

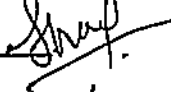
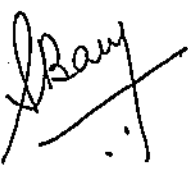

better and more perfectly assuring the said land and premises and every part thereof unto and to the use of the DONEE in the manner aforesaid as by the DONEE, his heirs, executors, administrators and assigns or counsel in law shall be reasonably required.

IN WITNESS WHEREOF the Donor as well as the DONEE (by way of acceptance of the said gift) have put their respective hands the day and year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO
SIGNED AND DELIVERED

By the within named Donor
MS. SAGARIKA BAM

In the presence of:

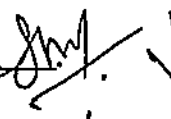

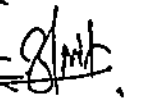
- 1. Shivaling K. Patil  
- 2. AMET B. GAWADE 



SIGNED AND DELIVERED

By within named Donee
VIKRAMADITYA BAM

In the presence of:

- 1. Shivaling K. Patil  
- 2. AMET B. GAWADE 



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GIFT DEED

S Bay
V Bay

THIS DEED OF GIFT is made at ^{27th} this ~~Aug~~ day of 2016 between MS. SAGARIKA BAM hereinafter referred to as 'The Donor' of the ONE PART, and MR. VIKRAMADITYA BAM hereinafter referred to as 'The DONEE', of the OTHER PART.

WHEREAS the Donor is seized and possessed of the land and premises situate at ^{FLATA} A 2004, 20th Floor, A-Wing, Venezia, Off Western Express Highway, Goregaon (East), Mumbai-400063 and more particularly described in the Schedule hereunder written.

S Bay
V Bay

AND WHEREAS the DONEE is related to the Donor as son.

AND WHEREAS the Donor desires to grant the said land and premises to the DONEE as gift in consideration of natural love and affection as hereinafter mentioned.

AND WHEREAS the DONEE has agreed to accept the gift as is evidenced by his executing these presents.

AND WHEREAS the market value of the said property his estimated to be Rs _____.

NOW THIS DEED WITNESSETH that the Donor without any monetary consideration and in consideration of natural love and affection, which the Donor bears to the DONEE, doth hereby grant and transfer by way of gift the said land and premises situate at A 2004, 20th Floor, A wing, Venezia, Off Western Express Highway, Goregaon (East), Mumbai-400063, and more particularly described in the Schedule hereunder written together with all and singular the buildings, and structures. thereon and all the things permanently attached thereto or standing thereon and all the liberties, privileges casements and advantages appurtenant thereto And all the estate, right, title, interest use, Inheritance, possession. benefit, claims and demand whatsoever of the Donor To Have And To Hold the same unto and to the use of the DONEE absolutely but subject to the payment of all taxes, rates, assessments, duties and charges now and hereafter chargeable thereon to the Government or Municipality or other local Authority.



AND he the Donor doth hereby covenants with the DONEE;

- (a) That the Donor now has in himself, good right, full power and absolute authority to grant the said piece of land and other the premises hereby granted as gift in the manner aforesaid.
- (b) The DONEE may at all times hereafter peaceably and quietly enter upon have occupy, possess and enjoy the said piece of land and premises and receive the rents, Issues, and profits and rents thereof and every part thereof to and for his own use and benefit without any suit, lawful eviction, interruption, claim or demand whatsoever from or by the Donor or his heirs, executors, administrators and assigns or any person or persons lawfully claiming or to claim by, from, under or in trust for the Donor.
- (c) That the said land and premises are free and clear and freely and clearly and absolutely and forever released and discharged or otherwise by the Donor and well and sufficiently saved, kept harmless and Indemnified of and from and against all former and other estate, titles, charges and encumbrances whatsoever, had made, executed, occasioned or suffered by the Donor or by any other person or persons lawfully claiming or to claim by. from, under or in trust for the Donor.
- (d) AND FURTHER that the Donor and all persons having or lawfully claiming any estate or Interest whatsoever to the said land and premises or any part thereof from under or in trust for the Donor or his heirs, executors. administrators and assigns or any of them shall and will from time to time and at all times hereafter at the request and cost of the DONEE do and execute or cause to be done and executed all such further and other acts, deeds, things, conveyances and assurances in law whatsoever for

6966 3 32

S Bay
V Bay



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गावाचे नाव : पी.एस.पहाडीगोरेगांव

