



22/01/2021

सूची क्र.2

दुष्यम निबंधन : सठ दु.नि. कुस्तं 4

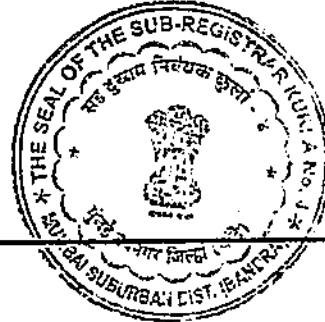
दस्त क्रमांक : 11187/2020

नोंदणी :

Regn:63m

नामधे नाम : फांगुर

(1) विलेखाचा प्रकार	65-चुक दुस्तती पत्र
(2) मोवदला	1
(3) बाजारभाव(भाडेपट्ट्याच्या वायलितपट्टाकार आकारणी देतो की पट्टेदार ते समुद करावे)	1
(4) भू-नापन, पोटहिस्सा व घरक्रमांक (असल्यात)	1) पासिकेचे नाव: मुंबई ननपा इतर वर्णन : इतर माहिती: दस्त क्रमांक.. करत-4-7633-2020 चे चुक दुस्तती पत्र सदर दस्तातील सदानिकेचा दस्तान जोडलेला नवाशा बदलनेवावत((C.T.S. Number : 1004, 1005pt, 1007pt, 1007/3pt, 1007/4, 1009pt, 1009/5, 1009/6, 1010pt, 1013pt, 1014pt, 1014/1 to 1014/6, 1017, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/9. ;))
(5) क्षेत्रफळ	1) 83.08 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात आलेले तेंप.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यात, प्रतिवादिचे नाव व पता.	1): नाव:- एवी रियल इस्टेट प्राइवेट लिमिटेड चे ऑथोराइज सिग्नेटरी सचिन यतलवार तर्फे मुदितयार गणेश आर शेट्टी वय:- 58; पता:- प्लाट नं. -, माळ नं: 4 था भजला , इमारतीचे नाव: रुणवाल एंड ओमश्वर इन्फेकर, ब्लॉक नं: सायन ईस्ट, रोड नं: सायन चुवाभट्टी सिंगनाक चा समोर, जॉक ईस्टर्न एक्स्प्रेस हाईवे, महाराष्ट्र, MUMBAI. पिन कोड:- 400022 पॅन नं:- AADCE7724P
(8) दस्तऐवज करून घेणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यात, प्रतिवादिचे नाव व पता	1): नाव:- रजनी संजय विरवाडकर वय:- 47; पता:- प्लॉट नं: 3ए/1001, माळ नं: -, इमारतीचे नाव: एन.जी रॉयल पार्क सीएचएस लिमिटेड, ब्लॉक नं: कान्जूरमार्ग ईस्ट, रोड नं: प्लाट सी-2, महाराष्ट्र, MUMBAI. पिन कोड:- 400042 पॅन नं:- ADHPB222/A 2): नाव:- संजय रामचंद्र विरवाडकर वय:- 52; पता:- प्लॉट नं: 3ए/1001, माळ नं: -, इमारतीचे नाव: एन.जी रॉयल पार्क सीएचएस लिमिटेड, ब्लॉक नं: कान्जूरमार्ग ईस्ट, रोड नं: प्लाट सी-2, महाराष्ट्र, MUMBAI. पिन कोड:- 400042 पॅन नं:- ACLPB2180P
(9) दस्तऐवज करून दिल्याचा दिनांक	19/11/2020
(10) दस्त नोंदणी केल्याचा दिनांक	19/11/2020
(11) अनुक्रमांक, खंड व पृष्ठ	11187/2020
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावप्रमाणे नोंदणी शुल्क	300
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अंतुष्टेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ वर नोंदवही अद्ययावत करणे गरजेचे आहे.

Index-2(सूची - २)

या व्यवहाराचे विवरण पत्र ई-मेल द्वारे मुहूर्तमुद्रा महानगरपालिकेत पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 21/11/2020) toMunicipal Corporation of Greater
Mumbai.

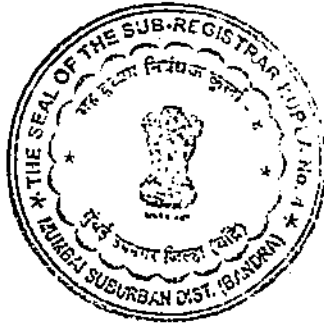
No need to spend your valuable time and energy to submit this documents in person.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAJANI SANJAY BIRWADKAR	eChallan	02608672020111149235	MH006942385202021E	500.00	SD	0003239873202021	19/11/2020
2		DHC		1111202017042	1420	RF	1111202017042D	19/11/2020
3	RAJANI SANJAY BIRWADKAR	eChallan		MH006942385202021E	100	RF	0003239873202021	19/11/2020
4		DHC		1111202017019	2000	RF	1111202017019D	19/11/2020

{SD:Stamp Duty} {RF:Registration Fee} {DHC: Document Handling Charges}



अरी मत

सह. दुर्यम निबंधक कुर्ला-४
मुंबई उपनगर जिल्हा

श्री ...प. वि. प. म. म. म......
यांना रकम रु. २२१११२९२९
वर्षानुसार भरकल दिली.
दिनांक :- २२/११/२०२१

सह दुर्यम निबंधक कुर्ला-४
मुंबई उपनगर जिल्हा

११/११/२०२१

१५/११/२०२१



391/11187

पावती

Original/Duplicate

Thursday, November 19, 2020

नोंदणी क्र. :39म

4:12 PM

Regn.:39M

पावती क्र.: 12087 दिनांक: 19/11/2020

मावाचे नाव: कांजुर

दस्तऐवजाचा अनुक्रमांक: करल4-11187-2020

दस्तऐवजाचा प्रकार : 65-चुक दुरुन्ती पत्र

मादर व रणान्याचे नाव: रजनी संजय विरवाडकर

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 3420.00

पृष्ठांची संख्या: 171

एकूण:

रु. 3520.00

DELIVEREDआपणाम मूळ दस्त ,थंघनेल प्रिंट,सूची-२ अंदाजे
4:29 PM ह्या वेळेस मिळेल.

सह दु.निबंधक कुर्ला - 4

वाजार मूल्य: रु.1/-

मोवदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह. दुय्यम निबंधक कुर्ला - ४
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1111202017019 दिनांक: 19/11/2020

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.1420/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1111202017042 दिनांक: 19/11/2020

वैकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006942385202021E दिनांक: 19/11/2020

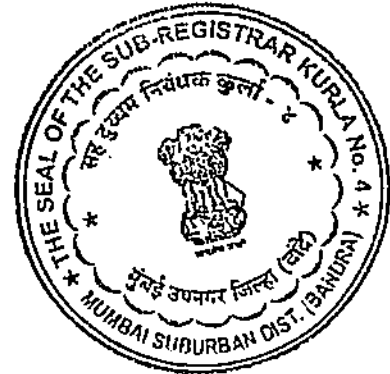
वैकेचे नाव व पत्ता:

DELIVERED

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1111202017042	Date	11/11/2020
Received from RAJANI SANJAY BIRWADKAR, Mobile number 9619976344, an amount of Rs.1420/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	IDIB	Date	11/11/2020
Bank CIN	10004152020111114771	REF No.	2333010315
This is computer generated receipt, hence no signature is required.			

करल-४
 १११८८ १ १८९
 २०२०

[Handwritten signatures]



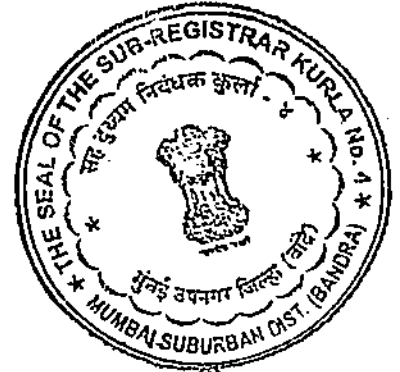
1



Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1111202017019	Date	11/11/2020
Received from RAJANI SANJAY BIRWADKAR, Mobile number 9619976344, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	IDIB	Date	11/11/2020
Bank CIN	10004152020111114749	REF No.	2333003454
This is computer generated receipt, hence no signature is required.			

करल-४
 १११८७ २१७९
 २०२०

Sanjay Birwadkar
Rajani Sanjay Birwadkar





1





CHALLAN
MTR Form Number-6



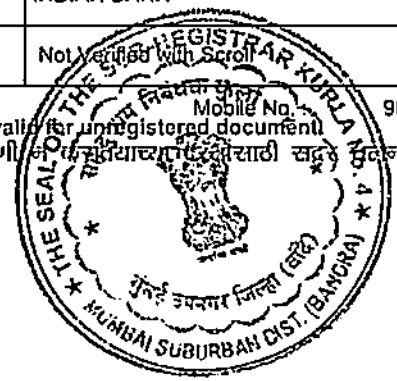
GRN	MH006942385202021E	BARCODE	11 1111 1111111111 1111 11111111111111111111		Date	11/11/2020-20:36:10	Form ID	25.2
Department					Inspector General Of Registration			
Type of Payment					Registration Fee			
Stamp Duty					Payer Details			
Office Name					KRL4_JT SUB REGISTRAR KURLA NO 4			
Location					MUMBAI			
Year					2020-2021 One Time			
Account Head Details					Amount In Rs.			
0030045501 Stamp Duty					500.00			
0030063301 Registration Fee					100.00			
Total					600.00			
Payment Details					INDIAN BANK			
Cheque/DD Details					FOR USE IN RECEIVING BANK			
Cheque/DD No.					Bank CIN			
Name of Bank					Ref. No.			
Name of Branch					02608672020111149235 2332966328			
					Bank Date			
					RBI Date			
					11/11/2020-20:36:53			
					Not Verified with RBI			
					Bank-Branch			
					INDIAN BANK			
					Scroll No. , Date			
					Not Verified with Scroll			

Remarks (If Any)
PAN2=AADCE7724P~SecondPartyName=EVIE REAL ESTATE PRIVATE LIMITED-

Amount In Words
Six Hundred Rupees Only

करल-४
९९९८७ ३ ९८९
२०२०

Department ID :
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दुय्यम नियमक कार्यालयात नोंदणी करावयाच्या दस्त्यांसाठी लागू आहे. नोंदणी केवळ दुय्यम नियमक कार्यालयाच्या दस्त्यांसाठी लागू नाही.



[Handwritten signatures]



करल-४	
९९९८८	५९८९
२०२०	

DEED OF RECTIFICATION

THIS DEED OF RECTIFICATION is made at Mumbai on this 19th of November 2020.

BETWEEN

EVIE REAL ESTATE PRIVATE LIMITED a company incorporated under the provisions of the Companies Act, 1956 having its Corporate office at Runwal & Omkar Esquare, 4th Floor, Opp. Sion Chunabhathi Signal, off Eastern Express Highway, Sion (E), Mumbai- 400 022 (through its duly Authorized Signatory Mr. SACHIN BATTALJAR, authorized under Board Resolution/POA dated 28/12/18), hereinafter referred to as the "the Promoter" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the ONE PART



AND

RAJANI SANJAY BIRWADKAR (Pan No. ADFPB2227A) aged about 47 years & SANJAY RAMCHANDRA BIRWADKAR (Pan No. ABGHS3016P) aged about 52 years, residing at 3A/1001, PLOT C-2, N.G. ROYAL PARK CHS LTD, KANJURMARG EAST, MUMBAI-400042., hereinafter called "THE ALLOTTEE" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, executors, administrators and assigns); being the party of the Second Part.

Promoter and Allottee/s collectively referred to as the "Parties"

WHEREAS the by and under the Agreement for Sale PROMOTER and the ALLOTTEE/S have executed an Agreement dated - 24th September 2020 for sale of Flat No. A-3204, 2 BHK type, having area admeasuring 73.65sq. metres carpet area plus 00 sq. metres deck area and 1.83 sq. metres utility area as per RERA, on the 32nd Floor of the in Building No. A (IVY) ("said Flat"), with 1 (one) car park, in the project known as "RUNWAL BLISS" and same has been registered with Sub-Registrar vide under Serial No KRL4-7633-2020 on 24th September 2020, , for the total consideration of Rs.- 1,47,44,360/- (Rupees One Crore Forty Seven Lakhs Forty Four Thousand Three Hundred Sixty Only) and on the other terms and condition specifically set out therein (hereinafter referred to as the "said Agreement for Sale").

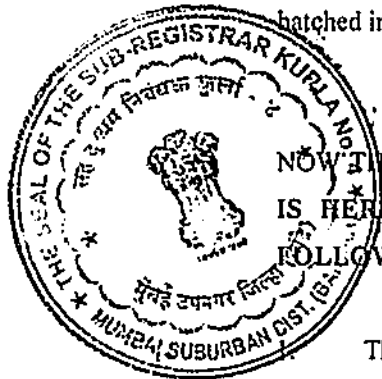
[Handwritten signatures]

करल-४		
१११८७	५	१०९
२०२०		

At the time of execution and registration of the said Agreement for Sale said Flat i.e. A-3204 has been hatched with red line on the floor plan of 32nd floor of the said building -A (IVY) at the running page no 33 out of 206 of the said Agreement for sale dated 24th September 2020.

WHEREAS after the execution and registration of the said Agreement for Sale the Parties have noticed that the plan of the said Building No -A (IVY) was amended by the Municipal Corporation of Greater Mumbai ("MCGM") by their Amended Approval bearing No.CHE/ES/1699/S/337(NEW)/337/13 dated 20.10.2020 ("Amended Approval"). Due the plans being amended by the MCGM the said Flat No.A-3203 has been changed internally to Flat No.A-3204 on the floor 32 of the said Building No. A (IVY). Attached hereto and marked as Annexure "___" is the floor plan showing the said Flat No. A-3204, hatched in red line as the said Flat No. 3204 on the 32nd floor of the said building -A (IVY) at the running page no 33 out of 206 of the said Agreement for sale dated 24th September 2020.

AND therefore Parties have decided to rectify the error/ mistake occurred, by executing and registering this Deed of Rectification to correct the said the Flat No. 4 (i.e. 3204) in the Building No A (IVY), as hatched in red colour on the floor plan annexed hereto as Annexure "___) in the project known as "Runwal Bliss" in the manner stated hereinafter:- A copy of the floor plan showing the Flat No.A-3204 is hatched in red colour on the plan annexed hereto as Annexure "___".



NOW THEREFORE THIS DEED OF RECTIFICATION WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS

The recital mentioned herein above shall always form an integral part of this Deed of Rectification.

2. The Allottee has already paid to the Promoter part consideration in respect of the said Flat till date as mentioned in the said Agreement for Sale and balance Sale Consideration and other charges is payable by the Allottee to the Promoter as per the terms and condition specifically set out in the said Agreement for Sale. It is expressly, unconditionally and irrevocably agreed, accepted and undertaken by the Allottee that, the Allottee shall pay to the Promoter the balance Sale Consideration as and when due for payment.
3. That the Parties are now desirous to rectify the error occurred in the said Flat due to the Amended Approval by MCGM i.e. Flat No.3204 hatched with red line on the floor plan of 32nd floor of the said Building -A (IVY) at the running page no 33 out of 206 of the said Agreement for Sale dated 24th September 2020 . A

2

करल-४
१११८७ ६१७१
२०२०

copy of the said Agreement for Sale dated 24th September, 2020 is annexed therein as annexure –“A” .

4. Save and except the aforesaid rectification in respect of change and correct in respect of the said Flat No.3204 as per the floor plan hatched in red colour in the floor plan annexed hereto as Annexure “ “all the other terms and conditions of the said Agreement for Sale shall remain unchanged and the same shall unconditionally be binding between the Parties as specifically set out therein.
5. All references to the said Flat in the said Agreement for Sale dated 24/09/2020 shall now mean and consider as Flat No 3204 as per the floor plan hatched in red colour in the plan annexed hereto as Annexure “ “ in the Building known as -A (IVY) All the other terms and conditions of the Agreement for Sale shall remain unchanged and same shall be binding between the Parties hereto.
6. This deed shall be binding on legal heirs, executors, successors and assigns of the Parties.
7. The stamp duty, registration charges and costs incidental to registration of this Deed shall be borne and paid by the Allottee alone.



SCHEDULE OF PRPERTY

The Flat No. A-3204, 2 BHK type admeasuring 73.65 sq. metres plus 1.83 square meters utility area on the 32nd Floor with 1(One) car park in Building No. A (IVY) of the project known as “RUNWAL BLISS” is being developed All that pieces and parcels of land admeasuring about CTS Nos. 1004, 1005(part), 1005/1, 1006, 1007/3(part), 1007(part), 1007/4, 1009(part), 1009/5, 1009/6, 1010(part), 1013(part), 1014(part), 1014/1 to 1014/6, 1017, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/9 admeasuring 89,866.04 square meters of Village Kanjur, Taluka Mulund, District Mumbai Suburban situated at Kanjur Marg (E), Mumbai – 400 042 within the Registration District and Sub-District of Mumbai City and Mumbai Suburban. A copy of the floor plan showing the Flat No.A-3204 is hatched in red colour on the plan annexed hereto as Annexure “ “.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and on the day and the year first herein above stated.

SIGNED & DELIVERED

by the within named
PROMOTER

[Signature]
[Signature] 3/11

करल-४		
१११८७	५	१७१
२०२०		

For Evie Real Estate Private Limited

Private Limited
through its Director/Authorised Signatory

Sachin
Authorized Signatory



Sachin Battalwar

SIGNED & DELIVERED
by the within named
ALLOTTEE/s

1) Mrs. Rajani Sanjay Birwadkar

2) Mr. Sanjay Ramchandra Birwadkar

In the presence of the witnesses:

1. Name: Vamansing Pradeep Mungro

2. Name: Saurabh Mungro

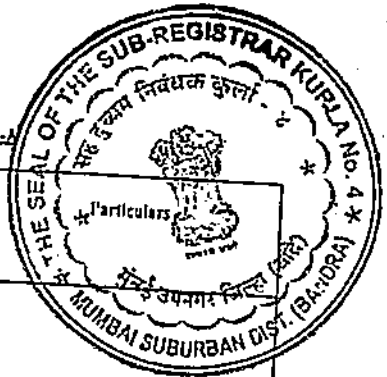


करल-४
 १११८८ ✓ १११९
 २०२०

EVIE REAL ESTATE PRIVATE LIMITED

TO WHOMSOEVER IT MAY CONCERN

Details of Encumbrance on Project: Runwal Bliss Wing - 2



Sr. No.	Lender	Borrower Mortgagee	Mortgagee	Date of Indenture of Mortgage/ Trust Deed	Registration Number and Date	
1	PIRAMAL FINANCE LIMITED ADDRESS: 4th Floor, Piramal Tower Annex, Ganpatrao Kadam Marg, Lower Parel Mumbai- 400013	Evie Real Estate Private Limited	IDBI Trusteeship Services Limited (Debenture Trustee) ADDRESS Asian Building Ground Floor, 17, R. Kamani Marg, Ballard Estate, Mumbai - 400 001	27-01-2016	KRL1-921-2116 27-01-2016	1. First pari passu charge over 32,387.59 sq. mtrs of land. 2. Hypothecation and escrow of all receivables.
2	PIRAMAL FINANCE LIMITED ADDRESS: 4th Floor, Piramal Tower Annex, Ganpatrao Kadam Marg, Lower Parel Mumbai- 400013	Evie Real Estate Private Limited	IDBI Trusteeship Services Limited (Security Trustee) ADDRESS: Asian Building Ground Floor, 17, R. Kamani Marg, Ballard Estate, Mumbai - 400 001	28-09-2016 and 22-06-2017	KRL2-9511-2016 28-09-2016 And KRL2-7550-2017 15-07-2017	1. First pari passu charge over 32,387.59 sq. mtrs of land. 2. First and exclusive charge over 53,198.45 sq. mtrs of land. 3. First and exclusive charge over development rights of leasehold land admeasuring 4,280 sq. mtrs. 4. Hypothecation and escrow of all receivables



Regd. Office: Runwal & Omkar Esquars, 4th Floor, Opp. Sion - Chunarhat Signal, Sion (E), Mumbai - 400 022.
 T: +91 22 6116 2000 • F: +91 22 2403 3702 • E: corporate@runwal.com • W: www.runwal.com
 CIN : U74999MH2014PTC251834

EVIE REAL ESTATE PRIVATE LIMITED

527-8
99904 | 2909

2020

3	PIRAMAL ENTERPRISES LIMITED ADDRESS: Nicholas Piramal Tower, Peninsula Corporate Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013	Evie Real Estate Private Limited	IDBI Trusteeship Services Limited (Security Trustee) ADDRESS Asian Building, Ground Floor, 17, R. Kamani Marg, Ballard Estate, Mumbai - 400 001	09-05-2017	KRL2-4786-2017 11-05-2017	1. Second charge over 32,387.59 sq. mtrs of land. 2. Second charge over 53,198.43 sq. mtrs of land. 3. Second charge over development rights of leasehold land measuring 4,280 sq. mtrs. 4. Hypothecation and escrow of all receivables
4	KKR India Asset Finance Private Limited	Evie Real Estate Private Limited	IDBI Trusteeship Services Limited (Security Trustee) ADDRESS Asian Building, Ground Floor, 17, R. Kamani Marg, Ballard Estate, Mumbai - 400 001	18-01-2017	KRL2-359-2017 19-01-2017	First charge over (1) 194 Identified residential Units. (2) 57 Additional residential Units. along with all the receivables.

For Evie Real Estate Private Limited



करल-४

१११८७/२१७७

२०२०

WADIA GHANDY & CO.

- 3. For the purpose of this Report, we have through our search clerk, conducted searches at the Office of the Sub-Registrar of Assurances, Mumbai. However, searches at the office of the Sub-Registrar of Assurances are subject to the availability of records and also to records being torn and mutilated.
- 4. For the purpose of this Report, we have also caused searches to be conducted of the records of the Registrar of Companies as specified hereinbelow. However, searches of the records of the Registrar of Companies are subject to the availability of records on the date of inspection.
- 5. We have not formed any opinion on the approval required from the concerned authorities for the development or construction of the said Land or any part thereof.
- 6. This Report has been prepared in accordance with the law of India.



CHAIN OF TITLE

We have taken the year 1957 as the root of title for the purpose of investigation of title to the said Land.

C. FREEHOLD LAND

- 1. By and under an Indenture of Conveyance and Assignment dated 26th August, 1957 executed by and between the Kanjur Co-operative Housing Society Limited, a society registered then under the provisions of the Bombay Co-operative Societies Act, 1925 of the First Part (herein referred to as "the Society" and hereinafter referred to as "Kanjur Society"), Silaram Shridhar Kale (herein referred to as the Confirming Party) of the Second Part and Crompton Parkinson (Works) Private Limited (now known as CG) and registered with the office of the Sub-Registrar of Assurances under Serial No. 1407 of 1957 ("the Indenture of Conveyance and Assignment"), the Kanjur Society sold, transferred, conveyed and assigned unto and in favour of CG land measuring 1,61,893.75 square yards equivalent to approximately 85,183.175 square meters and more particularly described in the First and Second Schedules the under written and on the terms and conditions more particularly stated therein ("Freehold Land").

DA

WADIA GHANDY & CO.

D. LEASEHOLD LAND

1. By and under an Indenture of Sub-lease dated 26th August 1957 ("the First Sub-Lease") executed by and between Sir Mahomed Yusuf Kholi, (herein and hereinafter referred to as "the Sub-Lessor") of the First Part, Phiroze Jehangir Meherjiwani (herein referred to as the First Confirming Party) of the Second Part, Shripad Sitaram Datar (herein referred to as the Second Confirming Party) of the Third Part and the Kanjur Society of the Fourth Part, and registered with the office of the Sub-Registrar of Assurances under Serial No. 1329 of 1957, the Sub-Lessor has assigned, unto Kanjur Society, land measuring 76,625.50 square yards equivalent to approximately 64,058.918 square meters and more particularly described in the Second and Third Schedules hereunder written, on the terms and conditions more particularly stated therein ("Leasehold Land A"). The Leasehold Land A was appropriated within the meaning of the Salsette Estates (Land Revenue Exemption Abolition) Act, 1954 (the said Act). Under the First Sub-Lease, there are no restrictions on transfer or assignment of the Leasehold Land A.

2. By and under an Indenture of Sub-lease dated 26th August 1957 executed by and between the Sub-Lessor of the First Part, Phiroze Jehangir Meherjiwani (herein referred to as the First Confirming Party) of the Second Part, Shripad Sitaram Datar (herein referred to as the Second Confirming Party) of the Third Part and the Kanjur Society of the Fourth Part, and registered with the office of the Sub-Registrar of Assurances under Serial No. 1341 of 1957 ("the Second Sub-Lease") the Sub-Lessor has assigned, unto Kanjur Society, land measuring 53,619.50 square yards equivalent to approximately 44,822.90 square meters and more particularly described in the Second Schedule hereunder written, on the terms and conditions more particularly stated therein ("Leasehold Land B"). The Leasehold Land B was appropriated within the meaning of the said Act. Under the Second Sub-Lease, there are no restrictions on transfer or assignment of the Leasehold Land B. The Leasehold Land A and the Leasehold Land B shall, respectively, be referred to as the "Larger Leasehold Land".

By and under the Indenture of Conveyance and Assignment, the Kanjur Society assignee unto and in favour of CG. ... portion of the Larger Leasehold land measuring 76,625.5 square yards equivalent to 64,058.918 square

करल-४
१११८८
२०२०



D.A.

करल-४

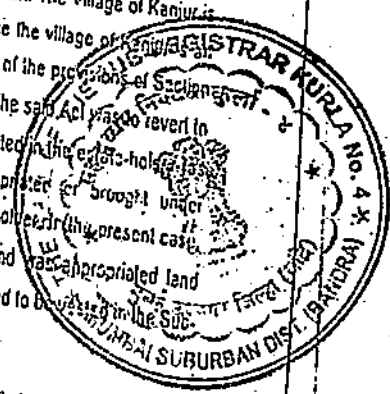
१११८७/१७१

२०२०

WADIA GHANDY & CO

maters and more particularly described in the Third Schedule hereunder written, on the terms and conditions more particularly stated therein ("CG Leasehold Land").

4. The said Act came into force and the provisions of the said Act were made applicable to the Village of Kanjur from 1st March 1952. The Village of Kanjur is specified in the Schedule to the said Act and hence the village of Kanjur is estate as defined under the said Act. On a reading of the provisions of Section 4(b) of the said Act, it appears that the intention of the said Act was to revert to the Government such waste lands, as originally vested in the estate-holders (as defined in the said Act) which were not appropriated for brought under cultivation before 14th August 1951 by such estate-holders (in the present case as mentioned above, as the Larger Leasehold Land was appropriated land within the meaning of the said Act, the same continued to be held in the Sub-Lessor.
5. Therefore in light of what is stated above, CG is entitled to the Freehold Land and CG Leasehold Land, on the terms and conditions mentioned in the Indenture of Conveyance and Assignment. We have perused a copy of the fresh certificate of incorporation dated 2nd August 1956 issued by the Office of the Registrar of Companies which records that the name of Crompton Parkinson (Works) Limited has been changed to Crompton Greaves Limited.
6. CG has declared that to the best of its knowledge, no breach has been committed by CG of the terms and conditions of the First Sub-Lease or the Second Sub-Lease and no notice of default or termination has been received by CG from the Sub-Lessor (or its successors-in-title). CG has also declared that the rent for the financial year ending 31st March 2013 and 31st March 2014 have somehow not been accepted by the Sub-Lessor and were therefore sent by registered post. The letters were returned to CG, without assigning any reason. CG has declared that, other than as mentioned above herein, rent for all the previous years was duly paid and accepted by the Sub-Lessor.
7. Indenture dated 26th August 1957 executed between Kanjur Society and CG (then known as Crompton Parkinson (Works) Private Limited) whereby an indemnity of title has been granted by Kanjur Society in favour of CG as specified therein in respect of a portion of the Larger Land as specified therein.



DA

0. By and under an Indenture dated 27th April 1958 between the Kanjur Society and CG (then known as Crompton Parkinson (Works) Private Limited) and registered with the office of the sub-registrar of assurances under serial no. 1484 of 1958, Kanjur Society has granted a covenant in favour of CG for production of title deeds, as specified therein.

E. OTHER AGREEMENTS WITH RESPECT TO THE LARGER LAND

कर ००१४
 ९९९०८
 २०२०

1. By and under an Agreement dated 15th April, 2005 executed by and between CG (herein referred to as Vendors) of the First Part and Sea Lanes Shipping Services (herein referred to as Purchasers and hereinafter referred to as "Sea Lanes") of the Second Part and registered with the office of the Sub-Registrar of Assurances at Serial No. 2302 of 2005, CG has sold, transferred and assigned land bearing Survey No. 53, CTS No. 10.3 (Part), Village Kanjur, Kanjur (East), Mumbai - 400 042 Suburban Ward No. 5 admeasuring approximately 1,172.916 square meters in favour of Sea Lanes on the terms and conditions more particularly mentioned therein ("Sea Lanes Freehold Land Agreement").

2. By and under an Agreement dated 15th April, 2005 executed by and between CG (herein referred to as the Assignors) of the First Part and Sea Lanes (herein referred to as Sub-Lessees) of the Second Part and registered with the office of the Sub-Registrar of Assurances at Serial No. 2303 of 2005, CG has assigned land bearing Survey No. 53, CTS No. 10.4 (Part), Village Kanjur, Kanjur (East), Mumbai - 400 042 Suburban Ward No. 5 admeasuring approximately 620.919 square meters to Sea Lanes on the terms and conditions more particularly mentioned therein ("Sea Lanes Leasehold Agreement"). By and under the Sea Lanes Freehold Agreement and Sea Lanes Leasehold Agreement land collectively admeasuring 2263.837 square meters has been sold or assigned, as the case may be to Sea Lanes ("Sea Lane Land").

On the basis of the declaration of CG and Architect's Certificate, the Sea Lanes and does not form part of the said Land. The Sea Lanes Land bears CTS Nos. 1013 (part) and 1014 (part), which do not form part of the said Land.

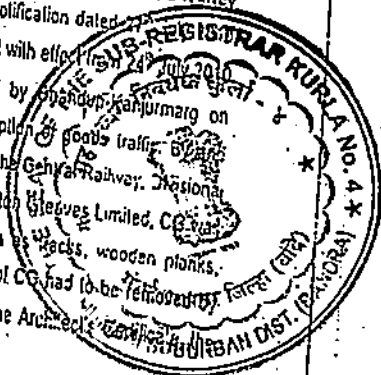


DA

करल-४		
१११	८	१६१७
२०२०		

WADIA GHANDY & CO.

