

BEFORE THE NATIONAL GREEN TRIBUNAL,
WESTERN ZONE BENCH AT PUNE.

ORIGINAL APPLICATION NO. 82 OF 2023

Abdul Samad Ismail Maknojia and 60 Ors. ...Applicants

V/s.

State of Maharashtra,
Through its Secretary, Department,
Govt. Of Maharashtra and 9 Ors.

...Respondents



I, **Mr. Hayat Ahmed Asir Ahmed Ansari**, an adult, (erstwhile partner of M/s. Mass Enclave), Director of M/s. Baacha Mass Enclave Pvt. Ltd., the Respondent No. 9 abovenamed and the authorised signatory of M/s. Nirman Realtors & Developers Ltd., the Respondent No.8 above-named, having my address at Shop No.4 & 5 Ezzi Building, Shiv Shankar CHS, Barrister Nath Pai Marg, Mazagaon, Mumbai-400 010, do hereby on solemn affirmation state and declare as under:-

- 1) I have been served with Affidavit in rejoinder of the Applicants abovenamed and being personally aware of the fact relating to the same, I am filing this short Affidavit only to deal with certain new allegations made by the Applicants with a view to bring on record the true and correct facts before this Hon'ble Tribunal.

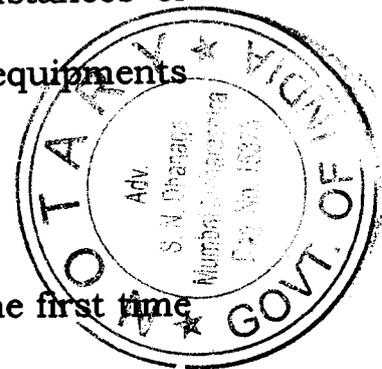
2) I repeat, reiterate and confirm all and singular statements and averments made in the earlier Affidavits as if the same have been incorporated herein and formed part of this Affidavit.

3) I say that Affidavit in rejoinder contains false denials and several extraneous matters unconnected with the Environment Clearance order. The same are not being dealt with by me and in any event are denied in toto and nothing contained in the rejoinder therefore be deemed to have been admitted by Respondent Nos.8 & 9.

4) The Applicants are beating around the bush in the rejoinder about the STP and OWC and about it being found allegedly non-operational at one point of time which was repaired and made operational and functional as set out in detail in our Additional Affidavit dated 18th March 2024. I repeat that the Applicants have been indulging into damaging the equipment. In-fact, we have by our letter of 7th February 2024 addressed to the Applicant Society placed on record inter-alia that the fire-fighting equipment installed at their building have been at the receiving end of the Applicant's neglect and further that in the absence of any security



deployed at the building, there are repeated instances of thefts of various parts of the equipment as the equipments are of copper/metal.



5) As regards the allegations made for the first time in para-22 that the Respondent No. 8 & 9 have not entered into any agreement with the maintenance firms for maintenance, it is to the Applicant's knowledge that all such Agreements are in place and in-fact the drafts of the same were forwarded to the Chairman and the Chairman under the advice of the Society's Advocate had suggested certain changes which were also incorporated. Thereafter, as the Society was taking long time to come for execution and registration thereof, the Respondent Nos. 8 & 9 proceeded to sign and register the same with Service Providers and submitted the same with SRA in compliance with the LOI Conditions. Hereto annexed and marked **Exhibit-1,2 & 3** are copies of the Agreements entered into with the respective Service Providers for 4 lifts, fire-fighting equipment and water pump. It is also pertinent to note that all these Agreements specifically provide that it shall be the responsibility of the society to ensure the safety of all the equipments against theft, mishandling or manhandling of the equipment by the

society members. All the three agreements are for the period of 10 years.

6) In addition to the above, the Respondent No. 8 & 9 have also obtained Annual Maintenance Contracts for STP and OWC as annexed in our earlier Additional Affidavit.

I therefore submit that the application lacks merits and deserves to be dismissed with compensatory costs.



For self and on behalf
Advocates for Respondent No. 8 & 9 of Respondent No.8

VERIFICATION

I, **Mr. Hayat Ahmed Asir Ahmed Ansari**, an adult, (erstwhile partner of M/s. Mass Enclave), Director of M/s. Baacha Mass Enclave Pvt. Ltd., the Respondent No. 9 abovenamed and the authorised signatory of M/s. Nirman Realtors & Developers Ltd., the Respondent No.8 abovenamed, having my address at Shop No.4 & 5, Ezzi Building, Shiv Shankar CHS, Barrister Nath Pai Marg, Mazagaon,



Mumbai-400 010, do hereby solemnly affirm that whatever stated in the Affidavit is true to my own knowledge and I believe and believe the same to be true.

Solemnly affirmed at Mumbai]

Dated this 05 APR 2024 day of April 2024]

[Handwritten Signature]

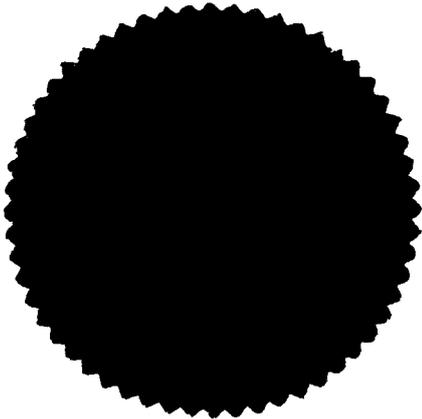
Before me,

Advocates for Respondent Nos.8 & 9

BEFORE ME

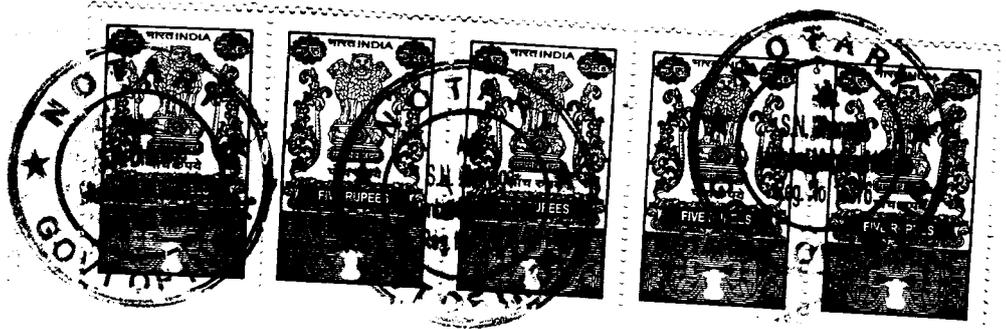
[Handwritten Signature]

Adv. S. N. Dhanage
Notary Govt Of India
Regd. No. 15376 MUMBAI (MS).
404-405, 4th Floor, Davar House,
197/199, Near Central Camera Bldg
D.N. Road, Fort, Mumbai - 400001



NOTED & REGISTERED

Page No. 78 Sr. No. 742
Date..... 05 APR 2024



389/7826

पावती

Original/Duplicate

Friday, June 11, 2021

नोंदणी क्र. :39म

1:30 PM

Regn.:39M

पावती क्र.: 8551 दिनांक: 11/06/2021

गावाचे नाव: मालाड

दस्तऐवजाचा अनुक्रमांक: बरल-6-7826-2021

दस्तऐवजाचा प्रकार : वर्क कॉन्ट्रॅक्ट

सादर करणाऱ्याचे नाव: फायर ब्रेक, फायर सर्व्हिसेस तर्फे प्रॉप शेख इकबाल पाशा

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 820.00

पृष्ठांची संख्या: 41

एकूण:

रु. 1820.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

1:49 PM ह्या वेळेस मिळेल.

सह. दुय्यम निबंधक, सुकरीतिली क्लो. 6,
मुंबई उपनगर जिल्हा.

बाजार मूल्य: रु.1/-

भोवदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रकम: रु.820/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1006202112513 दिनांक: 11/06/2021

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002096162202122P दिनांक: 11/06/2021

वॅकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees



REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 11 JUN 2021

करल - ६/		
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२०२१		



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1006202112513

Receipt Date 11/06/2021

Received from Nirman Realtors and Developers Ltd, Mobile number 9867861866, an amount of Rs.820/-, towards Document Handling Charges for the Document to be registered on Document No: 7826 dated 11/06/2021 at the Sub Registrar office of Plot S.R. Borivali 6 of the District Mumbai Sub-urban District

DEFACED

₹ 820

DEFACED

Payment Details

Bank Name SBIN

Payment Date 10/06/2021

Bank CIN 10004152021061011136

REF No. 116122902831

Deface No 1006202112513D

Deface Date 11/06/2021

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



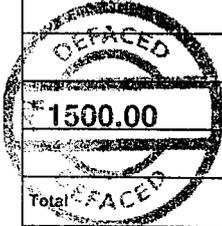
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CHALLAN
MTR Form Number-6



