

SSL

182

Please Tick

Saving A/C No : (SBI)	Branch FILE No.:
CIF NO.	PAL/Take Over/NEW/Resale/Top up
RLMS / LOS Reference No.	Tie Up No. (if applicable)

Applicant Name : MANGESH MOHITE

Co-Applicant Name : RAGINI MOHITE

Contact (Resi.) : * Mobile : ~~9869610699~~ 9869610699

Loan Amount : 50,00,000/-	Tenure : 20 years
Interest Rate :	EMI :
Loan Type : TERM LOAN	SBI LIFE : yes
Hsg. Loan _____	Maxgain _____
Realty _____	Home Top up _____

Property Location : JUNNAGAR

Property Cost :

Name of Developer / Vendor :

RBO - ZONE - Branch : JUNNAGAR (Code No) 21464

Contact Person : PRAVIN AMIRE Mobile No: 8080556862

Name of RACPC Co-ordinator along with Mob No.

	DATE		DATE
SEARCH - 1	Rajesh Chaudhari	RESIDENCE VERIFICATION	17.04.2023
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	N. Tuzala	SITE INSPECTION	
VALUATION - 2			

336/4382
Monday, March 27, 2023
4:49 PM

पावती

Original/Duplicate
नोंदणी क्र. 39म
Regn. 39M

पावती क्र.: 4624 दिनांक: 27/03/2023

याचाचे नाव: बोनसरी

दस्तऐवजाचा अनुक्रमांक: टनन6-4382-2023

दस्तऐवजाचा प्रकार: भाडेपट्टा

सादर करणाऱ्याचे नाव: लिहून घेणार - मंगेश प्रभाकर मोहिते (सब लिजी) - -

नोंदणी फी ₹. 30000.00

दस्त हाताळणी फी ₹. 2500.00

पृष्ठांची संख्या: 125

एकूण: ₹. 32500.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:03 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 6

वाजार मूल्य: ₹. 2193777.65 /-

मोबदला ₹. 6036500/-

भरलेले मुद्रांक शुल्क: ₹. 301925/-

सह दुय्यम निबंधक वर्ग - २ ठाणे क्र - ६

1) देयकाचा प्रकार: DHC रक्कम: ₹. 2000/-

टीडी/घनादेश/पे ऑर्डर क्रमांक: 2703202309073 दिनांक: 27/03/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: ₹. 500/-

टीडी/घनादेश/पे ऑर्डर क्रमांक: 2703202317500 दिनांक: 27/03/2023

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: ₹. 30000/-

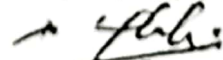
टीडी/घनादेश/पे ऑर्डर क्रमांक: MH016809779202223E दिनांक: 27/03/2023

बँकेचे नाव व पत्ता:

मुळ दस्तऐवज परत दिला

सह दुय्यम निबंधक, ठाणे क्र. ६

मुळ दस्तऐवज परत मिळाला


पक्षकाराची सही



सूची क्र. १

सहस्रक-विभागक वरग दुय्यम वर्गक
सहस्रक क्र. ३०१२/२०२३
संख्या
३०१२/२०२३

सहस्रक संख्या : ३०१२/२०२३

सहस्रक संख्या
३०१२/२०२३
संख्या
२१९३७७७ ६६

१) पावित्रेचे माव, नवी मुंबई मनपा इतर वर्गक : इतर माहिती विभाग क्र. ३०/३६४/१, इ - ५०२००/४, सवर्णिका क्र. १९०३ चे क्षेत्रफळ ३३१.७५ चौगुण फूट रेरा कागद (३०.८२ चौ.मी.) मोठे रक के क्षेत्रफळ ३४.२३ चौगुण फूट (३.१८ चौ.मी.) एकूण क्षेत्रफळ ३६५.९८ चौगुण फूट. एकोपिसावा मजला, "रहेजा सोसायिटी", १वी आणि १ कलई कार पार्किंग स्पेस, प्लॉट नं. जीईएन-२/१/बी, टाऊन टाणे ब्रिक इन्स्ट्रुक्शन एग्रीवा, जुईनगर, नवी मुंबई ४००७०५, सीजे वीनसर्गी, फुकशेन आणि शिखणे, ना. टाणे, जि. टाणे, इतर वर्गक इमान नमूद केव्हापरमाणे ((Plot Number GEN-2/1/B :))

१) ३६५.९८ चौ.फूट

रणदान असेल तेव्हा.

लिहून ठेवणाऱ्या
ची म्हायानवयाचा
व्याप्त, प्रविष्टादिचे

- १): नाव:- लिहून घेणार - मंगेश प्रभाकर मोहिते (सब निजी) - - वय:-४८; पत्ता:- प्लॉट नं. -, माळा नं. -, इमाग्रीचे नाव:-, ब्लॉक नं. -, रोड नं: शिव प्रेरणा मीएचएम, सद्गुरू हॉटेल समोर, सेक्टर २४, जुईनगर, नवी मुंबई, महाराष्ट्र, टाणे. पिन कोड:-४००७०६ पॅन नं:-AICPM2316B
- २): नाव:- लिहून घेणार - रागिनी मंगेश मोहिते (सब निजी) - - वय:-४३; पत्ता:- प्लॉट नं. -, माळा नं. -, इमाग्रीचे नाव:-, ब्लॉक नं. -, रोड नं: शिव प्रेरणा मीएचएम, सद्गुरू हॉटेल समोर, सेक्टर २४, जुईनगर, नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-४००७०६ पॅन नं:-BISPM3178C

अकाराचे व किंवा
मा किंवा आदेश
ता

- १): नाव:- लिहून घेणार - रहेजा मुनिव्हरमल प्रा. लि. तर्फे अधिकृत स्वाक्षरी करता मेहृल तोलिया (डेप्युटी जनरल मॅनेजर सी आर एम)) तर्फे कु. मु. म्हणून मुभाष जोगी (निजी) - वय:-३८; पत्ता:- प्लॉट नं. -, माळा नं. -, इमाग्रीचे नाव:-, ब्लॉक नं. -, रोड नं: २९/४, रहेजा सेंटर पॉईंट, मीएमटी रोड, कलीना, मांताकूझ ईस्ट, मुंबई, महाराष्ट्र, मुंबई पिन कोड:-४०००९८ पॅन नं:-AABCG7955Q

तांक.