4. By and under a Railway Private Siding Agreement dated 24th January, 1992 executed between the President of India acting through the Central Railway Administration (herein and hereinafter referred to as "the Railway Administration") of the First Part and CG (herein referred to as the Applicant) of the Second Part, the Railway Administration agreed to construct, partly on the land of the Railway Administration and partly on the land of CG, a railway siding in the manner provided therein. In the notification dated 24th July 2010 issued by the Central Railway, it is recorded that with effect from 24th July 2010 the Crompton Greaves Limited siding served by ~~Wandur~~ ~~Kanjurmarg~~ on Mumbai division had been closed for all description of goods traffic. Under a letter dated 9th April 2012 addressed by the General Manager, Crompton Greaves Limited, CG to the Office to Ms. Prili Vyas, Deputy Manager, Crompton Greaves Limited, CG to inform that all permanent way materials such as tracks, wooden planks, walgh-bridge etc. of sidings within the premises of CG had to be removed. CG. On the basis of the declaration of CG and the Architectural Department, railway siding did not form part of the said Land.



F. LITIGATION

CG has declared that to the best of its knowledge, there is no pending or threatened litigation with respect to the said Land and/or against CG, which may affect the said Land in any manner. We have relied on the declaration of CG with respect to the same.

G. ULC ORDERS

1. The following orders have been passed under the Urban Land (Ceiling and Regulation) Act, 1976 ("ULC Act") with respect to the said Land:

a. By and under an order dated 30th December 1993 passed by the Government of Maharashtra, Housing and Special Assistance Department in favour of CG, the Government of Maharashtra, Housing and Special Assistance Department granted exemption to CG under section 26 (1) of the ULC Act for construction of various works as specified therein ("Original Residential Land Order"), on the terms and conditions as stated therein. A corrigendum dated 6th October 1998 ("The Corrigendum") was issued by the Government of Maharashtra,

D.A.

Housing and Special Assistance Department to the Original Residential Land Order pursuant where to certain amendments were made to the Original Residential Land Order as specified therein, on the terms and conditions as stated therein. The Original Residential Land Order and the Corrigendum are hereinafter collectively referred to as "the Residential Land Orders";

b. Pursuant to a statement filed by CG under section 6 of the ULC Act, by and under an order dated 5th August 1999 passed by the Additional Collector and Competent Authority ULC Act (the Competent Authority) in respect of inter-alia, the said Land, an area measuring 0.59847 square metres was declared as surplus vacant land ("Surplus Vacant Land") for the reasons mentioned therein ("the 8(4) Order");

करल ३
११.१०.०६/१०९
२०२०

c. Thereafter, correspondence was exchanged between CG and Joint Director of Industries, the Competent Authority and the Urban Development Department, Government of Maharashtra with respect to the Surplus Vacant Land under the 8(4) Order;

d. A notification dated 30th May 2005 was issued by the Government of Maharashtra stating that the Surplus Vacant Land vested with the Government of Maharashtra with effect from 6th June 2005. A notice dated 6th October 2005 was issued by the Government of Maharashtra under section 10(5) of the ULC Act, wherein the Government of Maharashtra called upon CG to surrender the Surplus Vacant Land to the City Survey officer on 6th November 2005.

e. Pursuant to the aforesaid notice dated 6th October 2005 issued by the Government of Maharashtra, CG filed an appeal under section 33 of the ULC Act before the Additional Commissioner, Kankari Division, Mumbai. By and under an order dated 30th November 2005 passed by the Additional Commissioner, Kankari Division, Mumbai, the appeal filed by CG was partly allowed and the proceedings under section 10 of the ULC Act were set aside and the matter was remanded to the Competent Authority for fresh enquiry.

DA

5



करल-४	
१११८७	२१/१०/१९
२०२०	

WADIA GHANDY & CO.

1. A review order dated 23rd November 2007 was passed by the Government of Maharashtra, through the Urban Development Department, in respect of the aforesaid order dated 6th November 2006 passed by the Additional Commissioner, Konkan Division. In this order, it was inter-alia held that the action taken under the ULC Act would stand cancelled if exemption from the Surplus Vacant Land by the Directorate of Industries and the exemption was done then action under section 10(3) of the ULC Act would be continued. The Directorate of Industries is directed to take action within 5 (five) days.
2. By and under a letter dated 11th June 2008 addressed to the Directorate of Industries to the Competent Authority, the Director of Industries requested the Competent Authority to send its revised order in light of the order dated 23rd November 2007 passed by the Government of Maharashtra.



3. By and under an order dated 11th September 2008 addressed by the Competent Authority to the Deputy Director of Industries, Directorate of Industries, the Competent Authority observed that the aggregate land area in the name of ULC was only 1,39,159.85 square metres of which 34,526 square metres was in the residential zone and if from this area, the area which had been exempted i.e. area of setback, nalla setback, Tala power and area retained for construction and permissible area were deducted then there would be surplus area. Table I to this order provided the calculation and in respect of the aforesaid 34,526 square metres within the residential zone, in this order, the land within the residential zone is stated as bearing the following City Survey Numbers with the following areas.

C/S No	Area
1032	1,108.28
1035 (P)	4,762
1005/1	749.5
1005	387.5
1007/E (P)	3,851.5

24

WADIA GHANDY & CO.

109 (P)	25,785.7
Total	34,528

i. By and under a letter dated 19th December 2008 addressed by the Directorate of Industries to the Urban Development Department, it was mentioned that as per the report of the Competent Authority, as the surplus vacant land was not action for Issuing exemption order under section 20 of the ULC Act could not be taken;

करल-४
१११०८
२०२०

By and under an order dated 1st January 2009 passed by the Competent Authority, the notification issued under section 10(3) of the ULC Act and the notices under section 10(5) of the ULC Act in respect of the Surplus Vacant Land were cancelled.

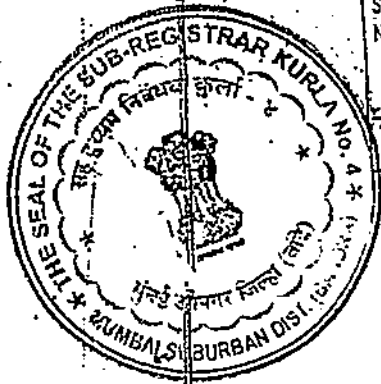
Neither the B(4) Order nor the order dated 11th September 2008 has recorded any breach of the terms and conditions of the Residential Land Orders. CG has further declared that, to the best of its knowledge, it has not received any notice under the ULC Act relating to or alleging breach of the Residential Land Orders or any part thereof.

l. There is no specific restriction or restriction on the sale of the said Land in the Original Residential Land Order read with the Corrigendum; however necessary permissions will have to be obtained from the competent authority under the ULC Act for the development and/or change of use of the said Land.

m. There are no entries on the property register cards of the said Land reflecting any restriction on the sale of the said Land in pursuance of the ULC Act.

H. ROC SEARCHES

Sr. No.	Date of Charge	Amount of Charge (Rupees in crore)	Mortgagee	Property	Status
1.	24 th February	50	State Bank of India	Specific Intangible	Perused a copy of the Form 17 dated



DyA

करल-४

१११८२०१०१

२०२०

WADIA GHANDY & CO.

	1993			properties	16 th April 2003 signed by CG and State Bank of India recording satisfaction of the loan on 16 th April 2003
2.	22 nd September 1999	Export Import Bank of India	50	Various properties including immovable property at Kanjur Marg	Perused a copy of the Form 17 dated 4 th September 2002 signed by CG and Export Import Bank of India recording satisfaction of the loan on 29 th August 2002
3.	28 th January 2000	Vijaya Bank	50	Various immovable properties	Perused a copy of the Form 17 dated 19 th October 2004 signed by CG and Vijaya Bank recording satisfaction of the loan on 19 th October 2004
4.	3 rd September 2002	Export Import Bank of India	25	Land at Kanjur Marg	Perused a copy of the Form 17 dated 29 th September 2004 signed by CG and Export Import Bank of India recording satisfaction of the loan on 21 st September 2004



CG has also declared that there are no mortgages, charges or encumbrances affecting the said Land or any part thereof.

1. SETTLEMENT OF STATUTORY LIABILITIES

1. Upon perusal of the receipts acknowledging receipt of property tax with respect to the Larger Land, we note that the property tax was paid on 22nd August 2014 by CG. CG has declared that for the financial year ending 31st March 2014, CG has, in accordance with the general directions given by the High Court of Mumbai as regards Capital Value System of Property Tax, paid only 50% of the property tax as raised by MCGM.

D/A

WADIA CHANDY & CO.

2. Subject to clause 1 above, CG has declared that all the statutory dues that are due and payable have been duly and fully paid and any dues, found to be pending with respect to the said Land, must be paid and settled by CG.

करल-४

१११

२७

१११९

REVENUE RECORDS

२०२०

1. We have been provided with a plan for the purpose of identification of the said Land, a copy whereof has been annexed hereto and marked as Annexure "B". As per the Architect's Certificate, the said Land bears the following City Survey Numbers with the following areas:-

Sr. No.	City Survey Number	Area (In square metres)
1.	1004	1131.10
2.	1005(part)	4212.10
3.	1005/1	749.5
4.	1046	387.9
5.	1007/3(part)	3340.74
6.	1005(part)	22496.25
	Total	32397.59

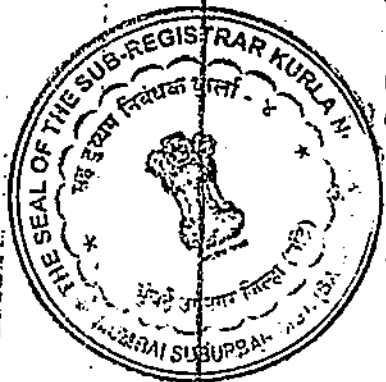
We have relied upon the plan annexed hereto and marked as Annexure 'B'.

2. Cadastral Survey No. 1004

The Property Register Card ("PR Card") in respect of Cadastral Survey No. 1004 reflects the name of CG as the current holder of this land and the area of the same is reflected as 1666.2 square meters. The Class of holding is mentioned as 'C'.

Cadastral Survey No. 1005

The PR Card in respect of Cadastral Survey No. 1005 reflects the name of Sir Mohammed Yusuf Khol as the Original holder and the name of CG as the lessee. The area of the same is reflected as 4212.1 square meters. The Class of holding is mentioned as 'C'.



3/1

करल-४		
१११८८	२४१५१	
२०२०		

WADIA GHANDY & CO.

4. Cadastral Survey No. 1005/1
The PR Card in respect of Cadastral Survey No. 1005/1 reflects the name of Sir Mohammed Yusuf Khol as the Original holder and the name of CG as the lessee. The area of the same is reflected as 749.6 square meters. The Class of holding is mentioned as 'C'.
5. Cadastral Survey No. 1006
The PR Card in respect of Cadastral Survey No. 1006 reflects the name of Cremona Parkinson Works Limited as the Original holder. The area of the same is reflected as 187.9 square meters. The Class of holding is mentioned as 'C'. CG has to make the necessary applications to amend the property register card to reflect the name of CG as the holder of Cadastral Survey No. 1006.
6. Cadastral Survey No. 1007/3 (Part)
The PR Card in respect of Cadastral Survey No. 1007/3 reflects the name of Sir Mohammed Yusuf Khol as the Original holder and the name of CG as the lessee. The area of the same is reflected as 15,317.8 square meters. The Class of holding is mentioned as 'C'.
7. Cadastral Survey No. 1009 (Part)
The PR Card in respect of Cadastral Survey No. 1009 reflects the name of CG as the current holder of this land and the area of the same is reflected as 1,13,663.5 square meters. The Class of holding is mentioned as 'C'.
8. CG has declared that an area measuring 1,419 square metres has been handed over to the Municipal Corporation of Greater Mumbai for set-back and this area however, does not form part of the said Land.
9. Upon perusal of the PR Cards, we note that the area of the Larger Land measures 1,89,957.4 square meters. As per the Indenture of Conveyance and Assignment the aggregate area of the Larger Land as mentioned in the First, Second and Third Schedules thereunder written is 1,78,954 square yards equivalent to 1,48,629.3 square meters. CG has declared that an actual survey the area of the Larger Land is approximately 1,45,937.21 square meters ("Revised Area") and accordingly CG has made an application dated 13th July



DA

WADIA GHANDY & CO.

2014 for rectification of the PR Cards, which application is still pending. As per the plan provided to us, annexed hereto as Annexure 'B', on actual measurement, the area of the said Land is 22,367.59 square metres.

10. We have also been provided with a copy of an Affidavit-cum-Indemnity Bond dated 8th July, 2014 filed by CG for sub-division of the PR Cards pertaining to the Larger Land, which application is still pending. The aforesaid application for sub-division of the Larger Land filed by CG proposes to sub-divide the following portions from the Larger Land:-

Plot No.	Area (In Square metres)	Description.
Plot A	263.34	Set Back Lane
Plot B	82.20	Front Set Back
Plot C	2,806	Transformer Plot
Plot D	419	Road Set Back

करल
999/20
2020

K. DEMARCATION PLAN AND DEVELOPMENT PLAN REMARK

1. We have perused a copy of the Development Plan Remark dated 29th April, 2014 (the DP Remark) issued by the MCGM in respect of CTS Nos. 1004, 1005, 1006, 1007, 1007R2, 1007R3, 1008, 1009, 1009R1, 1010 and 1011 of Kanjur (East) Village forming part of the Larger Land. As per the DP Remark:-

- (a) The land parcels specified therein are partly within the residential zone (being part of the said Land) and partly within the special industrial (IS) zone (which is not part of the said Land) and the demarcation is identified on the plan attached to the DP Remark in red colour;
- (b) The land parcels mentioned therein are also affected by DP Road (12.2 metres) (2 nos.) and DP Road (27.45 metres) and their junctions. Based on the Architect's Certificate, it seems that the same will not affect the said Land;



DA

करल-४	
१११८८	२४/१०/१९
२०२०	

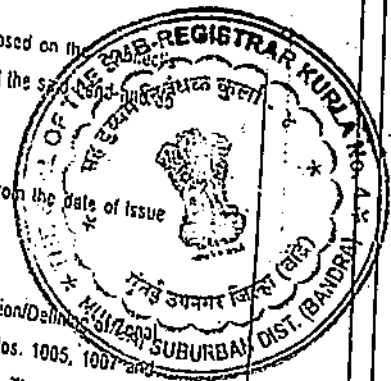
WADIA GHANDY & CO.

(c) There is a certain railway buffer zone of 30 metres. Based on the Architect's Certificate it seems that the same will not affect the said Land; and

(d) There are 2 Tala Power transmission lines. Based on the Architect's Certificate it seems that the same will not affect the said Land and will not also form part of the said Land.

2. The D^o Remark is valid for a period of 1 (one) year from the date of issue thereof

3. We have also been provided with a copy of the Demarcation/Definition Boundary dividing R-2 Zone and I-3 Zone effecting CTS Nos. 1005, 1007 and 1009 (part) of Village Kenjur (East) dated 15th August 2014. The covering letter states that the same is subject to confirmation of CTS points and boundaries by the City Survey Office.



L. SUB-REGISTRAR OF ASSURANCES

We have conducted a search at the office of the sub-registrar of assurances at Mumbai, Thana, Wandra, Chembur and Nalur from 1955 till 2014. The documents found reflected in the search report and our comments in respect thereof have been set out in Annexure "C" hereto.

M. PUBLIC NOTICE

CG had issued public notices in the Hindi and English Editions of the Times of India (English) and Maharashtra Times (Marathi) on 15th September, 2014. We have relied upon the declaration of CG that save and except the objection dated 16th September, 2014 received from Tala Power Company Limited no other objections have been received to the aforesaid public notices issued by CG. As per the Architect's Certificate, the said parcel referred to in the objection does not form part of the said Land.

DA

WADIA GHANDY & CO.

N. SITE STATUS

CG has declared that presently there are 2 (two) structures on the said Land being (i) building known as "Aryabhata", which was being used as the global research and development centre of CG, comprising ground + 2 upper floors and measuring 5039.72 square meters of built-up area and located on the said Land ("Aryabhata"); and (ii) a bungalow, being a ground floor structure measuring 749.6 square meters and located on the said Land ("Bungalow").

2. We have perused a copy of the Full Occupation Certificate dated 13th August, 2010 for "Aryabhata" issued by MCGM bearing reference number CHE6457BPES/AS.

करल-४
 १११८३
 २३२०

CG has also declared that all the employees of CG at Aryabhata have vacated the premises and that CG has discontinued all activities therein. Aryabhata is therefore in a vacant condition.

4. CG has declared that the Bungalow which was being used as a guest house by CG and it has ceased to use the same as a guest house. The Bungalow is vacant.

O. CONCLUSION

Subject to what is mentioned above, we are of the view that CG is the owner of the Freehold Land and lessee of the Leasehold Land (on the terms and conditions as mentioned in First Sub-Lease and the Second Sub-Lease) and its title thereto is clear and marketable.

Dated this 14th day of October 2014

For Wadia Ghandy & Co.

[Signature]
 Partner



करल-४	
१११८७	२२९५९
२०२०	

WADIA GHANDY & CO.



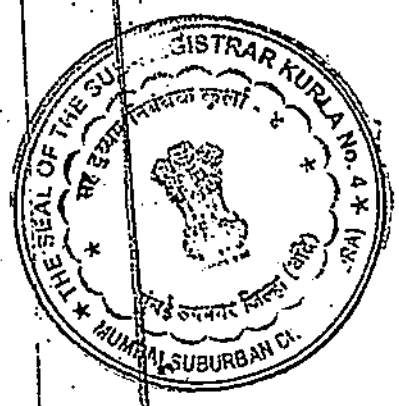
Annexure "A"
(List of Original Documents Inspected)

1. Indenture of Conveyance and Assignment dated 26th August, 1957 executed by and between M/s. Kanpur Co-operative Housing Society Limited a society registered then under the provisions of the Bombay Co-operative Societies Act, 1925 of the First Part (herein referred to as "the Society" and hereinafter referred to as "The Kanjur Society") and Sitaram Shridhar Kale (herein referred to as the Confirming Party) of the Second Part and Crompley Parkinson (Works) Private Limited (now known as CG) and registered with the office of the Sub-Registrar of Assurances under Serial No. 1497 of 1957
2. Indenture of Sub-lease dated 26th August 1957 executed by and between the Sub-Lessor of the First Part, Phiroze Jehangir Meharjiwana (herein referred to as the First Confirming Party) of the Second Part, Shripad Sitaram Datar (herein referred to as the Second Confirming Party) of the Third Part and the Kanjur Society of the Fourth Part, and registered with the office of the Sub-Registrar of Assurances under Serial No. 1341 of 1957.

D/

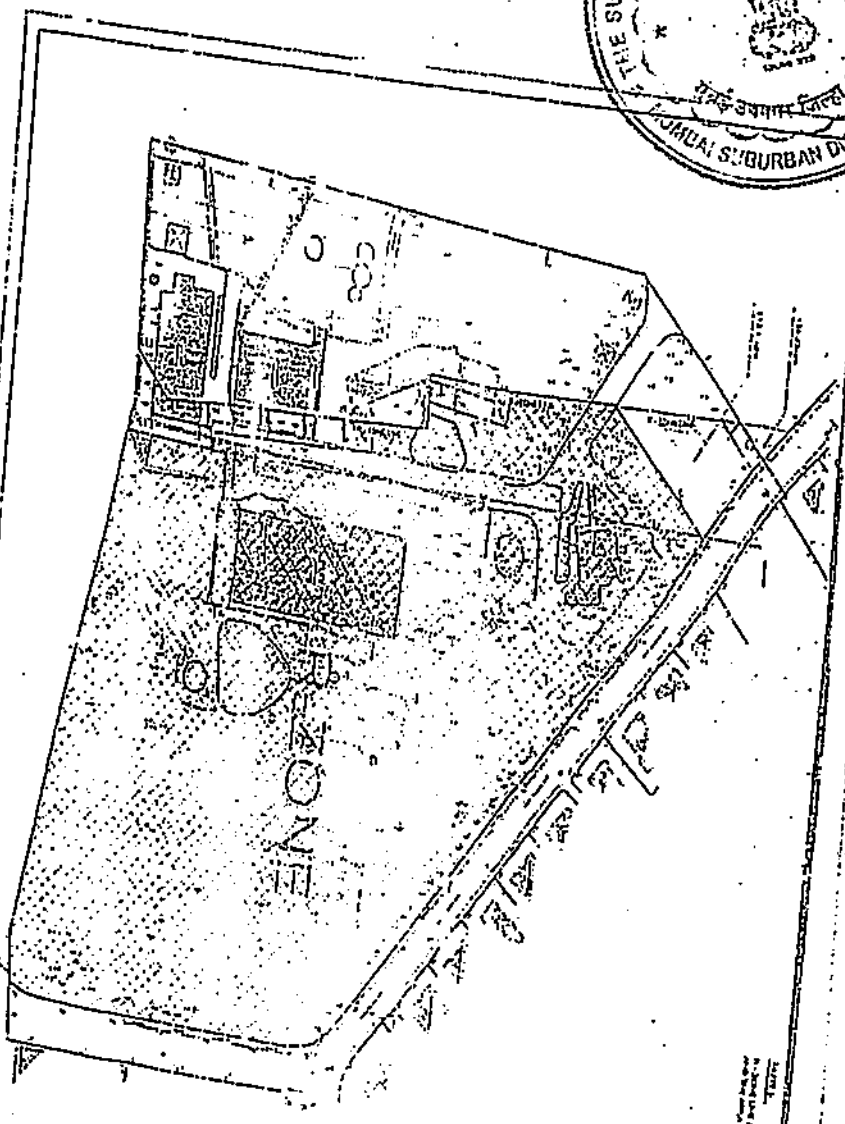
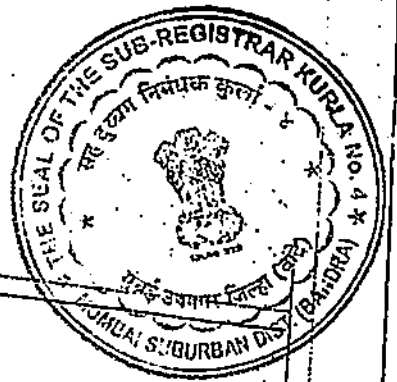
Annexure "B"
(Plan)

करल-४		
१११८	मे	१५१
२०२०		



करल-४		
१११८८	२	१५९
२०२०		

ANNEXURE "B"



1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40

DA

Annexure "A"
(Documents reflected in the Search report.)

1. Second Sub-Lease (please refer to D.(2) in the main body of this report);
2. Indenture of Conveyance and Assignment (please refer to C.(1) and D.(3) in the main body of this report);
3. Indenture dated 21st November 1957 executed between Sir Purshotamdas Thakurdas Knight, Ardeshir Darabshaw Khroff (the Trustees therein) and The Anchara Valley Power Supply Company Limited (the Company therein) and registered with the office of the Sub-Registrar of Assurances at Bombay under No. 574 of 1958 whereby the Trustees have reconveyed to the Company the land bearing the following Khot private survey nos.:-

करल
999CU
2020

Survey No.	Plot No.	Faint No.	Area A. G. Ac.
43	1	..	0-3-1
43	3	..	0-3-4
43	4	..	3-1-1
44	1	..	0-4-4
44	2	..	0-1-8
44	3	..	0-0-9
44	4	..	0-5-4
44	5	..	0-39-7
44	6	..	0-4-8
45	3	..	0-1-18
45	4	..	0- -0
49	5	..	0-0-4
51	3	..	0-0-8
51	4	..	0-0-12
Total Area			1-26-2

DA



करल-४
 १११८५/३११५१
 २०२०



WADIA GHANDY & CO.

As per the Architect's Certificate, the above land parcels do not form part of the said Land.

4. Indenture dated 20th January 1959 executed between The Andhra Valley Power Supply Company Limited (the Vendor therein) and The Kanjur Cooperative Housing Society Limited (the Purchaser therein) and registered with the office of the Sub-Registrar of Assurances at Bombay under Serial No. 1695 of 1958, the Vendor therein sold the following land parcels bearing the following Khajal private survey nos. to the Purchaser therein:

Survey No.	Plot No.	Sub-division.	Area	
			A. G.	As.
43	1	..	0-3-1	
43	2	..	0-3-4	
44	1	..	0-1-1	
44	2	..	0-2-4	
44	3	..	0-1-5	
44	4	..	0-0-9	
44	5	..	0-5-2	
44	6	..	0-39-7	
45	3	..	0-4-3	
49	4	..	0-0-13	
51	3	..	0-1-0	
51	4	..	0-0-3	
51	4	..	0-0-6	
Total Area			0-0-18	
			1-2A-2	

As per the Architect's Certificate the above land parcels do not form part of the said Land.

5. Declaration dated 15th November 1960 by Kanjur Society, registered with the office of the Sub-Registrar of Assurances at Bombay under Serial No. 9061 of 1960, declaring that it was made by the terms and conditions on which the layout would be approved by the Municipal Commissioner for Greater Mumbai.

27

WADIA CHANDY & CO.

This letter replaces clause 10 of the original Agreement dated 5th March 1960 which was registered with the office of the Sub-Registrar of Assurances at Bombay under Serial No. 1994. We have not perused a copy of the agreement dated 5th March 1960 and are in the process of obtaining a copy of the same. Upon receipt of a copy of the aforesaid agreement we will, if required, update this report

6. Deed of Mortgage dated 7th October 1960 bearing registration number 3537 of 1968 executed by C3. We have not perused a copy of this deed of mortgage and have made an application for obtainment of the same. CG has declared that there are no mortgages on the said Land. Further, the search at the Registrar of Companies does not reflect this mortgage.

करल 8
999039 909
2120

7. Deed of Undertaking dated 26th July 1980 executed by CG in favour of BMC bearing registration number 1813/1989. We have not perused a copy of this deed of undertaking and have made an application for the same. CG has declared, based on the information received by it from M/s. Consultants Combine, that this undertaking was submitted to BMC during the regular course of construction and does not affect the sale, transfer, development or title to the said Land. Upon receipt of a copy of the aforesaid undertaking, we will, if required, update this report.

8. Deed of Undertaking dated 24th April 1989 executed by CG in favour of BMC bearing registration number 2110/1990. We have not perused a copy of this deed of undertaking and have made an application for the same. CG has declared, based on the information received by it from M/s. Consultants Combine, that this undertaking was submitted to BMC during the regular course of construction and does not affect the sale, transfer, development or title to the said Land. Upon receipt of a copy of the aforesaid undertaking, we will, if required, update this report.

9. Deed of Undertaking dated 11th November 1991 executed by CG in favour of BMC bearing registration number 5612/1991. We have not perused a copy of this deed of undertaking and have made an application for the same. CG has declared, based on the information received by it from M/s. Consultants Combine, that this undertaking was submitted to BMC during the regular course of construction and does not affect the sale, transfer, development or



एप्रेल-४
१११८७३२१४१
२०२०



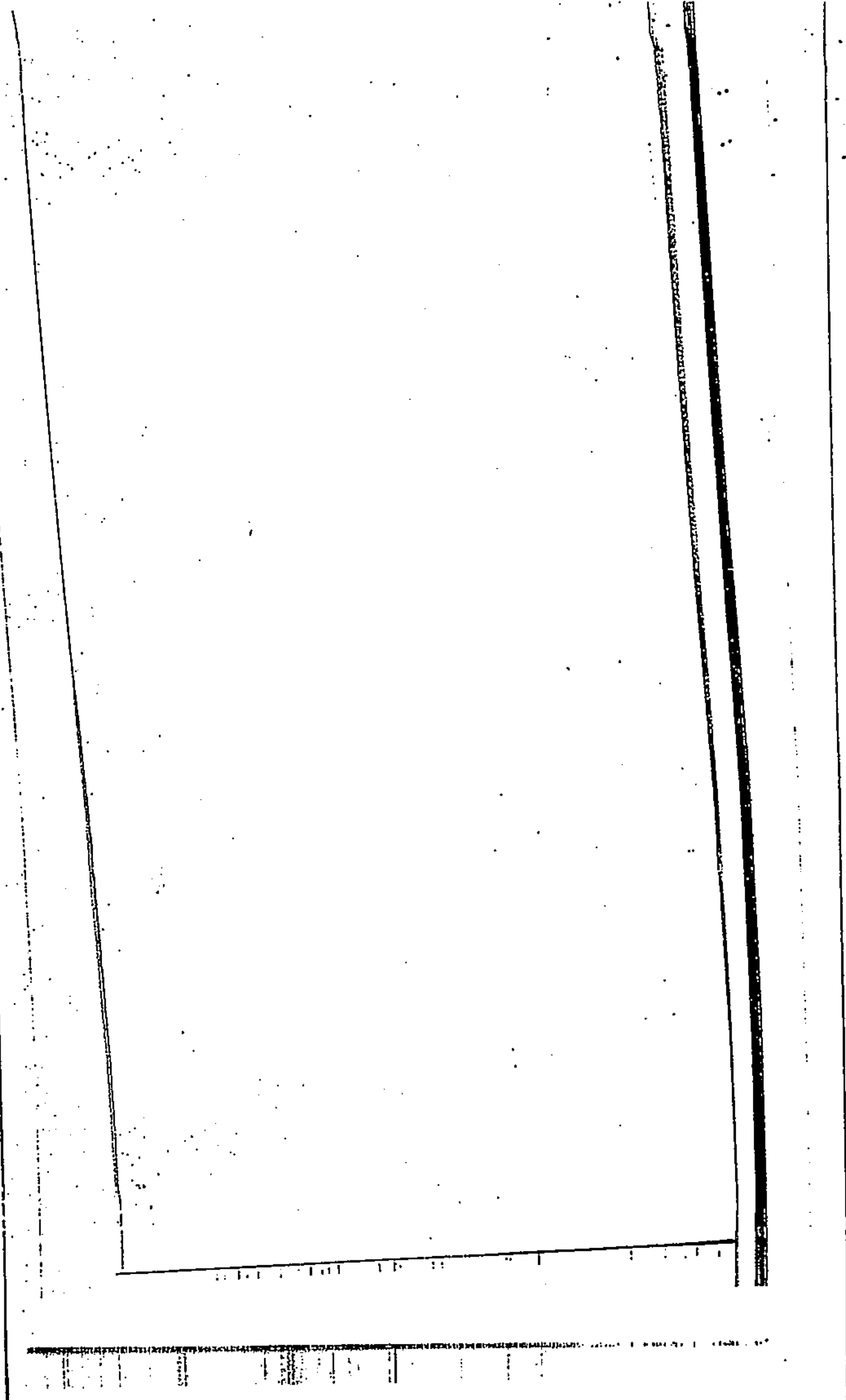
WADIA GHANDY & CO.

file to the said Land. Upon receipt of a copy of the aforesaid undertaking, we will, if required, update this report.