GRN	MH002096162202122P	BARCODE	[Barcode]		Date	10/06/2021-20:11:50	Form ID	
Department Inspector General Of Registration					Payer Details			
Stamp Duty					TAX ID / TAN (If Any)			
Type of Payment Registration Fee					PAN No.(If Applicable) AFGPS2109M			
Office Name BRL1_JT SUB REGISTRAR BORIVALI 1					Full Name FIRE BRAKE Fire Services			
Location MUMBAI					Flat/Block No. CTS No 738/B2/A of Village Malad E			
Year 2021-2022 One Time					Premises/Building Azad Link Road, Sanjay Nagar Pathanwadi			
Account Head Details			Amount In Rs.		Road/Street			
0030045501 Stamp Duty			500.00		Area/Locality Malad E Mumbai			
0030063301 Registration Fee			1000.00		Town/City/District			
					PIN 4 0 0 0 9 7			
					Remarks (If Any)			
					PAN2=AACCN7735N-SecondPartyName=Nirman Realtors and Developers Ltd-			
					Amount In One Thousand Five Hundred Rupees Only			
					Words			
Total			1,500.00					
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN	Ref. No.	10000502021061002656	5822313919833
Cheque/DD No.					Bank Date	RBI Date	10/06/2021-20:12:48	Not Verified with RBI
Name of Bank					Bank-Branch STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date Not Verified with Scroll			



Department ID :

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

Mobile No. : 9867861866

सदर चलान केवल दुर्योग निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-389-7826	0001018758202122	11/06/2021-13:29:54	IGR195	500.00
2	(iS)-389-7826	0001018758202122	11/06/2021-13:29:54	IGR195	1000.00
Total Defacement Amount					1,500.00

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SERVICE AGREEMENT

This Agreement is made and entered into at Mumbai on this 11th Am
Day, of June 2021

BETWEEN

M/s. Nirman Relators and Developers Ltd. a company having its registered office at, 14, Nyay Sagar Apartment Old Nagardas Road, Andheri East, Mumbai 400 069, hereinafter referred to as "*the Developer*" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns) of the FIRST PART;

AND

M/s. FIRE BRAKE, fire services, a sole Proprietary Firm having its office at, 11 Aminabai Shaikh Hussain Compound, Khotwadi P. M. Road, Santacruz (West), Mumbai - 400 054, hereinafter referred to as "*the Fire Fighting System Maintenance Company*" (which expression shall unless it be thereof mean and include its successors and assigns) of the SECOND PART;

AND

M/s. MASS ENCLAVE, a Partnership firm, having its registered office at, Shop No. 04 Ezzi Building, Shiv Shankar CHS Ltd., Barrister Nathpai Road, Dockyard Road, Mazagaon, Mumbai - 400 010 hereinafter referred to as "*the Confirming Party*" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns) of the THIRD PART;

For M/s. Nirman Realtors and Developers Ltd.

For M/s. Fire Brake

For M/s. Mass Enclave

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Society		

WHEREAS:

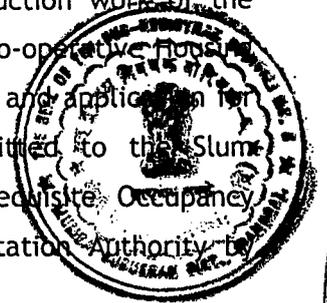
- A. The Developer with the co-ordination of the Society is implementing Slum Rehabilitation Scheme on the Plot of land bearing C.T.S. Nos. 738/B1/A of Village Malad (East), Tal. Borvali, Azad link Road, Sanjay Nagar Pathanwadi Malad (E), Mumbai - 400 097 for Shree Azad SRA CHS Ltd., announced by the Government of Maharashtra under the Slum Rehabilitation Authority (S.R.A.) within the framework of D.C.R. 33(10). The Developer has obtained revised Letter of Intent (LOI) dated 14th February, 2020 herewith annexed as Annexure "A". Pursuant to the said LOI the Developer has obtained Intimation of Approval (I.O.A.) dated 16th February, 2010 and further revised on 14th March, 2020.
- B. The Developer has obtained Commencement Certificate (C.C.) on 09th December, 2010 and further, re-enclosed on 14th March, 2020 for the Composite building on the said Plot comprising of three wings viz. Wing "A & B" for Sale component and Wing "C" for Rehab Component herewith annexed as Annexure "B" and started the construction of the said Composite building.
- C. The Slum Rehabilitation Authority has laid down certain conditions in the said L.O.I issued for the said Slum Rehabilitation Scheme. The Developer has to comply with the Condition No. 46 (c) of said revised LOI dated 10th August, 2009 i.e. "That the developer shall execute Registered Agreement between the Developer, Society and Lift Supplying Co. or maintenance firm for comprehensive maintenance of the electro 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. Entire cost shall be borne by the confirming party and the copy of the registered agreement shall be submitted to S.R.A. for the record before applying for Occupation Certificate including Part O.C.".

But, as the Society is not co-operating with the developer to get this agreement executed and registered by using delay tactics. Therefore, the developer has given an written undertaking on oath dated 11th 06/2021 favoring to "The Executive Engineer", Slum Rehabilitation

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Authority, Bandra East, Mumbai stating that "if any complaint regarding maintenance arises from society we will be responsible for the same".

- D. The Developer has completed the entire construction work of the Rehab Wing i.e. "C" known as "Shree AZAD SRA Co-operative Housing Society Ltd." The building is ready for occupation and application for issue of Occupation Certificate is being submitted to the Slum Rehabilitation Authority. It is expected that requisite Occupancy Certificate will be issued by the Slum Rehabilitation Authority to _____.



- E. The Developer has installed Fire Fighting System for the Composite building i.e. Wing "C" (Rehab Wing).
- F. The Fire Fighting Maintenance Company has agreed to undertake Comprehensive Maintenance Contract for the Fire Fighting System installed for a period of Ten (10) years commencing from 01st day of May, 2021 and expiring by efflux of time on 30th day of April, 2031 (With grace period of 15 days i.e. 01.05.2031 to 15.05.2031). A Copy of the Contract between the Developer and the Fire Fighting Maintenance Company is attached as "Annexure "C".

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

1. The Developer has completed the construction work of Composite Building i.e. Wing "C" and likely to obtain Occupation Certificate from the Slum Rehabilitation Authority by _____.
2. The Fire Fighting Maintenance Company has installed Fire Fighting System in the Composite building i.e. Wing "C" of the said Society known as "Shree AZAD SRA Co-Operative Housing Society Ltd.," registered under No. MUM/SRA/HSG(TC11698/2009 having its registered office at, C.T.S. Nos. 738/B1/A of Village: Malad (East), Tal. Borivali, Azad link Road, Sanjay Nagar Pathanwadi, Malad (E), Mumbai - 400 097 for Shree Azad SRA CHS Ltd., The Copy of the Society Registration Certificate is annexed herewith as Annexure "D".
3. This Agreement will be valid and subsisting for the period of 10 (Ten) years commencing from 01st May, 2021 to 30th April, 2031 (With the grace period of 15 days mentioned in Clause 'F' herein) or from date

For M/s. Nirman Realtors and Developers Ltd.

For M/s. Fire Brake

For M/s. Mass Enclave

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building i.e. Wing "C"		
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of Occupancy Certificate of the Composite building i.e. Wing "C" whichever is earlier.

The Fire Fighting Maintenance Company has undertaken Maintenance Contract as per Annexure - C for the Fire Fighting System installed in the Composite Building i.e. Wing "C" for the period of 10 (Ten) years at charges of Rs.99,445/- (Rupees Ninety Nine Thousand Four Hundred and Forty Five Only) including GST @18% per year payable by the Confirming Party. If required by law, the confirming party shall deduct Income Tax at Source (i.e. TDS) from the said Maintenance Charges in accordance with the applicable provisions of the Income Tax Act, 1961. The Confirming Party shall issue a TDS Certificate at the end of each financial year in respect of the tax deducted from the Maintenance Charges paid during such financial year;

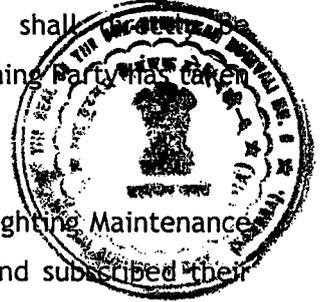
4. The Fire Fighting Maintenance Company shall charge the maintenance to the confirming party as per the below mentioned and will not increase the maintenance charges for the said tenure mentioned herein.

Sr. No.	Period (Years)	Amount (Rs.)	GST @18% (Rs.)	Total (Rs.)
1	01st May, 2021 to 30th April, 2022	Free	Nil	NIL
2	01st May, 2022 to 30th April, 2023	84,275	15,170	99,445
3	01st May, 2023 to 30th April, 2024	84,275	15,170	99,445
4	01st May, 2024 to 30th April, 2025	84,275	15,170	99,445
5	01st May, 2025 to 30th April, 2026	84,275	15,170	99,445
6	01st May, 2026 to 30th April, 2027	84,275	15,170	99,445
7	01st May, 2027 to 30th April, 2028	84,275	15,170	99,445
8	01st May, 2028 to 30th April, 2029	84,275	15,170	99,445
9	01st May, 2029 to 30th April, 2030	84,275	15,170	99,445
10	01st May, 2030 to 30th April, 2031	84,275	15,170	99,445
Total		7,58,475	1,36,526	8,95,000

5. The Society shall ensure the security of the Fire Fighting System installed in the Rehab building i.e. Wing "C" such from theft, mishandling of the system by the members / visitors, etc. The Society shall be responsible for the damage caused to Fire Fighting System due to theft, mishandling by members or visitors or negligence on their part.

