

बारल-६  
2  
BUN

389/13408  
Thursday, November 30, 2017  
3:03 PM

पावती

Original/Duplicate

नोंदणी क्रं. : 39म  
Regn.: 39M

पावती क्रं.: 14563      दिनांक: 30/11/2017

गावाचे नाव: मालाड

दस्तऐवजाचा अनुक्रमांक: बारल-6-13408-2017

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: श्रीराम प्रभाकर जोशी - -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 5080.00

पुष्टांची संख्या: 254

एकूण:

₹. 35080.00

आपणास मूळ दस्त, श्रवनेल प्रिंट, सूची-२ अंदाजे  
3:08 PM हा वेळेस मिळेल.

सह. दु. नि. बोरीवली 6

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

वाजार मूल्य: ₹. 26294500 /-  
मोबदला ₹. 30145972/-  
भरलेले मुद्रांक शुल्क : ₹. 1507400/-

- 1) देयकाचा प्रकार: eChallan रकम: ₹. 300000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007391180201718E दिनांक: 30/11/2017  
वैकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: By Cash रकम: ₹ 5080/-

REGISTERED ORIGINAL DOCUMENTS  
DELIVERED ON 31/11/2017





CHALLAN  
MTR Form Number-6

वाराणसी  
938003242  
2017

GRN	MH007391180201718E	BARCODE	Date		20/11/2017-12:48:09	Form ID	25.2
Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID (if Any)	PAN No.(if Applicable)				
Office Name	BRL2_JT SUB REGISTRAR B RIVALI 2	Full Name	MR SHRIRAM PRABHAKAR JOSHI AND OTHER				
Location	MUMBAI	Flat/Block No.	FLAT NO.4107, TOWER C, ALTA MONTE				
Year	2017-2018 One Time	Premises/Building	AREA 114.24 SQ.MTRS. CARPET				
Account Head Details	Amount In Rs.	Road/Street	CTS NO.812 PART AND OTHERS VILLAGE				
0030045501	Stamp Duty	Areal Locality	MALAD E.KOKANI PADA.KURAR.MALAD E.MUMBAI				
0030063301	Registration Fee	Town/City/District	PIN				
		Pin	4 0 0 0 9 7				
		Remarks (if Any)	PAN2=AABCE9746R--SecondPartyName=ERA REALTORS PRIVATE LIMITED-				
		Amount In Words	Fifteen Lakh Thirty Seven Thousand Four Hundred and Sixty Eight Rupees Only				
		Amount In Rs.	15,37,400.00				
Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK					
Cheque/DD No.	Cheque-DD Details	Bank CIN	Ref. No.	502626668			
		Bank Date	RBI Date	21/11/2017			
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA				
Name of Branch		Scroll No. , Date	71121 , 21/11/2017				



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 Validity-unknown  
 Mobile No. : Not Available

Digitally signed by  
 VIRTUAL REGISTRAR  
 Date: 2017.11.30 14:55:29 +05'30'  
 Reason: Secure

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-389-13408	0004318196201718	IGR195	30000.00
2	(IS)-389-13408	0004318196201718	IGR195	1507400.00
Total Defacement Amount				15,37,400.00

C-4107

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Am

[Signature]

This Agreement For Sale Of Flat is made and entered into at Mumbai on  
 this 30<sup>th</sup> day of NOV in the year Two Thousand Seventeen.  
 Between

**Era Reaktors Private Limited** a company incorporated under the Companies Act,  
 1956 having its registered office at Omkar House, Eastern Express Highway,  
 Opp. Sion Chunabhatti Signal, Sion (East), Mumbai – 400 022 hereinafter referred  
 to as “**the Promoter**” (which expression shall unless it be repugnant to the context  
 or meaning thereof mean and include its successors and assigns) of the **First**  
**Part;**

[Signature]  
 Xoshi

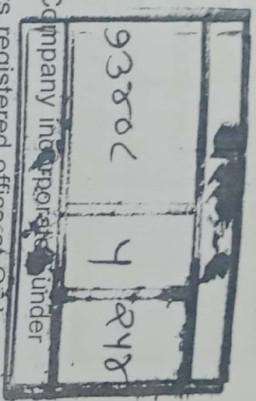
[Signature]

1  
 [Signature]

[Signature]

[Signature]  
 Xoshi

And



**Omkar Realtors & Developers Private Limited** a Company incorporated under the provisions of Companies Act, 1956 and having its registered office at Omkar House, Opp. Sion-Chunabhatti Signal, Off Eastern Express Highway, Sion (East), Mumbai – 400 022 hereinafter referred to as "**the First Confirming Party**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **Second Part**;

**SHIV PRASAD REALTY PRIVATE LIMITED**, a Company incorporated under the provisions of Companies Act, 1956 and having its registered office at Omkar House, Opp. Sion-Chunabhatti Signal, Off Eastern Express Highway, Sion (East), Mumbai – 400 022 (hereinafter referred to as "**the Second Confirming Party**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **Third Part**);

And



**Mr. Shriram Prabhakar Joshi and Mrs. Manjiri Shriram Joshi** having office/residing at **202, Abhiram Apt., Indravan Scheme, Datta Mandir Road, Malad East, Mumbai - 400 097**; hereinafter referred to as "**the Purchaser**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and permitted assigns and in case of partnership firm is the purchaser then partners from time to time of the said firm, the heirs, executors, administrators of the last surviving partner) of the **Fourth Part**;

**Whereas:-**

- (a) The First Confirming Party is the absolute owner of the property more particularly described Firstly, Secondly, Thirdly, Fourthly, Fifthly and Sixthly in the First Schedule hereunder written;
- (b) The property bearing CTS No. 821(part) admeasuring 5987.60 square meters and more particularly described in the Second Schedule hereunder written is owned by and belongs to the Municipal Corporation of Greater Mumbai (hereinafter referred to as "**the MCGM**"). The same is included in the scheme of Redevelopment to carry redevelopment of the property more particularly described in the First Schedule hereunder written;

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(c)	The property
	meters and more particularly described in the Third Schedule hereunder
	meters and more particularly described in the Maharashtra Government. The
	meters and more particularly described in the Maharashtra Government. The

bearing CTS No. 825 (Part) admeasuring 7,111 square meters and more particularly described in the Third Schedule hereunder same is also included in the scheme of Redevelopment to carry redevelopment of the property more particularly described in the First Schedule hereunder written;



The First Confirming Party has prepared composite scheme for development of the said properties which are more particularly described in the First Schedule, Secondly, Thirdly, Fourthly, Fifthly, Sixthly and Seventhly in the First Schedule, Second Schedule and Third Schedule hereunder written. The properties more particularly described in the First Schedule, the Second Schedule and the Third Schedule hereunder written are delineated on Plan annexed herewith in red colour boundary line and hereto annexed and marked as Annexure - "A". The properties more particularly described in the First Schedule, Second Schedule and Third Schedule are hereinafter collectively referred to as "the said Larger Property/Land";

(e) The Promoter with a view to develop a portion of the Larger Land has executed Development Agreement dated 30<sup>th</sup> November, 2011 which is duly registered with the Sub registrar of Assurance under serial no. BDR16-1275-2012 on 14<sup>th</sup> February, 2012 (hereinafter called "the said Development Agreement") with the First Confirming Party. Under the said Development Agreement dated 30<sup>th</sup> November, 2011, the First Confirming Party has assigned and granted unto and in favour of the Promoter the full, free, unrestricted, uninterrupted, and exclusive development rights with respect to the Free Sale Land being a portion of the said property which portion admeasures approximately 19,253.46 square meters and more particularly described in the Sixth Schedule hereunder written (which is hereinafter called "the said Sale Plot as per the Development Agreement") by the utilization of the Free Sale Component being 51,305.31 square meters or such further built-up area as may be sanctioned from time to time to be utilised in-situ on the Free Sale Land and/or the amendments and revisions to be made thereon from time to time including the TDR benefits therefrom;

(f) The Larger Land was encroached upon by hutment dwellers and was a declared/notified/censused slum under the provisions of Maharashtra Slum Areas (Improvement, Clearance And Redevelopment) Act, 1971. The Competent Authority has issued Annexure -II certifying the number of

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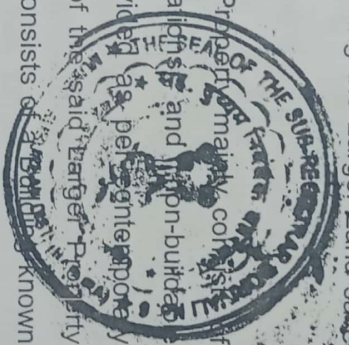
eligible hutment dwellers. The Promoter proposes to develop the Larger Land under Regulation 33(10) of the Development Control Regulation for Greater Mumbai, 1991 (hereinafter referred to as "DCR 1991") read with applicable laws;

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DCR 1991		

(g) Save and except as provided in Recitals (f), there are no encroachments affecting the Larger Property;

(h) There are no mortgages or lien or charge affecting the Larger Land save and except as stated in Clause 63 hereunder;