27/03/2023

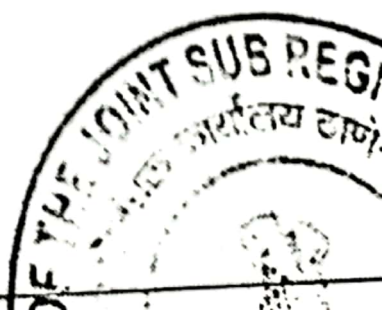
27/03/2023

4382/2023

301925

30000

सह दुय्यम निबंधक वर्ग - २ ठाणे क्र - ६



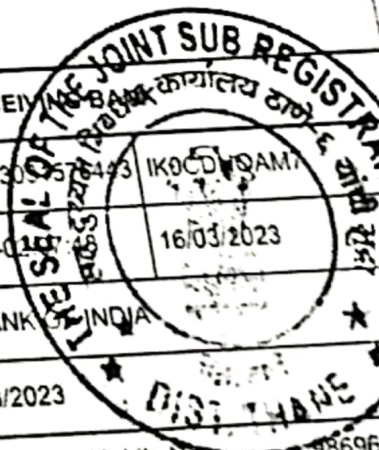
Pre-Registration summary(नोंदणी पूर्व गोपवारा)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधणी)		27 March 2023, 04:04:41 PM	
Valuation ID	2023032710200		
मूल्यांकनाचे वर्ष	2022		
जिल्हा	राज्ये		
मूल्य विभाग	तालुका : ठाणे		
उप मूल्य विभाग	30/364/1-पहाणट्ट औद्योगिक विभाग पहामदल्लेचे अग्रतत्पारंगीत औद्योगिक भूखंड	सल्ले नंबर / व. भू. प्रमाणक :	
क्षेत्राचे नाव	Navi Mumbai Municipal Corporation		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर र.			
मूली वर्गीत	निवासी सरदरिका	कार्यालय	दुकान
21000	50200	60000	75100
औद्योगिक	सोपानातले एकक-ची मीटर		
60000			
बांधणी क्षेत्राची माहिती	विस्तारिता वापर-	निवासी सरदरिका	विस्तारिता प्रकार-
बांधणी क्षेत्र (Built Up)-	37.41ची मीटर	विस्तारिताचे तप -	बांधणीमात्राचे दर-
बांधणीमात्राचे वर्गीकरण-	1-आर सी सी	मजला -	11th to 20th Floor
दरवाहन सुविधा -	आहे		
<p>Sale Type - First Sale</p> <p>Sale/Resale of built up Property constructed after circular dt 02/01/2018</p>			
मजला निहाय दर/वाढ	= 107.5 / 100 Apply to Rate= Rs.53965/-		
घसा-पावसा मिल्कतीचा प्रति चौ मीटर मूल्यदर	= (((वार्षिक मूल्यदर - मूल्या रजिस्ट्रीचा दर) * घसा-पावसा टक्केवारी) + मूल्या रजिस्ट्रीचा दर)		
	= ((53965-21000) * (100 / 100)) + 21000)		
	= Rs.53965/-		
A) मुख्य मिल्कतीचे मूल्य	= मील प्रमाण मूल्य दर * मिल्कतीचे क्षेत्र		
	= 53965 * 37.41		
	= Rs.2018830.65/-		
	13.94ची मीटर		
E) वरिष्ठ वाहन तळाचे क्षेत्र	= 13.94 * (50200 * 25/100)		
वरिष्ठ वाहन तळाचे मूल्य	= Rs.174947/-		
Applicable Rules	= 3, 9, 18, 19, 15		
एकत्रित अंतिम मूल्य	<p>= मुख्य मिल्कतीचे मूल्य + तळावर्गाचे मूल्य + मजलाईत मजला क्षेत्र मूल्य + संपादन रजिस्ट्रीचा मूल्यांकन (संपादन रजिस्ट्रीचा मूल्य) + वरिष्ठ वाहन तळाचे मूल्य + वरिष्ठ वाहन तळाचे मूल्य + मूल्या रजिस्ट्रीचा मूल्य</p> <p>= A + B + C + D + E + F + G + H + I + J</p> <p>= 2018830.65 + 0 + 0 + 0 + 174947 + 0 + 0 + 0 + 0 + 0</p> <p>= Rs.2193778/-</p> <p>= <input type="checkbox"/> एकवीस लाख श्याणव हजार सात शे अठ्ठ्याहजार /-</p>		

CHALLAN
MTR Form Number-6



GRN	MH016806776202223E	BARCODE	Date		15/03/2023-14:06:39	Form ID	36
Department			Inspector General Of Registration				
Type of Payment			Stamp Duty				
Registration Fee			Payer Details				
Office Name			THANE_THANE NO 6 JOINT SUB REGISTRAR		TAX ID / TAN (If Any)		
Location			THANE		PAN No.(If Applicable)		
Year			2022-2023 One Time		AICPM2316B		
Account Head Details			Amount In Rs.		Full Name		
0030046401 Stamp Duty			301925.00		MR MANGESH PRABHAKAR MOHITE		
0030063301 Registration Fee			30000.00		MRSRAGINI MANGESH MOHITE		
					Flat/Block No.		
					1903 19TH FLOOR 1B Raheja Solaris - 1		
					Premises/Building		
					Road/Street		
					PLOT NO: GEN 36 2/1/B, D BLOCK, TTC INDUSTRIAL AREA, MIDC, VILLAGE KUKSHET		
					Area/Locality		
					JUNAGAR, NAVI MUMBAI		
					Town/City/District		
					PIN		
					4 0 0 7 0 5		
					Remarks (If Any)		
					PAN2=AABCG7955Q-SecondPartyName=RAHEJA UNIVERSAL PVT LTD-		
					Amount In		
					Three Lakh Thirty One Thousand Nine Hundred Twenty		
					Words		
					Five Rupees Only		
			3,31,925.00				
Payment Details			STATE BANK OF INDIA				
Cheque-DD Details			FOR USE IN RECEIVING BANK कायालय ठाणे ६ चाय				
Cheque/DD No.			Bank CIN		Ref. No.		
			000405720230578443		000405720230578443		
Name of Bank			Bank Date		RBI Date		
			15/03/2023-01:17		16/03/2023		
Name of Branch			Bank-Branch		STATE BANK OF INDIA		
			Scroll No. , Date		75 , 16/03/2023		



Department ID :
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 हा नॉन कॅवळ दायम निवचक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी लागू नाही.
Signature Not Verified
 Digitally signed by DS
 DIRECTORATE OF
 ACCOUNTS AND
 TREASURIES MUMBAI 02

8302	20
8	9

AGREEMENT TO SUB-LEASE

THIS AGREEMENT TO SUB-LEASE made at PLACE and on the DATE as mentioned in item no. 1 of Annexure-D hereunder annexed.

