

**"Sanskriti", Plot No.186,
Lady Jamsheedji Road,
Shivaji Park, Dadar (West),
Mumbai - 400 028**

Flat No. 1601	Floor 16th	Sq. ft. 595.00
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Shree. Prasanna Shriram Kulkarni

And

Sugee Three Developers LLP

Between

**AGREEMENT FOR
PERMANENT ALTERNATE ACCOMMODATION
ON OWNERSHIP BASIS**

nursday, July 13, 2017

45 PM

नोंदणी क्र.: 39म

Regn.: 39M

प्रावती क्र.: 5457 दिनांक: 13/07/2017

वाचे नाव: महिम

नादेवजावा अनुक्रमांक: बबई-3-4832-2017

नादेवजावा प्रकार: पयती जावा करा

दर करणा-याचे नाव: पसन श्रीराम कुळकर्णी --

नोंदणी की

दस्त हस्ताक्षरी की

पुष्टाची संख्या: 92

DELIVERED

पुस्तक:

₹. 30000.00

₹. 1840.00

₹. 31840.00

मूळ दस्त, धाबनेल प्रिंट सुची-२ अंदाजे 4:45 PM मी वळेस मिळेल.

साहे दुय्यम निबंधक, मुंबई-3

प्रावर मुल्य: ₹. 7659000/-

भाबदना ₹. 60000000/-

परलेले मुद्राक शुल्क : ₹. 383000/-

साहे दुय्यम निबंधक
मुंबई शाहर क्र. ३

(1) देयकाचा प्रकार: eChallan रकम: ₹.30000/-

की/धनादेश/चे ऑर्डर क्रमांक: MH003466704201718E दिनांक: 13/07/2017

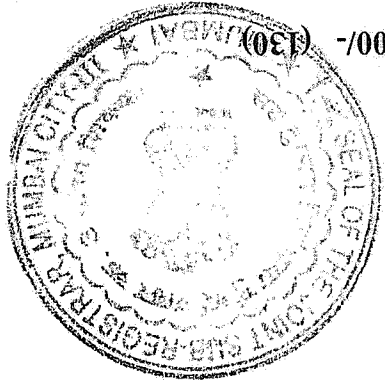
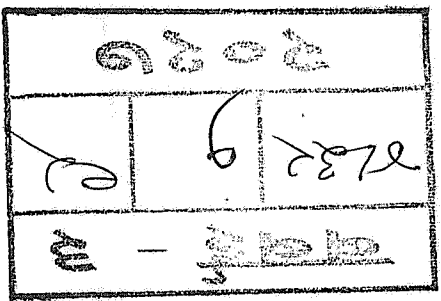
मुक्ते नाव व पत्ता:

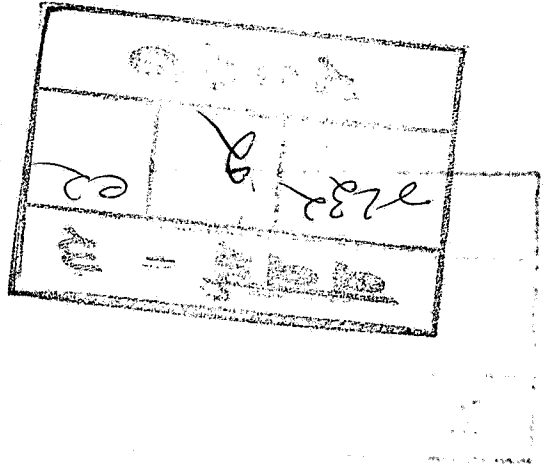
(2) देयकाचा प्रकार: By Cash रकम: ₹ 1840/-

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VALUATION

C.S. NO.	:	1900
DIVISION	:	Mahim
ZONE	:	17/115
RESI.RATE	:	2,55,000/-
OLD AREA	:	371.68 sq. ft carpet
NEW AREA	:	465 SQ.FT.CARPET + 130 SQ.FT.CARPET Purchase on 16 th floor
RENT	:	368/-
	=	368 X 112 (405)
	=	2,02,675/- (60)
	=	40,67,250/- or 60,00,000/- (130)
29,424 X 11	=	3,23,664/- Transits Rent For First 11 Month
32,366 X 11	=	3,56,026/- Transits Rent For Remain 11 Mon
35,603 X 11	=	3,91,633/- Transits Rent For Remain 11 Mon
Shifting Charges	=	20,000/-
Brokerage	=	29,424/-
Hardship Compensation	=	2,94,239/-
M/V	=	76,59,000/-
S/D	=	3,83,000/-
R/F	=	30,000/-





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Department Inspector General Of Registration		Stamp Duty		Registration Fee		PAN No. (if Applicable) ACSFS6564K		Full Name SUGEE THREE DEVELOPERS LLP		Location MUMBAI		Date of Payment 2017-2018 One Time		Amount In Rs.		Flat/Block No. FLAT NO.1601, 16TH FLOOR, SANSKRUTI		Premises/Building AREA 595 SQ.FT.CARPET		Road/Street C.S.NO.1900 MAHIM DIVISION,PLOT NO		Area/Locality .186, SHIVAJI PAR,DADAR WEST,MUMBAI		Town/City/District		PIN 4 0 0 0 2 8		Remarks (if Any) PAN2=AWOPK6020A~SecondPartyName=PRAASANNA S KULKARNI-		Amount In Four Lakh Thirteen Thousand Rupees Only		Words 4,13,000.00		Payment Details BANK OF MAHARASHTRA		Cheque/DD Details		Bank CIN Ref. No. 02300042017071373359 469794026		Date 13/07/2017-13:27:23		Bank-Branch BANK OF MAHARASHTRA		Scroll No. , Date Not Verified with Scroll	
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TE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available



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2017	2017	2017	2017

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administrators and permitted assigns) of the **SECOND PART**;
 include his / her/their heirs, legal representatives, executors,
 repugnant to the context or meaning thereof be deemed to mean and
 "TENANT/OCCUPANT" (which expression shall unless it be
 Park, Dadar (West), Mumbai - 400 028 hereinafter referred to as the
 No. 08, Vawda Building, Plot No.186, Lady Jamsheji Road, Shivaji
 Age 60 yrs. Indian Inhabitant of Mumbai residing at Room
Shri/smt./kum PRASHADA SHRIRAM KULKARNI

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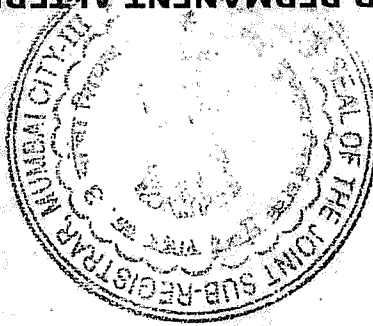
AND

assigns) of the **FIRST PART**;
 the meaning thereof shall mean and include its successors and/or
 "DEVELOPER", (which expression unless repugnant to the context or
 030, for the brevity's sake hereinafter referred to as "THE OWNER/
 Opposite Sasmitra college, Dr. Annie Besant Road, Worli, Mumbai 400
 Act, 2008 having its registered office at 3rd floor, Nitron House,
ACFS6564K), a Limited Liability Partnership registered under LLP
 2017 between **SUGEE THREE DEVELOPERS LLP (PAN NO.**
 This AGREEMENT made at Mumbai on this 15th day of July

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ON OWNERSHIP BASIS

AGREEMENT FOR PERMANENT ALTERNATE ACCOMMODATION



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WHEREAS:

A. The Owner/Developer is solely and absolutely seized and possessed or otherwise well and sufficiently entitled to all that piece or parcel of land, ground, hereditaments and premises bearing Plot No.186, admeasuring about 850.20 square yards, equivalent to 710.89 square meters registered in the books of Collector of land revenue under Laughton Survey No. 1485 (part) and bearing Cadastral Survey No. 1900 of Mahim Division, Mumbai City and otherwise situated at L.J. Road, Shivaji Park, Dadar (West), Mumbai 400 028 alongwith the building constructed thereon known as "Vadva Building"; which is more particularly described in the **First Schedule** hereunder written and indicated by a red coloured boundary line on the plan being **Annexure "A"** hereto. The plot along with "Vadva Building" & structures standing thereon, is hereinafter referred to as "**The said Plot**" and "**The said Property**" respectively and the building Vadva Building will hereinafter be referred to as "**The said Building**".

The Owner/Developer is proposing to redevelop the said Property under the amended D.C. Regulation 33 (7) or any other appropriate regulation of the Development Control Regulations for Greater Mumbai, 1991 as the Owner/Developer may deem appropriate, pursuant to which they will completely demolish the said Building and/or any part thereof and by utilizing the maximum permissible FSI construct a new multi-storied building in its place, consisting of tenements for rehabilitation of the existing eligible tenants/occupants and remaining for sale in open market.

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open market.	

The Tenant/Occupant is in possession/occupation of Room No. 08 admeasuring about 267.49 sq. ft. carpet area alongwith proportionate benefit of common area about 104.19 sq. ft. totalling to 371.68 sq. ft. carpet area on the Ground Floor of said Building (hereinafter referred to the "**Existing Premises**") as described in **Part A** of the **Second**

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Tenant/Occupant

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Schedule hereunder written and paying the monthly rent of Rs. 268.00/- to the Owner.

D. The Owner/Developer has explained to the tenants/occupants of the said Building including the Tenant herein the entire process of re-development scheme and informed them that under the scheme of the redevelopment as provided under Regulation 33(7) of DC Regulations for Greater Mumbai 1991 (as amended up-to-date), the Owner/Developer is required to provide permanent alternate accommodation to the tenants/occupants of the said Building and in accordance with Maharashtra Housing and Area Development Act (MHADA), 1976, pending construction of New Building the Owner/Developer is required to provide temporary alternate accommodation or pay fixed sum as and by way of monthly compensation for temporary alternate accommodation, as may be agreed upon between the tenants/occupants and the Owner/Developer.

E. After having completely understood the said redevelopment scheme and being fully satisfied about the same and after understanding and agreeing upon the area, compensation for temporary accommodation and such other terms, the Tenant has alongwith other tenants/occupants provided his/her/their irrevocable consent for redevelopment of the Property through the Owner/Developer subject to the Tenant being re-housed in the New Building proposed to be constructed on the said Property and being provided with the arrangement for a temporary accommodation as aforesaid.

The Owner/Developer has also informed the Tenant that the Owner/Developer has at its cost, appointed **M/s. Aakar Architects & Consultants** having office at Gr. Floor, Satyanarayan Prasad Commercial Centre, Dayaldas Road, Villeparle (E), Mumbai - 400 057, who is duly registered with the Council of Architecture bearing Registration No. CA/2004/34543 as the Architect for the redevelopment of the Property and has also appointed **Mr. Girish Rajadhayaksha**, as the Structural

Tenant/Occupant

Sugee Three Developers LLP

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Engineer for the preparation of a structural design and the drawings of the building to be constructed on the said Property. The Tenant has agreed to accept the professional supervision of the said Architect and the Structural Engineer till the completion of the redevelopment of the Property.

G. After achieving consents from minimum 70% of the tenants/occupants of the said Building, the Owner/Developer through its Architect submitted its proposal for redevelopment of the Property to the Mumbai Buildings Repairs & Reconstruction Board ("MBRRB") of Maharashtra Housing and Area Development Authority (MHADA) and obtained its "No Objection" for redevelopment of the said Property under provisions of MHADA Act, 1976 (as amended up to date) issued vide MHADA NOC dated 18.07.2016 bearing reference No. **R/NOC/F-2478/6258/MBRRB-16**. Vide its said NOC, MBRRB certified the Tenant herein as the "eligible occupant" in respect of the Existing Premises and hence, the Tenant is entitled to permanent alternate accommodation in the new building to be constructed on the said Property. A copy of the said MHADA NOC is enclosed as **Annexure "B"** hereto.

H. Accordingly, the Owner/Developer got the plans, specifications, elevations and sections of the new building to be constructed on the Property prepared by its Architects and Engineer and obtained the approval from the Municipal Corporation of Greater Mumbai (MCGM) vide **I.O.D. No. CHE/CT/1604/G/N/337(NEW) dtd. 07.06.2017**. A copy of the IOI is being annexed hereto as **Annexure "C"**

For commencing the re-development of the said Property, the Owner/Developer requires to demolish the said Building and for that purpose requires vacant and peaceful possession of the tenants/premises occupied by tenants / occupants in the said Property including the Existing Premises occupied by the Tenant herein.



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Tenant/Occupant

J. Thus, the Owner/Developer approached the Tenant with a request to hand over vacant and peaceful possession of the said Existing Premises to the Owner/Developer for demolition of the said Building, which the Tenant agreed to do subject execution of this Agreement for allotment of the free of cost permanent alternate accommodation to the Tenant.

K. Prior to the execution of this Agreement, the Tenant has demanded and the Owner/Developer has shown to the Tenant all relevant papers, approvals, documents pertaining to the Property and its proposed redevelopment including the sanctioned plan and the plan of the permanent alternate accommodation proposed to be allotted to the Tenant and has also explained the true meaning and contents of this Agreement. After having understood the aforesaid and being satisfied about the same, the Tenant has agreed to execute this Agreement in the manner appearing herein.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER.

1. The recitals contained above shall form an integral and operative part of this Agreement, as if the same were set out and incorporated herein.

2. **Redevelopment of the Property:** It is agreed by the Parties hereto that in furtherance to the

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Owners/Developers conferred its rights for redevelopment of the said Property and in accordance with the plans sanctioned by the MCGM and other approvals, permissions, NOC, sanctions etc. issued by the various authorities, the Owner/Developer shall at its own cost, charges and expenses carry out and complete the redevelopment of the said Property by demolishing the existing Building thereon and constructing a new building in its place in accordance with the plans approved by the authorities subject to such changes, amendments, modification, variations as may be necessary or required by the Owner/Developer or the concerned

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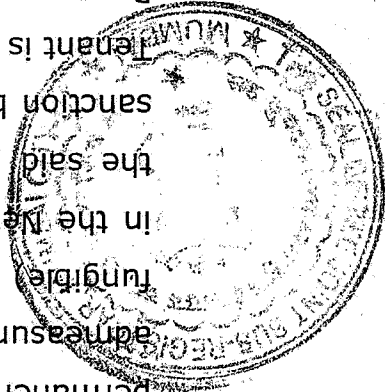


authority to be carried out therein. The name of the said new building shall be "SANSKRUTI".

It is explained by the Owner/Developer that the Owner/Developer may be required to amend the plans from time to time to accommodate the requirements of the redevelopment scheme and the Tenant hereby expressly gives his/her consent/no-objection for the same, PROVIDED such variation, amendment, modification or change doesn't affect the carpet area, location and lay-out of the Permanent Alternate Accommodation which is allotted to the Tenant hereunder. However, if there is a negative change in the area, location or lay-out of Permanent Alternate Accommodation to be allotted to the Tenant, then the Owner/Developer shall obtain prior confirmation from the Tenant.

3. Allotment of Permanent Alternate Accommodation:

a. As and by way of consideration to the Tenant for providing his/her/their irrevocable consent for redevelopment of the Property by the Owner/Developer and in lieu of the Existing Premises occupied by the Tenant alongwith additional area purchased, the Owner/Developer hereby agrees to provide to the Tenant on what is known as "ownership" basis, a permanent alternate accommodation being flat measuring 595.00 sq. ft. carpet area (including fungible) bearing Flat No. 1601 on the 16th Floor in the New Building "SANSKRUTI" to be constructed on the said Plot by the Owner/Developer as per the plans sanctioned by the MCGM. The said Flat to be allotted to the Tenant is hereinafter for brevity's sake referred to as "the Permanent Alternate Accommodation" and is more particularly described in the Part B of the Second Schedule hereunder written and shown with Red colour boundary lines on the plan annexed hereto as "Annexure



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Tenant/Occupant

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b. Purchase of Additional Area

The Tenant/occupant are interested in purchasing additional carpet area of 130.00 sq. ft. carpet area over & above the carpet area of 465.00sq. ft. provided by the Developer free of cost and the Tenant/Occupant agrees, undertakes to pay to the Developers lump sum consideration of Rs. 60,00,000/- (Rupees Sixty Lakhs only)

out of which the Tenant/occupant has paid a sum of Rs. 10,00,000/- (Rupees Ten Lakhs only)

) 062394 / 1816296 dated 25/02/2012 drawn on Axis Bank Ltd. Bank

Branch and the amount shall be paid by the tenant/occupant to the Developer in following manner (Schedule of the proposed new flat is more particularly described in the Second Schedule hereunder written)



Sr. No.	Amount	Schedule
01	Rs. 10,00,000/-	Booking Amount
02	Rs. 12,50,000/-	on completion of 1st slab
03	Rs. 12,50,000/-	on completion of 1st slab
04	Rs. 5,00,000/-	on completion of 5th slab
05	Rs. 5,00,000/-	on completion of 10th slab
06	Rs. 5,00,000/-	on completion of 15th slab
07	Rs. 5,00,000/-	on completion of 21st slab
08	Rs. 2,50,000/-	on completion of Brickwork
09	Rs. 1,25,000/-	on completion of plastering
10	Rs. 1,25,000/-	on possession for flat hand
Total		Rs. 60,00,000/-

It is expressly agreed that the payment schedule shall be

treated as essence of contract and failure to adhere to the same, the defaulting party is liable to pay interest @ 24% on delayed payment as provided under the provisions of

MOF Act, 1963 as amended upto date. The Tenants/occupants agrees and confirms that their right of possession and occupation of the said flat will be suspended until they makes complete payment of the above consideration amount; along with interest thereon if any. It is also agreed that until such time the Transit compensation shall not be paid to the Tenants/occupants by the Developer.

c. It is agreed by the Parties that the Permanent Alternate Accommodation shall contain amenities as listed out in Annexure "E".

d. The Tenant hereby agrees and understands that due to columns, the carpet area of the said Permanent Alternate Accommodation may increase or decrease and neither party shall raise any objection thereof or ask for any compensation thereof from the other Party. The Owner/Developer shall provide car parking space in the puzzle/rotary/Tower system to the Tenant as per MCGM rules and regulation and the same shall be handed over to the society. The Developer shall be free to allot remaining car parks in the manner it may deem fit and proper and the Tenant undertakes to not to raise any objection or challenge the allotment of the car parks by the Developer, in any manner whatsoever.

The Tenant hereby expressly agrees that apart from the said Permanent Alternate Accommodation allotted to the Tenant, the Tenant shall not be entitled to claim any right, interest or in the said Property or the new building to be constructed thereon or in the common areas, amenities of the said new building, parking spaces, lobbies, open spaces, passages, staircase, atop terrace, recreation space etc and the same shall remain with the Owner/Developer till the said Plot and the New Building is conveyed to the co-operative Society that may be caused to be formed by



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Tenant/Occupant

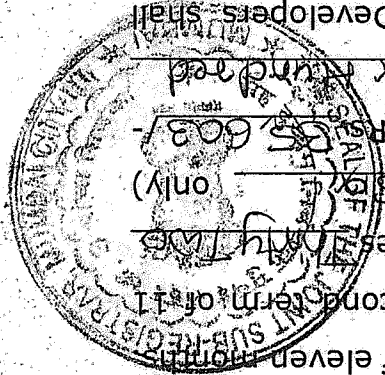
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the Owner/Developer and thereafter, the same shall belong to the Society to be formed by the Owner/Developer. The Tenant also agrees that in the event any terrace is attached to any of the flat to be constructed in the New Building, the Owner/Developer shall have the right to allot exclusive use of such terrace to such flat owner and the Tenant shall not raise any objection regarding the same. There shall be 1 atop terrace which shall belong to the proposed Society.

4. Provision of Temporary Accommodation and Handover of the Existing Premises:

a. **Monthly Rent for Temporary Accommodation:**
 During the period of redevelopment, the Tenant shall at the cost of the Owner/Developer make his/her/their own arrangement for Temporary Accommodation. The Developer shall pay an amount of Rs. 29,424/- (Rupees Twenty Nine Thousand four hundred) per month, towards the monthly rent for Temporary Accommodation that may be arranged by the Tenant. The said monthly rent of Rs. 29,424/- shall be escalated by 10% for each term of eleven months. Accordingly, the monthly rent for the second term of 11 months shall be Rs. 32,366/- (Rupees Thirty Two Thousand Three Hundred sixty six only) and for third period of 11 months shall be Rs. 35,603/- (Rupees Thirty Five Thousand six hundred and so on. The Developers shall



to pay the monthly rent for such Temporary Accommodation commencing from the date of handover of the possession of the Existing Premises by the Tenant till the date possession of the Permanent Alternate Accommodation is offered by the Owner/Developer to the Tenant by giving a written notice. The Tenant hereby

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agrees to return the unutilized cheques towards monthly rent, if any, to the Owner/Developer simultaneously upon the Owner/Developer handing over the possession of the Permanent Alternate Accommodation to the Tenant. It is also agreed that in case the Tenant refuses or does not take possession of the Permanent Alternate Accommodation by the agreed time, the Owner/Developer shall be entitled to stop the payment of the monthly rent from the stipulated date mentioned in the offer letter issued by the Owner/Developer.

b. **Shifting:** The Owner/Developer will pay shifting charges of **Rs.20,000/- (Rupees Twenty Thousand Only)** for making shifting arrangements to and from the temporary accommodation at the time of the Tenant vacating the Existing Premise.

c. **Brokerage:** The Owner/Developer shall pay one month's rent or actual amount of brokerage as brokerage, for arranging temporary accommodation, the said amount shall be paid upon receipt of copy of Leave and License Agreement. Brokerage shall also be payable for arrangement of temporary accommodation in the event Tenant is required to shift the temporary accommodation multiple times due to expiry or termination of the leave and license agreement by the landlords of such temporary accommodation. The Deposit for the temporary accommodation wherever applicable, shall be mutually discussed and paid to the occupant. However, the deposit amount shall be adjusted from the corpus fund to be given to the occupant.

