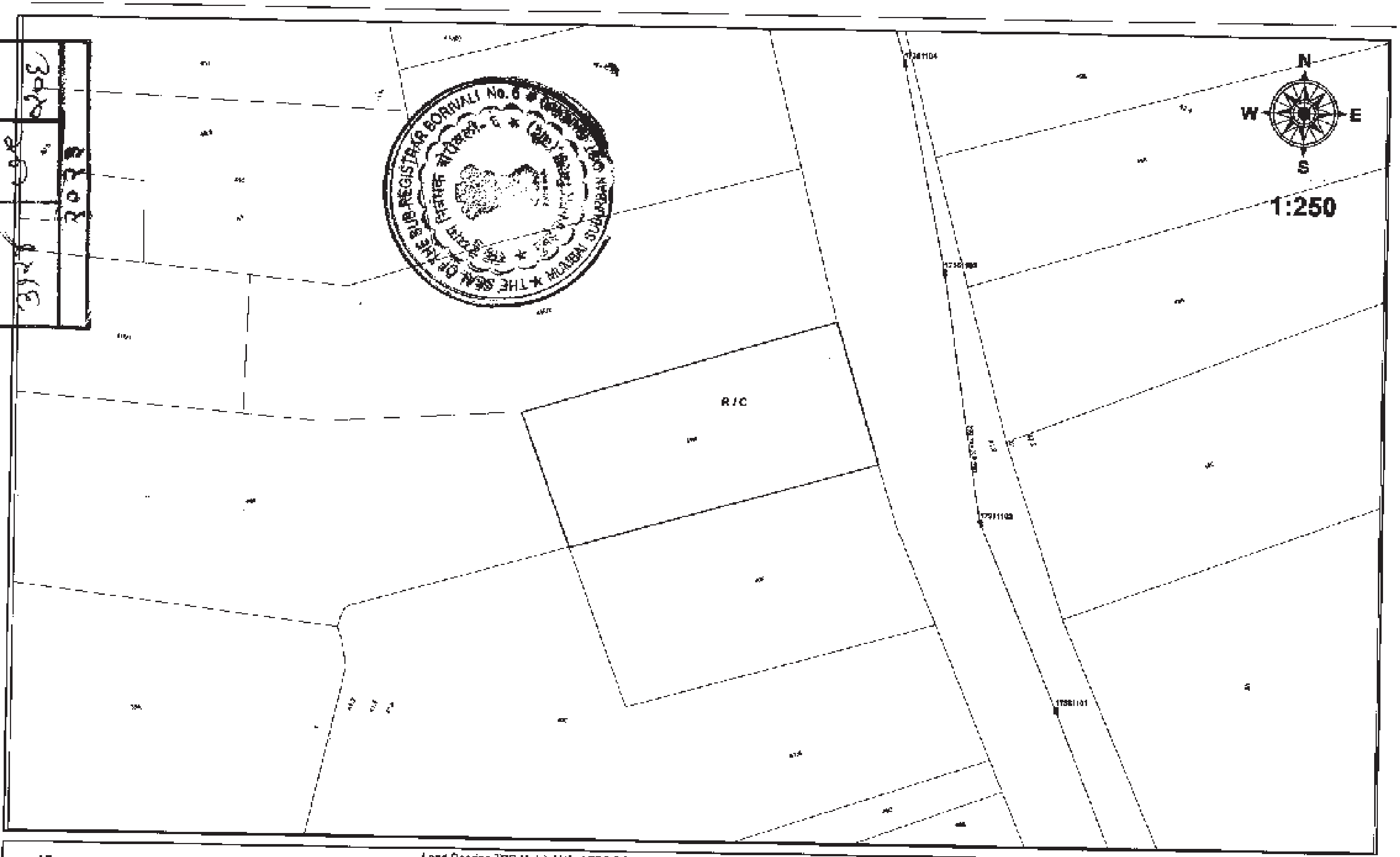

MUNICIPAL CORPORATION OF GREATER MUMBAI
(Development Plan Department)