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6. The Confirming Party on behalf of Developer undertakes all liabilities of the developer and will be solely responsible to the society for any betterment, cause or action which may arise hereafter. Therefore, henceforth all grievances of society shall be addressed by the Confirming Party alone as Confirming Party has taken all responsibility of Developer.



IN Witness whereof the Developer, The Fire Fighting Maintenance Company and the Confirming Party have herewith set and subscribed their respective hands and sealed on the date and the year first hereinabove written.

SIGNED, SEALED & DELIVERD BY)
 within named "The Developer")
 M/S. NIRMAN REALTORS AND DEVELOPERS)
 Ltd., Through its Authorised Signatory)
 MR. AJIT SHREERAM MARATHE)



For NIRMAN REALTORS & DEVELOPERS LTD.
 Authorized Signatory

In the Presence of.....

1. जगदीश
2. [Signature]

SIGNED, SEALED & DELIVERD BY)
 Within named "The Fire Fighting)
 Maintenance Company")
 M/S. FIREBRAKE (Fire Services))
 through its Proprietor)
 MR. SHAIKH IQBAL PASHA)



For Firebrake Fire Services

In the Presence of.....

1. जगदीश
2. [Signature]

Proprietor

SIGNED, SEALED & DELIVERD BY)
 Within named "The Confirming Party")
 M/S. MASS ENCLAVE, Through its Partner)
 MR. HAYAT AHMAD ANSARI)



For MASS ENCLAVE

In the Presence of.....

1. जगदीश
2. [Signature]

PARTNER

Pre-Registration summary(नोंदणी पूर्व गोषवारा)

389/7826
शुक्रवार, 11 जून 2021 1:30 म.नं.

दस्त गोषवारा भाग-1

बरल-6
दस्त क्रमांक: 7826/2021

दस्त क्रमांक: बरल-6 /7826/2021

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. सह. दु. नि. बरल-6 यांचे कार्यालयात

पावती:8551

पावती दिनांक: 11/06/2021

अ. क्र. 7826 बर दि.11-06-2021

सादरकरणाराचे नाव: फायर ब्रेक, फायर सर्व्हिसेस तर्फे प्रॉप शेख इक्याल पाशा

रोजी 1:27 म.नं. वा. हजर केला.

नोंदणी फी रु. 1000.00

दस्त हाताळणी फी रु. 820.00

पृष्ठांची संख्या: 41

दस्त हजर करणाऱ्याची सही:

एकूण: 1820.00

सह. दुय्यम निहालुनि बोरीकली क्रं. 6,
मुंबई उपनगर जिल्हा

सह. दुय्यम निहालुनि बोरीकली क्रं. 6,
मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: बर्क कॉन्ट्रॅक्ट

मुद्रांक शुल्क: (अ) अशा कंत्राटामये ठरविण्यात आलेली रक्कम किंवा मूल्य दहा लाखा रूपयांपेक्षा अाकि नसेल तर

शिक्का क्रं. 1 11 / 06 / 2021 01 : 27 : 56 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 11 / 06 / 2021 01 : 29 : 20 PM ची वेळ: (फी)



प्रतिज्ञापत्र

* सदर दस्तऐवज हा नोंदणी कायदा 1906 अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीत दाखल केलेला आहे. * दस्तातील संपूर्ण नजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे :

लिहून घेणारे :

बरल - ६/

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11/06/2021 14:17 PM

दस्त गोषवारा भाग-2

बरल-6

दस्त क्रमांक:7826/2021

दस्त क्रमांक :बरल-6/7826/2021

दस्ताचा प्रकार :-वर्क कॉन्ट्रॅक्ट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मास एन्वलेव तर्फे भागीदार हयात अहमद अंसारी..... मान्यता देणार पत्ता:प्लॉट नं: शॉप नं. 04, माळा नं: -, इमारतीचे नाव: इइस्वी बिल्डिंग, शिव शंकर कॉ ऑप हो सो लि, ब्लॉक नं: बॅरिस्टर नाथ पै रोड, रोड नं: डॉकयार्ड रोड, माझगाव, मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:AAZFM3005C	मान्यता देणार वय :-52 स्वाक्षरी:-		
2	नाव:निर्माण रिअल्टर्स एन्ड डेव्हेलोपर्स लि तर्फे ऑर्थोराईस्ड सिग्नेटरी अजित श्रीराम मराठे पत्ता:प्लॉट नं: 14, माळा नं: -, इमारतीचे नाव: न्याय सागर अपार्टमेंट, ब्लॉक नं: ओल्ड नागरदास रोड, रोड नं: अंधेरी पूर्व, मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:AAACN7735N	लिहून देणार वय :-51 स्वाक्षरी:-		
3	नाव:फायर ब्रेक, फायर सर्व्हिसेस तर्फे प्रॉप शेख इकबाल पाशा पत्ता:प्लॉट नं: 11, माळा नं: -, इमारतीचे नाव: आभिनाबाई शेख हुसेन कंपाऊंड, ब्लॉक नं: खोतवाडी, पी एम रोड, रोड नं: सांताक्रूझ पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:AFGPS2109M	लिहून घेणार वय :-58 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत वर्क कॉन्ट्रॅक्ट चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:11 / 06 / 2021 01 : 42 : 57 PM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:जगदीश - -

वय:43

पत्ता:कहरा, सुलेमपूर, पोस्त पारस, कटुईअश्रफपूर, आंबेडकर नगर, उत्तर प्रदेश

पिन कोड:224155

स्वाक्षरी

2 नाव:मोहम्मद खालिद अंसारी - -

वय:45

पत्ता:बी आय टी चाळ नं. 24, रूम नं. 6, तळ मजला, एम जी मार्ग, आग्नीपाडा,

मुंबई

पिन कोड:400011

स्वाक्षरी

शिक्का क्र.4 ची वेळ:11 / 06 / 2021 01 : 43 : 40 PM

अ.डुय्यम निबंधक, बोरीवली क्रं. ६,

मुंबई उपनगर जिल्हा

Payment Details:

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	FIRE BRAKE Fire Services	eChallan	10000502021061002656	MH002096162202122P	500.00	SD	0001018758202122	11/06/2021
2		DHC		1006202112513	820	RF	1006202112513D	11/06/2021
3	FIRE BRAKE Fire Services	eChallan		MH002096162202122P	1000	RF	0001018758202122	11/06/2021

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



Know Your Rights as Registrant

Verify Scan the document through thumbnail (4 pages on a side) printout and
Get printout of the document.

For feedback, please write to us at feedback@...

समाहित करणेत येते की, या
दस्तावेजाचे एकूण पाने आहेत.
मुखक क्रमांक बरल-६/७८२६/२०२१
वर नोंदला, दिनांक ११ JUN 2021

7826 /2021

अ.डुय्यम निबंधक, बोरीवली क्रं. ६,
मुंबई उपनगर जिल्हा.

बल - ६/		
२०२१		

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1006202112513	Date 10/06/2021
Received from Nirman Realtors and Developers Ltd, Mobile number 9867861866, an amount of Rs.820/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 10/06/2021
Bank CIN 10004152021061011136	REF No. 116122902831
This is computer generated receipt, hence no signature is required.	

389/7828

पावती

Original/Duplicate

Friday, June 11, 2021

नोंदणी क्र.: 39M

1:37 PM

Regn.: 39M

पावती क्र.: 8553 दिनांक: 11/06/2021

गावाचे नाव: मालाड

दस्तऐवजाचा अनुक्रमांक: बरल-6-7828-2021

दस्तऐवजाचा प्रकार: वर्क कॉन्ट्रॅक्ट

सादर करणाऱ्याचे नाव: निर्माण रिअल्टर्स एन्ड डेव्हेलोपर्स लि तर्फे ऑथोराईस्ड सिगनेटरी अजित श्रीराम मराठे

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 1160.00

पृष्ठांची संख्या: 58

एकूण:

रु. 2160.00



सह. दुय्यम विभाग, मुंबई नगरीय न्याय मंडळ, मुंबई

सह. न्याय. बोसिवली 6

झालार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 1160/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1006202112525 दिनांक: 11/06/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002097267202122P दिनांक: 11/06/2021

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

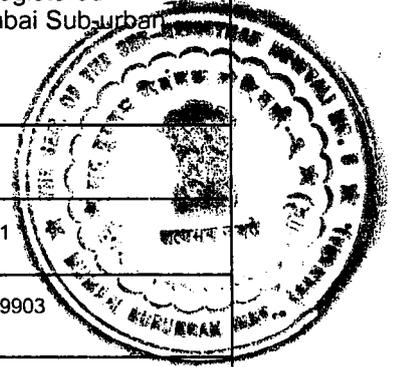
REGISTERED ORIGINAL DOCUMENTS
DELIVERED ON 11 JUN 2021

6/11/2021

669

वरल - ६/		
००२५	१	५८
२०२२		

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1006202112525	Date 10/06/2021
Received from Nirman Realtors and Developers Ltd, Mobile number 9867861866, an amount of Rs.1160/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 10/06/2021
Bank CIN 10004152021061011148	REF No. 116122889903
This is computer generated receipt, hence no signature is required.	