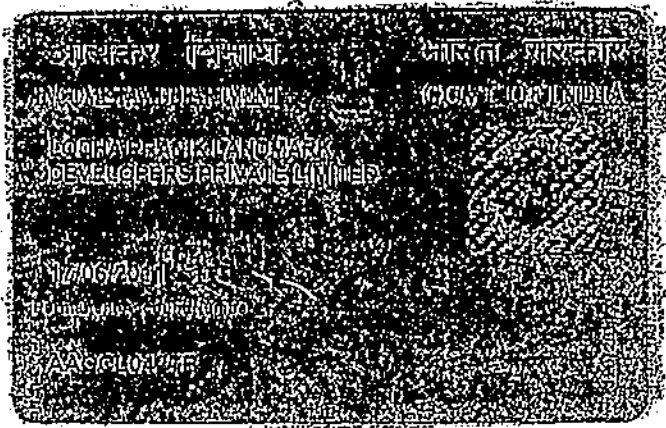
- (1) विलेखाद्या प्रकार, मोबदल्याचे स्वरूप करारनामा व वाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 20,524,833.00 या.भा. रु. 9,542,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 586/1/257(जी) वर्णन: सदनिका क्र 2004, 20 वा मजला, वेनेझिया टॉवर अे, लोढा फिओरेंझा, लोढा पॅवेलीयन, वेस्टर्न एक्सप्रेस हायवे, हय मॉल जवळ, गोरेगांव पू मुं-63 (सोबत 1 कारपाकिंग)-विलेज पहाडी गोरेगांव (पू).
- (3) क्षेत्रफळ (1) 98.92 चौ मी विल्टअप
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) लोढा प्राणिक लडमाके इन्व्हेस्टमेंट्स लि तर्फे मुखत्यार सुरेंद्रन नायर तर्फे मुखत्यार पंढरी केसरकर; घर/फ्लट नं: 216, शाह शाणि नाहर वरळी मुं-18 ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; येव/वसाहत: -; शाहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AACCL027E
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वार्दिकाचे नाव व संपूर्ण पत्ता (1) सागरिका याम घर/फ्लट नं: सागरिका इन्व्हेस्टमेंट्स प्रा लिमिटेड, कमला कुटी, लेफ्टनंट प्रकाश कोटनीस मार्ग, शिवाजी पार्क, गोरेगाव व्रीगेट सीओर, माहिम प मुं-16; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; येव/वसाहत: -; शाहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAGMD823M
- (7) दिनांक करून दिलाचा 29/08/2012
- (8) नोंदणीचा 29/08/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 7651 /2012
- (10) वाजारभावाप्रमाणे मुद्रांक शुल्क रु 26280:00
- (11) वाजारभावाप्रमाणे नोंदणी रु 30000:00
- (12) शेर



खरी प्रत

सह. दुय्यम निबंधक, बोरीवली क्र. 2
(मुंबई उपनगर जिल्हा.)

वरळ - २/		
८९६६	५	३६
२०१६		
SARITA REPORTS VERSION 5.2.19		



बदल - ५/	
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२०१२	

बदल - २/		
६९६६	१०	३६
२०१६		

BRIHANMUMBAI SAMAHANAGARPALIKA
MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')

NO. 1011/5846 (BREVY) AP/12

COMMENCEMENT CERTIFICATE

To: Mangal Prabhat Redha
Mrs. Pratik Mandhark Associates
C.A. to Owner
Sir

With reference to your application No. 3009 dated 15.03.80 for Development Permission and grant of Commencement Certificate under section 45 & 60 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 46 of the Bombay Municipal Corporation Act, 1948 for building of the development work of Proposed residential building

C/S No. 586/A of Village Sahed 1 & 257(G)

at premises Sahed Street Plot No. 1
Village Govandhi (East) Ward D/South
Municipality Govandhi (East)

The Commencement Certificate/Building Permit granted on the following conditions:

- 1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
- 2. That no new building or part thereof shall be occupied or allowed to be occupied or used as permitted to be used by any person until occupancy permit has been granted.
- 3. The Commencement Certificate/Development Permission shall remain valid for one year commencing from the date of issue.
- 4. This permission does not entitle you to develop land which does not vest in you.

This Commencement Certificate shall be valid for a period of one year extended period shall be on no case exceeding 2 years provided that such lapse shall not bar any subsequent application for fresh permission under section 45 of the Maharashtra Regional and Town Planning Act, 1966.

6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if the development work in respect of which permission is granted under this Certificate is not carried out in accordance with the sanctioned plans.

(B) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.

(C) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant shall be deemed to have committed an offence under section 47 of the Maharashtra Regional and Town Planning Act, 1966.

The conditions of this Certificate shall be binding not only on the applicant on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. R. V. Vaidya as Executive Engineer to exercise the power and functions of the planning Authority under Section 40 of the said Act.

For and on behalf of local Authority
Brihanmumbai Mahanagar Palika

Executive Engineer, Building Proposal (W/S)



1980.12.30

Shri. R. V. Vaidya



बरेल - २१		
२१.६६	२६.३६	
२०१६		

नाल... रजक

विभाग/मौजे - पहाडी गौरीगांव (पु)

तालुका/म.म.का. - न.म.अ.गौरीगांव

जिल्हा - मुंबई उपनगर जिल्हा

सा.पु.का. सीद नंबर सड नंबर

खे. खे.नो. धारणाधिकार

सातत्या दिवसा अकरापाचा क्रमा क्रमांत तयारीत आणि त्याचा फेन वपकरीत दिवस देऊ

५८५६

दिनांक	व्यवहार	पंज क्रमांक	नसिन घटक (पु) पदेदार (पु) किंवा घटक (पु)	साक्षात्कृत
२२/०४/२०१०	<p>कोटि पुस्तकीने</p> <p>म. निहायिकाती मुंबई उपनगर जिल्हा यांचे कडील मदीस ४४ सी/काया - २ वरकलाम २१५/एत.म.द. २७७/दिनांक २४/२०१० मा. अधीसक घुमि अभिलेख मुंबई उपनगर जिल्हा यांचे कडील पत्र दिनांक १३/३/२०१० मध्ये नगर मूयापन पहाडी गौरीगांव (पु) येथील न.म.अ. ५८४/१ से ५८४/५ या मिकलीच्या फोटोमिप्राप्त्य वरी इकडील मति - अतिगाठी प्रो.र.ने. १२/२००६, १२/००७ मध्ये शास त्वाक रेवेने वरीकिते प्रगत्ये दुकडर केडीची सतिप मगर मूयापन पहाडी गौरीगांव (पु) म नगर मूयापन गौरीगांव येथील पोकळीस जागीचे कोर म.म.अ. ५८४/१, ५८४/२, ५८४/३, ५८४/४ या मिकलीस साधील करम रपोचे कोर आपेरातीस रफाय म. ५ प्रयोगे अतुकाचे २१८१३.२, २८१७२.९, ५०५८.०५ म.म.अ. ५८४/१ से ५५५६२ व न.म.अ. ५८४/१ से ८७२७.९ सी.पी. मिकलात पंथिकेत पावल केलेपो नोंद केलेली/</p>			<p>म.म.अ. ५८४/१ मध्ये</p> <p>१५/४/१०</p> <p>न.म.अ. म.म.अ.</p>

सातत्या करपात

खरो नकल

न.म.अ.गौरीगांव

मुंबई उपनगर जिल्हा

२२/०४/१०
 ३०/०४/१०
 ३०/०४/१०
 श्री. व्ही. सी. महात्रे
 परिचय मूयापक सं.