Land Bearing TPS No(s) 41/1 of TPS BORIVALI NO.II Village in R/C Ward

This plan is to be read with additional information given in letter no CHE/DP34202110111346121/DP/WS/R/C

Legend

● Sewer Manholes	—— Survey RoadLines
ᵥ SWD Manholes	Contours
—— Traffic RoadLines	——→ Sewer Lines
---→ Storm Water Drains	▭ Ward Boundary

Generated On: 10/11/2021

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PLOT AREA STATEMENT (SQ.M.)

TOTAL PERMISSIBLE FSI	1815.47

FSI AREA STATEMENT (SQ.M.)

FLOOR	BUA
GROUND FLOOR	69.87
1ST FLOOR	173.33
2ND FLOOR	186.05
3RD FLOOR	187.33
4TH FLOOR	187.33
5TH FLOOR	195.03
6TH FLOOR	209.92
7TH FLOOR	214.94
8TH FLOOR	218.30
9TH FLOOR	173.33
TOTAL	1815.43
BALANCE FSI	0.04

THE SEAL OF THE SUB-REGISTRAR BORIVALI NO. 6 MUMBAI SUBURBAN DIST.

PROJECT DETAILS
VISHNUBHAVAN CHS
BORIVALI (W)

TITLE
AREA STATEMENT

DATE
27.03.21

SCALE
FTS

DRAWN BY
MK

DEVELOPER
SURBHI EXCEL REALTY LLP

ARCHITECT

MEHUL KANAKIA
ARCHITECTS
ARCHITECTURE | INTERIORS | URBAN DESIGN

बरल		
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दिनांक
भूमापक
आलेख क्र.

गाव अकोसाखा नगर
पुनर्विलोकन
नकाशा न.भू.क्र

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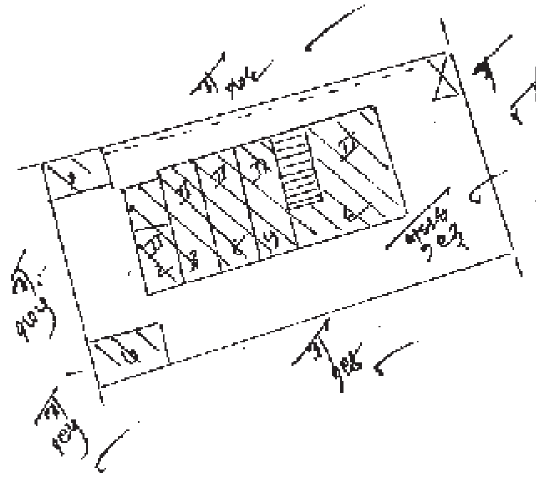

प्रमाण १ से.मी. = ५ मीटर

अ.क्र. ६८८
नक्कल अर्ज दाखल तारीख एकूण नोंदी / नकाशा
नक्कल तयार तारीख नकलेचे शुल्क ६००
नक्कल दिल्याची तारीख 18 JUN 201
नक्कल तयार करणार
नक्कल तपासणार S.A. कागद शुल्क ९०
न.भू.क्र
एकूण शुल्क ८९०

प्रमुख लिपीक
नगर भूमापन अधिकारी
बोरीवली

बोरीवली

"सदरच्या नकाशात [illegible] दर्शविलेल्या असे नाही [illegible] आवश्यक आहे."

"[illegible] नगर भूमापन [illegible] / [illegible] आली आहे."

सत्य प्रतिलिपी
नगर भूमापन अधिकारी
बोरीवली

Ann - I. K, N.