10. Deed of Undertaking dated 25th May 1996 executed by CG in favour of BMC bearing registration number 2422/1996. We have not perused a copy of this deed of undertaking and have made an application for the same. CG has declared, based on the information received by it from M/s. Consultants Combine, that this undertaking was submitted to BMC during the regular course of construction and does not affect the sale, transfer, development or file to the said Land. Upon receipt of a copy of the aforesaid undertaking, we will, if required, update this report.

11. Deed of Undertaking dated 9th March 2001 executed by M.M. Sheikh in favour of BMC bearing registration number 1045/2101. We have not perused a copy of this deed of undertaking and have made an application for the same. CG has declared, based on the information received by it from M/s. Consultants Combine, that this undertaking was submitted to BMC during the course of construction and does not affect the sale, transfer, development or file to the said Land. Upon receipt of a copy of the aforesaid undertaking, we will, if required, update this report.

D/A



WAS & GARDY & CO.

- (b) This is a necessary step by which the documents referred to us and the information provided to us during the course of our duties is being made complete and definite which is a necessary step.
- (c) We have not conducted fresh searches at the Office of the Sub Registrar of Assurances, Mumbai; the office of the Collector and the Registrar of Companies.
- (d) We have not issued any fresh public notice and

हस्ताक्षर
 999C/B/909
 2020

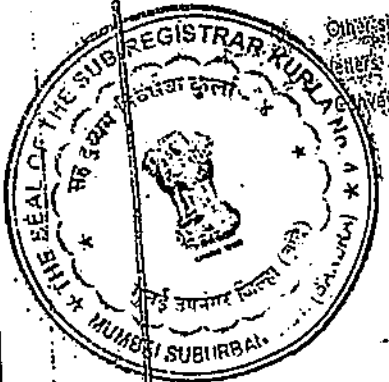
The Report has been prepared in accordance with and is subject to the laws of India. We have been informed by our client that, after the issuance of the Title Report the following documents have been executed.

(1) Indenture of Conveyance and Assignment dated 17th October 2014 executed by and between Gopichand Greaves Trust, CG Trust, the Sub Registrar of the Office of the Sub Registrar of Assurances, Kurla and Sub No. 4372/2014. The Indenture of Conveyance and Assignment is in favour of Evidha said land is conveyed, granted and assigned to the favour of Evidha said land for the consideration and on the limited conditions more particularly stated therein.

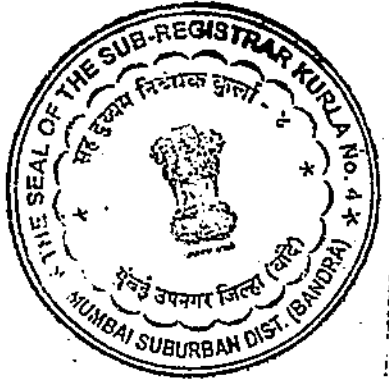
(2) Possession letter dated 17th October 2014 executed by CG in favour of Evidha whereas CG has obtained Handing over vacant possession of the said land to Evidha.

(3) Power of Attorney dated 17th October 2014 executed by CG in favour of Evidha registered with the office of the Sub Registrar of Assurances, Kurla and Sub No. 4372/2014 pursuant where to CG the authority of Evidha to take Handing over vacant possession of the said land to Evidha.

Other supplementary documents being deed of gift, deed of sub-division and mutation letters were also executed along with the execution of the Indenture of Conveyance and Assignment.



करल-४		
१११८७	३५	१७९
२०२०		



Wadia Ghandy & Co.

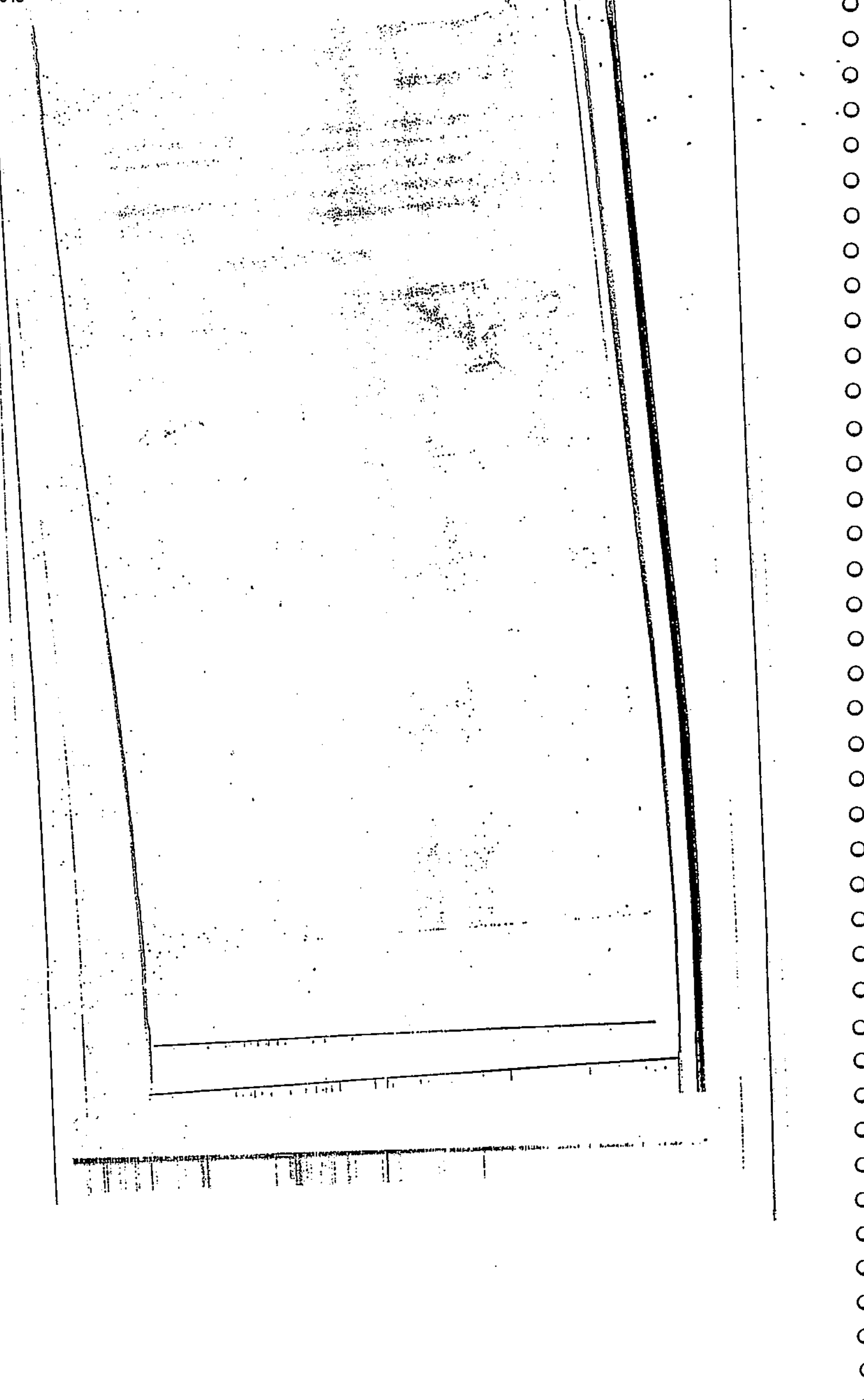
B. CONCLUSION

Subject to the conditions mentioned in the Title Report and hereinafter, the area of the said Plot No. 11, is proposed for the purpose of conveyance and assignment. Any owner of the Freehold Land and lessee of the Leasehold Land, if any, the relevant revenue records and the relevant records reflect the name of the existing owner of the Freehold Land to be registered in the Freehold Land.

Date of this 17th day of October 2014.

For Wadia Ghandy & Co.

[Signature]
Partner



करल-४

१११८३६१५१

२०२०



WADIA GHANDY & Co.

ADVOCATES, SOLICITORS & NOTARY

N.M. Wadia Building, 113, Mahatma Gandhi Road, Mumbai - 400001, India.
Tel: (91) 22 2659 0669, 41 22 2177 1651 Fax: (91) 22 2167 6166, (91) 22 2767 0116
• General email: info@wadiaghandy.com / info@wadiaghandy.co.in / info@wadiaghandy.com

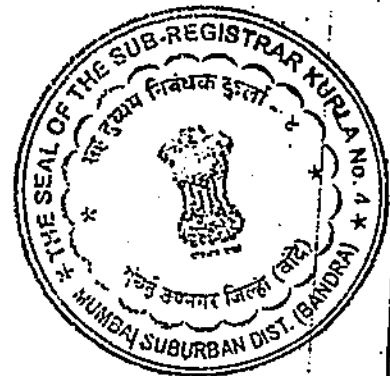
NUDDA/10076/ 9425/ 2015-

20th October 2015

TIME REPORT:

To,
EVIE REAL ESTATE PRIVATE LIMITED
4th Floor, Opp. Sion Chunabhat, Sion
Off. Eastern Express Highway
Sion East
Mumbai 400 022

Attn. Mr. Subodh Runwal



Re: All those pieces and parcels of freehold and leasehold land bearing CTS Nos. 676, 1004, 1005, 1005/1, 1005, 1007, 1007/1-2, 1008, 1008/1, 1009, 1009/1-5, 1010, 1011, 1013(part), 1014(part), 1014/1-5, 1017, 1017/1-5, 1018 and 1018/1-9 admeasuring 1,47,593.9 square meters of Village Kanjur, Taluka Kurla, District Mumbai Suburban situated at Karjur Marg (E), Mumbai - 400042 ("the said Larger Land")

AND

Re: All those pieces and parcels of land bearing CTS Nos. 1005(part), 1007(part), 1007/3(part) and 1009(part) and admeasuring 2,055.23 square meters ("Residential Land")

AND

Re: All those pieces and parcels of land bearing CTS Nos. 1005(part), 1007(part), 1007/3(part), 1007/4(part), 1007/5(part), 1007/6(part), 1007/7(part), 1007/8(part), 1007/9(part), 1007/10(part), 1007/11(part), 1007/12(part), 1007/13(part), 1007/14(part), 1007/15(part), 1007/16(part), 1007/17(part), 1007/18(part), 1007/19(part), 1007/20(part), 1007/21(part), 1007/22(part), 1007/23(part), 1007/24(part), 1007/25(part), 1007/26(part), 1007/27(part), 1007/28(part), 1007/29(part), 1007/30(part), 1007/31(part), 1007/32(part), 1007/33(part), 1007/34(part), 1007/35(part), 1007/36(part), 1007/37(part), 1007/38(part), 1007/39(part), 1007/40(part), 1007/41(part), 1007/42(part), 1007/43(part), 1007/44(part), 1007/45(part), 1007/46(part), 1007/47(part), 1007/48(part), 1007/49(part), 1007/50(part), 1007/51(part), 1007/52(part), 1007/53(part), 1007/54(part), 1007/55(part), 1007/56(part), 1007/57(part), 1007/58(part), 1007/59(part), 1007/60(part), 1007/61(part), 1007/62(part), 1007/63(part), 1007/64(part), 1007/65(part), 1007/66(part), 1007/67(part), 1007/68(part), 1007/69(part), 1007/70(part), 1007/71(part), 1007/72(part), 1007/73(part), 1007/74(part), 1007/75(part), 1007/76(part), 1007/77(part), 1007/78(part), 1007/79(part), 1007/80(part), 1007/81(part), 1007/82(part), 1007/83(part), 1007/84(part), 1007/85(part), 1007/86(part), 1007/87(part), 1007/88(part), 1007/89(part), 1007/90(part), 1007/91(part), 1007/92(part), 1007/93(part), 1007/94(part), 1007/95(part), 1007/96(part), 1007/97(part), 1007/98(part), 1007/99(part), 1007/100(part) admeasuring 51,133.22 square metres ("Industrial Land")
The Residential Land and the Industrial Land are collectively referred to as the said Land.

We have been requested by our client, Evie Real Estate Private Limited ("Evie") being a company incorporated under the provisions of the Companies Act, 1956 and having

DA

WADIA GHANDY & CO.

Its corporate office at 4th Floor, Opp. Shiv Chhabhali Signal, Jh. Eastern Express Highway, Side East, Mumbai 400 122 to investigate the title of the said Land.

A. STEPS

With respect to the investigation of title to the said Land, we have undertaken the following steps:

1. Perused the original title deeds (a list whereof is set out in Annexure "A" hereto) with respect of the said Land.

Caused searches to be undertaken at the office of Sub-Registrar of Assurances for the period between 2013 and 2014 and 2014 to 2015.

करल-3
9992 34949
2020

Examined the property register cards with respect of the said Land, as per the details set out hereinafter.

4. Caused searches to be undertaken at the Registrar of Companies (ROC) for Crompton Greaves Limited (CG), as on 2nd September, 2015.

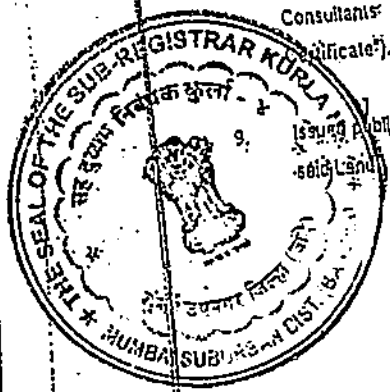
5. Examined the Development Plan remarks dated 29th April 2013 and 28th November 2013 with respect to inter alia the said Land.

6. With respect to the facts which cannot be ascertained from the examination of public records, CG has furnished information in that regard and the same is also recorded in a separate Declaration dated 29th October, 2015 given by CG and we have relied upon the same.

7. We have also relied on the declaration dated 29th October given by Evi.

8. We have relied upon the certificate dated 19th October, 2015 issued by Consultants Corabine Technical Consultants (Architects) (Architect certificate).

9. Issued public notices dated 29th September, 2015 with respect to, inter alia, the said Land.



D/A

करल-४
 १११८० ३/१५/२०
 २०२०



WADIA CHANDY & CO.

1. DISCLAIMERS

1. We have, at the Instructions of our client, conducted a title investigation of the said Land for the purpose of issuing this Report. It is expressly clarified that this Report is restricted only to ascertain the title and the nature of rights or title to the said Land and does not address any other issue.
2. This Report necessarily depends on the documents furnished to us and the information provided to us during the course of our discussions and responses to our requisitions, being true, complete and accurate.
3. For the purpose of this Report, we have through our search clerk, conducted searches at the Office of the Sub-Registrar of Assurances, Mumbai. However, searches at the office of the Sub-Registrar of Assurances are subject to the availability of records and also to records being torn and mutilated.
4. For the purpose of this Report, we have also caused searches to be conducted of the records of the Registrar of Companies as specified hereinbelow. However, searches of the records of the Registrar of Companies are subject to the availability of records on the date of inspection.
5. We have not formed any opinion on the approvals and sanctions granted/required from the concerned authorities for the development or construction on the said Land or any part thereof.
6. This Report has been prepared in accordance with and is subject to the laws of India.

CHAIN OF TITLE WITH RESPECT TO THE SAID LAND

We have taken the year 1957 as the root of title for the purpose of investigation of title to the said Land.

C. FREEHOLD LAND

1. By and under an Instrument of Conveyance and Assignment dated 25th August, 1957 - executed by and between the Kanjur Co-operative Housing Society

D.A.

ADIA CHANDY & CO.

Limited, a society registered there under the provisions of the Bombay Co-operative Societies Act, 1925 of the First Part (herein referred to as 'the Society' and hereinafter referred to as 'Kanjur Society'), Sitaram Shrinagar Kale (herein referred to as the Confirming Party) of the Second Part and Crompton Parkinson (Works) Private Limited (now known as CC) and registered with the office of the Sub-Registrar of Assurances under Serial No. 1417 of 1957 (the Indenture of Conveyance and Assignment), the Kanjur Society sold, transferred, conveyed and assigned unto and in favour of CC land admeasuring 1,01,337.75 square yards equivalent to approximately 85,183.75 square meters and more particularly described in the First and Second Schedules (Leasehold Land).

By and under an Indenture of Sub-lease dated 25th August 1957 (the First Sub-lease) executed by and between Sir Mahomed Yusuf Khot, (herein and hereinafter referred to as 'the Sub-Lessor') of the First Part, Firoza Jehangir Mehegirana (herein referred to as the First Confirming Party) of the Second Part, Shripad Sitaram Datar (herein referred to as the Second Confirming Party) of the Third Part and the Kanjur Society of the Fourth Part, and registered with the office of the Sub-Registrar of Assurances under Serial No., 1339 of 1957, the Sub-Lessor has assigned, unto Kanjur Society, land admeasuring 76,625.50 square yards equivalent to approximately 64,650.93 square meters and more particularly described in the Second and Third Schedules thereunder written, on the terms and conditions more particularly stated therein ('Leasehold Land A').

999 LEASEHOLD LAND

2020

By and under an Indenture of Sub-lease dated 25th August 1957 (the First Sub-lease) executed by and between Sir Mahomed Yusuf Khot, (herein and hereinafter referred to as 'the Sub-Lessor') of the First Part, Firoza Jehangir Mehegirana (herein referred to as the First Confirming Party) of the Second Part, Shripad Sitaram Datar (herein referred to as the Second Confirming Party) of the Third Part and the Kanjur Society of the Fourth Part, and registered with the office of the Sub-Registrar of Assurances under Serial No., 1339 of 1957, the Sub-Lessor has assigned, unto Kanjur Society, land admeasuring 76,625.50 square yards equivalent to approximately 64,650.93 square meters and more particularly described in the Second and Third Schedules thereunder written, on the terms and conditions more particularly stated therein ('Leasehold Land A'). The Leasehold Land A, was appropriated with the meaning of the Sale of Estates (Land Revenue Exemption Abolition) Act, 1951 ('the said Act'). Under the First Sub-lease, there are no restrictions on transfer or assignment of the Leasehold Land A.

2. By and under an Indenture of Sub-lease dated 26th August 1957 executed by and between the Sub-Lessor of the First Part, Firoza Jehangir Mehegirana (herein referred to as the First Confirming Party) of the Second Part, Shripad Sitaram Datar (herein referred to as the Second Confirming Party) of the Third Part and the Kanjur Society of the Fourth Part, and registered with the office of the Sub-Registrar of Assurances under Serial No. 1341 of 1957 (the Second Sub-lease) the Sub-Lessor has assigned, unto Kanjur Society, land



34

करल-४

१११८८

१११९

२०२०

WADIA GHANDY & CO.

comprising 53,807.50 square yards equivalent to approximately 44,822.90 square meters and more particularly described in the Second Schedule hereunder written, on the terms and conditions more particularly stated therein ("Leasehold Land C"). The Leasehold Land B was appropriated within the meaning of the said Act. Under the Second Sub-Lease, there are no restrictions on transfer or assignment of the Leasehold Land B. The Leasehold Land A and the Leasehold Land B shall, collectively, be referred to as the "Large Leasehold Land".



3. By and under the Indenture of Conveyance and Assignment, the Leasehold Land assigned to and in favour of CG, a portion of the Large Leasehold Land comprising 76,625.6 square yards equivalent to 64,058.918 square meters and more particularly described in the Third Schedule hereunder written, on the terms and conditions more particularly stated therein ("CG Leasehold Land").

4. The said Act came into force and the provisions of the said Act were made applicable to the Village of Kanjur from 1st March 1952. The Village of Kanjur is specified in the Schedule to the said Act and hence the provisions of Section 4(b) of the said Act, it appears that the intention of the said Act was to revert to the Government such waste lands, as originally vested in the estate-holder (as defined in the said Act) which were not appropriated or brought under cultivation before 1st August 1951 by such estate-holder. In the present case, as mentioned above, as the Large Leasehold Land was appropriated land within the meaning of the said Act, the same continued to be vested in the Sub-Lessor.

5. Therefore, in light of what is stated above, CG became entitled to the Freehold Land and CG Leasehold Land, on the terms and conditions mentioned in the Indenture of Conveyance and Assignment. We have perused a copy of the fresh certificate of Incorporation dated 2nd August 1955 issued by the Office of the Registrar of Companies which records that the name of Crompton Parkinson (Works) Limited had been changed to Crompton Greaves Limited.

6. CG has declared that, to the best of its knowledge, no breach has been committed by CG of the terms and conditions of the First Sub-Lease or the Second Sub-Lease and no notice of default or termination has been received by CG from the Sub-Lessor (or its successors-in-title). CG has also declared that

D.A.

they) for the financial years ending 31st March 2013, 31st March 2014 and 31st March 2015 has not been accepted by the Sub-Registrar and was therefore sent by registered post. The letters were returned to CG, without assigning any reason. CG has declared that, other than as mentioned above herein, rent for all the previous years was duly paid and accepted by the Sub-Registrar.

7. As per the declaration provided by CG and the Architect Certificate, the Residential Land comprises freehold land admeasuring 1,178.87 square metres and leasehold land admeasuring 886.36 square meters and the Industrial Land comprises freehold land admeasuring 21,259.67 square metres and leasehold land admeasuring 29,173.55 square meters.

8. By and under an Indenture of Conveyance and Assignment dated 27th October, 2014 executed between CG and Evie and registered with the office of the Sub-Registrar of Assurances under serial no. 9732 of 2015, CG sold, transferred, conveyed and assigned to Evie the said Land, for the consideration and on the terms and conditions stated therein.

9. By and under a Power of Attorney dated 27th October, 2014 executed by CG in favour of Evie and registered with the office of the Sub-Registrar of Assurances under serial no. 9733 of 2015, CG has granted powers to Evie to do such acts, deeds matters and things as specified therein.

E. OTHER AGREEMENTS WITH RESPECT TO THE LARGER LAND

1. As per the Architect Certificate, a portion of the Larger Land admeasuring 4,280 square metres bearing CTS, Nos. 1005(part), 1007/13(part) and 1009(part) is under high power tension lines ("HT Lines Land").

2. By and under an Indenture dated 20th May 1958 executed between the Governor of Bombay (herein referred to as 'the Grantor' - the one party) and The Andhra Valley Power Supply Company Limited (herein referred to as 'the Company' of the other part) and registered with the office of the sub-registrar of assurances under serial no. 3822 of 1958 ('the said Indenture'), the Grantor therein granted, conveyed and transferred the land parcels more particularly described therein to the Company therein, in the manner and on the terms and conditions mentioned therein.



D/A

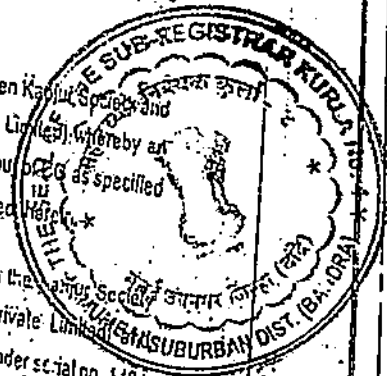
Handwritten notes in a box: 'करीब 3', '999 अ. 19/10/15', '2020'.

करल-४
१११८८४२१८१
२०२०

WADIA GHANDY & CO.

As per the declaration of CG and the Architect Certificate dated 19th October, 2015, the AT Lanes Lane forms part of the said Indenture but does not form a part of the said Land.

4. An Indenture dated 26th August 1957 was executed between Kanjur Society and CG (then known as Crompton Parkinson (Works) Private Limited) whereby an Indemnity of title has been granted by Kanjur Society in favour of CG as specified therein in respect of a portion of the Larger Land as specified herein.
5. By and under an Indenture dated 27th April 1958 between the Kanjur Society and CG (then known as Crompton Parkinson (Works) Private Limited) registered with the office of the sub-registrar of assurances under serial no. 1484 of 1958, Kanjur Society has granted a covenant in favour of CG for production of title deeds as specified therein.
6. By and under a Railway Private Siding Agreement dated 24th January, 1992 executed between the President of India acting through the Central Railway Administration (herein and hereinafter referred to as "the Railway Administration") of the First Part and CG (herein referred to as the Applicant) of the Second Part, the Railway Administration agreed to construct, partly on the land of the Railway Administration and partly on the land of CG, a railway siding in the manner provided therein. In the notification dated 27th July 2010 issued by the Central Railway, it is recorded that with effect from 24th July 2010, the Crompton Greaves Limited siding served by Bandup-Kanjurmarg on Mumbai division had been closed for all description of goods traffic. By and under a letter dated 9th April 2012 addressed by the Central Railway, Divisional Office to Ms. Priti Vyas, Deputy Manager, Crompton Greaves Limited, CG was informed that all permanent way materials such as tracks, wooden planks, weigh-bridge etc. of sidings within the premises of CG had to be removed by CG. On the basis of the declaration of CG and the Architect Certificate, the railway siding did not form part of the said Land.
7. By and under an Agreement dated 15th April, 2005 executed by and between CG (herein referred to as Vendors) of the First Part and Sea Lanes Shipping Services (herein referred to as Purchasers and hereinafter referred to as "Sea Lanes") of the Second Part and registered with the office of the Sub-Registrar of



D.A

Assurances of Serial No. 2202 of 2005, CG has sold, transferred and assigned land bearing Survey No. 53, CTS No. 1012 (Part), Village Kanjur, Kanjur (East), Mumbai - 400 042 Suburban Ward No. S admeasuring approximately 1,172.91 square meters in favour of Sea Lanes on the terms and conditions more particularly mentioned therein ("Sea Lanes Freehold Land Agreement").

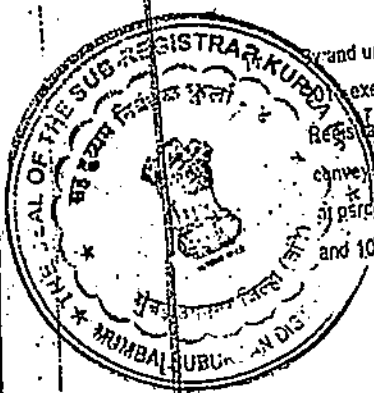
8. By and under an Agreement dated 15th April, 2005 executed by and between CG (herein referred to as the Assignors) of the First Part and Sea Lanes (herein referred to as Sub-Lessees) of the Second Part and registered with the office of the Sub-Registrar of Assurances at Serial No. 2202 of 2005, CG has assigned land bearing Survey No. 53, CTS No. 1014 (Part), Village Kanjur, Kanjur (East), Mumbai - 400 042 Suburban Ward No. S admeasuring approximately 1050.919 square meters to Sea Lanes on the terms and conditions more particularly mentioned therein ("Sea Lanes Leasehold Agreement").

9. On the basis of the declaration of CG and the Architect's Certificate, the Sea Lanes Land does not form part of the said Land.

10. By and under a Leave and License Agreement dated 20th December 2013 executed between CG (herein referred to as the Licensor of the First Part) and Axis Bank Limited (herein referred to as the Licensee of the Other Part), CG had granted in favour of the Axis Bank Limited a license to view and occupy a portion of the building constructed on plot bearing CTS No. 1014 in the Kanjur Marg Area, Mumbai 40042 in the manner and on the terms and conditions mentioned therein. The aforesaid Leave and License Agreement mentions that the license period was 24 (twenty four) months commencing from 1st July 2013 till 30th June 2015.

11. By and under an Indenture of Conveyance or assignment dated 17th October, 2014 executed between CG and Evic and registered with the office of the Sub-Registrar of Assurances under serial no. 937 of 2014, CG sold, transferred, conveyed and assigned to Evic a portion of the Larger Land being all that piece of land bearing CTS Nos. 1004, 1005 (part), 1005/1, 1005, 1007/3 (part) and 1009 (part) admeasuring 32,387.59 square meters ("First Land") together

कर का
9990
2020



DA

करल-४
१११८८ ४९१८१
२०२०

WADIA GHANDY & CO.

with all the buildings and structures standing thereon, for the consideration and on the terms and conditions stated therein ("Evia Conveyance and Assignment").

12. By and under a Power of Attorney dated 17th October, 2014 executed by the Plaintiff in favour of Evia and registered with the office of the Sub-Registrar of Assurances under serial no. 9373 of 2014, CG has granted powers to Evia to do such acts, deeds matters and things as specified therein.
13. By and under a Unilateral Deed of Mortgage dated 18th October 2014 executed by the Plaintiff in favour of Housing Development Finance Corporation Limited ("HDFC Limited") and registered with the office of the sub-registrar of assurances under serial no. 9611 of 2014 read with the Deed of Confirmation ("Deed of Confirmation") dated 24th November 2014 executed by Evia in favour of HDFC Limited and registered with the office of the sub-registrar of assurance under serial no. 11141 of 2014, Evia has created a mortgage on, inter alia, this First Land, in the manner and on the terms and conditions mentioned therein. Evia has declared that the Evia Mortgage does not pertain to the said Land.
14. By and under a Power of Attorney dated 17th July, 2015 executed by CG in favour of Evia and registered with the office of the Sub-Registrar of Assurances under Serial No. 2786 of 2015, CG has granted powers to Evia to do the acts, deeds, matters and things as set out therein in relation to, inter-alia, the said Land.
15. By and under a Power of Attorney dated 17th July, 2015 executed by CG in favour of Evia and registered with the office of the Sub-Registrar of Assurances under Serial No. 7766 of 2015, CG has granted powers to the Purchaser to do such acts, deeds matters and things in relation to the Target Land in the manner and on the terms and conditions stated therein.
16. By and under a Memorandum of Lease dated 21st October 2015 executed between The Tata Power Company Limited ("Tata Power") and Evia and registered with the office of the sub-registrar of assurances under Serial No. 9924 of 2015, Tata Power has granted Evia a lease and demise of the H.T. Lines Land, for the term, the consideration and in the manner provided therein.



F. LITIGATION

CG has declared that, to the best of its knowledge, there is no pending or threatened litigation with respect to the said Land and/or against CG, which may affect the said Land in any manner. We have relied on the declaration of CG with respect to the same.

G. ULC ORDERS

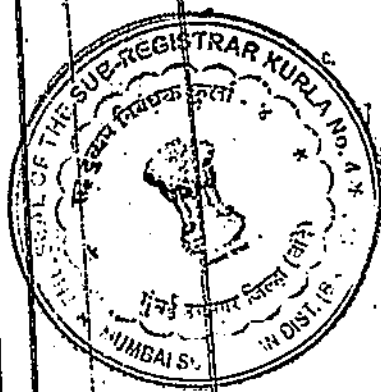
1. The following orders have been passed under the Urban Land (Ceiling and Regulation) Act, 1976 ("ULC Act") with respect to the said Land:

a. By and under an order dated 2nd January 1978, passed by the Directorate of Industries in favour of CG under section 20 of the ULC Act, the Directorate of Industries granted exemption to CG under section 20(1) of the ULC Act in respect of the lands held by CG out of the said Larger Land falling within the Industrial Zone (of which the Industrial Land is a part) in the manner and on the terms and conditions mentioned therein (the First Industrial Land Order). Under the First Industrial Land Order, CG could transfer the land exempted therein only with the prior permission of the State Government in the manner provided therein.

b. By and under an order dated 3rd August 1979, passed by the Directorate of Industries in favour of CG under section 20 of the ULC Act, the Directorate of Industries granted further exemption to CG under section 20(1) of the ULC Act in respect of the lands held by CG out of the said Larger Land falling within the Industrial Zone (of which the Industrial Land is a part) in the manner and on the terms and conditions mentioned therein (the Second Industrial Land Order). Under the Second Industrial Land Order, CG could transfer the land exempted therein only with the prior permission of the State Government in the manner provided therein.