BETWEEN

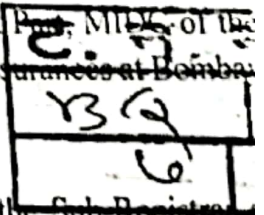
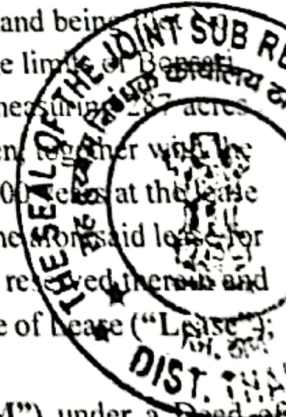
RAHEJA UNIVERSAL (PVT) LIMITED, a company incorporated under the Companies Act 1956, having its registered office at Raheja Centre-Point, 294, C.S.T. Road, Near Mumbai University, Kalina, Mumbai 400 098, hereinafter referred to as the "Lessee" / "Developer" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **ONE PART**;

And

MR. MANGESH PRABHAKAR MOHITE, MRS. RAGINI MANGESH MOHITE residing /having its /their Office at **SHIV PRERNA CHS, OPP SADAGURU HOTEL, SECTOR 24, JUINAGAR, NAVI MUMBAI - 400706** hereinafter referred to as "Sub-Lessee/s / Allottee/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include, in case of individual/s his/her/their respective heirs, executors, administrators; in case of a partnership firm, the partners for the time being constituting such firm and the survivors of them and the heirs, executors, administrators of the last surviving Partner; and in the case of a limited company, the successors and permitted assigns) of the **OTHER PART**;

WHEREAS:

- A. By an Indenture of Lease dated 18th April, 1966, duly registered with the Sub-Registrar of Assurances at Bombay under serial no. 2867 of 1966 executed by and between Maharashtra Industrial Development Corporation ("MIDC") therein referred to as the Lessor of the First Part, Nawrosjee Wadia & Sons Pvt. Ltd. therein referred to as the Confirming Party of the Second Part and Herdillia Chemicals Ltd., (now known as Schenectady Herdillia Ltd.) therein referred to as the Lessees (and hereinafter referred to as "Herdillia") of the Third Part, MIDC demised unto Herdillia the piece and parcel of land being D-2 in Trans-Thane Creek Industrial Area ("TTC Industrial Area") within the village limits of Boregaon Kukshet and Shiravane, Taluka and Registration District and Sub-District Thane, admeasuring 287 acres or thereabouts and more particularly described in the First Schedule thereunder written together with the buildings and erections then or at any time thereafter standing thereon, for a term of 100 years at the lease rent and on the terms and conditions therein contained, including an option to renew the said lease for a further term of 100 years without payment of any premium and at the same rent as reserved thereon and upon the same terms, covenants and stipulations, as are contained in the said Indenture of lease ("Lease");
- B. Thereafter, the Lease was confirmed by the Government of Maharashtra ("GOM") under a Deed of Confirmation dated 19th April, 1966, executed by and between the GOM of the First Part, MIDC of the Second Part and Herdillia of the Third Part and registered with the Sub-Registrar of Assurances at Bombay under serial no. 2870 of 1966;
- C. By an Indenture of Supplemental Lease dated 8th January, 1971 registered with the Sub-Registrar of Assurances at Bombay under Sr. Nos. 134 and 135 of 1971, MIDC demised unto Herdillia additional land bearing Plot No. 2 (part) in the TTC Industrial Area admeasuring 25,167 square meters or thereabouts the manner and upon the terms and conditions specified therein;



D. Thus, pursuant to the Indenture of Lease dated 18th April, 1966 and the Indenture of Supplemental Lease dated 8th January, 1971 Herdillia became lessee in respect of land bearing Plot Nos. D-2 and 2 (together admeasuring 11,86,655.82 square meters or thereabouts (293 acres or thereabouts) in the Industrial Area, within the village limits of Bonsari, Kukshet and Shiravane, Taluka and Registration District and Sub-District Thane ("Herdillia Property").

E. Pursuant to the Scheme of Arrangement between Herdillia and Shubh Shanti Services Limited ("SSSL") sanctioned by the Calcutta High Court on January 29, 2002 and the Bombay High Court on 11th April, 2002, read with Order dated 20th June, 2002, in terms of the Sections 391 and 394 of the Companies Act, 1956 Herdillia's leasehold rights in certain portions of the Herdillia Property as described in the above order admeasuring in the aggregate, 4,06,062.35 square meters i.e. approximately 100.34 acres, became vested in the SSSL w.e.f. 1st April 2004.

F. The portions of the Herdillia Property, prior to being vested in SSSL by virtue of the hereinabove mentioned court orders, originally comprised of three separate plots as follows –

- i. Plot admeasuring 88,729.99 square meters (i.e. approx. 21.93 Acres) ('Plot I').
- ii. Plot admeasuring 1,86,579.86 square meters (i.e. approx. 46.10 Acres) (which is inclusive of 2 acres reserved for MSEB sub-station) ('Plot II').
- iii. Plot admeasuring 1,30,752.50 square meters (i.e., approx. 32.31 Acres) ('Plot III').