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Hardship Compensation: An amount of **Rs.294239/- (Rupees Two Lakhs Ninety Four Thousand Two Hundred Thirty Nine only)** shall be given as a hardship compensation / maintenance of the new building to the Society (to be formed). The corpus amount after deducting

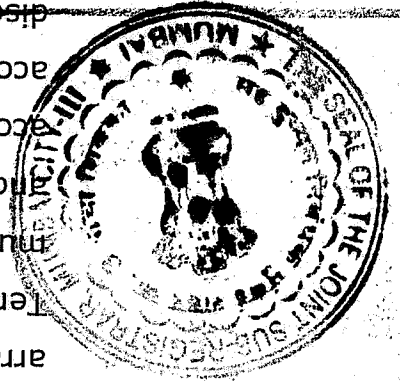
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Tenant/Occupant

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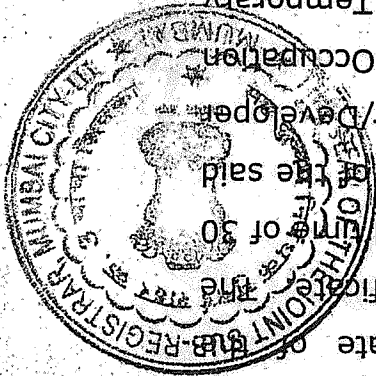
the Deposit for transit accommodation as mentioned above shall be given to the Tenant at the time of possession of the permanent alternate accommodation.

e. **Handover of Existing Premises:** It is agreed by the Tenant/occupant that on or before 15th August 2017 the Tenant/occupant shall hand over vacant and peaceful possession of the Existing Premises to the Owner/Developer to enable the Developer to demolish the existing building on the said land and commence the construction of the New Building subject to registration of this Agreement with the Sub-Registrar of Assurances at Mumbai and subject to the Owner/Developer providing payments towards arrangement of temporary accommodation as contained in this clause.

5. **Completion and Handover by the Owner/Developer:**

The Owner/Developer hereby agrees and undertakes to complete and handover to the Tenant, the said Permanent Alternate Accommodation duly constructed as per the plans sanctioned by the authorities, within 30 months from the date of the Owner/Developer obtaining Commencement Certificate of the said Owner/Developer shall also within the said stipulated time of 30 months obtain the Occupation Certificate, in respect of the said Permanent Alternate Accommodation. The Owner/Developer shall inform in writing along with copy of the Occupation Certificate, to the Tenant at his/her/their respective Temporary Accommodation, about the formalities to be complied by the Tenant and the time for complying with the formalities required to be carried out by him/her/them for obtaining Occupation Certificate. The Tenant agrees to co-operate and facilitate the same within the said time lines.

It is also clarified that, the above said period of 30 months shall exclude such period during which the Owner/Developer was prevented from carrying out construction for the following reasons:

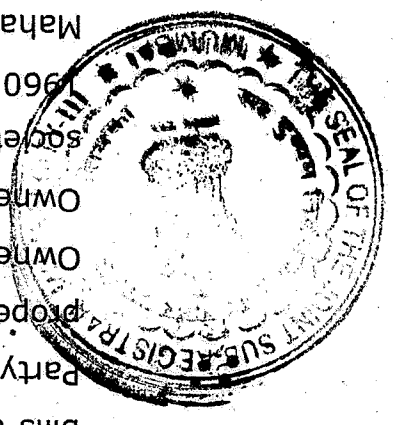


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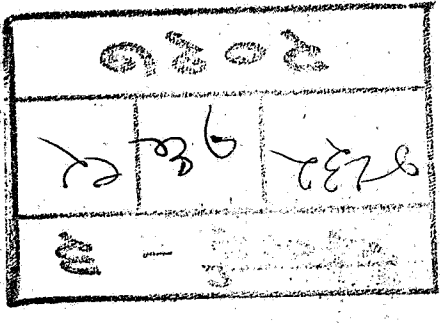
- Natural calamity ,
 - Unforeseen circumstances such as riot, civil commotion, usurp of power by military authorities, earthquake, act of God and any act of force majeure ,
 - Any notice, order, rule, notification or enactment of the Government and/or of any other public body or authority prohibiting the Developer from complying with the terms of this Agreement ,
 - Any injunction or order of court affecting the subject matter of this Agreement ,
 - Any obstruction by any of the tenants/occupants or their family or by any person whatsoever,
- Provided that the Owner/Developer shall inform every Tenant in writing with authentic official proof of commencement and cessation of such event of force majeure.

6. Representations and warranties by the Owner/Developer:

a. The Owner/Developer shall bear and pay all required fees, premiums, taxes, charges etc. in respect of the said redevelopment project including all taxes, levies etc in relation thereto including property tax, water/electricity bills during the period of construction. It is agreed by the party that the Owner/Developer shall bear and pay the property tax, assessments, water/electricity bills till the Owner/Developer forms and register an association of Flat Owners, which may either be a co-operative housing society under the Maharashtra Co-operative Societies Act, 1960 or a Condominium of Apartment Owners under the Maharashtra Apartment Ownership Act, 1970.



b. The Owner/Developer hereby admits and agrees that the tenancy rights of The Tenant shall not be affected by this Agreement. Also, after obtaining possession of the Permanent Alternate Accommodation, the tenancy rights of the Tenant shall automatically terminate and get surrendered and merged and Tenant will become the Owner of the Permanent Alternate Accommodation.



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Subsequently, on formation of the Society, the Tenant shall become member of such newly formed Co-operative Housing Society, under the Maharashtra Co-operative Societies Act, 1960 as amended until date.

c. The Owner/Developer shall not handover possession of any premises in the New Building to any third party save and except the other tenants/ occupants till the time Owner/Developer offers the vacant and peaceful possession of the said Permanent Alternate Accommodation to the Tenant herein. It is further agreed that the Owner/Developer shall intimate to the Tenant when the Permanent Alternate Accommodation is ready for the use and occupation and the occupation certificate in respect of the same is obtained. The Tenant shall sign the possession letter and occupy the Permanent Alternate Accommodation within 7 days thereafter. If the Tenant fails to take the possession of the said Permanent Alternate Accommodation, the Owner/Developer shall be at liberty to give possession of the other premises in the newly constructed building to prospective purchasers. After the said days from the date of intimation for occupying the said Permanent Alternate Accommodation the Tenant shall be deemed to have taken the possession of the Permanent Alternate Accommodation for the purposes of this presents. The Tenant acknowledges and unequivocally agrees that the Owner/Developer shall not be liable to pay compensation for the Temporary Accommodation immediately from the date the Tenant takes the possession/deemed possession of the said Permanent Alternate Accommodation, whichever is earlier.

d. The Owner/Developer shall at its own expense after obtaining Occupation Certificate for the New Building, form and register an association of flat owners, which may either be a co-operative housing society under the Maharashtra Co-operative Societies Act, 1960 or a Condominium of

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The Owner/Developer shall at its own expense after obtaining Occupation Certificate for the New Building, form and register an association of flat owners, which may either be a co-operative housing society under the Maharashtra Co-operative Societies Act, 1960 or a Condominium of		



Apartment Owners under the Maharashtra Apartment Ownership Act, 1970 or such other association/company as recognized under the law. The Tenant hereby agrees to become a member of such Society or Association and to comply with the formalities in respect thereof. The Tenant if required shall be available for any registration wherever and whenever required. The Owner/Developer shall within 4 (four) months from the date of formation of the Co-operative Society and in any event, within 12 (twelve) months from the date of receipt of OC execute a Deed of Conveyance in respect of the said Property and the New Building constructed thereon in favour of such Co-operative Society, themselves bearing and paying all costs, charges and expense on the account of such conveyance.

Tenant's Declarations and undertakings :

a. The Tenant hereby declares that he / she/ they is/are seized and possessed of or otherwise absolutely entitled to use, occupy, possess and enjoy the said Existing Premises and except him / her/them, no one else is entitled to sign and execute this agreement for Permanent Alternative Accommodation in lieu of and / or in respect of the said Existing Premises.

The Tenant hereby agrees to indemnify and keep the Owner/Developer fully indemnified against any loss, damage, cost, charges and expenses suffered or incurred by the Owner/Developer, should any person or persons claim any right, title, interest in the said Existing Premises or Permanent Alternative Accommodation, at any time in any manner whatsoever.

c. The Tenant further declares that along with him / her/them only the following persons are residing in the said Existing Premises:-

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Sugee Three Developers LLP

Tenant/Occupant

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The Tenant hereby nominates above mentioned person at serial No. 01 to receive compensation for transit accommodation or possession of transit accommodation or Permanent Alternative Accommodation, as the case may be, in lieu of the said Existing Premises in an unfortunate event of his / her death and the Owner/Developer shall be fully discharged of their liability to deliver possession thereof to such nominated person with the same terms and conditions.

Sr.No.	Name	Age	Relationship
01	Omkar Kulkarni	35	Son

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- d. The Tenant shall not make any structural change in the said Permanent Alternate Accommodation in any manner whatsoever. In the event, the Tenant carries out any work in violation of the sanctioned plan, then the Owner/Developer shall not be held responsible or liable for any such violation or breach.
- e. The Tenant agrees to render full co-operation and assistance for the development of the said Property to the Owner/Developer and sign and provide all necessary consents, NOCs, approvals, confirmations as may be required by the Owner/Developer for smoothly implementing the redevelopment scheme.
- f. The Tenant shall not make any structural change in the said Permanent Alternate Accommodation in any manner whatsoever. In the event, the Tenant carries out any work in violation of the sanctioned plan, then the Owner/Developer shall not be held responsible or liable for any such violation or breach.
- g. The rights of the Tenant shall be restricted only to the said Permanent Alternate Accommodation to be allotted and reserved for Tenant and the Tenant shall have no right, title and interest whatsoever in respect of other part of the

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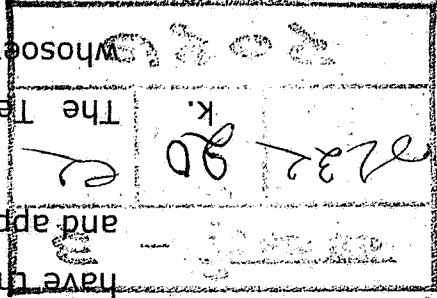
New Building or any other part of the Property apart from the Permanent Alternate Accommodation.

h. The Tenant shall in consideration of being provided with the Permanent Alternate Accommodation on ownership basis and simultaneously upon the Owner/Developer offering possession of the said Permanent Alternate Accommodation, shall be deemed to have surrendered the tenancy rights of the said Existing Premises to the Owner/Developer and after that the Tenant shall have no claim against the Owner/Developer in respect of the said tenancy right of the said Existing Premises.

i. The Permanent Alternate Accommodation shall be used by the Tenant for the residential purpose only.

j. The Owner/Developer shall have full/absolute right over the balance or future FSI of the said Property until the execution of the final deed of conveyance/assignment in favour of the society as aforesaid and that the Owner/Developer shall be entitled to make any changes, additions, alterations, raise storeys or put up an additional structures concerned in that behalf and also be entitled to sell, mortgage, charge or in any other manner deal with or dispose of the same to any person for such consideration and upon such terms and conditions as the Owner/Developer may think fit and proper in that behalf without any reference to the Tenant herein but at no costs the Owner/Developer shall damage the Permanent Alternate Accommodation or its access and the Tenant shall not take any objection on any ground whatsoever including the nuisance etc., and the Owner/Developer shall have the right to sell such premises constructed thereon and appropriate the sale proceeds on their own.

k. The Tenant for himself/herself and all persons into whose hands the said Permanent Alternate



Sugee Three Developers LLP

Tenant/Occupant

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Accommodation may come after possession thereof is handed over to the Tenant, do hereby covenant with the

Owner/Developer as follows:

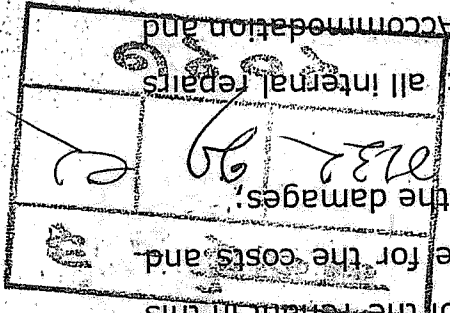
i. to maintain the said Permanent Alternate Accommodation at own cost in good tenable repair condition from the date of possession/deemed possession of the said Permanent Alternate Accommodation. The Tenant shall not do or suffered to be done anything in or to the New Building in which the Permanent Alternate Accommodation is situated, which may be against the rules, regulations or By-laws of MCGM, and/or concerned local or any other authority or change/alter to make addition in or to the New Building and in the Permanent Alternate Accommodation itself by pulling down any walls or otherwise whatsoever or any part thereof;

ii. not to store in the said Permanent Alternate

Accommodation any goods which are of hazardous, combustible or dangerous nature or so heavy, so as to damage the structure and/or construction of the New Building or store any goods which are objected to by MCGM or the concerned local authority and shall not carry or cause to be carried heavy packages on upper floors, which may damage the structure and/or construction of the New Building and in case any damage is caused to the New Building or the said Permanent Alternate Accommodation itself on account of negligence or default of the Tenant in this behalf, the Tenant shall be liable for the costs and consequences of the breach and the damages;



Permanent Alternate Accommodation itself on account of negligence or default of the Tenant in this behalf, the Tenant shall be liable for the costs and consequences of the breach and the damages;



of the said Permanent Alternate Accommodation and maintain the said Permanent Alternate Accommodation in the same condition, state and order in which it was delivered by the

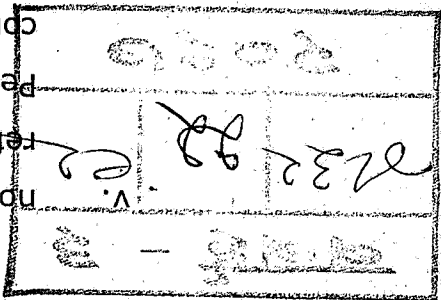
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Owner/Developer to the Tenant. The Tenant shall not do any act contrary to the rules and regulations and bye-laws of the M.C.G.M. and/or concerned local authority or other public authority and in the event of the Tenant committing any act in contravention of the above provision the Tenant shall be responsible and liable for the consequences thereof to M.C.G.M. and/or the concerned local authority and/or other public authority and shall be liable to rectify the said acts at their own expense or costs;

iv. not to demolish or cause to be demolished the Permanent Alternate Accommodation or any part thereof or at any time make or cause to be made any addition or alteration of whatever nature in or to the said Permanent Alternate Accommodation or any part thereof nor any alteration in the elevation and outside colour scheme of the New Building and shall keep the said Permanent Alternate Accommodation, sewers, drains, pipes in the Permanent Alternate Accommodation and appurtenances thereto in good tenantable repair and condition and in particular so as to support, shelter and protect the other parts of New Building in which the Permanent Alternate Accommodation is situated and shall not chisel or any other manner do damage to columns, beams, wall, slabs or other structural members in the Permanent Alternate Accommodation and/or carry out any structural charges or renovation of the Permanent Alternate Accommodation without the prior written permission of the Owner/Developer and/ or the Society;

not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Permanent Alternate Accommodation in the compound or any portion of the said Property;



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Tenant of any terms and conditions herein and/or costs and expenses thereof due to any breach by the damage, suit, action or proceeding including any and shall always protect them / against any loss, Owner/Developer fully and effectively indemnified

operate with the Owner/Developer and to keep the The Tenant hereby agrees / undertakes to co of the said Permanent Alternate Accommodation.

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the future taxes, levies, impositions outgoings, cess, maintenance charges after the first year, in respect Accommodation, the Tenant shall be liable to pay all

possession of the Permanent It is also agreed that after the Tenant is offered



and regulations which Co-operative Society may adopt at its inception and the addition, alterations and amendments thereof that may be made from time to time;

viii. the Tenant shall observe and perform all the rules Permanent Alternate Accommodation;

of offering the possession/deemed possession of the charges and such other levies payable from the date and such other local taxes, water charges, electricity liable to pay all such Municipal Property Assessment by the Tenant. It is clarified that the Tenant shall be of user of the Permanent Alternate Accommodation and/or other public authority on account of change /or the concerned local authority and/or Government deposits, if any, which are imposed by M.C.G.M. and electricity charges and such other levies and Assessment and other local taxes, water charges,

vii. to bear and pay increase in Municipal Property

vi. not do any act or thing that will spoil or change the elevation / exterior of the New Building;

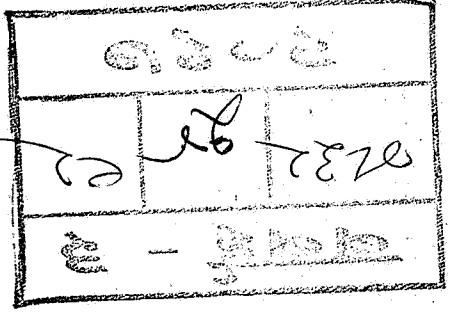
any of the terms, conditions, stipulations and their permissions, sanctions, approvals, NOC, for development of the said Property.

xi. The Owner/Developer shall have absolute right power and authority to amalgamate the Property with the adjacent plot, provided the rights and entitlements of the Tenant under this Agreement are fully protected.

xii. The Tenant/Occupant agrees not to create any third party interest by way of sale, mortgage, lien, or charge etc in the Existing Premises during the pendency of the redevelopment project i.e. from the date the Tenant has vacated and handed over the Existing Premises to the Owner/Developer till the date the Owner/Developer has obtained Occupation Certificate for the New Building.

xiii. The Tenant agrees and confirms that the

Owner/Developer shall be entitled to the entire F.S.I. in respect of the said Property which may be available presently and in future, either by way of amendment to rules, regulations, bye-laws, statute governing the same in respect of the said property or otherwise as also F.S.I. which may be acquired by the Owner/developer by way of Transfer of Developments Rights (TDR) and/or to get compensation for any area under set back or reservation in any form. The Tenant hereby gives his/her/their consent and no objection to the use of such FSI as the Owner/developer may deem fit and proper PROVIDED, HOWEVER, that the rights as regards the FSI as aforesaid shall be available to the Owner/Developer only till the date of issue of completion certificate in respect of the proposed New



Building or registration of a Co-operative Society as envisaged herein, whichever is later.

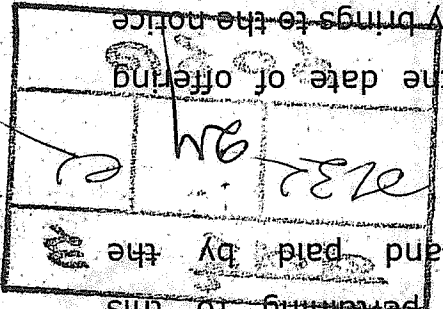
xiv. Till the assignment of the said Property in favour of the Society, the Tenant shall permit the Owner/Developer and their Surveyors and agents, with or without workmen and others at all reasonable times with prior intimation of at least 24 hours to enter building/flats or any part thereof to view and examine the conditions thereof for any unauthorized alterations / constructions, if any in the flats/buildings.

xv. The Tenant shall not raise any objection on any ground whatsoever for enrolling and/or admitting purchasers of flats available for free sale as members of the proposed society.

xvi. Payment of any individual taxes including limited to the income tax, capital gain tax, whether present tax and/or any other statutory tax- whether present or future- in respect of the Permanent Alternate Accommodation allotted by the Owner/Developer shall be the sole responsibility of the Tenant alone.

8. Stamp Duty and Registration Charges:

Stamp duty and registration charges pertaining to this Agreement hereto shall be borne and paid by the Owner/Developer alone.



9. If within a period of five years from the date of offering possession of the new premises, the Society brings to the notice of the Developer any defect in waterproofing treatment to toilet, bathroom, terrace and external walls against leakages only due to the quality of the material used therein and not considering any defect due to natural calamities, internal/external changes or any alterations in the structure, flooring and amenities

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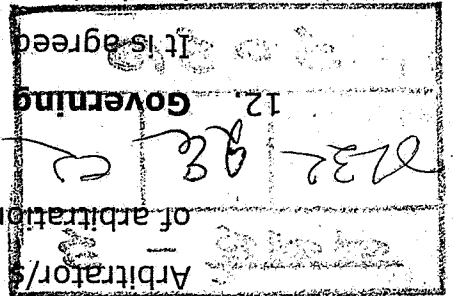
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provided by the Developer, such defects shall be rectified by the Developer at their own cost. All warranties/guarantees received by the Developer related to the new building shall be handed over to the Society.

10. Notices:
All notices to be served on the Owner/Developer in connection with this Agreement shall be deemed to have been duly served on the Owner/Developer if sent by R.P.A.D. at the following address : 3rd floor, Nirton House, Opposite Sasmira College, Worli, Mumbai 400 030. All notices to be served on the Tenant in connection with this agreement shall be deemed to have been duly served on the Tenant if sent by RPAD at the address of temporary accommodation which shall be intimated by the Tenant from time to time.

11. Dispute Resolution:

All disputes, differences or claims arising out of or relating to this Agreement or interpretation of any provisions hereof or any breach or alleged breach thereof, shall, as far as possible, be amicably settled by the Parties by mutual discussions. In the event of the parties fail to amicably settle such dispute, reference or claim, the same shall be referred to the Sole Arbitrator to be mutually appointed by the parties. In the event parties fail to agree upon the Sole Arbitrator, then each party shall appoint one arbitrator and the two arbitrators appointed by the parties shall appoint the third arbitrator. The Arbitration proceedings shall be governed by the provisions of the Arbitration and Conciliation Act, 1996 and award of the Arbitrator/s shall be final and binding on the Parties. The place of arbitration shall be in Mumbai.



It is agreed by the Parties that this Agreement shall be governed by the Laws of India and subject to the dispute resolution clause above, the courts and tribunals in the Mumbai shall exclusive jurisdiction pertaining to this Agreement.