By and under an order dated 19th December 1993, passed by the Government of Maharashtra, Housing and Special Assistance Department in favour of CG, the Government of Maharashtra, Housing and Special Assistance Department granted exemption to CG under section 20(1) of the ULC Act for construction of various works as

करीम-3
9990 18/1/1978
2020

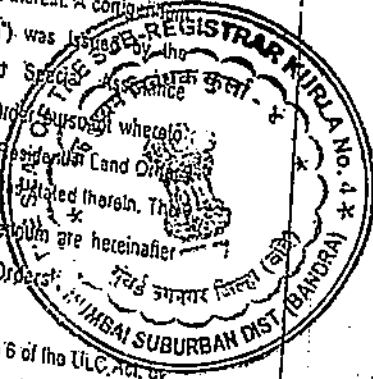


D/A

करली-४
 १११८० ४६१०१
 २०२०

WADIA GHANDY & CO.

specified therein ("Original Residential Land Order") in respect of the lands held by CG in the 'Residential Zone' (of which the Residential Land is a part), on the terms and conditions as stated therein. A corrigendum dated 6th October 1998 ("the Corrigendum") was issued by the Government of Maharashtra, Housing and Special Assistance Department to the Original Residential Land Order pursuant whereof certain amendments were made to the Original Residential Land Order as specified therein, on the terms and conditions stipulated therein. The Original Residential Land Order and the Corrigendum are hereinafter collectively referred to as 'the Residential Land Orders'.



d. Pursuant to a statement filed by CG under section 6 of the ULC Act, of and under an order dated 5th August 1999 passed by the Additional Collector and Competent Authority, ULC Act ("the Competent Authority") in respect of, inter-alia, the said Land, an area measuring 31603.47 square meters was declared as surplus vacant land ("Surplus Vacant Land") for the reasons mentioned therein ("the 8(4) Order").

e. Thereafter, correspondence was exchanged between CG and Joint Director of Industries, the Competent Authority and the Urban Development Department, Government of Maharashtra with respect to the Surplus Vacant Land under the 8(4) Order.

f. A notification dated 30th May 2005 was issued by the Government of Maharashtra stating that the Surplus Vacant Land vested with the Government of Maharashtra with effect from 6th June 2005. A notice dated 6th October 2005 was issued by the Government of Maharashtra under section 10(2) of the ULC Act, wherein the Government of Maharashtra called upon CG to surrender the Surplus Vacant Land to the City Survey officer on 6th November 2005.

g. Pursuant to the aforesaid notice dated 6th October 2005 issued by the Government of Maharashtra, CG filed an appeal under section 33 of the ULC Act before the Additional Commissioner, Konkan Division, Mumbai. By and under an order dated 30th November 2005 passed by the Additional Commissioner, Konkan Division, Mumbai, the appeal filed by CG was partly allowed and the proceedings under section 10 of the ULC

3A

Act were set aside and the matter was remanded to the Competent Authority for fresh enquiry.

ii. A review order dated 23rd November 2007 was passed by the Government of Maharashtra, through the Urban Development Department, in respect of the aforesaid order dated 11th November 2006 passed by the Additional Commissioner, Konkan Division, Mumbai. In this order, it was inter alia held that the action taken under section 10 of the ULC Act would stand cancelled if exemption was granted to the Surplus Vacant Land by the Directorate of Industries and if the exemption was denied then action under section 11(3) of the ULC Act would be confirmed. The Directorate of Industries was directed to take a decision within 8 (eight) days.

i. By and under a letter dated 11th June 2008 addressed by the Directorate of Industries to the Competent Authority, the Directorate of Industries requested the Competent Authority to send its revised order in light of the Government of Maharashtra order dated 23rd November 2007 passed by the Government of Maharashtra.

99900
2020
Date: 12/07/2008

By and under an order dated 11th September, 2008 addressed by the Competent Authority to the Deputy Director of Industries, Directorate of Industries, the Competent Authority observed that the aggregate land area in the name of CG was only 1,32,899.88 square metres of which 34,526 square metres was in the residential zone and if from this area, the area which had been exempted i.e. west of setback, nalla setback, Tala power and area relating to construction and permissible area were deducted then there was no surplus area. Table 1 to this order provided the calculation with respect to the aforesaid 34,526 square metres within the residential zone. It was also observed that the aggregate area in the industrial zone was 1,05,373.88 and that the surplus area in the industrial zone was also nil after deduction of area under construction, road setback, Tala Power land, nalla setback etc. Table 2 to this order provided the calculation with respect to the aforesaid 1,05,373.88 square metres in the industrial zone. It was observed that after taking into account the calculation mentioned therein, there was no surplus area.

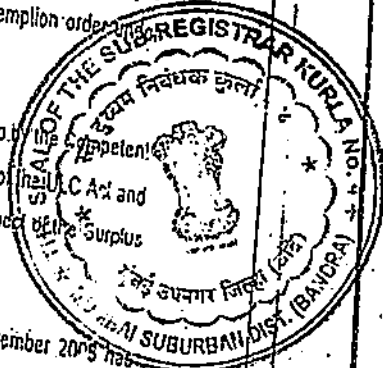


DA

करल-४	
१११८	२१७९
२०२०	

WADIA GHANDY & CO.

- k. By and under a letter dated 19th December 2008 addressed by the Directorate of Industries to the Urban Development Department, it was mentioned that as per the report of the Competent Authority, as the surplus vacant land was no action for issuing exemption order under section 20 of the ULC Act could not be taken.
- l. By and under an order dated 1st January 2009 passed by the Competent Authority, i.e. notification issued under section 10(3) of the ULC Act and the notice under section 10(5) of the ULC Act in respect of the Surplus Vacant Land were cancelled.
- m. Neither the 2(4) Order nor the order dated 11th September 2005 has recorded any breach of the terms and conditions of the First Industrial Land Order, the Second Industrial Land Order or Residential Land Order. CG has further declared that, to the best of its knowledge, it has not received any notice under the ULC Act pertaining to any breach of the Residential Land Order or the First Industrial exemption Order or the Second Industrial Exemption Order.
- n. There is no specific restriction on the sale of the Residential Land in the Original Residential Land Order read with the Corrigendum. However necessary permissions will have to be obtained from the competent authority under the ULC Act for the development and/or change of use of the said Land.
- o. Further, the order dated 11th September 2008 held/observed that there was no surplus vacant land in respect of the said with in the residential zone, its measure is 1,05,373.89 square metres.
- p. There are no entries on the property register cards of the said Land reflecting any restriction on the sale of the said Land in pursuance of the ULC Act.



H. ROC SEARCHES

31

As per the search conducted at the website of the Ministry of Corporate Affairs on 28th September 2015, there are no charges affecting the said Land or any part thereof. CG has also declared that there are no mortgages, charges or encumbrances affecting the said Land or any part thereof.

1. SETTLEMENT OF STATUTORY LIABILITIES

CG has declared that for the financial years ending 31st March 2014 and 31st March 2015, in accordance with the general directions given by the High Court of Mumbai as regards the Capital Value System of Property Tax, CG has paid only 50% of the property taxes raised by MCGM. CG has also declared that for the financial year 31st March 2016, CG has, in accordance with the general directions given by the High Court of Mumbai as regards the Capital Value System of Property Tax, paid 60% of the property tax raised by MCGM in 30th September 2015. CG has also declared that all other statutory dues that are due and payable have been fully paid and any dues found to be pending with respect to the said Land, will be paid and settled by CG.

9998
020
REVENUE RECORDS

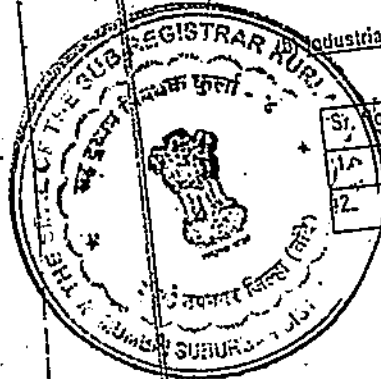
1. As per the Architect Certificate, the said Land bears the following City Survey Numbers with the following areas:-

(a) Residential Land:

Sr. No.	City Survey Number	Area (in sq (sq) metres)
1.	1005 (Part)	3.11
2.	1007 (Part)	28.37
3.	100713 (Part)	854.88
4.	1009 (Part)	1178.87
	Total	2165.23

(b) Industrial Land:

Sr. No.	City Survey Number	Area (in sq (sq) metres)
1.	1005 (Part)	315.54
2.	1007 (Part)	652.72



D/A

करल-४
१११८५१०१५१
२०२०

WADIA CHANDY & CO.

3.	1007/6 (Part)	6952.18
4.	1007/4	42.5
5.	1009 (Part)	15901.57
6.	1009/5	52.80
7.	1009/6	1270.10
8.	1010 (Part)	2240.45
9.	1013 (Part)	3439.90
10.	1014 (Part)	14501.40
11.	1014/1	29.20
12.	1014/2	29.20
13.	1014/3	29.20
14.	1014/4	29.20
15.	1014/5	47.20
16.	1014/6	9.0
17.	1017	1056.70
18.	1017/1	29.20
19.	1017/2	29.20
20.	1017/3	29.20
21.	1017/4	23.70
22.	1017/5	29.20
23.	1017/6	12.10
24.	1018	1232.00
25.	1018/1	17.10
26.	1018/2	29.20
27.	1018/3	29.20
28.	1018/4	45.70
29.	1018/5	29.20
30.	1018/6	29.20
31.	1018/7	29.20
32.	1018/8	29.20
33.	1018/9	5.50
	Total	51,133.22



2. Cadastral Survey No. 1005

Dr

The Property Register Card ('PR Card') in respect of Cadastral Survey No. 1005 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of CG as the lessee. The area of the same is reflected as 4,212.1 square meters. The Class of holding is mentioned as 'C'.

3. Cadastral Survey No. 1007

PR Card in respect of Cadastral Survey No. 1007 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of CG as the lessee. The area of the same is reflected as 4,837.4 square meters. The Class of holding is mentioned as 'C'.

99906199/909
2020

Cadastral Survey No. 1009

The PR Card in respect of Cadastral Survey No. 1009 reflects the name of CG as the current holder of this land and the area of the same is reflected as 13,662.5 square meters. The Class of holding is mentioned as 'C'.

5. Cadastral Survey No. 1007/3

PR Card in respect of Cadastral Survey No. 1007/3 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of CG as the lessee. The area of the same is reflected as 4,837.4 square meters. The Class of holding is mentioned as 'C'.

6. Cadastral Survey No. 1007/4

PR Card in respect of Cadastral Survey No. 1007/4 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of CG as the lessee. The area of the same is reflected as 42.5 square meters. The Class of holding is mentioned as 'C'.



Cadastral Survey No. 1009/5

The PR Card in respect of Cadastral Survey No. 1009/5 reflects the name of CG as the current holder of this land and the area of the same is reflected as 32.0 square meters. The Class of holding is mentioned as 'C'.

27A

करल-४		
१११८८	५२१८९	
२०२०		

WADIA GHANDY & CO.

8. Cadastral Survey No. 1009/6

The PR Card in respect of Cadastral Survey No. 1009/6 reflects the name of CG as the current holder of this land and the area of the same is reflected as 1,279.1 square meters. The Class of holding is mentioned as 'C'.

9. Cadastral Survey No. 1010

The PR Card in respect of Cadastral Survey No. 1010 reflects the name of Sir Mohammed Yusuf Khol as the Original holder and the name of CG as the lessee of this land and the area of the same is reflected as 1,279.1 square meters. Class of holding is mentioned as 'C'.

10. Cadastral Survey No. 1013

The PR Card in respect of Cadastral Survey No. 1013 reflects the name of CG as the current holder of this land and the area of the same is reflected as 4,469.9 square meters. The Class of holding is mentioned as 'C'.

11. Cadastral Survey No. 1014

The PR Card in respect of Cadastral Survey No. 1014 reflects the name of Sir Mohammed Yusuf Khol as the Original holder and the name of CG as the lessee of this land and the area of the same is reflected as 15,900.6 square meters. The Class of holding is mentioned as 'C'.

12. Cadastral Survey No. 1014/1

The PR Card in respect of Cadastral Survey No. 1014/1 reflects the name of Sir Mohammed Yusuf Khol as the Original holder and the name of CG as the lessee of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.

13. Cadastral Survey No. 1014/2

The PR Card in respect of Cadastral Survey No. 1014/2 reflects the name of Sir Mohammed Yusuf Khol as the Original holder and the name of CG as the lessee of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.



DA

WADIA GHANDY & CO.

of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.

14. Cadastral Survey No. 10143

The PR Card in respect of Cadastral Survey No. 10143 reflects the name of Sir. Mohammed Yusuf Khoj as the Original holder and the name of CG as the lessee of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.

15. Cadastral Survey No. 10144

The PR Card in respect of Cadastral Survey No. 10144 reflects the name of Sir. Mohammed Yusuf Khoj as the Original holder and the name of CG as the lessee of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.

कर
999
2020

16. Cadastral Survey No. 10145

The PR Card in respect of Cadastral Survey No. 10145 reflects the name of Sir. Mohammed Yusuf Khoj as the Original holder and the name of CG as the lessee of this land and the area of the same is reflected as 17.2 square meters. The Class of holding is mentioned as 'C'.

17. Cadastral Survey No. 10146

The PR Card in respect of Cadastral Survey No. 10146 reflects the name of Sir. Mohammed Yusuf Khoj as the Original holder and the name of CG as the lessee of this land and the area of the same is reflected as 2.7 square meters. The Class of holding is mentioned as 'C'.

Cadastral Survey No. 1017

The PR Card in respect of Cadastral Survey No. 1017 reflects the name of CG as the current holder of this land and the area of the same is reflected as 9,38.4 square meters. The Class of holding is mentioned as 'C'.



D.A

18

करल-४	
९९९८८५९५९	९५९
२०२०	

WADIA GHANDY & CO.

19. Cadastral Survey No. 101711

The PR Card in respect of Cadastral Survey No. 101711 reflects the name of CG as the current holder of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.

20. Cadastral Survey No. 101712

The PR Card in respect of Cadastral Survey No. 101712 reflects the name of CG as the current holder of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.

21. Cadastral Survey No. 101713

The PR Card in respect of Cadastral Survey No. 101713 reflects the name of CG as the current holder of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.

22. Cadastral Survey No. 101714

The PR Card in respect of Cadastral Survey No. 101714 reflects the name of CG as the current holder of this land and the area of the same is reflected as 23.7 square meters. The Class of holding is mentioned as 'C'.

23. Cadastral Survey No. 101715

The PR Card in respect of Cadastral Survey No. 101715 reflects the name of CG as the current holder of this land and the area of the same is reflected as 28.2 square meters. The Class of holding is mentioned as 'C'.

24. Cadastral Survey No. 101716

The PR Card in respect of Cadastral Survey No. 101716 reflects the name of CG as the current holder of this land and the area of the same is reflected as 12.1 square meters. The Class of holding is mentioned as 'C'.

25. Cadastral Survey No. 101717



DA

The PR Card in respect of Cadastral Survey No. 1018 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of CG as the lessee of this land and the area of the same is reflected as 622.5 square meters. The Class of holding is mentioned as 'C'.

26. Cadastral Survey No. 1018/1

The PR Card in respect of Cadastral Survey No. 1018/1 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of CG as the lessee of this land and the area of the same is reflected as 17.1 square meters. The Class of holding is mentioned as 'C'.

27. Cadastral Survey No. 1018/2

करा - 18
99900
2020

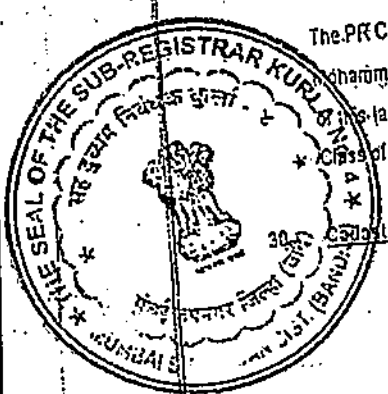
The PR Card in respect of Cadastral Survey No. 1018/2 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of CG as the lessee of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.

20. Cadastral Survey No. 1018/3

The PR Card in respect of Cadastral Survey No. 1018/3 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of CG as the lessee of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.

29. Cadastral Survey No. 1018/4

The PR Card in respect of Cadastral Survey No. 1018/4 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of CG as the lessee of this land and the area of the same is reflected as 45.7 square meters. The Class of holding is mentioned as 'C'.



Cadastral Survey No. 1018/5

DM

करल-४

१११८०५६१४९

२०२०

WADIA GHANDY & CO.

The PR Card in respect of Cadastral Survey No. 101105 reflects the name of Sir Mohammed Yusuf Khata as the Original holder and the name of CG as the lessee of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.

31. Cadastral Survey No. 101805

The PR Card in respect of Cadastral Survey No. 101806 reflects the name of Sir Mohammed Yusuf Khata as the Original holder and the name of CG as the lessee of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.

32. Cadastral Survey No. 101807

The PR Card in respect of Cadastral Survey No. 101807 reflects the name of Sir Mohammed Yusuf Khata as the Original holder and the name of CG as the lessee of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.

33. Cadastral Survey No. 101808

The PR Card in respect of Cadastral Survey No. 101808 reflects the name of Sir Mohammed Yusuf Khata as the Original holder and the name of CG as the lessee of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.

34. Cadastral Survey No. 101809

The PR Card in respect of Cadastral Survey No. 101809 reflects the name of Sir Mohammed Yusuf Khata as the Original holder and the name of CG as the lessee of this land and the area of the same is reflected as 5.5 square meters. The Class of holding is mentioned as 'C'.

35. CG has declared that CG has handed over to the Municipal Corporation of Greater Mumbai a portion of the larger Land affected by setback admeasuring 1,473.05 square metres and 552.2 square metres, aggregating to 2,001.2 square metres (hereinafter collectively referred to as the "Setback Portion"). CG has declared that the Setback Portion does not form part of the said Land



DI

25. Upon perusal of the PR Cards, we note that the area of the Larger Land is 1,89,952.4 square meters. As per the indentical Lot Conveyance and Assignment dated 25th August 1957 the aggregate area of the Larger Land as mentioned in the First, Second and Third Schedules thereunder written was 1,78,954 square yards equivalent to 1,49,620.3 square metres. CG has declared that on actual survey the area of the Larger Land is approximately 1,47,523.3 square metres ("Revised Area"). CG has made an application dated 8th July 2014 for rectification of the PR Cards, which application is still pending. As per the Architect Certificate, the area of the Residential Land is 2,065.23 square metres and the area of the Industrial Land is 51,133.22 square metres, aggregating to 53,198.45 square metres.

K. DEVELOPMENT PLAN REMARK

1. We have perused a copy of the Development Plan Remark dated 29th April, 2014 bearing reference number CHE/51/DP/ESIS issued by the MCGM in respect of CTS Nos. 1002, 1005, 1006, 1007/2, 1007/3, 1008, 1009/1, 1010 of Kanjur (East) Village forming part of the Larger Land ("First DP Remark"). As per the First DP Remark:

कच
9990
2020

- (a) The land parcels specified therein are partly within the Residential zone and partly within the special industrial (13) zone, and the demarcation is identified on the plan attached to the DP Remark in red colour;
- (b) The land parcels mentioned therein are also affected by DP Road (12.2 metres) (2 nos.) and DP Road (21.45 metres);
- (c) There is a central railway buffer zone of 30 metres;

There are 2 Tata Power transmission lines.



2. We have perused a copy of the Development Plan Remark dated 29th April, 2014 bearing reference number CHE/51/DP/ESIS issued by the MCGM in respect of CTS Nos. 1013, 1014, 1017 and 1018 of Kanjur (East) Village forming part of the Larger Land ("Second DP Remark"). As per the Second DP Remark, the land

करल-४
 १११८२ य १११९
 २०२०

WADIA GHANDY & CO.

parcels specified therein are within the special industrial (I3) zone and the demarcation is identified on the plan attached to the DP Remark.

3. We have perused a copy of the Development Plan Remark dated 26th November, 2014 bearing reference number CHE 718/DPE/SIS issued by the MCGM in respect of CTS Nos. 1005, 1004, 1005, 1007/3, 1009 and 1010 of Vashi (East) Village forming part of the Larger Land (Third DP Remark) for the said DP Remark.

(a) The four parcels specified therein are fully within the special industrial (I3) zone and the demarcation is identified on the plan attached to the DP Remark marked in red colour.

(b) The four parcels mentioned therein are also adjacent to DP Road (27.45 metres).

(c) There is a central railway buffer zone of 10 metres;

(d) There are 2nd Tola Power transmission lines.

4. The First DP Remark, the Second DP Remark and the Third DP Remark are valid for a period of 1 (one) year from the date of issue thereof.



SUB-REGISTRAR OF ASSURANCES

We have conducted a search at the office of the sub-registrar of assurances at Mumbai, Thane, Bandra, Chembur and Nahu from 1955 till 2014 and 2014 to 2015. The documents found reflected in the search report and our comments in respect thereof have been set out in Annexure "S" hereto.

PUBLIC NOTICE

We had issued public notices in the Mumbai Editions of the Times of India (English) and Maharashtra Times (Marathi) on 29th September, 2015 and in response to the same we have received the following objections ("the Objections");

- (a) Letter dated 1st October, 2015 addressed by Mr. Mahan...
- (b) Letter dated 7th October, 2015 addressed by Advocate Mr. A. P. Kulkarni on behalf V.M. Vaidya and 14 others
- (c) Letter dated 8th October, 2015 addressed by Shri S. Kharat
- (d) Letter dated 9th October, 2015 addressed by S.S. Lotarkar
- (e) Letter dated 9th October, 2015 addressed by Jagdish Sawant
- (f) Letter dated 9th October, 2015 addressed by Advocate Dheeraj S. Dwivedi on behalf of Mr. Ganpatram Cundur Andan.

करल-र
 9992
 2020

- (g) Letter dated 10th October, 2015 addressed by Advocate A.P. Kulkarni on behalf of Sarva Shiksha Sangathan and 320 others.
- (h) Letter dated 12th October, 2015 addressed by Manish Rajan to Ms. Wadia Ghandy & Co. and
- (i) Letter dated 14th October, 2015 addressed by Prashant Harish Chauhan on behalf of Mr. Julius Peter O'Mello.

CG has decided that the Objections do not affect either the title of CG to the said Land or any part thereof or its development in any manner whatsoever or the sale or transfer thereof.

CONCLUSION

Subject to what is mentioned above, we are of the view that Evia is the owner of freehold land admeasuring 23,130.54 square metres forming part of the said Land and the lessee of leasehold land admeasuring 30,059.91 square metres forming part of the said Land (on the terms and conditions as mentioned in First Lease and the Second Sub-Lease) and the title thereto is clear and



Dated this 29th day of October 2015

D.A.

करल-४		
१११८८	६०	१८१
२०२०		

WADIA.GHANDY & CO.

For Wadia Ghandy & Co.

D. Ghandy
Partner

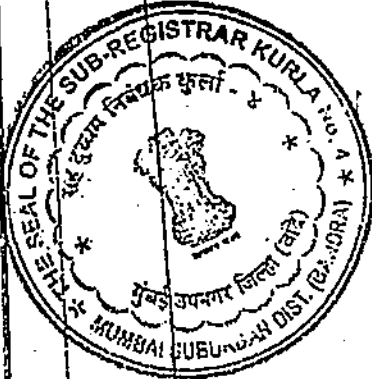


Annexure "A"
(List of Original Documents)

1. Indenture of Conveyance and Assignment dated 26th August, 1957 executed by and between the Kanjur Co-operative Housing Society Limited a society registered then under the provisions of the Bombay Co-operative Societies Act, 1925 of the First Part (herein referred to as "the Society" and hereinafter referred to as "the Kanjur Society"), and Sitaram Shrinagar Kale (herein referred to as the Confirming Party) of the Second Part and Crompton Parkinson (Works) Private Limited (now known as CO) and registered with the office of the Sub-Registrar of Assurances under Serial No. 1497 of 1957
2. Indenture of Sub-lease dated 28th August 1957 executed by and between the Sub-Lessor of the First Part, Phiroze Jannagi Mahenjiraji (herein referred to as the First Confirming Party) of the Second Part, Shrinad Sitaram Datar (herein referred to as the Second Confirming Party) of ...A Third Part and the Kanjur Society of the Fourth Part, and registered with the office of the Sub-Registrar of Assurances under Serial No. 1341 of 1957.

चक्र-३
१११८० १११८१
२०२०

D.A.



करल-४
 १११८७२५१
 २०२०

WADIA GRANDY & CO.



Annexure "B"
 (List of Documents in the Search Report)

1. Second/Trib-LEASE (please refer to D.(2) in the main body of this report)
2. Indenture of Conveyance and Assignment (please refer to C.(1) and D.(3) in the main body of this report)
3. Indenture dated 21st November 1957 executed between Sir Pusthclanddas Thakurdas Knight, Aros Sir Darabshaw Chroff (the Trustees therein) and The Andhra Valley Power Supply Company Limited (the Company therein) and registered with G.O. office of the Sub-Registrar of Assurances at Bombay under Serial No. 574 of 1958 whereby the Trustees have reconveyed to the Company therein land bearing the following Khol private survey nos.:-

Survey No.	Pct No	Folio No.	Area
			A. G. As.
43	1	--	0-3-1
43	3	--	0-3-4
44	1	--	0-1-1
44	2	--	0-2-4
44	3	--	0-1-8
44	4	--	0-0-9
44	5	--	0-5-4
45	5	--	0-39-7
45	3	--	0-4-8
49	2	--	0-0-16
51	6	--	0-1-0
51	3	--	0-0-4
	4	--	0-0-8
			0-0-12
Total Area			1-26-2

D/

As per the Architect Certificate, the above land parcels do not form part of the said Land.

4. Indenture dated 20th January 1958 executed between The Andhra Vidyut Power Supply Company Limited (the Vendor therein) and The Kalyan Cooperative Housing Society Limited (the Purchaser therein) and registered with the office of the Sub-Registrar of Assurances at Bombay under Serial No. 1695 of 1958, the Vendor therein sold the following land parcels bearing the following Khot private survey nos. to the Purchaser therein:

Survey No.	Pct No.	Folio No.	Area	
			A. G.	As.
43			0-3-1	
43			0-3-4	
43	3		0-1-1	
43	4		0-4-4	
44	1		0-1-6	
44	2		0-0-3	
44	3		0-5-4	
44	4		0-35-7	
44	5		0-4-2	
44	8		0-0-18	
45	3		0-7-0	
45	4		0-0-4	
49	6		0-0-8	
51	3		0-0-18	
51	4		0-0-18	
Total Area:			1-26-2	

As per the Architect Certificate, the above land parcels do not form part of the said Land.

Declaration dated 15th November 1960 by Kanpur Society, registered with the office of the Sub-Registrar of Assurances at Bombay under Serial No. 9061 of 1960, declaring that it will abide by the terms and conditions on which the layout would be approved by the Municipal Commissioner for Greater Mumbai. This letter replaces clause 10 of the original Agreement dated 13th March 1960 which

Yt



करल-४
 १११८० एच/१७
 २०२०

WADIA GHANDY & CO.

was registered with the office of the Sub-Registrar of Assurances at Bombay under Serial No. 1094. We have not been provided with or able to procure a copy of the agreement dated 9th March 1960.

6. Deed of Mortgage dated 7th October 1958 bearing registration number 3537 of 1960 executed by CG. We have not been provided with or able to procure a copy of this deed of mortgage. CG has declared that there are no mortgages on the said Land. Further, the search at the registrar of mortgages does not reflect this mortgage.

7. Deed of Undertaking dated 26th July 1968 executed by CG in favour of BMC bearing registration number 1813/1968. We have not been provided with or able to procure a copy of this deed of undertaking. CG has declared that this undertaking was submitted to BMC during the regular course of construction and does not affect the sale, transfer, development or title to the said Land.

8. Deed of Undertaking dated 24th April 1990 executed by CG in favour of BMC bearing registration number 2110/1990. We have not been provided with or able to procure a copy of this deed of undertaking. CG has declared that this undertaking was submitted to BMC during the regular course of construction and does not affect the sale, transfer, development or title to the said Land.

9. Deed of Undertaking dated 11th November 1991 executed by CG in favour of BMC bearing registration number 5032/1991. We have not been provided with or able to procure a copy of this deed of undertaking. CG has declared that this undertaking was submitted to BMC during the regular course of construction and does not affect the sale, transfer, development or title to the said Land.

10. Deed of Undertaking dated 25th May 1996 executed by CG in favour of BMC bearing registration number 2422/1996. We have not been provided with or able to procure a copy of this deed of undertaking and have made an application for the same. CG has declared that this undertaking was submitted to BMC during the regular course of construction and does not affect the sale, transfer, development or title to the said Land.

11. Deed of Undertaking dated 5th March 2001 executed by M.M. Sheikh in favour of BMC bearing registration number 1045/2001. We have not been provided with



77

or able to procure a copy of this deed of undertaking. CG has declared that this undertaking was submitted to BMC during the course of construction and does not affect the sale, transfer, development or use of the said land.

- 12. Sea Lanes Freehold Land Agreement (please refer to E.7 of the main section of this Report).
- 13. Sea Lanes Leasehold Agreement (please refer to E.8 of the main section of this Report).
- 14. Ewie Conveyance and Assignment (please refer to E.11 of the main section of this Report).
- 15. Ewie Mortgage (please refer to E.13 of the main section of this Report).
- 16. Deed of Confirmation (please refer to E.13 of the main section of this Report).

करल-४
१११८८ १५/११/१९
२०२०



करल-४
 १११८८ ६२१४१
 २०२०

Form 1 (Part 1) - Application for registration of a document.

Section 17-A, 17-B, 17-C, 17-D, 17-E, 17-F, 17-G, 17-H, 17-I, 17-J, 17-K, 17-L, 17-M, 17-N, 17-O, 17-P, 17-Q, 17-R, 17-S, 17-T, 17-U, 17-V, 17-W, 17-X, 17-Y, 17-Z.