670

बरल - ६/		
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२०२१		

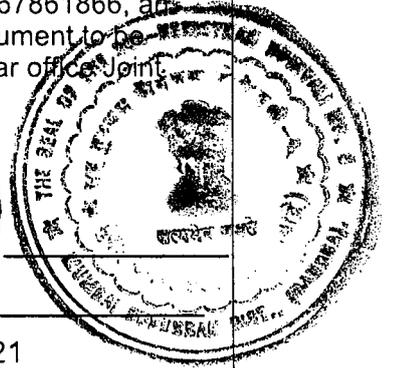
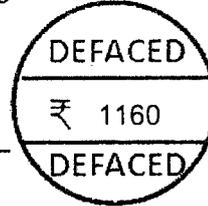


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1006202112525	Receipt Date	11/06/2021
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Received from Nirman Realtors and Developers Ltd, Mobile number 9867861866, an amount of Rs.1160/-, towards Document Handling Charges for the Document to be registered on Document No. 7828 dated 11/06/2021 at the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District



Payment Details

Bank Name	SBIN	Payment Date	10/06/2021
Bank CIN	10004152021061011148	REF No.	116122889903
Deface No	1006202112525D	Deface Date	11/06/2021

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

671

बल - ६/	
१०२५	३
५०	
१०२५	



CHALLAN
MTR Form Number-6

GRN	MH002097267202122P	BARCODE	Date		10/06/2021-21:49:49	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty Registration Fee			
Office Name				BRL1_JT SUB REGISTRAR BORIVALI 1			
Location				MUMBAI			
Year				2021-2022 One Time			
Account Head Details				Amount In Rs.			
0030045501 Stamp Duty				500.00			
0030063301 Registration Fee				1000.00			
Total				1,500.00			
Payment Details				STATE BANK OF INDIA			
Cheque/DD No.				Bank Date			
Name of Bank				Bank-Branch			
Name of Branch				Scroll No. , Date			
FOR USE IN RECEIVING BANK				Bank CIN			
Ref. No.				10000502021061002801			
RBI Date				10/06/2021-21:50:20			
Not Verified with RBI				STATE BANK OF INDIA			
Not Verified with Scroll							

Department ID :

Mobile No. :

9867861866

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

या चालन केवल दुरासम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

672

बरेल - ६/		
०२५	४	५५
		

CHALLAN
MTR Form Number-6

GRN	MH002097267202122P	BARCODE		Date	10/06/2021-21:49:49	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
		PAN No.(If Applicable)	AACCN7735N				
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1	Full Name	Nirman Realtors and Developers Ltd.				
Location	MUMBAI	Flat/Block No.	CTS No 738/B/17 of Village Malad E				
Year	2021-2022 One Time	Premises/Building	Azad Link Road Sanjay Nagar Pathanwadi				
Account Head Details		Amount In Rs.					
0030045501	Stamp Duty	500.00	Road/Street	Malad E Mumbai			
0030063301	Registration Fee	1000.00	Area/Locality				
			Town/City/District				
			PIN	4	0	0	0
				9	7		
			Remarks (If Any)	PAN2=AMFPK5333D~SecondPartyName=Accord Elevators-			
			Amount In	One Thousand Five Hundred Rupees Only			
			Words	1500.00			
Total		1,500.00					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	10000502021061002801	9576499887817		
Cheque/DD No.		Bank Date	RBI Date	10/06/2021-21:50:20	Not Verified with RBI		
Name of Bank		Bank-Branch	STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Department ID :

Mobile No. :

9867861866

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

नोंदणी न करतयाच्या दस्तांसाठी लागू आहे. नोंदणी न करतयाच्या दस्तांसाठी सदर चलन लागू आहे.

Defacement Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-389-7828	0001019060202122	11/06/2021-13:36:55	IGR195	500.00
2	(IS)-389-7828	0001019060202122	11/06/2021-13:36:55	IGR195	1000.00
Total Defacement Amount					1,500.00

बरल - ६/		
०६२६	५	५०

SERVICE AGREEMENT

This Agreement is made and entered into at Mumbai on this 11th
Day of June, 2021

BETWEEN

M/s. Nirman Relators and Developers Ltd. a company having its registered office at, 14, Nyay Sagar Apartment Old Nagardas Road, Andheri East, Mumbai 400 069, hereinafter referred to as "*the Developer*" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns) of the FIRST PART;

AND

M/s. ACCORD ELEVATORS, a Company incorporated under the Indian Companies Act, 1956 having its registered office at, Plot No. 24/1, Near Wakada Weight Bridge, Lakdi Bandar, Mazagaon, Reay Road, Mumbai - 400 010, hereinafter referred to as "*the Lift Manufacturers*" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns) of the SECOND PART;

AND

M/s. MASS ENCLAVE, a Partnership firm, having its registered office at, Shop No. 04 Ezzi Building, Shiv Shankar CHS Ltd., Barrister Nathpai Road, Dockyard Road, Mazagaon, Mumbai - 400 010 hereinafter referred to as "*the Confirming Party*" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns) of the Third PART;

For M/s. Nirman Realtors and Developers Ltd.

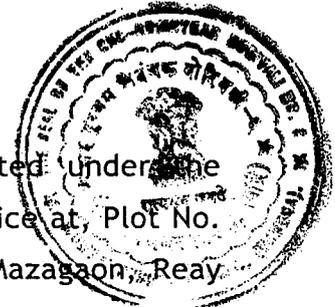
Authorised Signatory

For M/s. ACCORD ELEVATORS

Authorised Signatory

For M/s. Mass Enclave

Partner





SERVICE AGREEMENT

This Agreement is made and entered into at Mumbai on this 11th
Day of June, 2021

BETWEEN

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AND

M/s. ACCORD ELEVATORS, a Company incorporated under the Indian Companies Act, 1956 having its registered office at, Plot No. 24/1, Near Wakada Weight Bridge, Lakdi Bandar, Mazagaon, Reay Road, Mumbai - 400 010, hereinafter referred to as "*the Lift Manufacturers*" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns) of the **SECOND PART**;

AND

M/s. MASS ENCLAVE, a Partnership firm, having its registered office at, Shop No. 04 Ezzi Building, Shiv Shankar CHS Ltd., Barrister Nathpai Road, Dockyard Road, Mazagaon, Mumbai - 400 010 hereinafter referred to as "*the Confirming Party*" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns) of the **Third PART**;

For M/s. Nirman Realtors and Developers Ltd.

For M/s. ACCORD ELEVATORS

For M/s. Mass Enclave

Authorised Signatory

Authorised Signatory

Partner

बरल - ६/		
०२५	६	५०

WHEREAS:-

A. The Developer with the co-ordination of the Society is implementing Slum Rehabilitation Scheme on the Plot of land bearing C.T.S. Nos. 738/B1/A of Village Malad (East), Tal. Borivali, Azad link Road, Sanjay Nagar Pathanwadi Malad (E), Mumbai - 400 097 for Shree Azad SRA CHS, announced by the Government of Maharashtra under the Slum Rehabilitation Authority (S.R.A.) within the framework of D.C.R. 33(10). The Developer has obtained revised Letter of Intent (LOI) dated 14th February, 2020 herewith annexed as Annexure "A". Pursuant to the said revised LOI the Developer has obtained Intimation of Approval (I.O.A.) dated 16th February, 2010 and further revised on 11th March, 2020.

B. The Developer has obtained Commencement Certificate (C.C.) on 09th December, 2010 and further re-endorsed on 11th March, 2020 for the Composite building on the said Plot comprising of three wings viz. Wing "A & B" for Sale component and Wing "C" for Rehab Component herewith annexed as Annexure "B" and started the construction of the said Composite building.

C. The Slum Rehabilitation Authority has laid down certain conditions in the said L.O.I issued for the said Slum Rehabilitation Scheme. The Developer has to comply with the Condition No. 46 (c) of said revised LOI dated 10th August, 2009 i.e. "That the developer shall execute Registered Agreement between the Developer, Society and Lift Supplying Co. or maintenance firm for comprehensive maintenance of the electro 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. Entire cost shall be borne by the confirming party and the copy of the registered agreement shall be submitted to S.R.A. for the record before applying for Occupation Certificate including Part O.C."

But, as the Society is not co-operating with the developer to get this agreement executed and registered by using delay tactics.

Therefore, the developer has given an written undertaking on oath

For M/s. Nirman Realtors and Developers Ltd.

For M/s. ACCORD ELEVATORS

For M/s. Mass Enclave

Authorised Signatory

Authorised Signatory

Partner

बरल - ६/		
०२	६	५०

WHEREAS:-

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For M/s. Nirman Realtors and Developers Ltd.