IN WITNESS WHEREOF the parties herein have hereunder set and subscribed their respective hands at Mumbai on the day, month and year hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the said Property)

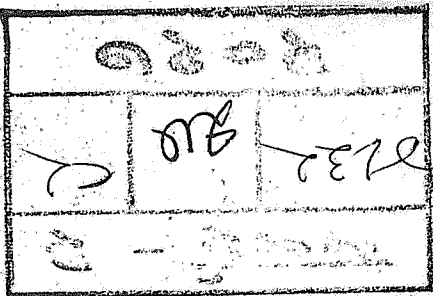
All that piece and parcel of land, ground, hereditaments and premises bearing Plot No.186, admeasuring about 850.20 square yards equivalent to 710.89 square meters registered in the books of Collector of land revenue under Laughtons Survey No. 1485 (part) and bearing Cadastral Survey No. 1900 of Mahim Division, Mumbai City and otherwise situated at Lady Jamsheji Road, Shivaji Park, Dadar (West) Mumbai! 400 028 ALONG WITH the Building constructed thereon known as "Vawda" assessed by the Assessor and Collector of Municipal Rate and Taxes under Ward No. GN-4880(3) and bounded by as under:

On or towards North East : L.J. Road,

On or towards South East : Petrol Pump

On or towards South West : Shahade Sadan

On or towards North West : Narvane Building



THE SECOND SCHEDULE ABOVE REFERRED TO

Part A: (Description of Existing Premises)

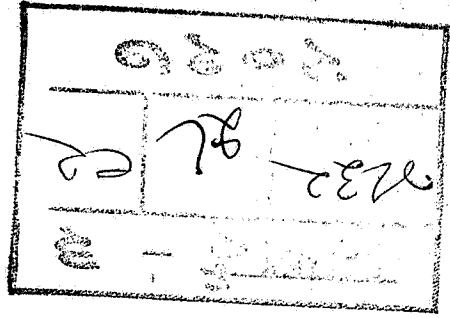
All that the right title and interest in Room No. 08 on Ground floor, admeasuring 24.85 sq. mt. carpet area equivalent to 267.49 sq. ft. carpet up area in the building known as "Vawda Building" situate lying and being Plot No.186 of Shivaji Park, Dadar (West), bearing C.S. No.1900 of Mahim Division admeasuring 850.20 sq. yards equal to 710.89 sq. meters within the Registration District of Mumbai City and Mumbai Suburban District.

Handwritten note: carpet area

THE SECOND SCHEDULE ABOVE REFERRED TO

Part B: (Description of New Tenement)

A self-contained flat bearing No. 1601 on the 16th Floor admeasuring 595.00 sq. ft. carpet area which includes 465 sq. ft. Carpet area provided by Developer free of cost in lieu of certified carpet area of old premise bearing No. 08 and the additional area of 130.00 sq. ft. Carpet purchased by Tenant / Occupant inclusive of fungible area named as **SANSKRUTI** situate lying and being Plot No. 186 of Shivaji Park, Dadar (West), bearing C.S. No.1900 of Mahim Division admeasuring 850.20 sq. yards equal to 710.89 sq. meters within the Registration District of Mumbai City and Mumbai Suburban District, which shall be known as **"SANSKRUTI"**.



Sugee Three Developers LLP

Tenant/Occupant

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floor 65
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SIGNED SEAD AND DELIVERED

by the withinnamed

"OWNER/DEVELOPER"

SUGEE THREE DEVELOPERS LLP

Through its Designated Partner

MR. NISHANT SUBHASH DESHMUKH

In the presence of

1)

2)

SIGNED AND DELIVERED

By the withinnamed TENANT

Prasanna S. Kulkarni

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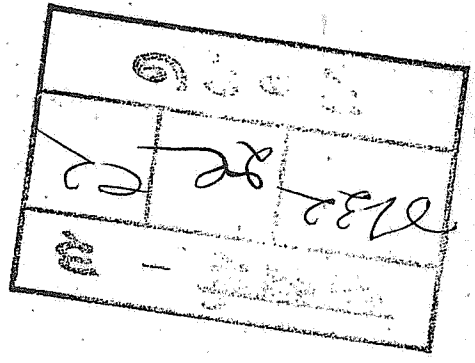
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In the presence of

1)

2)



Prasanna S. Kulkarni



Nishant Subhash Deshmukh

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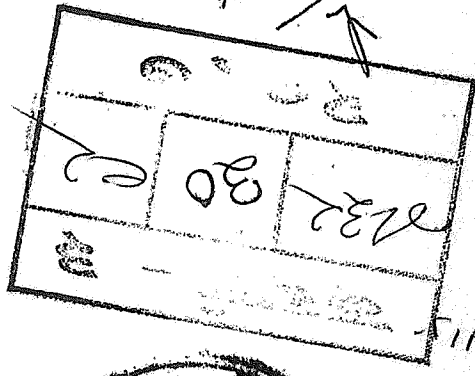
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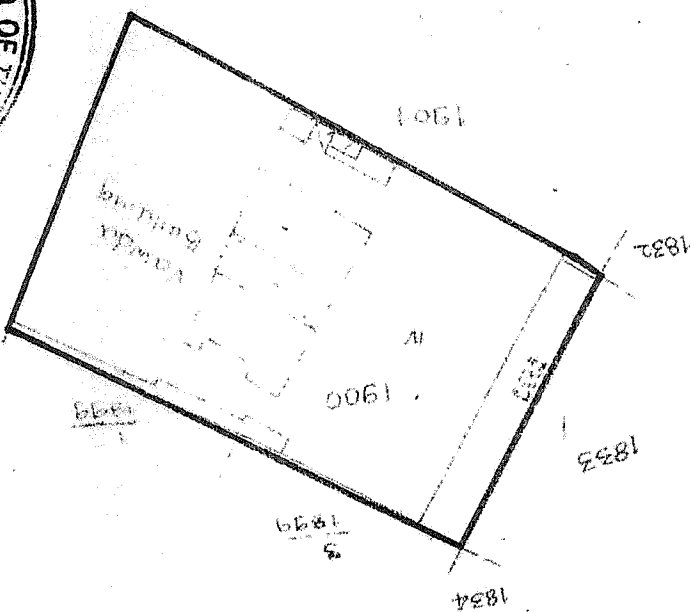
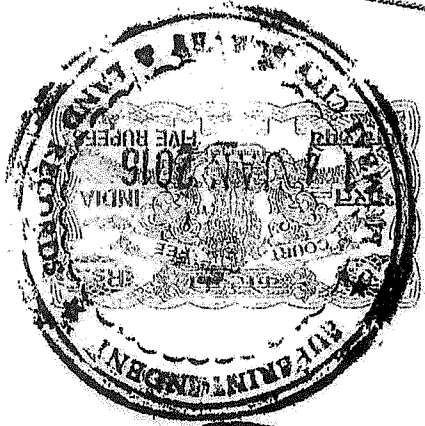
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CHARGES FOR THE CERTIFIED COPY OF
TRUE EXTRACT OF THE PLAN RS. 100/-
TRACED BY <i>Atkars</i>
COMPARED BY <i>Atkars</i>
MUMBAI
DATED 14 JAN 2016

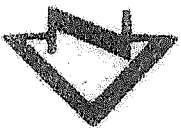


Name of Applicant	<i>Atkars</i>
Date of Application	15/1/16
Receipt No.	362790
Date of Issue	14 JAN 2016



Note :-
The Certified Copy of plan is given for c.s. Boundries only without prejudice to the status of structures & stores on this land in question.

TRUE EXTRACT
FROM
CADASTRAL SURVEY SHEET NO. 608 (S.M. FOR 1971) %
SHOWING
CADASTRAL SURVEY NO. 1900
OF
MAHIM DIVISION
SCALE - 1 CM = 5 METERS



NO OBJECTION CERTIFICATE

No.R/NOC/F-2478/6258 /MBRRB-16

Dated:-

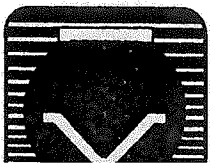
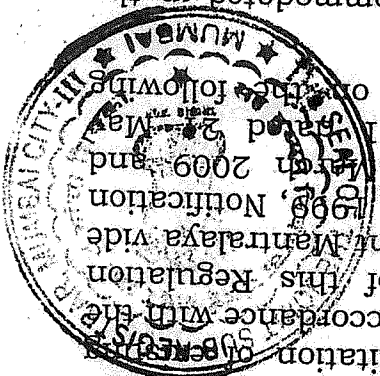
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18 JUL 2016		

To, M/s Sugee Three Developers LLP,
 102, Suraj Prakash Building,
 86, Shankar, Chanekar Marg,
 Prabhadevi, Mumbai 400 025.

Sub :- Redevelopment of Property situated at C.S No 1900 of Mahim Divn, plot No.186, Building No.252-252F, bearing Cess No. GN 4880(3), situated at Lady Jamshethi Road, (L.J. Road), Mahim, Mumbai 400 028, known as "Vawda Building"
 Ref :- Your Architect M/s An inception letter dated 13.04.2016

With reference to the above subject matter and letter under reference "No Objection Certificate" is hereby granted for redevelopment of captioned property with FSI 3.00 or the FSI required for rehabilitation of occupiers plus 50% incentive FSI, whichever is higher, in accordance with the modified D.C. Regulation 33(7) and Appendix - III of this Regulation sanctioned by the Govt. in Urban Development Department, Maharashtra vide Notification published in Govt. Gazette dated 25th January 1998, Notification No. TPB 4308/ 3224/ CR-268/08/UD-11 dated 02nd March 2009 and Notification No. TPB 4308/ 3224/ CR-268/2008/A/UD-11 dated 27th March 2011, TPB-4312/CR-5/2012/UD-11, dated 14.08.2013 on the following terms and conditions :

1) All the occupants of the old building shall be re-accommodated in the redeveloped building. Each occupant shall be rehabilitated and given the equivalent carpet area as occupied by him for residential purpose in the old building subject to the minimum carpet area of 27.88 sq.mt. (300 sq.ft. fixed exclusive of free of FSI and fungible area) and/or maximum carpet area 70 sq.mt. (753 sq.ft.) as provided in the MH&AD Act, 1976. In case of non-residential occupier, the area to be given in the reconstructed building will be equivalent to the area occupied in the old building. Provided that if carpet area for residential purpose exceeds 70.00 sq.mt. (753 sq.ft.) the cost of construction shall be paid by tenant/occupant to the developer. However, the carpet area exceeding 70.00 sq.mt. (753 sq.ft.) shall be considered for rehab FSI but shall not be considered for incentive FSI. Accordingly the plans be got approved from M.C.G.M. as per the clause 16 of Appendix-III of the Notification dated 02nd March 2009 & 21.05.2011.



2) The tenements in the reconstructed building shall be allotted by the landlords / occupants co-operative housing society to the occupiers as per the list certified by the Mumbai Building Repairs & Reconstruction Board.

3) If the NOC holder proposes to give the benefits of additional carpet area over & above the minimum carpet area from his Sale Component, then the NOC holder shall be duty bound to pay all the Taxes / Stamp Duties etc. prevailing at that time, levied by Government on such additional carpet area.

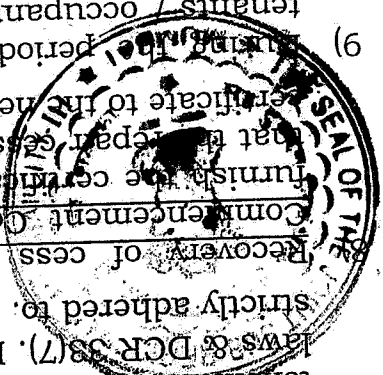
4) The Transfer of Tenancy shall be governed as per Clause 18 of Appendix-III under DCR 33(7) which is also confirmed by Hon'ble High Court Orders dated 07.07.2015 in Writ Petition No.1482 of 2015 & Writ Petition No.186 of 2014.

5) The NOC holder will have to pay an expenditure, incurred by the Board towards structural repairs/propsing / demolition, processing of reconstruction scheme/land acquisition etc. at the office of the Asstt. Accounts Officer (Zone-IV) /MBRRB & produce certified xerox copy of receipt of payment to this office before applying for grant of NOC of MBRRB for obtaining Commencement Certificate from MCGM.

6) The plans of the proposed building shall be submitted to MCGM within six months from the date of issue of this NOC positively for its approval, failing which right is reserved by this office to cancel the NOC.

7) The NOC holder will have to communicate the actual date of commencement of work and shall submit progress report of the redevelopment scheme every 3 months, till completion of scheme to the Executive Engineer, "G/North" Divn / MBRRB under intimation to this office. The Executive Engineer, "G/North" Divn / MBRRB shall supervise the construction work for rehab portion of existing tenants & surplus tenement made available to the Board as per the norms of building bye laws & DCR 33(7). He shall also ensure that the condition No.6 should be strictly adhered to.

Recovery of cess shall be discontinued from the date of issue of Commencement Certificate by MCGM. The NOC holder will have to furnish the certificate from the concerned Officer of MCGM to the effect that the repairs is paid upto that date, before demanding occupation certificate to the newly constructed building.



9) During the period of reconstruction, (i.e. till physically rehabilitating tenants / occupants), it is obligatory and binding on the part of the NOC holder to provide temporary transit accommodation to the occupiers of old building. Such Transit Camps if constructed on the same plot should be demolished within one month from the date of Occupation Certificate granted by M.C.G.M. for the reconstructed building.

10) If NOC holder fails to start the redevelopment work within 12 months from the date of issue of NOC, the right to cancel the NOC is reserved by MBRRB. However, MBRRB may grant extension on merit provided that NOC holder applies to MBRRB with reasoned justification.

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 granted by M.C.G.M. for the reconstructed building.

11) (a) The NOC holder has to surrender a surplus built up area as per IIIrd

Schedule of MHAD Act-1976

(b) As far as possible provision of tenements of 300.00sq.ft. to 350.00sq.ft. carpet area shall be made in the proposed building plans for handing over to this office on account of if any surplus Built Up Area to be surrendered to the Board.

(c) The exact surplus built up area if any as prescribed in the IIIrd Schedule of MHAD Act-1976, shall be communicated to you after receipt of the plans duly approved by MCGM and the said surplus area shall be surrendered to MBRRB in the captioned property or as per provisions of DCR 33(7) as amended from time to time.

(d) The MBRRB reserves the right to modify the exact Surplus area as communicated above if the NOC holder amends the plan afterwards.

(e) After communicating the exact surplus area to be surrendered to MBRRB as mentioned above 11(c), the NOC holder shall execute & register the agreement for surrendering the said surplus area to MBRRB within 30 days from the receipt of letter communicating the same and prior to issue of MBRRB's NOC for grant of obtaining Commencement Certificate from MCGM.

12) The reconstruction of new building for the rehabilitation of old occupiers shall be completed within a period of 30 months from the date of issue of Commencement Certificate from MCGM, extension to the above time limit may be granted depending on the merits of the case and on payment of an extension fee prevailing at that time or as may be decided by MBRRB from time to time.

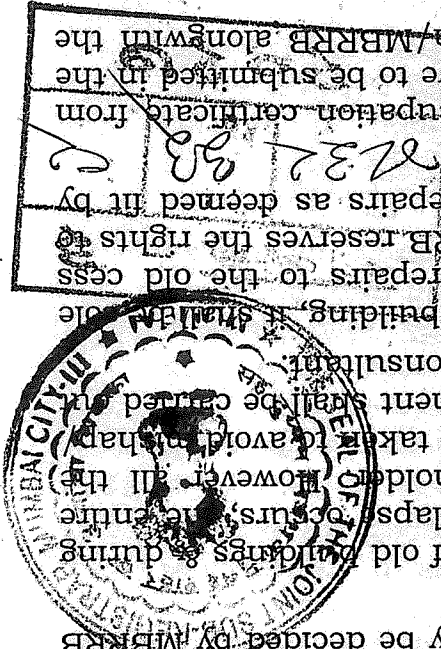
13) After issue of NOC, during course of demolition of old buildings & during course of redevelopment work if any mishap/collaps occurs, the entire responsibility of the same will lie with NOC holder. However, all the necessary precautionary measures shall be under taken to avoid mishap/collapse and the work of demolition & redevelopment shall be carried out under strict supervision of Architect and R.C.C. Consultant.

14) After issue of NOC & till demolition of old cessed building, it shall be the responsibility of the NOC holder to carry out repairs to the old cess building at his/her risk and cost. Further, MBRRB reserves the rights to direct the NOC holder to carry out necessary repairs as deemed fit by MBRRB.

15) The proposal of issue of NOC for obtaining occupation certificate from MCGM to the newly constructed building will have to be submitted in the office of the Executive Engineer, "G/North" Divn/MBRRB alongwith the following documents / information.

a) Copy of approved plan alongwith copy of IOD & C.C. from M.C.G.M. The name of the occupiers against concerned tenements proposed to be allotted in new building & due surplus area tenements should be clearly shown in the plan alongwith carpet area to be given. Matching statement i.e. Name of occupant, Room No., existing area & proposed allotted area.

b) The concerned Architect & NOC Holder/Developer should give certificate that the newly constructed building is in accordance with



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the plans approved by MCGM & the tenements constructed for rehabilitation of the occupiers of cessed building are as per the areas and amenities as prescribed in the agreement executed with the occupiers.

c) Certified copies of agreements executed & duly registered between the occupiers & NOC Holder/Developer.

d) Photographs of the newly constructed building taken from various angles.

16) NOC for full and final Occupation Certificate for any free sale building/component will be given only after all the old occupants, as certified by the Executive Engineer, "G/North" Divn/MBRRB including those who may be staying in the Board's transit camps (provided No Dues Certificate to the effect is granted by Estate Manager/TC), have been re-housed in the newly constructed building (s) by complying with the requirements as stated in Sr. No. 15 (a) to (d) above and only after surrendering surplus built-up area as per IIIrd Schedule of MH&AD Act, 1976, if any as specified in 11 (a) to (e).

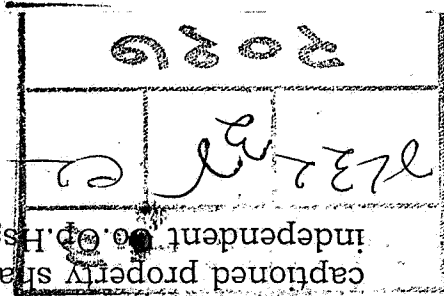
17) If it is subsequently found that the documents/information submitted with your application for NOC are incorrect or forged, mis-leading then this NOC will be cancelled and NOC holder will be held responsible for the consequences/losses, if any thereof if arises in future. If authenticity of no. of occupants prior to 13.06.1996 as per list found fake or bogus the surplus area will be worked out accordingly & the same will be binding on NOC holder. In such cases the NOC holder have to make good the losses if any to the Board.

18) In case of mix of the structures i.e. cessed & non cessed structures and if the area of non cessed structures existing prior to 30.09.1969, area of land component under non-cessed structure works out upto a limit of 25% of plot area, then FSI shall be considered on total plot area. If this area exceeds 25% of the total area, then area above 25% shall be deducted from plot area. FSI for deducted area shall be as per regulation 32 and the remaining plot area shall be as per 33(7).

19) The Board will not be held responsible for certifying the Built up area of non-cessed structures if any on the said property. The same shall be certified by your licensed architect, as this does not fall within the purview of the Board. The Built up area of non-cessed structures on the designated property, if any shall be verified by MCGM prior to issue of IOD.

20) Necessary trial pits, trial bores shall be taken at the captioned property to ascertain the bearing capacity of the soil and foundation shall be designed according to R.C.C. design of the new proposed building shall be prepared taking into account the aspect of Mumbai Seismic Zone and same should be got approved from R.C.C. consultant/structural Engineer, registered with MCGM.

21) As far as possible separate building for rehabilitation of existing tenants & for the purpose of free sale, taking into account the plot area of the captioned property shall be constructed. The NOC holder has to form the independent co. of Hsg. Society for rehab building of tenants as well as



for free sale component after giving possession to the existing tenants & prospective buyers.

22) If any tenant/occupant of existing building is staying in MBRR Board's Transit Camp then it shall be binding on the NOC holder to shift them from Transit Camp and provide them suitable alternate accommodation from the date of issue of NOC till rehabilitating them in newly constructed building at his risk and cost. The rent for tenant / occupant staying in Transit Camp shall be paid as per the prevailing policy of MHADA during intervening period.

23) The NOC holder shall execute enter into & duly registered the agreement for Permanent Alternative Accommodation with all the tenants / occupants certified MBRRB on the terms & conditions as agreed by & between NOC holder & tenants / occupants. The copy of such registered Permanent Alternative Accommodation agreements shall be submitted to MBRRB before applying for grant of NOC from MBRRB for obtaining Commencement Certificate from MCGM.

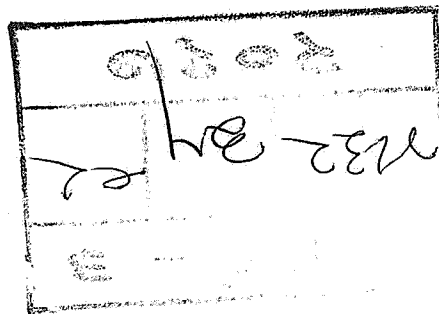
24) If the NOC holder proposes to construct separate buildings for rehab and free sale, then the Commencement Certificate for free sale buildings shall be issued only after the work of all rehab buildings reached above plinth. A corpus fund is to be created by the developer which will take care of the maintenance of the new building for a period of 10 years.

26) In order to complete the redevelopment project in time and to avoid dispute between tenants / occupants and Landlord / NOC Holder/ Developer with regard to Redevelopment as well as rent for temporary alternative accommodation. This office reserves right to incorporate additional conditions as and when required.

27) The applicant is required to update Property Card in their name prior to obtaining Commencement Certificate above plinth from MCGM and submit the copy of same to MBRRB.

28) The use of Room No.14 (1st floor) & 35 (2nd floor) has been certified as "NR" in the certified list by the Executive Engineer, "G/North" Divn/ MBRRB. The occupants of these rooms has given an Undertaking stating that they shall be provided "Residential" tenements in proposed new building instead of "NR" and in future they will not claim for any change in status of their rooms. Hence as per the provisions laid down in Govt. in Urban Development Department's Notification dated 25.01.1999 Clause No.13 of Appendix-III and Example No.17 of Government in Housing Department's GR dated 16.08.2010 the occupancy of Room No.14 & 35 is accepted as "R" instead of "NR".

Encl.: List of certified tenants.



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Sandra Harban
Vinod Rajendra
Vinod Rajendra

Prasanna Shitram

Kulkarni & Co / Sm
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In replying please quote No. and date of this letter.

MUNICIPAL CORPORATION OF GREATER MUMBAI



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

No. CHE/CTY/1604/G/N/337(NEW)

Municipal Office,

Mumbai

MEMORANDUM

To,

M/s. Sugee Three Developers LLP

102, Suraj Prakash Building, 86, Shankar Ghanekar Marg, Prabhadevi, Mumbai-400 025.

With reference to your Notice 337 (New) , letter No. dated. 17/11/2016 and

the plans, Sections Specifications and description and further particulars and details of your buildings at

Proposed redevelopment on property bearing C.S.No.1900 of Mahim division, Plot No.186, Building

No.252-252F, bearing Cess No.GN 4880(3), situated at Lady Jamsheji Road, (L.J. Road), Mahim,

Mumbai-400 028 known as "Vawda Building", CTS NO.1900 furnished to me under your letter, dated

17/11/2016. I have to inform you that, I cannot approve of the building or work proposed to be erected

or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai

Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

A: CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK.

