

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		18 February 2020, 11:08:14 AM	
Valuation ID	20190218836	करल-2	
मूल्यांकनाचे वर्ष	2019		
जिल्हा	मुंबई उपनगर		
मूल्य विभाग	114-पवई कुर्ता		
उप मूल्य विभाग	114/541 भूभाग - अधिकांशकार्य मार्गवर बांधणी विकसित झालेल्या मिल्कती		
सर्वे नंबर/न भू क्रमांक	सि टी एस नंबर 110		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
107500	277800	305000	139200
औद्योगिक	मोजमापनाचे एकक	वीरस मीटर	
277800			
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र (Built Up)	38.91 वीरस मीटर	मिल्कतीचा वापर-	शिकारी सदनिका
बांधकामाचे वर्गीकरण-	1.आर सी सी	मिल्कतीचे तय.	0 To 2थे
उद्वहन सुविधा-	आहे	मजला -	1st floor To 4th floor
Sale Type	First Sale		
Sale/Resale of built up Property, constructed after circular dt.02/01/2018			
मजला निहाय घट/वाढ	= 100% apply to rate = Rs 277800/-	करल-2	
		2200 / 9 / 1934	
		2020	
घसा-यानुसार मिल्कतीचा प्रति चौ मीटर मूल्यदर	= 10(वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी * खुल्या जमिनीचा दर		
	= ((277800-107500) * (100 / 100)) + 107500)		
	= Rs 277800/-		
A) मुख्य मिल्कतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिल्कतीचे क्षेत्र		
	= 277800 * 38.91		
	= Rs 10809198/-		
B) बांधिलेले वाहन तळाचे क्षेत्र	13.95 वीरस मीटर		
बांधिलेले वाहन तळाचे मूल्य	= 13.95 * (277800 * 25/100)		
	= Rs 968827.5/-		
एकत्रित अंतिम मूल्य	- मुख्य मिल्कतीचे मूल्य - तळघराचे मूल्य - मोडेलनाईत मजला क्षेत्र मूल्य - सातत्या गळीचे मूल्य - वरील गळीचे मूल्य - बांधिलेले वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भावतीच्या खुल्या जागेचे मूल्य - बांधिलेले बाळकणी		
	= A + B + C + D + E + F + G + H + I		
	= 10809198 - 0 + 0 + 0 + 968827.5 + 0 + 0 + 0 + 0		
	= Rs 11778025.5/-		

Home Print



सह दुय्यम निबंधक कुर्ता-2
मुंबई उपनगर जिल्हा

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1502202002110	Date 15/02/2020
Received from PRADEEP KISHNANI, Mobile number 9890503000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Kurla 3 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 15/02/2020
Bank CIN 10004152020021501714	REF No. IGAICKNAW7
This is computer generated receipt, hence no signature is required.	



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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1502202001922	Date 15/02/2020
Received from PRADEEP KISHNANI, Mobile number 9890503000, an amount of Rs. 700/- towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Kurla 3 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name sbiepay	Date 15/02/2020
Bank CIN 10004152020021501573	REF No. 202004677192389
This is computer generated receipt, hence no signature is required.	





Bank/Branch: PNB/POWAI(870900)
 Pmt Txn id : 140220M319652
 Pmt DtTime : 14-02-2020@11:58:51
 ChallanIdNo: 03006172020021450007
 District : 7101/MUMBAI

Stationery No: 16265397442462
 Print DtTime: 14/02/2020 11:58:51
 GRAS GRN : MH012094216201920S
 Office Name : IGR199/KRL3_JT SUB REGIST

StDuty Schm: 0030045501-75/Sale of Other NonJudicial Stamps SoS
 StDuty Amt : R 7,07,600/- (Rs Seven, Zero Seven, Six Zero Zero only)

RgnFee Schm: 0030063301-70/Ordinary Collections IGR
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25/Agreement to sale/Transfer/Assignment
 Prop Mvblty: Immovable Consideration: R 1,17,93,000/-
 Prop Descr : FLAT NO 201, SORRENTO, HIRANANDANI, GARDENS, POWAI, MUMBAI, Maharashtra

Duty Payer: (PAN-ABHPK6790K) PRADEEP KISHNANI
 Other Party: (PAN-AADCH8389P) HGP COMMUNITY PVT LTD

J.S.Bania



Bank official1 Name & Signature

Bank official2 Name & Signature

----- Space for customer/office use ----- Please write below this line -----

AGREEMENT DATE 15/02/2020



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P.P. Kishnani



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AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Mumbai this 15th day of FEBRUARY in the Year 2020 BETWEEN HGP COMMUNITY PVT. LTD., a Company registered under the Companies Act, 2013 and having its Registered Office at 514, Dalamal Towers, Nariman Point, Mumbai - 400021, having PAN No. AADCH8389P, hereinafter called the "PROMOTER" (which expression shall unless it be repugnant to the context or the meaning thereof, mean and include, its successors and assigns) of the ONE PART.


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And Mr./Mrs./Miss/Ms. PRADEEP KISHNANI AND NEHA KISHNANI, having

PAN No. ABHPK6790K AND AFQPK4225A

hereinafter called the "ALLOTTEE/S" (which expression shall unless it be repugnant to the context or the meaning thereof mean and include in the case of individual, his/her/their respective heirs, executors, administrators and permitted assigns, in the case of partnership firm, the partner or partners for the time being of the Firm, the survivor or survivors of them and the respective heirs, executors, administrators of such survivor and in the case of Company/LLP, its successors in interest and permitted assigns) of the **OTHER PART**;

WHEREAS (1) LAJPATRAI M. VARMA (2) RAMNIKLAL L. DHARIA (3) KIRTANLAL M. DHARIA and (4) NATWARLAL M. KADAKIA, carrying on

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business in the firm name and style of M/S. N. LAJPATRAI DHARIA & CO. (hereinafter referred to as "the Original Owners"), were seized and possessed of or otherwise well and sufficiently entitled to pieces or parcels of lands or ground situated, lying and being at Village Powai Taluka Kurla in the Registration District and Sub-District at Mumbai City and Mumbai Suburban near H.T. Powai, admeasuring 3,64,760 sq. mtrs. or thereabouts, hereinafter referred to as the "Larger Lands";

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AND WHEREAS by an Agreement for Development-cum-Sale dated 15th December, 1983 and made between the said Original Owners of the One Part and M/s. LAKE VIEW DEVELOPERS, as the Promoter was formerly known, of the Other Part, the said Original Owners agreed to sell and the Promoter agreed to purchase the aforesaid lands, then thought to be admeasuring 2,50,000 sq. yards. equivalent to 2,09,025 sq. mtrs. or thereabouts for the consideration on the terms and conditions therein contained;

AND WHEREAS pursuant to the said Agreement for Development-cum-sale dated 15th December, 1983, the said Original Owners executed Power of Attorney in favour of a Partner of the Promoter on 15th day of December, 1983 authorizing him inter alia to do and carry out various acts, deeds, matters and things for and on behalf of the said Original Owners as contained therein;



AND WHEREAS the said Agreement for Development-cum-sale dated 15th December, 1983 was subject to the Joint Survey of the said larger lands and subject to retention of certain area by the said Owners as contained therein;

AND WHEREAS pursuant to the said Agreement for Development-cum-sale dated 15th December, 1983, the said Original Owners have placed the Promoter in possession of the portion of the larger lands more particularly described Firstly

M. P. Kishan

in the First Schedule hereunder written (hereinafter referred to as the "Larger

Property") with right to deal with, develop and dispose of the same;

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AND WHEREAS the said Larger Lands were subject to Reservation under the Bombay Metropolitan Region Development Authority under B.M.R.D.A. Act 1974 (hereinafter referred to as "the said Authority") for Powai Area Development Scheme ("PADS");



AND WHEREAS the State Government after calling upon the Original Owners and other Owners of adjoining lands to show cause against the intended acquisition, acquired inter alia the said Larger Lands under the provisions of B.M.R.D.A. Act;

AND WHEREAS on the representation by the Original Owners to the State Government for proposed development of the said Larger Lands out of their own resources, the said Authority agreed to dispose of the said Larger Lands on certain terms and conditions. The State Government had directed the said Authority to undertake execution of PADS;

AND WHEREAS by a Tripartite Agreement dated 19th November, 1986 and made between the Government of Maharashtra of the First Part, the said Authority of the Second Part and Harishchandra Chandrabhan Sharma and others, which include the Original Owners, of the Third Part, the State Government agreed to dispose of inter alia the Larger Lands;

AND WHEREAS pursuant to the said Tripartite Agreement, an Agreement to Lease was executed on 19th November, 1986, by the said Authority inter alia in favour of the said Original Owners and pursuant to the Original Owners having conceded and/or handed over inter alia the said larger lands to the said Authority under the said Scheme as a result of acquisition under the B.M.R.D.A. Act, 1974,



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N. P. Kishan

the said Authority agreed to grant a Lease for a period of eighty years with effect from 19th November, 1986 in respect of the said Larger Lands in favour of the Original Owners on the terms and conditions therein contained;