(i) The layout as proposed on the said Larger Property shall consist of three parts apart from buildable reservations and open-buidable reservations, open spaces if any, to be provided as per applicable statutory norms within the layout. First Part of the said Larger Property which is being redeveloped which at present consists of a Building known as "Alta Monte" comprising four residential sale towers/wings. The said four residential sale towers are indicated on plan and delineated with green colour boundary line with sky blue colour wash and marked and annexed hereto being Annexure - "A". First Part of the said Larger Property, whereon Building "Alta Monte" is being constructed is more particularly described in the Fourth Schedule hereunder written. The said First Part of the said Larger Property shall be connected by access road / elevated road to Western Express Highway as shown on Plan which admeasures approximately 4733.81 square meters and more particularly described in the Fifth Schedule hereunder written (which is hereinafter called "the said proposed access road"). Second Part of the said Larger Property is to rehabilitate the slum dwellers in the rehab building. The Rehab Buildings are indicated on plan being Annexure - "A" annexed herewith in blue colour boundary line. The Third Part of the said Larger Property which is being redeveloped which at present consists of a Building known as "SIGNET" presently having approvals for two wings which is now proposed to be bifurcated and will be constructed into 3 wings on the Third Part of the Larger Land admeasuring 4728.29 square meters and the same is indicated on plan being Annexure-"A" annexed herewith in red colour boundary line with yellow colour wash marked and annexed hereto as Annexure - "A". The Third Part of the Larger Land whereon Building "SIGNET" is being constructed is more particularly described in the Seventh Schedule hereunder written. The Promoter has also proposed to construct Buildings ("Proposed Buildings") as per proposed layout plan



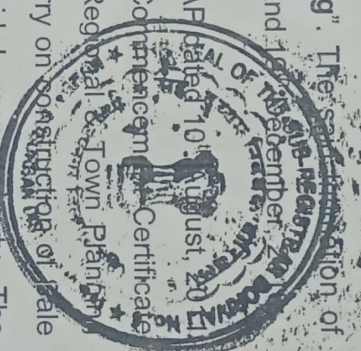




Party (which is hereinafter called "the said First Party") of the part of the said Larger Property and revised from time to time;

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93/802	for redevelopment	24/8
	from time to time;	

- (n) By an Intimation of Approval No. SRA/ENG/2143/PN/PL&STGL/AP dated 5th August, 2011 the Slum Rehabilitation Authority has approved the proposal of the construction of Sale Residential Building "Alta Monte", to be constructed on the First Part of the Larger Property bearing CTS nos. 812, 813, 811A/7(pt.), 844, 814(pt.) and 821(pt.). The said Sale Residential Building is hereinafter called "the said Building". The said Building of Approval is amended on 27<sup>th</sup> December, 2011 and 19<sup>th</sup> December, 2012.
- (o) By its letter bearing No. SRA/ENG/2143/PN/PL/AP dated 10<sup>th</sup> August, 2011 the Slum Rehabilitation Authority has granted Commencement Certificate under Section 44 and 69 of the Maharashtra Regional & Town Planning Act, 1966 and other applicable provisions to carry on construction of Sale Towers of Building "Alta Monte" on the said Larger Property. The Developer had proposed to construct Sale Residential Building "Alta Monte" comprising four Towers for the purpose of sale on part of the Sale Area of the said Larger Property which are numbered as Sale Tower No. "A"; Sale Tower No. "B"; Sale Tower No. "C" and Sale Tower No. "D". The Commencement Certificate is re-endorsed on 10<sup>th</sup> February, 2012 and further from time to time, as per approved IOA dated 27<sup>th</sup> December, 2011; Out of the said four Sale Towers, the Developer has already completed construction in respect of Sale Tower No. "A" and Sale Tower No. "C";
- (p) Slum Rehabilitation Authority has accorded full Occupation Certificate to Sale Tower "A" and Sale Tower "C" of Building "Alta Monte" hence Tower "A" & Tower "C" are not registered with the Authority;
- (q) By an Intimation of Approval No. SRA/ENG/2795/PN/PL&STGL/AP dated 16.05.2017 the Slum Rehabilitation Authority has approved the proposal of the construction of the Building Known as SIGNET to be erected on the Third Part of the Larger property bearing CTS No. 824(part), 821(part) and 825 (part) totally admeasuring about 4728.29 square meters or thereabouts of Village Malad, Taluka Borivali, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban. Earlier Slum Rehabilitation Authority has approved the proposal of the construction of sale building on the Third Part of the Larger property, which is revised vide aforesaid Intimation of Approval No. SRA/ENG/2795/PN/PL&STGL dated 16.05.2017;



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Tower will stand;

Tower/Wing No. A comprises of common Podium comprising 1 Lower ground + 05 upper Podium levels + Still on amenity

Podium + 45 upper habitable floors;

Tower/Wing No. B shall comprise of common Podium comprising 1 Lower ground + 05 upper Podium levels + 51 upper habitable floors;

Podium + 51 upper habitable floors;

Tower/Wing No. C comprises of common Podium comprising 1 Lower ground + 05 upper Podium levels + Still on amenity

Podium + 55 upper habitable floors;

Tower/Wing No. D shall comprise of common Podium comprising 02 Lower ground + 05 upper Podium levels + Still on amenity

Podium + 54 upper habitable floors;

The common areas, facilities and amenities in the said Building Alta Monte that may be usable by the Purchasers in the Building Alta Monte and are listed in the Ninth Schedule hereunder written

**("Alta Monte Amenities")**

**Details of "SIGNET":-**

The building SIGNET presently comprising of two wings is now proposed to be bifurcated and constructed in to 3 wings as under:-

(i) Wing No. 1 shall comprise of common Basement + Ground + 33 Upper habitable floors;

(iii) Wing No. 2 shall comprise of common Basement + Ground + 33 Upper habitable floors;

(iiii) In the aforesaid Wings, Ground Floor and First Floor are sanctioned as Commercial Space for diverse use as may be permitted and Upper 2<sup>nd</sup> (Second) to 33<sup>rd</sup> (Thirty Third) Floors are sanctioned as Residential floors;

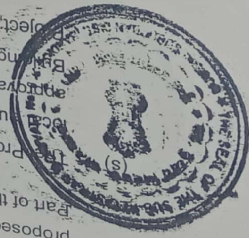
(iv) Apart from aforesaid, in the building Signet i.e. Wing 1 and 2, as aforesaid, as per the present sanctioned plans for the said building Signet, an additional Wing, a Car Parking Tower

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Certificate under Section 44 and 69 of the Maharashtra Regional & Town Planning Act, 1966 and other applicable provisions to carry on construction of the Building known as Signet presently consisting of two wings is now proposed to be bifurcated and constructed in to 3 wings on the said Third Part of the Larger property;

The Promoter has thus obtained certain approvals from the concerned local authority in respect of the said Project and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupation Certificate of the said Project;



(1) While sanctioning the said plans, concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the said Project land and the said Project and upon due observance and performance of which only the completion or occupation certificates in respect of the said Project shall be granted by the concerned local authority;

(u) The principal and material aspects of the development of the said Project have been sanctioned under the relevant laws and the Promoter has accordingly commenced construction of the said Project in accordance with the said approved/sanctioned plans;

(v) As per the present plan prepared for the said Project, the details of the same are as under:-

**I. Details of "Alta Monte":-**

The said Building presently comprising of Four Residential Towers Sale Tower "A", Sale Tower "B", Sale Tower "C" and Sale Tower "D". The Developer has already completed construction of Sale Tower No. "A" and Sale Tower No. "C", as stated hereinabove;

The aforesaid Sale Residential Building comprising four Towers shall have common Podium comprising 02 Lower Ground + Ground + 05 upper Podium levels (hereinafter referred to as "the base

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(V) comprising Basement + Ground + 9 parking levels + Amenities Floor on 10<sup>th</sup> level will be constructed on the Third Part of the Larger Property;

(V) The common areas, facilities and amenities in the Building Signet that may be usable by the Purchasers in the Building Signet and are listed in the Tenth Schedule hereunder written ("Signet Amenities");

(VI) The Promoter has further informed to the purchaser that after seeking necessary approval pertaining to basements upto three levels below and two upper additional floors above currently approved plans, as stated herein, such additional construction may be constructed in consonance with such revised approvals / permissions;

The building Signet shall comprise of building consisting of residential Flats and commercial spaces as stated above;

III. Details of "Rehab Buildings";

The First Confirming Party has started construction of Rehab Wing(s) on the designated portion of the said Larger Property in consonance with approved plans;

IV. Further, the Purchaser has been informed and acknowledge(s) that the FSI proposed to be consumed in the construction of the Buildings or wings of the said Project may not be proportionate to the area of the physical land on which it is being utilized for construction and/or in proportion to the total area of the land taking into account the FSI to be utilized for all buildings to be constructed thereon. The Promoter in its sole discretion, may allocate such buildable FSI for each of the buildings being constructed on the land/individual segment/phase as it thinks fit and the purchasers of the premises in such buildings (including the Purchaser) have understood the manner of consumption of the FSI as set out herein and agree not to raise any claim or dispute thereof.

V.

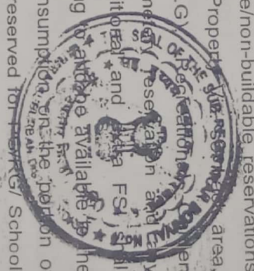
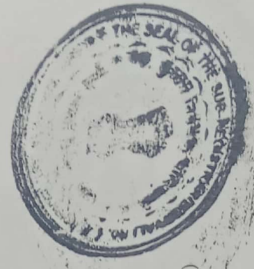
Details of "Proposed Building on Existing Reservations";

(i) The Promoter shall also be entitled to entire increased, additional and extra F.S.I. which may be entitled to entire increased, respect of the portion of Larger Land on any account or due to any reason whatsoever, including on account of handing over to the Government or the Municipality or altering, shifting, relocating, any buildable/non-buildable, reservations on the said portions of Larger Property.