The Plots I and II had been separated by a portion of the then proposed 30 meters wide road;

G. On an application made by Herdillia, MIDC, by its letter No. MIDC/ROMHP/TTC/GEN-2/1/1233 dated 19th March 2004, read with its Order No. MIDC/ROMHP/TTC/GEN-2/1 /B&C/1686 dated 20th April 2004, inter alia –

- i. approved re-alignment of the portion of the road, separating the Plots I and II, so that the Plots formed one contiguous piece of land or a single plot.
- ii. sanctioned sub-division of the Herdillia Property into 6 plots, including (a) the plot constituted by combining Plots I and II and reconstituting the boundaries taking into account the re-alignment; which was designated as Plot No. GEN-2/1/B admeasuring 2,75,309.85 square meters (hereinafter referred to as "Plot B"); and (b) Plot III reconstituted after relocating the same to an amenity space and which was designated as Plot GEN-2/1/C admeasuring 1,30,752.50 square meters (hereinafter referred to as "Plot C").

iii. granted its consent for the transfer of leasehold rights of the Plot B & Plot C to SSSL for the purpose of Information Technology/ Bio Technology activity;

4. In pursuance of the aforesaid Order of MIDC dated 20th April, 2004, Plot B and Plot C were transferred to the name of SSSL in the records of MIDC in place of Herdillia;

1. By a Development Agreement dated 1st December, 2004, entered into between SSSL, therein referred to as the Owner of the One Part and the Lessee/Developer herein (then known as K. Raheja Universal Ltd.), therein referred to as the Developer of the Other Part and registered with the Sub-Registrar at Mumbai, under serial no. TNN-6/08822/2004 of 2004 ("Development Agreement"), SSSL granted to the Lessee herein, development rights in respect of the Plot B and Plot C ("RUPL Plot"), for the consideration of Rs. 13033 and on the terms and conditions therein contained. Thereafter, the Lessee was put in quiet, vacant possession of the Plot B and Plot C.

leasehold possession of the Plot B and Plot C under an irrevocable license, against payment of the full consideration by the Lessee to SSSL.

3. Clause 13 of the Development Agreement *inter alia* provided that SSSL would, whenever called up by the Lessee, resign its leasehold rights in respect of RUPL Plot in favour of the Lessee.

K. MIDC by its Order dated 26th September 2006, granted its consent for the transfer and assignment of leasehold rights in the RUPL Plot from SSSL to the Lessee herein subject to conditions mentioned therein. The Lessee has paid MIDC the requisite premium, as per the abovesaid Order.

L. Accordingly, by a Deed of Assignment dated 5th October, 2006 ("DOA"), executed by and between SSSL therein referred to as the Assignor of the One Part and the Lessee herein, therein referred to as the Assignee of the Other Part; and registered with the Sub-Registrar of Assurances at, Navi Mumbai, under No. TNN-6/4838/2006, SSSL transferred and assigned unto the Lessee herein, the leasehold rights in the RUPL Plot for the residue of the term granted under and subject to the terms and conditions contained in the said Lease;

M. The name of the Lessee herein which was originally K. Raheja Universal Pvt. Ltd was changed from time to time as follows:

- i. To 'Raheja Universal Private Limited' w.e.f. 25th September, 2009.
- ii. To 'Raheja Universal Limited' w.e.f. 25th January, 2010.
- iii. To 'Raheja Universal Private Limited' w.e.f. 25th June, 2012.
- iv. To 'Raheja Universal (Pvt) Ltd'

A Fresh Certificate of Incorporation consequent upon Change of Name was issued by the Registrar of Companies on 9th August, 2012;

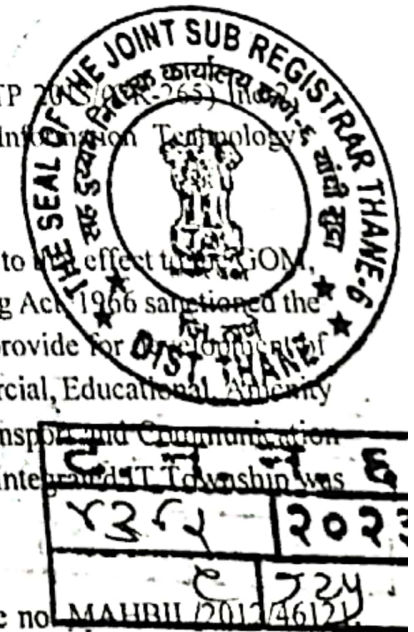
N. Plot B comprising of the RUPL Plot i.e., Plot No.GEN-2/1/B admeasuring 2,75,309.85 square meters (hereinafter referred to as the "Larger Property") is more particularly described in Schedule-I herein and is shown by black boundary line on the plan hereto annexed as Annexure A;

O. For the purposes of permitting development activities on lands leased out by MIDC, MIDC had prepared Development Control Regulations ("DCR") which are approved by GOM and have come into force with effect from 24.09.2009;

P. Further, GOM, Industry, Energy & Labour Department, vide its notification ITP 2015 dated 25.08.2015 has declared new Maharashtra's Information Technology/Information Technology Enabled Services ("IT/ITES") Policy, 2015 ("IT Policy 2015");

Q. MIDC decided to incorporate the IT/ITES Policy 2015 and submitted a proposal to GOM, who in exercise of its power u/s 37(2) of Maharashtra Region and Town Planning Act, 1966 sanctioned the revisions to the DCR to incorporate IT Policy 2015. Accordingly, in order to provide for various users namely Information Technology (Industrial), Residential, Commercial, Educational, Agency Spaces, Health Facilities, Parks, Gardens & Playgrounds, Public Utilities, Transport and Communication Regulation 52 (Appendix XIII) for Promotion and Control of Development in Integrated IT Township was inserted in the DCR;

By and under MIDC notification dated 28th January, 2016 bearing reference no. GOM declared the Larger Property as an Integrated Information Technology Township ("IITT"). Out of the total area notified as IITT, 60% FSI was permitted to be used for IT/ITES activities and 40% FSI for residential, commercial and other permissible activities;



SCHEDULE-I
(Description of the Larger Property)

All that piece or parcel of land or ground admeasuring 2,75,109.85 square meters or thereabouts bearing Plot GEN-2/1/B of Trans Thane Creek Industrial Area Falsagar, Navi Mumbai 400705 situate lying and being within the village limits of Bonsari, Kokchet, and Shiravane, Taluka Thane, and bounded as follows:-

- | | | |
|-------------------------|---|---|
| On or towards the North | : | By Plot bearing No. B-37/4, 25m/Ent., D-36/3, D-35, D-195; |
| On or towards the South | : | By Truck Terminal and Plot of Hindustan Petroleum, Gen 2/1/C. |
| On or towards the East | : | By Plot No. D-503, D-505, D-505, 25 m/Ent. and |
| On or towards the West | : | Plot No. Gen -2/2. |