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AND WHEREAS upon the Joint Survey the area of the land as set out in the Agreement for Development-cum-sale dated 15th December, 1983, was varied as recorded vide further agreements between the Parties and confirmation by the Original Owners. It was confirmed by the Original Owners that the lands which are the subject matter of aforesaid agreements are the same land which are the subject matter of the Tripartite Agreement dated 19th November, 1986, except for a portion of land admeasuring 14,717 sq. mtrs. retained by the Original Owners as more particularly described **Firstly** in the **First Schedule** hereunder written being the Said Larger Property;



AND WHEREAS the Lands forming part of PADS have been naturally divided by D.P. Roads into different Sectors and the same are being developed for last several years on layout development basis;

AND WHEREAS the Promoter is constructing a residential Building, being called SORRENTO on a portion forming part of the said Larger Property. The Sorrento Building is in Sector VI -A (having 2 other existing Buildings'); the said Sector VI -A which is presently having the Net Plot area of 5740.70 sq. mtrs. (excluding reservation), as per their separate PR cards, as more particularly described **Secondly** in the **First Schedule** hereunder written, hereinafter referred to as the "Layout Plot". The latest Layout approved by Municipal Corporation of Greater Mumbai (MCGM) is dated 06.12.2019. The authenticated copy of the said approved Layout Plan of the Said Sector VI - A is annexed hereto and marked as **Annexure - "A"**;



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~~AND WHEREAS~~ accordingly, the Promoter is entitled to develop *interalia* a portion of the said Layout Plot admeasuring about **219.12 sq. mtrs.** as more particularly described in the **Thirdly in the First Schedule** hereunder written. (hereinafter referred to as "**the Project Land**");



AND WHEREAS vide IOD dated 26.06.2018, MCGM has sanctioned plans for construction of the said Building Sorrento and issued Commencement Certificate dated 23.10.2018 and further Commencement Certificate dated 24.01.2020 for the construction as contained therein;

AND WHEREAS the Promoter is entitled to allot and sell apartments and parking spaces in the Building **SORRENTO**, comprising of **2 basements + stilt + 1st to 22nd upper floors** (hereinafter referred to as "**Said Building**") being constructed on the Project Land, as per the Amended plans letter dated 14.01.2020 by MCGM. The authenticated copies of the IOD Letter, the latest CC and Amended plans letter of the Sorrento Building, are annexed hereto as **Annexures - "B", "B1" and "C" respectively**, which are uploaded on the website of the Authority;

AND WHEREAS the title to the said Larger Lands has been certified by M/s. Chaphekar & Co., Advocates and Solicitors, as per their certificate of title, authenticated copy of which is annexed hereto as **Annexure - "D"**;

AND WHEREAS the Project Land stands in the Revenue Records and Municipal records in the names of the said Original Owners / MMRDA; the authenticated copies of the P.R. Cards are annexed hereto as **Annexure - "E collectively"**;



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AND WHEREAS the Promoter has agreed to sell and the Allottee has agreed to purchase Apartment No. 201, admeasuring **35.37 sq.mtrs.** which is equivalent to **380 sq.ft. (carpet area)**, as per the definition under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as the "Said Act"), on the 2nd floor of the said Building (hereinafter referred to as "the Said Apartment") along with the benefit to use ONE Mechanized Car Parking ~~(if any)~~, for the consideration and on the terms and conditions hereinafter appearing;

M.P. Kishore

AND WHEREAS the Promoter has registered the Project under the provisions of the Said Act and the Rules framed thereunder with the Real Estate Regulatory Authority at Mumbai no.P51800021706 authenticated copy is attached



Annexure - F:

AND WHEREAS the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the said Building and the Promoter accept the professional supervision of the Architect and the structural Engineer till the completion of the said Building;

AND WHEREAS by virtue of the Development-cum-Sale Agreement/Power of Attorney and aforesaid documents, the Promoter alone has sole and exclusive right to sell the Apartments, garages and covered/mechanized parking spaces in the said Building and to enter into agreement/s with the Allottee/s and to receive sale consideration in respect thereof;



AND WHEREAS M/s. Lake View Developers and some other entities have been merged with the Promoter under the Amalgamation/Merger Scheme sanctioned by the Bombay High Court on 18th November, 2016, vide common order in CSPs/ 483 to 489/2016. As a result thereof, the name M/s. Lake View Developers stood

M.P. Kishore

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substituted with the name, HGP Community Private Limited, being the Promoter herein, for all practical purposes;

AND WHEREAS on demand from the Allottee/s, and the Promoter has given inspection to the Allottee/s of all the documents of title relating to the Project Land and the plans, designs and specifications prepared by the Promoters' Architect and of such other documents as are specified under the Said Act and Rules and Regulations made thereunder;



AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority have been annexed as Annexure - "G".

AND WHEREAS the Promoter has got some of approvals from the concerned local authority to the plans, the specifications, elevations, sections and of the said Building and shall obtain the balance approvals from various authorities from time to time, so as to obtain Occupation Certificate of the said Building;

AND WHEREAS 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 Project Land and the said Building and upon due observance and performance of which only the occupation certificate in respect of the said Building shall be granted by the concerned local authority;

AND WHEREAS the Said Building is being constructed pursuant to and in compliance with the Orders, including common Order and Judgment dated 22nd February, 2012, passed by the Hon'ble Bombay High Court in PIL Nos.131 of 2008, 91 of 2008 and 21 of 2010 (Said PILs). Copies of the Orders, including the said common Order and Judgment are available on the official website of the



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High Court. As stipulated in said common Order and Judgment passed in the
 Said PILs, no two flats shall be sold to the same person or any member of her/his
 family, being her/his spouse and children;

AND WHEREAS the Promoter has accordingly commenced construction of the
 said Building in accordance with the said sanctioned plans;

AND WHEREAS, the Parties relying on the confirmations, representations and
 assurances of each other to faithfully abide by all the terms, conditions and
 stipulations contained in this Agreement and all applicable laws, are now willing
 to enter into this Agreement on the terms and condition appearing hereinafter;



AND WHEREAS, prior to the execution of these presents the Allottee/s has paid
 to the Promoter a sum of Rs. 21,72,750/- (Rupees
TWENTY ONE LAKH SEVENTY TWO THOUSAND
SEVEN HUNDRED AND FIFTY Only), being part payment
 of the sale consideration of the Apartment agreed to be sold by the Promoter to
 the Allottee/s as advance payment or Application Fee (the payment and receipt
 whereof the Promoter doth hereby admit and acknowledge) and the Allottee/s
 has agreed to pay to the Promoter the balance of the sale consideration in the
 manner hereinafter appearing;

M.P. Mishra

AND WHEREAS under Section 13 of the said Act the Promoter is required to
 execute a written Agreement for Sale of said Apartment to the Allottee/s, being in
 fact these presents and also to register said Agreement under the Registration
 Act, 1908;

In accordance with the terms and conditions set out in this Agreement and as
 mutually agreed upon by and between the Parties, the Promoter hereby agrees

[Signature]

[Signature]

M.P. Mishra

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NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS -



The Promoter shall construct the said Building, on the Project Land, in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

2 (a) The Allottee/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee/s Apartment No. 201 of admeasuring 35.37 sq.mtrs. (carpet area) equivalent to 380 sq.ft. (carpet area) on 2nd floor of Said Building (hereinafter referred to as the "Apartment") as shown in the Floor plan thereof hereto annexed as Annexure-"H", along with the benefit to use ONE Mechanized Car Parking (if any) for the consideration of Rs. 1,17,93,000/- (Rupees ONE CRORE SEVENTEEN LAKHS NINETY THREE THOUSAND Only) including the proportionate price of the common areas and facilities appurtenant to the Apartment, the nature, extent and description of the common areas and facilities which are more particularly described in the **Second Schedule** annexed herewith.

M.P. Kishore



2(b) The Allottee/s has paid on or before execution of this Agreement, a sum of Rs. 21,72,750/- (Rupees TWENTY ONE LAKH SEVENTY TWO THOUSAND SEVEN HUNDRED AND FIFTY Only) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of purchase consideration of Rs. 96,20,250/- (Rupees NINETY SIX LAKHS TWENTY THOUSAND TWO HUNDRED AND FIFTY Only) in the following manner:

M.P. Kishore

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- a. Rs. 1474,650/- on or before 28-02-2020
- b. Rs. 1823,700/- on completion of plinth
- c. Rs. 2,64,300/- on completion of 2nd Slab
- d. Rs. 2,64,300/- on completion of 4th slab
- e. Rs. 2,64,300/- on completion of 6th Slab
- f. Rs. 2,64,300/- on completion of 8th Slab
- g. Rs. 2,64,300/- on completion of 10th Slab
- h. Rs. 2,64,300/- on completion of 12th Slab
- i. Rs. 2,64,300/- on completion of 14th Slab
- j. Rs. 2,64,300/- on completion of 16th Slab
- k. Rs. 2,64,300/- on completion of 18th Slab
- l. Rs. 2,64,300/- on completion of 20th Slab
- m. Rs. 2,64,300/- on completion of 22nd Slab
- n. Rs. 1,32,200/- on completion of 23rd Slab (Terrace slab slab)
- o. Rs. 6,08,000/- on Completion of Walls, Internal Plaster, Floorings, Doors and Windows of the said Apartment.
- p. Rs. 6,08,000/- on Completion of Sanitary Fittings, Staircases, Lift Wells, Lobbies of the said Apartment.
- q. Rs. 6,08,000/- on Completion of External Plumbing, External Plaster, Elevation, Terraces With Waterproofing, of the Said Building in which the said Apartment is located.
- r. Rs. 12,15,800/- on Completion of the lifts, Water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, pavings of the areas appertain and all other requirements as may be prescribed in the agreement of sale of the Said Building in which the said Apartment is located.
- s. Rs. 2,42,600/- on receiving Occupation Certificate.