बदल प्रस्ताव



(पान नं- 2)

बदल - ५/
 ७६५९८६
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२१
 ८९८६ २३ ३६
 २०१६



प्रारूप 1 पंजीकरण प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U70101MH2011PTC218789

2011 - 2012

मैं एतद्वारा सत्यापित करता हूँ कि मैसर्स

LODHA PRANIK LANDMARK DEVELOPERS PRIVATE LIMITED

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के भाग 9 के अधीन आज किया जाता है और यह कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक सत्राह जून दो हजार ग्यारह को मुंबई में जारी किया जाता है।

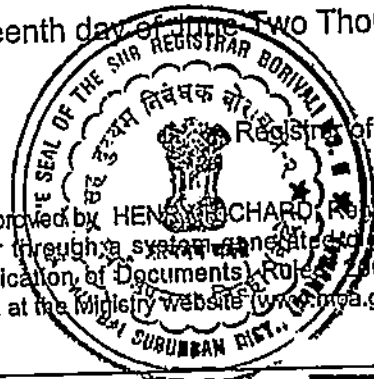
Form 1 Certificate of Incorporation

Corporate Identity Number : U70101MH2011PTC218789

2011 - 2012

I hereby certify that LODHA PRANIK LANDMARK DEVELOPERS PRIVATE LIMITED is this day incorporated under Part IX of the Companies Act, 1956 (Act No. 1 of 1956) and that the company is private limited.

Given at Mumbai this Seventeenth day of June Two Thousand Eleven.



*Note: The corresponding form has been approved by HENRY CHARD, Registrar of Companies, Maharashtra, Mumbai. The digitally signed Certificate can be verified at the Ministry website (www.mca.gov.in).

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता :
Mailing Address as per record available in Registrar of Companies office:
LODHA PRANIK LANDMARK DEVELOPERS PRIVATE LIMITED
216 - SHAH & NAHAR INDUSTRIAL ESTATE, Dr. E. MOSES ROAD,
MUMBAI - 400018,
Maharashtra, INDIA

बदर - ५/		
१९६५	२९	३६
२०११		
बदर - २/		
२०१६		

CHE 18846/BP (W.S.)/A/1/P

ANNEXURE 6

8] This C.C. is now valid & extended up to 8m level podium slab as per approved amended plan dt. 16-11-2010

16 NOV 2010

EXECUTIVE ENGINEER
BUILDING PROPOSAL (W.S.) DEPT.



बदर - २/		
८९८८	२०	३६
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बदर - ५/	
७६५७	८०
२०१२	

BRIHANMUMBAI : MAHANAGARPALIKA

COMMENCEMENT CERTIFICATE

To: Mangal Prabhat Lada
Mrs. Pranik Landmark Associates
C.A. to Owner
Sir,

45C

With reference to your application No. 8009 dated 15.03.68 for Development Permission and grant of Commencement Certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Proposed residential building

ANNEXURE 5

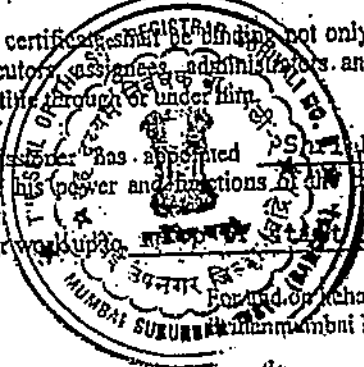
C.T.S.No. 586/1 of Village Pahadi & 257(G)
at premises at Street _____ Plot No. _____
Village Goregaon _____ Ward P/South
situated at Goregaon (East)

The Commencement Certificate / Building Permit is granted on the following conditions.

1. The land vacated in consequence of the endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:-
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - (c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall bind not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.



The Municipal Commissioner has appointed Shri R.V. Nautiyal Executive Engineer to exercise his power and functions of the Planning Authority under Section 45 of the said Act. This C.C. is restricted for work up to _____ level.



For and on behalf of Local Authority
Executive Engineer, Building Proposal
 P/South/Wards _____
 FOR

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

15-6/	
0849	00
2082	

arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 45 of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347 (1) (a) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act) will be withdrawn.

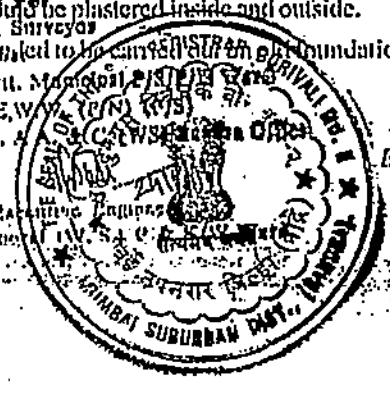
- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
 - (i) Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
 - (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms deriving light and air from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) the bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 meter.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the mahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 231-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of a lock and the warning pipes of the ribbet pretessed with screw or dome shape pieces (like a garden mri rose) with copper pipes with perforations each not exceeding 1.5 mm. in diameter. the cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be fixed in its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- (32) (a) Louvres should be provided as required by Bye-law No. 5 (b).
(b) Lintels or Arches should be provided over Door and Window opening.