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२०२१

VISHNU BHUVAN

SR.NO	NAME	FLOOR	RO.NO	FLAT.NO	PRO.C.A	C.A PER	BHK
1	ANIL BHAI NANDU	1st	1ST BK 21	101	349	349	2BHK
2	JIGNESH/ARUNABEN SHAH	1st	1ST 6/7	102	500	500	2BHK
3	JIGNESH/ARUNABEN SHAH	1st	1ST 6/7	104	500	500	2BHK
4	KANTABEN CHHEDA	1st	1ST/8	105	278	278	1BHK
5	NIRAV GATHANI	2nd	1ST/9	201	398	398	1BHK
6	BHIKALAL DHAKAN	2nd	2ND/14	202	535	535	2BHK
7	BHAVIK MEHTA	2nd	1ST BK.23	204	503	500	2BHK
8	SURESH BHATIA	2nd	GR.2	205	320	320	1BHK
9	BIPIN GALA	3rd	GR.BK.20	301	399	399	1BHK
10	RAVIKANT GOHIL	3rd	3RD.A	302	550	550	2BHK
11	RAJNIKANT GOHIL	3rd	3RD .B	304	500	500	2BHK
12	KETAN DOSHI	3rd	GR.BK.17	305	320	320	1BHK
13	NAVAL DEDHIA	4th	GR.BK.19	401	801	400	1BHK
14	RAVIKANT GOHIL	4th	3RD.A	402	550	550	2BHK
15	RAJNIKANT GOHIL	4th	3RD.B	404	500	500	2BHK
16	SEEMA TRIPATHI	4th	GRBK.18	405	320	320	1BHK
17	NAVAL DEDHIA	5th	GRBK.19	501	801	400	1BHK
18	RAVIKANT GOHIL	5th	3RD.A	502	550	550	2BHK
19	RAJNIKANT GOHIL	5th	3RD.B	504	500	500	2BHK
20	SALE	5th		505		400	1BHK
21	SALE	6th		601		400	1BHK
22	DINESH JAIN	6th	2ND.12	602	600	598	2BHK
23	MAHESH GOHIL	6th	3RD.C	604	600	598	2BHK
24	SALE	6th		605		400	1BHK
25	SALE	7th		701		400	1BHK
26	ANISH SHAH	7th	GR.4,5,SA	702	647	648	2BHK
27	MAHESH GOHIL	7th	3RD.C	704	600	598	2BHK
28	SALE	7th		705		400	1BHK
29	SALE	8th		801		400	1BHK
30	SALE	8th		802		448	2BHK
31	NEELAM JAIN	8th	2ND 15	803	218	218	1RK
32	LAXMAN NANOMA	8th	1ST BK.22	804	192	186	1RK
33	SALE	8th		805		423	1BHK
34	SALE	8th		806		400	1BHK
35	SALE	9th		901		400	1BHK
36	SALE	9th		902		448	1BHK
37	HARESH KAMDAR	9th	1ST.10	903	233	228	1RK
38	TARABEN NISAR	9th	2ND 16	904	181	176	1RK
39	SOCIETY/FITNESS CENTER	9th		905		43.97	
40	SALE	9th		906		400	1BHK

THE SEAL OF THE SUB-REGISTRAR BORIVALI
MUMBAI SUBURBAN

पे. मु.- २५,०००-९९-१२ -केवल के१* (ंजे) १५७
शा. नि., म. वि., क्र. १६८७, दि. १०-१०-२४;
नो. म. दुमे. क्र. अभिलेख/नोंदणी/१३ (इ/२०११, दि. १८-१-७३ व
क्र. का. ७/इमदे मुंबई/११ दि. २१-३-९६)