THE SEAL OF THE SUB-REGISTRAR KURBA No. 4 (KURBA)
 मुंबई उपनगर जिल्हा (बरेली)
 MUMBAI SUBURBAN DIST. (BAREILLY)

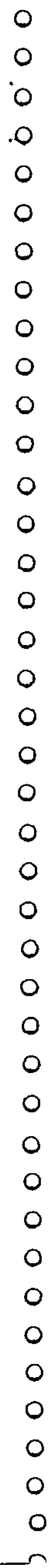
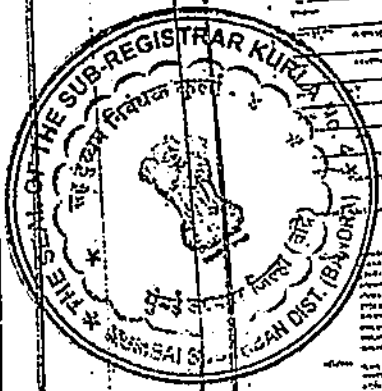
Form 1 (Part 2) - Application for registration of a document.

Section 17-A, 17-B, 17-C, 17-D, 17-E, 17-F, 17-G, 17-H, 17-I, 17-J, 17-K, 17-L, 17-M, 17-N, 17-O, 17-P, 17-Q, 17-R, 17-S, 17-T, 17-U, 17-V, 17-W, 17-X, 17-Y, 17-Z.

Form with multiple sections and text, possibly a registration or application form. Includes fields for name, address, and other details. Some text is in Hindi.

करल-४
 १११०८८
 २०२०

Form with a circular stamp on the left side. The stamp contains the text: "THE SEEN OF THE SUB-REGISTRAR KURIA...". The form contains various fields and text, including a signature area.



Form with fields for Name, Address, and other details. Includes a circular stamp on the right side.

करल-४
 १११०११११
 २०२०

Form with fields for Name, Address, and other details. Includes a circular stamp on the left side.



Handwritten text at the top of the page, possibly a title or reference number.

Text block in the upper left quadrant, containing several lines of illegible text.

Text block in the upper middle section, containing several lines of illegible text.

करीब २३

१११०११११११११

२०२०



Text block in the middle section, containing several lines of illegible text.

Text block in the middle right section, containing several lines of illegible text.



Text block in the lower middle section, containing several lines of illegible text.

Text block in the lower section, containing several lines of illegible text.



THE STATE
 REGISTERED
 DEED

1999-10 (14/1949)

10000

1999-10 (14/1949)

10000

करल ३

१११६ (१११५९)

१०२०

THE STATE
 REGISTERED
 DEED

1999-10 (14/1949)

10000

1999-10 (14/1949)

10000



THE STATE
 REGISTERED
 DEED

1999-10 (14/1949)

10000

1999-10 (14/1949)

10000

NOTICE

1. The following is a list of the names of the persons who have been appointed as members of the Board of Directors of the Company for the year ending 31st March 1920.

2. The names of the persons who have been appointed as members of the Board of Directors of the Company for the year ending 31st March 1920 are as follows:

Mr. A. B. C.	Mr. D. E. F.
Mr. G. H. I.	Mr. J. K. L.
Mr. M. N. O.	Mr. P. Q. R.
Mr. S. T. U.	Mr. V. W. X.
Mr. Y. Z. A.	Mr. B. C. D.

STATEMENT OF ACCOUNTS

For the year ending 31st March 1920

Balance brought forward	1000
Income	2000
Expenses	(1000)
Balance carried forward	2000

करल

9980 4 29/09

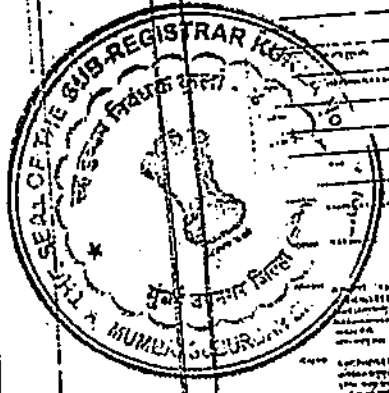
2020

NOTICE

1. The following is a list of the names of the persons who have been appointed as members of the Board of Directors of the Company for the year ending 31st March 1920.

2. The names of the persons who have been appointed as members of the Board of Directors of the Company for the year ending 31st March 1920 are as follows:

Mr. A. B. C.	Mr. D. E. F.
Mr. G. H. I.	Mr. J. K. L.
Mr. M. N. O.	Mr. P. Q. R.
Mr. S. T. U.	Mr. V. W. X.
Mr. Y. Z. A.	Mr. B. C. D.



STATEMENT OF ACCOUNTS

For the year ending 31st March 1920

Balance brought forward	1000
Income	2000
Expenses	(1000)
Balance carried forward	2000

१९२०
 १९२०
 १९२०
 १९२०
 १९२०



क्र. सं.	विवरण	दिनांक	पृष्ठ
१
२
३
४
५

करल-३
 १११८० ६३१९५९
 २०२०

१९२०
 १९२०
 १९२०
 १९२०



क्र. सं.	विवरण	दिनांक	पृष्ठ
१
२
३
४
५

१९२०
 १९२०
 १९२०
 १९२०



करल-४

१११८० २५/११/१९

२०२०

Form 100 (Mortgage Deed) - 100/100

पुणे जिल्हा न्यायालय, मुंबई उपनगर जिल्हा (करी)

SEAL OF THE SUB-REGISTRAR KURLA, MUMBAI SUBURBAN DIST. (KARLI)

क्र.सं.	विवरण	मूल्य	दस्तावेज क्र.सं.
1
2

Form 100 (Mortgage Deed) - 100/100

पुणे जिल्हा न्यायालय, मुंबई उपनगर जिल्हा (करी)

SEAL OF THE SUB-REGISTRAR KURLA, MUMBAI SUBURBAN DIST. (KARLI)

क्र.सं.	विवरण	मूल्य	दस्तावेज क्र.सं.
1
2

1. Name of the party
 2. Address
 3. Description of the property
 4. Date of registration
 5. Amount of stamp duty
 6. Name of the registrar
 7. Signature of the registrar

करल-४
 १११०५ २११०१
 २०२०



1. Name of the party
 2. Address
 3. Description of the property
 4. Date of registration
 5. Amount of stamp duty
 6. Name of the registrar
 7. Signature of the registrar

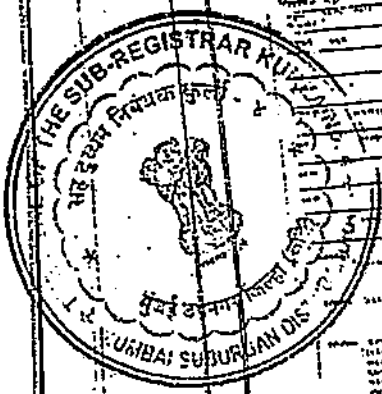
1. Name of the party
 2. Address
 3. Description of the property
 4. Date of registration
 5. Amount of stamp duty
 6. Name of the registrar
 7. Signature of the registrar

1. Name of the person
 2. Address
 3. Description of the property
 4. Date of registration
 5. Amount of stamp duty
 6. Name of the Sub-Registrar
 7. Signature of the Sub-Registrar
 8. Seal of the Sub-Registrar

करल-४

१११०० हेक्टर

२०२०



1. Name of the person
 2. Address
 3. Description of the property
 4. Date of registration
 5. Amount of stamp duty
 6. Name of the Sub-Registrar
 7. Signature of the Sub-Registrar
 8. Seal of the Sub-Registrar



करल-४
 १११८०६०१०९
 २०२०

Form 346
 88

Valid upto 19 NOV 2016

Information of the approval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

NO. B. 1004
 CE / 1004 / SPES / 1004 / 120 NOV

MR. B. R. N. N. N.

Shri S.S. Ramesh Director
 M/s. BVIS REAL ESTATE DEVELOPERS



With reference to your letter dated 20/11/2016 and the plan, location and description and further particular details of your buildings as Proposed Residential Buildings (i.e. V.No. 24/1) and being CTS No. 1004, 1005 (pt), 1005A, 1005B, 1007 (Sppl) & 1009 (pt) in Village Kanjur Marg (E) at 50/40 road, Kanjur Marg (E) Mumbai to me under your letter, dated 20/11/2016, in relation to inform you that I cannot approval of the building or work proposed to be executed and the same can be formally intimate to you, under Section 34 of the Bombay Municipal Corporation Act as amended insofar as my disapproval is thereof reasons:-

(A) CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK BEFORE PLINT, C.C.

1. That the commencement certificate under Section 30A(1)(a) of the M.R. & T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides except on road side of the building of the plot claim of road side with foundation below the bottom of road side drain without obstructing the road and water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No. 38(27).
3. That the low lying plot will not be filled up to reduced level of at least 92 T.H.D. or 6' above adjoining road level which ever is higher with murrum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side before starting the work.
4. That the specification for layout for access roads/development of setback land will not be obtained from Executive Engineer (Road Construction) before starting the construction work and the access and setback land will not be developed accordingly including providing street lighting etc. The completion certificate will not be obtained from Executive Engineer (Road Construction) before starting the work.

3/31
 S.E.B.P. K.Z. 10/11/2016

Executive Engineer Building Proposal
 o/c Eastern Suburb

That proper gutters and down pipes are to be put in prevent water dropping from the eaves of the roof on the public street.

The said building shall conform to the rules to be framed in accordance with the Municipal Corporation Act.

Subject to such modifications as may be made the above mentioned objections and meet by requirements, but not so as to be in contravention of the provisions of the said Act, as amended or otherwise, in force at the time the said Act at the time in force.

Your attention is drawn to the bye-laws and rules accompanying this Intimation of Disapproval.

384
S.E.P. A.E. 10/11/19
Executive Engineer, Building Proposals,
M. Zone-ES-T.S. Wards.

करल-४
११/११/१९१९
२०२०

(1) Under Section 66 of the Municipal Corporation Act, the Municipal Commissioner for the said Corporation shall exercise the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 66 of the said Act.

(2) Under Section 2 of the Corporation Act the following are the provisions:-
"Every person who shall erect new domestic building shall cause the same to be built so that every part of the plot shall be:-

(a) Not less than 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer or an existing or proposed drain in such street.

(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (150 cms.) of such building.

(c) Not less than 92 ft. 7 inches above Town Staff Datum.

(3) Your attention is invited to the provisions of Section 152 of the Act whereby a person liable to pay property tax is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion of the occupation of the premises. Thus compliance with the provisions is punishable under Section 147 of the Act, if on the earliest possible date in the current year in which the premises are occupied is detected by the Commissioner and Collector's Department.

(4) Your attention is further invited to the provisions of Section 152 of the Act whereby a person liable to pay property tax is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion of the occupation of the premises. Thus compliance with the provisions is punishable under Section 147 of the Act, if on the earliest possible date in the current year in which the premises are occupied is detected by the Commissioner and Collector's Department.

(5) Your attention is further invited to the provisions of Section 152 of the Act whereby a person liable to pay property tax is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion of the occupation of the premises. Thus compliance with the provisions is punishable under Section 147 of the Act, if on the earliest possible date in the current year in which the premises are occupied is detected by the Commissioner and Collector's Department.

(6) The date of commencement of work should be commensurate as per requirements of Section 147 (1) (a) of the Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai Suburbs District before the work is started. The Non-agricultural tax should be paid at the site that may be fixed by the Collector, under the Land Revenue Code and the bye-laws.

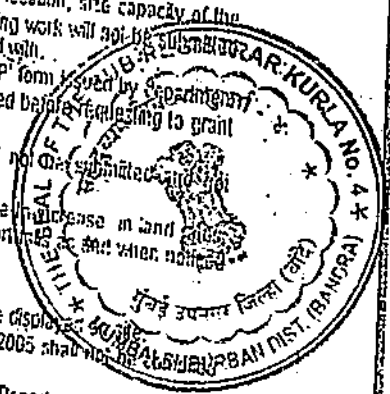
Attention is drawn to the necessity of the Intimation of Disapproval.



करल-४
 १११८० २२१४१
 २०२०

ERIHANARAOJI MARGANAGARI ALIKA
 No. CE/1432/SPES/AL 20 NOV 2015

30. That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and its requirements will not be complied with.
31. That the registered undertaking to form Co-operative Society will not be submitted before starting of work.
32. That the society will not be formed & get registered and true copy of the registration of society will not be submitted.
33. That the proposal for amended layout plan thereon shall not be submitted and get approved before starting the work and revised and approved layout thereof will not be complied with.
34. That the proposal will not comply the section 254 (MFA) of the Mumbai Municipal Corporation Act.
35. That the remarks from Area Engineer regarding location, size capacity of the suction tank, and overhead storage tank with its provisions and existing work will not be complied with before starting the work and its requirements will not be complied with.
36. That the capacity of overhead tank will not be provided as per "P" form issued by Department of Hydraulic Engineer and structural design layout of tank admitted before commencement certificate.
37. That the phase programme of construction development will not be submitted before approved and will not be developed as per phase programme.
38. That the registered undertaking for paying additional premium due to increase in development charge, premium and any other shortfalls at the time of commencement shall be submitted.
39. That the N.O.C. from Insecticide Officer shall not be submitted.
40. That the board mentioning the name of Architect/Engineer shall not be displayed during the execution of work.
41. That the requirements as per Circular No. 17103/2005 shall not be complied with.
42. That the debris management plan shall not be submitted to S.W.M. Department and N.O.C shall be obtained and submitted to his office.
43. That the C.C. shall not be laid unless payment of advance for providing treatment at construction site to prevent epidemics like Cholera, Typhoid etc. is made to the Insecticide Officer for inspection of water supply and when required by the Insecticide Officer for inspection of water supply shall not be complied with.
44. That the Register U/T shall not be submitted by Owner / Developer / Builder to sell the tenements / flats on carpet area basis only and abide by the provisions of Maharashtra Ownership Flats (Regulation of the promotion or construction, sale, Management & Transfer) Act; (MOFA) amended upto date to comply with MCGM & its officers from any legal complications arising due to MOFA shall not be submitted.
45. That the work of construction shall not be started on before 7.00 a.m. to 7.00 p.m.
46. That the remarks from the existing road shall not be submitted from A.E. (Insecticide Officer) Ward.
47. That the Architect shall not start the construction of the proposed work.
48. That the debris generated during the construction shall not be dumped within a periphery of 50 (50) mtr. from mangroves.
49. That the Reg. undertaking shall not be submitted by the neighboring plot holder stating that he will not object to the neighboring plot holder who is planning to develop the development of their plot which may involve open space deficiency and that the neighboring plot holder in the sale agreement stating that the building is constructed and no further construction in the sale agreement stating that the Reg. N.O.C. from the neighboring plot holder shall not be submitted.
50. That the Reg. undertaking shall not be submitted by the neighboring plot holder stating that the Reg. N.O.C. from the neighboring plot holder shall not be submitted.
51. That the Reg. undertaking shall not be submitted by the neighboring plot holder stating that the Reg. N.O.C. from the neighboring plot holder shall not be submitted.
52. That the Reg. undertaking shall not be submitted by the neighboring plot holder stating that the Reg. N.O.C. from the neighboring plot holder shall not be submitted.
53. That the Reg. undertaking shall not be submitted by the neighboring plot holder stating that the Reg. N.O.C. from the neighboring plot holder shall not be submitted.



E.H.P. 15/11/2015

Executive Engineer Building Proposal
 of Eastern Suburbs - II

- 6. That the Licensed Structural Engineer will not be appointed, and his supervision memo as per appendix XI Regulation 5(3)(IX) will not be submitted by him.
- 7. That the structural design and calculations for the proposed work considering seismic and wind forces as per relevant I. S. Code Nos. viz. 1987, 4326 etc. will not be submitted.
- 8. That the regular/sanctioned/ proposed files and reservations will not be got or marked at site through A.E./Surveyor, E. (T.C.M. E. & P. D.C. U. F. before applying for C.C.
- 9. That the registered undertaking and additional copy of plan sha. not be submitted for agreeing to hand over the setback land free of compensation, and that the setback handing over certificate will not be obtained from ward Officer and the owner of the setback land will not be transferred in name of M.C.S.M.
- 10. That the indemnity bond indemnifying the Corporation for damages, risks, accidents, etc. and to the occupiers and an undertaking regarding insurance will not be submitted before C.C. starting the work.
- 11. That the requirements of N.O.C. from Government electrical supply Co. will not be obtained and the requisitions, if any, will not be completed with before occupation certificate/B.C.C.
- 12. That the qualified registered site supervisor through architectural/structural engineer will not be appointed before applying for C.C. & his name and license No. duly revalidated will not be submitted.

- 13. That the No dues pending dues from local Engineer, Water works, 3rd Ward before C.C. before submission of B.C.C.
- 14. That the true copy of sanctioned layout sub-division/ amalgamation approval along with the terms and conditions will not be submitted before C.C. and compliance thereof will not be done before submission of B.C.C.
- 15. That adequate care will not be taken to safeguard the trees existing on the plot while carrying out construction work & remarks from S.O. shall not be submitted.
- 16. That the notices under Sec. 247(1) of the Mumbai Municipal Corporation Act will not be sent for intimating the date of commencement of the work.

- 17. That this office will not be intimated in prescribed proforma for checking the open spaces and building dimensions as soon as the work upon plan is completed.
- 18. That the clearance certificate from assessment Department regarding up to date payment of Municipal taxes etc. will not be submitted.
- 19. That the requirement of bye law 4(C) will not be complied with before start of the drainage work and in case Municipal sewer is not laid, the drainage work should be done in accordance with the requirement of Executive Engineer (Coverage Project), Planning & Compliance certificate from him will not be submitted.

- 20. That the copy of intimation of Disapproval conditions if other any other sub-division conditions imposed by the Corporation in connection with the development shall be given to the purchaser and also displayed at site.
- 21. That the N.A. Permission from Collector of Mumbai will not be submitted.
- 22. That a Janata Insurance Policy or policy to cover the compensation claims arising out of Workmen's Compensation Act 1923 will not be taken out before starting the work and will not be submitted during the construction of work.

- 23. That the development charges as per M.T. (Amendment) Act 1992 will not be paid.
- 24. That the drainage entrance shall not be provided before starting the work.
- 25. That the registered undertaking to provide and maintain the drainage system and to demolish the excess area if necessary and permissible shall not be submitted before asking for C.C.
- 26. That the site & decent temporary sanitary accommodation will not be provided for construction workers on before starting the work.
- 27. That the documentary evidence regarding ownership, area and boundaries of holding is not produced by way of extracts from the records of Land Records, extracts from City Survey and Conveyance Dept. etc.
- 28. That separate P.R. Cases for each sub-division, etc. will not be submitted.
- 29. That the debris will not be removed before submitting the building completion certificate and the site deposit will not be paid before starting the work towards faithful compliance thereof.

9990
2020

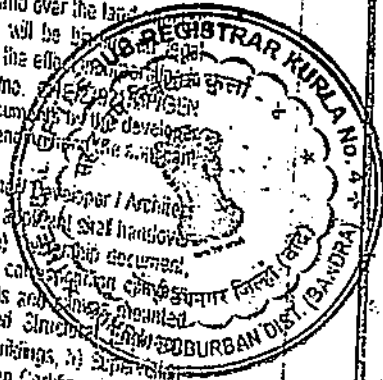


Executive Engineer, Bulklog, Subdivision
Brihanmumbai Municipal Corporation

करल-४
 १११२००६१५१
 २०२०

BRIHANMUMBAI MAHANAGARPALIKA
 NO. CE/27221/DP/GEN/20
 20 NOV 2015

53. That the conditions mentioned in the above circular no. CE/27221/DP/GEN/20 shall not be complied with.
54. That the area falling under proposed road widening under Draft O.P. 2014, shall be handed over to MCGM area of road widening under Draft O.P. 2014, shall be handed over to MCGM with a period of 90 days from the date of sanction of draft development plan 2014 by the state Govt.
55. An registered U/F as finalized by legal instrument by agreeing to hand over the land by proposed road widening as per draft O.P. 2014, which will be handed over to MCGM successful completion of the road widening conditions to the effect of the sale agreement shall be not submitted to the Registrar upto the circular no. CE/27221/DP/GEN/20 about the completion and handing over of certain documents by the developer to the society. If it is felt necessary to hand over the conditions depend on the circular no. CE/27221/DP/GEN/20.
56. That as per circular no. CE/27221/DP/GEN/20, the owner/Developer/Architect shall complete and handover to the society the following documents:- a) Original stamped copies of IOU, CC submission, amendments, C.O.C., N.O.C. and completion certificate mounted plans, c) copies of structural drawings, d) Licensed Structural Engineer's Report, e) Structural drawings of the buildings, f) Structural drawings of the buildings, g) Completion Certificate issued by the C.F.O. of the society, h) Safety plan of the buildings, i) Documents/plans shall be handed over to the end user / prospective buyer of the properties within a period of 90 days after granting Occupation Certificate.
57. That the registered Undertaking / Undertaking shall be operating the condition of handing over of document to the society as per circular no. CE/27221/DP/GEN/20 shall not be submitted.
58. That this IOU issued without compliance of the above condition pending before any court/tribunal competent authority.
59. That this IOU issued with reference to section 27(2) of MMC act & section 44(2) of MHRT Act, 1956 only. The responsibility of compliance of any other law for the time being in force lies solely with the owner/developer.
60. That the existing structures of the area under the circular letter no. 04.09.2015 shall not be demolished.
61. That the registered under taking shall not be submitted by Owner/Developer/holder agreeing up to provide & hand over the registered undertaking on gross industrial plot area as per the DCP 2014, when sanctioned by the state Govt.
62. That the registered Undertaking / Undertaking shall be operating the condition of handing over of document to the society as per circular no. CE/27221/DP/GEN/20 shall not be submitted.
63. That the revised NOC from Ch.Eng. (S) shall be submitted.
64. That the NOC from high use zones shall not be submitted.
65. That NOC from MCOE will not be submitted to the Registrar beyond 20.09.2015 sq.m by insisting to submit the registered Undertaking / Undertaking.
66. That the registered Undertaking / Undertaking shall be operating the condition of handing over of document to the society as per circular no. CE/27221/DP/GEN/20 shall not be submitted.
67. That the registered Undertaking / Undertaking shall be operating the condition of handing over of document to the society as per circular no. CE/27221/DP/GEN/20 shall not be submitted.
68. That the registered Undertaking / Undertaking shall be operating the condition of handing over of document to the society as per circular no. CE/27221/DP/GEN/20 shall not be submitted.
69. That the registered Undertaking / Undertaking shall be operating the condition of handing over of document to the society as per circular no. CE/27221/DP/GEN/20 shall not be submitted.
70. That the NOC from Ch.Eng. (S) shall be submitted.



33
 S.E.P. A.E.P.P.153

Executive Engineer Building, Kurla
 o/c Eastern Suburban - II

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

1. That the N.O.C. from Civil Aviation Authorities will not be obtained for the proposed height of the building.

C) GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.

1. That some of the doors will not be fitted with fire C.I. pipes of adequate size.
2. That the dust bin will not be provided as per C.C. Circular No. CE/296/11 of 26.6.1979.
3. That the surface drainage arrangement will not be made in consultation with Executive Engineer (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate.
4. That 3.05 mt. (10 ft.) wide paved pathway upto staircase will not be provided.
5. That the surrounding open spaces, parking spaces and terrace will not be kept open and unroofed upon and will not be leveled and deviated before requesting to grant permission to occupy the building or supplying the B.C.C. whichever is earlier.

6. That the notice board showing plot No. name of the building etc. will not be displayed at a prominent place before O.C. is issued.

7. That the parking spaces shall not be provided as per O.C. Regulation No. 36. That N.O.C. will not be obtained and L.O. and details deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.

8. That the provision will not be made for mixing potable water for flushing and other non-potable purposes through a system of lift well and pumping that water through overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the Corporation.

9. That the certificate to the effect that the licensee employer has effectively supervised the work and has carried out tests for checking leakage through sanitary blocks, joints, fixtures, joints, in drainage pipes etc. and that the workmanship is found satisfactory shall be submitted.

10. That the one set of plans mounted on canvas will not be submitted.

11. That the certificate from LIA Inspector regarding satisfactory installation of fire alarm system will be submitted.

12. That the federation of flat owners of the sub-division for carrying out maintenance of the infrastructure will not be formed.

13. That the adequate provision for post-paid boxes shall not be made at all the floor on ground floor etc.

14. That the every part of the building construction and more particularly the roof and floor shall be provided with a proper access for the staff of Executive Engineer with all necessary equipment like rope and pulley ladder etc.

15. That the final N.O.C. from S.G. shall be submitted.

16. That the infrastructural works such as installation of overhead tanks, ducts for underground cables, etc. installed inside the building shall be provided for telecom installations etc. required for providing telecom services shall be provided.

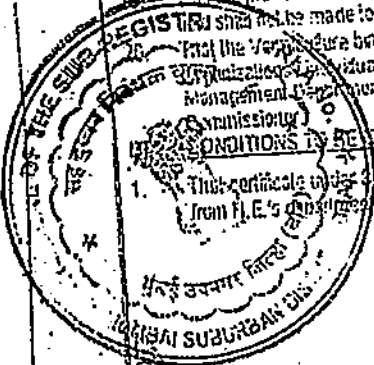
17. That the requirements of clause No. 10 of the bye-laws shall not be complied with.

18. That the provision for rain water harvesting system shall be provided as per bye-laws. That the provision for rain water harvesting system shall be provided as per bye-laws.

19. That the verification for disposal of solid waste as per the design and specification of Municipal Corporation shall be made to the satisfaction of the Municipal Corporation. That the verification for disposal of solid waste as per the design and specification of Municipal Corporation shall be made to the satisfaction of the Municipal Corporation.

CONDITIONS TO BE COMPLIED WITH BEFORE O.C.

1. That certificate under Section 270-A of the Building Municipal Corporation Act will not be obtained from F.E.'s office regarding structural work comply.



3/5/1
30/11/15
S.E.S.D.

Executive Engineer
(Building Proposals) E.S.-II

करल-४

१११८०६१११

२०२०

- (20) This limitation of Disapproval is given and given to the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (1) (2) of the Rent Act and in the event of a proceeding with the work under Section 347 (1) (a) of the Rent Act, the work under Section 347 (1) (a) of the Rent Act shall be removed the act shall be taken as a condition under which this limitation of Disapproval is issued and the sanctioned work shall be carried out in accordance with the conditions under which this limitation of Disapproval is issued and the sanctioned work shall be carried out in accordance with the conditions under which this limitation of Disapproval is issued.
- (21) If it is proposed to demolish the existing structure, the following conditions shall be complied with:
 - (i) Specific plans (top and side elevations) showing the existing structure, the number and the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants (that they are willing to quit or the alternative accommodation in the proposed structure) to be duly approved by this office before starting the work so as not to contravene any stipulation in the Development Control Rules regarding open spaces, light and ventilation of existing structure.
 - (iii) Plans showing the proposed programme of construction to be duly approved by this office before starting the work so as not to contravene any stipulation in the Development Control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extensions existing building, the following conditions shall be complied with:
 - (i) In case of additional floor no work should be done during monsoon which will cause any inconvenience to the tenants during the monsoon.
 - (ii) The level of the terrace shall not be higher than the level of the terrace shell not be higher than the level of the terrace shell.
 - (iii) The work should not be started above first floor level under the No Objection Certificate from the Municipal Corporation, where necessary in the line.
 - (iv) It is to be understood that the foundations must be excavated down to hard soil.
 - (v) The positions of the manholes and other appliances in the building should be so arranged as to avoid any inconvenience to the tenants.
 - (vi) The water arrangement must be carried out in accordance with the Municipal requirements.
- (23) 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 381-A of the Municipal Corporation Act.
- (24) All gully traps and open channel drains shall be provided with a properly fitting mosquito proof covers made of wrought iron plates or hinges. The manhole of all systems shall be covered with a properly fitting mosquito proof highly serving the purpose of a lock and the arrangement provide it with a bolt and hinge screwed on pieces (like a garden man rose) with a top diameter of the hole not exceeding 1.5 meter in diameter. The cistern shall be made easily, safely and permanently as far as possible by providing a firmly fixed iron ladder, the upper ends of the ladder should be carried up to the ceiling of the cistern and the lower ends in cement concrete base.
- (25) No broken bottles should be fixed over auxiliary wall. The position of the bottles should be such that they are not to be fixed on the use of plane glass for coping over compound wall.
- (26) (a) Louvers should be provided as required in the bye laws.
- (b) Lintels or Arches should be provided over Door and Window opening.
- (c) The drains should be laid as required in the bye laws.
- (d) The inspection chamber should be placed in the open outside.



o/c copy to
 Mr. Arch. H. C. D. V. A. P.
 Asst. Comm. S. L. A. E. W. W.
 The Collector, M. S. O. Ex. E. T. W. D. W.

3/21
 20/11/20
 S.E.H.P.

Executive Engineer, Building Department
 M. S. O. Ex. E. T. W. D. W.

No. EN/CE 1392 PEPES IAS 20 NOV 2015

NOTES

- (1) The work should not be started unless objection is complied with.
- (2) Approved plans shall be displayed at site at the time of commencement the work and during the progress of the construction work.
- (3) Temporary permission on payment of fee shall be obtained any shed to house and store for constructional purposes. Restrooms of workers shall not be allowed on site. The temporary structures for sanitary purposes shall be demolished after submission of building completion certificate and a certificate signed by the Municipal Engineer in the building completion certificate.
- (4) Temporary sanitary accommodation on full house system with necessary drainage arrangements should be provided on site workers, before starting the work.
- (5) Water connection for constructional purposes shall be given only the hoarding is constructed and application is submitted to the Ward Officer with the request for the construction of carriage entrance, over the main 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 to start that the water existing in the compound will be utilized for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal 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 stored in front of the property. The scaffoldings, bricks metal, sand props 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 owner is satisfying all the objection is approved by this department.
- (9) No work should be started unless the sanctioned design is approved.
- (10) The work above plinth should not be started before the work is shown to this office. Sub-Engineer concerned and acknowledgement of signed from the concerned authorities of the open spaces & dimension.
- (11) The application for sewer water connection is necessary, and it should be made simultaneously with completion of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road or footpath.
- (12) All the terms and conditions of the approved layout/submission order No. _____ of _____ should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted on water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for _____ as the layout.
- (14) The clearing ground or any other open space should be completed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Corporation including asphaltting, lighting and drainage before submission of the Building Completion Certificate.
- (16) There shall be no through road leading to the site of the building.
- (17) The surrounding open space around the building should be consolidated in Concrete having blocks glass pieces to the rate of 125 cubic meter (10 sq. meter) before start.
- (18) The compound wall or fence should be constructed along the road widening line with foundation below level of bottom of road side drains where applicable. It should be done to prevent water from adjoining building before starting the work to provide the owner's liability.
- (19) No work should be started unless the objection is complied with.