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M. P. Krishna

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The aforesaid consideration amounts shall be subject to deduction of 1% TDS by the Allottee/s at the time of making payment of sale consideration, which under the amended provisions of Section 194 IA of the Income Tax Act, 1961, w.e.f., 1st September 2019, is inclusive of Agreement Value and all Other Charges.



The Allottee/s shall submit copy of the TDS challan/s along with Form-16B to us immediately after making payment.

2(c) The Total Price above excludes Taxes payable by the Allottees consisting of tax by way of GST and any other tax/s which may be levied, in connection with the construction of and carrying out the Project up to the date of handing over the possession of the said Apartment. THE GST ON THE CONSIDERATION VALUE OF Rs. 1,17,93,000/- WILL BE BORNE BY THE PROMOTERS.

2(d) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee/s for increase in development charges, cost or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee/s, which shall only be applicable on subsequent payments.

2(e) The Promoter may, at the time of handing over possession of the said Apartment, allow, in its sole discretion, a rebate for early payment/s of instalments payable by the Allottee/s quarterly compounded by discounting such early payment/s @ 12% per annum for the period by which the respective instalment/s has/have been preponed.

M.P. Krishna



M.P. Krishna

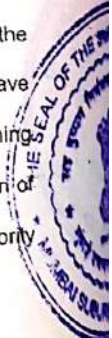
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system, which shall be in addition to the maintenance cost of the apartment/building. The Allottee/s hereto confirm/s having consented to the same and undertake/s not to raise any dispute/grievance in future in respect of the same.

(ii) The Allottee/s has/have been informed by the Promoter that the types and sizes of parking spaces (Covered/Mechanized/Open/Tandem) which may be allotted in the said Building, may vary as per layout and parking arrangements. The Allottee/s confirm/s that the Allottee/s has/have also been informed that he/they shall use the parking space to park vehicles of standard/permitted size, and that some large vehicles like S.U.V./M.U.V. etc. may not fit into the parking space. The Allottee/s confirm/s and undertake/s the same and shall not raise any dispute and/or claim in future in respect of the same in any manner.



4.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee/s, obtain from the concerned local authority occupation certificate in respect of the Apartment.



4.2 Time is of essence for the Promoter as well as the Allottee/s. The Promoter shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee/s and the common areas to the association of the Allottee/s after receiving the occupation certificate. Similarly, the Allottee/s shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under

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the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 2(b) hereinabove. ("Payment Plan")

5. The Promoter hereby declares that the Floor Space Index that would be available in respect of the said Project Land, is approximately 3970.00 square meters only by availing of TDR and/or FSI available on payment of premiums and/or Fungible FSI as contained in the Development Control Regulations. The Promoter has disclosed the total Floor space Index of about 3970.00 . square meters as proposed to be utilized by it on the Project Land and Allottee/s has agreed to purchase the said Apartment based on the proposed construction to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the entire FSI shall belong to Promoter only. The Promoter shall be entitled to increased FSI, which may be available in future on modification to Development Control Regulations applicable to the said Project.



6. If the Promoter fails to abide by the time schedule for completing the Project and handing over the Apartment to the Allottee/s, the Promoter agrees, subject to what has been stated in clause (8) hereunder, to pay to the Allottee/s, who does not intend to withdraw from the Project, interest as specified in the Rule, on all the amounts paid by the Allottee/s, for every month of delay, till the handing over of the possession. The Allottee/s agrees to pay to the Promoter, interest as specified in the Rule, on all the amounts delayed payment which become due and payable by the Allottee/s to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee/s(s) to the Promoter.

7. Without prejudice to right of promoter to charge the interest in terms of sub clause 2(f) hereinabove on the Allottee/s committing default in payment on due date of any amount due and payable by the Allottee/s to



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the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee/s committing three defaults of payment of instalments, the Promoter shall at its own option, may terminate this Agreement;

Provided that, Promoter shall give notice of fifteen days in writing to the Allottee/s, by Registered Post / Email at the addresses provided by the Allottee/s, of its intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee/s fails to rectify the breach or breaches mentioned by the Promoter within the period of notice, then at the end of such notice period, Promoter shall be entitled to terminate this Agreement and in such event the Allottee/s shall be liable to pay 25% of the total consideration for purchase of the Apartment to Promoter as liquidated damages.



Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee/s (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the Allottee/s to the Promoter.



8. The Promoter shall provide approximate price of the fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts to be provided by the Promoter in the said Building and the Apartment asset out in Annexure - 'I' annexed hereto.
9. The Promoter shall give possession of the Apartment to the Allottee/s on or before **30th December, 2023**, provided the Promoter has received the full purchase price of the Said Apartment and other amounts payable by the Allottee/s to the Promoter under these presents and provided the

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construction of the said Building is not delayed on account of non-availability of steel, cement or other building material, water or electric supply and no act of God, Civil Commotion, Riot, War or any notice, Order, Rule, Notification of the Government and/or any other Public Body and/or Competent Authority and/or any order of Court / Tribunal / Forum and/or any reasons and/or circumstances beyond control of the Promoter, has disturbed the construction schedule of the Said Building and there is no delay in issue of Occupation Certificate by the MCGM and/or Planning Authority and circumstances beyond the control of the Promoter. If the Promoter for any of the aforesaid reasons beyond the control of the Promoter is unable to give possession of the Said Apartment by the date stipulated hereinabove, the Promoter shall be entitled to proportionate extension of time for handing over possession of the said Apartment. It is specifically agreed by the Allottee/s that, during such extension period, Allottee/s shall not be entitled to and shall not be allowed to cancel this Agreement and/or claim any interest. If the Promoter fails or neglects to give possession of the Apartment to the Allottee/s even after the period so extended because of any of the aforesaid reasons, then the Promoter shall be liable on demand to refund to the Allottee/s the amounts already received by it in respect of the Apartment along with monthly compounded interest at the rate of 12% per annum. It is agreed that upon refund of the said amount with interest as aforesaid, the Allottee/s shall have no right, title, interest, claim, demand or dispute of any nature whatsoever either against the Promoter or in respect of the Said Apartment and/or Said Building or Project Land in any manner whatsoever and the Promoter shall be entitled to deal with and dispose of the Said Apartment to any person or party as the Promoter may desire.



10. The Allottee/s hereby agrees that in the event of any amount being levied by way of premium and other charges, betterment charges and/or development tax, security deposit, charges for the purpose of giving water

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connection, drainage connection and electricity connection, Gas Charges payable to the MCGM and/or to State Government. TATA power, Adani energy or any other private electricity provider, other taxes and/or payments of a similar nature becoming payable by the Promoter, the same shall be paid by the Allottee/s to the Promoter in proportion to the area of the Said Apartment. It is agreed that the betterment charges referred to hereinabove shall mean and include pro-rata charges which the Allottee/s may be called upon to pay by the Promoter in respect of installation of water line, water mains, sewerage line, sewerage mains, electric cable, electric substation (if any) making and maintenance of Internal Roads and access to the Project Land, drainage layout and all other facilities till the charge of the Project Land is handed over to the Societies of the Allottee/s of the Apartments in the said Project Land.



11. In the interest of the Apartment Allottees of the SORRENTO Building, and for environmental safety, a Sewage Treatment Plant (STP) will be installed, which shall be operated and managed by the proposed Society of the Allottees of the Said SORRENTO Building at its costs as per statutory requirements.
12. The Promoter has informed the Allottee/s that he /she/it/they can use the common club houses in the complex, being Forest club and Eden club against payment of applicable charges.
13. Notwithstanding what is contained herein to the contrary, it is expressly agreed between the Promoter and the Allottee/s that the Promoter shall be entitled to utilize and enjoy either personally or through any nominee/s all area or areas forming part of the said Larger Lands as properly as may be available from time to time including areas reserved for public utility including recreation etc. by utilizing the same as the Promoter may deem



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fit and the Promoter will be entitled *inter alia* to construct Recreation Centre, Health Club, Club House, Hotel etc. and carry on such other activity or activities as the Promoter may desire on professional and/or commercial basis and the ownership of such construction and structures including right to own, manage, run and conduct such area or areas or structure or structures with right to transfer or assign benefit thereof and to recover and appropriate consideration received there from including from the day to day business thereof shall be that of the Promoter alone exclusively and the Allottee/s shall have no right thereto either in his individual capacity or through the Organisation of the Apartment Allottee/s. The Allottee/s doth hereby declare and confirm for the sake of clarity that the ownership of all such area or areas and construction by way of Recreation Centre, Health Club, Club House or Hotel etc., shall belong to the Promoter alone exclusively and the Allottee/s shall have no right to the same in any manner whatsoever.