सूची क्र. दोन IN

विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार देतो ते नमूद करावे) Nature of deed, consideration and market value (in case of lease, state whether lessor or lessee pays assessment)	भू-मापन, पोटहिस्सा व घर क्रमांक (असल्यास) Survey, Sub-Division and House No. (if any)	क्षेत्रफळ Area		आकारणी किंवा जुडी देण्यात येत असेल तेव्हा Assessment or Judi when given		दस्तऐवज करून देणाऱ्या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता Name of the executing party or in case of a Decree or Order of Civil Court, of Defendant and Detailed address	दस्तऐवज करून घे पत्ता किंवा दिवाणी आदेश असल्यास Name of the cl Decree or Orde and
१	२	३		४		५	
		हे./H.	आ./A.	रु./Rs.	पै./P.		
कन्व्हेयन्स डीड	जमिन व बांधकाम					(१) शेख . अलवहीयाम	(१) आबुग
रु. ५५०००/-	क्षेत्र. ५६२.८९ चौ.मी.					नसीरुद्दीन	मन्दीम
	[illegible] प्लॉट क्र. ४७ आणि					(२) निजामुद्दीन नसीरुद्दीन	गोहि
	मुंबई महानगर पालिकेनुसार					(३) नाजमुद्दीन नसीरुद्दीन	(३) नल
	प्लॉट नं. ४७ (नं. बोरिवली)						गोहील
	टिपीएस नं. २ सि.स. ९६३,						(३) मिठल
	९६३/१ते७						गोहील
							(५) कलन
							गोहील

बरल - ६/		
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२०२३		

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 6 MUMBAI SUBURBAN DIST. (BANDRA)

नोंदणी ६३ म. ई.
Regn. 63 m.e.

सार्वजनीक ... प्रत ... केली

No. II

या पक्षकारांचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा वादींचे नाव व संपूर्ण पत्ता ...ing party or in case of a ... f Civil Court, of Plaintiff ... tailed address	दिनांक Date of करुन दिल्याचा Execution	नोंदणीचा Registration	अनुक्रमांक, खंड व पृष्ठ Serial No., Volume and Page	बाजारभावाप्रमाणे मुद्रांक शुल्क Stamp Duty paid on Market Value	बाजारभावाप्रमाणे नोंदणी फी Registration Fee paid on Market Value	शेरा Remarks.
६	७	८	९	१०	११	
चोटभाई गोविंद कनबाई बाबुभाई ला नकभाई बाबुभाई भाई बाबुभाई मभाई बाबुभाई	९/१२ ८२	३१/१२ ८२	४५० ८२ ४८	८४५०/-	३१२.५ ३७०२३	क्रमांक ५/४५०/८२ २२/१०/२०२३ २५/१०/२०२३ सही ...

सह जिल्हा निबंधक वर्ग-२ (अभिलेख) मुंबई जिल्हा

श्री नक्कल ...
श्री वाचली Ravi
श्री तपासली

सत्य प्रत
सह जिल्हा निबंधक वर्ग-२ (अभिलेख) मुंबई जिल्हा

अर्ज क्रमांक ३८६७/२३
नंद ...१३/१२/२३ ... ७१६७
घेण्यास सांगितली ता १४/१२/२३
अर्जानुसार नक्कल दिली.
दिनांक १४/१२/२३

सह जिल्हा निबंधक वर्ग-२ (अभिलेख) मुंबई जिल्हा

मे. का. मु.- २५,०००-११-१६ ...(इंवे) ३५०
शा. नि., म. वि., क्र. १६८४, दि. १०-१०-१४;
नो. म. पुणे. क. अभिलेख/नोंदणी/११ [illegible]/२०९९, दि. १८-१-७१ व
क. आ. ७/प्रचे संपई/९९ दि. २१-१-९६]

सूची क्र. दो

दिलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार देतो हे नमूद करावे) Nature of deed, consideration and market value (in case of lease, state whether lessor or lessee pays assessment)	भू-मापन, पोटहिस्सा व घर क्रमांक (असल्यास) Survey, Sub-Division and House No. (if any)	क्षेत्रफळ Area		आकारणी किंवा जुडी देण्यात येत असेल तेव्हा Assessment or Judi when given		दस्तऐवज करून देणाऱ्या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता Name of the executing party or in case of a Decree or Order of Civil Court, of Defendant and Detailed address	दस्तऐवज पत्ता किंवा आदेश Name of Decree
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		हे./H.	आ./A.	रु./Rs.	पै./P.		