Play Ground reservation (P.G) Reservation area, reservation (R.G), School, Cemetery and FSI shall all other reservations. Such additional FSI shall be absolutely and exclusively belong to the Promoter for utilisation and consumption on the portion of larger land which is at present reserved for School, Cemetery and which shall be developed as a proposed /separate phase and the same shall not affect the existing development that is proposed on the said Larger Property in the manner as Promoter deems fit and appropriate and neither the Purchaser/s nor the Organization/Apex Body/Federation shall have or claim any rights, benefits or interest whatsoever including for use and consumption in respect thereof and/or of inconvenience and/or of light and ventilation and/or density and environment and/or of water and electricity. The existing buildable/non-buildable reservations, open space inter alia RG, PG, School, Cemetery etc. are shown in existing layout being Annexure - "A" annexed herewith. The said Proposed Building/s on larger land inter alia on existing reservations are shown in proposed layout being Annexure - "B" annexed herewith.

(ii)

The Promoter shall be entitled to the entire unconsumed and residual floor space index ("FSI") in respect of the said Larger Land (including the Project Land), and the entire increased, additional, available, future and extra FSI, whether by way of purchase of FSI from any authority by payment of premium or price, the change of law and policy, the purchase of transferable development rights ("TDR"), availability and increase of FSI/TDR, floating FSI, fungible FSI, FSI arising due to a larger layout and the development thereof and/or FSI



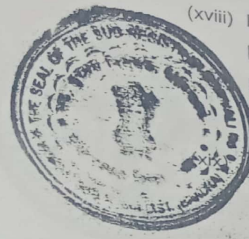
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(xvii) Deed of Conveyance dated 22<sup>nd</sup> October, 2010 executed between Staram Sukhtankar & Omkar Realtors & Developers Pvt. Ltd. registered with the office of Sub-Registrar Borivali - 6 under Sr. no. BDR-12-09866-2006;



(xviii) Deed of Conveyance dated 5<sup>th</sup> October, 2007 executed between Malkani Dev. Pvt. Ltd. and Omkar Realtors & Developers Pvt. Ltd. registered with the Office of sub-Registrar Borivali - 4 under Sr. no. BDR-10-07230-2007;

Deed of Conveyance dated 10<sup>th</sup> May 2010 executed between F. E. Dinshaw Trust, Haroon Malkani and Omkar Realtors & Developers Pvt. Ltd. registered with the Office of the Sub-Registrar Borivali - 6. Under Sr. no. BDR-12-5032-2010 on 17<sup>th</sup> May, 2010;

(xx) Deed of Conveyance dated 19<sup>th</sup> January, 2008 between Arun Mhatre & 3 Ors. and Omkar Realtors & Developers Pvt. Ltd. registered with the office of Sub-Registrar Borivali - 1 under Sr. no. BDR-2-01421-2008 on 20<sup>th</sup> February, 2008;

(xxi) Deed of Conveyance dated 19<sup>th</sup> September, 2015 executed between F.E. Dinshaw Trust and Omkar Realtors & Developers Pvt. Ltd. registered with the Office of the Sub-Registrar, Borivali - 6 under Sr. no. BRL-6-3786-2016.

(xxii) Deed of Conveyance dated 26<sup>th</sup> June, 2008 executed between Ramesh Mhate & 2 Ors. and Omkar Realtors & Developers Pvt. Ltd. registered with the Office of the Sub-Registrar, Borivali - 6 under Sr. no. BDR-12-05066-2008 on 26<sup>th</sup> June, 2008;

(xxiii) Deed of Conveyance dated 4<sup>th</sup> June, 2010 executed between Ramesh Moreshwar Patil & 11 Ors. being the family members and Alka Construction Co. and Omkar Realtors & Developers Pvt. Ltd. registered with the office of the Sub-Registrar Borivali-6 under Sr. no. BDR-12-05651-2010 on 4<sup>th</sup> June, 2010;

(xxiv) Deed of Conveyance dated 22<sup>nd</sup> March, 2011 executed between Sara Anikat Patil and Alka construction Co. & Omkar Realtors & Developers Pvt. Ltd. registered with the office of the Sub-Registrar Borivali - 6 under Sr. no. BDR-12-02352-2011 on 22<sup>nd</sup> March, 2011;

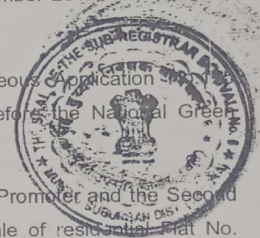
13 [Signatures]

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(xxv) Deed of Conveyance dated 22<sup>nd</sup> March, 2011 executed between Aadit Anirudha Patil And Alka Construction Co. (First Confirming Party) & Omkar Realtors & Developers Pvt. Ltd. registered with the office of the Sub-Registrar Borivali - 6 under Sr. no. BDR-12-02353-2011 on 22<sup>nd</sup> March, 2011;

(xxvi) Development Agreement dated 30<sup>th</sup> November 2011 between First Confirming Party and the Promoter;

(xxvii) The Purchaser is aware that Miscellaneous Application No. /2014(WZ) in Appeal No.14/2014(WZ) before the National Green Tribunal, Western Zone is pending;



(y) The Purchaser has agreed to acquire from the Promoter and the Second Confirming Party has agreed to confirm the sale of residential Flat No. 4107 in C Tower/Wing on the 41<sup>st</sup> floor in the Sale Residential Building "Alta Monte" being constructed on the said sale plot (more particularly described hereinafter) for consideration and on the terms and conditions as set out hereinafter;

(z) Income Tax Permanent Account Number of the Parties are as under:-

Name Of The Party	PAN No.
Era Realtors Private Limited	AABCE9746R
Omkar Realtors & Developers Pvt. Ltd.	AAACO7919F
Shiv Prasad Realty Private Limited	AABCI9127N
Mr. Shriram Prabhakar Joshi	AAAPJ9255C
Mrs. Manjiri Shriram Joshi	ACLJP9742R

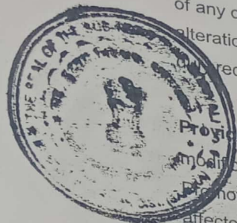
Now This Agreement Witnesseth And It Is Hereby Agreed By And Between The Parties Hereto As Follows:-

1. The parties herein agree and declare that the recitals as incorporated hereinabove shall form the integral part of operative part of this agreement.
2. The Promoter has constructed Tower/Wing "A" and Tower/Wing "C" of the Sale Residential Building "Alta Monte" as stated in Recitals herein on the said First Part of the Larger Property in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

14 [Signatures]

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Provided that the Promoter may make such minor additions and alterations as may be required by the Purchaser/s, within the said Flat / Apartment or as may be required by any other Purchaser of the said Project within his/her/their/its Flat/ Apartment without the written permission of any other Purchaser of premises in the Project or such minor changes or alterations as may be necessary due to architectural and structural reasons shall be recommended and verified by an Authorized Architect or Engineer.



Provided Further That the Promoter shall be entitled to make modifications, variations, additions or alterations as may be required by the Promoter from time to time, by obtaining 2/3<sup>rd</sup> consent of concerned affected person/s in the said Building/floor as the case may be. It is clarified that the consent of those Purchaser/s who are not affected by the modifications, variations, additions or alterations proposed and/or carried out by the Promoter as aforesaid shall not be required.

3. The Promoter shall sell to the Purchaser/s and the Second Confirming Party shall confirm to the Purchaser/s and the Purchaser/s shall purchase from the Promoter on "ownership basis" residential flat No. 4107 on the 41st floor in C Wing/Tower in the Sale Residential Building "Alta Monte" ("the said building"). The remaining Towers/Wings of the said building shall be constructed on "the said Sale Plot" more particularly described in the Fourth Schedule hereunder written. The flat No. 4107 is more particularly described in the Eighth Schedule hereunder written and hereafter called as "the said flat".

4. (i) The remaining Towers/Wings of the said Building shall be constructed by the Promoter in accordance with the plans, designs, specifications approved by the concerned authority and which have been seen and approved by the Purchaser with only such variations and the modifications as the Promoter may consider necessary or as may be required by the concerned local authorities/the government to be made in them or any of them. Provided always that such variation modification should not reduce area of the said flat or change its floor;

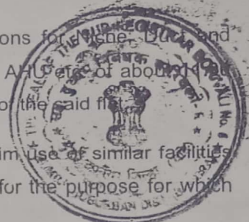
(ii) The Promoter has further informed to the Purchaser that after seeking necessary approval pertaining to upper additional floors above the currently approved floors, as stated herein, such additional floors may be constructed in consonance with such approval / permissions. The details of

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the said Towers after construction of such additional floors are stated in the Recitals. The Promoter has given inspection of plans prepared in this regard depicting therein revised layout and schematic section iner alia such additional floors.

- 5. (a) The Carpet area of the said flat is 103.24 square meters including the enclosed balcony area;
- (b) The sanctioned Plans include the provisions for the use of about 140 square meters for exclusive beneficial use of the said flat.