999CV
 2020

करल-४	
१११८८	१००१७१
२०२०	

करल-२		
१११८२	२	२७
२०२०		



BLANK
PAGE

कारे
पृष्ठ

करल-२
 १५२०२ ३ २१०
 २०२०

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 2712201811707	Date 27/12/2018
Received from m/s evie real estate pvt.ltd, through its director ashutosh arvind naware, Mobile number 9226371727, an amount of Rs.546/- towards Document Handling Charges for the Document to be registered (TARITA) in the Sub Registrar office Janki S R. Kurli 2 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name PUNB	Date 27/12/2018
Bank Acc. No. 1020152018122 10207	REF No. 1076064587

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

करल-४
 १११०८
 २०२०



करल-४
१११८८ १०११०१
२०२०

करल-२
११२८२ ४ २८
२०



BLANK
PAGE
कोई
पृष्ठ

करत-२		
१५/१२	५	२५
२०१६		

SPECIAL POWER OF ATTORNEY

ALL TO WHOM THESE PRESENTS SHALL COME, We M/S EVIE REAL ESTATE PVT. LTD., a Company incorporated under the provisions of the Companies Act, 1956 through one of our Director MR. ASHUTOSH ARVIND NAVARE having its Administrative office at Crompton Greenes I.I.D., Kanjur Village, Kanjur Marg, (E), Mumbai-400 042 SENDS GREETINGS:

WHEREAS:

करत-३
९९९८० १०३१९०९
२०२० ९



(i) We, M/s Evie Real Estate Pvt. Ltd., "the Company" are developing / proposed to develop residential/commercial buildings/structures in the project known as "Rural Flats" to be developed / constructed in a phase wise manner, on the property more particularly described in the Schedule hereunder written.

(ii) Therefore, it is necessary to sign, execute, lodge, admit, acknowledge and register the various Agreements, deeds, documents, writings including Agreement for Sale, Sale Deed, Supplementary Agreement, Tripartite Agreement, Affidavit, Lease Deed, Declaration, Indemnity Deed, Undertaking, NOC, Allotment Letter, Deed of Cancellation, Deed of Exchange, Deed of Confirmation/Rectification/Modification, Receipt etc., which may be necessary from time to time in respect of flats/units/premises to be developed/constructed by the Company on the property more particularly described in the Schedule hereunder items need

(iii) The aforesaid agreements/documents as referred in above para are required to be registered before the office of Sub-Registrar of Assurances at Mumbai/Chambor Kurla/ Malund/ Thane/Vikharli and/or before the appropriate Sub-Registrar of Assurances of the said area, where the property is situated to complete the transaction in all respect

(iv) Therefore, the Company vide a Board Resolution dated 10th October 2018 passed by Board of Directors of M/S Evie Real Estate Pvt. Ltd. has authorized, empowered, nominated, constituted and appointed its Authorized Signatories (1) Mr. Sachin D. Bhatnagar- General Manager, Accounts & Taxation, (2) Mr. Sujit Shetty V.P. Legal (3) Mr. Prashant R. Malleya-General Manager, Accounts, (4) Mr. Manish Wahal-Senior Manager, Finance and (5) Mr. Amritlal V. Saraj-General Manager, Legal, to sign, execute, lodge, admit, acknowledge and register the various Agreements, deeds, documents, writings including Agreement for Sale, Sale Deed, Supplementary Agreement, Tripartite Agreement, Affidavit, Lease Deed, Declaration, Indemnity Deed, Undertaking, NOC, Allotment Letter, Deed of Cancellation, Deed of Exchange, Deed of Confirmation/Rectification/Modification, Receipt etc., which may be necessary from time to time in respect of flats/units/premises to be developed/constructed by the Company on the property more particularly described in the Schedule hereunder mentioned and accordingly the Company decided to execute and register this Special Power of Attorney through its Director Mr. Ashutosh Arvind Navare in favour of its Authorized Signatories (1) Mr. Sachin D. Bhatnagar, (2) Mr. Sujit Shetty (3) Mr. Prashant R. Malleya, (4) Mr. Manish Wahal and (5) Mr. Amritlal V. Saraj.

Handwritten signature



करल-४
 १११८० १११९
 २०२०

करल-२
 ११२१२ E R 10
 २०१८

AND THESE PRESENTS WITNESSES that We AHS EVIE LTD., through MIL ASHUTOSH ARVIND NAVARE, the Director of the Company do hereby severally appoint, nominate and constitute its Authorized Signatories (1) Mr. Sachin D. Mittal- General Manager, Accounts & Taxation, (2) Mr. Sujit Shetty, V.P. Legal (3) Mr. Prashant H. Malhotra- General Manager, Accounts, (4) Mr. Manish Wadod, Senior Manager, Finance and (5) Mr. Anuraj V. Sarni- General Manager, Legal, to be our true and lawful Attorneys of the Company in do all acts, deeds, matters and things as mentioned herein in the respect of the premises, which are being constructed on the property more particularly described in the Schedule hereunder written.



1. To sign, execute, lodge, admit, acknowledge and register with the respective Sub-Registars of Assurances, for and on behalf of the Company, all Agreements, deeds, documents, writings including Agreement for Sale, Deed of Assignment, Deed of Conveyance, Deed of Exchange, Deed of Mortgage, Deed of Release, Deed of Cancellation, Deed of Rectification/Modification, Receipt etc., which may be necessary from time to time for the development/premises to be developed/constructed by the Company, more particularly described in the Schedule hereunder mentioned.

This power of attorney is valid for period from 1st January 2019 to 31st December 2020.

2. Our Attorneys are entitled to substitute/delegate this power, severally, in favour of any of the employees and/or authorized representative of the Company and/or organization and/or group companies for the limited purpose of lodging, admitting and registering any of the above documents before the concerned Sub-Registrar of Assurances, for and on behalf of the Company.

3. This power of attorney is a mere instrument of convenience and without any consideration. We shall always be at liberty to cancel or revoke this instrument at any time without consent of or intimation to Attorneys. In any event, the powers given hereunder shall automatically lapse upon the attorney's ceasing to be in his/her current employment. The Attorneys hereby give his/her irrevocable and unconditional consent for a unilateral revocation/cancellation of this instrument.

AND we do hereby agree and accept to ratify all acts, deeds, and things done by the Attorneys in pursuance of the powers herein contained.

SCHEDULE ABOVE REFERRED TO

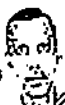

All those pieces or parcels of land bearing F.S. nos. 1001, 1002(part), 1005, 1, 1003, 1007(part), 1007(part), 1007/2, 1009(part), 1009/2, 1009/3, 1010(part), 1012(part), 1014(part), 1014/1 to 1014/6, 1017, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/9 measuring : 2,266.01 square meters situated at Village Kurla, Taluk Malund, District Mumbai Suburban situated at Kanjur Mat, (C), Mumbai.

(Signature)

करल-२		
५२५२	७	२७
२०२०		











IN WITNESS WHEREOF we have set and subscribed our hands to this Special Power of Attorney this 2nd day of December 2018.

SIGNED AND DELIVERED
 By the within named
 M/S EYIE REAL ESTATE PVT. LIMITED REAL ESTATE PRIVATE LTD
 Through its Director
 MR. ASHUTOSH ARVIND NAVARE
 In the presence of

Ashtosh
 Dir. 


1. Poonam Auli *Poonam*
 2. Ashish S. Thakur *Ashish*

करल-४
 १११८७९११०९
 २०२०
 (1) Mr. Sachin D. Desai
 (2) Mr. Sujit Shetty
 (3) Mr. Prasant Ramesh Malviya
 (4) Mr. Manish Wahal
 (5) Mr. Amritlal V. Saroj

Sachin


Sujit


Prasant


Manish


Amritlal



THE SUB-REGISTRAR
 UPLA No. 4
 PUNJAB
 URBAN DIST. (BANGORA)

In the presence of
 Poonam Auli
 Ashish S. Thakur

करल-४		
१११	८९०९	१४९
२०२०		

करल-२		
१४२०२	८	२४
२०२०		

Dated this 29th day of December 2018

By

M/s Evic Real Estate Pvt. Ltd.,
 Through its Director
 Mr. Ashutosh Arvind Navare
 In favour of

- (1) Mr. Sachin D. Bhatnagar
- (2) Mr. Sujit Shetty
- (3) Mr. Prashant Hamesh Malviya
- (4) Mr. Manish Wahat
- (5) Mr. Amrillal V. Saroj



.....
 POWER OF ATTORNEY

EVIE REAL ESTATE PRIVATE LIMITED

करल-२		
१५२७२	९	२०

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF EVIE REAL ESTATE PRIVATE LIMITED AT THEIR MEETING HELD ON 16th OCTOBER, 2018 AT 1.00 PM AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT RUHWAL & ONKAR ESQUARE, 4TH FLOOR, OFF: EASTERN, EXP HIGHWAY, OPP SION CHUNABHATTI SIGNAL, SION-(E) MUMBAI 400022

AUTHORITY TO (1) MR. SACHIN D. BATTALWAR- GENERAL MANAGER ACCOUNTS & TAXATION, (2) MR. SUJIT SHETTY VICE PRESIDENT LEGAL, (3) MR. PRASHANT R. MALLYA-GENERAL MANAGER ACCOUNTS, (5) MR. MANISH WAHAL SR. MANAGER FINANCE AND (5) MR. AMRITLAL V. SAROJ- GENERAL MANAGER LEGAL:

करल
१९९९
२०२०

RESOLVED THAT authorized signatories of the Company (1) Mr. Sachin D. Battalwar- General Manager Accounts & Taxation, (2) Mr. Sujit Shetty Vice President Legal, (3) Mr. Prashant R. Mallya- General Manager Accounts, (5) Mr. Manish Wahal Sr. Manager Finance and (5) Mr. Amritlal V. Saroj- General Manager Legal, be and are hereby SEVERALLY authorized and empowered for and on behalf of the Company to sign, execute, lodge, admit, acknowledge and register the documents, writings including Agreement for Sale, Sale Deed, Tri-parite Agreements, Declaration, Indemnity Bond/ Undertaking, Tri-parite Agreement/s, Deed of Confirmation/ Rectification/ Modification, Receipt etc. with office of Sub Registrar of Assurances at Mumbai/ Chembur/ Kurla/ Mulund/ Thane/ Vikhroli and/or before the appropriate Sub-Registrar, which may be necessary from time to time in respect of flats/units/premises to be developed/constructed by the Company on the properties more particularly described in the Schedule hereunder mentioned:

SCHEDULE

All those pieces or parcels of land bearing CTS Nos. 1004, 1005(part), 1005/1, 1006, 1007(part), 1007(part), 1007/4, 1009(part), 1009/1, 1009/6, 1010(part), 1013(part), 1014(part), 10 4/1 to 1014/6, 1017, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/9 measuring 85.866.04 square meters of Village Kanjur, Taluka Mulund, District Mumbai situated at Kanjur Marg (E), Mumbai.



RESOLVED FURTHER THAT the above mentioned authorized signatories of the Company (1) Mr. Sachin D. Battalwar, (2) Mr. Sujit Shetty, (3) Mr. Prashant R. Mallya, (4) Mr. Manish Wahal and (5) Mr. Amritlal V. Saroj be and are hereby authorized to substitute the power for limited purpose of lodging, admitting, registering, agreement/ deeds with the concerned office of the Registrar of Assurances and other concerned authorities, duly signed and executed by them, in favor of the Company.



Regd. Office: Ruhwale & Onkar Esquare, 4th Floor, Opp. Sion - Chhatrabhatti Signal, Sion (E), Mumbai - 400 022.
 Phone: 22 616 2000 • F: 91 22 2403 3702 • E: corporate@runwal.com • W: www.runwal.com
 CIN - U74999MH2014PTC2511034

करल-४	
१११८०	१०११०१
२०२०	

करल-२	
१४२८२	१०१२०२
२०११	



BLANK

PAGE

कर

पुस्त

EVIE REAL ESTATE PRIVATE LIMITED

करल-२
१४२०२/११ १२०
२०१८

-2-

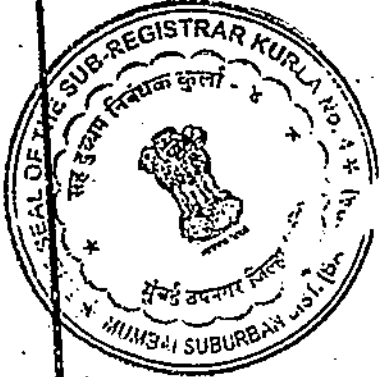
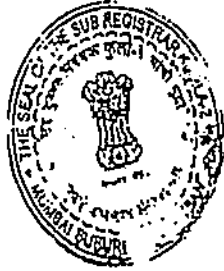
any of the employee/authorised signatory of the company/group company, jointly and/or severally, being the representatives of the Company".

"RESOLVED FURTHER THAT the above mentioned authorised signatory/ies of the Company be and are hereby authorized to do any of the acts, deeds, matters and things as may be considered expedient and necessary in this regard on behalf of the Company.

"RESOLVED FURTHER THAT copies of the aforesaid resolution may be certified to be true by any one Director of the company and such certified true copies be furnished to any party as and when required."

करल-२
 १११८० १०११०१
 २०२०
 Certified to be true
 For Evie Real Estate Private Limited

Ashutosh Navare
 [Ashutosh Navare]
 Director
 DIN: 03086353

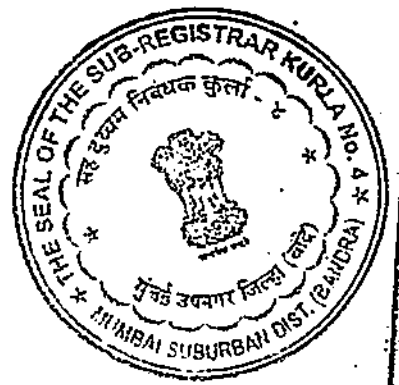


Regd. Office: Runwal & Omkar Esquire, 4th Floor, Opp. Sion - Churabhati Signal, Sion (E), Mumbai - 400 022.
 T : +91 22 6116 2000 • F : +91 22 2403 3702 • E : corporate@runwal.com • W : www.runwal.com
 CIN : U74999MH2014PTC251834

करल-४		
१११८७	११०	१७१
२०२०		

H

करल-२		
१५२६२	१२	२६
२५६६		



BLANK

PAGE

का

पुस्त

मालमत्ता पत्रक

जिल्हा - मुंबई उपनगर जिल्हा

विशासक/मुंबई... कार्यालय

मालमत्ता/मु.मा.का. - क.मु.अ. मुद्रांक

मालमत्ता/मु.मा.का. - क.मु.अ. मुद्रांक

क्र. क्रमांक

दिनांक

वर्ग

मालमत्ता

वर्ग

वर्ग

वर्ग

वर्ग

वर्ग

वर्ग

वर्ग

१०५ १०५

[[१११३]]

१००५

[७५]

५

५

५

५

५

५

मुद्रांक

२०२८

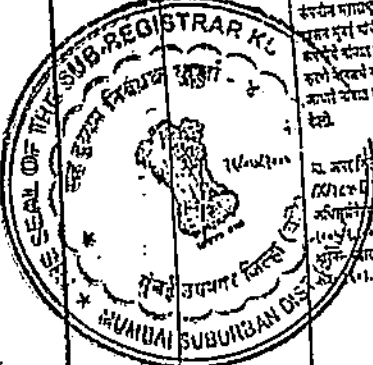
मालमत्ता

मालमत्ता

१११३६

२०२

क्र. क्रमांक	वर्ग	वर्ग	वर्ग	वर्ग
१०५/१०५	१००५	[७५]	५	५
१११३६	१००५	[७५]	५	५



करल-४
१११८७ १२/१७१
२०२०

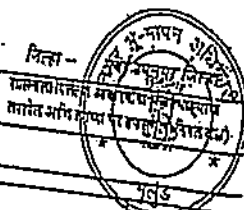
मालमत्ता पत्रक

विभागाधिकारी - कानून	कानून	कानून	कानून	कानून	कानून
जिल्हा मंडळ	मंडळ	जिल्हा मंडळ	मंडळ	जिल्हा मंडळ	मंडळ
१९९	१९९	१९९	१९९	१९९	१९९

दिनांक	विवरण	पत्र क्र. क्र.	पत्र क्र. (१)	पत्र क्र. (२)	पत्र क्र. (३)
१७/०१/२०२०	पुणे जिल्हा मंडळीत व वस्तु अधिकारी (प.स.प.प.) यांच्या कार्यालयात अर्जा/पुणे मंडळीत व वस्तु अधिकारी (प.स.प.प.) यांच्या कार्यालयात अर्जा/पुणे मंडळीत व वस्तु अधिकारी (प.स.प.प.) यांच्या कार्यालयात अर्जा				
२०/०१/२०२०	करल-२				
२०/०१/२०२०					
२०/०१/२०२०					
२०/०१/२०२०					
२०/०१/२०२०					
२०/०१/२०२०					
२०/०१/२०२०					

११२०२ १४ १२७

२०१



११/१२/१७२

११/१२/१७२

Yr 1.20.07



Maharashtra State Electricity Distribution Co. Ltd.

BILL OF SUPPLY FOR THE MONTH OF NOV 2018
2018111704248
DSTN-27ARECH/33/17/1. Website: www.mahadiscom.in. IES: CHDUG-27160000
URBAN CIRCLE BHANDUP UDN 355 P BHANDUP (EAST) SDY 721 228

99900
2020

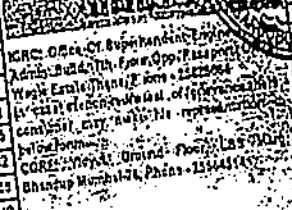
MAHAVITRAN REAL ESTATE PVT. LTD.
AGENCY CONNECTION GREYEST LTD.
New Market, CHANDRAPUR EAST

Category: EVIE REAL	Activity: 100042
Contract No: 16/16/2018	Contract Value: 20,67,000.00
Contract Start Date: 05-11-2018	Contract End Date: 05-11-2018
Contract Type: Medium Tolls	Contract Sector: Private Sector

ESAL: 60011407/01/01/0001	Meter No: 978 - 00301045	General	Load Shed Ind: OTHER
Meter No: 8173850082	Contracted Load (KW): 499.00	Contracted Load (KVA): 11	Export Feed by Pkg: No
Tarif: 110 HT-II	25% of Contracted Load (KVA): 125.00	Contracted Load (KVA): 11	Contracted Load (KVA): 11
Contract Demand (KVA): 150	25% of Contracted Load (KVA): 125.00	Contracted Load (KVA): 11	Contracted Load (KVA): 11
Contracted Load (KVA): 600	Contracted Load (KVA): 11	Contracted Load (KVA): 11	Contracted Load (KVA): 11
Date of Connection: 16-01-2017	Category: COMMERCIAL	Contracted Load (KVA): 11	Contracted Load (KVA): 11
Supply Point: HT	Disc. Date: 07	Contracted Load (KVA): 11	Contracted Load (KVA): 11
Previous Meter No: MAAR	ES Demand (KVA): 386	Contracted Load (KVA): 11	Contracted Load (KVA): 11
Security Deposit Paid Rs.: 31,44,700.00	Acc. to Demand (KVA): 6.00	Contracted Load (KVA): 11	Contracted Load (KVA): 11
Bank Guarantee PA: 0.00	S. G. Arrear PA: 6.00	Contracted Load (KVA): 11	Contracted Load (KVA): 11

BILLING HISTORY

Bill Month	Units	ES Demand (KVA)	Bill Amount
OCT-18	1,18,152	375	29,81,201
SEP-18	1,20,828	375	16,30,131
AUG-18	1,12,465	375	17,92,560
JUL-18	1,11,570	375	16,91,231
JUN-18	1,11,742	375	19,49,565
MAY-18	1,12,169	375	18,43,232
APR-18	1,12,226	375	17,76,003
MAR-18	1,09,187	375	15,85,542
FEB-18	92,511	375	15,34,920
JAN-18	90,846	375	14,20,355
DEC-17	92,219	375	15,20,584
NOV-17	93,815	375	



Avail 1% prompt payment discount by paying bills within prompt payment date.

आता नवीन
औद्योगिक वीज जोडणी
अधिक सुलभतेने

Ease of doing business
मधील वीज जोडणीसाठी
गटस केवळ दोनच दस्तावेजांची
मागणी करणं / सुलभतेने वीज
जोडणी करणं
निरास वीज जोडणी
विद्युत वितरण विभाग (वीज वीज विभाग)

महावितरण
www.mahadiscom.in



करल-४
१११८७७१७१
२०२०

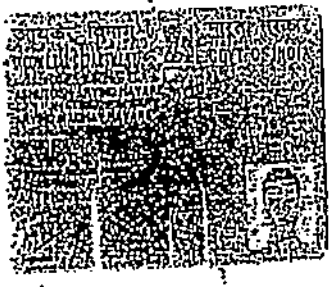
११२०२ १६.२०
२०२०



BLANK
PAGE
करे
पुस्त

करल-३
१११८८. ११/१०१
२०२०

करल-२
११२०२ १० २०
२०१८



करल-४	
१११८७	१११४१
२०२०	

करल-७	
११२८२	१८२१०
२०२०	



BLANK
PAGE
करल
पुस्तक

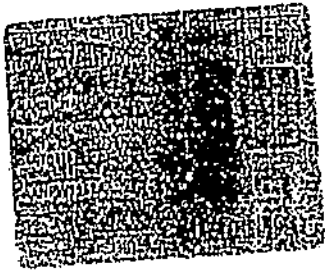
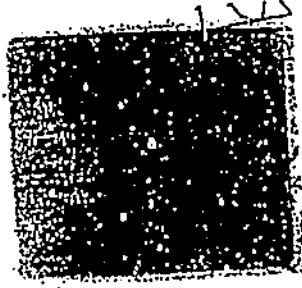
करल-४
१११०२ ११ १०१
२०२०

आयकर विभाग
 आयकर मंत्रालय
 भारत सरकार
 १११०२११

करल-२
१११०२ ११ २०
२०२०

आयकर विभाग
 आयकर मंत्रालय
 भारत सरकार
 १११०२११

आयकर विभाग
 आयकर मंत्रालय
 भारत सरकार
 १११०२११



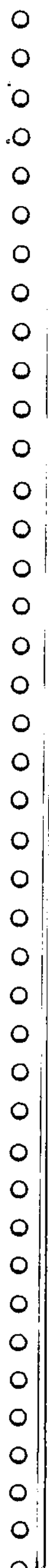
आयकर विभाग
 आयकर मंत्रालय
 भारत सरकार
 १११०२११



आयकर विभाग
 आयकर मंत्रालय
 भारत सरकार
 १११०२११

Quality

Dist.

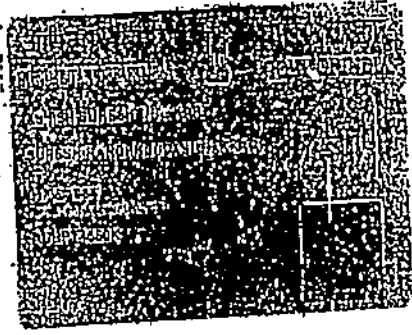


करल-४
१११ ८० १११५९
२०२०

करल-२
११२७२-२० २७
२०२०



BLANK
PAGE
को
पृष्ठ



माहिती घडकार
 ५ दिवस मुदत
 5215 0210 0076
 जा थार - सामान्य माणसाचा अधिकार

करल-४
 १११८० १११८०९
 २०२०

*For Registration
 Purposely
 [Signature]*

MAHARASHTRA STATE MOTOR VEHICLE DEPT
 ५१५-११११ ००
 ५१५-११११ ००
 ५१५-११११ ००
 ५१५-११११ ००
 ५१५-११११ ००

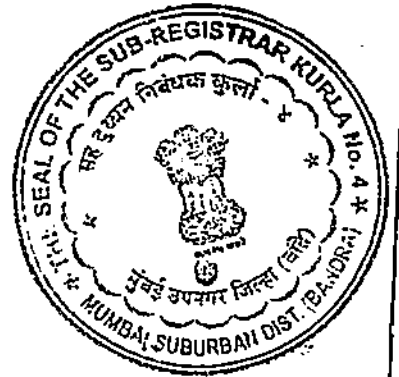
करल-३
 ११२७०२ २९ २७
 २०२०



५१५-११११ ००
 ५१५-११११ ००
 ५१५-११११ ००
 ५१५-११११ ००

करल-४
१११८७२०१७९
२०२०

करल-४
१५२७२ २२ २७
२०२०



BLANK
PAGE

कोरे
पृष्ठ



CHALLAN
MTR Form Number 4



GN	ಇಂಡಸ್ಟ್ರಿಯಲ್ ಪ್ರಾಜೆಕ್ಟ್ ಬೆಂಗಳೂರು ನಗರ ಪಾಲಿಕೆ	Dist	ಬೆಂಗಳೂರು
Department	Industrial Control Department	Paper Details	4995-7
Stamp Duty		Tax Ref No	14202123120
Type of Payment	Registration Fee	Part of Application	2020
Office Name	APLZ, 1st FLOOR, KOSGIRI KUMARJI	Particulars	
Location	KUMARJI		
Type	2020-21 Div. Fee		
Account Head Details	Amount in Rs.	Particulars	
2020-21 Div. Fee	500.00	Registration Fee	500.00
2020-21 Div. Fee	100.00	Registration Fee	100.00
			000002
Payment Details	IOB BANK	FOR USE IN RECEIVING BANK	
Cheque/DD No.	1000000000	Bank City	BANGALORE
Name of Bank	IOB BANK	Branch	IOB BANK
Name of Branch		Branch No., City	

ಕಪ್ಪೆ-೪
99950 929/909
2020



Department ID: 2213416127
 NOTE: This challan is valid for payment to be deposited in the specified bank branch only. Not valid for any other bank branch.
 ಹಿರಿಯ ಅಧಿಕಾರಿಗಳು ಅಥವಾ ಸಹಾಯಕ ಅಧಿಕಾರಿಗಳು ಮಾತ್ರ ಈ ಚಾಲನ್ ಅನ್ನು ಮುಚ್ಚಬಹುದು.

Challan Defaced Details

Sl. No.	Number	Defacement No.	Defacement Date	Status	Defacement Amount
1	547270-1122	000044762701878	24/12/2018-13:02:37	CLAIM	100.00
2	547270-1122	000044762701878	24/12/2018-13:02:37	CLAIM	500.00
Total Defacement Amount					600.00



10/11/2020
 10/11/2020

करल-४
१११८७१२१५१
२०२०

कल-२
११२०२ २४ २७
२०२०



BLANK
PAGE

कोरे
पृष्ठ

करल-४

१११८८७२४१७१

२०२०

Summary-२ (दस्तावेजाचा भाग - २)



दस्तावेजाचा भाग-२

करल-४

दस्तावेजाचा क्रमांक: 15272/2018

28/12/2018 2:07:05 PM

दस्तावेजाचा क्रमांक: करल-४/15272/2018

२४१२४

दस्तावेजाचा प्रकार: अनुसूचित दस्तावेजाचा

अनु क्र.	पक्षकारांचे नाव व पत्ता	पक्षकाराचा प्रकार	प्राप्तीचा दिनांक	अंदाजपत्राचा क्रमांक
1	श्री. मेहता ईश्वरी विभा इन्टर प्रापर्टी डिपॉझिट व्हे (अनारत मॅनेजर अकाउंटस अँड टॅन्सेजन्स) प्राधिकृत व्यक्ती कावेज डी बल्लभा पत्ता: प्लॉट नं: २, अरिच, भाळा नं: २, इमातीचे नाव: कॉम्प्लेक्स प्रोव्हिडेंट, ब्लॉक नं: कानुर मार्ग पूर्व, मुंबई, रोड नं: कानुर व्हितीव, महाराष्ट्र, मुंबई. पिन नं: AADCE7724P	पॉवर ऑफ अटॉर्नी होल्डर वय: 46 स्वाधीन		
2	श्री. मेहता ईश्वरी विभा इन्टर प्रापर्टी डिपॉझिट व्हे (अनारत मॅनेजर अकाउंटस अँड टॅन्सेजन्स) प्राधिकृत व्यक्ती कावेज डी बल्लभा पत्ता: प्लॉट नं: २, अरिच, भाळा नं: २, इमातीचे नाव: कॉम्प्लेक्स प्रोव्हिडेंट, ब्लॉक नं: कानुर मार्ग पूर्व, मुंबई, रोड नं: कानुर व्हितीव, महाराष्ट्र, मुंबई. पिन नं: AADCE7724P	पॉवर ऑफ अटॉर्नी होल्डर वय: 46 स्वाधीन		
3	श्री. मेहता ईश्वरी विभा इन्टर प्रापर्टी डिपॉझिट व्हे (अनारत मॅनेजर अकाउंटस अँड टॅन्सेजन्स) प्राधिकृत व्यक्ती कावेज डी बल्लभा पत्ता: प्लॉट नं: २, अरिच, भाळा नं: २, इमातीचे नाव: कॉम्प्लेक्स प्रोव्हिडेंट, ब्लॉक नं: कानुर मार्ग पूर्व, मुंबई, रोड नं: कानुर व्हितीव, महाराष्ट्र, मुंबई. पिन नं: AADCE7724P	पॉवर ऑफ अटॉर्नी होल्डर वय: 40 स्वाधीन		
4	श्री. मेहता ईश्वरी विभा इन्टर प्रापर्टी डिपॉझिट व्हे (अनारत मॅनेजर अकाउंटस अँड टॅन्सेजन्स) प्राधिकृत व्यक्ती कावेज डी बल्लभा पत्ता: प्लॉट नं: २, अरिच, भाळा नं: २, इमातीचे नाव: कॉम्प्लेक्स प्रोव्हिडेंट, ब्लॉक नं: कानुर मार्ग पूर्व, मुंबई, रोड नं: कानुर व्हितीव, महाराष्ट्र, मुंबई. पिन नं: AADCE7724P	पॉवर ऑफ अटॉर्नी होल्डर वय: 42 स्वाधीन		
5	श्री. मेहता ईश्वरी विभा इन्टर प्रापर्टी डिपॉझिट व्हे (अनारत मॅनेजर अकाउंटस अँड टॅन्सेजन्स) प्राधिकृत व्यक्ती कावेज डी बल्लभा पत्ता: प्लॉट नं: २, अरिच, भाळा नं: २, इमातीचे नाव: कॉम्प्लेक्स प्रोव्हिडेंट, ब्लॉक नं: कानुर मार्ग पूर्व, मुंबई, रोड नं: कानुर व्हितीव, महाराष्ट्र, मुंबई. पिन नं: AADCE7724P	पॉवर ऑफ अटॉर्नी होल्डर वय: 50 स्वाधीन		
6	श्री. मेहता ईश्वरी विभा इन्टर प्रापर्टी डिपॉझिट व्हे (अनारत मॅनेजर अकाउंटस अँड टॅन्सेजन्स) प्राधिकृत व्यक्ती कावेज डी बल्लभा पत्ता: प्लॉट नं: २, अरिच, भाळा नं: २, इमातीचे नाव: कॉम्प्लेक्स प्रोव्हिडेंट, ब्लॉक नं: कानुर मार्ग पूर्व, मुंबई, रोड नं: कानुर व्हितीव, महाराष्ट्र, मुंबई. पिन नं: AADCE7724P	अनुसूचित दस्तावेजाचा प्रकार वय: 48 स्वाधीन		