SCHEDULE-II
(Description of the Flat)

Flat bearing no. 1903 admeasuring 331.75 square feet Rera carpet area of flat along with deck area admeasuring 34.23 square feet on the 19th floor of the Raheja Solaris 1B, together with 1(one) Covered Car Parking

SCHEDULE-III
(Cluster-I Common Areas and Amenities which will be handed over in phases)

COMMON AREAS

- (i) Internal Roads and footpaths
- (ii) Podiums including ramps and entire E-deck

COMMON AMENITIES

- (i) Club House/s
- (ii) Swimming Pool
- (iii) Landscape area
- (iv) Other Amenities on E-deck



SIGNED AND DELIVERED by the
within named Lessee/Developer
RAHEJA UNIVERSAL (PVT). LIMITED
By its Board of Directors, Authorised
Mr. Mehul Tolia - DGM CRM
Vide its registered Power of Attorney
dated 14th December, 2022
in the presence of

1. Mayura Khair
2. Deepika Raj

SIGNED AND DELIVERED by the
within named Sub-Lessee/s / Allottee/s

MR. MANGESH PRABHAKAR MOHITE

Mangesh

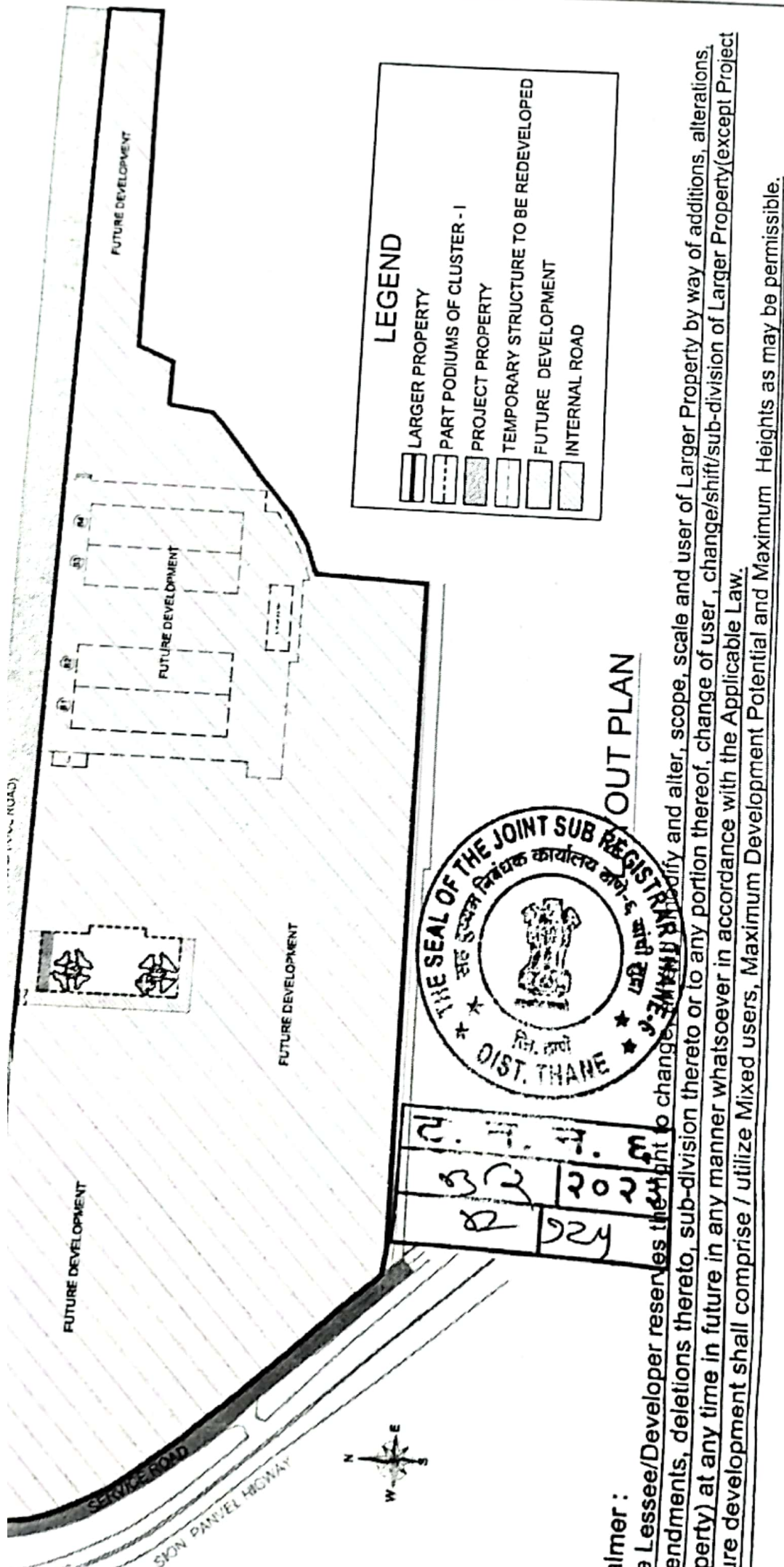
MRS. RAGINI MANGESH MOHITE

Ragini

in the presence of

1. Swaranjali





LEGEND

	LARGER PROPERTY
	PART PODIUMS OF CLUSTER - I
	PROJECT PROPERTY
	TEMPORARY STRUCTURE TO BE REDEVELOPED
	FUTURE DEVELOPMENT
	INTERNAL ROAD



२०२४	
३३	२०२
२	१२४

Disclaimer :
 The Lessee/Developer reserves the right to change, modify and alter, scope, scale and user of Larger Property by way of additions, alterations, deletions thereto, sub-division thereof, change of user, change/shift/sub-division of Larger Property (except Project) at any time in future in any manner whatsoever in accordance with the Applicable Law.
 The development shall comprise / utilize Mixed users, Maximum Development Potential and Maximum Heights as may be permissible.

Ann -B

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)



No EE/Dn. II/MHP/SPA/ E08560/of 2021
Office of the Executive Engineer,
MIDC Dn. II, Mahape, Navi Mumbai.
Date: - 14 /10/ 2021.

To,
M/s Raheja Universal (Pvt) Ltd.,
Plot No. Gen-2/1/B,
TTC Industrial Area,
Navi-Mumbai.