1 That the commencement certificate under Section 44/69(1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.

2 That the builder / developer / owner shall not prepare a "debris management plan" showing the prospective quantum of debris likely to be generated, arrangements for its proper storage at the site, transportation plan of the agency appointed for the same, with numbers and registration numbers of vehicles to be deployed and the final destination where the debris would be loaded by them and submit the same to the Zonal Executive Engineer of S.W.M. Department and the same shall not be got approved before demolition of existing building or commencing any construction activity.

3 That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No. 38(27).

4 That the low lying plot will not be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murrum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side, before starting the work.

5 That the specifications for layout/ D.O./or access roads/ development of setback land will not be obtained from E.E. Road (Construction) (City) before starting construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from E.E.(R.C.)/ E.E.(S.W.D.) of City before submitting building completion certificate.

6 That the structural engineer will not be appointed. 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 accounting for seismic analysis as per relevant I.S. Code and for existing building showing adequacy thereof to take up additional load alongwith bearing capacity of the soil strata will not be submitted before C.C.

8 That the regular/sanctioned/proposed lines will not be got demarcated at site through A.E.(Survey)/ E.E.(T&C)/ D.I.L.R. before applying for C.C.

9 That the sanitary arrangements shall not be carried out as per Municipal Specifications, and drainage

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layout will not be submitted before C.C.

34 That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.

35 That the qualified/Registered Site supervisor through Architect/Structural Engineer will not be appointed before applying for C.C.

36 That All Dues Clearance Certificate from A.E,W,W, 'G/N' Ward shall not be submitted before issue of C.C.

37 That the premium/deposits as follows will not be paid - 1) Condonation of deficient open spaces.2) Staircase / Lift area benefit. 3)Development charges as per M.R.& T.P.(Amendment) Act,1992Insecticide charges.4) Payment of advance for providing treatment of construction site to prevent epidemic like dengue, malaria etc. to insecticide charges 'GN' Ward.5) Labour Welfare Cess 6) Additional Development Cess.

39 That the work will not be carried out strictly as per approved plan and in conformity with the D.C. Regulations in force.

40 That the N.O.C. from Tree authority shall not be submitted before asking for plinth C.C.

41 That the Janata Insurance policy or policy to cover the compensation claims arising out of Workmen's Compensation Act,1923 will not be taken out and a copy of the same will not be submitted before asking C.C. and renewed during the construction of work and owner / developer should submit revaliated Janata Insurance Policy from time to time.

44 That the N.O.C. from B.E.S.T. for sub station shall not be submitted.

45 That the fresh Tax Clearance Certificate from A.A. & C 'G/N' Ward shall not be submitted.

46 That letter from M.B.R.& R. Board confirming the exact surplus area to be surrendered to M.B.R.& R. Board shall not be submitted and amended plans shall not be submitted and got approved accordingly. That the footpath in front of plot shall not be repaired / restored once in a year or before occupation whichever is earlier.

47 That the remarks from H.E. Department shall not be submitted.

48 That the board shall not be displayed showing details of proposed work, name of owner, developer, Architect, R.C.C. consultant etc.

49 That the necessary remarks for training of nalla / construction of SWD will not be obtained from Dy.Ch.Eng.(S.W.D.) City and Central Cell before asking for plinth C.C.

50 That the N.O.C. from Dy.Ch.E.(S.P.) P&D for proposed sewer line shall not be submitted before C.C.

51 That the boundary shall not be got demarcated from C.S.L.R./D.I.L.R. and demarcation certificate shall not be submitted to this office.

52 That the copy of PAN card of the applicant shall not be submitted before C.C.

53 That the precautionary measures to avoid dust nuisance such as erection of G.I. sheet screens at plot boundaries upto reasonable height shall not be provided before demolition of existing structures at site.

54 That the N.O.C. from Collector of Mumbai for royalty for excavation work shall not be submitted before C.C.

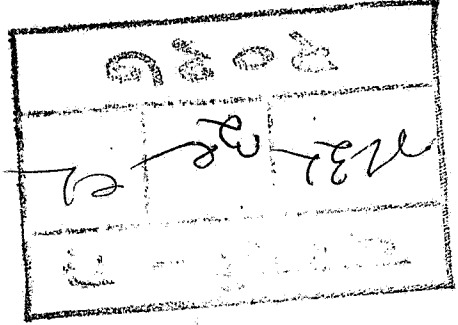
55 That the N.O.C. from MHADA shall not be submitted before C.C.

56 That the work shall not be carried out 6.00 am to 10.00 pm as per circular u/No.CHE/DP/7749/Gen dt. 07.06.2016.

57 That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall be complied with.

58 No main beam in a R.C.C. framed structure shall not be less than 230 mm wide. The size of the columns shall also not be governed as per the applicable I.S. codes.

59 All the cantilevers (Projections) shall not be designed for five times the load as per IS Code 1993-2002 including the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.



34 In R.C.C. framed structures, the external walls shall not be less than 230 mm if in brick masonry or 150 mm. autoclaved cellular concrete block excluding plaster thickness as circulated under No. CE/PD/11945/I of 2.2.2006.

35 That the remarks regarding formation level from Road Department shall not be submitted.
36 That the specification & design of Rain Water Harvesting scheme as per the State Govt.'s directives u/No.TPB-4307/396/CR-124/2007/UD-11 dated 6th June 2007 shall not be submitted.

37 That the requisition of clause No. 45 and 46 of D.C. Regn. 91 shall not be compiled with and records of quality of work, verification of report shall not be kept on site till completion of work.
38 That the registered Private Pest Control Agency for providing anti larval treatment at the construction site shall be appointed.

39 That all the conditions of E.(T.&C.) N.O.C. shall not be compiled before plinth C.C.
40 That all the conditions of C.F.O. N.O.C. shall not be compiled before plinth C.C.
41 That the services of Safety Officer to take care of all safeties during construction on construction site and around shall not be hired.

42 That the Third party insurance shall not be submitted.
43 That the Extra Water Charges & Extra Sewerage Charges shall not be paid.
44 That the Structural Stability Certificate from Registered Structural Engineer for U.G. Water tank slab for maneuvering of vehicles shall not be submitted.

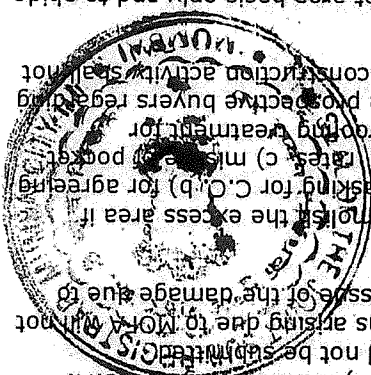
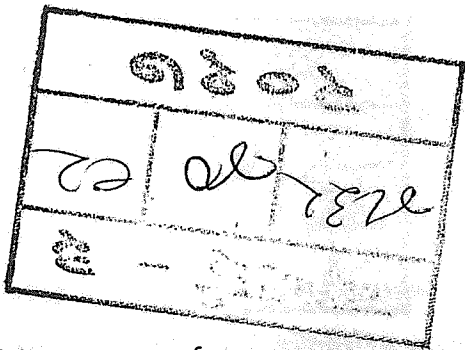
45 That the Structural Stability Certificate from Registered Structural Engineer for Mechanical puzzle system and Rotary parking system shall not be submitted.
46 That the Indemnity Bond:a)Indemnifying the Corporation for damages, risks, accidents, to the occupants and an Undertaking regarding no nuisance will not be submitted before C.C./starting the work. b) no nuisance due to contravening toilets shall not be submitted. c) Indemnifying M.C.G.M. against disputes, litigations, claims, arising out of ownership of plot shall not be submitted. d) Indemnifying the M.C.G.M. and its Officers from any legal complications arising due to M.O.A. shall not be submitted. e) Indemnifying MCGM against any litigation arising out of issue of the damage due to contravening toilet shall not be submitted.

47 That the registered undertaker: a) prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C./b) for agreeing to pay the difference in premium paid and calculated as per revised land rates. c) miscellaneous pocket terrace / part terrace / still shall not be submitted. d) adequate water proofing treatment for contravening toilets shall not be submitted before C.C. and apprising the prospective buyers regarding contravening toilet shall not be submitted. e) minimum Nuisance during construction activity shall not be submitted before C.C.

48 That the registered undertaker: a) to sell the tenements / flats on carpet area basis only and to abide by the provisions of Maharashtra Ownership Flats (Regulation of the promotion of construction, sale management and transfer) Act (MOFA), amended up to date and the Indemnity Bond indemnifying the M.C.G.M. and its Officers from any legal complications arising due to MOFA will not be submitted. b) not misuse the area of parking spaces and used for parking only shall not be submitted. c) the Stability Certificate from Registered Structural Engineer for Mechanical puzzle system and Rotary parking system shall not be submitted. d) not misuse the sloping terrace with 1:5 slope above NR shops and parking tower shall not be submitted. e) not misuse voids with cross beam shall not be submitted. f) hand over the excess parking spaces to MCGM free of cost in case full permissible F.S.I. is not consumed and C.C. will be restricted to RCC frame work only shall not be submitted. g) Owner shall not have any objection if the neighboring plot owner come for development with deficiency in open space. h) The condition shall be incorporated in the sale agreement with prospective buyers that the building under reference is constructed with open spaces deficiency. i) Indemnifying MCGM against any litigation, disputes, arising out of plot boundary issue.

49 The NOC from MMRC is valid for a period of one year from the date of issue of the NOC and will be renewed till the completion of construction of MRTS project or will be renewed till the occupancy certificate of the building under reference is issued whichever is earlier.
50 The design shall not be got proof checked from ITT Mumbai before plinth C.C. and work will not be executed accordingly.
51 That the construction activity for work of necessary piling shall not be carried out by employing modern techniques such as rotary drilling, micropiling etc. instead of conventional jack and hammer to avoid nuisance damage to adjoining buildings.

B: FOR LABOUR CAMP / TEMPORARY SHED



C: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C.

1 That the plinth dimensions/stilt height shall not be got checked from this office before asking for further C.C. beyond plinth.

2 That the Structural stability certificate through Regd. Structural Engineer regarding stability of constructed plinth shall not be submitted before asking for C.C. beyond plinth.

3 That the elevation treatment plan shall not be submitted & got approved.

4 That the design of road crust and construction of roads upto sub base level shall not be submitted. That the construction of road including storm water drain and footpath shall not be constructed.

6 That the compliance of necessary remarks for training of nalla / construction of SWD will not be submitted before granting full C.C. for the said building.

7 That the additional development cess shall not be paid before further C.C.

8 That every year before onset of the monsoon / revalidation of C.C., structural stability certificate of the work executed on site shall not be submitted by the appointed Registered Structural Engineer / Consultant, appointed by owner / occupier / society.

9 That all the structural members below the ground shall be designed considering the effect of chlorinated water, sulphar water, seepage water, etc. and any other possible chemical effect and due care while constructing the same will be taken and completion certificate to that effect shall not be submitted before granting further C.C. beyond plinth.

10 That the C.C. shall not be restricted for R.C.C. frame work only till the utilization of sale fungible.

11 That the Material Testing Report shall not be submitted.

12 That the yearly progress report of the work will not be submitted by the Architect.

13 That all the conditions of M.H.A.D.A. N.O.C. shall not be submitted before further C.C.

14 That the clearance from MHADA regarding shop No.13 which is kept in abeyance shall not be submitted before further C.C. above plinth.

15 That the Janata Insurance policy or policy to cover the compensation claims arising out of Workmen's Compensation Act, 1923 will not be taken out and a copy of the same will not be submitted before asking C.C. and renewed during the construction of work and owner / developer should submit

16 That the requisition of clause No. 45 and 46 of D.C. Regn. 91 shall not be compiled with and records of quality of work, verification of report shall not be kept on site till completion of work.

17 That the appointment and acceptance of Private Doctor for treatment of labour / staff.

18 That the board shall not be displayed showing details of proposed work, name of owner, developer, Architect, R.C.C. consultant etc.

19 That the amended remarks of the concerned authorities/ empanelled consultants for the approved plan, if differing from the plans submitted for remarks shall not be submitted for: a) S.W.D. b) Sewerage c) Water Work d) H. E. N.O.C.

20 That the certificate of the registered professional engineer stating that work is executed as per proof checked design from IIT Mumbai, shall not be submitted before FCC

D: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C.

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

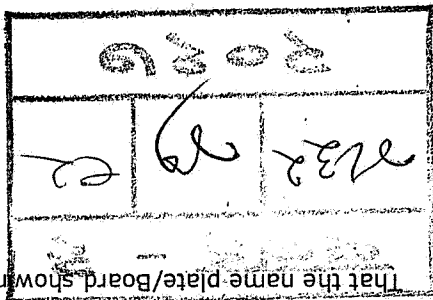
2 That the dust-bin will not be provided as per C.E.'s circular No.CE/9297/II of 26-6-1978.

3 That the drainage arrangement will not be made in consultation with E.E.(SWD) or as per his remarks and completion certificate will not be obtained and submitted before applying for occupation certificate.

4 That 10'-0" 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 un-built upon and will not be leveled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.

6 That the name plate/Board showing Plot No., name of the building etc. will not be displayed at a



prominent place.

7 That carriage entrance shall not be provided as per design of registered structural Engineer and carriage entrance fee shall not be paid.

8 That the parking spaces shall not be provided as per D.C. Regulation No.36.

9 That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.

10 That the N.O.C. from Inspector of Lifts, P.W.D., Maharashtra, will not be obtained and submitted to this office.

11 That final N.O.C. from concerned authorities/empanelled consultants for: a) S.W.D. b) S.P. (P and D) c) Water Works d) Tree Authority e) MHADA NOC f) C.F.O. NOC shall not be submitted before asking for occupation permission.

12 That the Fresh property card in the name of the owner shall not be submitted.

13 That the vermiculture bins for the disposal of wet waste as per design and specifications of organization or companies specialized in this field as per list furnished by Solid waste Management of M.C.G.M. shall not be provided.

14 That the installation of Rain Water Harvesting scheme as per the State Govt.'s directives U/No.-TPB-4307/396/CR-124/2007/UD-11 dated 6th June 2007 shall not be provided before applying for occupation permission.

15 That the additional development cess shall not be paid before O.C.

16 That the following documents shall not be compiled, preserved and handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should be handed over within a period of 90 days after granting occupation certificate by M.C.G.M. 1. Ownership documents; 2. Copies of I.O.D., C.C., subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans. 3. Copies of soil investigation reports. 4. R.C.C. details and canvass mounted structural drawings. 5. Structural Stability Certificate from Licensed Structural Engineer. 6. Supervision certificate issued by the Licensed Site Supervisor. 7. Building Completion Certificate issued by Licensed Surveyor/ Architect. 8. NOC and completion certificate issued by the C.F.O. 9. Fire safety audit carried out as per the requirement of C.F.O.

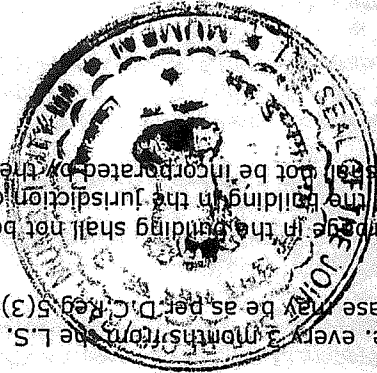
17 That the certified copy of sale agreement incorporating the following conditions shall not be submitted to this office a) That the prospective society / end user shall not preserve and maintain the documents / plans received from Owner / Developer / Architect and subsequently carry out necessary repairs / structural audit/ fire audit at regular interval and also present periodical structural audit reports and repair history, similarly to check and to carry out fire safety audit time to time as per requirement of C.F.O. through the authorized agency of M.C.G.M.

18 The registered undertaking and indemnity bond shall not be submitted stating that the conditions mentioned at Sr.No.17 will be incorporated in the sale agreement and the same will be informed to the prospective society/ end user.

19 That the supervision certificate shall be submitted periodically i.e. every 3 months from the L.S. / Engineer / Structural Engineer / Supervisor or Architect as the case may be as per D.C. Reg. 5(3)(ix) regarding satisfactory construction on site.

20 That dry and wet garbage shall not be separated and the wet garbage in the building shall not be treated separately on the same plant by residents / occupants of the building in the jurisdiction of MCGM. The necessary condition in sale agreement to that effect shall not be incorporated by the developer/owner.

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() That proper gutters and down pipes are not intended to be put to prevent water droppings from the leaves of the roof public street.
() That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements but not otherwise you will be at liberty to proceed with the said building or work at anytime before the date made under that Act at the time in force.
Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

Executive Engineer, Building Proposals,
Zone,
Wards.

SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

2. Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

3. Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-

"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth surface

- a) Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drainage from such building can be connected with the sewer than existing or thereafter to be laid in such street
- b) Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.) of such building.
- c) Not less than 92 ft. ([TownHall]) above Town Hall Datum.

4. Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes 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 or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation detected by the Assessor and Collector's Department.

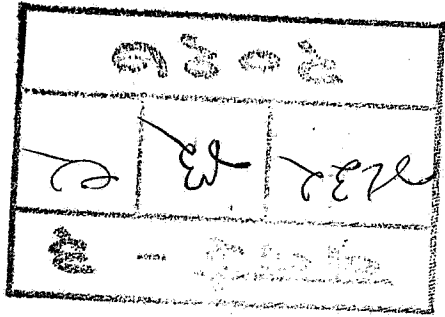
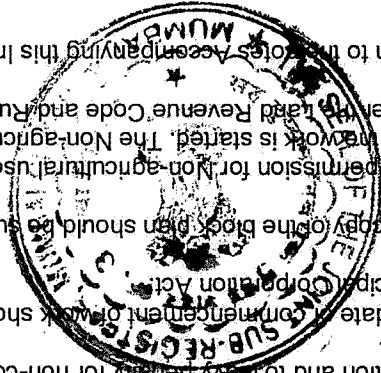
5. Your attention is further drawn to the provision of Section 353-A about the necessity of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permit before occupation and to levy penalty for non-compliance under Section 471 if necessary.

6. Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay 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 Suburban District before work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules there under.

Attention is drawn to the Notes Accompanying this Intimation of Disapproval.



No. EB/CE/ /BS /A/

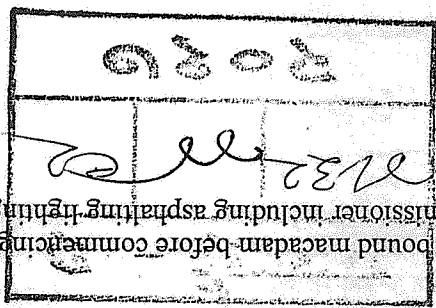
NOTES

- 1) The work should not be started unless objections are complied with
- 2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.

- 3) Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing construction material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
- 4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- 5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- 6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.

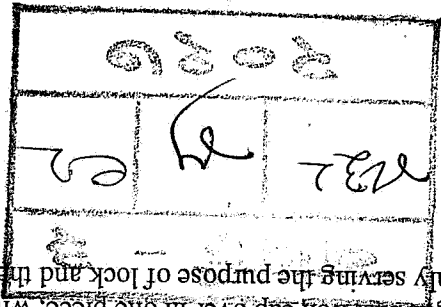
- 7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffolding, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.
- 8) The work should not be started unless the manner in obviating all the objection is approved in this department.
- 9) No work should be started unless the structural design is approved.
- 10) The work above plinth should not be started before the same is shown to this office. Sub-engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces of the open spaces of the area.
- 11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.

- 12) All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
- 13) No Building /Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) 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 sanction to the layout.
- 14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- 15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting, lighting and



drainage before submission of the Building Completion Certificate.

- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 12.5 cubic meters per 10 sq. meters below payment.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.
- (20) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be with drawn.
- (21) If it is proposed to demolish the existing structures be negotiations with the tenant, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
 - i. Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the areas in occupation of each.
 - ii. Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
 - iii. Plans showing the phased programme of constructions to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 Mt. and not more than 1.80 mt.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities where necessary is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the tanks and other appliances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbit prestesed with screw or dome shape



pieces (like a garden mart rose) with copper pipes with perforations each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.

31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.

32) a Louvers should be provided as required by ByeLaw No. 5 (b)

b Lintels or Arches should be provided over Door and Windows opening

c The drains should be laid as require under Section 234-1(a)

d The inspection chamber should be plastered inside and outside.

33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so as your own risk.

Executive Engineer, Building Proposals
Zones wards.