वरील दस्तावेजाचा अर्थून देण्यात येत असतो. या दस्तावेजाचा अर्थून देण्यात येत असतो. दिनांक 28 / 12 / 2018 02 : 09 : 22 PM

iSaria v1.5.0



Summary-2(दस्ता नो वास भाग - २)

करल-२
१५२०२ / २५ / २०
२०१

ओवरस- छांटित दस्ता अते निरदेश करण्ड ती ते दस्तारेकर करण देण-पान: बकरीर ओवरसतल, व त्यांची ओवरस पदावितल

करल-४
१११८८ १५/१०९
२०२०

- अनु प्रकाशने नाव व पत्ता
- 1 नवः अशिर एम उरुऊः
म-३४
मि: १३/११, चपनात १। तव, एम जे ५३, मुजुड
पुर्व, मुर्व
पिन कोड: ४०००८०
 - 2 नवः पुन - ओरी
म-३४
पुन-ओरि, ६ था मारुड, रुनदात अंड ओनका
ई-लेअर, ओरु इस्वर्न एक्कोस हापरे कापन पुनभरी
शिवाड कनर, कापन पुा, मुर्व
पिन कोड: ४०००२२



चिफर अ. १ वी वेळ: 28 / 12 / 2018 02 : 10 : 09 PM
 चिफर अ. २ वी वेळ: 28 / 12 / 2018 02 : 10 : 38 PM नोदरी पुसल 4 पये

वह द निरपेक पत्ती २
 राद दस्ता निरपेक पत्ती Details
 मुर्व उपनगर जिल्हा

sr.	Epayment Number	Defacement Number
1	2712201811707	2712201811707
2	MHC09898490201819E	C005440763: 01819

15272 / 2018

Arise Your Right - as Registrars
 1. Verify Scanned Document for correctness through thumbprint & sign on a site without after scanning.
 2. Get proof immediately after registration.
 For feedback, please write to us at feedback@mahadis.com



प्रमाणित करण्डा मेरो की दस्तानने
 एका रातात्री (०१) नम आहत
 करल-२ १५२०२ / २०१८
 पुस्तक क्रमांक १ क्रमांक २
 नोदरी २८/१२/१९
 चिफर
 राद इस्वर्न एक्कोस हापरे कापन पुनभरी
 मुर्व उपनगर जिल्हा

करल-२
 ११२१०! १ २४

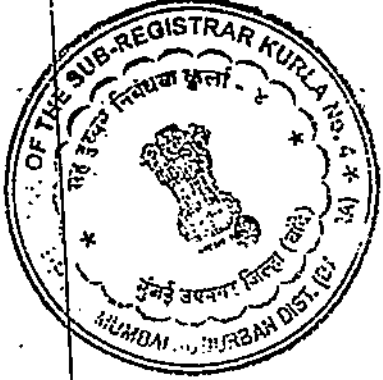
Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	271220181122	Date	27/ 2/2018
Received from m/s evic real estate Pvt. Ltd through its general manager account and taxation section of banahwar, Mobile number 8286371727, an amount of Rs. 500/- towards Document Handling Charges for the Document to be registered (SARFA) in the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	PUNB	Date	27/02/2018
Bank A/c No.	1000115204122709202	REF No.	227854093
This is computer generated receipt, hence no signature is required			

करल-४
 १११०८ १२१ ११११
 २०२०

Signature

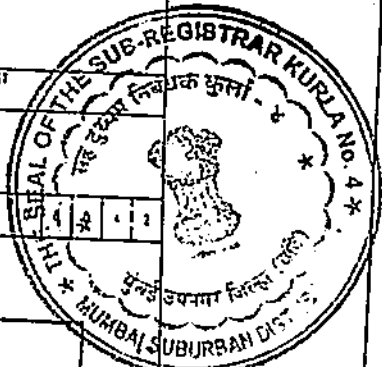


करल-४
 १११८७१२/१७१
 २०२०

CHALLAN
 MTR Form Number-6



GRN	AM000102783201819E	BAACODE	XXXXXXXXXXXXXXXXXXXX	Date	27/02/2020 11:17:43:26	FormID	4119
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty			TAX ID (if any)			
Type of Payment	Registration Fee			PAN No. (if applicable)			
Office Name	KRL7_ST SUB REGISTRAR KURLA NO 2			Full Name	MESSRS EVE REAL ESTATE PVT LTD		
Location	MUMBAI			File/Block No.			
Year	2018-2019 One Time			Promisor/Buyer			
Account Head Details	Amount in Rs.	Remarks	Area/Localty	Town/City/District	Pin		
0330015301 Stamp Duty	20.00		ROAD/STREET	KANJUR MAR EAST			
0030063301 Registration Fee	100.00		MUMBAI				
Remarks (if any)				Second Party Name: RAKESH SHAI -			
				करल-२			
				१५२५८२ २५			
Amount in Words				₹ 120.00			
Total				₹ 120.00			
Payment Details				FOR USE IN RECEIVING BANK			
IBFT BANK				Cheque/DD Details			
				Bank C/N	Ref No	69103337016122810370 193947783	
				Bank Date	REI Date	27/02/2020-27-02-2020 Not Verified with RBI	
				Bank Branch	IBFT BANK		
				Serial No. / Chq	Not Verified with Serial		



Department ID: 2225046172
 NOTE: This challan is valid for documents to be registered in Sub Registrar Office only. Not valid for unregistered documents.
 नोट: यह चालान केवल कुरला सब-रेजिस्ट्रार कार्यालय में दर्ज करने के लिए ही मान्य है। अनियोजित दस्तावेजों के लिए इसका प्रयोग नहीं किया जा सकता है।

कार्य-३
२०१-

६६

६६

करल-४
 १११८८१२१०१
 २०२०

करल-२
 ११२०० ३ २४
 २०२०

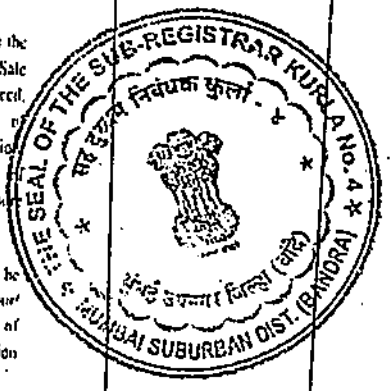
**SPECIAL POWER OF ATTORNEY
 (ONLY FOR THE PURPOSES OF REGISTRATION)**

ALL TO WHOM THESE PRESENTS SHALL COME, We **M/S EVIE REAL ESTATE PVT. LTD.**, Company incorporated under the provisions of the Companies Act, 1956 through our Authorized Signatories (1) Mr. Sachin D. Battalwar- General Manager, Accounts & Taxation, (2) Mr. Sujit Shetty Vice President, Legal, (3) Mr. Prashant R. Mallya- General Manager, Accounts, (5) Mr. Manish Wahal- Senior Manager Finance and (6) Mr. Amritlal V. Saroj- General Manager, Accounts, having its Administrative office: 31 Crompton Greaves Ltd. Kanjur Road, Mumbai- 400 032 SENDS GREETINGS:



WHEREAS:

- (i) We, **M/s Evie Real Estate Pvt. Ltd.**, "the Company" are engaged in developing residential/commercial buildings/structures in the project known as "HUNWAL BLINS", to be developed/constructed in a phase wise manner, on the property more particularly described in the Schedule hereunder written.
- (ii) Therefore, it is necessary to sign, execute, lodge, admit, acknowledge and register the various Agreements, deeds, documents, writings including Agreement for Sale, Sale Deed, Supplementary Agreement, Tripartite Agreement, Affidavits, Lease Deed, Declaration, Indemnity Bond, Undertaking, NOC, Allotment Letter, Deed of Cancellation, Deed of Exchange, Deed of Confirmation/Rectification/Modification Receipt etc., which may be necessary from time to time in respect of the said premises to be developed/constructed by the Company on the property more particularly described in the Schedule hereunder mentioned.
- (iii) The aforesaid agreements/documents as referred in above para are required to be registered before the office of Sub-Registrar of Assurances at Municipal Chambers, K-15/1, Mithun, Thane West and before the appropriate Sub-Registrar of Assurances of the said area, where the property is situated to complete the transaction in all respect.
- (iv) Since a Board Resolution dated 16th October 2018 passed by Board of Directors of **M/S Evie Real Estate Pvt. Ltd.**, the Company has authorized, empowered, nominated, constituted and appointed its Authorized Signatories (1) Mr. Sachin D. Battalwar, (2) Mr. Sujit Shetty, (3) Mr. Prashant R. Mallya, (4) Mr. Manish Wahal and (5) Mr. Amritlal V. Saroj, to sign, execute, lodge, admit, acknowledge and register the various Agreements, deeds, documents, writings including Agreement for Sale, Sale Deed, Supplementary Agreement, Tripartite Agreement, Affidavits, Lease Deed, Declaration, Indemnity Bond, Undertaking, NOC, Allotment Letter, Deed of Cancellation, Deed of Exchange, Deed of Confirmation/Rectification/Modification Receipt etc., which may be necessary from time to time in respect of the said premises to be developed/constructed by the Company on the property more particularly described in the Schedule hereunder mentioned and accordingly the Company has executed and registered a Special Power of Attorney dated



(Handwritten signatures of the authorized signatories)

करल-3
 192001/3/24
 2020 28/12/2018

KRALA-2

Registered with Sub-Registrar of Assurances at KRALA-2 bearing
 Registration No. 152/12/18 through its Director M/s. ASHUTOSH ARVIND
 NAVARE in favor of its Authorized Signatories (1) Mr. Sachin D. Dattalwar (2)
 Mr. Sujit Shetty (3) Mr. Prashant R. Mallya (4) Mr. Manish Wahal and (5) Mr.
 Anurita V. Saroj.

करल-3
 9995430/949
 2020

Due to our pre-occupation in business/employment and/or due to personal
 commitments. We (1) Mr. Sachin D. Dattalwar, (2) Mr. Sujit Shetty (3) Mr. Prashant
 R. Mallya (4) Mr. Manish Wahal and (5) Mr. Anurita V. Saroj are not in position to
 personally visit the respective offices of Sub-Registrar of Assurances for lodging,
 registering admitting and/or complying the required formalities of the above deeds/
 documents in respect of the flats/units/permits to be developed/constructed by the
 Company on the properties more particularly described in the Schedule hereunder-
 mentioned and completing the transactions.



Special Power of Attorney dated 28/12/18 we are entitled to
 exercise this power, severally, in favor of any of the employee and/or
 representative of the Company and/or organization to Her group companies
 for the limited purpose of lodging, admitting and registering any of the above
 documents before the concerned Sub-Registrar of Assurances which has been
 signed/execute by either of us.

By Board Resolution dated 10th October 2018 passed by Board of Directors of M/s
 Hikal Estate Private Ltd., the Company has authorized, nominated and appointed its
 representatives (1) Mr. Rakesh Shah- Deputy General Manager CRM (2) Mr.
 Rupesh Bane-Executive Administration, (3) Mr. Prathamesh Narkar- Assistant
 HR, Administration & Liaison, (4) Mr. Ritesh Pratap Savant-Administration
 Executive, (5) Mr. Ganesh Shetty - Sr. Executive Administration, and (6) Mr.
 Kevin Rodrigues - Sr. Executive Administration, for the limited purpose of lodging,
 admitting and registering any of the above documents which has been signed/
 executed by either of us before the concerned Sub-Registrar of Assurances and
 accordingly decided to execute and register this Special Power of Attorney through us
 in this regard.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESSES that We M/S HIKAL
 REAL ESTATE PVT. LTD., through our constituted Attorneys and Authorized
 Signatories (1) Mr. Sachin D. Dattalwar, (2) Mr. Sujit Shetty (3) Mr. Prashant R.
 Mallya (4) Mr. Manish Wahal and (5) Mr. Anurita V. Saroj, do hereby severally
 appoint, nominate and constitute (1) Mr. Rakesh Shah- Deputy General Manager CRM,
 (2) Mr. Rupesh Bane-Executive Administration, (3) Mr. Prathamesh Narkar- Assistant
 HR, Administration & Liaison, (4) Mr. Ritesh Pratap Savant-Administration Executive,
 (5) Mr. Ganesh Shetty - Sr. Executive Administration, and (6) Mr. Kevin Rodrigues -

[Handwritten signatures of the authorized signatories]

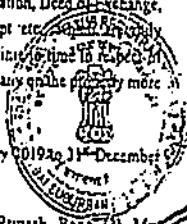


करल-४
१११८० १३११०१
२०२०

करल-२
४२०११५२५
२०२०

St. Executive Administration, to be our true and lawful Attorney/s of the Company to do all acts, deeds, matters and things as mentioned herein in the respect of flats/units/premises, which are being constructed on the property more particularly described in the Schedule hereunder written

1. Only to lodge, admit, acknowledge and register with the respective office of Sub-Registrars of Assurances, for and on behalf of the Company, various Agreements, deeds, documents, writings including Agreement for Sale, Sale Deed, Supplementary Agreement, Tripartite Agreement, Affidavits, Lease Deed, Declaration, Indemnity Bond, Undertaking, NOC, Allotment Letter, Deed of Cancellation, Deed of Exchange, Deed of Confirmation/ Rectification/ Modification, Receipt etc. executed by either of us and which may be necessary from time to time to be developed/constructed by the Company on the property more particularly described in the Schedule hereunder mentioned.
2. This power of attorney is valid for the period from 1st January 2020 to 31st December 2020.
3. The said Attorney/s (1) Mr. Rakesh Shah (2) Mr. Rupesh Bhat (3) Mr. Prathamesh Aho Markar (4) Mr. Ritish Aho Pralip Sawant, (5) Mr. Ganesh Shinde and (6) Mr. Kevin Rodriguez, shall not have right to substitute the powers under the circumstances.
4. This power of attorney is a mere arrangement of convenience and without any consideration, we shall always be at liberty to cancel and/or revoke this instrument at any time without consent of or intimation to Attorney/s. In any event, the powers given hereunder shall automatically lapse upon the Attorney/s ceasing to be in his/their current employment. The Attorney/s hereby grants his/their irrevocable and unconditional consent for a unilateral revocation/cancellation of this instrument.



AND we do hereby agree and accept to ratify all lawful acts, deeds, and things done by the Attorney/s in pursuance of the powers herein contained.

SCHEDULE ABOVE REFERRED TO:

All those pieces or parcels of land bearing CTS Nos. 1004, 1005(part), 1005/1, 1006, 1007/3(part), 1007/4, 1007/4, 1009(part), 1007/5, 1009/6, 1016(part), 1013(part), 1014(part), 1014/1 to 1014/6, 1017, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/9 measuring 89,866.84 square meters of Village Kanjur, Taluka Mulund, District Mumbai Suburban situated at Kanjur Mas (E), Mumbai.

(Handwritten signatures)

करल-४
१११८०१३३१५१
२०२०

करल-२
११२६०१०१२५
२०२०

Signature of Attorney/s

(1) Mr. Rakesh Shah

(2) Mr. Rupesh Bane

(3) Mr. Prathamesh Markar

(4) Mr. Ritabh Pratap Sawant,

(5) Mr. Ganesh Shetty,

(6) Mr. Kevin Rodrigues,

In the presence of ...

1) Poonam Auri

2) Ashish S. Thakur

[Handwritten Signature]

क ल-२
११२०१८ १३५
२०२०

Dated this 7th day of December 2018

By

M/s Eric Real Estate Pvt. Ltd.,
 Through Authorized Signatories
 (1) Mr. Sachin D. Bhattar, (2) Mr. Sujit Shetty,
 (3) Mr. Prashant Ram. Sh. Mallya,
 (4) Mr. Manish Wahal,
 (5) Mr. Amrital V. Seroj,

In Favour of

(1) Mr. Lakesh Shub,
 (2) Mr. Rupesh Dant,
 (3) Mr. Prathameth Narkar,
 (4) Mr. Ritesh Pratap Sawant,
 (5) Mr. Ganesh Shetty,
 (6) Mr. Kevin Rodrigues.

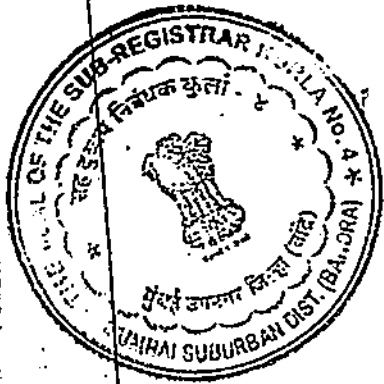
.....
 POWER OF A TORNEY
 ONLY FOR REGISTRATION PURPOSES ONLY

क र ल-४
१११०२३०१५९
२०२०



करल-३		
२२/०७/२०	२०	२५
३		

करल-४	
१११	२०/७/२०१९
२०२०	



BLANK
PAGE

BLANK
PAGE

जोड़े

१३

करल-४
१११८७३५७९
२०२०

EVIE REAL ESTATE PRIVATE LIMITED

करल-२
११२०७७११२५
२०१८

-2-

"RESOLVED FURTHER THAT the authorised signatory/ies (1) Mr. Sachin D. Battalwar, (2) Mr. Sujit Shetty, (3) Mr. Prashant R. Mallya, (4) Mr. Manish Wshal and (5) Mr. Amritlal V. Saroj be and are hereby authorised to register a power of attorney with the concerned Sub Registrar of Assurances in favour of (1) Mr. Rakesh Shah, (2) Mr. Rupesh Dant, (3) Mr. Pratharatah Markar, (4) Mr. Ritesh Pratap Sawant, (5) Mr. Ganesh Shetty, and (6) Mr. Kevin Rodrigues for the limited purpose of lodging, admitting, registering the documents as aforesaid mentioned.

"RESOLVED FURTHER THAT copies of the aforesaid resolution may be certified to be true by any one Director of the company and such certified true copies be furnished to any party as and when required."

Certified to be true
For Evie Real Estate Private Limited

Ashutosh Navare
[Ashutosh Navare]
Director
DIN: 08086858



A

करल-२
१५/१०/१२ २५
२००

करल-४
१११०० १३१०९
०२०

BLANK
PAGE
को
१०



करल-४
 १११८८ ११/११/१९
 २०२०

Ver 1.2007



Maharashtra State Electricity Distribution Co-Ltd.

BILL OF SUPPLY FOR THE MONTH OF NOV 2018 20181115326248

THANE URBAN CIRCLE BHANDUP (E) DIV 335 B BHANDUP (EAST) SDW 713 238

Consumer No. 0722929079310 EVIE REAL
 Consumer Name: EVIE REAL ESTATE PVT.LTD.
 Address: CROMPTON CREAVES LTD,
 Kharju Village KAJURMARG EAST

Bill Date: 15-11-2018
 Bill Period: 01-11-2018 to 30-11-2018
 Last Month Payment: 29,87,450.00

Category: COMMERCIAL
 Meter No: 078 - 00381445
 Meter Type: 110 HT-II
 Connected Demand (KVA): 750
 Demand (KVA): 600

Category: COMMERCIAL
 Meter No: 078 - 00381445
 Meter Type: 110 HT-II
 Connected Demand (KVA): 750
 Demand (KVA): 600

Bill Month	Units	Bill Demand (KVA)	Bill Amount
OCT-18	1,16,852	375	10,84,791
SEP-18	1,20,838	375	11,06,881
AUG-18	1,12,495	375	11,50,131
JUL-18	1,11,570	375	12,92,328
JUN-18	1,11,742	375	11,93,721
MAY-18	1,19,343	375	11,49,588
APR-18	1,16,228	375	11,43,282
MAR-18	1,09,187	375	12,78,646
FEB-18	92,311	375	15,88,370
JAN-18	90,846	375	15,38,053
DEC-17	92,311	375	11,70,385
NOV-17	99,088	375	11,27,584

CUSTOMER SERVICE CENTRE
 1800-253-333
 1800-253-333

For more information, please visit our website: www.mahadis.com



आता नवीन *Ease of doing business*
औद्योगिक वीज जोडणी *Industrial Power Connection*
अधिक सुलभतेने *More Economically*

महोदय वीज जोडणीसाठी
 गरज केवळ दोनच महिन्यांसाठी

महावितरण
 Maharashtra State Electricity Distribution Co. Ltd.

करल-४
१११८ १४/१०१
२०२०

करल-२
११२०० ११ २५
२०१८

BLANK
PAGE
कोरे
पुढ



करल-४
 १११८११३१५१
 २०२०

3201522 करल Original/Duplicate
 Friday, December 25, 2018 करल नं. 234
 1:12 PM Regn. 2514
 करल नं. 16102 करल: 24/12/2018

करल नं. 16102
 करल नं. 16102
 करल नं. 16102
 करल नं. 16102
 करल नं. 16102
 करल नं. 16102

करल-२
 १४२७०१७ २५
 १४/१२/२०१८



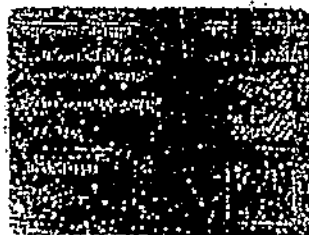
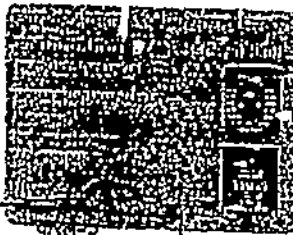
करल नं. 16102
 करल नं. 16102
 करल नं. 16102
 करल नं. 16102
 करल नं. 16102



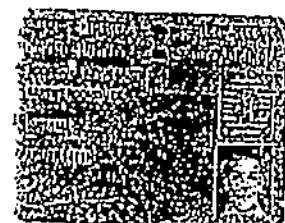
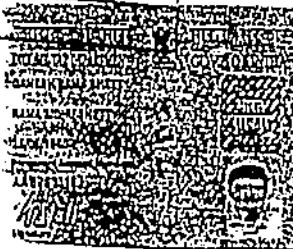
1) करल नं. 16102 करल: 24/12/2018
 करल नं. 16102 करल: 24/12/2018
 करल नं. 16102 करल: 24/12/2018
 करल नं. 16102 करल: 24/12/2018

Handwritten signature

करल-४	
१११८७	१७/१७१
२०२०	

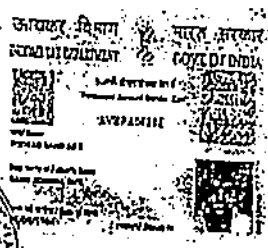


११२०७ ११ २५
२०



Handwritten signature

Handwritten signature



ॐ नमो भगवते वासुदेवाय	
१	२
३	४
५	६

CHALLAN
MTR Form Number-6



DAK: 34007272201819C	GAACDCE	10000000000000000000	Date: 27/12/2018-18:42:24	Form ID: 489
Department: Inspector General of Registration	Type of Payment: Stamp Duty		TAX ID (if any): 99900129129	
Office Name: KURLA SUB REGISTRAR KURLA NO 3	Type of Payment: Registration Fee		PAN No (if applicable): 288	
Location: MUMBAI	Full Name: KANESH REAL ESTATE PVT LTD			
Year: 2018-2019	Amount in Rs. (Rupees & Paise)			
Account Name: KANESH REAL ESTATE PVT LTD	500.00	Revenue	KANDHOLI WING EAST	
Stamp Duty: 100.00	100.00	Assessment Levy	MUMBAI	
Registration Fee: 400.00	400.00	Stamp Duty		
Total: 1000.00				
Payment Details: ICICI BANK, CAUSEWAY BRANCH, ICICI BANK, CAUSEWAY BRANCH, ICICI BANK, CAUSEWAY BRANCH				

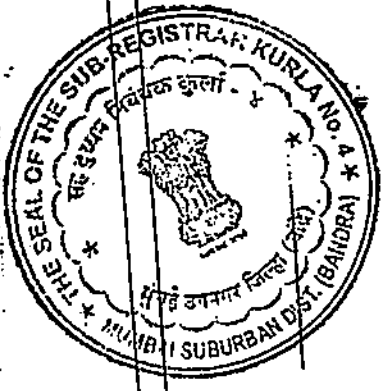
करीब
99900129129
020



Challan Details

Sl. No.	Remarks	Challan No.	Challan Date	Amount
1		00000000000000000000	27/12/2018-18:42:24	1000.00
2		00000000000000000000	27/12/2018-18:42:24	1000.00
Total Challan Amount				2000.00

Signature



करल-२		
२०१८		

Summary 1 (Dastgoshwara bhag 1)

270415277
 बुधवार, 28 डिसेंबर 2018 1:58 म.जे
 दाखल नंबर: 2018/15277/2018

दाखल नंबर: 2018/15277/2018
 रकम: ₹. 00/-
 रकम: ₹. 00/-

दस्तावेज क्र.:	2018/15277
दस्तावेज तारीख:	28/12/2018
दस्तावेज मालिक:	श्री. ए. ए. देवेंद्र
दस्तावेज मालिका:	2018/15277
दस्तावेज मालिका तारीख:	28/12/2018
दस्तावेज मालिका मालिक:	श्री. ए. ए. देवेंद्र
दस्तावेज मालिका मालिका:	2018/15277
दस्तावेज मालिका मालिका तारीख:	28/12/2018
दस्तावेज मालिका मालिका मालिक:	श्री. ए. ए. देवेंद्र

Devendra
 श्री. ए. ए. देवेंद्र

₹. 500.00
 ₹. 100.00
 ₹. 500.00
 ₹. 600.00

श्री. ए. ए. देवेंद्र
 मुंबई उपनगर जिल्हा
 मुंबई उपनगर जिल्हा

दिनांक: 28/12/2018 01:58 PM से 2018/15277/2018 01:58 PM से 2018/15277/2018 01:58 PM से 2018/15277/2018 01:58 PM से

करल-४

99900/1909

2020

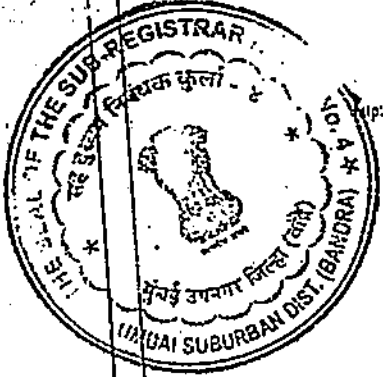
प्रतिज्ञापत्र

"जब दस्तावेज हा नोंदने कायदा १९०८ अंतर्गत असलेला तरतुदीनुसार नोंदणीत दाखल केलेला आहे. दस्तावेज तपासून मजकूर, निष्पत्ती व्यक्ती, ताशोधर य कोदत यादस्तावेजाने कायदापत्राची आणि 'दस्तावेज' अल्पता, वैधता कायदापत्राची मारितीची त्यातील दस्तावेजादक व कबुलधारक हे संज्ञेच्या अन्वयेत आहेत. असेच नव्वर हस्तांतरण दस्तावेज कायदा / केन्द्र कायदा यांचा कोणत्याही कायदा / नियम / परिपत्रक नोंदने अल्पतात होत नाही."

Devendra

Devendra

1) *Devendra*
 2) *Devendra*
 3) *Devendra*



10/10.187.216.2018/15277/2018 01:58 PM से 2018/15277/2018 01:58 PM से 2018/15277/2018 01:58 PM से 2018/15277/2018 01:58 PM से

करल-२
 १५२०७ २४ २५
 २०१८

Summary-2(दस्त गोपवारा भाग - २)

8. नाव: मेसर्स एली रिअल इस्टेट प्रॉपर्टी लिमिटेड
 वे बाइल रीजिस्टर टीगुल सुचित होई
 पत्ता: प्लॉट नं: ७७, माळा नं: १, इमारतीचे
 नाव: कॉम्प्लेक्स प्रीव्हिलेज टीगुल, ब्लॉक नं:
 कांजुर वीथिन, रोड नं: कांजुर मार्ग पूर्व, मुंबई,
 महाराष्ट्र, मुंबई.
 पिन नं: AADCE7724P

कुतमुद्रण
 देगा
 रप :- 46
 साधने:



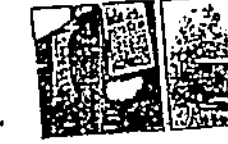
9. नाव: मेसर्स एली रिअल इस्टेट प्रॉपर्टी लिमिटेड
 वे प्रगत मीनार अडवटल प्रपल आर मल्ल
 पत्ता: प्लॉट नं: ७७, माळा नं: १, इमारतीचे
 नाव: कॉम्प्लेक्स प्रीव्हिलेज टीगुल, ब्लॉक नं:
 कांजुर वीथिन, रोड नं: कांजुर मार्ग पूर्व, मुंबई, महाराष्ट्र,
 Government.
 पिन नं: AADCE7724P

कुतमुद्रण
 देगा
 रप :- 40
 साधने:



10. नाव: मेसर्स एली रिअल इस्टेट प्रॉपर्टी लिमिटेड
 वे विनियर मीनार कावचल मीनर
 दगत
 पत्ता: प्लॉट नं: ७७, माळा नं: १, इमारतीचे
 नाव: कॉम्प्लेक्स प्रीव्हिलेज टीगुल, ब्लॉक नं:
 कांजुर वीथिन, रोड नं: कांजुर मार्ग पूर्व, मुंबई,
 महाराष्ट्र, मुंबई.
 पिन नं: AADCE7724P

कुतमुद्रण
 देगा
 रप :- 2
 साधने:



11. नाव: मेसर्स एली रिअल इस्टेट प्रॉपर्टी लिमिटेड
 वे प्रगत मीनार टीगुल अनुवकल वी कांजुर
 पत्ता: प्लॉट नं: ७७, माळा नं: १, इमारतीचे
 नाव: कॉम्प्लेक्स प्रीव्हिलेज टीगुल, ब्लॉक नं:
 कांजुर वीथिन, रोड नं: कांजुर मार्ग पूर्व, मुंबई,
 महाराष्ट्र, मुंबई.
 पिन नं: AADCE7724P

कुतमुद्रण
 देगा
 रप :- 50
 साधने:



करल-४
 १११०७ १०/१५
 २०२०

वरील दस्तऐवज करन देगार दफलापीत कुतमुद्रणार वी दस्त दस्तऐवज दिग्गवे कर्तुत कर त्त.
 विकला क.३ ची वेळ: 28 / 12 / 2018 02 : 37 : 50 PM

शेकड:-
 वारील दस्त अले रिगिटल कातल। वी ते दस्तऐवज करन देगार कावचल अले कता, व वरील अलेकल परतितल

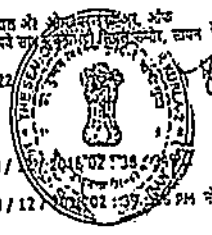
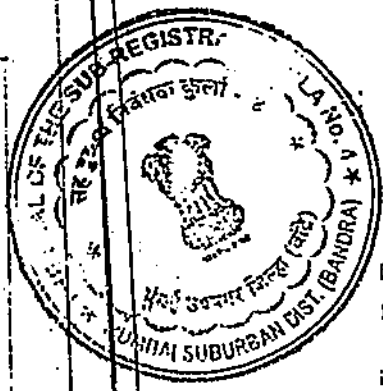
अनु
 नं. १. पक्षकाराचे नाव व पत्ता
 नाव: अश्विन दस ठक्कर
 वय: 34
 पत्ता: 13/टी, बयलवात भग २, एम वी रोड, मुंबई
 पिन कोड: 400080



2. नाव: मुनम वी अंठी
 वय: 24
 पत्ता: अश्विन, कवचल अंठी
 इस्टर्न एवलीन हॉमल कांजुर वीथिन, कावचल मीनर
 पूर्व, मुंबई
 पिन कोड: 400022



विकला क.४ ची वेळ: 28 / 12 / 2018 02 : 39 : 56 PM शेकडो दस्तल 4 मधे
 विकला क.५ ची वेळ: 28 / 12 / 2018 02 : 39 : 56 PM शेकडो दस्तल 4 मधे



करल-४		
१११८०	१५१	१०९
२०२०		

सह दस्तावेज क्र. २
 वि. नं. १५१/१०९/२०२०
 १. मकान का मालिक, वि. नं. १५१/१०९/२०२०

करल-२		
१५२५१	२५	२५
२०१८		

Sl.	Exemption Number	Defacement Number
1	2712201811322	2712201811322D
2	MH009902783201819E	0005443878201819

iScriia v1.5.0

Know Your Rights as Registrars

15277 12018



प्रमाणित दस्तावेज: येते की दस्तावेज
 एकाच पंजीयक (२५) नं. आडेव
 करल-२/१५२५१/२०१८
 पुस्तक क्रमांक १ मकानका
 नोंदना २८/११२/२०१८
 दिनांक ०१/१५/१८
 सह दस्तावेज निवेदन क्र. १५१/१०९/२०२०
 मुंबई उपनगर जिल्हा



Handwritten scribbles and lines at the top left corner.