For M/s. ACCORD ELEVATORS

For M/s. Mass Enclave

Authorised Signatory

Authorised Signatory

Partner

बाल - ६ /		
२२	०	५०

dated 11th/06/2021, favoring to "The Executive Engineer", Slum Rehabilitation Authority, Bandra East, Mumbai stating that "if any complaint regarding maintenance arises from society we will be responsible for the same".

- D. The Developer has completed the entire construction work of the Rehab Wing i.e. "C" known as "Shree AZAD SRA Co-operative Housing Society Ltd." The building is ready for occupation and application for issue of Occupation Certificate is being submitted to the Slum Rehabilitation Authority. It is expected that requisite Occupancy Certificate will be issued by the Slum Rehabilitation Authority by _____.
- E. The Developer has installed 05 Nos. of lifts in the Composite building i.e. Rehab Wing "C".
- F. The Lift Manufacturers have agreed to undertake Comprehensive Maintenance Contract for the 05 Nos. of lifts installed at Wing "C" for a period of Ten (10) years commencing from 01st day of May, 2021 and expiring by efflux of time on 30th day of April, 2031. A Copy of the Contract between the Developer and the Lift Manufacturers is attached as "Annexure "C".

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

1. The Developer has completed the construction work of Composite Building i.e. Wing "C" and likely to obtain Occupation Certificate from the Slum Rehabilitation Authority by _____.
2. The Lift Manufacturers have installed 05 Nos. of lifts in the Composite building i.e. Wing "C" of the said Society known as "Shree Azad SRA Co-Operative Housing Society Ltd.," registered No. MUM/SRA/HSG/(TC11698/2009 having its office at, C.T.S. Nos. 738/B1/A of Village: Malad (East), Tal. Borivali, Azad link Road, Sanjay Nagar Pathanwadi, Malad (E), Mumbai - 400 097 for Shree Azad SRA CHS Ltd.

For M/s. Nirman Realtors and Developers Ltd.

Authorised Signatory

For M/s. ACCORD ELEVATORS

Authorised Signatory

For M/s. Mass Enclave

Partner

बस्त - ए/		
वेस्ट	उ	ग्र

dated 11th/06/2021, favoring to "The Executive Engineer", Slum Rehabilitation Authority, Bandra East, Mumbai stating that "if any complaint regarding maintenance arises from society we will be responsible for the same".

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

1. The Developer has completed the construction work of Composite Building i.e. Wing "C" and likely to obtain Occupation Certificate from the Slum Rehabilitation Authority by _____.
2. The Lift Manufacturers have installed 05 Nos. of lifts in the Composite building i.e. Wing "C" of the said Society known as "Shree Azad SRA Co-Operative Housing Society Ltd.," registered No. MUM/SRA/HSG/(TC11698/2009 having its office at, C.T.S. Nos. 738/B1/A of Village: Malad (East), Tal. Borivali, Azad link Road, Sanjay Nagar Pathanwadi, Malad (E), Mumbai - 400 097 for Shree Azad SRA CHS Ltd.

For M/s. Nirman Realtors and Developers Ltd.

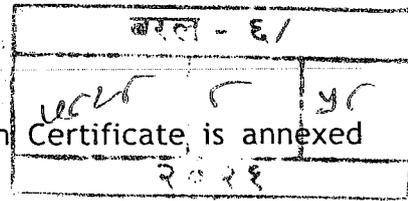
Authorised Signatory

For M/s. ACCORD ELEVATORS

Authorised Signatory

For M/s. Mass Enclave

Partner



3. The Copy of the Society Registration Certificate, is annexed herewith as Annexure "D".
4. This Agreement will be valid and subsisting for the period of 10 (Ten) years commencing from 01st May, 2021 to 30th April, 2031 or from the date of Occupancy Certificate of the Composite building i.e. Wing "C" whichever is earlier.
5. The Lift Manufacturers has undertaken Maintenance Contract for the 05 Nos. of lifts installed in the Composite Building i.e. Wing "C" for the period of 10 (Ten) years in the following manners:

Sr. No.	Period	AMC Price
01.	01.05.2021 to 30.04.2022	Free AMC
02.	01.05.2022 to 30.04.2023	161400 + GST = 190450/-
03.	01.05.2023 to 30.04.2024	166242 + GST = 196160/-
04.	01.05.2024 to 30.04.2025	171229 + GST = 202045/-
05.	01.05.2025 to 30.04.2026	176366 + GST = 208105/-
06.	01.05.2026 to 30.04.2027	181657 + GST = 214350/-
07.	01.05.2027 to 30.04.2028	187107 + GST = 220780/-
08.	01.05.2028 to 30.04.2029	192720 + GST = 227400/-
09.	01.05.2029 to 30.04.2030	198502 + GST = 234220/-
10.	01.05.2030 30.04.2031	204457 + GST = 241250/-

6. The Contract is annexed herewith as Annexure "C" in which the type of services and maintenance such as inspection, examination & lubrication etc. as well as particulars of inclusive and exclusive repair and replacement of lift components are recorded.
7. The Confirming Party shall pay yearly maintenance charges as stated above to the Lift Manufacturers at the beginning of each year in advance and also pay Tax against the bill raised by the Lift Manufacturers which shall be at the rate as prescribed by the Central Government prevailing at the time of the above Maintenance charges payments. If required by law, the confirming party shall deduct Income Tax at Source (i.e. TDS) from the said Maintenance Charges. Accordance with the applicable provisions of the Income Tax Act, 1961. The confirming party shall issue 01 (One) consolidated TDS Certificate at the end of each financial year in

For M/s. Nirman Realtors and Developers Ltd.

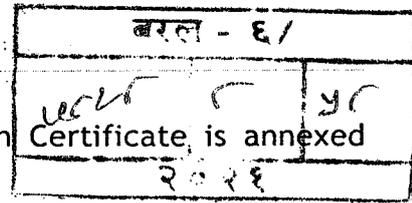
For M/s. ACCORD ELEVATORS

For M/s. Mass Enclave


 Authorised Signatory


 Authorised Signatory


 Partner



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For M/s. Nirman Realtors and Developers Ltd.

For M/s. ACCORD ELEVATORS

For M/s. Mass Enclave



Authorised Signatory



Authorised Signatory

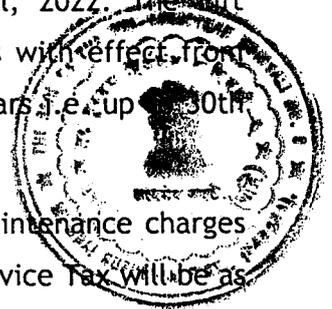


Partner

बरल - ६ /		
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२०२१		

respect of the tax deducted from the Maintenance Charges paid during such financial year;

The Lift Manufacturers shall give free services for the maintenance of 05 Nos. of lifts installed in the Composite Building i.e. Wing "C" commencing from 01st May, 2021 to 30th April, 2022. The Lift Manufacturers shall bill the maintenance charges with effect from 01st May, 2023 only for the period of next 09 years i.e. up to 30th April, 2031.



8. The Lift Manufacturers shall not increase the maintenance charges for the period mentioned herein. However the Service Tax will be as per the Service Tax Rules, 1994 under the Finance Act, of the Central Government applicable for the Contract Period.
9. The Payment for the AMC contract the Lift Manufacturer shall be done 1 week before the commencement of the new contract for the corresponding year as 100% advance. No payment shall be done in Part payments for the corresponding year.
10. The Society shall ensure the security of the 05 Nos. of lifts installed in the Rehab building i.e. Wing "C" such from theft of accessories, careless operating of the system by the members and/or operators appointed by the Society. The Society shall be responsible for the damage caused to lift System due to theft, careless operating of the system by the members and/or operators appointed by the Society or negligence on their part.
11. The Confirming Party on behalf of Developer undertakes all liabilities of the developer and will be solely responsible to the society for any betterment, cause or action which may arise hereafter. Therefore, henceforth all grievances of society shall directly be addressed by the Confirming Party alone as Confirming Party has taken all responsibility of Developer.

For M/s. Nirman Realtors and Developers Ltd.


Authorised Signatory

For M/s. ACCORD ELEVATORS


Authorised Signatory

For M/s. Mass Enclave


Partner

बल - ६/		
१०	१०	५८

IN Witness whereof the Developer, the Lift Manufacturers and the Confirming Party have herewith set and subscribed their respective hands and sealed on the date and the year first hereinabove written:-

SIGNED, SEALED & DELIVERD BY)
 withinamed "The Developer")
 M/S. NIRMAN REALTORS AND DEVELOPERS))
 Ltd., Through its Authorised Signatory)
 MR. AJIT SHREERAM MARATHE)



For NIRMAN REALTORS & DEVELOPERS LTD.

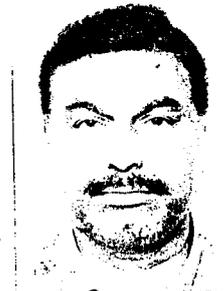
In the Presence of.....

1. जगदीश

2. [Signature]

[Signature]
 Authorised Signatory

SIGNED, SEALED & DELIVERD BY)
 Withinamed "The Lift Manufacturers")
 M/S. ACCORD ELEVATORS)
 through its Authorised Signatory)
 MR. MURTUZA ABDULLAH KAZI)



For ACCORD ELEVATORS

In the Presence of.....