TRUE COPY

For Spaceage Consultants

[Signature]

Executive Engineer, Building Proposals
Executive Engineer,
678/16 Proposal (W.S.) B. Verda



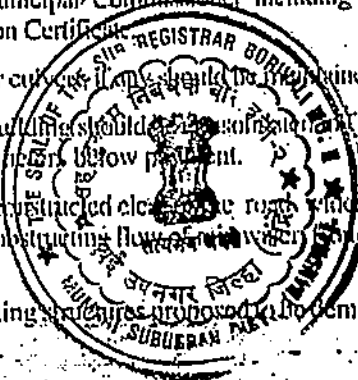
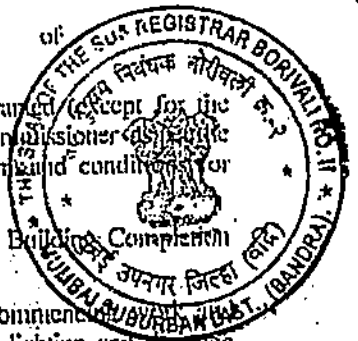
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No. EB/CE/8546/BP. 17/24 NOV 1982

NOTES

- (1) The work should not be started unless objections are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained any shed to house and store for constructional purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the deposit of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffolding, bricks metal, sand preps, debris, etc. should not be deposited over footpaths or public street by the owner/ architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office Sub-engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted (except for fire construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner and as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions of sanction to the layout.
- (14) Recreation ground of amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam, before commencement of the work and should be complete to the satisfaction of Municipal Commissioner including asphaltting, lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culverts, if any, should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be maintained at the rate of 125 cubic meters per 10 sq. meters below ground level.
- (18) The compound wall or fencing should be constructed along the boundary line with foundation below level of bottom of road side drain without obstructing flow of water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures approved and demolished are demolished.



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19/11/82

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHIVALING KRISHNA PATIL

KRISHNA SHIVALING PATIL

25/06/1986

Permanent Account Number

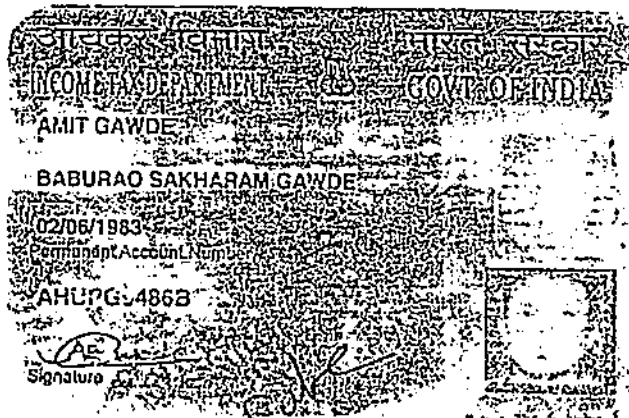
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15. That canvas mounted plans shall not be submitted along with Notice of completion of work u/s 353F of M.M.C. Act for work completed on site.

16. That every part of the building constructed and more particularly O. H. Tank will not be provided with a provision of safe and stable ladder.

17. That site supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.

18. That the some of drains will not be laid internally with C.I.Pipes.

19. Vermiculture bins for disposal of wet waste as per design and specification of organization/individuals specialized in this field, as per the list furnished by solid waste Management Department of M.C.G.M. shall be provided to the satisfaction of Municipal Commissioner.

20. That the layout road and R.G. shall not be developed.

D. CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.

1. That certificate under Sec. 270 A of B.M.C. Act will not be obtained from H.E.'s Deptt. regarding adequacy of water supply.

THIS I.O.D. / C.D. IS ISSUED SUBJECT TO THE PROVISIONS OF URBAN LAND CEILING AND REGULATIONS ACT, 1976

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Handwritten initials: 'An m/y', 'O/C', and '24/02/16'. Printed text: 'S.H.P. (P/S) A.B.D. (D)'.



Executive Engineer,

Diag. Proposal (W.S.) P (K/V) 3

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20 AUG 2000 191

- 4. That the name plate/board showing Plot No., Name of the Bldg, etc. will not displayed at a prominent place before O.C.C. / B.C.C.
- 5. That B.C.C. will not be obtained and IOD and Debris deposit etc. will not be claimed for refund within a period of six year from the date of B.C.C.
- 6. That the carriage entrance shall not be provided before start work.
- 7. That the Non-Agricultural permission / revised N.A. shall not be submitted before occupation.
- 8. That terraces, sanitary blocks, naharis in kitchen will not be made waterproof and same will not be provided by method of ponding and all sanitary connections will not be made leakproof and smoke test will not be done.
- 9. That the final N.O.C. from H.E.dept./E.E.(S.W.D)/Lift Inspector shall not be submitted before O.C.C.
- 10. That the Final N.O.C. from A.A.& C.(P/N) shall not be submitted before occupation.
- 11. That the amenity open space shall be handed over to M.C.G.M.
- 12. That the conditions mentioned in the clearance under No. _____ dt. _____ obtained from competent authority under U.L.C. & R Act. 1976 shall not be complied with.
- 13. That the Structural Engineers Stability Certificate along with R.C.C. design, canvas plan shall not be submitted.
- 14. That debris shall not be removed before submitting B.C.C.



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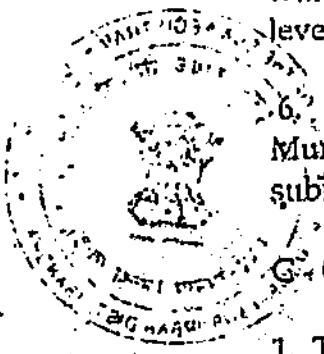
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B. CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.