CHE/CTY/1604/G/N/337(NEW)

Copy To :- 1. AMIT GANPATRAO PAWAR

GROUND FLOOR, SATYANARAYAN PRASAD COMMERCIAL CENTRE, DAYALDAS ROAD, VILE

ARLE EAST, MUMBAI-400057

2. Asst. Commissioner G/North.

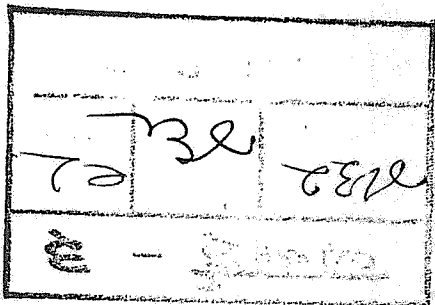
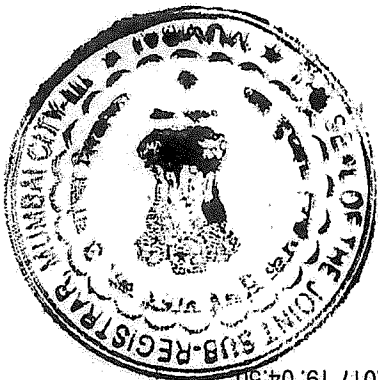
3. A.E.W.W. G/North,

4. Dy.A & C. City

5. Chief Officer, M.B.R. & R. Board G/North.

7. The Collector of Mumbai

Name: Vivek Tukar
Designation: Executive Engineer
Organization: Municipal Corporation, Greater Mumbai
Date: 07-03-2017 19:04:50

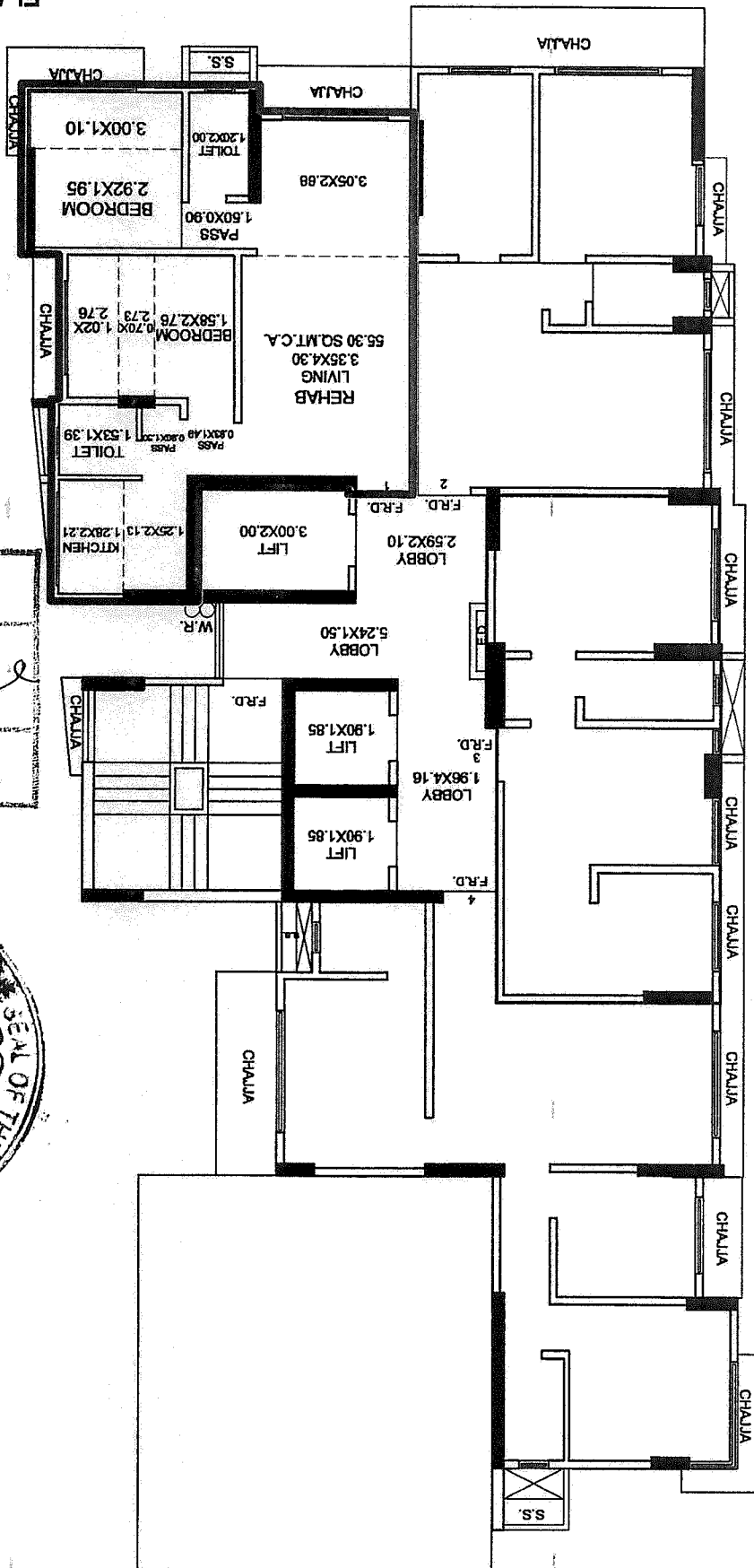


ROOSE
NO. 1900
52-252E
LADY JAN
MUMBAI-

<p>DESCRIPTION OF PROPOSAL</p>	<p>NAME & SIGNATURE OF DEVELOPER</p>	<p>PROPOSED REDEVELOPMENT OF PROPERTY BEARING C.S. NO. 1900 OF MAHIM DIVISION, PLOT NO. 186, BUILDING NO. 22-252F, BEARING CESS NO. GN 4880 (3), SITUATED AT NOY JAMSHETJI ROAD, (I J ROAD), MAHIM, MUMBAI- 400 028 KNOWN AS VAWDA BUILDING</p>
<p>NAME & ADDRESS OF ARCHITECT</p>	<p>NAME & SIGNATURE OF DEVELOPER</p>	<p>WORLD , MUMBAI 400 030.</p>
<p>NAME & ADDRESS OF ARCHITECT</p>	<p>NAME & SIGNATURE OF DEVELOPER</p>	<p>3RD FLOOR, NIRTON HOUSE, OPP.SASMIRA COLLEGE, DR. ANNIE BESANT ROAD, MUMBAI 400 030.</p>
<p>NAME & ADDRESS OF ARCHITECT</p>	<p>NAME & SIGNATURE OF DEVELOPER</p>	<p>GR.FLOOR, SATYANARAYAN PRASAD, COMMERCIAL CENTRE, DAYALDAS RD, VILLE PARLE(E), MUMBAI- 400 057.</p>

FLAT NO. = 1601
CARPET AREA = 595 SQ.FT.

16TH FLOOR PLAN



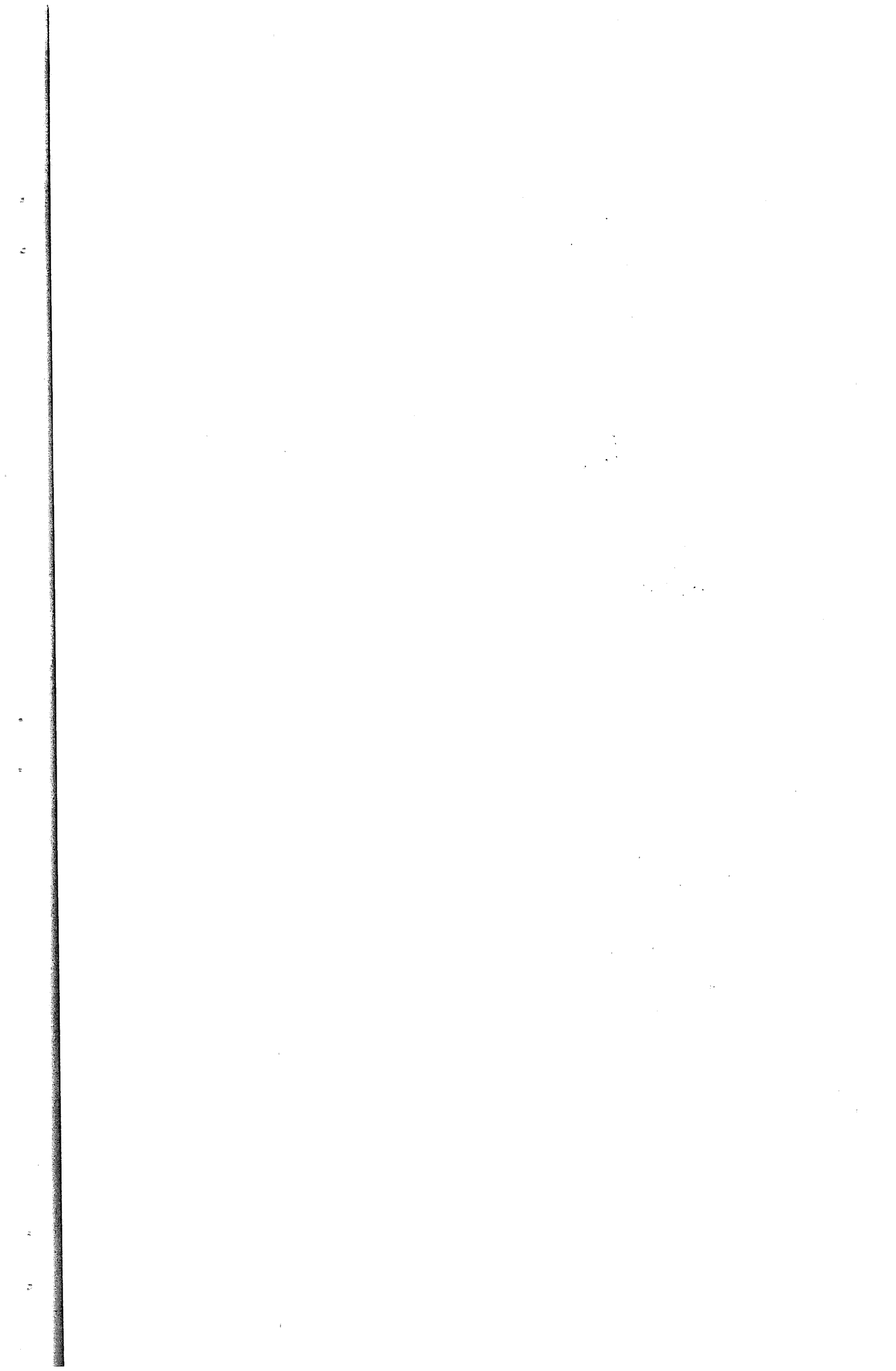
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PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

ANNEXURE 'D'



Annexure "E"

LIST OF PROPOSED AMENITIES FOR RESIDENTIAL

CIVIL:

- Accurately designed earthquake resistant R.C.C. work as per IS code
- 2 x 2 Vitrified flooring of reputed make (Living, bed, kitchen)
- (Johnson / Asian / Euro / Nitco)
- Flooring of good quality tiles in toilet with glazed tiles up to full height. (Johnson / Asian / Euro / Nitco)
- Granite platform for kitchen with glazed tile above kitchen platform up to windows sill level
- External masonry work shall have 6" thick brick work and minimum 4" thick brick work for internal walls
- Anti-Termite treatment for the entire Plinth area

ELECTRICAL:

- Concealed wiring with E.L.C.B. panels (Finolex / Polycab Wires)
- Suitably located telephone points
- Adequate Points for T.V, Lights, Fan and Switches (Anchor / Roma switches)
- Geyser point, Fridge point, Exhaust point, Washing Machine point, A/C point in Bedrooms, Water filter point (Roma / Legrand switches)

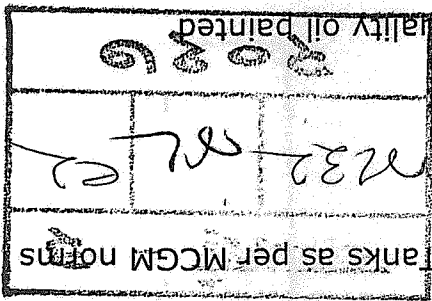
PLUMBING:

- Good quality concealed plumbing (Astral / Prince Pipes)
- Chrome plated fitting and fixtures (Jaquar / Aquel)
- Stainless steel kitchen sink.
- Branded sanitary ware fittings in Toilet (Hindware / Parryware / Simpolo)

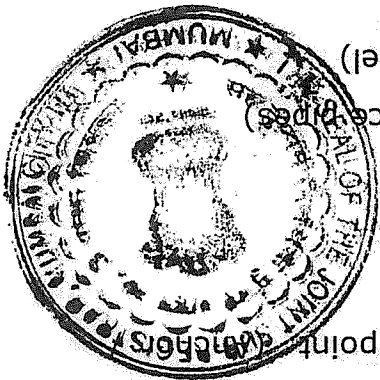
- Common Fire Fighting, UG / OH Tanks as per MCGM norms

CARPENTARY:

- Decorative main door
- All internal flush doors of good quality oil painted
- Aluminium Sliding windows with Powder coating



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- Marble sill for all Doors and Windows
- Accessories such as knobs, latches etc

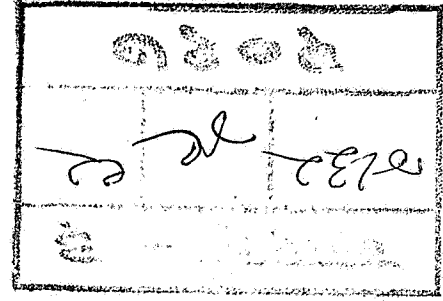
FINISH:

- All walls finished in Acrylic paint or equivalent (Asian Paints / Dulux / Nerolac)
- Water proofing treatment in toilets

COMMON FEATURES:

- Elevators (Schindler / Otis / Kone / any other equivalent brand)
- Elegant Entrance Lobby
- A new Compound wall with decorative main gate to plot
- Intercom facility
- Rain water harvesting
- Water proofing treatment on the Terrace
- Bore well or Ring well shall be provided subject to approval

(subject to change)



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2016
22-19-16



M/S. JDS ASSOCIATES
(A.O.R.)
Jaibhuvan Builders Pvt. Ltd.
Dikshit Realtors Pvt. Ltd.
SaiAmey Properties Pvt. Ltd.
501, Shree Sai Nirmala CHS Ltd., Opp. Shardashram Soc., Baburao Parulekar Marg, Dadar (W), Mumbai - 400 028.

Tenant's Name Prasanna Shreevan Kulkarni
Maintenance Charges 368 x 2 = 736
Rent of the Shop/House No. 8 Situated at Vawda Bldg., Plot No. 186, C. S. 1900, of Mahim Division, L. J. Road, Shivaji Park, Dadar (W), Mumbai-28, Occupied by you as monthly Rent for the month of Jan. 16 to Feb. 2016. Including all occupier taxes ₹ Seven Hundred Three Six only
Received by: Cash
Date: 3/3/2016
Signature [Signature]
E.F. & Contents Received

Bill No.: 511
Date: 29/2/16

SA
क्रमांक

SA

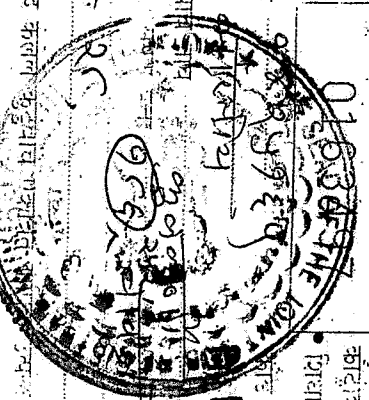
अन क्रमांक
क्रमांक

कृद्व प्रमुखा
क्रमांक

क्रमांक

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मरुद कलन कृद्व प्रमुखा क्रमांक

मरुद कलन कृद्व प्रमुखा क्रमांक
मरुद कलन कृद्व प्रमुखा क्रमांक



कांदायक पुर्वदापत्रिका/शिवापत्रिका
शिवावाटप क्षेत्र/शिवापत्रिका

क्रमांक
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मिनिडर पत्र / केंद्र

कृद्व प्रमुखा क्रमांक
मरुद कलन कृद्व प्रमुखा क्रमांक

युनिटांची संख्या

मूळ मुलं युनिट अर्धकात्रांची संख्या

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युनिटांची संख्या	निर्देशक	शिवावाटप	पुर्वदापत्रिका	शिवापत्रिका
मूळ मुलं युनिट अर्धकात्रांची संख्या	निर्देशक	शिवावाटप	पुर्वदापत्रिका	शिवापत्रिका



2515092000

निर्देशक / पुर्वदापत्रिका अर्धकात्रांची संख्या
शिवापत्रिका क्रमांक

मरुद कलन कृद्व प्रमुखा क्रमांक
मरुद कलन कृद्व प्रमुखा क्रमांक

अन्न, सागर, पुर्वदापत्रिका व मरुद कलन विभाग

शिवापत्रिका क्रमांक

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क्रमांक	नाम	वय	पुर्वदापत्रिका क्रमांक	शिवापत्रिका क्रमांक
1)	पुर्वदापत्रिका	29	2515092000	2515092000
2)	शिवापत्रिका	30	2515092000	2515092000
3)	मरुद कलन	31	2515092000	2515092000
4)	अर्धकात्रांची संख्या	32	2515092000	2515092000

शुल्क—मूळ पत्रिकेस पाच रुपये, दुय्यम पत्रिकेस दहा रुपये.

ELECTION COMMISSION OF INDIA

भारत निर्वाचन आयोग

IDENTITY CARD

श्रीलक्ष्मण

MT/06/34/010135



Electors Name : Kulkarni Prasanna

भादरार्थ नाव : कुलकर्णी प्रसा

Fathers / Mothers /

Husbands Name : Shriram

वडील/आई/पतीचे नाव : श्रीराम

Sex M

लिंग पुरु

Age as on 1.95

1.95 रोजी वय

38

2006		
	M3242	22

Address / पत्ता

G/8, Mu. H. No. 252 F Wavda Building

Lady Jamsheji Road (West)

Bombay

द/8, मु. ह. नं. 252 एफ वावडा बिल्डिंग

लेडी जामशेजी रोड (पश्चिम)

मुंबई



Electoral Registration Office

For 34 Mahim Assembly Constituency

भादरार्थ नॉर्वी अर्थिका

34 माहिम विधान क्षेत्रादखता कार्यालय

Place / स्थळ Bombay / मुंबई

Date / दिनांक 11.04.96

This card may be used as an identity card under different Government schemes.

हे पत्र शासनाच्या विविध योजनांसाठी ओळखपत्र म्हणून

उपयोगिता असू शकते.

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भारत निर्वाचन आयोग

आधार - सामान्य मागसाठी अधिकार

4853 9078 3321



वसन्त शीराम कुकर्णी
Prasanna Shriram Kulkarni
जन्म तारीख / DOB : 06/06/1957
लिंग / Male

भारत सरकार
Government of India

आधार - सामान्य मागसाठी अधिकार

4853 9078 3321

आपला आधार क्रमांक / Your Aadhaar No. :



SE071625985FT



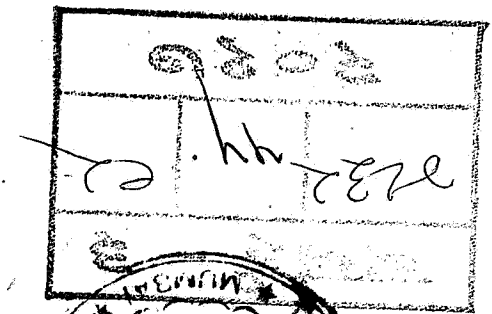
Ref: 432 / 28D / 157346 / 157434 / P

To,
वसन्त शीराम कुकर्णी
Prasanna Shriram Kulkarni
S/O: Shriram Kulkarni
252/8, Wavada Building
L.J Road
Near Shivaji Park Dadar (West)
Mumbai
Bhawani Shankar Mumbai
Maharashtra 400028
9820555681

24/07/2013

नोंदविण्याचा क्रमांक / Enrollment No 1211/76007/00772

भारत सरकार
भारतीय रिजिस्ट्रार जनरल
Lique Identification Authority of India
Government of India



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बृहन्महानगरपालिका आणि परिवहन उपक्रम

(बृहन्महानगरपालिका)

बस भवन, पो.वा. व. १९२, बस मार्ग, कुलाबा, मुंबई-४०० ००९.

प्रासन्ना श्रिराम कुलकर्णी

प्रासन्ना श्रिराम कुलकर्णी	प्रासन्ना श्रिराम कुलकर्णी	प्रासन्ना श्रिराम कुलकर्णी	प्रासन्ना श्रिराम कुलकर्णी
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अवकाश	वीज प्रदाता खाते नं. 24194515/24146262 Ext - 515	वीज वारी / अंतिम वारी	South - 22814996 North - 24194578	पसून/काट काटल	24444242 / 24166611
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आवक्या विभागातील विद्युत् कटौती

आवक्या विभागातील विद्युत् कटौती केल्या जाईल. याबाबतची माहिती घ्यावी. याबाबतची माहिती घ्यावी.

आवक्या विभागातील विद्युत् कटौती केल्या जाईल. याबाबतची माहिती घ्यावी. याबाबतची माहिती घ्यावी.

EASE OF DOING BUSINESS

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MESSAGES

For BEST's electric bill payments, new meter connection, customer complaint, etc. kindly download BEST's new App "MIBEST" from Google Play Store. For free Emergency Ambulance Service, Dial toll free number "108". Initiative of Government of Maharashtra.

आवक्या विभागातील विद्युत् कटौती केल्या जाईल. याबाबतची माहिती घ्यावी. याबाबतची माहिती घ्यावी.

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भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

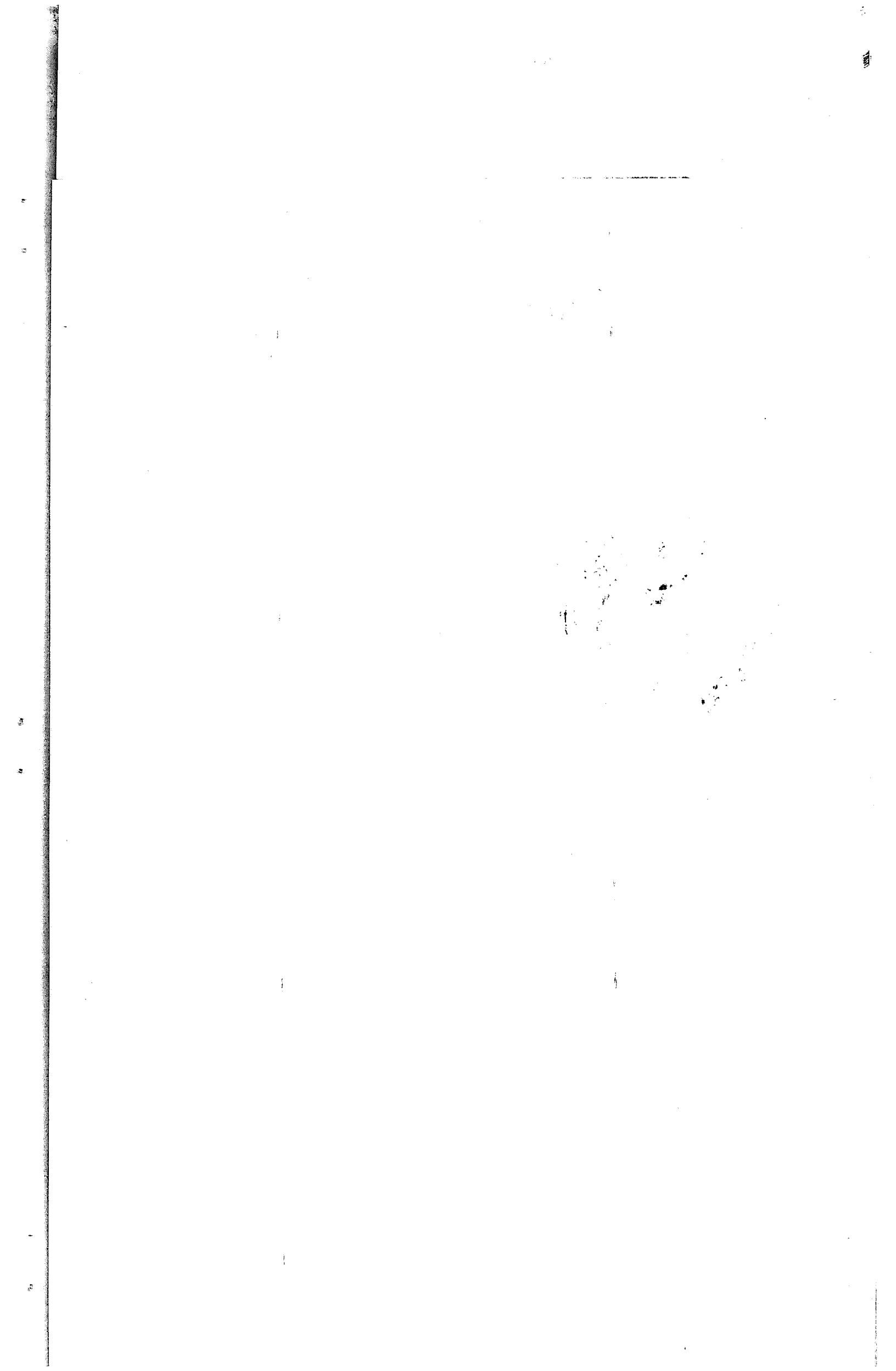
कूलकारनी प्रसानना शिराम
SHIRAM BHIKAJI KULKARNI

06/06/1957
Permanent Account Number-

AWOPK6020A

Signature

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issues, res
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KWI
ROUGH
Tariff Plan
04/2017 / to 05/2017
06/2017
58.00
9860102301



No. 1990/MUMB/2016/MUMBAI NOTED. — 2016 ISSUED BY THE DEPUTY
 COLLECTOR URBAN AND SPECIAL TENURE ACQUISITION MUMBAI CITY COUNCIL FILE
 NO. 1172/2016
 20/1-1-20/5-7-16 ASSTT. SURVT. 20/8-7-16 SURVT. M.C.S.A.L.R.