Sub.:- TTC Industrial Area.

Approval to Building Plans and Drainage Plans for proposed residential buildings no. Raheja Solaris-1A & Raheja Solaris -1B on Plot no. Gen-2/1/B in TTC Industrial Area for M/s Raheja Universal (Pvt) Ltd.

Ref.:- 1. Tracking Id: SWC/14/521/20210809/776269.
2. Provisional Fire NOC issued by CFO vide No. MIDC/Fire/D94249 dt.04/10/2021.

Dear Sir,

You have submitted combined application for Approval of Plans for proposed Building. Above applications are examined and following approvals are here by granted.

A] Building Plan Approval

Since you have paid following

Sr. No	Scrutiny FeesRs.	Development charges Rs.	Labour cessRs.	Initial Fire protection Fund Rs	Additional Fire protection Fund Rs.	Total	ReceiptNo.
1	84972.19	0.00	0.00	0.00	0.00	84972.19	GL22276339, dated 02/09/2021
2	0.00	9517939.00	13631418.00	578029.60	8834147.46	32561534.06	GL22357313, dated 14/10/2021
	84972.19	9517939.00	13631418.00	578029.60	8834147.46	32646506.250	Total

The set of plans, received from you vide SWC number cited above, is hereby Approved subject to acceptance and follow up of following conditions by you.

1) You had submitted plans and drawings for 6085.80 m² of plinth area & total up to date plinth area will be 100094.74 m² for the plot area of 275309.85 m²., at present this office has approved plans for total up to date 254397.61 m². (Existing 233583.56 + Proposed 20814.05 m²) of built up area. This office has approved 05 Nos. of drawing details of which are mentioned on the accompanying statement.

2) In case of approval to the modified plans, the original approval to the drawings granted earlier is treated as cancelled as the drawing approved now supersedes the previously approved drawing. You are requested to return the above cancelled drawings to this office for record and cancellation.

A. In case of approval to the modified plans, the earlier approval to the building



Division No. II, Mahape is treated as cancelled. The drawings approved now supersede the previously approved drawings. You are requested to return the cancelled plans to this office for cancellation and record.

B. The drawings submitted now includes existing/proposed structures/ Fresh proposed plans, which were not approved previously. Present approval along with the previously approved plans vide letter no. EE/Dn,II/SPA/C2&227/5A 2019 dt. 10/07/2019 from the office of the Executive Engineer Dn. II, Mahape, is to be treated as combined approval.

3. In addition, to this approval the plot holder shall obtain approval for plans from other requisite authorities as per necessity, such as from :-

The building plans needs to be got approved from :

- i) Directorate of Industrial Safety & Health.
- ii) Any other Govt. authorities which may be mandatory.

4. You will have to obtain Environment Clearance Certificate before Commencement of any construction activities, if applicable to their project as per the notification issued by MoEF, Govt. of India vide Notification issued by MoEF, New Delhi dtd.14/09/2006 and its subsequent amendments'.

5. You are requested to submit certified copies of above approvals from the concerned authorities to this office, in triplicate before any work is started OR within three months from the date of issue of this letter whichever is earlier.

6. For the sanitary block, overhead water storage tank shall be provided at the rate of 500liter per W.C. or Urinal.

7. For necessary approach road to the plot from the edges of MIDC. Road, 900 mm dia CD works or a slab drain of required span and size shall be provided.

8. Temporary structures shall not be allowed except to during construction period (after obtaining prior approval from Executive Engineer.) and the same shall be demolished immediately after building work is completed.

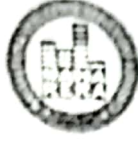
9. During the period of construction, stacking of materials shall be done only in the area of plot allotted. In no case, material be stacked along MIDC, road land width/open plot area.

10. The marks demarcating boundary of the plot shall be preserved properly and kept in good condition and shown to department staff as and when required.

11. No tube well, bore well or open well shall be dug.

12. Any future additions, alterations or extensions will have to be got

Annex-c



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P51700030509

Project: Raheja Solaris-1, Plot Bearing / CTS / Survey / Final Plot No.: Gen-21B at Thane, Thane, 400705;

1. Raheja Universal (Pvt.) Ltd. having its registered office / principal place of business at Tehsil: Andheri, District: Mumbai Suburban, Pin: 400098.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rate of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 30/08/2021 and ending with 30/12/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