The Purchaser shall not be entitled to claim use of similar facilities available with other flats and shall use it for the purpose for which they are sanctioned.

6. The Purchaser shall pay to the Second Confirming Party a lump sum amount of Rs. 30,145,972/- (Rupees Three Crores One Lakh Forty Five Thousand Nine Hundred Seventy Two and Paise Zero Only) being the purchase price of the said flat, which includes proportionate price of the common areas and facilities appurtenant to the said flat (hereinafter referred to as "the purchase price"). The purchase price is exclusive of any taxes or penalty payable or levied or which may be levied hereafter on the sale of flat and all other charges including monthly contribution charges which are payable by the Purchaser/s under this Agreement or otherwise.

The Purchaser has paid to the Second Confirming Party part Purchase Price of Rs. 1,000,000/- (Rupees Ten Lakhs and Paise Zero Only) on or before the execution of this Agreement (the payment and receipt whereof the Second Confirming Party hereby admits and acknowledges). The Purchaser shall pay to the Promoter balance Purchase Price of Rs. 29,145,972/- (Rupees Two Crores Ninety One Lakhs Forty Five Thousand Nine Hundred Seventy Two and Paise Zero Only) within 15 days from the written Notice from the Second Confirming Party stating that the said flat is ready for occupation and Promoter inviting the Purchaser to take possession of the said flat.

The Purchaser shall make the payments in the aforesaid manner by depositing the amounts in the Escrow Accounts either by drawing all the Cheques/Demand Drafts in favour of Escrow Account or by RTGS in Escrow Accounts as per the details given hereunder:  
 Bank - HDFC Bank Ltd

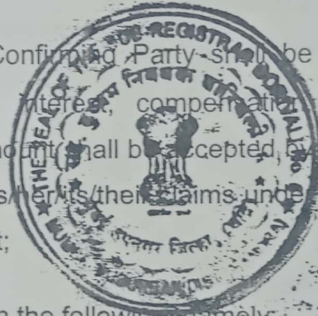
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which the Purchaser agrees and undertakes to pay within 15 days from the date of demand.

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(d) The Promoter shall not be liable to pay to the Purchaser/s any interest, compensation, damages, costs or otherwise. The said amount shall be accepted by the Purchaser/s in full satisfaction of all his/her/its/their claims under this Agreement and/or in or to the said Flat;

(e) Neither the Promoter nor the Second Confirming Party shall be liable to pay to the Purchaser/s any interest, compensation, damages, costs or otherwise. The said amount shall be accepted by the Purchaser/s in full satisfaction of all his/her/its/their claims under this Agreement and/or in or to the said Flat;



13. The following expressions used herein shall mean the following, namely:

- (a) "The said Flat" shall mean the flat No. 4107 on the 41st floor, in C wing of the Tower viz. "Altamonte";
- (b) "Possession Date" shall mean June 2018;
- (c) "Address of the Purchaser" shall mean - 202, Abhiram Apt., Indravan Scheme, Datta Mandir Road, Malad East, Mumbai - 400 097;
- (d) "Building Name" shall mean "Altamonte";
- (e) "Monthly Contribution" shall mean Rs. 20,290/- (Rupees Twenty Thousand Two Hundred Ninety and Paise Zero Only) per square meters per month;
- (f) "The Carpet Area" shall mean the net usable floor area within a building excluding that covered by the walls or any other areas specifically exempted from floor space index computation under D.C. Regulations. The carpet area of the flat shall include the area of the balcony of such a flat. The carpet area of the said flat is 103.24 square meters. The Purchaser has checked and satisfied that the carpet area of the said flat is 103.24 sq. mtrs;
- (g) The term "Purchaser" herein may include the female gender or in the event there is more than one Purchaser, the derivative term used hereir with reference to the said expression shall be construed

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- (iv) Addressable fire alarm systems with smoke detectors in common area, sprinkler system and Boom Barriers;
- (v) D.G Back-up for common area lighting and common services of Tower A,B,C,D;
- (vi) R.C.C. underground, overhead tanks and rain water harvesting tanks with required number of pumps of approved capacity and make;
- (vii) RCC Staircase with tread and riser finished in Marble and Railings.
- (viii) All of the above facilities are subject to approval from MCO.
18. The limited common facilities for said Flat are as under:-  
 (i) Terrace on Top Floor;
19. In this agreement, the word Floor Space Index (F.S.I.) or Floor Area Ratio (F.A.R) shall have the same meaning as understood by the Planning Authority under its relevant building regulations or byelaws. The Promoter shall be entitled to float the F.S.I. of the Larger Land for carrying out any permissible construction in the said Project.
20. **FSI OF the Larger Land:-**

The area of the Larger Land to be developed in a phase-wise manner include sale component, rehab component, buildable and non-buildable reservations etc.;

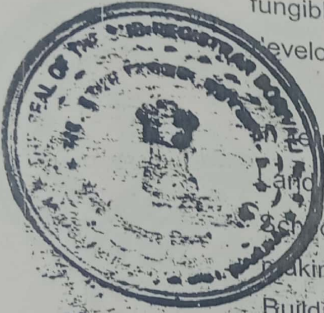
Out of the total proposed Sale FSI of 2,72,508.10 sq. mtrs. (approx) including fungible FSI (Total Sale FSI) in respect of the Larger Land, presently Sale FSI of 1,64,508.10 sq. mtrs. (including fungible FSI) is sanctioned for the Sale Component.

Balance Sale FSI of 1,08,000.00 sq. mtrs (approx.) including fungible FSI in respect of the larger land may further be available in future on account of clubbing, amalgamation or otherwise including proposed changes in Development Control Regulations and/or implementation of various schemes thereunder etc.

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Out of the Total Sale FSI, Sale FSI of 1,37,260.22 sq. mtrs. (including fungible FSI) has been sanctioned for consumption in the construction and development of the Building Alta Monte;

Out of the Total Sale FSI, Sale FSI of 27,247.88 sq. mtrs. (including fungible FSI) has been sanctioned for consumption in the construction and development of the Building Signet;



In terms of the existing Development Plan some portion of the Project Land and are reserved for various public purposes e.g. RG/PF/Municipal School etc. and which may be relocated in the larger layout thereby making the land available for construction of Free Sale Building/Rehab Building to the Developer/Promoter and accordingly the Developer/Promoter shall be entitled to change/modify/revise/amend the larger layout Plan including of Project Land for better and efficient planning and optimum utilisation of the available FSI/TDR (by whatever name called) and/or on account of increase FSI becoming available due to change in Development Plan/DCR, Government Policy, etc. without changing the locations of the Real estate project on the Project Land.

Out of the total proposed Sale FSI as aforesaid of the Larger Land the Developer/Promoter reserves their right to utilize such additional/proposed FSI of 80,000 sq. mtrs. (excluding fungible FSI) approximately on the balance portion of the Larger Land becoming available due to relocation/change of RG/Reservations on Project Land and/or change in Development Control Regulation, D.P. Plan (2034) or any other changes in Government Policies on the portion of larger layout, at their absolute discretion as shown in proposed layout plan being Annexure - "B" hereto. Any balance FSI remain to be utilized on the aforesaid portion shall be available to the Promoter for utilization and consumption on the said Larger Property and/or on the clubbed/ amalgamated plot/s of land in vicinity in the same scheme or any other clubbed Slum Rehabilitation Scheme and which shall be developed as a proposed /separate phase;

Further, the Purchaser has been informed and acknowledges that the Total Sale FSI proposed to be consumed in the construction of the building/s or wing/s of the said Project may not be proportionate to the area of the physical land/foot print of the building/s or wing/s on which it is being constructed in proportion to the total area of the Larger Land taking into



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Confirming Party and the Promoter (Promoter to the extent Pass Through Payments). The Second Confirming Party and the Promoter (Promoter to the extent Pass Through Payments) shall have lien for unpaid price along with interest, if any, payable to them as also for any other amount payable by the Purchaser to the Second Confirming Party and Promoter. Till such amount with interest, if any, is paid to the Second Confirming Party and Promoter, the Purchaser or the Society will not be entitled to possession of the said Flat. The possession of the Promoter shall continue till then.

62. The Purchaser shall, on or before delivery of possession of the said flat, pay the Promoter the following amounts:-

- (i) Rs. 243,480/- (Rupees Two Lakhs Forty Three Thousand Four Hundred Eighty and Paise Zero Only) being advance interest free maintenance deposit;
- (ii) Rs. 600/- (Rupees Six Hundred Only) for share money application;
- (iii) Rs. 25,000/- (Rupees Twenty Five Thousand only) for legal charges;
- (iv) Rs. 25,000/- (Rupees Twenty Five Thousand only) for formation and registration of the Society;
- (v) Rs. 50,000/- (Rupees Fifty Thousand Only) towards deposit in respect of water and electric meter payable to the Public Authorities and in respect of installation of piped gas;

**Total Rs. 344,080/-**

The maintenance deposit is exclusive of Municipal taxes which will be charged / billed to the Purchaser by the Promoter on the basis of actual as per the bill/demand raised by local Municipal Authorities concerned.

The promoter / Second Confirming Party shall not be liable to render any account for the amount so collected at (iii), (iv), (v) above.