1. जगदीश

2. [Signature]

[Signature]
 PARTNER

SIGNED, SEALED & DELIVERD BY)
 Withinamed "The Confirming Party")
 M/S. MASS ENCLAVE, Through its Partner)
 MR. HAYAT AHMAD ANSARI)



PARTNER

In the Presence of.....

1. जगदीश

2. [Signature]

For MASS ENCLAVE

For MASS ENCLAVE

PARTNER



For M/s. Nirman Realtors and Developers Ltd.

For M/s. ACCORD ELEVATORS

For M/s. Mass Enclave

Authorised Signatory

Authorised Signatory

Partner

389/7828

शुक्रवार, 11 जून 2021 1:37 म.नं.

दस्त गोषवारा भाग-1

बरल-6

दस्त क्रमांक: 7828/2021

दस्त क्रमांक: बरल-6 /7828/2021

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. सह. दु. नि. बरल-6 यांचे कार्यालयात

पावती:8553

पावती दिनांक: 11/06/2021

अ. क्र. 7828 वर दि.11-06-2021

सादरकरणाचे नाव: निर्माण रिअल्टर्स एन्ड डेव्हेलोपर्स लि तर्फे
ऑथोराईस्ड सिग्नेटरी अजित श्रीराम मराठे

रोजी 1:34 म.नं. वा. हजर केला.

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 1160.00

पृष्ठांची संख्या: 58

दस्त हजर करणाऱ्याची सही:

एकुण: 2160.00

सह. दुसऱ्या नोंदणी कार्यालयात नोंदणी क्र. 6,
मुंबई उपनगर जिल्हासह. दुसऱ्या नोंदणी कार्यालयात नोंदणी क्र. 6,
मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: वर्क कॉन्ट्रॅक्ट

मुद्रांक शुल्क: (ब) ते दहा लाख रूपयांपेक्षा आंकि असेल तर

शिकका क्र. 1 11 / 06 / 2021 01 : 34 : 59 PM ची वेळ: (सादरीकरण)

शिकका क्र. 2 11 / 06 / 2021 01 : 36 : 21 PM ची वेळ: (फी)

बरल - ६ /		
१०२५	५०	५८
२०२१		

प्रतिज्ञापत्र

"सदर दस्तऐवज हा नोंदणी कार्यालयात नोंदणी करून घेतल्यावर तुरुन्तुदुसारच नोंदणीस दाखल केलेला आहे. "सदर दस्तऐवज" यावरून, विभागाक यावती, सादरीदार व सोबत जोडलेल्या कागदांवरून नोंदणी करून घेतली आहे. "इत्यादी सत्यता, वैधता कायदेशीर अर्थानेच आहे. "सदर दस्तऐवज" यावरून नोंदणी करून घेतल्यावर, जबाबदार राहतील.

सिद्धन देणारे :

सिद्धन देणारे :



दस्त गोषवारा भाग-2

बरल-6

दस्त क्रमांक: 7828/2021

11/06/2021 1 42:20 PM

दस्त क्रमांक : बरल-6/7828/2021

दस्ताचा प्रकार :- वर्क कॉन्ट्रॅक्ट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मास एन्वेलोव तर्फे भागीदार हयात अहमद अंसारी..... मान्यता देणार पत्ता: प्लॉट नं: शॉप नं. 04, माळा नं: -, इमारतीचे नाव: इड्डी बिल्डिंग, शिव शंकर कॉ ऑफ हौ सो लि, ब्लॉक नं: बॅरिस्टर नाथ पै रोड, रोड नं: डॉकयार्ड रोड, माझगाव, मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर: AAZFM3005C	मान्यता देणार वय :- 52 स्वाक्षरी:-		
2	नाव: निर्माण रिअल्टर्स एन्ड डेव्हलपर्स लि तर्फे ऑंधोराईस्ड सिगनेटरी अजित श्रीराम मराठे पत्ता: प्लॉट नं: 14, माळा नं: -, इमारतीचे नाव: न्याय सागर अपार्टमेंट, ब्लॉक नं: ओल्ड नागरदास रोड, रोड नं: अंधेरी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर: AACCN7735N	लिहून देणार वय :- 51 स्वाक्षरी:-		
3	नाव: मेसर्स एकोर्ड एलिटेडर्स तर्फे ऑंधोराईस्ड सिगनेटरी मुर्तुझा अब्दुल्ला काझी पत्ता: प्लॉट नं: प्लॉट नं. 24/1, माळा नं: -, इमारतीचे नाव: नियर वाकडा व्हॅट ब्रीज, ब्लॉक नं: लकडी बंदर, रे रोड, रोड नं: माझगाव, मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर: AMFPK5333D	लिहून घेणार वय :- 50 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित वर्क कॉन्ट्रॅक्ट चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 11 / 06 / 2021 01 : 40 : 46 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: जगदीश - - वय: 43 पत्ता: कहरा, सुलेमपूर, पोस्त पारस, कटुई अश्रफपूर, आंबेडकर नगर, उत्तर प्रदेश पिन कोड: 224155 स्वाक्षरी		
2	नाव: मोहम्मद खालिद अंसारी - - वय: 45 पत्ता: बी आय टी चाळ नं. 24, रूम नं. 6, तळ मजला, एम जी मार्ग, आश्रीपाडा: मुंबई पिन कोड: 400011 स्वाक्षरी		

शिक्का क्र.4 ची वेळ: 11 / 06 / 2021 01 : 41 : 43 PM

सद. दुय्यम निबंधक, बोरीवली क्र. 6,

मुंबई उपनगर जिल्हा
Payment Details.

बरल - 6 /		
०२५	५८	५८
२०२१		

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Nirman Realtors and Developers Ltd	eChallan	10000502021061002801	MH002097267202122P	500.00	SD	0001019060202122	11/06/2021
2		DHC		1006202112525	1160	RF	1006202112525D	11/06/2021
3	Nirman Realtors and Developers Ltd	eChallan		MH002097267202122P	1000	RF	0001019060202122	11/06/2021

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

प्रमाणित करणेत येते की, या

7828 / 2021

1. Verify Scanned Documents for correctness of the thumbnail (4 pages on a side) printout after scanning.

2. Get print immediately after registration.

दस्तामध्ये एकूण ५८ पाने आहेत.

पुस्तक क्र. १/बरल-६/०२५ २०२१

वर नादला, दिनांक ११ JUN 2021

सद. दुय्यम निबंधक, बोरीवली क्र. 6,
मुंबई उपनगर जिल्हा.

685



Fr-3

389/7827

पावती

Friday, June 11, 2021

1:34 PM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 8552 दिनांक: 11/06/2021

गावाचे नाव: मालाड

दस्तावेजाचा अनुक्रमांक: बरल-6-7827-2021

दस्तावेजाचा प्रकार: वर्क कॉन्ट्रॅक्ट

सादर करणाऱ्याचे नाव: मेसर्स चंद्रकांत इलेक्ट्रीकल एन्ड कॉन्ट्रॅक्टर चे मालक प्रभाकर चंद्रकांत दुधभाते

नोंदणी फी रु. 1000.00

दस्त हाताळणी फी रु. 820.00

पृष्ठांची संख्या: 41

एकूण: रु. 1820.00

आपणास मूळ दस्त थंबनेल प्रिंट, सूची-२ अंदाजे
1:53 PM ह्या वेळेस मिळेल.

सह. दुय्यम निबंधक, महाराष्ट्र सेवा क्र. 6
मुंबई उपनगर जिल्हा.

वाजार मूल्य: रु. 1/-

मोवदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 820/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1006202112497 दिनांक: 11/06/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002097347202122P दिनांक: 11/06/2021

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

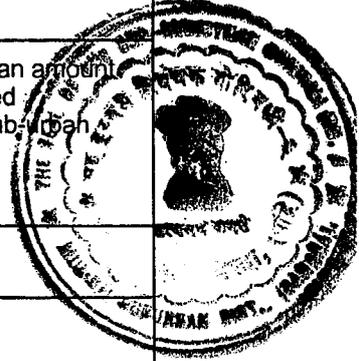
1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

REGISTERED ORIGINAL DOCUMENTS
DELIVERED ON 11 JUN 2021

686

बरल - ६/		
५८२००	१	०१

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1006202112497	Date 10/06/2021
Received from Nirman Realtors and Developers Ltd, Mobile number 9867861866, an amount of Rs.820/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Suburban District.	
Payment Details	
Bank Name SBIN	Date 10/06/2021
Bank CIN 10004152021061011122	REF No. 116122894891
This is computer generated receipt, hence no signature is required.	