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THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 6 MUMBAI SUBURBAN DIST.

INDEX No. II

नोंदणी ६३ म. ई.
Regn. 63 m. e.

न घेणाऱ्या पक्षकाराचे नाव व संपूर्ण बाकी न्यायालयाचा हुकुमनामा किंवा प्रकरणी वादीचे नाव व संपूर्ण पत्ता c claiming party or in case of a Order of Civil Court, of Plaintiff and Detailed address	दिनांक Date of		अनुक्रमांक, खंड व पृष्ठ Serial No., Volume and Page	बाजारभावाप्रमाणे मुद्रांक शुल्क Stamp Duty paid on Market Value	बाजारभावाप्रमाणे नोंदणी फी Registration Fee paid on Market Value	शेरा Remarks.
	करून दिल्याचा Execution	नोंदणीचा Registration				
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THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 6 MUMBAI SUBURBAN DIST.

BRIHANMUMBAI MUNICIPAL CORPORATION

No. AC/R/C/13589/BF dt. [illegible]

[illegible]

1) Owner/Occupier
Shri. Ravikant Gohil,
Room No. 03, Vishnu Bhuvan Building
Carter road No. 02, Chinchpada,
Borivali (East), Mumbai – 400 066

2) All existing tenants in the building,
Vishnu Bhuvan Building,
Carter road No. 02, Chinchpada,
Borivali (East), Mumbai – 400 066.

3) Proprietor for M/s. Surabhi Construction,
Deepak Mahal,
Shimpoli Cross Road No. 1,
Borivali (West), Mumbai – 400 092.

बरल - ६/		
[illegible]	[illegible]	[illegible]
२०२३		

Sub: Certified list of existing tenants for the proposed redevelopment of dilapidated/ unsafe authorized tenant occupied building known as Vishnu Bhuvan Building, situated at Vishnu Bhuvan, Carter road No. 02, Chinchpada, Borivali (East), Mumbai – 400 066

Ref: 1) Your request to grant list of eligible / non eligible tenants vide letter under No. 13589 dt. 12.07.2022

2) This office notice under section 354 of MMC Act under no. AC/R/C/354/264/BF-III/8-13 dated 01.09.2022

Madam/Gentleman,

With reference to your request for issuance of certified list of eligible / non eligible tenants vide letter Under No. 13589 dt. 12.07.2022, it is to inform you that, the verification of eligible tenants and its existing carpet area is carried out by this office based on documents submitted by you and from following documents:

A) Building Plan	i) Approved Plan – Not applicable ii) OCC Plan – CE/5203/BSII/AR dt. 18.09.1982 iii) BCC plan – CE/5203/BSII/AR dt. 18.09.1982
B) Tolerated Category	i) CS/CTS plan – C.T.S. 193/1 to 7 of village Kanheri, F. P. No. 41H, ii) Assessment inspection extract for the year 1996-1997 showing first date of assessment Prior to 1961-1962
C) Eligibility of tenants	i) Assessment inspection extract for the year 1996-1997 showing first date of assessment Prior to 1961-1962 ii) Other documents as mentioned in Annexure A i.e. Rent receipt, detailed Voter I.D., Election Roll 1995, ration card and electricity bill, affidavit. iii) Joint irrevocable consent of 28 tenants

Name of the tenants, user of the tenants, existing carpet area eligible for rehab/ non eligible tenants and the said list is attached herewith as requested.

Yours truly,

D.O & Ex. Eng. (B&F) R/C Ward.

Asst. Commissioner R/C ward

Copy to:

Ex. Engg. (Building Proposal) W.S. R/C ward.