1. That the plinth/stilt height shall not be got checked by this office staff.
2. That the Water connection for construction purposes will not be taken before C.C.
3. That the plan for Architectural Elevation and projection beyond pro-posed bldg line will not to be submitted and got approved before C.C.
4. That the permission of constructing temporary structures of any nature shall not be obtained.
5. That the requirement of N.O.C. from C.A. U.L.C. & R Act. will not be complied with before starting the work above plinth level.
6. That the debris shall not be transported to the respective Municipal Dumping site and challan to that effect shall not be submitted to this office for record.

G. GENERAL CONDITIONS TO BE COMPLETED BEFORE O.C.

1. That the dust bin will not be provided as per C.E.'s circular No. CE / 9297 / II of 26.06.1978.
2. That 10'0" wide paved pathway upto staircase will not be provided.
3. That the surrounding open spaces, parking spaces and terrace will not be kept open.



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12-4 AUG 2006

36. That the revalidation of development permission from U.L.C. authorities will not be done.

37. That the Mutation entry shall not be taken in the P.R.C. of sub plot 'A' that as for the T & C of approved layout the owner shall hand over 7.5% amenity space (over and above that has been provided on sub plot 'B') and 10% additional R.G. as per Regulation No. 57 (4)(c) (i) & c(ii) of D.C.R. 1991 on sub plot A, considering the total area of sub plot B.

38. That the details of quantity of debris created due to the development of proposed bldgs./ additions/ alterations and that the phase programme for removal of the said debris shall not be submitted and not followed scrupulously and u/t. to that effect shall not be submitted.

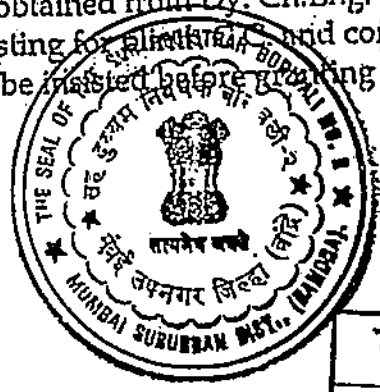
39. That the requisitions from Fire Safety point of view as per D.C.Regulations shall be complied with.

40. That the PAN card with the photo of the applicant as per prescribe proforma shall be submitted.

41. That all exterior wall shall not be constructed as per circular No. C/PD/12387 DT. 17.3.2005.

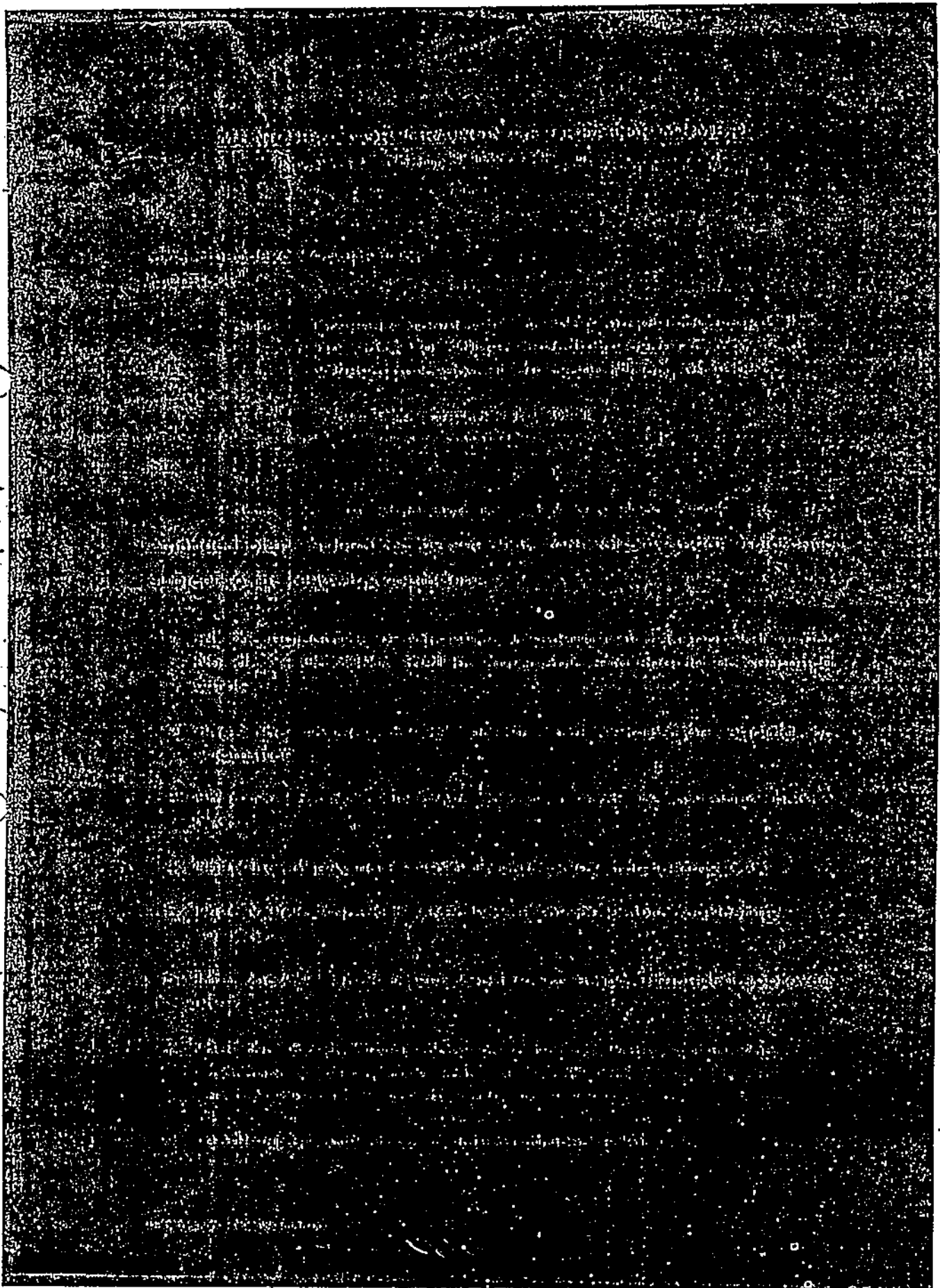
42. That the Fly ash shall not be used as a building construction material within 50 k.m. from thermal power plant shall not be used.