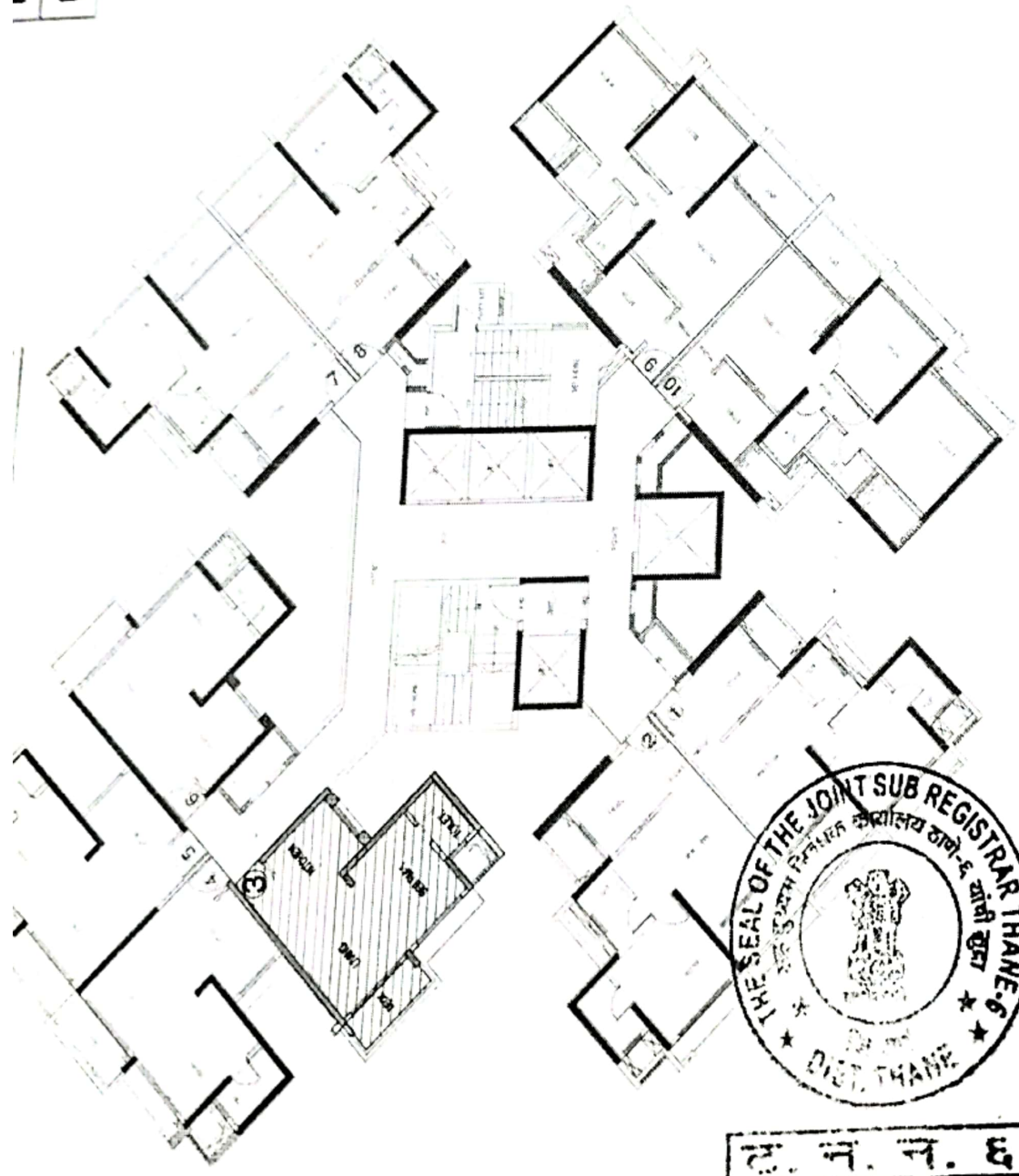
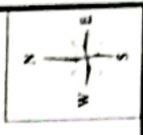
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Mr. P. S. Pawate

For Raheja Universal (Pvt) Ltd.

P. S. Pawate
Authorised Signatory

BUILDING 1B
UNIT NO - 03



ल. न. न. ६	
३६	२०२३
५४	९२५

TYPICAL LEVEL PLAN - 1st, 3rd to 6th, 8th to 11th, 13th to 16th, 18th - 21st & 23rd to 25th FLOOR

2nd August, 2021

To,
 Maharashtra Real Estate Regulatory Authority,
 6th & 7th Floor, Housefin Bhavan,
 Plot No: C-21, E-Block, Bandra Kurla Complex,
 Bandra (East), Mumbai 400 051

LEGAL TITLE REPORT

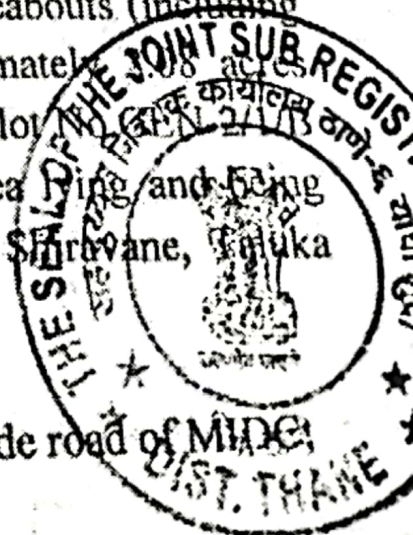
Sub: Title clearance certificate with respect to all that piece or parcel of land or ground admeasuring 2,75,309.85 square metres i.e. approximately 68.03 acres or thereabouts (including approximately 8417.49 square metres i.e. approximately 2.08 acres earmarked for MSEDCL sub-station) now bearing Plot No.GEN-2/1/B of Block "D" of Trans Thane Creek Industrial Area lying and being within the village limits of Bonsari, Kukshet and Shiravane, Taluka Thane (hereinafter referred to as the "said Property")

1. We have investigated the title of the said Property at the request of Raheja Universal (Pvt.) Limited ("the Company") and *inter-alia* on the basis of perusal of the documents mentioned hereinbelow, have to state as under :

a) **Description of the property:**

All that piece or parcel of land or ground admeasuring 2,75,309.85 square metres i.e. approximately 68.03 acres or thereabouts (including approximately 8417.49 square metres i.e. approximately 2.08 acres earmarked for MSEDCL sub-station) now bearing Plot No.GEN-2/1/B of Block "D" of Trans Thane Creek Industrial Area lying and being within the village limits of Bonsari, Kukshet and Shiravane, Taluka Thane and bounded as follows:-

On or towards the North : By 34.566 meter wide road of MIDC



[T. N. N.]

इस कार्ड के खो / गिरा जाने पर नुपुन्या जारी करने वाले
प्रधिकारी को सूचित / वापस कर दे
आयकर आयुक्त (कंप्यूटर सेक्टर),
सी-13, प्रत्यक्षकार भवन,
बान्द्रा-कुर्ला कॉम्प्लेक्स,
मुंबई - 400 051.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Commissioner of Income-Tax (Computer Operations),
C-13, Pratyakshakar Bhavan,
Bandra-Kurla Complex,
Mumbai - 400 051.