687

बल - ६/		
७८२६६	२	२९
२	१	



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1006202112497

Receipt Date 11/06/2021

Received from Nirman Realtors and Developers Ltd, Mobile number 9867861866 amount of Rs.820/-, towards Document Handling Charges for the Document to be registered on Document No. 7827 dated 11/06/2021 at the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District

DEFACED

₹ 820

DEFACED



Payment Details

Bank Name SBIN

Payment Date 10/06/2021

Bank CIN 10004152021061011122

REF No. 116122894891

Deface No 1006202112497D

Deface Date 11/06/2021

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

688

बरेल - ६/		
५८२५	३	४७
२०२१		



CHALLAN
MTR Form Number-6

GRN	MH002097347202122P	BARCODE	[Barcode]		Date	10/06/2021-21:59:23	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	AACCN7735N			
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1			Full Name	Nirman Realtors and Developers			
Location	MUMBAI			Flat/Block No.	CTS No 738/B/A of Village Malad E			
Year	2021-2022 One Time			Premises/Building	Azad Link Road Parjay Nagar Pathanwadi			
Account Head Details	Amount In Rs.		Remarks (if Any)					
0030045501 Stamp Duty	500.00		PAN2=ALHPD6636P~SecondPartyName=Chandrakant Electrical and Contractor-					
0030063301 Registration Fee	1000.00		Amount In					
			One Thousand Five Hundred Rupees Only					
			Words					
			Total					
	1,500.00		FOR USE IN RECEIVING BANK					
Payment Details			STATE BANK OF INDIA					
Cheque-DD Details			Bank CIN	Ref. No.	10000502021061002813	6172604372233		
Cheque/DD No.		Bank Date	RBI Date	10/06/2021-22:00:01	Not Verified with RBI			
Name of Bank		Bank-Branch	STATE BANK OF INDIA					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					

Department ID :

Mobile No. : 9867861866

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

सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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CHALLAN
MTR Form Number-6

GRN	MH002097347202122P	BARCODE	Date		10/06/2021-21:59:23	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Stamp Duty	Registration Fee		TAX ID / TAN (If Any)				
Type of Payment			PAN No.(If Applicable)	AACCN7735N			
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1		Full Name	Nirman Realtors and Developers Ltd			
Location	MUMBAI		Flat/Block No.	CTS No 738/B/1A of Village Malad			
Year	2021-2022 One Time		Premises/Building	Azad Link Road Sahay Nagar Pathanwadi			
Account Head Details	Amount In Rs.	Remarks (If Any)					
0030045501 Stamp Duty	500.00	PAN2=ALHPD6636P~SecondPartyName=Chandrakant Electrical and Contractor-					
0030063301 Registration Fee	1000.00	Amount In					
		One Thousand Five Hundred Rupees Only					
		Words					
		Total					
	1,500.00						
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	10000502021061002813	6172604372233	
Cheque/DD No.		Bank Date	RBI Date	10/06/2021-22:00:01	Not Verified with RBI		
Name of Bank		Bank-Branch	STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Department ID :

Mobile No. : 9867861866

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

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-389-7827	0001018946202122	11/06/2021-13:34:30	IGR195	500.00
2	(IS)-389-7827	0001018946202122	11/06/2021-13:34:30	IGR195	1000.00
Total Defacement Amount					1,500.00

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SERVICE AGREEMENT

This Agreement is made and entered into at Mumbai on this 11th Day of June, 2021

BETWEEN

M/s. Nirman Relators and Developers Ltd. a company having its registered office at, 14, Nyay Sagar Apartment Old Nagardas Road, Andheri East, Mumbai 400 069, hereinafter referred to as "**the Developer**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns) of the **FIRST PART**;

AND

M/s. CHANDRAKANT ELECTRICAL AND CONTRACTOR, a Firm having its office at, 28, A/1 Guru Tegh Bahadur Soc., Bindra Complex Road, Andheri (East), Mumbai - 400 093 hereinafter referred to as "**the Water Pump Supplier**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns) of the **SECOND PART**;

AND

M/s. MASS ENCLAVE, a Partnership firm, having its registered office at, Shop No. 04 Ezzi Building, Shiv Shankar CHS Ltd., Barrister Nathpai Road, Dockyard Road, Mazagaon, Mumbai - 400 010 hereinafter referred to as "**the Confirming Party**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns) of the **THIRD PART**;

Am

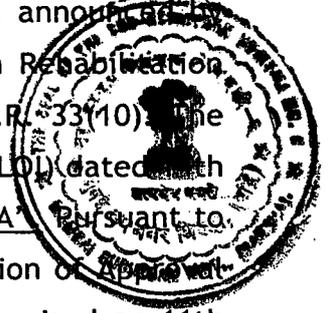
Chandakant

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WHEREAS:

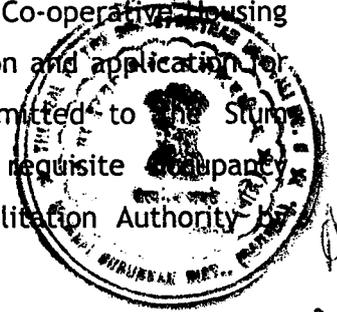
- A. The Developer with the co-ordination of the Society is implementing Slum Rehabilitation Scheme on the Plot of land bearing C.T.S. Nos. 738/B1/A of Village Malad (East), Tal. Borvali, Azad link Road, Sanjay Nagar Pathanwadi Malad (E), Mumbai - 400 097 for Shree Azad SRA CHS Ltd., announced by the Government of Maharashtra under the Slum Rehabilitation Authority (S.R.A.) within the framework of D.C.R. 33(10). The Developer has obtained revised Letter of Intent (LOI) dated 10th February, 2020 herewith annexed as Annexure "A" Pursuant to the said LOI the Developer has obtained Intimation of Approval (I.O.A.) dated 16th February, 2010 and further revised on 11th March, 2020.
- B. The Developer has obtained Commencement Certificate (C.C.) on 09th December, 2010 and further, re-endorsed on 11th March, 2020 for the Composite building on the said Plot comprising of three wings viz. Wing "A & B" for Sale component and Wing "C" for Rehab Component herewith annexed as Annexure "B" and started the construction of the said Composite building.
- C. The Slum Rehabilitation Authority has laid down certain conditions in the said L.O.I issued for the said Slum Rehabilitation Scheme. The Developer has to comply with the Condition No. 46 (c) of said revised LOI dated 10th August, 2009 i.e. "That the developer shall execute Registered Agreement between the Developer, Society and Lift Supplying Co. or maintenance firm for comprehensive maintenance of the electro 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. Entire cost shall be borne by the Confirming Party and the copy of the registered agreement shall be submitted to S.R.A. for the record before applying for Occupation Certificate including Part O.C.".
- But, as the Society is not co-operating with the developer to get this agreement executed and registered by using delay tactics. Therefore, the developer has given an written undertaking on oath dated 11/06/2021, favoring to "The Executive Engineer", Slum Rehabilitation Authority, Bandra East, Mumbai stating that "if any complaint



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regarding maintenance arises from society we will be responsible for the same".

- D. The Developer has completed the entire construction work of the Rehab Wing i.e. "C" known as "Shree Azad SRA Co-operative Housing Society Ltd." The building is ready for occupation and application for issue of Occupation Certificate is being submitted to the Slum Rehabilitation Authority. It is expected that requisite Occupancy Certificate will be issued by the Slum Rehabilitation Authority _____.



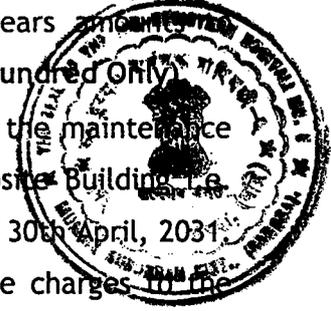
- E. The Developer has installed 2 Nos. of Water Pumps in the said Rehab Wing "C" for domestic and flush water Purpose.
- F. The Water pump supplier has agreed to undertake Comprehensive Maintenance Contract for the 2 Nos. of water pumps installed at Wing "C" for a period of Ten (10) years commencing from 1st May, 2021 and expiring by efflux of time on 30th April, 2031 (With grace period of 15 days i.e. 01.05.2031 to 15.05.2031). A Copy of the Contract between the Developer and the Water Pump Supplier is attached as Annexure "C".

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

1. The Developer has completed the construction work of Composite Building i.e. Wing "C" and likely to obtain Occupation Certificate from the Slum Rehabilitation Authority by _____.
2. The Water Pump Supplier has installed 02 Nos. of Water Pumps in the Composite building i.e. Wing "C" of the said Society known as "Shree Azad SRA Co-Operative Housing Society Ltd.," registered under No. No. MUM/SRA/HSG/(TC11698/2009 having its office at, C.T.S. Nos. 738/B1/A of Village: Malad (East), Tal. Borivali, Azad link Road, Sanjay Nagar Pathanwadi, Malad (E), Mumbai - 400 097 for Shree Azad SRA CHS Ltd., The Copy of the Society Registration Certificate is annexed herewith as Annexure "D".
3. This Agreement will be valid and subsisting for the period of 10 (Ten) years commencing from 01st day of May, 2021 to 30th April, 2031 (With the grace period of 15 days mentioned in Clause F herein) or from date of Occupancy Certificate of the Composite building i.e. Wing "C" whichever is later.

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Composite Building i.e.		