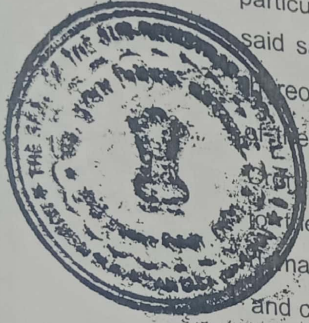
In addition to the above, the Purchaser will also bear and pay such charges, fees, expenses as may be fixed by the Promoter and also the taxes as may be applicable by for utilizing the additional facilities and amenities viz. Club House, Business Centre, Sports Pavilion etc. to be provided in the said building(s) by the Promoter.



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*[Handwritten initials and names: AY, Gashi]*

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The Promoter and the First Confirming Party herein have executed the "Deed of Mortgage" dated 10th January, 2017, duly registered with the Sub-Registrar of Assurances at Borivali, bearing registration no. BRL-6-321-2017, in favour of M/s. Indiabulls Housing Finance Limited. Through this Deed of Mortgage the Promoter and the First Confirming Party have created exclusive charge on the mortgaged properties which are more particularly described out in the Deed of Mortgage and inter alia include the said sale plot together with all land, buildings and structures constructed thereon and there under, both present and future, to secure the repayment of the amounts Rs. 224,00,00,000/- (Rupees Two Hundred Twenty Four Crores only) sanctioned by the said M/s. Indiabulls Housing Finance Limited to the Promoter, along with all interest, additional interest, liquidated damages, fee, remuneration, costs, charges, expenses as per the terms and conditions as more particularly set out in the said Deed of Mortgage;

b) The Promoter and the First Confirming Party herein have executed another "Deed of Mortgage" dated 10th January, 2017, duly registered with the Sub-Registrar of Assurances at Borivali, bearing registration no. BRL-6-320-2017, in favour of M/s. Indiabulls Housing Finance Limited. Through this Deed of Mortgage the Promoter and the First Confirming Party have created exclusive charge on the mortgaged properties which are more particularly described out in the Deed of Mortgage and inter alia include the said sale plot together with all land, buildings and structures constructed thereon and there under, both present and future, to secure the repayment of the amounts Rs. 112,00,00,000/- (Rupees One Hundred Twelve Crores only) sanctioned by the said M/s. Indiabulls Housing Finance Limited to the Promoter, along with all interest, additional interest, liquidated damages, fee, remuneration, costs, charges, expenses as per the terms and conditions as more particularly set out in the said Deed of Mortgage;

c) The Promoter and the First Confirming Party herein have executed another "Deed of Mortgage", dated 10th January, 2017, duly registered with the Sub-Registrar of Assurances at Borivali, bearing registration no. BRL-6-319-2017, in favour of M/s. Indiabulls Housing Finance Limited. Through this Deed of Mortgage the Promoter and the First Confirming Party have created exclusive charge on the mortgaged properties which are more particularly described out in the Deed of Mortgage and inter alia include said sale plot together with all land, buildings and structures constructed thereon and there under, both present and future, to secure

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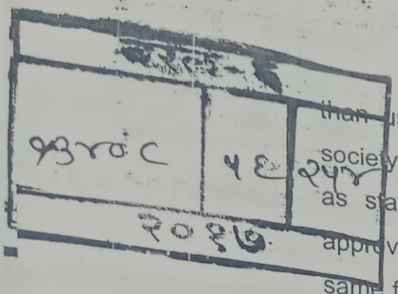
the repayment of the amounts Rs. 564,00,00,000/- (Rupees Five Hundred Sixty Four Crore only) sanctioned by the said M/s. Indiabulls Housing Finance Limited to the Promoter, along with all interest, additional interest, liquidated damages, fee, remuneration, costs, charges, expenses as per the terms and conditions as more particularly set out in the said Deed of Mortgage;

c) The Promoter, the Second Confirming Party herein have executed another "Deed of Mortgage", dated 18<sup>th</sup> August 2017, duly registered with the Sub-Registrar of Assurances at Mumbai, bearing registration no. MH004625474201718E, in favour of Xander Finance Private Limited. Through this Deed of Mortgage the Promoter and the Second Confirming Party have created exclusive charge on the mortgaged properties which are more particularly described out in the Deed of Mortgage and inter alia include said Flat, to secure the repayment of the amounts Rs. 50,00,00,000/- (Rupees Fifty Crores only) sanctioned by the said Xander Finance Private Limited to the Second Confirming Party, along with all interest, additional interest, liquidated damages, fee, remuneration, costs, charges, expenses as per the terms and conditions as more particularly set out in the said Deed of Mortgage;

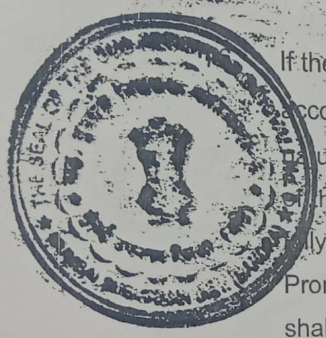
(d) The Purchaser of the flats in the project shall make payment to the Escrow Accounts by drawing all the Cheques/Demand Drafts in favour of Escrow Account the details where of areas under:-

Bank - HDFC Bank Ltd  
 Branch - Fort Mumbai  
 Escrow Account No. - 57500000061431  
 Name - ShivPrasad Realty Private Limited Escrow Account  
 IFSC CODE - HDFC0000060

64. The Transferable Development Right (T.D.R.) and /or the Development Right Certificate (D.R.C.) which may be at any time issued for the said property or any part of the property or arising out of Development of the said property shall always belong to the Promoter. The Purchaser or the common organization of all Purchasers will not have any share, right, title, interest or claim therein. The Promoter shall be entitled to sell, dispose of or alienate the Transferable Development Right (T.D.R.) And/or Development Rights Certificate (D.R.C.) of the said Property or any part thereof to any person or persons of their choice. The price or Consideration



than using the same for fitness centre and shall also ensure that the society or any other organization to be formed by the Purchasers of flats, as stated hereinabove, shall not misuse the area earmarked in the approved plans for Gymnasium for any other purposes than using the same for fitness centre. The swimming pool and club house approved are exclusively for the use of all the residents of said building and it shall not be commercially exploited and further it shall be used only for the approved users and shall not be misused for any other purposes.



If the building or any part thereof gets demolished and/or gets damaged on account of any act of God including earthquake, riots, floods or any other natural calamity, act of enemy, war or any other causes beyond the control of the Promoter such losses and damages incurred to the structure will be fully sustained by the Purchaser along with the other Purchasers and the Promoter shall not be responsible for such loss/damage. The Purchasers shall have to make good the loss so sustained by them.

77. If any dispute, difference or question shall arise between the parties hereto or any person or persons claiming through any party hereto or between the persons claiming through the parties hereto with regard to interpretation of any one or more clauses herein or as to the rights, liabilities and obligations of the parties or accounts or as to the damages, then the same shall be referred to arbitration. Arbitration proceedings shall be under the provisions of Arbitration & Conciliation Act, 1996 or any modification or re-enactment thereof.

In Witness Whereof the parties hereto have hereunto set and subscribed their respective hands and signatures the day and year first hereinabove written.

**The First Schedule Above Referred To:**  
**(Ownership Of First Confirming Party)**

**Firstly:-**

All that piece or parcel of land admeasuring about 6020 square meters or thereabout bearing CTS No. 824(Part), Malad (East), Survey No.284/1(Part) Village Malad with structures standing thereon within the Registration Sub-District and District of Mumbai City and Mumbai Suburban and bounded as follows:-

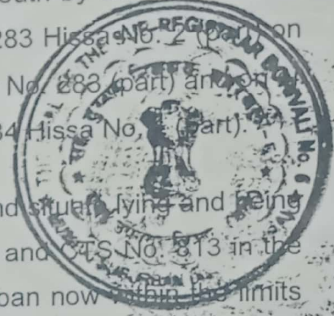
- On or towards the East : by Land bearing CTS No. 821(Part)
- On or towards the West : by Western Express Highway
- On or towards the North : by Land bearing CTS No.824 (Part) &
- On or towards the South : by Land bearing CTS No.823 (Part)

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**Secondly:-**

Firstly :- All that piece or parcel of land or ground situate ~~lying and being~~ at Malad being Survey No. 282 (part) and CTS No. 821 (part) in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Bombay admeasuring 21938.2 square yards equivalent to 18342.97 square meters or thereabouts and bounded as follows: that is to say on or towards the North by Survey No. 281 and Tank on or towards the South by Survey No. 282, Hissa No. 1 and Survey No. 282 (part) and Survey No. 283 Hissa No. 2 (part) on or towards the East by Survey No. 273 (part) and Survey No. 283 (part) and on towards the West by Survey No. 282 (part) Survey No. 284 Hissa No. 1 (part).



Secondly:- All that piece or parcel of land or ground ~~situate lying and being~~ at Malad being Survey No. 273 (part) and CTS No. 812 and CTS No. 813 in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Bombay admeasuring 10673 sq.yds. equivalent to 8924 sq. meters or thereabouts and bounded as follows: that is to say on or towards the North by Survey No. 273 (part) and on or towards the South by Survey No. 283 (part), on or towards the East by Survey No. 273 Hissa No. 1 part on or towards the West by Survey No. 282 (part).