14. The Promoter reserve to itself the right to the full, free and complete right of way and means of access over, along and under all the internal access roads in the Larger Lands/ Layout Plot and the common right of ways at all times, by day and night, for all purposes and also to lay and connect drains, pipes, cables and other amenities necessary for the full and proper use and development of the said Larger Lands and the Layout Plot and if necessary to connect the drains, pipes, cables etc. under, over or along the land appurtenant to each and every building in the said Larger Lands including the Layout Plot, provided that the Promoter shall use their reasonable efforts to ensure that the Allottee/s enjoyment of the Said Apartment is not adversely affected.



15. So long as each of the Apartments / Covered/ mechanized Parking Spaces in the Said Building is/are not separately assessed for municipal taxes and water taxes etc., the Allottee/s shall pay to the Promoter or to

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the Society when formed, a proportionate share of the municipal taxes and water taxes etc. assessed on the whole Building, such proportion to be determined by the Promoter on the basis of the area of each Apartment/covered parking in the Said Building. The Allottee/s along with the other Apartment holders will not require the Promoter to contribute a proportionate share of the water charges, tanker water charges, electricity used for water, lifts and any other similar charges relating to occupation in respect of the Apartments which are not sold and disposed off by the Promoter. The Promoter will also be entitled to the refund of the Municipal Taxes on account of the vacancy of such Apartments.



16. The Allottee/s confirm/s that he/she/they/it has/have agreed that

(a) All internal dimensions for carpet area are from unfinished surfaces. Minor variations (+/-) upto 3% in actual carpet areas may occur on account of site conditions. In the event variation is more than 3%, the consideration will stand decreased or increased as the case may be, in proportion to such variation.

(b) In toilets the carpet areas will be inclusive of pali walls.

(c) In the tiles that will be used in the Apartment, there may be some imperfections, variations including shade variations, which someone may view as 'defect'. However, these imperfections/variations are normal in tiles.



17. At the time of registration of the conveyance of the structure of the Said Building, the Allottee/s shall pay to the Promoter the Allottee/s share of stamp duty and registration charges payable thereon, by such Organisation on the conveyance or any document or Instrument of transfer in respect of the structure of the Building, to be executed in favour of such Organisation.

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Provided it does not in any way affect or prejudice the rights of the Allottee/s in respect of the Said Apartment, the Promoter shall be at liberty to sell, assign, transfer or otherwise deal with their right, title and interest in the Layout Plot more particularly described **Secondly** in the **First Schedule** hereunder written.

19. The Allottee/s and the person/s to whom the Said Apartment is permitted to be transferred with the written consent of the Promoter, shall (i) observe and perform all the provisions of the Bye-laws and/or the rules and regulations of Organisation when formed and/or all the provision of the Memorandum and Articles of Association of such Organisation and the additions, alterations or amendments thereof for the observance and carrying out the building Rules and Regulations and the Bye-laws for the time being of the Municipal Corporation of Greater Mumbai and other local and/or Public Bodias. (ii) observe and perform all stipulations and conditions laid down by Organisation regarding the occupation and use of the Said Apartment and shall pay and contribute regularly and punctually towards rates, cesses, taxes, expenses and all other outgoings.

20. It is agreed between the Promoter and the Allottee/s that after the notice in writing is given by the Promoter to the Allottee/s that the Said Apartment is ready for use and occupation, the Allottee/s shall be liable to pay the proportionate share (i.e. in proportion to the area of the Said Apartment) as determined by the Promoter of all outgoings in respect of the Layout Plot / Project Land and the Building, including local taxes, cesses, rates and other charges, betterment charges and all other charges levied by the local authority, Government, Water Charges, Insurance Charges, common lights, repairs, salaries of clerks, Bill



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Collector's Charges, Chowkidar and Sweeper Charges, maintenance charges and all other expenses necessary and incidental to the administration, Management and maintenance of the Project Land and the Said Building, including those mentioned in the Third schedule hereunder written and until the management of said Building is transferred to the Organisation of the Allottees, the Allottee/s shall pay to the Promoter the proportionate share of outgoings as may be determined by the Promoter.

21. The stamp duty and registration charges incidental to this Agreement shall be borne and paid by the ~~Allottee/s~~ ^{M/S. HGP COMMUNITY PVT} alone. The Allottee/s shall immediately after the execution of this Agreement in any event, not later than seven days from the date of execution of these presents, lodge the same for registration with the Sub-Registrar of Assurances and inform the Promoter the number under which and the day on which the same is registered, sufficiently in advance to enable the Promoter within reasonable time thereafter to attend the office of the Sub-Registrar of Assurances and admit execution thereof at the costs and risk of the Allottee/s.



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22. The Promoter shall always have a right to get the benefit of F.S.I., additional F.S.I., Fungible F.S.I., any additional development rights that they may be entitled to in future for construction on the Said Larger Lands including the Layout Plot from MCGM, amend Layout and also to put up additional structures / buildings as may be permitted by the MCGM and other competent authorities; such structures / buildings will be the sole property of the Promoter alone and the Allottee/s shall not be entitled to raise any objection or claim any abatement in the price of the Said Apartment agreed to be acquired by him/her/them.

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The Promoter shall in respect of any amount remaining unpaid by the Allottee/s under the terms and conditions of this agreement shall have a first lien and charge on the Said Apartment agreed to be purchased by the Allottee/s.



24. The Allottee/s hereby covenant/s to keep the Said Apartment, walls and partition walls, sewers, drains, pipes and appurtenances thereto in good, tenantable and repairable condition and in particular so as to support, shelter and protect the parts of the Building other than the Said Apartment. The Allottee/s further covenants not to chisel or in any other manner damage the columns, beams, slabs or R.C.C. partition or walls or other structural members without the prior written permission of the Promoter. In the event of a breach of any of these conditions, the Allottee/s, apart from being liable to make good at his/her/its own costs, the damage caused because of breach/s, shall also be responsible for the consequences thereof.

25. It is expressly agreed that the Promoter shall be at liberty to make such minor changes or alterations as may be necessary due to aesthetic, architectural and structural reasons duly recommended and verified by an authorised Architect or Engineer.



26. The Allottee/s shall not decorate the exterior of the Said Apartment otherwise than in a manner agreed to with the Promoter.

27. In the event of organisation of all the Allottee/s being formed and registered before the sale and disposal by the Promoter of all the Apartments, the powers and the authorities of such Organisation shall be subject to the overall authority and control of the Promoter in respect of all the matters concerning the Said Building and in particular the Promoter shall have absolute authority and control as regards the unsold Apartment

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and disposal thereof; PROVIDED AND ALWAYS the Allottee/s hereby agree/s and confirm/s that in the event of such organisation being formed earlier than the Promoter dealing with or disposing off all the Apartments in the Said Building then and in that event any Allottee/s or Allottee/s of Apartments from the Promoter shall be admitted to such Organisation on being called upon by the Promoter without payment of any premium or any additional charges save and except Rs.500/- (for individual) and Rs.1000/- (for non-individual) towards share money and Rs.100/- entrance fee and such Allottee/s or transferee thereof shall not be discriminated or treated prejudicially by such Organisation.



28. Any delay or indulgence by the Promoter in enforcing the Agreement or any forbearance or giving of time to the Allottee/s shall be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement by the Allottee/s nor shall the same in any manner prejudice the rights of Promoter.

29. The Allottee/s is fully aware of the provisions of the amended Bombay Stamp Act. If any stamp duty over and above the stamp duty already paid on this Agreement is required to be paid or is claimed by the Superintendent of Stamps or Concerned Authority, the same, including the penalty, if any, shall be borne and paid by the Allottee/s alone. The Promoter shall not be liable to contribute anything towards the stamp duty and/or penalty. The Allottee/s shall indemnify the Promoter against any claim from the Stamp Authorities or other Concerned Authority in respect of the stamp duty and/or penalty to the extent of the loss or damage that may be suffered by the Promoter. The Allottee/s shall also fully reimburse the expenses that may be required to be incurred by the Promoter in consequence of any legal proceedings that may be instituted by the



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authorities concerned against the Promoter for non-payment and/or under payment of stamp duty and/or penalty by the Allottee/s.



30.1. **Procedure for taking possession** – The Promoter, upon obtaining the occupation certificate from the competent authority and after the Allottee/s makes all payments to the Promoter as per this Agreement, shall offer in writing the possession of the Apartment, to the Allottee/s in terms of this Agreement to be taken within 1 (one) month from the date of issue of such notice and the Promoter shall give possession of the Apartment to the Allottee/s, provided the Allottee/s has not committed breach of any of the terms and conditions of this Agreement. The Allottee/s agree(s) to pay the maintenance charges and property tax charges from the date of occupation certificate irrespective of whether the Allottee/s has taken possession of the said Apartment or not.

30.2. The Allottee/s shall take possession of the Apartment within one month of the Promoter giving written notice to the Allottee/s intimating that the said Apartment is ready for use and occupation.

30.3. **Failure of Allottee/s to take Possession of Apartment:** Upon receiving a written intimation from the Promoter, as per clause 30.1, the Allottee/s shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings prescribed in this Agreement and any other documentation as may be required, and the Promoter shall give possession of the Apartment to the Allottee/s. In case the Allottee/s fails to take possession within the time provided in clause 30.1, the Allottee/s shall continue to be liable to pay maintenance charges, electricity charges, municipal taxes and other taxes as levied by any other competent authority as applicable.