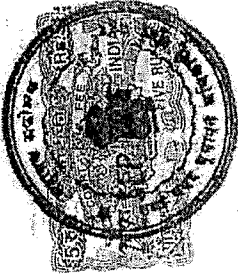
for first 10 Years
 (i) 1-8-1971 to 31-7-1981 Rs. 39.00 P.A.
 (ii) 1-8-1981 to 31-7-1991 Rs. 287.00 P.A.
 (iii) 1-8-1991 to 31-7-2001 Rs. 494.00 P.A.
 (iv) 1-8-2001 to 31-7-2011 Rs. 741.00 P.A.
 For last 10 Years
 (v) 1-8-2011 to 31-7-2021 Rs. 988.00 P.A.

(Rectangular "I" brackets above entry deleted)

Note :- This is a true copy of the extract of C.S. Register which forms part of this office record
 and the area of the property referred to therein is 711.89 Sq. meters.

Name of Applicant: **MANISH B. SINGHAP**
 Date of Application: **20/09/2016**
 Fee recovered: **Rs. 4444100.00**
 Reference of Issue: **22390720168**
 Date of issue : **23 SEP 2016**

Superintendent
 Mumbai City Survey and Land Records

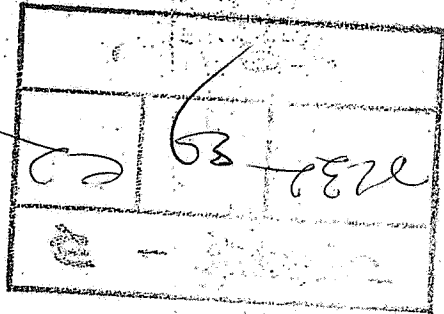


NOTE:- LAND REVENUE IS IN
 ARREARS
 23-9-2016
 Assistant Superintendent
 City Survey Officer No. 1/2 Mumbai.



Handwritten notes and stamps in a rectangular box, including the number '232-80' and other illegible markings.

कलम २७७ अन्वये धारकाने अर्जित के



कलम २७७



दिनांक - ०३/११/२०१७

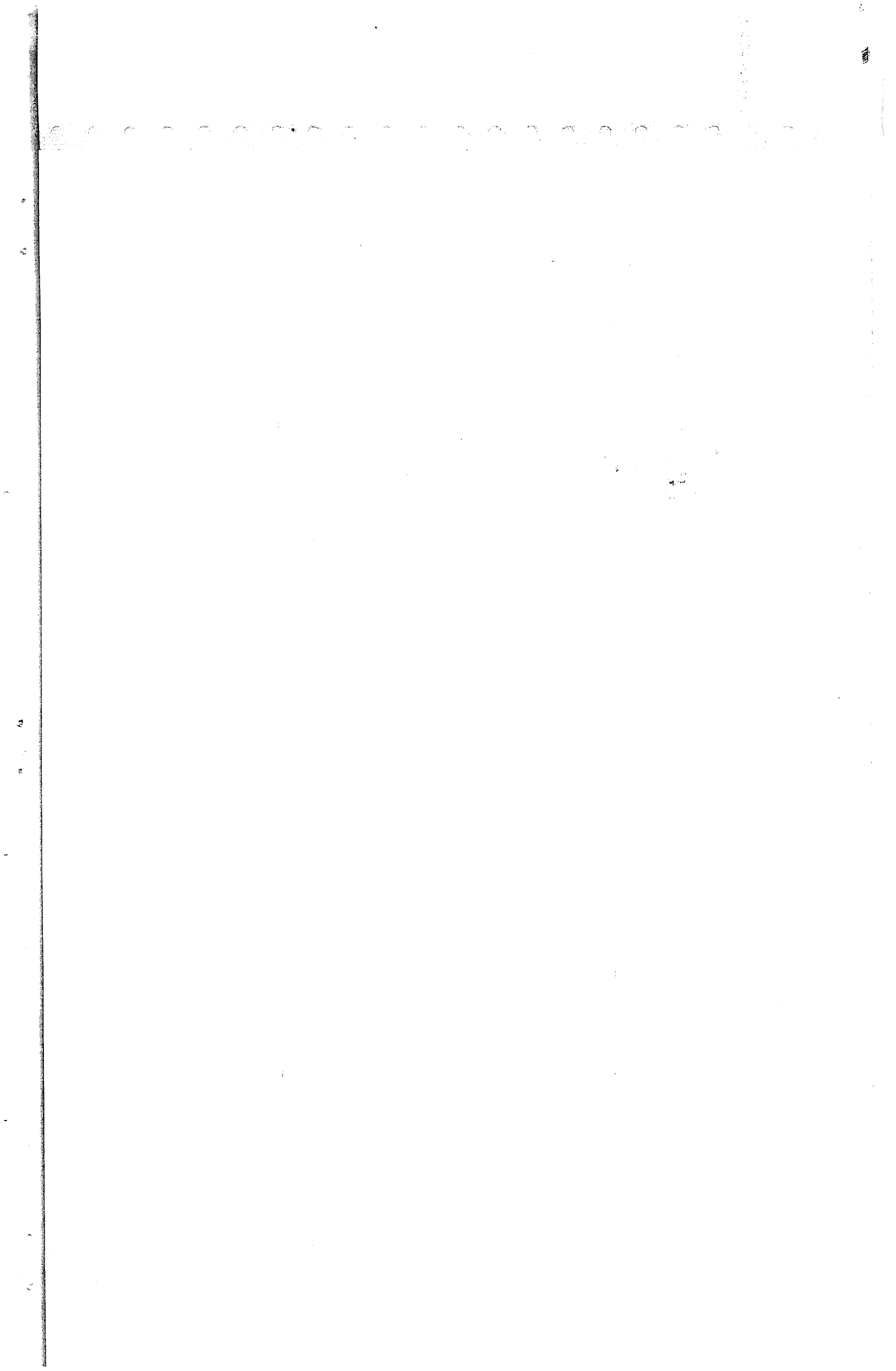
राष्ट्रिय धारक मला जाणव आहे.

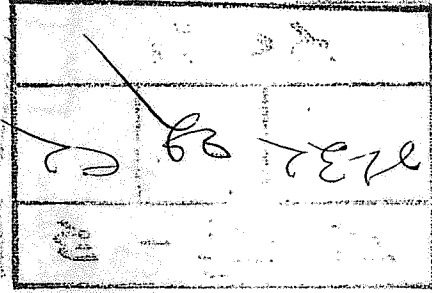
कथन चुकीचे आढळून आल्यास नोंदणी अहिल्यास १००८ ची कलम ८२ अन्वये शिक्षेची भीषण
सदरचे कलमिखत्यापत्र पूर्णपणे खेप अर्जाने उपरोक्त कर्मी करवल्यास भीषण आहे. सदर
मथन झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कलमिखत्यापत्र रद्द झालेले उरवलेले नाही.
याची कलमिखत्यापत्र रद्द केलेले नाही किंवा कलमिखत्यापत्र लिहून देणारे व्यक्तीची कोणतीही
आदर केला आहे निष्पादीत करून कर्तव्यजाच दिले आहे. सदर कलमिखत्यापत्र लिहून देणारे
धारक मला दिलेल्या कलमिखत्यापत्राच्या आधारे भी, सदर रत्न नोंदणीस

श्री. राजेश चंद्र शिंदे यांचे कार्यालय
श्री. राजेश चंद्र शिंदे यांचे कार्यालय
श्री. राजेश चंद्र शिंदे यांचे कार्यालय

श्री. राजेश चंद्र शिंदे

for first 10 Years
(i) 1-8-1971 to 31-7-1981 Rs. 500
(ii) 1-8-1981 to 31-7-1991 Rs. 200
No. 1796/2016/2016/MUMBAI METRO. - 2016 ISSUED BY THE METRO
COLLECTOR, METRO AND SPECIAL TREASURY, METRO CITY CORP. LTD.
MUM. MET. NO. 112/2016





Tuesday, January 31, 2017

3:55 PM

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

धावती

धावती क्र.: 686 दिनांक: 31/01/2017

धावते नाव: गीतर परेस

दस्तावेजाचा अग्रक्रमांक: बवई-3-601-2017

दस्तावेजाचा प्रकार: फलसुखकारपत्र

धावर करणाऱ्याचे नाव: निशांत सुभाष देशमुख --

नोंदणी फी

₹. 100.00

दस्तु हस्ताक्षरांची

₹. 440.00

पुस्तकी संख्या: 22

एकूण:

₹. 540.00

आपणास मूळ दस्त, धावतेस लिट, पुस्तकी-२ अंदाजे

५:११ PM हात वेळस मिळेल.

सर्व हस्ताक्षर निवडक, बवई-३

धावतेस मुल्य: ₹. 1/-

भावादना ₹. 0/-

धावतेस पुस्तकी शुल्क: ₹. 500/-

१) द्याकामा प्रकार: By Cash रकम: ₹ 100/-

२) द्याकामा प्रकार: By Cash रकम: ₹ 440/-

DELETED

DELETED



CHALLAN
MTR Form Number-6

GRN MH008102252201617E BARCODE 31012017141512 Form ID 25.2
Date 31/01/2017-14:15:12 Payer Details

Department Inspector General Of Registration		Stamp Duty		Type of Payment Stamp Duty	
Office Name BOM2_JT SUB REGISTRAR MUMBAI CITY 2		Full Name NISHANT SUBHASH DESHMUKH		PAN No.(if Applicable)	
Location MUMBAI		Flat/Block No. 102, Suraj Prakash,		TAX ID (if Any)	
Year 2016-2017 One Time		Amount in Rs. 500.00		Road/Street 86, Shankar Ghanekar Marg,	
Account Head Details		Area/Locality Next to Ravindra Natya Mandir, Pr		Town/City/District abhadavi, Mumbai	
0030045501 Sale of Nonjudicial Stamp		PIN 4 0 0 0 2 5		Remarks (if Any)	
SecondPartyName=ABHUEET CHAVAN AND OTHER-		Amount in Five Hundred Rupees Only		Words	
Total 500.00		FOR USE IN RECEIVING BANK		Cheque-DD Details	
BANK OF MAHARASHTRA		Bank CIN		Bank Branch BANK OF MAHARASHTRA	
Rel. No. 02300042017013154889		Date 31/01/2017-14:15:55		Cheque/DD No.	
430518098		Not Verified with Scroll		Name of Bank	
Mobile No. Not Available		Scroll No. , Date		Name of Branch	

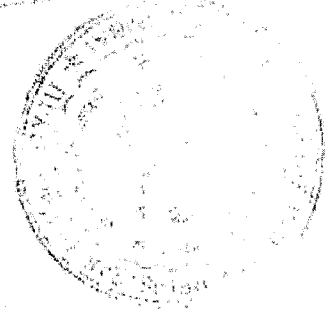
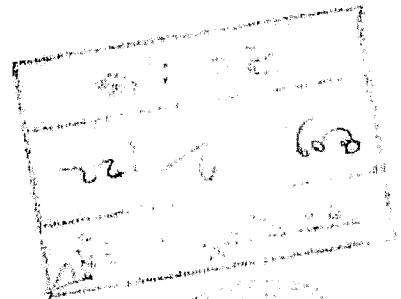
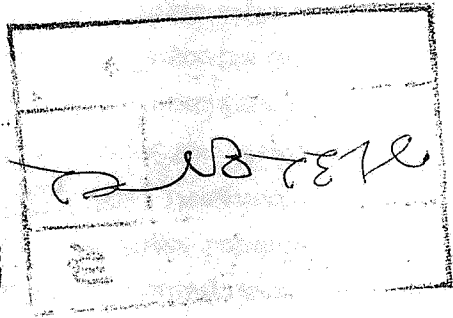


Signature



31012017 14:15:55

2232-28
22



TO ALL TO WHOM THESE PRESENTS SHALL COME, I

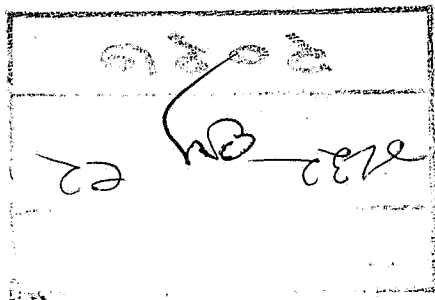
NISHANT SUBHASH DESHMUKH, Indian inhabitant of Mumbai residing at 17, Shradha Bldg, K.W. Chitale Path, Nr. Portuguese Church, Dadar (W), Mumbai - 400 028 and having office at 102, Suraj Prakash, 86, Shankar Chankar Marg, Next to Ravindra Natya Mandir, Prabhadevi, Mumbai 400 025 in my personal capacity and as proprietor of M/s. Sugee Developers and/or as the Director of Sugee Realtors Private Limited and Sugee Builders Pvt. Ltd. Sugee Estates Pvt. Ltd. and Sugee Enterprises Pvt. Ltd. and Sugee Landmarks Pvt. Ltd. and N.D. Entertainment Pvt. Ltd. Designated partner of M/S. Sugee Realtors One LLP, M/S. Sugee Two Developers LLP, M/S. Sugee Three Developers LLP, M/S. Sugee Four Developers LLP, M/S. Sugee Five Developers LLP, M/S. Sugee Six Developers LLP, M/S. Sugee Seven Developers LLP, M/S. Sugee Eight Developers LLP, M/S. Sugee Ten Developers LLP, M/S. Sugee Eleven Developers LLP, M/S. Sugee Twelve Developers LLP and M/s Sugee Vinayak Developers LLP and Authorised Signatory of Sugee Developers Pvt. Ltd. or any other

entity to be formed in which I shall be the Director of any public or private limited company or partner of any partnership firm or acting as a Constituted Attorney holder for and on behalf of the executor vide such Power of Attorney/s, **SEND GREETINGS:**

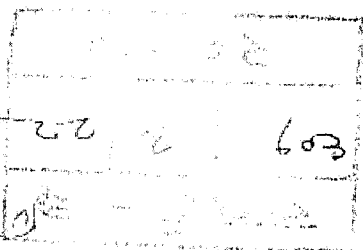
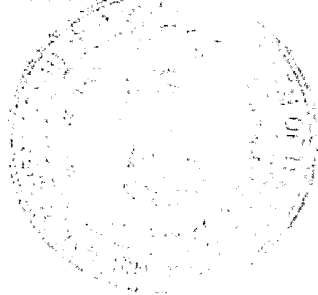
Nishant Deshmukh

Abhijeet Chavan

Saurabh Rasam



POWER OF ATTORNEY



Saurabh Rasam

Saurabh Rasam

Abhijeet Chavan

Abhijeet Chavan

Mishant Deshmukh

Mishant Deshmukh

Agreements for Alternate Accommodation, Indemnity Bond, Agreement, Deed Of Mortgages, Deed Of Cancellations, Agreement, Tenancy Agreement, Leave and License Sale Deeds, Joint Development Agreement, Supplementary Of Rectification, Gift Deed, Release Deed, Power of Attorneys, Deed of Conveyances, Development Agreements, Deed

district in Maharashtra and India various Agreements for Registrar/Sub-registrar of Assurances at Mumbai and other

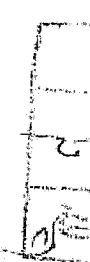
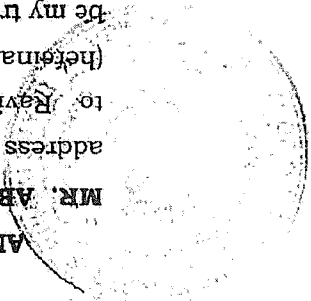
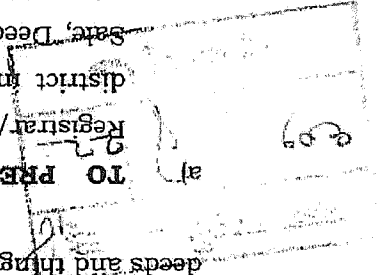
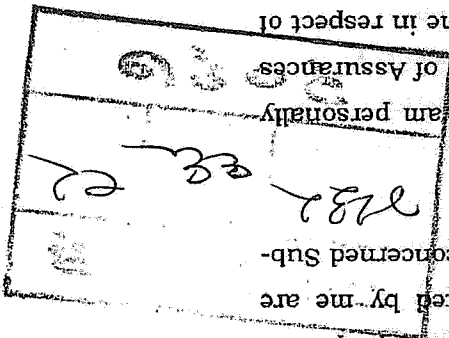
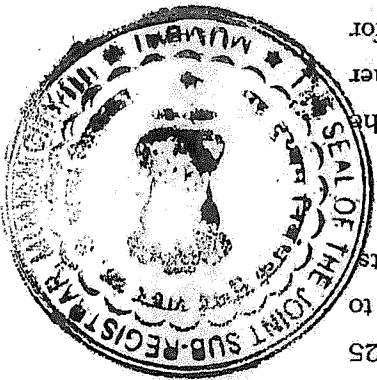
TO PRESENT AND LODGE in any officer of the deeds and things viz:

be my true and lawful attorney to do all or any of the following acts (hereinafter referred to as "said Attorneys") jointly and severally, to to: Ravindra Naya Mandir, Prabhadevi, Mumbai 400 025 address at 102, Suryaj Prakash, 86, Shankar Chankar Marg, Next MR. ABHJEET CHAVAN AND MR. SAURABH RASAM, having AND WHEREAS accordingly, I am desirous of appointing

said attorneys have agreed to do. Maharashtra for registering the documents on my behalf and which Registrar/Sub-registrar at Mumbai and other districts in jointly and severally, as my attorney to attend any office of the appointing MR. ABHJEET CHAVAN and MR. SAURABH RASAM, the aforesaid companies/firms. I am therefore, desirous of for registration of the said documents executed by me in respect of

unable to appear before the concerned sub-registrar of Assurances AND WHEREAS due to my pre-occupation, I am personally registrar of assurances.

required to be lodged for registration in the office of concerned Sub- at Mumbai, Maharashtra. Said documents executed by me are Undertaking and other documents in respect of various properties Agreements for Alternate Accommodation, Indemnity Bond, and License Agreement, Deed Of Mortgages, Deed Of Cancellations, Agreement, Supplementary Agreement, Tenancy Agreement, Leave Deed, Power of Attorneys, Sale Deeds, Joint Development Development Agreement, Gift Deed, Release execute and sign various Agreements for Sale, Deed of Conveyances, WHEREAS during the course of business I am required to



Undertaking and other documents executed by me in my personal capacity or as the Director or partner of the company or firm ;

b) **TO ADMIT** execution various Agreements for Sale, Deed of Conveyances, Development Agreements, Deed Of Rectification, Gift Deed, Release Deed, Power of Attorneys, Sale Deeds, Joint Development Agreement, Supplementary Agreement, Tenancy Agreement, Leave and License Agreement, Deed Of Mortgages, Deed Of Cancellations, Agreements for Alternate Accommodation, Indemnity Bond, Undertaking and other documents on my behalf and do all thing necessary to fully and effectually registering the said documents which will be executed by me.

c) Receive back the said documents from the Sub-Registrar of Assurance and or any other Competent Authority and give effective and valid receipt and discharge thereof.

d) Apply for and obtain certified copies or true copies of such documents, when duly registered.

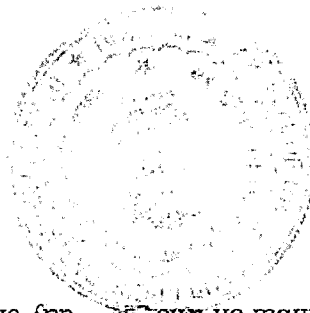
AND GENERALLY to do all other acts, deeds and things which my attorneys may require or deem expedient to be done or performed in order to carry out the intents of this Power of Attorney;

AND I DO HEREBY agree to ratify and confirm all and whatever my said attorney shall or purport to do or cause to be done by virtue of these presents.

and seal at Mumbai on this 31st day of January, 2017.



2232	30	21



2232	30	21

Nishant Deshmukh

(Signature)

Abhijeet Chavan

(Signature)

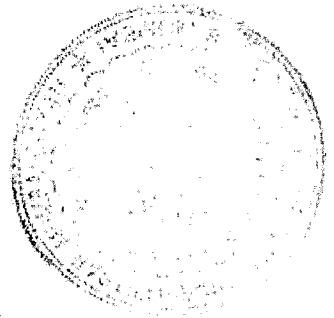
Saurabh Rasam

(Signature)



2020	
22	23/11/20
2	23/11/20

10	2020
22	23/11/20
2	23/11/20



Saurabh Rasam



2) SAURABH RASAM
The Specimen Signature of the said

Abhijeet Chavan



1) ABHJEET CHAVAN
The Specimen Signature of the said

Accepted by



SIGNED AND DELIVERED

by the withnamed

NISHANT SUBHASH DESHMUKH

In the presence of

(Signature)

2) *(Signature)*
1) *(Signature)*



SUGEE REALTORS PVT. LTD.