43. That the necessary remarks for training of nalla/ construction of S.W.D. will not be obtained from Dy. Ch.Eng. (S.W.D.) and Central Cell before requesting for plan approval and compliance of the said remarks will not be insisted before granting full C.C. for the building.



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8.1 This certificate is now valid and extended upto 8th level podium slab as per approved amended plan dt- 16.11.2010

16 NOV 2010

EXECUTIVE ENGINEER
BUILDING PROPOSAL (W.S.) PWARD

9.1 This certificate is now valid and extended upto 7th level podium slab as per approved amended plan dt- 16.11.2010

6 MAY 2011

EXECUTIVE ENGINEER
BUILDING PROPOSAL (W.S.) PWARD

10.1 This certificate is now valid and further extended upto top of 7th podium floor as per approved plans dated 16.11.2010



21 JUL 2011

EXECUTIVE ENGINEER
BUILDING PROPOSAL (W.S.) PWARD

11.1 This certificate is now valid and extended upto top of 7th level as per approved amended plans



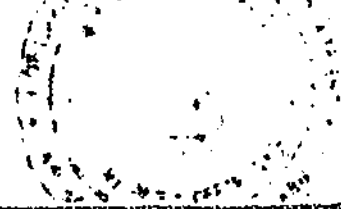
6 JAN 2012

EXECUTIVE ENGINEER
BUILDING PROPOSAL (W.S.) PWARD

12.1 This certificate is now valid and further extended upto height 184.50 m as per approved amended plan dt- 16.11.2010

23 MAR 2012

EXECUTIVE ENGINEER
Bldg Proposal (W.S.) P Ward



- 27. That the Regd. u/t. shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.
- 28. That the basement will not be comply with the Basement Rules And Regulations and Regd. U/t for not misusing the basement will not be submitted before C.C.
- 29. That the Registered undertaking shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.
- 30. That the building will not be designed complying requirements of all the relevant I.S. Codes including I.S. Code 1893 for earthquake design, the certificate to that effect shall not be submitted from Structural Engineer.
- 31. That the soil investigation will not be done and report thereof will not be submitted with structural design before requesting for C.C.
- 32. That the N.O.C. from tree authority shall not be submitted and requirements therein shall not be complied with before requesting for C.C.
- 33. That provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall not be made to the satisfaction of Municipal Commissioner while developing plots having area more than 1000 sq.mts.
- 34. That the requirement of clause 40 & 41 of D.C.R. shall not be incorporated in proposed plan and requirements shall not complied with before submitted B.C.C.
- 35. That the bore well shall not be constructed in consultation with H.E. before requesting for C.C.

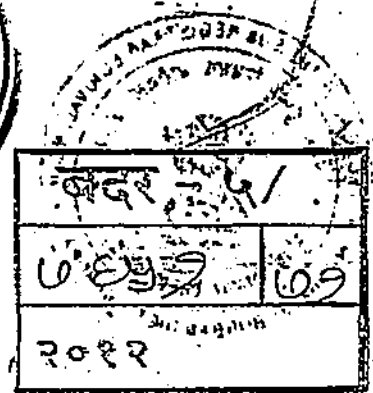


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24 AUG 2005

- 19. That provision for Reliance Energy / M.T.N.L. shall not be made.
- 20. That the conditions mentioned in the release letter of E.E.D.P. under No. CHE/59/DPWS/P&R dt. 7.6.2002 shall not be complied with before C.C.
- 21. That the P.C.O. charges shall not be paid to Insecticide Officer before requesting for C.C. for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall not be made as and when required by Insecticide officer for inspection of water tanks by providing safe and stable ladder etc. and requirements as communicated by the Insecticide Officer shall not be complied with.
- 22. That separate P.R.C. for setback shall not be submitted before requesting balance F.S.I.
- 23. That the proportionate sewerage line charges as worked out by Dy.Ch.Eng. (Sew.Planning) shall not be paid in that office before requesting for C.C.
- 24. That the Janata Insurance Policy shall not be submitted before C.C.
- 25. That the true copy of the sanctioned layout/subdivision/amalgamation approved under No. CE/1136/LOP dt. the terms and conditions thereof will into be submitted before requesting for C.C. and compliance thereof will not be done before submission of B.C.C.
- 26. That requisition of clause 45 & 46 of D.C.R. 91 shall not be complied and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.