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30.4 If within a period of five years from the date of handing over the Apartment to the Allottee/s, the Allottee/s brings to the notice of the Promoter any structural defect in the Apartment or the Said Building in which the Apartment are situated then, subject to clause 39 hereunder and provided the Allottee/s is not guilty or responsible for such defect, wherever possible such defects shall be rectified by the Promoter. However, it is specifically agreed by and between the Promoter and the Allottee that, if the Allottee does any alterations and/or cause damage to the waterproofing in the Apartment, the Promoter shall not be liable for any defect liability.



30.5 The Promoter is providing Air conditioners, Modular kitchen, Refrigerator, washing machine, oven, chimney, hob, water purifier and water heater. The Allottee/s himself/itself shall maintain the same at his own cost. The Promoter shall not be liable for any break downs or defects therein in any manner. The Promoter will hand over the warranty cards (if provided by the manufacturer) for the electronic items provided in the Apartment. In case of any problem, the Allottee shall directly pursue with the concerned manufacturer/agency for getting the same repaired/replaced.



31. The Allottee/s shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence. He shall use the parking space, if any, only for purpose of keeping or parking vehicle of his own only.

32. The Allottee/s along with other Allottee/s of Apartments in the Said Building shall join in forming and registering the Society to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the

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formation and the registration of the Society and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee/s, so as to enable the Promoter to register the Society of the Allottee/s in the Said Building. No objection shall be taken by the Allottee/s if any changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or any other Competent Authority.



The Promoter shall, within three months of issuance of Occupation Certificates by the MCGM to all the Buildings in the Said Sector VI -A, subject to receiving full payment of consideration from all the Allottees and on fulfilment of the terms and conditions of the MMRDA and under the said Tripartite Agreement dated 19th November, 1986, cause to be transferred to the Society all the right, title and the interest of the Promoter in the structure of the Said Building in which the said Apartment is situated (excluding basements and podiums), subject to the Promoter's rights to construct and dispose of the remaining apartments, if any.

33.2 The Promoter shall, within three months of registration of the Federation/apex body of the Societies of the Allottee/s of all the buildings in the said Sector/Layout Plot or after the Land covered by the Tripartite Agreement dated 19th November, 1986, is fully developed as contained in the said Tripartite Agreement dated 19th November, 1986, whichever is later, cause to be transferred to such Federation/Apex body, all the right, title and the interest of the Original Owner / Promoter in the Layout Plot.



33.3 Within 15 days after notice in writing is given by the Promoter to the Allottee/s that the Apartment is ready for use and occupancy, the

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Allottee/s shall be liable to bear and pay the proportionate share (in proportion to the carpet area of the Apartment) of outgoings in respect of the Layout Plot / Project Land namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the Layout Plot / Project Land and Building. Until Society is formed and the said structure of the Building in which the said Apartment situates is transferred to the Allottee/s shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee/s further agrees that till the Allottee's share is so determined the Allottee/s shall pay to the Promoter an adhoc/provisional monthly contribution of Rs.8,333/- per month towards the outgoings. The amounts so paid by the Allottee/s to the Promoter shall not carry any interest and remain with the Promoter until a conveyance of the structure of the Building in which the said Apartment situates is executed in favour of the society as aforesaid. On such conveyance / being executed for the structure of the Building in which the said Apartment situates, the aforesaid amounts (less deduction provided for in this Agreement) shall be paid over by the Promoter to the proposed Society.



34. The Allottee/s agrees and undertakes to abide by his / their / its obligations as under:
- (a) To make necessary payments in the manner and within the time as specified in this Agreement and shall pay at proper time and place, stamp duty, registration charges, the share of municipal taxes, water and electricity charges, maintenance charges, ground rent and all other charges, payments.

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at 12% p.a., till the amount is paid to the Promoter for any delay in payment of any of the instalments and any other amount/charges or deposits agreed to be paid under this Agreement, without prejudice to the rights of the Promoter of termination of the Agreement as per the terms of this Agreement.

(d) To sign the requisite applications and other documents / information for registration of the Society.

(e) To take possession of the said Apartment within a period of one month from the date of intimation by the Promoter of Occupation Certificate having been received.



35. The Allottee/s shall on or before delivery of possession of the said Apartment pay to Promoter, the following amounts:-

- (i) Rs. 500/- (for Individual), Rs. 1000/- (for non-individual) towards share money, Rs. 100/- application entrance fee of the Society,
- (ii) Rs.9,400/- towards expenses for formation and registration of the society and incidental charges.
- (iii) Rs. _____/- for proportionate share of taxes and other charges / levies in respect of the Federation / Apex body.
- (iv) Rs.1,00,000/- towards adhoc/provisional contribution towards outgoings of Society and property taxes.
- (v) Rs. _____/- for deposit and charges towards Water, Electric, drainage, sewerage connection and other utility and services connection charges.



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(vi) Rs. _____/- towards deposit and charges for electrical receiving and Sub Station provided in the Layout Plot.

(vii) Rs. _____/- towards Legal & Documentation charges

(viii) Rs. 10,000/- towards Mahanagar Gas Connection charges

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The amounts towards provisional outgoings, as contained in sub-clause (i) & (iv) hereinabove will be transferred by the Promoter to the Society as and when management of the said Building is transferred to such Society, after deducting therefrom of all taxes and expenses, as contained in Third Schedule hereinafter. It is agreed that the Promoter is not liable to pay any interest on the aforesaid amounts towards provisional outgoings.



The aforesaid amounts mentioned in sub-clause (ii), (iii), (v), (vi) & (viii) shall be utilised by the Promoters to meet the expenses as mentioned therein and no interest will be payable on aforesaid amounts.

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(ix) The Allottee/s shall, on or before taking possession of the said Apartment, pay Rs. 1,00,000/- to the Promoter to meet the future maintenance of Internal Layout Roads, Recreation Areas, Street Lighting etc. and for the purpose of maintenance and upkeep of recreation areas and other facilities which the Promoter provides in Hiranandani Gardens Complex (PADS). It is clarified that the said amount Rs. 1,00,000/- is not by way of consideration for acquiring the Said Apartment by the Allottee/s but for the purpose of lumpsum payment of future maintenance in respect of the aforesaid area. It is further agreed that the Promoter will have right, and good power to invest the said amount or amounts for the betterment of the common infrastructure by the Promoter and the Allottee/s shall have no right to the said amount and the Allottee/s shall not claim either refund thereof or hold the



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Promoter liable in that behalf in any manner whatsoever. It is agreed that the Promoter shall be entitled to utilize the said amount for the purpose of the aforesaid arrangement in respect of the maintenance of internal layout roads, recreation areas and repairs thereof, street lighting etc. It is also repeated and confirmed that the Promoter will make arrangement for the aforesaid maintenance work and make diligent efforts in that behalf. However, the Promoter shall not be liable for any act of commission or omission or failure in future maintenance or repairs of internal layout roads, street lighting and other areas by reason of the fact that the aforesaid amount is paid by the Allottee/s to the Promoter and the Promoter will endeavour in reasonable manner to provide for the same. It is agreed that the Promoter will be entitled to provide for a body or association as the Promoter may deem fit so as to maintain the said internal layout roads, street lighting etc. through the medium or instrument of such body or association as the case may be. The Promoter shall be entitled to transfer the said amount or balance thereof to such body or association as the case may be and whereupon the Promoter shall be absolved of all their liabilities in respect of the said amount and application and utilization thereof. The Allottee/s declare/s and confirm/s that the payment of the said sum as stated hereinabove is over and above the purchase price and also the various deposits and charges agreed to be paid by the Allottee/s and the same shall not be set off or adjusted against any other amount or amounts in any manner whatsoever.

36. The Allottee/s shall pay to the Promoter a sum of Rs. _____ for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection

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with formation of Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

37. Before registration of conveyance of the structure of the Building in which the said Apartment situates, the Allottee/s shall pay to the Promoter, the Allottee/s' share of stamp duty and registration charges payable, by the said Society on such conveyance or any document or instrument of transfer in respect of the structure of the said Building in which the said Apartment situates. Before registration of Lease of the Layout Plot in favour of the Apex Body or Federation of Societies, the Allottee/s shall pay to the Promoter, the Allottee/s share of stamp duty and registration charges payable, by the said Apex Body or Federation on such lease or any document or instrument of transfer in respect of the Layout Plot to be executed in favour of the Apex Body or Federation.



38. REPRESENTATION AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Allottee/s as follows:

- (i) The Promoter has clear and marketable title in respect of the Project Land (which includes the Project Land); as declared in the reports annexed to this Agreement and has the requisite rights to carry out development upon the Project Land and also has actual, physical and legal possession of the Project Land for the implementation of the Project;
- (ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the Project;



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(iii) There are no encumbrances upon the Project Land or the Project.

(iv) There are no litigations pending before any Court of law with respect to the Project Land or Project except those disclosed in the title reports;



(v) All approvals, licenses and permits issued by the competent authorities with respect to the said Project/Project Land are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the said Project/Project Land and said Building shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the said Project/Project Land, Building and common areas;

(vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/s created herein, may prejudicially affected;

(vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the Project Land, and the said Apartment which will, in any manner, affect the rights of Allottee/s under this Agreement;



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 D.P. Kishore

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(viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee/s in the manner contemplated in this Agreement;

(ix) The Promoter has duly paid and shall continue to pay and discharge, till Promoter offers possession of the said Apartment to the Allottee/s, undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Project to the competent Authorities;

(x) No notice from the Government or any other fiscal body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the said Project Land, except those disclosed in the title certificates.

39. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows -

(i) To maintain the Apartment at the Allottee/s own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the Said Building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the Said Building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.

[Handwritten Signature]
 N. B. Krishna



(ii) Not to do or suffered to be done anything to the said Building		
करल-२	entrance canopy, which may be against the rules, regulations or	
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bye-laws of concerned local or any other authority.		
(iii) Not to encroach upon external and/or internal ducts/void areas		
adjacent to the Apartment by constructing permanent and/or		
temporary work by closing and/or using it. The said duct area is		
strictly provided for maintenance of service utilities such as		
plumbing pipes, cables etc. For breach of any of the terms		
mentioned hereinabove, the Allottee/s shall be solely responsible		
for all the consequences arising because of the same.		



- (iv) Not to affix or put any dish antenna outside the Apartment or change the position of A.C. condenser units installed in the Apartment or any of their accessories, which has the possibility to spoil the exterior elevation of the Apartment and the Said Building. The Allottee/s can put additional A.C. condenser unit/s only after taking written permission of the Promoter.
- (v) Not to change the position of washing machine provided in the Said Apartment or any accessories in respect thereof in any manner. The Allottee/s shall be liable to make good any damage caused as a result of the Allottee/s not complying with the said condition.
- (vi) Not to affix or put any grills outside the windows of the Said Apartment as well as not to change material, color, holes, windows, chajjas, railings, etc., which has the possibility of spoiling the exterior elevation of the Apartment and/or the said Building.
- (vii) Not to chisel or break or cause any damage to the columns, beams, walls, slabs or R.C.C. piers or other structural members

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N.P. Kishore

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in the said Building or on the pardis/parapets/railing provided in the said Building. Further, the Allottee/s is not entitled to make any kind of holes/ core cuts etc. in R.C.C. in R.C.C. slabs or any structural members. The Promoter has informed the Allottee/s that all the R.C.C. members, flooring, walls etc. form the structural members of the entire Building and/or modification thereto and/or any changes therein either structural or elevational, require strict technical inputs, since any damage to them would result in damage to the entire structure of the Said Building, which may lead to serious implications not only to the Said Apartment but to the Said Building. The Promoter has also informed to the Allottee/s that for any such act on the part of the Allottee/s, Allottee/s shall also be criminally liable/ punishable under the relevant provisions of law.



- (viii) Not to put or keep flower / plant pots, signboards and / or any object outside the windows of the Said Apartment.
- (ix) Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Said Building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the Said Building in which the Apartment is situated, including entrances of the Said Building in which the Apartment is situated and in case any damage is caused to the Said Building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach.



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[Handwritten signature] N.P. Krishna

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To carry out at his own all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee/s and shall not do or suffer to be done anything in or to the Said Building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.



(xi)

Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the Said Building or the Said Building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the Said Building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society, as the case may be.



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(xii)

Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Project Land/ the Said Building in which the Apartment is situated or any part thereof or

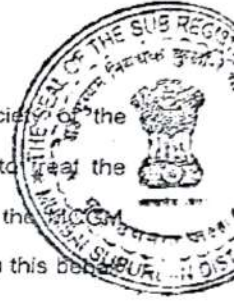
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A.P. Kishan

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whereby any increased premium shall become payable in respect of the insurance.

(xiii) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the Layout Plot/the Project Land and the Said Building in which the Apartment is situated.

(xiv) (a) As per one of the conditions of the IOD,
 (i) to ensure that the Allottee/s and proposed society of the Allottees, separate all dry and wet garbage and(ii) to treat the garbage on the same plot as per the requirement of the MCGM and comply with necessary requirements of MCGM in this behalf from time to time.



(xv) Not to use any location of all designated refuge areas in the Said Building for storage of goods or placement of ODUs and/or any such personal usage at all.

(xvi) To pay to the Promoter within thirty days of receipt of demand notice issued by the Promoter his/her/their share of additional security deposit/charges/premium, if any, that may be demanded by the concerned local authority or Government for giving water, drainage, electricity or any other service connection to the Said Building / Said Building in which the Said Apartment is situated.



(xvii) Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit / additional security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the Said Building in which the Apartment is situated.

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 A. P. Krishna

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To bear and pay increase in local taxes, Water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee/s to any purposes other than for purpose for which it is sold.

(xix) The Allottee/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee/s to the Promoter under this Agreement are fully paid up and only if the Allottee/s had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Allottee/s has intimated in writing to the Promoter.



(xx) The Allottee/s shall observe and perform all the rules and regulations which the Society or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the Society / Apex Body / Federation regarding the occupancy and use of the Apartment in the Said Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.



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(xxi) Till a conveyance of the structure of the Said Building in which Apartment is situated is executed in favour of society, the Promoter and their surveyors and agents, with or without workmen

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A.P. Kishan

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and others, shall be entitled, at all reasonable times, to enter into and upon the Said Building and any part thereof to view and examine the state and condition thereof.

(xxii) Till lease/assignment of the Layout Plot of which the said Building forms part of, is executed by the Owner of the said Larger Lands i.e. MMRDA in favour of Apex Body or Federation of the societies of the Allottee/s of Apartments / flats in the Said Building in the said Layout, the Promoter shall be entitled to and the Allottee/s shall not object to the Promoter and its surveyors and agents with or without workmen and others, at all reasonable times to enter into and upon the Layout Plot or any part thereof, including the Project Land, to view and examine the state and condition thereof. It is agreed by the parties hereto, which the Allottee/s specifically confirms that such lease/assignment will be executed by the Owner i.e. MMRDA only after the Lands covered by the Tripartite Agreement dated 19th November, 1986, are fully developed, as per the terms and conditions of the said Tripartite Agreement.



(xxiii) Until the Lands covered by the Tripartite Agreement dated 19th November, 1986, are fully developed as provided in the said Tripartite Agreement, not to obstruct or prevent the Promoter in any manner whatsoever from carrying out further construction of buildings or structures on the Lands covered under PADS, in such manner as the Promoter may deem fit and proper, as per the sanctioned plans.



The Allottee/s agree/s to follow, bind himself/themselves and agree to indemnify the Promoter by giving irrevocable undertaking not to combine/amalgamate two adjacent apartments in the Said Building in any manner whatsoever or do any alteration/s in the

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layout of the said Apartment, because of which the approved/sanctioned area of the said Apartment is increased.

(xxiv) The Allottee/s agree and undertake not to raise any nature of objection and record his/her/their consent for giving access to the third party plot/s going through the plot/building compound, to such owners/possession holders of the third party plots within the said plot.



The Allottee/s agrees to sign an undertaking confirming interalia above being Annexure - "J", before claiming/taking possession of the said Apartment.

The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee/s on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the all outgoings, and shall utilize the same only for the purposes for which they have been received.

41. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartment or the said Building or any part thereof or the Project Land. The Allottee/s shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the Building in which the said Apartment situates, is transferred to the Society or other body and until the said Layout Plot is transferred to the Apex Body / Federation as hereinbefore mentioned.



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42. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Promoter executes this Agreement it shall not mortgage or create a charge on the Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee/s who has taken or agreed to take such Apartment.

43. BINDING EFFECT

Forwarding this Agreement to the Allottee/s by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee/s until, firstly, the Allottee/s signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee/s and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee/s(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee/s and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter then the Promoter shall serve a notice to the Allottee/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of receipt by the Allottee/s, application of the Allottee/s for the Said Apartment shall be treated as cancelled and all sums deposited by the Allottee/s in connection therewith including the booking amount shall be returned to the Allottee/s, without any interest or compensation whatsoever, after deducting therefrom 10% of the consideration amount as compensation/ damages.

44. ENTIRE AGREEMENT

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter

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hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Apartment or Building, as the case may be.

45. **RIGHTS TO AMEND**

This Agreement may only be amended through written consent to the Parties.



46. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/S / SUBSEQUENT ALLOTTEE/S**

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project Land / Building shall equally be applicable to and enforceable against any subsequent Allottee/s of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

47. **SEVERABILITY**

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.



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 N.P. Kishore

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SHARE

48. **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT**

Wherever in this Agreement it is stipulated that the Allottee/s has to make any payment, in common with other Allottee/s(s) in said Project, the same shall be in proportion to the carpet area of the Apartment to the total carpet area of all the Apartments in the Project.

49. **FURTHER ASSURANCES**

Both Parties agree that they shall execute, acknowledge and deliver the other such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.



50. **PLACE OF EXECUTION**

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Branch Office, at Olympia, Powai at Mumbai, Maharashtra and after the Agreement is duly executed by the Allottee/s and the Promoter, the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Mumbai, Maharashtra.



51. The Allottee/s and/or Promoter shall present this Agreement as well as the conveyance / assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter or its authorised signatory will attend such office and admit execution thereof.