Main body of the page containing faint, illegible text and several horizontal lines.



Annexure - I

करल-४
 १११८० प्लान
 २०२०

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

THE SEAL OF THE SUB-REGISTRAR KURLA No. 4

प्रमाण-ब

STAMP OF DATE OF RECEIPT

MUMBAI SUBURBAN DISTRICT

LOTAN
 SUKADE
 OAHRE

Stamp of Engineer

Stamp of Approval of Plans

DESCRIPTION OF PROPOSAL & PROPERTY

NAME OF OWNER

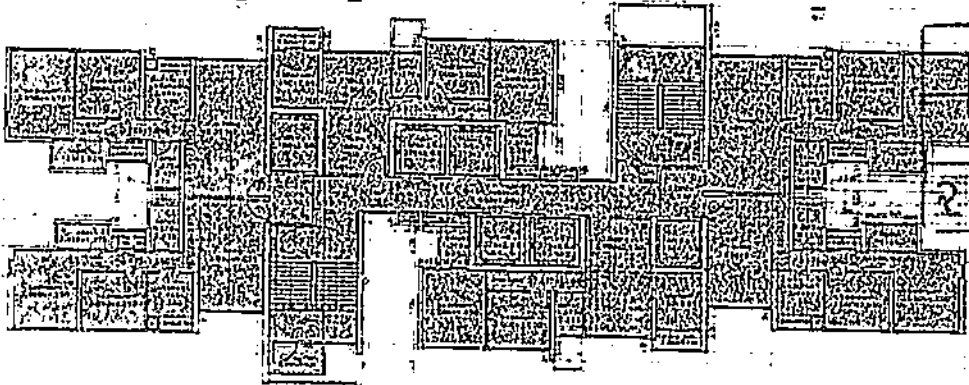
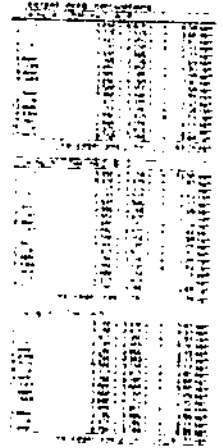
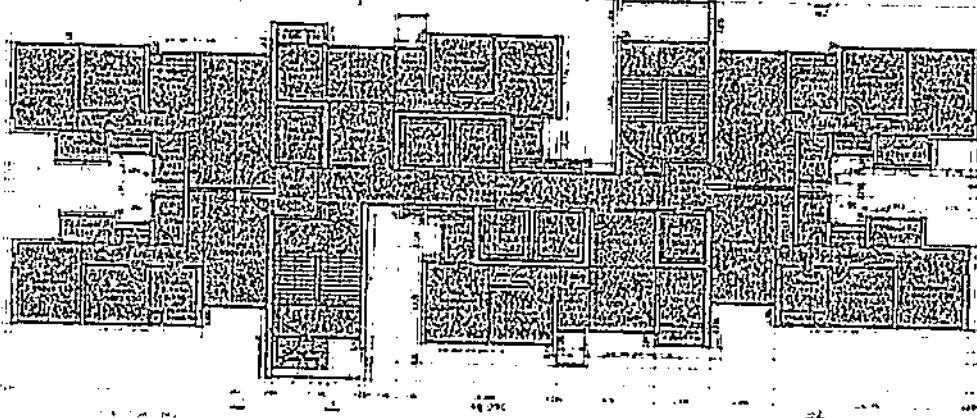
SUNIL AMBRE & ASSOCIATES ARCHITECTS

4

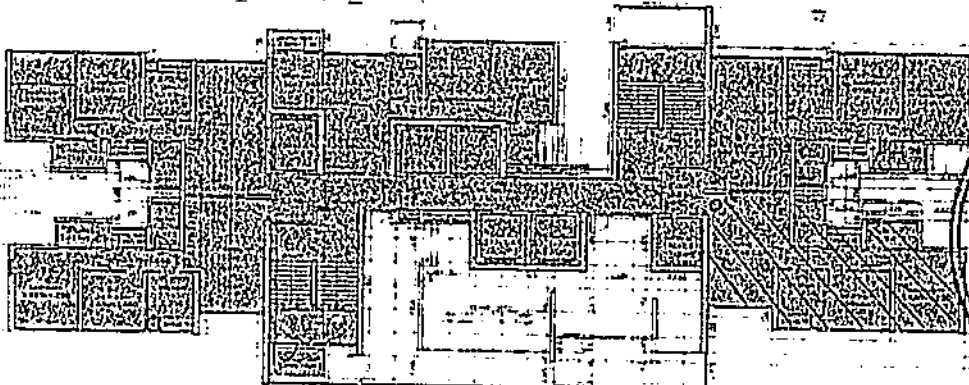


ANNEXURE-II

करल-४		
UE33	22	20E
2020		



करल-४		
99900	23	209
2020		



2

Handwritten signature or mark





MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

करल-४
१११८८ ११११०९
२०२०

File No. CHE/ES/1699/S/337(NEW)/337/13/Amend dated 20.10.2020

To,
SUNIL GAJANAN AMBRE
Aban House, Ground Floor, 25/31,
Shri Sai Baba Marg, Behind Rythem
House, Kalaghoda, Fort

CC (Owner),
EVIE REAL ESTATE PRIVATE
LIMITED
Runwal & Omkar Esquare, 4th floor,
Opp. Sion-Chunabhatti Signal, Off
Eastern Exp. Highway, Sion(E),
Mumbai.

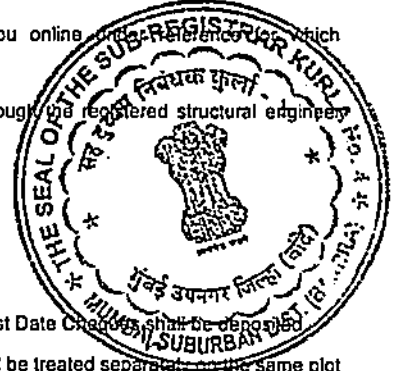
Subject : Proposed Residential Building on plot bearing CTS no. 1004, 1005 (pt), 1005/1, 1006, 1007/3 (pt) and 1009 (pt), of Village Kanjur Marg (E), Mumbai..

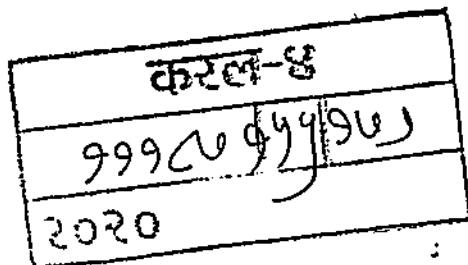
Reference : Online submission of plans dated 29.09.2020

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you online on 29.09.2020, which competent authority has accorded sanction, subject to the following conditions.

- 1) That the R.C.C. design and calculations as per the amended plans should be submitted through a registered structural engineer before starting the work.
- 2) That all requisite fees, deposits, development charges etc. shall be paid.
- 3) That the C.C. shall be endorsed before starting further work.
- 4) That the No Dues pending from A. A. & C. 'S' Ward shall be submitted.
- 5) That the revised Drainage approval shall be submitted.
- 6) That the payments are shall made on time schedule as per Installment schedule approved & Post Date Cheques shall be deposited.
- 7) The dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by residents/occupants of the building in the jurisdiction of M.C.G.M. The necessary condition in Sale Agreement to that effect shall be incorporated by the Developer/Owner.
- 8) That the C.C. equivalent to 10 % of approved Built Up Area for which installment facility is obtained, shall be restricted.
- 9) That the quarterly progress report of Architect shall be submitted.
- 10) That the additional extra water charges shall be paid and the No Dues pending from A.E.W.W. 'S' Ward shall be submitted.
- 11) That the Registered Under taking stating that, all the terms and conditions mentioned in the Installment circulars shall be binding on them and the same will be followed scrupulously. The project proponent shall also undertake that they shall make aware to the prospective buyers in the project and the RERA Authorities about the installment payment facility availed by them in the various payments made to MCGM/ Government and the provisions in the circular about initiating action by MCGM against the default in payments on schedule date, before endorsement of CC.
- 12) That the work shall be carried out between 6.00 am to 10.00 pm only in accordance with Rule 5A(3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by ministry of Environment & Forest Deptt. from time to time shall be duly observed.
- 13) That the project proponent shall also submit indemnity bond indemnifying MCGM / MCGM staff against the any claims, litigation, disputes, RERA complinaces etc. regarding the installment payemnt facility availed by them , before endorsement of CC.
- 14) That the CC equivalent to Inclusive Housing in the layout to be restricted till compliance of Regulation 15, note 2 of DCPR2034 till receipt of approval of competent authority for relaxation.
- 15) That the balance 50 % payment of I to R premium not made on or before 31.01.2021, all permission's issued on plot u/r will stand for revoke





Copy to :

- 1) Assistant Commissioner, S Ward
- 2) A.E.W.W., S Ward
- 3) D.O. S Ward

- Forwarded for information please.

✓
 Name : LOTAN SUKADEO
 AHIRE
 Designation : Executive
 Engineer
 Organization : Personal
 Date : 20-Oct-2020 23: 07:17

For and on behalf of Local Authority
 Municipal Corporation of Greater Mumbai
 Executive Engineer . Building Proposal
 Eastern Suburb



7633391

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

11-11-2020

दस्त क्रमांक : 7633/2020

Note:-Generated Through eSearch
Module.For original report please contact
concern SRO office.

नोंदणी :

Regn:63m

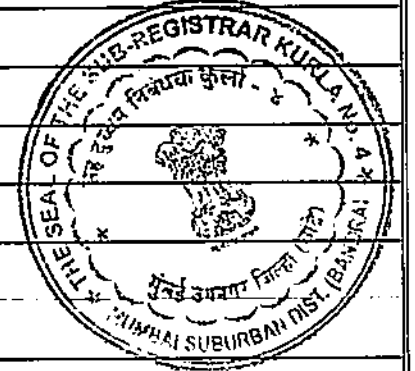
गावाचे नाव : कांजुर

करल-४

99920 24/09/20

12020

(1) विलेखाचा प्रकार	ऑग्रीमेंट दू सेल
(2) मोबदला	14744360
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	17439049
(4) भू-मापन.पोटहिस्सा व घरकमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका नं.3204,टावर ए, माळा नं: 32 वा मजला, इमारतीचे नाव: आइवी,रुणवाल विल्स, ब्लॉक नं: कान्जूरमार्ग ईस्ट-400042, रोड : क्रॉम्प्टन गेव्स कंपाउंड-, इतर माहिती: एक कार पार्किंग सहित (C.T.S. Number : 1004,1005pt,1007pt,1007/3pt,1007/4,1009pt,1009/5,1009/6,1010pt,1013pt,1014pt,1014/1 to 1014/6,1017,1017/1 to 1017/6,1018 and 1018/1 to 1018/9.. ;)
(5) क्षेत्रफळ	83.08 चौ.मीटर
(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:-एवी रियल ईस्टेट प्राईवेट लिमिटेड चे ऑथोराइज सिग्नेटरी सचिन वट्टळवार तर्फे मुळितयार गणेश आर शेटी वय:-58; पत्ता:-प्लॉट नं: -, माळा नं: 4 था मजला, इमारतीचे नाव: रुणवाल एंड ओमकार इन्वेअर, ब्लॉक नं: सायन ईस्ट, रोड नं: ऑप.सायन चुनाभट्टी सिगनल.ऑफ ईस्टर्न एक्सप्रेस हाईवे, महाराष्ट्र, MUMBAI. पिन कोड:-400022 पॅन नं:-AADCE7724P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव:-रजनी संजय विरवाडकर वय:-47; पत्ता:-प्लॉट नं: 3ए/1001, माळा नं: -, इमारतीचे नाव: एन.जी रॉयल पार्क सीएचएस लीमीटेड, ब्लॉक नं: कान्जूरमार्ग ईस्ट, रोड नं: प्लॉट सी-2, महाराष्ट्र, MUMBAI. पिन कोड:-400042 पॅन नं:-ADFPB2227A 2): नाव:-संजय रामचंद्र विरवाडकर वय:-52; पत्ता:-प्लॉट नं: 3ए/1001, माळा नं: -, इमारतीचे नाव: एन जी रॉयल पार्क, ब्लॉक नं: कान्जूरमार्ग-ईस्ट, रोड नं: प्लॉट सी-2, महाराष्ट्र, MUMBAI. पिन कोड:-400042 पॅन नं:-ACLPB2180P
(9) दस्तऐवज करून दिल्याचा दिनांक	24/09/2020
(10) दस्त नोंदणी केल्याचा दिनांक	24/09/2020
(11) अनुक्रमांक.खड व पृष्ठ	7633/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	351000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेष	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.





घोषणापत्र

करल-४
१११८७/५५१५१
२०२०

मी Ganesh R. Shetty याद्वारे घोषित करतो कि
दुय्यम निबंधक कुर्ला- ५ यांचे कार्यालयात Rectification Deed या
शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.
श्री. Sachin Battalwar व इ. यांनी दि. २८/१२/२०१८ रोजी मला
दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे/
निष्पापित करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र रद्द केलेला नाही
किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तपैकी कोणीही मयत झालेले नाही किंवा
अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्ण
सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम
अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.



G. Shetty
कुलमुखत्यारपत्रधारकाचे नाव व सही.


दिनांक:- ११/११/२०२०

ठिकाण:- मुंबई



आयकर विभाग
INCOME TAX DEPARTMENT
 RAJANI SANJAY BIRWADKAR
 BALKRISHNA PARSHURAM NAGOTKAR
 08/10/1973
 Permanent Account Number
ADFPB2227A

Signature



करल-४
१११००५१५५
२०२०

Signature





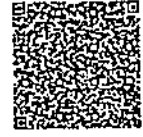
करल-४
9996U9Y9U9
2020



भारत सरकार
GOVERNMENT OF INDIA



रजनी विरवाडकर
Rajani Birwadkar
जन्म तारीख/ DOB: 08/10/1973
महिला / FEMALE



8061 1248 2726

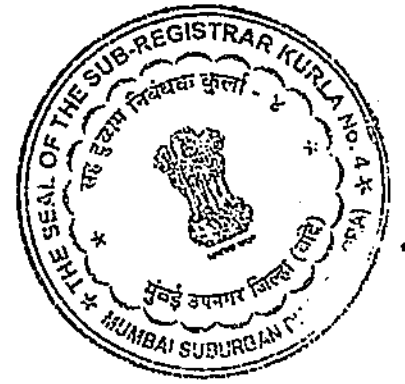


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
संजय विरवाडकर,
1ए/1001, प्लॉट सी 2 एन
जी रायल पार्क चस कटड,
कांजुरमार्ग ईस्ट, निटको
टाइल्स, मुंबई, मुंबई, मुंबई,
महाराष्ट्र - 400042

Address:
C/O, Sanjay Birwadkar, 1a/1001,
Plot C 2 N G Royal Park Chs Ltd,
Kanjurmarg East, Nilco Tiles,
Mumbai, Mumbai, Mumbai,
Maharashtra - 400042

8061 1248 2726



Sanjay

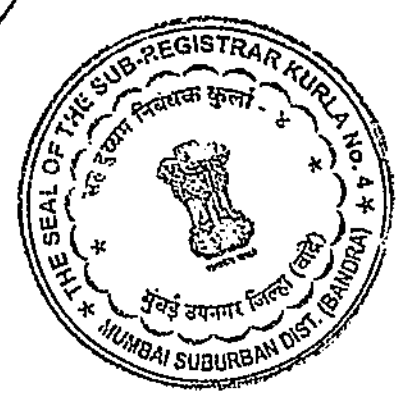
Sanjay



आयकर विभाग
 INCOME TAX DEPARTMENT
 सत्य रामचंद्रा बिरवडकार
 RAMCHANDRA DHARMA BIRWADKAR
 20/12/1968
 Permanent Account Number
 ACLPB2180P
 Signature

करदाता
 9990 95909
 2020

[Handwritten signature]





1

करल-४	
१११८८१६९१०९	
२०२०	



भारत सरकार
GOVERNMENT OF INDIA



संजय रामचंद्र विरवाडकर
Sanjay Ramchandra
Birwadkar
जन्म तिथि/DOB: 20/12/1968
पुरुष / MALE



7682 6523 7135



भारतीय विशिष्ट-पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
1ए/1001, प्लॉट सी 2 एन
जी रायल पार्क चस ल्द,
कंजुर्मर्ग ईस्ट, निटक टाइल्स,
मुंबई, मुंबई, मुंबई,
महाराष्ट्र - 400042

Address:
C/O., 1a/1001, Plot C 2 N G
Royal Park Chs Ltd, Kanjurmarg
East, Nilco Tiles, Mumbai,
Mumbai, Mumbai,
Maharashtra - 400042

7682 6523 7135



Sanjay Ramchandra Birwadkar



करल-४		
२०२०		

गणेश रामा शेट्टी
 Ganesh Rama Shetty
 जन्म तारीख / DOB: 26/08/1960
 पुरुष / MALE

0781668000100

गांधी आधार नमोनी ओळख

करल-४		
१११८८	१६	१०१
२०२०		

गणेश रामा शेट्टी
 GANESH RAMA SHETTY
 RAMA SHETTY
 26/08/1960
 0781668000100





Unique Identification Authority of India
Government of India

नोंदवणयाच क्रमांक / Enrollment No 1067/14002/00407

To:
प्रदीप कुमार रामलखन मौर्या
Pradeep Kumar Ramlakhan Maurya
S/O Ramlakhan Maurya
302, Kris Apartment
Village road
Near Bhatia hospital
Mumbai
Bhandup West Mumbai Mumbai
Maharashtra 400078

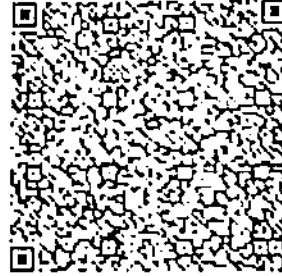
25/02/2013

करल-४
१११८० ९६३१७१
२०२०

Ref: 175 / 07D / 287967 / 288014 / P



SH348770099DF



आपला आधार क्रमांक / Your Aadhaar No. :

8329 0097 4579

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



प्रदीप कुमार रामलखन मौर्या
Pradeep Kumar Ramlakhan Maurya

जन्म वर्ष / Year of Birth : 1978

पुरुष / Male



8329 0097 4579

भारत सरकार
GOVERNMENT OF INDIA



Saurabh Shashi Kumar Maurya

जन्म तिथि / DOB: 08/02/1993

पुरुष / MALE

Mobile No.: 7666123143

9982 2058 7157

VID: 9129 0348 3594 4318

मेरा आधार, मेरी पहचान

करल-४
९९९८७ ९४७९५९
२०२०

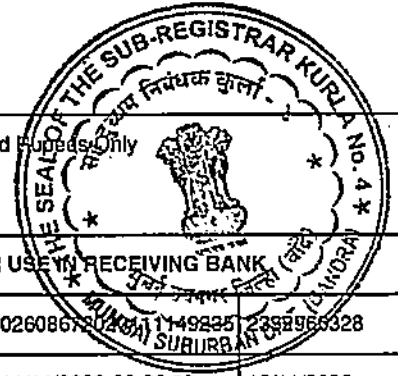
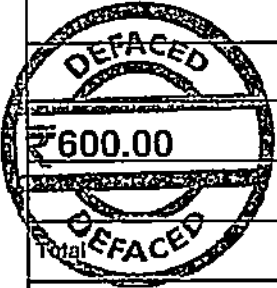




CHALLAN
MTR Form Number-6

करल-४
९९९० ९६५ ९६९
२०२०

GRN	MH006942385202021E	BARCODE	11 1500 0 11 10001 0001 100 1 0 1100 000 10001 0001 11 11 0 0 0 11		Date	11/11/2020-20:36:10	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Stamp Duty	Registration Fee			TAX ID / TAN (If Any)				
Type of Payment	Registration Fee			PAN No.(If Applicable)	ADFPB2227A			
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4			Full Name	RAJANI SANJAY BIRWADKAR			
Location	MUMBAI			Flat/Block No.	FLAT NO.3204,TOWER A,IVY,RUNWAL BLISS			
Year	2020-2021 One Time			Premises/Building				
Account Head Details	Amount in Rs.			Road/Street	KANJURMARG EAST			
0030045501 Stamp Duty	500.00			Area/Locality	MUMBAI			
0030063301 Registration Fee	100.00			Town/City/District				
				PIN	4 0 0 0 4 2			
				Remarks (If Any)	PAN2=AADCE7724P-SecondPartyName=EVIE REAL ESTATE PRIVATE LIMITED-			
				Amount In	Six Hundred Rupees Only			
				Words	600.00			
Total	600.00			FOR USE IN RECEIVING BANK				
Payment Details	INDIAN BANK			Bank CIN	Ref. No.	02608672020111492252398966328		
Cheque/DD Details				Bank Date	RBI Date	11/11/2020-20:36:53 12/11/2020		
Cheque/DD No.				Bank-Branch	INDIAN BANK			
Name of Bank				Scroll No. , Date	26182 , 12/11/2020			
Name of Branch								



Department ID : Mobile No. : 9619976344
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.

Validity unknown

Digitally signed by
VIRTUAL TREASURY
MUMBAI 03
Date: 2020. 11. 19
16:17:18 IST
Reason: Secure
Document
Location: India

Sr. No.	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-391-11187	19/11/2020-16:12:08	IGR200	100.00
2	(IS)-391-11187	19/11/2020-16:12:08	IGR200	500.00
Total Defacement Amount				600.00

Sanjay Birwadkar
Rajani Sanjay Birwadkar

करत-४	
१११०८	१६६१०९
२०८	



करली-४
१११०० १६११०९
२०२०



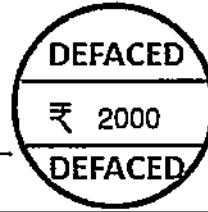
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1111202017019

Receipt Date 19/11/2020

Received from RAJANI SANJAY BIRWADKAR, Mobile number 9619976344, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 11187 dated 19/11/2020 at the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.



Payment Details

Bank Name IDIB

Payment Date 11/11/2020

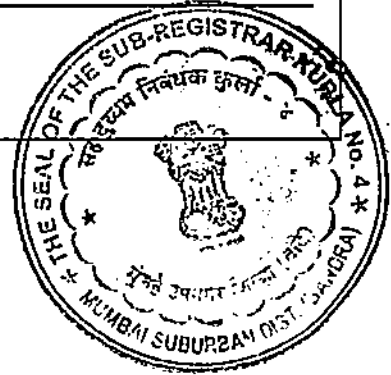
Bank CIN 10004152020111114749

REF No. 2333003454

Deface No 1111202017019D

Deface Date 19/11/2020

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



Signature

Signature



करल-४

११११५ १६११०९

२०२०



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

Receipt of Document Handling Charges

PRN 1111202017042

Receipt Date 19/11/2020

Received from RAJANI SANJAY BIRWADKAR, Mobile number 9619976344, an amount of Rs.1420/-, towards Document Handling Charges for the Document to be registered on Document No. 11187 dated 19/11/2020 at the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.

DEFACED

₹ 1420

DEFACED

Payment Details

Bank Name IDIB

Payment Date 11/11/2020

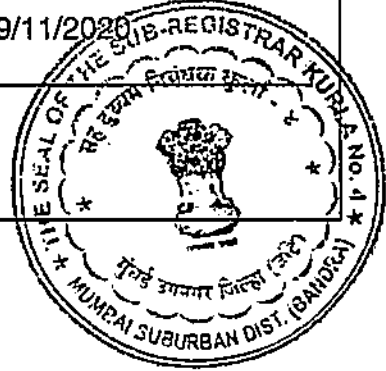
Bank CIN 10004152020111114771

REF No. 2333010315

Deface No 1111202017042D

Deface Date 19/11/2020

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



Sanjay Birwadkar



391/11187

गुरुवार, 19 नोव्हेंबर 2020 4:12 म.नं.

दस्त गोपवारा भाग-1

करल4

दस्त क्रमांक: 11187/2020 962/909

दस्त क्रमांक: करल4 /11187/2020

वाजार मुल्य: रु. 01/-

मोवदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. करल4 यांचे कार्यालयात

पावती:12087

पावती दिनांक: 19/11/2020

अ. क्र. 11187 वर दि.19-11-2020

सादरकरणाचे नाव: रजनी संजय विरवाडकर

रोजी 4:07 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 3420.00

पृष्ठांची संख्या: 171

एकुण: 3520.00

दस्त हजर करणाऱ्याची सही:

सह दु.निबंधक कुर्ला -

सह दु.निबंधक कुर्ला - 4

दस्ताचा प्रकार: 65-तुक दुरुस्ती पत्र

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नगरी क्षेत्रात

शिक्का क्र. 1 19 / 11 / 2020 04 : 07 : 50 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 19 / 11 / 2020 04 : 09 : 11 PM ची वेळ: (फी)



—





19/11/2020 4 16:01 PM

दस्त गोपवारा भाग-2

करल4

दस्त क्रमांक:11187/2020

9100/9109

दस्त क्रमांक :करल4/11187/2020

दस्ताचा प्रकार :-65-चुक दुस्तती पत्र

अनु क्र.	पक्षकाराचे नाव व पता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रजनी संजय विरवाडकर पता:प्लॉट नं: 3ए/1001, माळा नं: -, इमारतीचे नाव: एन.जी सॉयल पार्क सीएचएस लिमिटेड, ब्लॉक नं: कान्जूरमार्ग ईस्ट, रोड नं: प्लाट सी-2, महाराष्ट्र, MUMBAI. पॅन नंबर:ADFPB2227A	लिहून देणार वय :-47 स्वाक्षरी:- <i>[Signature]</i>		
2	नाव:संजय रामचंद्र विरवाडकर पता:प्लॉट नं: 3ए/1001, माळा नं: -, इमारतीचे नाव: एन.जी सॉयल पार्क सीएचएस लिमिटेड, ब्लॉक नं: कान्जूरमार्ग ईस्ट, रोड नं: प्लाट सी-2, महाराष्ट्र, MUMBAI. पॅन नंबर:ACLPB2180P	लिहून देणार वय :-52 स्वाक्षरी:- <i>[Signature]</i>		
3	नाव:एवी रियल इस्टेट प्राइवेट लिमिटेड चे ऑयोराइज सिग्नेटरी सचिन वसंतवार तर्फे मुख्तियार गणेश आर शेटी पता:प्लॉट नं: -, माळा नं: 4 था मजला , इमारतीचे नाव: रुणवाल एंड ओमकार इस्केअर, ब्लॉक नं: सायन ईस्ट, रोड नं: सायन चुनाभट्टी सिंगनाळ चा समोर, ऑफ ईस्टर्न एक्सप्रेस हाईवे, महाराष्ट्र, MUMBAI. पॅन नंबर:AADCE7724P	लिहून देणार वय :-58 स्वाक्षरी:- <i>[Signature]</i>		

वरील दस्तऐवज करून देणार तथाकथीत 65-चुक दुस्तती पत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिकका क्र.3 ची वेळ:19 / 11 / 2020 04 : 12 : 10 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सौरभ शशि मोर्या वय:28 पता:भांडुप पश्चिम, मुंबई पिन कोड:400078	<i>[Signature]</i> स्वाक्षरी		
2	नाव:प्रदीप रामलखन मोर्या वय:42 पता:भांडुप पश्चिम, मुंबई पिन कोड:400078	<i>[Signature]</i> स्वाक्षरी		

शिकका क्र.4 ची वेळ:19 / 11 / 2020 04 : 12 : 50 PM

शिकका क्र.5 ची वेळ:19 / 11 / 2020 04 : 13 : 03 PM नोंदणी पुस्तक 1 मध्ये

सह दु.निबंधक कुर्ला - 4

iSarita v1.5.0





Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAJANI SANJAY BIRWADKAR	eChallan	02608672020111149235	MH006942385202021E	500.00	SD	0003239873202021	19/11/2020
2		DHC		1111202017019	2000	RF	1111202017019D	19/11/2020
3		DHC		1111202017042	1420	RF	1111202017042D	19/11/2020
4	RAJANI SANJAY BIRWADKAR	eChallan		MH006942385202021E	100	RF	0003239873202021	19/11/2020

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

11187 /2020

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

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

करल-४	
९९९८	१७९ १७९
२०२०	



प्रमाणित करण्यात येते की या दस्ताव्याचे
 एकूण १७९... १७९... पाने आहेत. (१७९)
 करल-४/ ९९९८/ २०२०
 पुस्तक क्रमांक १ क्रमांकावर जोडले.
 दिनांक... १२/११/२०२०

Handwritten signature

आदिती दि. म्हसकर
 सह. दुर्यम निबंधक कुर्ला-४
 मुंबई उपनगर जिल्हा