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INCOME TAX DEPARTMENT

SAGARIKA AJIT BANI

HIRAK DAS

2010/1970

Partners' Account Number

AACPD3218M

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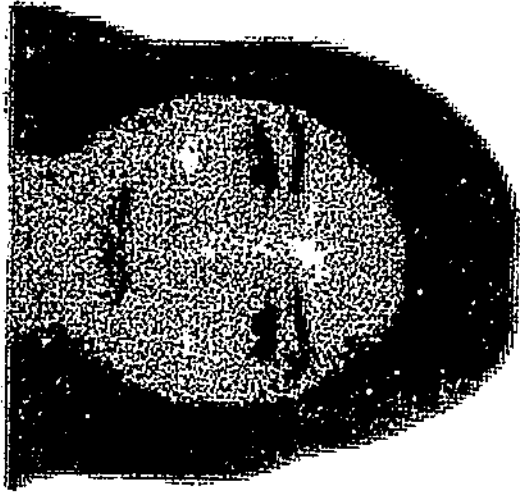
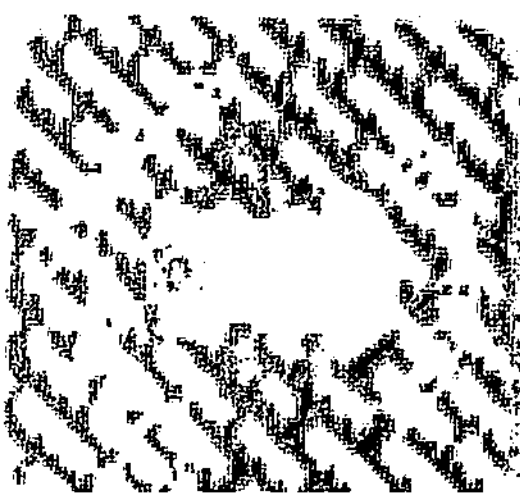
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GOVT OF INDIA



Valuation ID 20160829120
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मूल्यांकनाचे वर्ष 2016
जिल्हा मुंबई(उपनगर)
मूल्य विभाग 58-पहाडी-गोरेगाव पूर्व (बोरीवली)
उप मूल्य विभाग 58/271A लोढा पॅव्हेलियन संकुलनातील मिळकती.
सर्व्हे नंबर /न. भू. क्रमांक : इतर #

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.
खुली जमीन निवासी सदनिका कार्यालय दुकाने
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Home

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महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१६

१. दस्ताचा प्रकार : व्यक्तिगत अनुच्छेद क्रमांक: २५ (बी)
२. सादरकर्त्याचे नाव : सागरिका वाम
३. तालुका: मुंबई / अंधेरी / बोरीवली / कुर्ला
४. गावाचे नाव: पी. प्रस. पथकी गैरगाव
५. नगर भुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक:- ५४६/१, व दस्तात नमुद केव्याप्रमाणे
६. मूल्य दरविभाग (झोन):- ५८/२०१/म ७. उपविभाग: ---
७. मिळकतीचा प्रकार: खुली जमीन / निवासी / कार्यालय / दुकान / औद्योगिक
८. प्रति चौ. मी. दर:- २०६०० / --- / --- / ---
९. दस्तात नमुद केलेल्या मिळकतीचं क्षेत्रफळ:- ९८.९२ कारपेट बिल्ट अप चौ.मीटर/फूट
१०. कारपार्किंग: --- गल्ली: --- पोटमाळा:- ---
११. मजला क्रमांक:- २० वा मजला उदवाहन सुविधा आहे/नाही
१२. बांधकाम वर्ष:- --- घसारा: ---
१३. बांधकामाचा प्रकार:- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
१४. बाजारमुल्यदर तक्त्यातील मार्गदर्शक सूचना क्रं:- --- ज्यान्वये दिलेली घट / वाढ
१५. भाडेकरू व्याप्त मिळकत असल्यास:-
१. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) ---
२. नवीन इमारतीत दिलेले क्षेत्र:- ---
३. भाड्याची रक्कम:- ---
१६. लिहू अॅन्ड लायसन्सचा दस्त :-
निवासी/अनिवासी
१. प्रतिमाह भाडे रक्कम:- ---
२. अनामत रक्कम/आगावू भाडे:- ---
३. काळावधी ---
१७. निर्धारित केलेले बाजारमूल्य:- २०६००३३३ / २३९६०३३३
१८. दस्तामध्ये दर्शविलेली मोबदला :- ---
१९. देय मुद्रांक शुल्क:- ५००/- २०. भरलेले मुद्रांक शुल्क: ५००/-
२१. देय नोंदणी फी :- २००/-

लिपीक



सह दुध्यम निबंधक

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सह. दुय्यम निबंधक बोरीवली क्र-२
 मुंबई उपनगर जिल्हा.
 बरल - २/- ८७८६/२०१६
 पुस्तक क्रमांक-२, क्रमांक.....
 दिनांक 29 AUG 2016

सह. दुय्यम निबंधक बोरीवली क्र-२
 मुंबई उपनगर जिल्हा.





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दस्त गोपवारा भाग-2

वरल-2

दस्त क्रमांक:8186/2016

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दस्त क्रमांक :वरल-2/8186/2016

दस्ताचा प्रकार :-वक्षीसपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सागरिका अजित वाम पत्ता:प्लॉट नं: 22, माळा नं: -, इमारतीचे नाव: माऊंट व्यु, ब्लॉक नं: सेंट्रल बँकच्या मागे, सायन ट्रॉवे रोड, रोड नं: मानखुर्द, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AACPD3218M	लिहून देणार वय :-46 स्वाक्षरी:- 		
2	नाव:विक्रमादित्य अजित वाम पत्ता:प्लॉट नं: 22, माळा नं: -, इमारतीचे नाव: माऊंट व्यु, ब्लॉक नं: सेंट्रल बँकच्या मागे, सायन ट्रॉवे रोड, रोड नं: मानखुर्द, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:CLQPB7622G	लिहून घेणार वय :-19 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत वक्षीसपत्र चा दस्त ऐवज करून दिल्याचे कवुल करतात.
शिक्षा क्र.3 ची वेळ:29 / 08 / 2016 10 : 21 : 40 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:शिवलिंग - पाटील वय:30 पत्ता:एलपिस्टन मुंबई 25 पिन कोड:400025	स्वाक्षरी:- 		
2	नाव:अमित - गावडे वय:32 पत्ता:5/504, कोकाण विन्ड वील्डींग, कोकाण नगर, जोगेश्वरी पूर्व, मुंबई पिन कोड:400060	स्वाक्षरी:- 		

शिक्षा क्र.4 ची वेळ:29 / 08 / 2016 10 : 22 : 16 AM

शिक्षा क्र.5 ची वेळ:29 / 08 / 2016 10 : 22 : 34 AM नोंदणी पुस्तक 1 मध्ये

सह दु.नि.का-वोरीवली?