AN EXTRACT FROM THE MINUTES OF THE MEETING OF THE DIRECTORS OF SUGEE REALTORS PVT LTD. HELD AT 5:30 PM ON FRIDAY 15TH JULY, 2016 AT THE REGISTERED OFFICE OF THE COMPANY AT 102, SURAJ PRAKASH, 86, SHANKAR GHANEKAR MARG, PRABHADDEVI, MUMBAI - 400025.

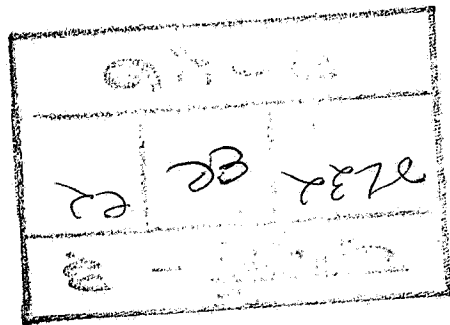
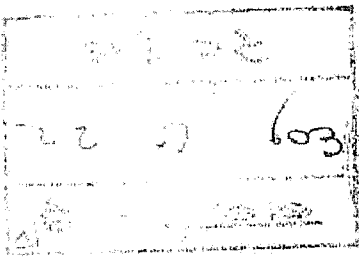
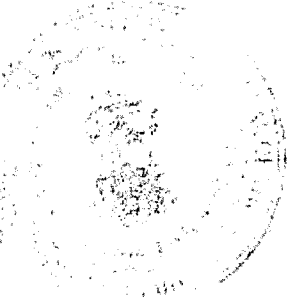
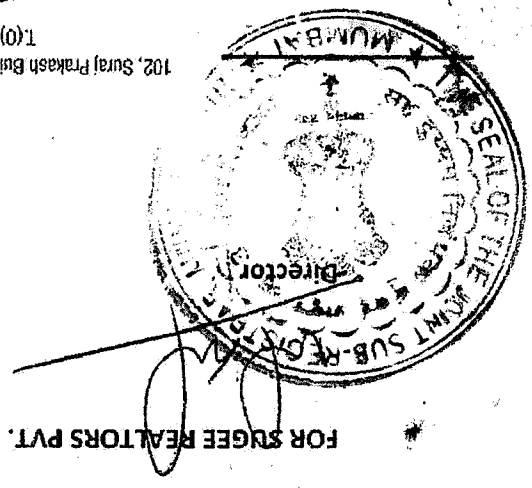
"RESOLVED THAT SHRI. ABHIJIT CHAVAN AND SHRI. SAURABH RASAM, are hereby authorized on behalf of the company to admit and appear before the concerned sub-registrar of Assurances for registration of the various documents viz. Agreements for Sale, Deed of Conveyances, Development Agreements, Deed Of Rectification, Gift Deed, Release Deed, Power of Attorneys, Sale Deeds, Joint Development Agreement, Supplementary Agreement, Tenancy Agreement, Transfer of Tenancy, Agreement, Lease Agreement, Leave and license Agreement, Deed Of Mortgages, Deed Of Cancellations, Agreements for Alternate Accommodation, Indemnity Bond, Undertaking, Deed of Reconveyances and other documents in respect of various properties at Mumbai City & Suburbs, Maharashtra executed by the Directors of the company.

Draft of the Power of Attorney required for the aforesaid is placed before the Board and approved by the Board.

Mr. Nishant Deshmukh the Director of the Company is hereby authorized to sign and execute the aforesaid Power of Attorney and register the same before the concerned sub-registrar of Assurances at Mumbai.

Certified to be true,

FOR SUGEE REALTORS PVT. LTD.



102, Suraj Prakash Building, 86, Shankar Ghanekar Marg, Prabhadevi, Mumbai 400025, India.
T(0) : +91-22-2439 0400/99* (F) : +91-22-2439 0400
CIN : I14540MMH2911PTC2009273



SUGEE BUILDERS PRIVATE LIMITED

AN EXTRACT FROM THE MINUTES OF THE MEETING OF THE DIRECTORS OF SUGEE BUILDERS PRIVATE LIMITED HELD AT 5:30 PM ON FRIDAY 15TH JULY, 2016 AT THE REGISTERED OFFICE OF THE COMPANY AT 102, SURAJ PRAKASH, 86, SHANKAR GHANEKAR MARG, PRABHADDEV, MUMBAI - 400025.

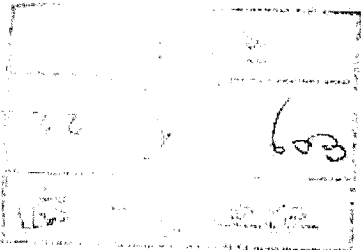
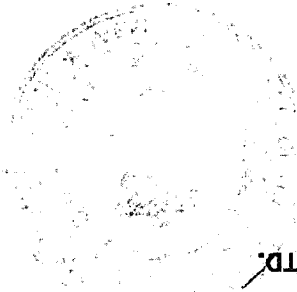
"RESOLVED THAT SHRI. ABHIJIT CHAVAN AND SHRI. SAURABH RASAM, are hereby authorized on behalf of the company to admit and appear before the concerned sub-registrar of Assurances for registration of the various documents viz. Agreements for Sale, Deed of Conveyances, Development Agreements, Deed Of Rectification, Gift Deed, Release Deed, Power of Attorneys, Sale Deeds, Joint Development Agreement, Supplementary Agreement, Tenancy Agreement, Transfer of Tenancy, Agreement, Lease Agreement, Leave and license Agreement, Deed Of Mortgages, Deed Of Cancellations, Agreements for Alternate Accommodation, Indemnity Bond, Undertaking, Deed of Reconveyances and other documents in respect of various properties at Mumbai City & Suburbs, Maharashtra executed by the Directors of the company.

Draft of the Power of Attorney required for the aforesaid is placed before the Board and approved by the Board.

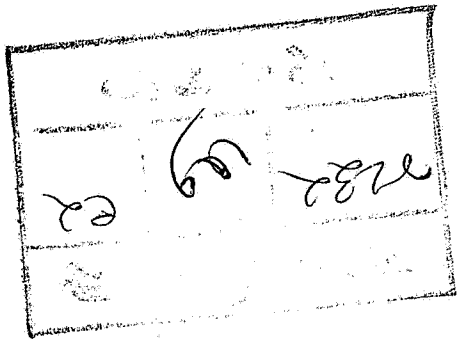
Mr. Nishant Deshmukh the Director of the Company is hereby authorized to sign and execute the aforesaid Power of Attorney and register the same before the concerned sub-registrar of Assurances at Mumbai.

Certified to be true,

FOR SUGEE BUILDERS PVT. LTD.



102, Suraj Prakash Building, 86, Shankar Ghanekar Marg, Prabhadevi, Mumbai 400025, India. T/(O) : +91-22-2439 0400/99* (F) : +91-22-2439 0400



AN EXTRACT FROM THE MINUTES OF THE MEETING OF THE DIRECTORS OF SUGEE ENTERPRISES PRIVATE LIMITED HELD AT 5:30 PM ON FRIDAY 15TH JULY, 2016 AT THE REGISTERED OFFICE OF THE COMPANY AT 102, SURAJ PRAKASH, 86, SHANKAR GHANEKAR MARG, PRABHADEVI, MUMBAI - 400025.

SUGEE ENTERPRISES PRIVATE LIMITED



"RESOLVED THAT SHRI. ABHJEET CHAVAN AND SHRI. SAURABH RASAM, are hereby authorized on behalf of the company to admit and appear before the concerned sub-registrar of Assurances for registration of the various documents viz. Agreements for Sale, Deed of Conveyances, Development Agreements, Deed Of Rectification, Gift Deed, Release Deed, Power of Attorneys, Sale Deeds, Joint Development Agreement, Supplementary Agreement, Tenancy Agreement, Transfer of Tenancy, Agreement, Lease Agreement, Leave and license Agreement, Deed Of Mortgages, Deed Of Cancellations, Agreements for Alternate Accommodation, Indemnity Bond, Undertaking, Deed of Reconveyances and other documents in respect of various properties at Mumbai City & Suburbs. Maharashtra executed by the Directors of the company.

Draft of the Power of Attorney required for the aforesaid is placed before the Board and approved by the Board.

Mr. Nishant Deshmukh the Director of the Company is hereby authorized to sign and execute the aforesaid Power of Attorney and register the same before the concerned sub-registrar of Assurances at Mumbai.

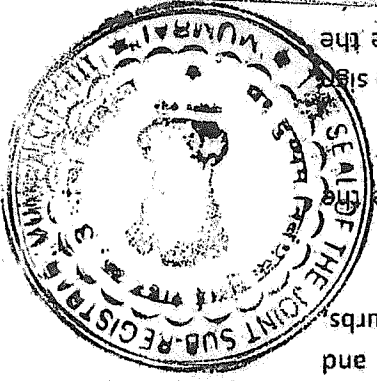
Certified to be true,

FOR SUGEE ENTERPRISES PVT. LTD.

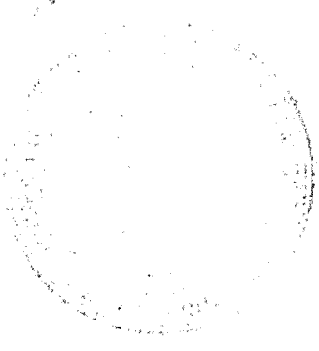
[Handwritten Signature]

Director

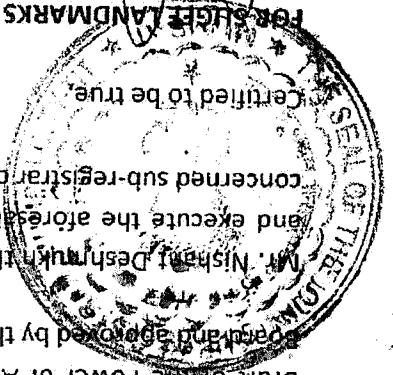
[Handwritten notes in a box: 2132, 109, 12]



2016	232	103	02
Director			09



FOR SUGEE LANDMARKS PVT. LTD.



Draft of the Power of Attorney required for the aforesaid is placed before the Board and approved by the Board.
 Mr. Nishant Deshmukh, the Director of the Company is hereby authorized to sign and execute the aforesaid Power of Attorney and register the same before the concerned sub-registrar of Assurances at Mumbai.

"RESOLVED THAT SHRI. ABHIJEET CHAVAN AND SHRI. SAURABH RASAM, are hereby authorized on behalf of the company to admit and appear before the concerned sub-registrar of Assurances for registration of the various documents viz. Agreements for Sale, Deed of Conveyances, Development Agreements, Deed Of Rectification, Gift Deed, Release Deed, Power of Attorneys, Sale Deeds, Joint Development Agreement, Supplementary Agreement, Tenancy Agreement, Transfer of Tenancy, Agreement, Lease Agreement, Leave and License Agreement, Deed Of Mortgages, Deed Of Cancellations, Agreements for Alternate Accommodation, Indemnity Bond, Undertaking, Deed of Reconveyances and other documents in respect of various properties at Mumbai City & Suburbs, Maharashtra executed by the Directors of the company.

AN EXTRACT FROM THE MINUTES OF THE MEETING OF THE DIRECTORS OF SUGEE LANDMARKS PRIVATE LIMITED HELD AT 5:30 PM ON FRIDAY 15TH JULY, 2016 AT THE REGISTERED OFFICE OF THE COMPANY AT 102, SURAJ PRAKASH, 86, SHANKAR GHANEKAR MARG, PRABHADEVI, MUMBAI - 400025.

SUGEE LANDMARKS PVT. LTD.



2002

[Handwritten signature]



2002



[Handwritten signature]

Director

FOR SUGEE RENEWABLE ENERGY PVT. LTD.

Certified to be true,

Mr. Nishant Deshmukh the Director of the Company is hereby authorized to sign and execute the aforesaid Power of Attorney and register the same before the concerned sub-registrar of Assurances at Mumbai.

Draft of the Power of Attorney required for the aforesaid is placed before the Board and approved by the Board.

"RESOLVED THAT SHRI. ABHJEET CHAVAN AND SHRI. SAURABH RASAM, are hereby authorized on behalf of the company to admit and appear before the concerned sub-registrar of Assurances for registration of the various documents viz. Agreements for Sale, Deed of Conveyances, Development Agreements, Deed Of Rectification, Gift Deed, Release Deed, Power of Attorneys, Sale Deeds, Joint Development Agreement, Supplementary Agreement, Tenancy Agreement, Transfer of Tenancy, Agreement, Lease Agreement, Leave and License Agreement, Deed Of Mortgages, Deed Of Cancellations, Agreements for Alternate Accommodation, Indemnity Bond, Undertaking, Deed of Reconveyances and other documents in respect of various properties at Mumbai City & Suburbs, Maharashtra executed by the Directors of the company.

AN EXTRACT FROM THE MINUTES OF THE MEETING OF THE DIRECTORS OF SUGEE RENEWABLE ENERGY PRIVATE LIMITED HELD AT 5:30 PM ON FRIDAY 15TH JULY, 2016 AT THE REGISTERED OFFICE OF THE COMPANY AT 102, SURAJ PRAKASH, 86, SHANKAR GHANEKAR MARG, PRABHADEVI, MUMBAI - 400025.





SUGEE DEVELOPERS PRIVATE LIMITED

AN EXTRACT FROM THE MINUTES OF THE MEETING OF THE DIRECTORS OF SUGEE DEVELOPERS PRIVATE LIMITED HELD AT 5:30 PM ON FRIDAY 15TH JULY, 2016 AT THE REGISTERED OFFICE OF THE COMPANY AT 102, SURAJ PRAKASH, 86, SHANKAR GHANEKAR MARG, PRABHADEVI, MUMBAI - 400025.

"RESOLVED THAT SHRI. ABHIJIT CHAVAN AND SHRI. SAURABH RASAM, are hereby authorized on behalf of the company to admit and appear before the concerned sub-registrar of Assurances for registration of the various documents viz. Agreements for Sale, Deed of Conveyances, Development Agreements, Deed Of Rectification, Gift Deed, Release Deed, Power of Attorneys, Sale Deeds, Joint Development Agreement, Supplementary Agreement, Tenancy Agreement, Transfer of Tenancy, Agreement, Lease Agreement, Leave and License Agreement, Deed Of Mortgages, Deed Of Cancellations, Agreements for Alternate Accommodation, Indemnity Bond, Undertaking, Deed of Reconveyances and other documents in respect of various properties at Mumbai City & Suburbs, Maharashtra executed by the Directors of the company.

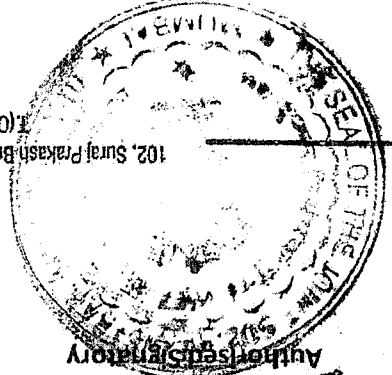
Draft of the Power of Attorney required for the aforesaid is placed before the Board and approved by the Board.

Mr. Nishant Deshmukh authorized signatory of the Company is hereby authorized to sign and execute the aforesaid Power of Attorney and register the same before the concerned sub-registrar of Assurances at Mumbai.

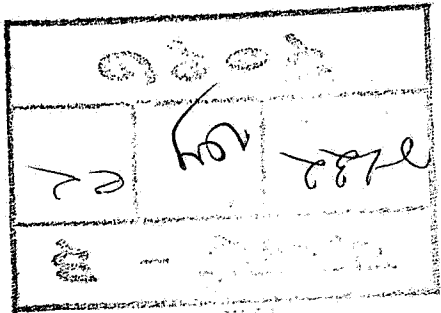
Certified to be true,

FOR SUGEE DEVELOPERS PVT. LTD.

(Handwritten signature)



U45202MH2010PTC205004
102, Suraj Prakash Building, 86, Shankar Ghanekar Marg, Prabhadevi, Mumbai 400025, India
(F) : +91-22-2439 0400/99 • (T) : +91-22-2439 0499



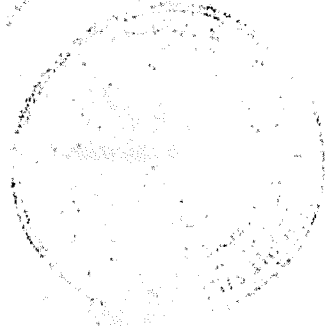
2132
 23
 2

29
 22

Director

[Handwritten Signature]

FOR N. D. ENTERTAINMENT PVT. LTD.



Certified to be true,

concerned sub-registrar of Assurances at Mumbai.
 and execute the aforesaid Power of Attorney and register the same before the
 Mr. Nishant Deshmukh the Director of the Company is hereby authorized to sign
 Draft of the Power of Attorney required for the aforesaid is placed before the
 Board and approved by the Board.

Maharashtra executed by the Directors of the company.
 other documents in respect of various properties at Mumbai City & Suburbs,
 Accommodation, Indemnity Bond, Undertaking, Deed of Reconveyances and
 Agreement, Deed Of Mortgages, Deed Of Cancellations, Agreements for Alternate
 Transfer of Tenancy, Agreement, Lease Agreement, Leave and license
 Development Agreement, Supplementary Agreement, Tenancy Agreement,
 Of Rectification, Gift Deed, Release Deed, Power of Attorneys, Sale Deeds, Joint
 viz. Agreements for Sale, Deed of Conveyances, Development Agreements, Deed
 concerned sub-registrar of Assurances for registration of the various documents
 hereby authorized on behalf of the company to admit and appear before the
 "RESOLVED THAT SHRI. ABHIJIT CHAVAN AND SHRI. SAURABH RASAM, are

AN EXTRACT FROM THE MINUTES OF THE MEETING OF THE DIRECTORS OF N. D.
 ENTERTAINMENT PRIVATE LIMITED HELD AT 5:30 PM ON FRIDAY 15TH JULY,
 2016 AT THE REGISTERED OFFICE OF THE COMPANY AT 102, SURAJ PRAKASH,
 86, SHANKAR GHANEKAR MARG, PRABHADEVI, MUMBAI - 400025.

N. D. ENTERTAINMENT PRIVATE LIMITED



SUCSEE ONE DEVELOPERS PRIVATE LIMITED



AN EXTRACT FROM THE MINUTES OF THE MEETING OF THE DIRECTORS OF SUCSEE ONE DEVELOPERS PRIVATE LIMITED HELD AT 5:30 PM ON FRIDAY 15TH JULY, 2016 AT THE REGISTERED OFFICE OF THE COMPANY AT 102, SURAJ PRAKASH, 86, SHANKAR GHANEKAR MARG, PRABHADEVI, MUMBAI - 400025.

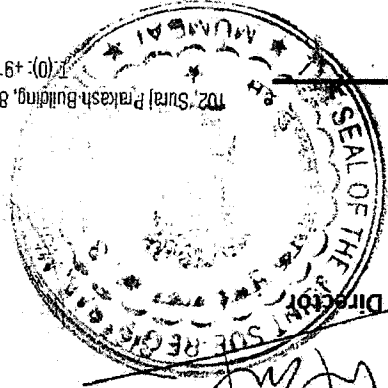
"RESOLVED THAT SHRI. ABHIJIT CHAVAN AND SHRI. SAURABH RASAM, are hereby authorized on behalf of the company to admit and appear before the concerned sub-registrar of Assurances for registration of the various documents viz. Agreements for Sale, Deed of Conveyances, Development Agreements, Deed Of Rectification, Gift Deed, Release Deed, Power of Attorneys, Sale Deeds, Joint Development Agreement, Supplementary Agreement, Tenancy Agreement, Transfer of Tenancy, Agreement, Lease Agreement, Leave and license Agreement, Deed Of Mortgages, Deed Of Cancellations, Agreements for Alternate Accommodation, Indemnity Bond, Undertaking, Deed of Conveyances and other documents in respect of various properties at Mumbai City & Suburbs, Maharashtra executed by the Directors of the company.

Draft of the Power of Attorney required for the aforesaid is placed before the Board and approved by the Board.

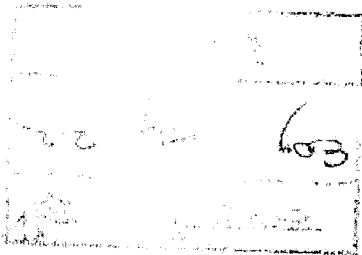
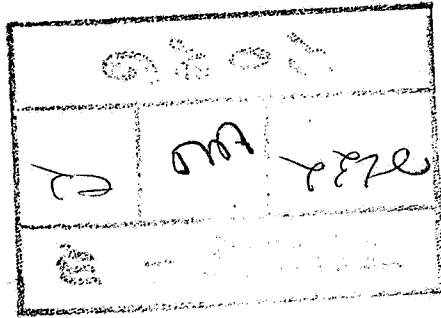
Mr. Nishant Deshmukh the Director of the Company is hereby authorized to sign and execute the aforesaid Power of Attorney and register the same before the concerned sub-registrar of Assurances at Mumbai.

Certified to be true,

FOR SUCSEE ONE DEVELOPERS PVT. LTD.