1) The building under reference is dilapidated / unsafe for the tenants of subject building as per the endorsement of Assistant commissioner R Central ward. Accordingly, the notice u/s. 354 of MMC Act bearing U/no. ACRC/054/244/Br-III/B-13 dated 01.09.2022 was issued by Asst. Eng.(Bldg. & Fact.) R/C.

2) The irrevocable consent of more than 51% tenants is submitted by the developer and the same is verified with the relevent documents.

3) There is no new eligibility of tenants created after 13.06.1996.

4) Assessment inspection extract for the year 1996-1997 showing first date of assessment Prior to 1961-1962.

5) The existing carpet area is verified on site and certified as mentioned in the list attached herewith.

6) Copy of the certified list of tenant is attached herewith. (at Pg. No. to)

Forwarded for information.

20/09/22

D.O & Ex. Eng. (B&F) R/C Ward

Asst. Commissioner R/C ward

BRIHANMUMBAI MUNICIPAL CORPORATION

No. [illegible] Dtd. 22-09-2022

Area [illegible] Statement for Proposal under Reg. 33(7)(A) of DCPR 2034

[illegible] and the minutes of order of [illegible] court in [illegible] 2014 [illegible] owner / occupier in possession is taken on record for office purpose only.

This [illegible] area measurement do not [illegible] the area [illegible] the records of other departments of MCGM i.e. Building Proposal Dept./Assessment Dept. Etc./Registered agreements Sale Deeds [illegible] Govt. agencies

The following data [illegible] for office record [illegible] in possession of occupier at present / prior to the demolition / collapse of building. However it cannot be produced in any litigation matter.

The recorded area in possession, is as per the inspection of this [illegible] does not prove any authorisation of the area over and above the area approved in sanction plan if any.

Name of Building with address: [illegible] Building, situated at [illegible], 02, Chinchpada, Dombivli (East), Mumbai – 400 060.

Name of the Owner: Shri. Ravikant [illegible] / Developer of Building M/s. [illegible] Shri. [illegible] B. Shah

[illegible] under section 354 of MMC Act Order No. [illegible] dated 04.09.2022

Sr. No.	Floor	Tenant No.	Name of Owner/ Tenant/ Occupier	Use of structure i.e. R/NR/R&NR	Measurement taken on date in Sq. Mts.	Status of room at the time of Measurement (Open / Closed)	Name of person present at the time of measurement	Carpet Area in Possession in Sq.Mt.	Tenancy accepted or rejected	Reason for rejection of tenancy	Remarks
1	GR.FL	1	Shri. Yogesh Gohil	Residential	25.48	Open	Shri. Yogesh Gohil	25.48	Accepted		Found Elegible
2	GR.FL	2	Shri. Suresh Shaha	Residential	27.07	Open	Shri. Suresh Shaha	27.07	Accepted		Found Elegible
3	GR.FL	3	Shri. Ramakant Gohil	Residential	20.46	Open	Shri. Ramakant Gohil	20.46	Accepted		Found Elegible
4	GR.FL	[illegible] 54	Shri. Anish Shah	Residential	62.26	Open	Shri. Anish Shah	62.20	Accepted		Found Elegible
5	GR.FL	5B	Shri. Ravikant Gohil	Residential	5.18	Open	Shri. Ravikant Gohil	6.18	Accepted		Found Elegible
6	1st FL	6	Smt. Aruna Shah / Shri. Nigam Shah	Residential	25.63	Open	Smt. Aruna Shah / Shri. Nigam Shah	25.63	Accepted		Found Elegible
7	1st FL	7	Shri. Jignesh Shah	Residential	25.97	Open	Shri. Jignesh Shah	25.95	Accepted		Found Elegible
8	1st FL	8	Shri. Kamlesh Rashmikant Cheda	Residential	20.6	Open	Shri. Kamlesh Rashmikant Cheda	20.6	Accepted		Found Elegible
9	1st FL	9	Shri. Nirav Gathani	Residential	20.8	Open	Shri. Nirav Gathani	20.8	Accepted		Found Elegible

22-7-2024