**Thirdly:-**

All that piece or parcel of land admeasuring 4730 square meters or thereabouts and bearing CTS no. 821(pt.), Malad (E), Survey No. 282(pt) Malad (E), Taluka Borivali, Mumbai Suburban district and situate at Malad, in the registration Sub-District of Bombay City and Bombay Suburban and bounded as follows:-

- On or towards the East : by S. No. 282(pt.) CTS No. 821(pt), Malad (E);
- On or towards the West : by S. No. 284, Hissa No. 1(pt.), CTS No.824(pt.) and 823 Malad (E);
- On or towards the North : by 30 ft. wide D.P. Road further up Shantaram Tank & CTS No. 825, Malad (E)
- On or towards the South : by S. No. 282(pt.), CTS No. 823(pt.) Malad (E)

**Fourthly:-**

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All that piece and parcel of plot of land bearing Survey No. 281(pt.) corresponding to CTS No. 811A/7 (part) admeasuring about 1530.85 square meters or thereabouts of Village Malad, Taluka Borivali, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban with hutments / structures standing thereon and bounded as follows:-

- On or towards the West : partly by CTS No. 811 A/7(pt.) with existing building thereon known as "Green Point Building";
- On or towards the East : by property of the - Malad bearing CTS No. 805;
- On or towards the North : by CTS No. 811 A/7.(part) with existing Building known as "Highway View-11 Apartments"; and
- On or towards the South : by CTS No. 821(pt.), 812 and 813 of Malad.



**Fifthly:-**

All that piece and parcel of plot of land and admeasuring 1458.5 square meters situated at Kokani Pada, Kurar, Malad ( East), Mumbai - 400 097 on a land bearing Survey No.283 , Hissa No.2/2, C.T.S. No.844 of Revenue Village, Malad (East) Taluka Borivali within the Registration Sub- District and District of Mumbai City and Mumbai Suburban.

**Sixthly:-**

All that piece or parcel of land or ground situate at Village Malad (E), Taluka - Borivali, Mumbai Suburban Dist. bearing Survey no. 283, Hissa No. 1/4, CTS No. 814 (Part) viz. 814 A/1 to A4 admeasuring 2350.5 square meters or thereabout as per 7/12 Extract and corresponding mutation entry and as per Property Card on survey of property is 2923.6 square meters within the Registration Sub District and District of Mumbai City and Mumbai Suburban and bounded as follows:-

- On or towards East : by CTS NO. 783;
- On or towards West : by CTS no. 821 and CTS no. 844(P);
- On or towards North : by CTS No. 812;
- On or towards South : by CTS No. 814 (Part)

**The Second Schedule Above Referred To:-  
"The said MCGM Property"**

All that piece and parcel of land bearing Survey No. 282(pt.) corresponding to CTS No. 821(part) of Village Malad (E) admeasuring about 5987.60 square

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meters or thereabouts with the structures standing thereon within Sub-District and District of Mumbai City and Mumbai Suburban and bounded as follows:-

- On or towards the West : by CTS No.821 (pt.), 824 of Village Malad (E);
- On or towards the East : by CTS No.821 (pt.), 812, 813 of Village Malad (E);
- On or towards the North : by CTS No.811 A/7 of Village Malad (E);
- On or towards the South : by CTS No.821(pt.) of Village Malad (E);

The Municipal Corporation is the owner of the property more particularly described in this schedule

**The Third Schedule Above Referred To  
"The said Maharashtra Government Property"**

All that piece or parcel of land situate at village Malad (E), Taluka Borivali, Bombay Suburban District bearing C.T.S. No. 825(part) admeasuring 7,111 square meters with structures standing thereon within the Registration Sub-District and District of Mumbai City and Mumbai Suburban and bounded as follows:-

- On or towards the East : by CTS No. 811 A/7 of Village Malad (E);
- On or towards the West : by CTS No. 501 of Village Malad (E);
- On or towards the North : by CTS No. 826 of Village Malad (E);
- On or towards the South : by CTS No. 824 of Village Malad (E);

**The Fourth Schedule Above Referred To:  
("The said Sale Plot")**

**Firstly:-**

All that piece or parcel of land or ground situate lying and being at Village Malad (E) being CTS No. 821 (part) in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Bombay admeasuring 9335.77 square meters or thereabouts

**Secondly:-**

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All that piece or parcel of land or ground situate lying and being at Village Malad (E) being CTS No. 812 in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Bombay admeasuring 5088 sq. meters or thereabouts.

**Thirdly:-**

All that piece or parcel of land or ground situate lying and being at Village Malad (E) being CTS No. 813 in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Bombay admeasuring 3596 sq. meters or thereabouts.



**Fourthly:-**

All that piece and parcel of plot of land bearing CTS No. 811A/7 (part) admeasuring about 1148.71 square meters or thereabouts of Village Malad (E), Taluka Borivali, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

**Fifthly:-**

All that piece and parcel of plot of land and admeasuring 1075.71 square meters situated at Kokani Pada, Malad ( East), Mumbai – 400 097 on a land bearing C.T.S. No.844 of Revenue Village, Malad ( East) Taluka Borivali within the Registration Sub- District and District of Mumbai City and Mumbai Suburban.

**Sixthly:-**

All that piece or parcel of land or ground situate at Village Malad (E), Taluka – Borivali, Mumbai Suburban Dist. bearing CTS No. 814(pt.) viz. 814 A1 to A4 admeasuring 2823.65 square meters or thereabout within the Registration Sub District and District of Mumbai City and Mumbai Suburban.

**The Fifth Schedule Hereinabove Referred To:  
"The Said Access Road"**

**Firstly:-**

All that piece and parcel of plot of land bearing Survey No. 281(pt) Corresponding to CTS No. 811A/7 (part) admeasuring about 211.94 square meters or thereabouts of Village Malad, Taluka Borivali, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

**Secondly:-**

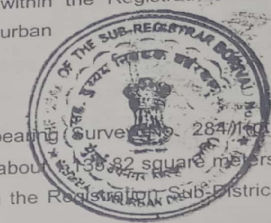
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All that piece or parcel of land or ground situate lying and being at Malad being Survey No. 282 (part) and CTS No. 821 (part) in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Bombay admeasuring 2589.15 square meters or thereabouts

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**Thirdly:-**

All that piece or parcel of land situate at village Malad, Taluka Borivali, Bombay Suburban District bearing C.T.S. No. 825(part) admeasuring 796.90 square meters with structures standing thereon within the Registration Sub-District and District of Mumbai City and Mumbai Suburban



**Fourthly:-**

All that piece and parcel of plot of land bearing Survey No. 284/1601 Corresponding to CTS No. 824 (part) admeasuring about 1368.82 square meters or thereabouts of Village Malad, Taluka Borivali, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

**The Sixth Schedule Hereinabove Referred To:  
"The Said Sale Plot As Per The Development Agreement"**

**Firstly:-**

Firstly :- All that piece or parcel of land or ground situate lying and being at Malad being Survey No. 282 (part) and CTS No. 821 (part) in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Bombay admeasuring 9335.77 square meters or thereabouts

Secondly:- All that piece or parcel of land or ground situate lying and being at Malad being Survey No. 273 (part) and CTS No. 812 and CTS No. 813 in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Bombay admeasuring 7348.37 sq. meters or thereabouts.

**Secondly:-**

All that piece and parcel of plot of land bearing Survey No. 281(pt) Corresponding to CTS No. 811A/7 (part) admeasuring about 1439.62 square meters or thereabouts of Village Malad, Taluka Borivali, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

**Thirdly:-**

58 *[Handwritten signatures]*  
Boshi

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2019

All that piece and parcel of plot of land and admeasuring 1129.7 square meters situated at Kokani Pada, Kurar, Malad ( East), Mumbai - 400 097 on a bearing Survey No.283 , Hissa No.2/2, C.T.S. No.844 of Revenue Village, Malad ( East) Taluka Borivali within the Registration Sub- District and District of Mumbai City and Mumbai Suburban.

**The Seventh Schedule Hereinabove Referred To:  
"The said Third Part of the Larger Property"**



That piece or parcel of land totally admeasuring about 4728.29 square meters of thereabout bearing CTS No. 824(Part) admeasuring 4200.89 square meters, CTS No. 821(Part) admeasuring 440.81 square meters and CTS No. 825 (Part) admeasuring 86.59 square meters, of Village Malad, Taluka Borivali with structures standing thereon within the Registration Sub-District and District of Mumbai City and Mumbai Suburban and bounded as follows:-

- On or towards the East : by Land bearing CTS No. 821(Part)
- On or towards the West : by Western Express Highway
- On or towards the North : by Land bearing CTS No.825 (Part) &
- On or towards the South : by Land bearing CTS No.823 (Part)

*Handwritten initials/signatures*

*Handwritten signatures: JHM, B. Joshi*

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"Altamonte" in

The Eighth Schedule Above Referred To:  
Flat No. 4107 on the 41st floor in C Wing of the Tower viz "Altamonte" in the Building "Altamonte" lying and located on the property more particularly described in the First Schedule herein above written. The carpet area of the flat (inclusive of balconies attached thereto all internal walls and pillars, if any) is 103.24 square meters.