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M. P. Krishna

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That all notices to be served on the Allottee/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or the Promoter by Registered Post A.D. or notified Email ID/Under Certificate of Posting at their respective addresses specified below :

Allottee/s Address : 202, Blossom, Shiv Shrishti
Complex, Sai Section,
Opp. Water Park,
Ambernath (E) 421501

Notified Email ID : popankishnani@gmail.com

Promoter Register Office Address : 514, Dalamal Towers,
 Nariman Point,
 Mumbai - 400021

Promoter Branch Office Address : Olympia Building,
 Hiranandani Business Park,
 Powai, Mumbai - 400 076

Notified Email ID : krishnakumar.jeena@hiranandani.net
chauhan.savitri@hiranandani.net



It shall be the duty of the Allottee/s and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee/s, as the case may be.

(Signature)
 A. P. Kishnani

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53. **JOINT ALLOTTEE/S**

That in case there are Joint Allottee/s all communications shall be sent by the Promoter to the Allottee/s whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottee/s.

54. **STAMP DUTY AND REGISTRATION**

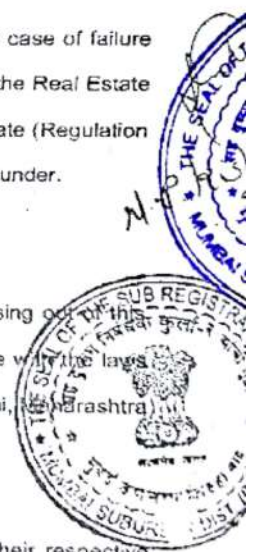
The charges towards stamp duty and Registration of this Agreement shall be borne by ~~the Allottee/s alone~~, M/S. HGF. COMMUNITY Pvt Ltd

55. **DISPUTE RESOLUTION**

Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

56. **GOVERNING LAW**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts in Mumbai, Maharashtra will have the jurisdiction for this Agreement.



IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at Mumbai, Maharashtra in the presence of attesting witness, signing as such on the day first above written.

FIRST SCHEDULE ABOVE REFERRED TO -

FIRSTLY ALL THOSE pieces or parcels of land or ground situate, lying and being at Village Powai near I.I.T., off AdiShankaracharya Marg, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and


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(pt) & 25 of Village Powai and admeasuring 3,64,760 sq. mtrs. or thereabouts excluding 14,717 sq. mtrs. area retained by the said M/s. N. Lajpatral Dharla & Co.

SECONDLY ALL THOSE pieces or parcels of land or ground, situate lying and being at village Powai, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, being Sector VI - A, admeasuring about 5740.70 sq. mtrs. excluding reservation, bearing old CTS Nos. 13 (pt), 14 (pt) & 16 (pt) and bearing new CTS nos. 13A/1/1A/3 and 10 B/3 of Village Powai.



THIRDLY A PORTION OF ALL THOSE pieces or parcels of land or ground, situate lying and being at village Powai, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, admeasuring about 219.12 sq. mtrs., bearing C.T.S. Nos. 13A/1/1A/3 (PT.) & 10 B/3 (PT.) of Village Powai, forming part of the Layout of Sector VI - A .

SECOND SCHEDULE ABOVE REFERRED TO -

The nature, extent and description of common areas and facilities of immediate area abutting the main entrance door after the landing of the floor of the Said Apartment hereby agreed to be sold in proportion with other Apartments on the same floor.



Pro-rata right along with the Allottees of Apartments in said Building in limited common areas and facilities as follows (this does not apply in the case of premises other than Apartment) : (i) Staircase (ii) Main Entrance Hall (iii) Lifts and Lifts Lobbies on each floor (iv) Common Servants Toilets.

THIRD SCHEDULE ABOVE REFERRED TO -

1. The expenses of maintaining, repairing, redecorating, etc. of the main structure and in particular the terrace, garden and main water pipes, lift

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- and electric wires in, under or upon the Said Building and enjoyed or used by the Apartment holder/s in common with the other occupiers of flats and the main entrance passages, landings, lifts and staircases of the Said Building or enjoyed by the Apartment holders used by him/her/them in common as aforesaid and the boundary walls of the Building, compound, terraces etc.
2. The cost of cleaning and lighting the passages, water pump, landing, staircases, lift, common lights and other parts of the Said Building used by the Apartment holder/s in common as aforesaid.
 3. The cost of the salaries of clerks, bill collectors, liftmen, chowkidars, pump-man, sweepers etc.
 4. The cost of working and maintenance of common light, water pump, lift and other service charges.
 5. Municipal and other taxes such as water charges bills, electricity charges bills, cesses, levy and revenue, N.A. taxes etc.
 6. Insurance of the Said Building.
 7. All the expenses relating to Sewerage Treatment Plants (STP's) including for maintenance, treating water, electricity etc.
 8. Such other expenses as are necessary or incidental for the maintenance and upkeep of the Building alongwith parking spaces and Project Land.



SCHEDULE 'A'

Apartment bearing number 201 on the 2nd floor, in the Building Sorrento being the said project, admeasuring **35.37 sq.mtrs. (carpet area)** equivalent to **380 sq.ft. (carpet area)** ("said Apartment") and bounded as follows –

- On or towards the East -
- On or towards the West -
- On or towards the North -
- On or towards the South -

(Signature)
at P. Krishna

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SIGNED AND DELIVERED BY THE
WITHIN NAMED Promoter
HGP COMMUNITY PVT.LTD.,
PRAKASH SHAH

For HGP COMMUNITY PVT. LTD.
Director / Authorized Signatory

(through its Authorised Signatory)

WITNESSES:
SAVITRI CHAUHAN

1. Name _____
Signature Savitri Chauhan

2. Name PRAKASH BHOSALE
Signature Prakash Bhosale



SIGNED AND DELIVERED BY THE
WITHIN NAMED

Allottee/s

- (1) Pradeep Kishnani
(2) Neha Kishnani
(3) _____
(4) _____

N.P. Kishnani

At _____ on _____

In the presence of WITNESSES :-

1. Name VIJAY HUMANE
Signature Vijay Humane

2. Name Santosh Kumbhar
Signature Santosh Kumbhar



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Received of and from the Allottee/s above named the sum of
Rs. 21,12,750/- (Rupees TWENTY ONE LAKH SEVENTY
TWO THOUSAND SEVEN HUNDRED AND FIFTY Only) on execution
of this Agreement towards advance money or application fee.

I say received.



The Promoter/s/Authorised Signatory



ANNEXURE - A

(Authenticated copy of the latest Plan of the Layout as approved by the concerned Local Authority)

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२०२०	(Authenticated copies of the IOD letter)	

ANNEXURE - B

ANNEXURE - B1

(Copy of latest Commencement Certificate)

ANNEXURE - C

(Authenticated copies of the letter of latest Amended Plans)



ANNEXURE - D

Title Report/ Certificate

ANNEXURE-E

(Authenticated copies of Property Cards showing nature of the title of the Original Owner/MMRDA to the Project Land).



ANNEXURE - F

(Authenticated of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority)

ANNEXURE - G

Plans

ANNEXURE - H

(Floor Plan)

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ANNEXURE - I

(General Specification and amenities for the Apartment and the Building Other than servant rooms/servant toilets if any)

1. R.C.C. Frame Structure.
2. Tile Flooring in Living room, bedroom, kitchen and passage (Tile Rs.100/- per sq. ft.)
3. Tile Flooring and Dado in toilets (Tiles Rs.50/- per sq. ft.)
4. WC with flush tank and fittings (Rs. 15,000/- per set) and power with fittings (Rs.14,000/- per set).
5. One door bell.
6. Lifts (Rs.50 Lakhs per elevator)
7. Wash basin with mixer and fittings (Rs.7500/- per set)
8. Kitchen platform with sink, tile dado and fittings.
9. Main door with mortise lock - painted / laminate / polished / from inside & outside.
10. Building exterior and interior with quality paints.
11. Entrance hall suitably decorated.
12. Modular type electrical switches/sockets (Rs.5500/- per apartment)
13. Air Conditioner Split Units in Living and Bedrooms (Rs.15000/- per unit)
14. Modular Kitchen cabinets along with refrigerator, washing machine, oven, chimney, hob, water purifier and water heater.