EPayment Details.

sr.	Epayment Number
1	MH003799299201617E

Defacement Number
0002243977201617



8186 / 2016

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बरल - २/		
८१६	३४	३६
२०१६		

Summary I (Goshwara Bhag-1)

सोमवार, 29 ऑगस्ट 2016 10:49 म.पू.

दस्त गोपवारा भाग-1

वरल-2

दस्त क्रमांक: 8186/2016

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दस्त क्रमांक: वरल-2 /8186/2016

वाजार मुल्य: रु. 2,31,60,333/- मोचदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. वरल-2 यांचे कार्यालयात

पावती:9632

पावती दिनांक: 29/08/2016

अ. क्र. 8186 वर दि.29-08-2016

सादरकरणाचे नाव: सागरिका अजित वाम

रोजी 10:19 म.पू. वा. हजर केला.

नोंदणी फी

रु. 200.00

दस्त हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

[Handwritten Signature]

दस्त हजर करणाऱ्याची सही:

एकुण: 920.00

सह दु.नि.का-बोरीवली2

सह दु.नि.का-बोरीवली2

दस्ताचा प्रकार: बक्षीसपत्र

मुद्रांक शुल्क: जर निवासी आणि कृषी मालमत्ता ही पती, पत्नी, मुलगा, मुलगी, नातू, नात, मरण पावलेल्या मुलाची पत्नी यांना बक्षीस दिलेली असेल तर.

शिक्षा क्र. 1 29 / 08 / 2016 10 : 19 : 42 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 29 / 08 / 2016 10 : 20 : 19 AM ची वेळ: (फी)

प्रतिज्ञापत्र	
<p>* सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत आयलेल्या तरतूदीनुसारच नोंदणीस दाखल वेगलेला आहे. * दस्तातील संपूर्ण पत्राचा विषयवस्तू अश्वत्थी, साक्षीदार व सौचत जोडलेल्या दस्तऐवजांची सत्यता, वैधता, कायदेशीर वाचीसाठी दस्त निष्पादनात कायदेशीर राहतील.</p>	
<p><i>[Handwritten Signature]</i> लिहून देणारे :</p>	<p><i>[Handwritten Signature]</i> लिहून देणारे :</p>





30 August, 2016

सूची क्र.2

दुपयम निबंधक : सह दु.नि. बोरीवली 2

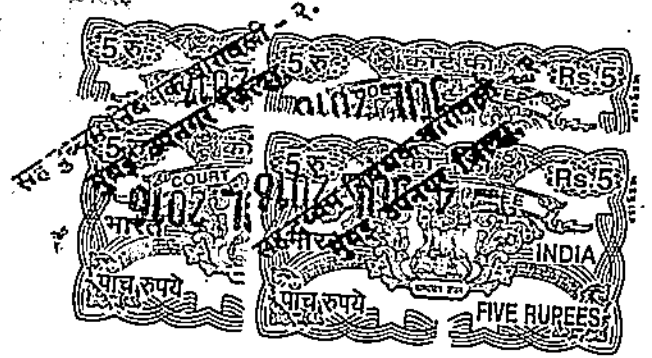
दस्त क्रमांक : 8186/2016

नोंदणी 63

Regn. 63m

याचाचे नाव : पी.एस.पहाडीगोरगांव

(1) विलेखाचा प्रकार	वकीलपत्र
(2) मोचदला	रु.0/-
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार अकारणी देतो की पट्टेदार ते नमुद करावे)	रु.23,160,333/-
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	586/1/257(G), पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिहा नं: 2004-ए, भाळा नं: 20, इमारतीचे नाव: ए विंग,वेनेझिया, ब्लॉक नं: ऑफ वेस्टर्न एक्सप्रेस हायवे, रोड : गोरगांव पूर्व,मुंबई, इतर माहिती: दस्तात नमुद केल्याप्रमाणे 98.92 चौ.मीटर
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव:- सागरिका अजित घाम ;वय: 46; पत्ता :-प्लॉट नं: 22, माळा नं:- इमारतीचे नाव: मार्जेट ब्यु, ब्लॉक नं: सेंट्रल बँकच्या मागे, सायन ट्रांवे रोड, रोड नं: मुंबई, महाराष्ट्र, मुम्बई, पिन कोड:- 400088 पॅन नंबर: AACPD3218M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:- विक्रमादित्य अजित घाम ; वय: 19; पत्ता:-प्लॉट नं: 22, माळा नं:- इमारतीचे नाव: मार्जेट ब्यु, ब्लॉक नं: सेंट्रल बँकच्या मागे, सायन ट्रांवे रोड, रोड नं: मुंबई, महाराष्ट्र, मुम्बई, पिन कोड:- 400088; पॅन नं:- CLQPB7622G;
(9) दस्तऐवज करून दिल्याचा दिनांक	27/08/2016
(10) दस्त नोंदणी केल्याचा दिनांक	29/08/2016
(11) अनुक्रमांक,छंड व पृष्ठ	8186/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.500/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.200/-
(14) शेरा	



Null

If Gift is of Agricultural or Residential property and is in favor Husband, Wife, Son, Daughter, Grandson, Granddaughter or Wife of deceased son.

खरी प्रत

सह दुपयम निबंधक बोरीवली- २,
मुंबई उपनगर जिल्हा.