**The Ninth Schedule Above Referred To:  
("Alta Monte amenities")**



**Alta Monte Building Amenities (Tower A,B,C & D)**

Structure	<ol style="list-style-type: none"> <li>1. A formidable structure of more than 53 floors with 7 levels of podium parking and 45 or more habitable floors</li> <li>2. An earthquake resistant RCC structure</li> <li>3. A beautiful external façade by world renowned design consultants, Carlson (USA)</li> <li>4. A grand double- height reception with cross - ventilation system</li> <li>5. Synchronised automatic elevators running efficient algorithms and providing effective service</li> <li>6. For common lobby vitrified tile flooring with 4ft dado and granite architrave for lift door jams</li> <li>7. A floor-to-floor height of 3.3 metres for Tower A,B,C and 3.75 metres for Tower D</li> </ol>
Special Services	<ol style="list-style-type: none"> <li>1. Power backup for all common areas</li> <li>2. RFID enabled Automatic Boom Barrier System</li> <li>3. CCTV Surveillance System throughout Complex and in building from Podium Level 1 to Amenity Level and Lift Car., Common Areas of Tower A,B,C,D, Lift Lobby &amp; in Elevators. Sewerage Treatment Plant &amp; Rain Water Harvesting</li> </ol>
Painting & Plastering	Textured paint for all external walls
Door Shutters	Fire rated metallic door for stair case
Door Frames	Fire rated metallic door frame for stair case
Electrical	<ol style="list-style-type: none"> <li>1. IBS system in Lobby / Parking / Common Areas</li> <li>2. Addressable Fire Detection and Public Evacuation System</li> </ol>

**Alta Monte Common / External Amenities**

Floor	Description
Amenity Floor	Women's Swimming Pool
	Joggers Track
	Toilet, wash & toilets
	Kids Play Area
	Amphitheatre
Sports Pavilion	Ladies & Gents Fitness Centre
	Lobby & Lounge (Reception)
	Squash Court

*Handwritten signatures: JHM, B. Joshi*



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CLUB HOUSE : Level 1

- Badminton court
- Tennis Court
- Steam room
- Sauna
- Jacuzzi
- Mini Theater
- Game Room
- SPA
- Day Care
- Fitness Centre
- Infinity pool
- Jacuzzi
- Kids pool
- Changing, Wash & Toilets
- Pantry & kitchen
- Lawn & Barbeque Pit
- PERGOLAS
- Lounge
- Deck

HOUSE : Level 2



The Tenth Schedule Above Referred To:-  
("Signet Amenities")

SIGNET, Malad (East)  
Signet Building Amenities

**BUILDING SPECIFICATIONS**

- High-Speed Elevators
- Well-designed Main Entrance lobbies with Imported Marble flooring at Ground floor
- Vitrified Tiles in common Corridor lobbies
- OBD in all common passage and staircase area.
- High Quality external acrylic paint
- Aluminium shuttering construction technique.
- Adequate Multilevel parking facility
- Earthquake resistant structure.

**Common / External Amenities**

<b>OUTDOOR AMENITIES - PARKING PODIUM TOP</b>	Parking Podium Top Landscape Garden with following amenities
	Podium top swimming pool
	Senior Citizens' Garden area
	Kids play area
	Jogging track
<b>RETAIL FOREGROUND</b>	Acupressure therapy walk
	Outdoor Multi - activity areas
<b>BUILDING TERRACE</b>	Urban Landscape area with street furniture & convenient retail parking
	Well-planned walkway in landscape with outdoor seating. Multi-purpose activities paved area, kids play area, Senior citizens sitting area
<b>INDOOR AMENITIES</b>	Gymnasium & wellness facility
	Multipurpose/banquet hall at podium top opening in podium garden.
	Indoor Games: TT, Carrom, Chess

Handwritten signatures and initials at the bottom of page 61.

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2020

Signed And Delivered

by the withinnamed the Promoter

Era Realtors Private Limited

through its Director

Mr. Madan Mistry

in the presence of

1) [Signature]

2) [Signature]

Signed And Delivered

by the withinnamed the First Confirming Party

Omkar Realtors & Developers Pvt. Ltd.

through its Director

Mr. Vikas K Gupta

in the presence of

1) [Signature]

2) [Signature]

Signed And Delivered

by the withinnamed the First Confirming Party

Shiv Prasad Realty Pvt. Ltd..

through its Director

Mr. Ashok Kumar Sarangi

in the presence of

1) [Signature]

2) [Signature]

For Era Realtors Private Ltd.

[Signature]

Director/Authorised Signatory



For OMKAR REALTORS & DEVELOPERS PVT. L D.

[Signature]

Director / Authorised Signatory



M/s. Shivprasad Realty Pvt. Ltd.

[Signature]

Director/Authorised Signatory





Ankleshchandra P. Khona  
s. Zarana Khona Ahmed

बोरिवली-६		
१३४०८	७३	२५४
Law Firm of KHONAS		
Solicitors & Legal Consultants		

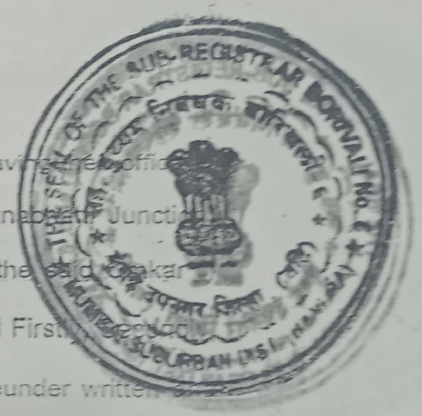
reply please quote our Ref. No.)

Date :

B/5085/TC02 /90/S/2012

TO WHOMSOEVER IT MAY CONCERN

TITLE CERTIFICATE



1. Our client M/s. Omkar Realtors & Developers Private Limited having their office at Omkar House, Off Eastern Express Highway, Opp. Sion Churnabhai Junction, Sion (East), Mumbai - 400 022 (hereinafter referred to as "the said Omkar") have Purchased various properties more particularly described First, Secondly, Thirdly, Fourthly, Fifthly and Sixthly in the First Schedule hereunder written hereinafter referred to as "the said property" by various Deeds of Conveyance as stated down:

(i) Deed of Conveyance dated 15<sup>th</sup> June, 2007 executed between the legal heirs of Janu Bhoje (Deceased) and said Omkar and registered with the Office of Sub-Registrar Borivali - 6 under Sr. no. BDR12-4652-2007 for the land more particularly described in Secondly in the First Schedule hereunder written.

(ii) Deed of Conveyance dated 22<sup>nd</sup> October, 2010 executed between Sitaram Sukhtankar and the said Omkar and registered with the office of Sub-Registrar Borivali - 6 under Sr. no. BDR-12-09866-2006 for the land more particularly described in Fourthly in the First Schedule hereunder written.

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**SLUM REHABILITATION AUTHORITY**

5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/2143/PN/PL/AP

10 AUG 2011

COMMENCEMENT CERTIFICATE

SALE BUILDING

To,

M/s. Omkar Realtors & Developers Pvt.Ltd.  
Omkar Esquare, Off. Eastern Express Highway,  
Opp. Sion Chunabhatti Signal, Sion (E),  
Mumbai-400 022.

Sir,

With reference to your application No. 1022 dated 29/07/2011 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. C.T.S. No. 811A/7 \* of village Malad T. P. S. No. P/N situated at Malad (E) Mumbai.

\* 812(pt.), 813, 821(pt.) & 844

The Commencement Certificate/Building Permit is granted subject to the conditions of mentioned in LOI/U/R No. SRA/ENG/1759/PN/PL/LOI dt. 15/06/2011  
IOA U/R No. SRA/ENG/2143/PN/PL/AP dt. 05/08/2011  
and on following conditions.

- The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
- If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
  - The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
  - The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed SHRI DEEPAK V. PAWAR

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to plinth i.e. upto 7th level of podium top for RCC frame structure only.

For and on behalf of Local Authority  
The Slum Rehabilitation Authority



30/11/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 6

दस्त क्रमांक : 13408/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) मालाड

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	30145972
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	26294500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : सदनिका नं: सदनिका क्र. 4107, माळा नं: 41 वा मजला सी बिंग, इमारतीचे नाव: अल्टा मॉन्टे टॉवर सी, ब्लॉक नं: कोकणी पाडा दुरार, रोड : मालाड पूर्व मुंबई 400097, इतर माहिती: व्हिलेज मालाड पूर्व सोवत 2 सिंगल कार पार्किंग व इतर माहिती व मिळकतीचे वर्णन दस्तात नमूद केल्याप्रमाणे ( ( C.T.S. Number : 812 (pt), 813, 821 (pt), 844 . ; ) )
(5) क्षेत्रफळ	1) 137.09 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- इरा रियल्टर्स प्रा लि चे संचालक मदन मिळी तर्फे मुख्यत्यार अशोक सरावगी - - वय:- 57; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाऊस, ब्लॉक नं: सायन चुनाभट्टी सिंगल समोर सायन पूर्व मुंबई, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AABCE9746R 2): नाव:- मान्यता देणार ओमकार रियल्टर्स अॅन्ड डेव्हलपर्स प्रा लि चे संचालक विकास के गुप्ता तर्फे मुख्यत्यार अशोक सरावगी - - वय:- 57; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाऊस, ब्लॉक नं: सायन चुनाभट्टी सिंगल समोर सायन पूर्व मुंबई, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAACO7919F 3): नाव:- शिव प्रसाद रियल्टी प्रा लि चे ऑथोसिग्रेट्री अशोक सरावगी - - वय:- 57; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाऊस, ब्लॉक नं: सायन चुनाभट्टी सिंगल समोर सायन पूर्व मुंबई, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AABCI9127N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- श्रीराम प्रभाकर जोशी - - वय:- 45; पत्ता:- प्लॉट नं: सदनिका क्र 202, माळा नं: -, इमारतीचे नाव: अभिराम अपार्टमेंट, ब्लॉक नं: इंद्रावन स्कीम मालाड पूर्व, रोड नं: दत्त मंदिर रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AAAPJ9255C 2): नाव:- मंजिरी श्रीराम जोशी - - वय:- 44; पत्ता:- प्लॉट नं: सदनिका क्र 202, माळा नं: -, इमारतीचे नाव: अभिराम अपार्टमेंट, ब्लॉक नं: इंद्रावन स्कीम मालाड पूर्व, रोड नं: दत्त मंदिर रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-ACLPJ9742R
(9) दस्तऐवज करून दिल्याचा दिनांक	30/11/2017
(10) दस्त नोंदणी केल्याचा दिनांक	30/11/2017
(11) अनुक्रमांक, खंड व पृष्ठ	13408/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1507400
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

खरी प्रत

सह दुय्यम निबंधक, बोरीवली क्र.-३.  
मुंबई उपनगर जिल्हा.