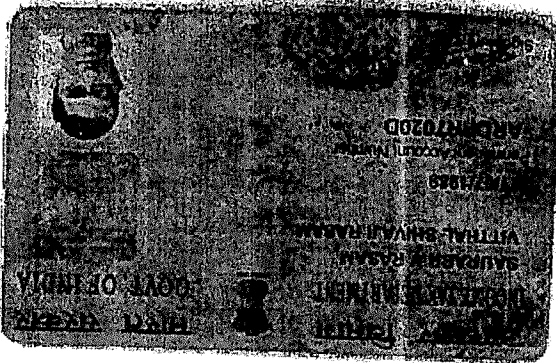
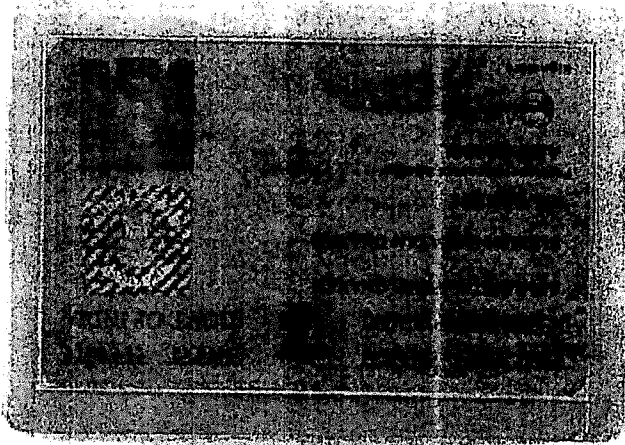
102, Suraj Prakash Building, 86, Shankar Ghanekar Marg, Prabhadevi, Mumbai 400025, India. (F): +91-22-2439 0400/99 • (P): +91-22-2439 0400



2732	File
2	



2732	File
2	



S. Sasam

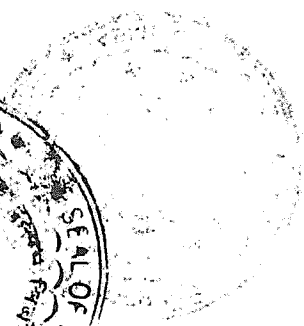
भारत सरकार
 INCOME TAX DEPARTMENT
 NISHANT SUBHASH DESHMUKH
 SUBHASH VISHNU DESHMUKH
 30/04/1977
 Permanent Account Number:
 AEPD1912H

[Handwritten signature]



2004		
22	60	22
[Faint text]		

[Faint text]		
22	60	22
[Faint text]		



[Handwritten signature]

MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. MH01 2014001781
 Valid till: 19-05-2026 (NT) DOI: 25-03-2014
 FORM 7
 AUTHORIZATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
 COV DOI
 MCWG: 25-03-2014
 Name: VIKAS RAJBHAR DOB: 20-05-1976 GG
 S/DNA of PRAKASH RAJBHAR
 Add: M.D. BATHI CHAWL, KESHVINATH BUWA
 BHAYE MARG, SHRIRAM LANE, NR PHANSE
 HOUSE, WORLI KOLIWADA MUMBAI
 PIN: 400030
 Issuing Authority: MH01 2014245
 Signature & ID of [Signature]

Handwritten notes in a rectangular box, possibly a signature or initials.



CHANDRAKANT KUMAR DHURI
 Account Number
 150070
 1986
 GOVT. OF INDIA
 202

GOVT. OF INDIA
 INCOME TAX DEPARTMENT
 VAIBHAV VASANT JEDHE
 VASANT JEDHE
 19/07/1990
 ASZP141451
 01/11/2012

MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No MH05 2015025303
 DOJ: 23-08-2016
 Valid till: 04-12-2032 (NTJ)
 FORM 7
 RULE 16 (D)
 AUTHORITY TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
 COV DOI
 MCWG 23-08-2016
 DOB 05-12-1982 BG
 Name AJAY BERDE
 SD/M of PANDURANG BERDE
 Add 210 GANPATI NAGS CHAWL MAHATMA PHULE RD
 GARIBACHA WADA DOMBIVLI (W) DIST. THANE
 PIN 421202
 Signature & ID of Issuing Authority MH05 2015-149
 Impression of Holder



CHALLAN
MTR Form Number-6

GRN MH008102252201617E BARCODE 31012017141512 Date 31/01/2017-14:15:12 Form ID 25.2

Department Inspector General Of Registration

Stamp Duty
TAX ID (If Any)

Type of Payment Stamp Duty

Office Name BOM2_JT SUB REGISTRAR MUMBAI CITY 2

Location MUMBAI

Year 2016-2017 One Time

Account Head Details

Amount in Rs. 500.00

0030045501 Sale of Nonjudicial Stamp

Road/Street 86, Shankar Ghanekar Marg,

Area/Locality Next to Ravindra Nayra Mandr. Pr

Town/City/District abhadevi, Mumbai

Pin 4 0 0 0 2 5

Remarks (If Any)

SecondPartyName=ABHIJIT CHAVAN AND OTHER-

Amount in Words

500.00 Five Hundred Rupees Only

Payment Details

BANK OF MAHARASHTRA

Cheque/DD Details

Bank CIN Ref. No. 02300042017013154889 430518098

Date 31/01/2017-14:15:55

Name of Bank BANK OF MAHARASHTRA

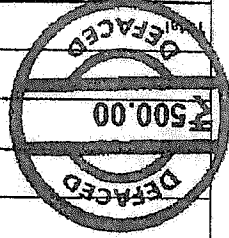
Name of Branch

Name of Branch

Scroll No. Date

Not Verified with Scroll

Mobile No. : Not Available



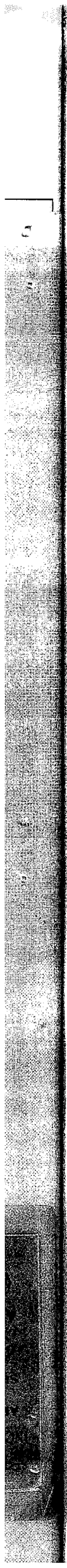
Challan Defaced Details

Sr. No.	1	Remarks	Defacement No.	0004471545201617	Defacement Date	31/01/2017-15:53:27	Total Defacement Amount	500.00



Handwritten signature and date 31/01/2017

Handwritten signature and date 31/01/2017



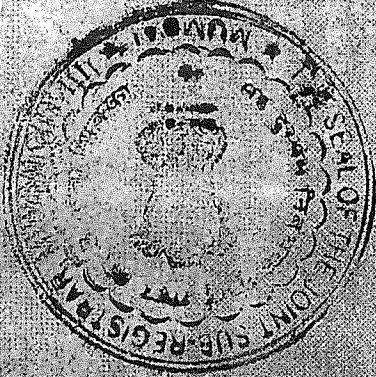
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A small, faint mark or stamp located in the upper right quadrant of the page.

4,13,000.00

Total Defacement Amount

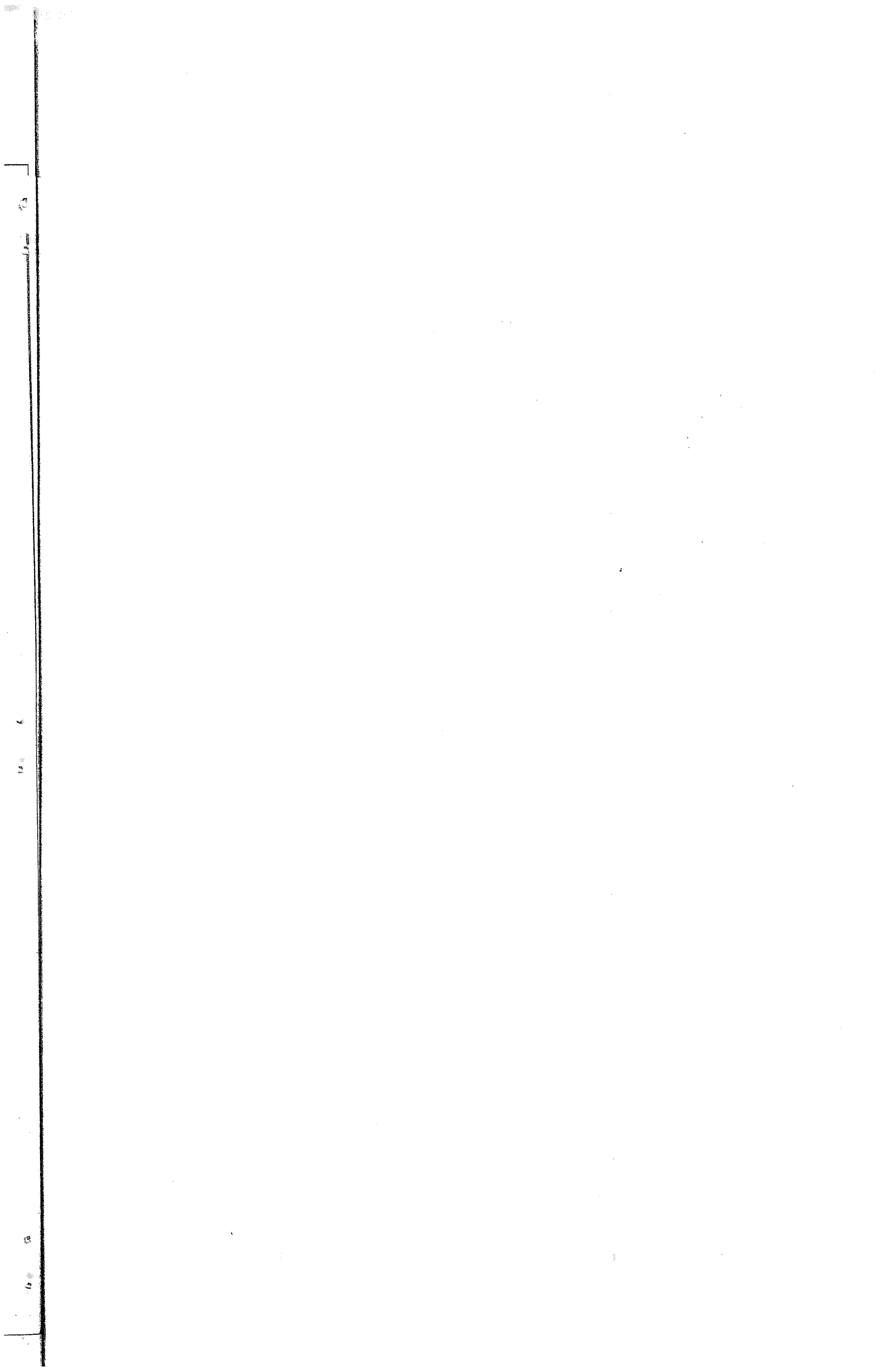
2016	2016	2016
2016	2016	2016
2016	2016	2016



ACSF56564K
 Account Number
 14/01/2015
 SUGEE THREE DEVELOPERS LLP
 INCOME TAX DEPARTMENT
 शाखा कार्यालय
 GOVT OF INDIA
 14/02/2016

Handwritten signature

INCOME TAX DEPARTMENT
 शाखा कार्यालय
 14/02/2016



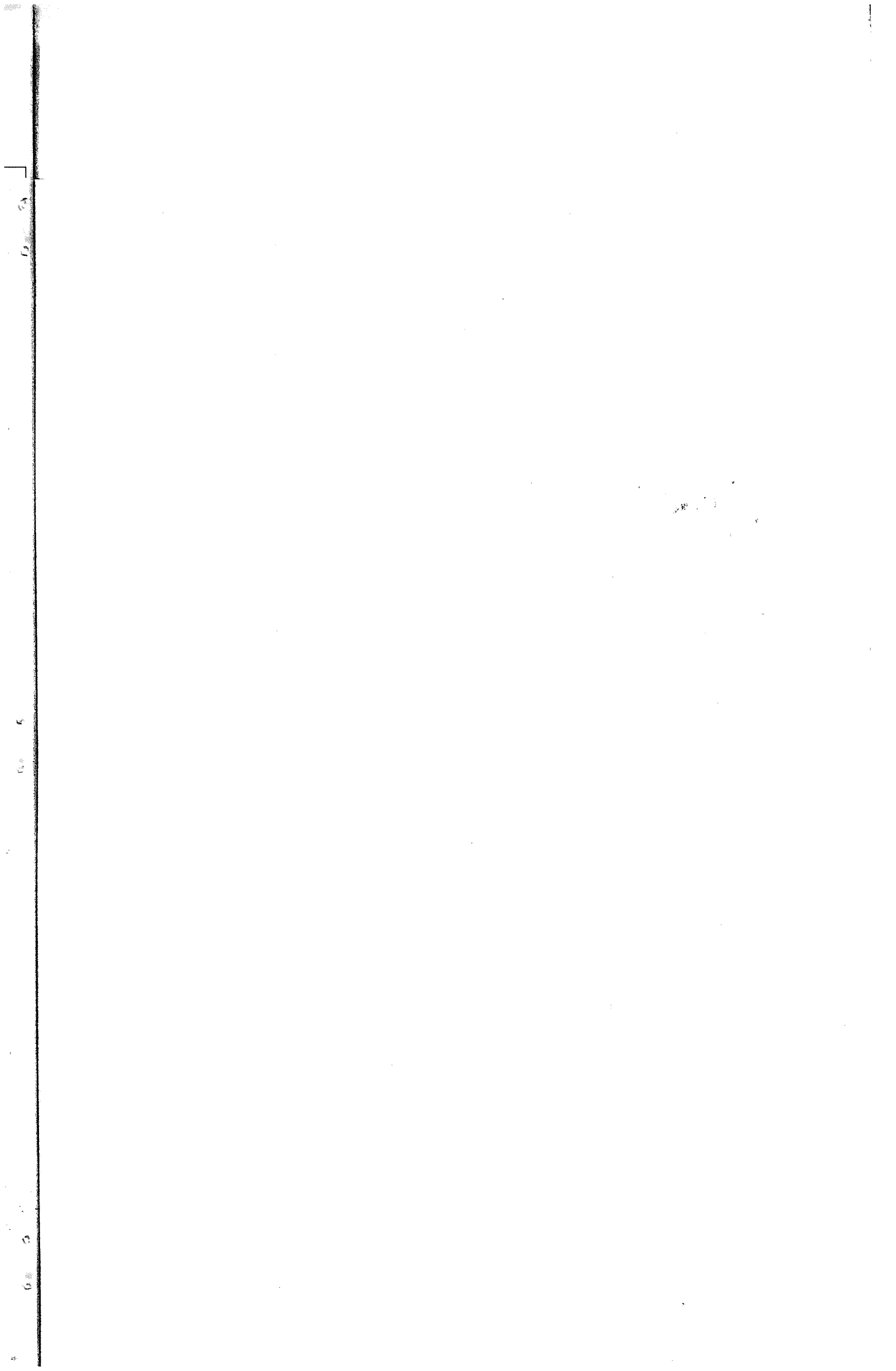
4,13,000.00

Total Defacement Amount

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	<i>[Signature]</i>	

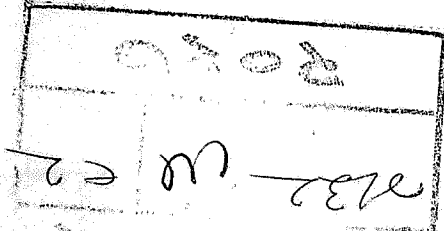


30/07/1977
 Permanent Account Number
 AEPD1912H
 Signature
 SUBHASH VISHNU DESHMUKH
 NISHANT SUBHASH DESHMUKH
 INCOME TAX DEPARTMENT
 GOVT. OF INDIA
 12013006



4,13,000.00

Total Deferment Amount



Signature & ID of Issuing Authority: PIN: 421202
Signature/Thumb Impression of Holder: MH05 2016149

Name: JAY BERDE
S/DW of PANDURANG BERDE
Add: 210 GANPATI NIWAS CHAWL, MAHATMA PHULE RD,
GARIBACHA WADA DOMBIVLI (M) DIST-THANE

DOB: 05-12-1982 BG:



AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
COV DOI
MCMG 23-08-2016

DL No: MH05 2016026303
Valid Till: 04-12-2032 (NTI)
DOI: 23-08-2016

MAHARASHTRA STATE MOTOR DRIVING LICENCE



1800 300 1947
1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947,
Bengaluru-560 001

पत्ता: S/O प्रकाश पटेकर, संकमान शिबिर नं २, रूम नं ११२, ग.द.अंबेकर मार्ग, जजमतानगर, काचोवडी, मुंबई, महाराष्ट्र, ४०००३३
Address: S/O Prakash Patekar, sankman shibir no 2, room no 112, g.d.ambekar marg, jizmatanagar, kachowki, Mumbai, Maharashtra, 400033

भारतीय संसदीय प्रजासत्ताक
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार - सामान्य मासिकीय अधिकार



5412 3356 4057

सुशान्त प्रकाश पटेकर
Sushant Prakash Patekar
पुरुष / MALE
वर्ष / DOB: 14/10/1996



भारत सरकार
GOVERNMENT OF INDIA

0.2 D

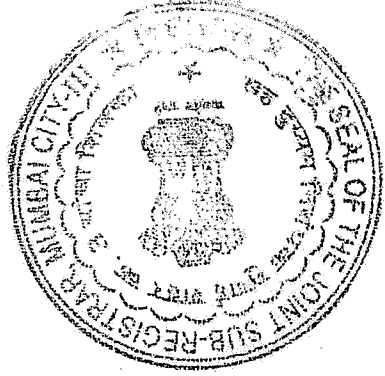
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20	00	282
3 - 300		



11

1

11



सदर दरपेवेल हा नोंदणी कायदा १९०७ च्या तरतुदीनुसार मंडळाच्या
 *सदर दरपेवेल हा नोंदणी कायदा १९०७ च्या तरतुदीनुसार मंडळाच्या
 मंडळाच्या (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानात असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-
 खड (दान) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात
 सौम्य जातलेल्या कायदाबाही वसती घरासाठी *सदर दरपेवेल हा नोंदणी कायदा १९०७ च्या तरतुदीनुसार मंडळाच्या
 कायदाबाही वसती घरासाठी *सदर दरपेवेल हा नोंदणी कायदा १९०७ च्या तरतुदीनुसार मंडळाच्या
 हद्दीत किंवा उप-खड (दान) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

लिहिलेले दिनांक: १३/०७/२०१७

लिहिलेले दिनांक: १३/०७/२०१७

लिहिलेले दिनांक: १३/०७/२०१७

लिहिलेले दिनांक: १३/०७/२०१७

सदर दरपेवेल हा नोंदणी कायदा १९०७ च्या तरतुदीनुसार मंडळाच्या
 मंडळाच्या (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानात असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-
 खड (दान) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

सदर दरपेवेल हा नोंदणी कायदा १९०७ च्या तरतुदीनुसार मंडळाच्या
 मंडळाच्या (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानात असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-
 खड (दान) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

सदर दरपेवेल हा नोंदणी कायदा १९०७ च्या तरतुदीनुसार मंडळाच्या
 मंडळाच्या (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानात असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-
 खड (दान) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

एकूण: ३१८४०.००

दस्तऐवज करणाऱ्याची सही:

नोंदणी फी रु. ३००००.००

दस्तऐवज फी रु. १८४०.००

पुण्याची संख्या: ९२

रोजी ४:२३ म.नं. वा. हजर केला.

अ. क्र. ४८३२ बर दि. १३-०७-२०१७

पावती दिनांक: १३/०७/२०१७ पावती: ५४५७

सदर करणाराचे नाव: प्रसन्न श्रीराम कुळकर्णी --

रु. नि. सह. रु. नि. बवई ३ यांचे कायदाबाह्य

मंडळाचे मंडळ शुल्क: रु. ३,८३,०००/-

बाजार मूल्य: रु. ७६,५९,०००/-

दस्तऐवज क्रमांक: बवई ३/४८३२/२०१७

दस्तऐवज क्रमांक: ४८३२/२०१७

बवई ३

दस्तऐवज पावती भाग-१

गुव्वार, १३ जुलै २०१७ ४:४५ म.नं.

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महाराष्ट्र न्यायपालिका, मुंबई (३)

सी प्र

सुदांक शुल्क आकारनाताना निवडलेला (i) within the limits of any Municipal Corporation or any Cantonment area

अनुच्छेद :-

सुदांक शुल्क आकारनाताना निवडलेला

पध्दती :-

सुदांकनासाठी विचारान घेतलेला

(14) शिवा

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(12) बाजारभावाप्रमाणे सुदांक शुल्क 383000

(11) अनुकमनांक, खंड व पृष्ठ 4832/2017

(10) दस्त नोंदणी केल्याचा दिनांक 13/07/2017

(9) दस्तऐवज करून दिल्याचा दिनांक 13/07/2017

असल्यास, प्रतिवादिचे नाव व पत्ता AWOPK6020A

हुकुमनामा किंवा आदेश

व किंवा दिवाणी न्यायालयचा

(8) दस्तऐवज करून देणा-या पक्षकाराचे

पत्ता.

आदेश असल्यास, प्रतिवादिचे नाव व

दिवाणी न्यायालयचा हुकुमनामा किंवा

डेवणा-या पक्षकाराचे नाव किंवा

(7) दस्तऐवज करून देणा-या/लिहून

दोस्त.

(6) आकारणी किंवा जुडी देण्यात असेल

(5) क्षेत्रफळ

1) 66.36 चौ.मीटर

Number : 1900 ;)

400028 इतर सर्व माहिती व मिळकीचे वर्णन दस्तावेज नमूद केल्याप्रमाणे (C.T.S.

चौ.फूट. कार्पेट(130 चौ फूट कार्पेट विकत) प्लॉट नं. 186, शिवाजी पार्क, दादर(प), मुंबई -

नं. 1601, 16 वा मजला, नवीन प्रस्तावीत इमारतीचे नाव संस्कृती नवीन सदनिकेचे क्षेत्र : 595

जागेचा करारनामा, जुना रुम नं. 08, तळ मजला, बावडा विडिंग, प्या बदल्यात नवीन सदनिका

(1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: कायमस्वरुपी पर्यायी

(असल्यास)

(4) भू-मापन, पोटोहिस्सा व धरकमनांक

पट्टेदार ते नमूद करावे)

बाबत पट्टेदार आकारणी देणे की

(3) बाजारभाव(भाडेपट्टेदाराच्या 7659000

(2) मीतदला 6000000

(1) विलेखाचा प्रकार पर्यायी जागेचा प्रकार

गावाचे नाव : 1) माहिम

Regn:63m

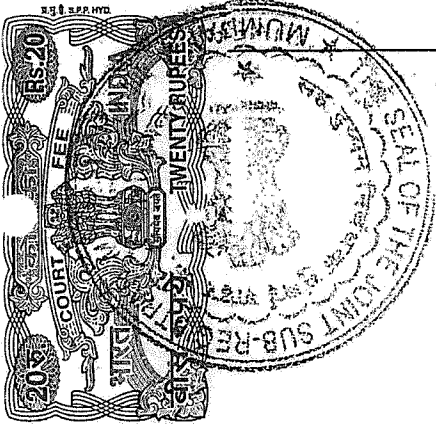
नोंदणी :

दस्त क्रमांक : 4832/2017

14/07/2017

दुसरा निबंधक : सह. न्या. मुंबई शहर 3

सूची क्र.2



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