4. The Water Pump Supplier has undertaken Maintenance Contract for the 02 Nos. of Water Pumps installed in the Wing "C" for the period of 10 (Ten) years at the charges of Rs.10,000/- (Rupees Ten Thousand Only) per year subject to deduction of tax at source at applicable rates as prescribed by the Income Tax Act,1961 per year plus applicable Service Tax if any. The net Maintenance Charges (Without deduction of TDS and addition of Good Service Tax if any) for the period of 09 years Rs.1,06,200/- (Rupees One Lac Six Thousand Two Hundred Only)
5. The Water Pump Supplier shall give free services for the maintenance of 02 Nos. of Water Pumps installed in the Composite Building i.e. Wing "C" commencing from 01st day of May, 2021 to 30th April, 2031. The Water Pump Supplier shall bill the maintenance charges to the confirming party with effect from 01.06.2021 only for the period of next 09 years i.e. upto 15.05.2031 and the same shall be payable by them alone.
6. The Water Pump Supplier shall not increase the maintenance charges for the next ten years. However the Service Tax will be as per the Service Tax Rules, 1994 under the Finance Act, of the Central Government applicable for the Contract Period if any.
7. The Society shall ensure the security of the 02 Nos. of Water Pumps installed in the Rehab building i.e. Wing "C" such from theft, careless operating of the system by the members and/or operators appointed by the Society. The Society shall be responsible for the damage caused to Water Pumps System due to theft, careless operating of the system by the members and/or operators appointed by the Society or negligence on their part.
8. The Confirming Party on behalf of Developer undertakes all liabilities of the developer and will be solely responsible to the society for any betterment, cause or action which may arise hereafter. Therefore, henceforth all grievances of society shall directly be addressed by the Confirming Party alone as Confirming Party has taken all responsibility of Developer.



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IN Witness whereof the Developer, The Water Pump Supplier Company and the Confirming Party have herewith set and subscribed their respective hands and sealed on the date and the year first hereinabove written.

SIGNED, SEALED & DELIVERD BY)
 Withinnamed "The Developer")
 M/S. NIRMAN REALTORS AND DEVELOPERS)
 Ltd., Through its Authorised Signatory)
 MR. AJIT SHREERAM MARATHE)
 In the Presence of.....



For NIRMAN REALTORS & DEVELOPERS LTD.

(Signature)
 Authorised Signatory

- 1. जगदीश
- 2. *(Signature)*

SIGNED, SEALED & DELIVERD BY)
 Withinnamed "The Water Pump Supplier")
 M/S. CHANDRAKANT ELECTRICAL)
 & CONTRACTOR)
 through its Proprietor)
 Shri. Prabhakar Chandrakant Dudhbhate)
 In the Presence of.....



For Chandrakant Electrical And Contractor

(Signature)
 Proprietor

- 1. जगदीश
- 2. *(Signature)*

SIGNED, SEALED & DELIVERD BY)
 Withinnamed "The Confirming Party")
 M/S. MASS ENCLAVE, Through its Partner)
 MR. HAYAT AHMAD ANSARI)
 In the Presence of.....



For MASS ENCLAVE

PARTNER

- 1. जगदीश
- 2. *(Signature)*



Pre-Registration summary(नोंदणी 695 गोषवारा)

389/7827

शुक्रवार, 11 जून 2021 1:34 म.नं.

दस्त गोषवारा भाग-1

बरल-6

दस्त क्रमांक: 7827/2021

दस्त क्रमांक: बरल-6 /7827/2021

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

द. नि. सह. दु. नि. बरल-6 यांचे कार्यालयात

पावती:8552

पावती दिनांक: 11/06/2021

अ. क्र. 7827 वर दि.11-06-2021

सादरकरणाराचे नाव: मेमर्स चंद्रकांत इलेक्ट्रीकल एन्ड कॉन्ट्रॅक्टर चे मालक प्रभाकर चंद्रकांत दुधभाते

रोजी 1:32 म.नं. वा. हजर केला.

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 820.00

पृष्ठांची संख्या: 41

दस्त हजर करणाऱ्याची सही:

एकूण: 1820.00

सह. दुय्यम निबंधन विभाग, पोलीस ठाणे कें. ६,
मुंबई उपनगर जिल्हा

सह. दुय्यम निबंधन विभाग, पोलीस ठाणे कें. १,
मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: बर्क कॉन्ट्रॅक्ट

मुद्रांक शुल्क: (अ) अशा कंत्राटामये ठरविण्यात आलेली रक्कम किंवा मूल्य दहा लाखा रूपयांपेक्षा अाकि नसेल तर

शिक्षा क्र. 1 11 / 06 / 2021 01 : 32 : 21 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 11 / 06 / 2021 01 : 33 : 56 PM ची वेळ: (फी)



प्रतिज्ञापत्र
* सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. * दस्तानास संपूर्ण मजकूर, निष्पादक व्यक्ती, ग्राहीदार व सांचत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कर्तुदीधारक हे संपूर्णपणे जबाबदार राहतील.
लिहून देणारे : लिहून घेणारे :

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11/06/2021 1 46:33 PM

दस्त गोषवारा भाग-2

बरल-6

दस्त क्रमांक:7827/2021

दस्त क्रमांक :बरल-6/7827/2021

दस्ताचा प्रकार :-वर्क कॉन्ट्रॅक्ट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मास एन्क्लेव तर्फे भागीदार हयात अहमद अंसारी.....मान्यता देणार पत्ता:प्लॉट नं: शॉप नं. 04, माळा नं: -, इमारतीचे नाव: इझ्मी बिल्डिंग, शिव शंकर कॉ ऑप ही सो लि, ब्लॉक नं: बॅरिस्टर नाथ पे रोड, रोड नं: डॉकयार्ड रोड, माझगाव, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर:AAZFM3005C	मान्यता देणार वय :-52 स्वाक्षरी:-		
2	नाव:निर्माण रिअल्टर्स एन्ड डेव्हलपर्स लि तर्फे ऑंधोराईस्ड सिगनेटरी अजित श्रीराम मराठे पत्ता:प्लॉट नं: 14, माळा नं: -, इमारतीचे नाव: न्याय सागर अपार्टमेंट, ब्लॉक नं: ओल्ड नागरदास रोड, रोड नं: अधेरी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर:AACCN7735N	लिहून देणार वय :-51 स्वाक्षरी:-		
3	नाव:मेसर्स चंद्रकांत इलेक्ट्रीकल एन्ड कॉन्ट्रॅक्टर चे मालक प्रभाकर चंद्रकांत दुधभाले पत्ता:प्लॉट नं: 28, माळा नं: -, इमारतीचे नाव: ए/1 गुरु तेज बहादूर सो, ब्लॉक नं: बिंद्रा कॉम्प्लेक्स, एम सी रोड, रोड नं: अधेरी पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन नंबर:ALHPD6636P	लिहून घेणार वय :-39 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत वर्क कॉन्ट्रॅक्ट चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:11 / 06 / 2021 01 : 45 : 07 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:जगदीश - - वय:43 पत्ता:कहरा, सुलेमपूर, पोस्त पारस, कटुईअश्रफपूर, आंबेडकर नगर, उत्तर प्रदेश पिन कोड:224155		
2	नाव:मोहम्मद खालिद अंसारी - - वय:45 पत्ता:बी आय टी चाळ नं. 24, रूम नं. 6, तळ मजला, एम जी मार्ग, आग्नीप्रीडा, मुंबई पिन कोड:400011		

शिक्का क्र.4 ची वेळ:11 / 06 / 2021 01 : 45 : 56 PM

ह सह दुय्यम निबंधक, बोरीवली क्र. ६,

मुंबई उपनगर जिल्हा

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Nirman Realtors and Developers Ltd	eChallan	10000502021061002813	MH002097347202122P	500.00	SD	0001018946202122	11/06/2021
2		DHC		1006202112497	820	RF	1006202112497D	11/06/2021
3	Nirman Realtors and Developers Ltd	eChallan		MH002097347202122P	1000	RF	0001018946202122	11/06/2021

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



1. Verify Scanned Document in the Registrar's Office through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback@adga.mumbai.gov.in

प्रमाणित करणेत येते की, या

दस्तावेज एकूण ४१ पाने आहेत.

पुस्तक क्र. १/बरल-६/२०२१

बर नोंदला, दिनांक १.१.२०२१

7827 /2021

सह. दुय्यम निबंधक, बोरीवली क्र. ६,
मुंबई उपनगर जिल्हा.

BEFORE THE NATIONAL GREEN TRIBUNAL,
WESTERN ZONE BENCH AT PUNE
ORIGINAL APPLICATION NO. 82 OF 2023 (WZ)

Abdul Samad Ismail Maknojia &
60 Ors. ..Applicants

V/s.

The State of Maharashtra &
9 Ors. ..Respondents

=====

**AFFIAVIT IN REPLY TO THE
REJOINDER OF APPLICANTS**

=====

Dated this day of April 2024

M/s. Jhangiani, Narula & Associates,
Advocates for Respondent Nos. 8 & 9,
"Raj Mahal", Rear Entrance,
5th floor, 84- Veer Nariman Road,
Churchgate, Mumbai-400 020
Phone:6635690/01/02/03