30/11/2017 3 10:26 PM











दस्त गोषवारा भाग-2

बरल-6

दस्त क्रमांक:13408/2017

दस्त क्रमांक :बरल-6/13408/2017

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:इरा रियल्टर्स प्रा लि चे संचालक मदन मिस्त्री तर्फे मुख्यतयार अशोक सरावगी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाऊस, ब्लॉक नं: सायन चुनाभट्टी सिग्नल समोर सायन पूर्व मुंबई, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पॅन नंबर:AABCE9746R	लिहून देणार वय :-57 स्वाक्षरी:- <i>Am</i>	 BRL6-13408-132017	 BRL6-13408-132017
2	नाव:मान्यता देणार ओमकार रीयल्टर्स अॅन्ड डेव्हलपर्स प्रा लि चे संचालक विकास के गुसा तर्फे मुख्यतयार अशोक सरावगी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाऊस, ब्लॉक नं: सायन चुनाभट्टी सिग्नल समोर सायन पूर्व मुंबई, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पॅन नंबर:AAAC07919F	लिहून देणार वय :-57 स्वाक्षरी:- <i>Am</i>	 BRL6-13408-132017	 BRL6-13408-132017
3	नाव:शिव प्रसाद रीयल्टी प्रा लि चे ऑथोसिग्रेट्री अशोक सरावगी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाऊस, ब्लॉक नं: सायन चुनाभट्टी सिग्नल समोर सायन पूर्व मुंबई, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पॅन नंबर:AABCI9127N	लिहून देणार वय :-57 स्वाक्षरी:- <i>Am</i>	 BRL6-13408-132017	 BRL6-13408-132017
4	नाव:श्रीगाम प्रभाकर जोशी - - पत्ता:प्लॉट नं: सदनिका क्र 202, माळा नं: -, इमारतीचे नाव: अभिराम अपार्टमेंट, ब्लॉक नं: इंद्रावन स्कीम मालाड पूर्व, रोड नं: दत्त मंदिर रोड, महाराष्ट्र, मुम्बई. पॅन नंबर:AAAPJ9255C	लिहून देणार वय :-45 स्वाक्षरी:- <i>Am</i>	 BRL6-13408-132017	 BRL6-13408-132017
5	नाव:मंजिरी श्रीराम जोशी - - पत्ता:प्लॉट नं: सदनिका क्र 202, माळा नं: -, इमारतीचे नाव: अभिराम अपार्टमेंट, ब्लॉक नं: इंद्रावन स्कीम मालाड पूर्व, रोड नं: दत्त मंदिर रोड, महाराष्ट्र, मुम्बई. पॅन नंबर:ACLJP9742R	लिहून देणार वय :-44 स्वाक्षरी:- <i>Shoshi</i>	 BRL6-13408-132017	 BRL6-13408-132017



निले दस्तऐवज करारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.  
शुक्रा क्रमांक: 30/11/2017 02 : 52 : 26 PM

दस्ताचा प्रकार :-करारनामा  
दस्ताचा क्रमांक :- 13408/2017  
दस्ताचा दिनांक :- 30/11/2017  
दस्ताचा ठिकाण :- मुंबई, महाराष्ट्र  
दस्ताचा पत्ता :-

- नाव:वैभव वसंत जेधे - -  
वय:28  
पत्ता:38 ए ओनलुकर विल्डींग सर पी एम रोड फोर्ट मुंबई  
पिन कोड:400001
- नाव:अरुणा रामचंद्र दळवी - -  
वय:48  
पत्ता:आनंद नगर,जोगेश्वरी पूर्व मुं  
पिन कोड:400060

स्वाक्षरी

स्वाक्षरी

बरल-६

93800 243 244

त्यांची ओळख पटविताना

2017

छायाचित्र

अंगठ्याचा ठसा



Summary I (GoshwaraBhag-1)

389/13408

गुरुवार, 30 नोव्हेंबर 2017 3:04 म.नं.

दस्त गोषवारा भाग-1

बरल-6

दस्त क्रमांक: 13408/2017

दस्त क्रमांक: बरल-6 /13408/2017

बाजार मुल्य: रु. 2,62,94,500/- मोबदला: रु. 3,01,45,972/-

भरलेले मुद्रांक शुल्क: रु.15,07,400/-

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

पावती:14563

पावती दिनांक: 30/11/2017

अ. क्रं. 13408 वर दि.30-11-2017


सादरकरणाराचे नाव: श्रीराम प्रभाकर जोशी - -

रोजी 2:47 म.नं. वा. हजर केला.

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 5080.00

पृष्ठांची संख्या: 254

  
दस्त हजर करणाऱ्याची सही:

एकुण: 35080.00

सह. दुय्यम विभाग, बोरीवली क्रं. ६,  
मुंबई उपनगर जिल्हा

सह. दुय्यम विभाग, बोरीवली क्रं. ६,  
सह. दु. नि. बोरीवली 6  
मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: करारनामा

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

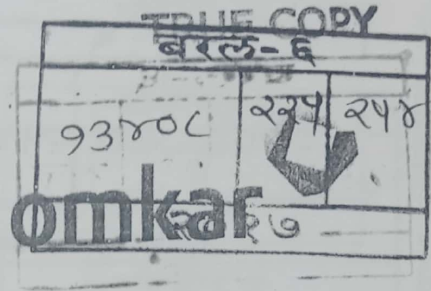
शिक्का क्रं. 1 30 / 11 / 2017 02 : 47 : 54 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 30 / 11 / 2017 02 : 48 : 36 PM ची वेळ: (फी)

प्रतिज्ञाग्राह्य  
सदर दस्तऐवज हा नोंदणी कायदा २००८ च्या तरतुदीनुसारच नोंदणीस  
दाखल केलेला आहे. \* दस्ताचा \* नोंदणी, माफीदार व  
सोबत नोंदलेल्या कायदा \* नोंदणी, माफीदार व  
कायदेशीर दाबीसाठी \* नोंदणी, माफीदार व  
लिहून देणारे : लिहून घेणारे :  
Goshi

बरल-६  
93800 212 218  
2017





TO WHOMSOEVER IT MAY CONCERN

This is to certify that Mr. Vikas Gupta is Whole Time Director of the Omkar Realtors & Developers Private Limited, a Company incorporated under the provisions of the Companies Act, 1956 having its Registered Office at Omkar House, Off Eastern Express Highway, Opp. Sion Chunnabhatti Signal, Sion(East), Mumbai- 400022

This letter is issued for purpose of identification of address only.

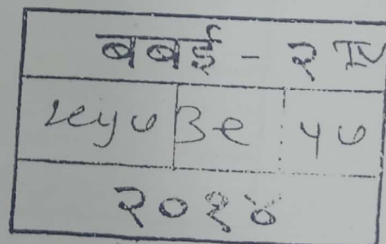


FOR OMKAR REALTORS & DEVELOPERS PRIVATE LIMITED

VIRAJ PANCHAL  
COMPANY SECRETARY

DATE:- MARCH 26, 2014

PLACE:- MUMBAI





SHIV PRASAD  
Omkar House, Off E  
Opp. Sion-Chunnabha  
GST NO : 27

RE

ved with Thanks from

Allottee: Mr. Shriram Prabhakar Joshi

202, Abhiram Apt,

Indravan Scheme,

Dattamandir Road, Malad (E)

Mumbai-400097

Contact No-9870071005

o :

NAME :

CODE :



SHRIRAM P. JOSHI

Cell. : 98700 71005

# *SGM* *Engineers*

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**Office** : Unit No.7, Alankar Industrial Estate, Vishweshwar Nagar Road,  
Goregaon (East), Mumbai - 400 063.

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**Works** : Unit No. 8, Mangalam Industrial Estate, Bhoyadapada, Village Gokhiware,  
Sativali Road, Vasai (East), Dist. Palghar - 401208.

E Mail : [sales@sgmengg.com](mailto:sales@sgmengg.com) / [shriram@sgmengg.com](mailto:shriram@sgmengg.com)