संख्या संख्या /PERMANENT ACCOUNT NUMBER

AICPM2316B



नाम /NAME

MANGESH PRABHAKAR MOHITE

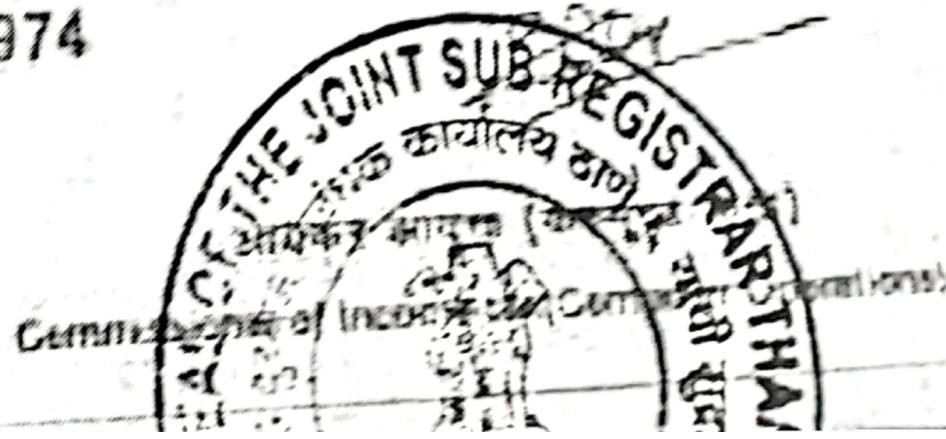
पिता का नाम /FATHER'S NAME

PRABHAKAR NARAYAN MOHITE

जन्म तिथि /DATE OF BIRTH

22-05-1974

SIGNATURE

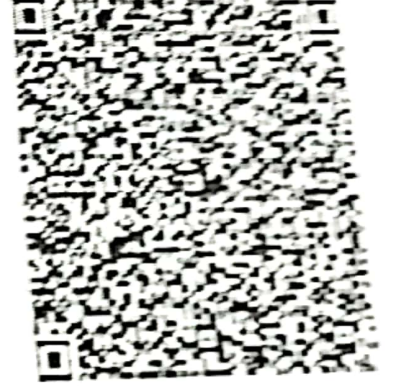




भारत सरकार
GOVERNMENT OF INDIA

रागिणी मंगेश मोहिते
Ragini Mangesh Mohite

जन्म वर्ष / Year of Birth : 1979
स्त्री / Female



2702 2887 8619

धार — सामान्य माणसाचा अधिकार



SV/ 3103 /2017

TITLE CERTIFICATE

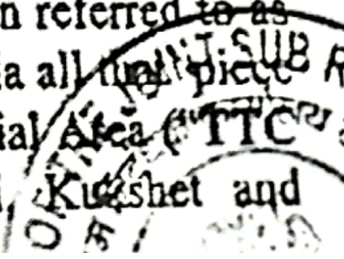
Re: All that piece and parcel of leasehold land or ground bearing Plot No. Gen-2/1/B admeasuring 2,75,309.85 square meters equivalent to 68.03 acres or thereabouts (including approximately 8417.49 square metres equivalent to 2.08 acres or thereabouts earmarked for MSEDCL sub-station), of Block "D" of Trans Thane Creek Industrial Area, of MIDC, lying and being within the village limits of Bonsari, Kukshet and Shiravane, Taluka Thane, now within the limits of NMMC ("the said Property").

TO WHOMSOEVER IT MAY CONCERN

We have investigated the title of Raheja Universal (Pvt.) Limited ("the Company"), a company incorporated under the provisions of the Companies Act, 1956, in respect of its leasehold right, title and interest in the said Property as more particularly described in the Schedule hereunder written, on the basis of examination of the papers and documents provided to us. On perusal of the documents/papers provided to us, we observe as under:

Title Chain:

By an Indenture of Lease dated 18th April, 1966 ("the said Indenture of Lease") registered with the office of Sub-Registrar of Assurances under Serial No. BOM/R/2867 of 1966 and made between The Maharashtra Industrial Development Corporation ("MIDC"), therein referred to as "the Lessor" of the First Part, Nowrosjee Wadia and Sons (Private) Limited, therein referred to as "the Confirming Party" of the Second Part and Herdillia Chemicals Limited (now known as Schenectady Herdillia Limited) (and hereinafter referred to as "Herdillia"), therein referred to as "the Lessee" of the Third Part, MIDC demised unto Herdillia all that piece of land known as Plot No. 2 in Trans Thana Creek Industrial Area ("TTC Industrial Area") within the village limits of Bonsari, Kukshet and



4382336

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 6

19/04/2023

दस्त क्रमांक : 4382/2023

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

नोदंणी :

Regn:63m

गावाचे नाव : बोनसरी

(1) विलेखाचा प्रकार	भाडेपट्टा
(2) मोबदला	6036500
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2193777.65
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन :, इतर माहिती: विभाग क्र.30/364/1,दर - 50200/-,सदनिका क्र.1903 चे क्षेत्रफळ 331.75 चौरस फूट रेरा कारपेट(30.82चौ.मी.)सोबत डेक चे क्षेत्रफळ 34.23 चौरस फूट(3.18चौ.मी.)एकूण क्षेत्रफळ 365.98 चौरस फूट,एकोणिसावा मजला,"रहेजा सोलारिस",1बी,आणि 1 कव्हर्ड कार पार्किंग स्पेस,प्लॉट नं.जीईएन-2/1/बी,ट्रान्स ठाणे क्रिक इंडस्ट्रिअल एरिया,जुईनगर,नवी मुंबई 400705,मौजे बोनसरी,कुकशेत आणि शिरवणे,ता.ठाणे,जि.ठाणे,इतर वर्णन दस्तात नमूद केल्याप्रमाणे((Plot Number : GEN- 2/1/B ;))
(5) क्षेत्रफळ	365.98 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल व्हा.	
(7) दस्तऐवज करून देणा-या/लिहून घेणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-लिहून घेणार - मंगेश प्रभाकर मोहिते (सब लिजी) - - वय:-48 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शिव प्रेरणा सीएचएस ,सद्गुरू हॉटेल समोर,सेक्टर २४,जुईनगर ,नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AICPM2316B 2): नाव:-लिहून घेणार - रागिनी मंगेश मोहिते (सब लिजी) - - वय:-43 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शिव प्रेरणा सीएचएस ,सद्गुरू हॉटेल समोर,सेक्टर २४,जुईनगर ,नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400706 पॅन नं:-BISPM3178C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-लिहून घेणार - रहेजा युनिव्हर्सल प्रा. लि. तर्फे अधिकृत स्वाक्षरी करता मेहुल तोलिया (डेप्युटी जनरल मॅनेजर सी आर एम)) तर्फे कु. मु. म्हणून सुभाष जोगी (लिजी) - वय:-38; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: २९४,रहेजा सेंटर पॉईंट,सीएसटी रोड,कलीना,सांताक्रूझ ईस्ट,मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400098 पॅन नं:-AABCG7955
(9) दस्तऐवज करून दिल्याचा दिनांक	27/03/2023
(10) नोदंणी केल्याचा दिनांक	27/03/2023
(11) क्रमांक,खंड व पृष्ठ	4382/2023