ANNEXURE- "J"

Copy of Undertaking from Allottee/s

ANNEXURE - 2

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Form 346
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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/ES/2929/S/337(NEW)

MEMORANDUM

To,
Surendra Hiranandani
Olympia, Central Avenue, Hiranandani Business Park, Powai, Mumbai-400076



With reference to your Notice 337 (New), letter No. - dated, 10/11/2017 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed Residential Bldg. No. 2 (Sorrento) on Sector-VI-A on land bearing C.T.S. Nos. 13-A/1/1A, (PT.), 14C (PT.) & 16 A (PT.) of village Powai, CTS NO.13-A/1/1A, (PT.), 14C (PT.) & 16 A (PT.) furnished to me under your letter, dated 10/11/2017. 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 construction area shall exceed 20,000 sqm. Without obtaining NOC from MOEF.
- 2 That the Janata Insurance Policy shall not be submitted.
- 3 That the requisitions of clause 45 & 46 of DCR 91 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.
- 4 That the bore well shall not be constructed in consultation with H.E.
- 5 That the work shall not be carried out between sunrise and sunset, and the provision of notification issued by Ministry of Environment and Forest department dated 14.2.2000 and Rules framed for noise pollution (Regulation & Control) Rules 2000 shall be duly observed.
- 6 That the Board shall not be displayed showing details of proposed work, name of owner, developer, architect, R.C.C. consultant etc.
- 7 That the necessary deposit for hoarding or the flex of required size for the advertisement of proposal shall not be made by you.
- 8 That the balance pre-requisitions as per manual of EoDB shall not be submitted

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2020

No. CHE/ES/2929/S/337(NEW)

- 9 That the NOC for SWM department shall not be submitted
 - 10 That the remarks for Mechanical ventilation and air conditioning shall not be submitted
- C: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C**

- 1 That the plinth/stilt height shall not be got checked by this office staff
 - 2 That MoEF NOC shall not be submitted eventhough construction area exceeds 20,000 sqm.
 - 3 All the payments as intimated by various departments of MCGM shall not be paid.
 - 4 That the amended Remarks of 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) Parking c) Roads d) Sewerage e) Water Works f) Fire Fighting Provisions g) Mechanical Ventilation h) Tree authority i) Hydraulic Engineer j) PCO k) MMRDA/MHADA l) MHCC NOC m) Jail NOC n) CRZ NOC o) Railway NOC p) Highway NOC q) High Tension Line r) NOC from Electric Supply Company s) Defense NOC:
That set back land free of compensation and free of any encumbrance shall not be handed over to and possession receipt shall not be submitted from Assistant commissioner of the ward.
The reservations affecting land u/r shall not be handed over to MCGM.
That in the event setback and /or reservation is not handed over then at FCC, area equivalent to the area of Setback and /or reservation shall not be restricted till such area is handed over or as per Circular issued from time to time.
- 9 That the Material testing report shall not be submitted.
 - 10 That the quarterly progress report of the work will not be submitted by the Architect.
 - 10 That the application for separate P.R.C. in the name of M.C.C.M. for road set back / D.P. Road/reservation in the layout shall not be submitted.
 - 11 Civil Aviation NOC shall not be submitted before exceeding the height of building as mentioned in Table no. of DCR 1991.

D: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C

- 1 That the low lying plot will not be filled up to a reduced level of at least 27.55 M Town Hall Datum or 0.15 m above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be leveled, rolled, consolidated and sloped towards road side
- 2 That Society Office permissible as per DCR before occupation for the building under reference shall not be constructed
- 3 That Fitness Centre permissible as per DCR before occupation for the building under reference shall not be constructed.(if applicable)
That the dust bin will not be provided.
That 3.00 mt. wide paved pathway upto staircase will not be provided.
That the open spaces as per approval, parking spaces and terrace will not be kept open.
That the construction of layout road or access roads/ development of setback land will not be done and the access and setback land will not be developed accordingly including providing street lights and S.W.D. only if additional FSI is being claimed.

Page 2 of 9 On 26-Jun-2018



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No. CHE/ES/2929/S/337(NEW)

- 8 That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place.
- 9 That carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall not be paid.
- 10 That terraces, sanitary blocks, nahanis in kitchen will not be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test not be done in presence of licensed plumber .
- 11 That final N.O.C. from concerned authorities / empaneled consultants for a) S.D. b) P.B. c) Fire Fighting Roads d) Sewerage e) Water Works f) CFO / Fire Fighting Provisions g) Mechanical Ventilation h) Occupancy authority i) Hydraulic Engineer j) MMRDA/MHADA shall not be submitted before the Licenses copy on R.C.C. design canvas plan shall not be submitted.
- 12 That Structural Engineer's laminated final Stability Certificate along with approved R.C.C. design canvas plan shall not be submitted.
- 13 That the separate vertical drain pipe, soil pipe, with a separate gully trap, water man, O.H. Tank etc for Maternity Home/Nursing Home, I-E Building Proposal Page 46 user will not be provided and the drainage system or the residential part of the building will not be affected if approved.
- 14 That the construction of D.P. road and development of setback land will not be done without providing street lights and S.W.D.
- 15 That canvas mounted plans shall not be submitted along with Notice of Completion of work u/s section 353A of M.M.C. Act for work completed on site.
- 16 That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.
- 17 That the vermiculture bins shall not be provided.
- 18 That the dry and wet garbage shall not be separated and the wet garbage generated in the building shall not be treated separately on the same plot by residents /occupants of the building in the jurisdiction of MCGM. Necessary condition in sale agreement with prospective buyer shall not be incorporated to that effect by the Developer / Owner.

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No. CHE/ES/2929/S/337(NEW)

- () That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the 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 any time before the _____ day of _____ but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law 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 346 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 shall be-

- Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street
- Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.) of such building.
- 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 is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion 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 re-assessed under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is effected by the Assessor and Collector's Department.

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

The proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.

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.



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No: CHE/ES/2929/S/337(NEW)

before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Co under the Land Revenue Code and Rules there under.

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



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No. CHE/ES/2829/S/337(NEW)

No. EB/CE/ /BS /A/

NOTES

1) The work should not be started unless objections are complied with

A certified set of latest approved plans shall be displayed on site at the time of commencement the work and the progress of the construction work.

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 constructional 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.

Water connection for constructional purpose will not be given until the boarding 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 scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.

8) The work should not be started unless the manner in obviating all the objection is approved by this department

No work should be started unless the structural design is approved

Work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.

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.



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No CHE/ES/2929/S/337(NEW)

- 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 Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act, 1948 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 a 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 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 proceeds further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 347(1) (b) (ii) of the Rent Act and in the event if you proceeding with the work either without an intimation of 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 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 the alternative accommodation in the proposed structure at standard rent.
 - iii. Plans showing the phased programme of constructions has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.

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No. CHE/ES/2929/S/337(NEW)

- 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 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.

It is to be understood that the foundations must be excavated down to hard soil

26) The positions of the mahans and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.

27) The water arrangement not be carried out in strict accordance with the Municipal requirements.

28) 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 hinge screwed on highly serving the purpose of lock and the warning pipes of the rabbit prested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mtr in diameter. The cistern shall be made easily, safely and permanently accessible be 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.



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

31) Ladders should be provided as required by Bye(law No. 5 (b)

32) Grills or Arches should be provided over Door and Windows opening

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

34) The inspection chamber should be plastered inside and outside.

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

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No. CHE/ES/2929/S/337(NEW)

Executive Engineer, Building Proposals
Zones wards.

CHE/ES/2929/S/337(NEW)

Copy To - 1. Suhas Purshottam Joshi
OLYMPIA, CENTRAL AVENUE HIRANANADANI BUSINESS PARK, PO

2. Assl. Commissioner S Ward.
3. A.E.W.W S Ward.
4. Dy.A & C. Eastern Suburb
5. Chief Officer, M.B.R. & R Board S Ward.
6. Designated Officer, Asslt. Engg. (B. & F.) S Ward,
7. The Collector of Mumbai



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MUNICIPAL CORPORATION OF GREATER MUMBAI

Notesheet

Application Number : CHE/ES/2929/S/337
(NEW)/FCC/1/Amend
Zone Name : Eastern Suburb
Architect/LE/SE Name : Suhas Purshottam Joshi

Ward Name : S Ward
Inward Date : 10 Nov 2017
Issued On : 24 Jan 20

Authority Remark:

CC is re-endorsed upto plinth i.e. for work upto top of stilt (i.e. including the extended basement) as per the approved plans dtd 14-01-2020, as proposed.



✓
Name : JAYESH CHHAGAN
DUSANE
Designation : Assistant
Engineer (BP)
Organization : MCGM
Date : 24-Jan-2020 20:07:13

Assistant Engineer S&T ward



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MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
 No CHE/ES/2929/S/337(NEW)/FCC/1/Amend
COMMENCEMENT CERTIFICATE

To,
 Surendra Hiranandani
 Olympia, Central avenue, Hiranandani Business
 Park, Powai, Mumbai-400076

Sir,

With reference to your application No. CHE/ES/2929/S/337(NEW)/FCC/1/Amend Dated 10 Nov 17 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 34 of the Maharashtra Regional and Town Planning Act, 1966, dated 10 Nov 2017 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No. 10B/3 & 13A/1/1A/3 Division / Village / Town Planning Scheme No. 10B/3 & 13A/1/1A/3 situated at HIGH STREET Road / Street in S Ward Ward.

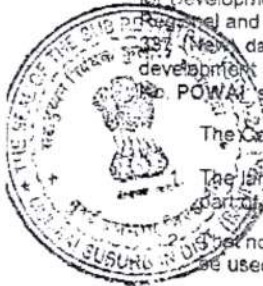
The Commencement Certificate / Building Permit is granted on the following conditions.—

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall be used as part of the public street.

2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.

3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with
 - c. The Municipal Commissioner of Greater Mumbai 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 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. 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 Municipal Commissioner has appointed Shri. Assistant Engineer S&T ward Assistant Engineer 10 to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.
 This CC is valid upto 22/10/2019



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Issue On : 23 Oct 2018 Valid Upto : 22 Oct 2019

Application Number :

Remark :

plinth CC for core portion within building line (i.e. Excluding the extended basement) as per approved plans dtd 26.06.2018.



Issue On : 07 Sep 2019 Valid Upto : 06 Sep 2020

Application Number : CHE/ES/2929/S/337(NEW)/FCC/1/New

Remark :

CC upto plinth i.e. for work upto top of stillt (i.e. including the extended basement) as per last approved plans dtd 27.08.2019.

Approved By
Assistant Engineer S&T ward
Assistant Engineer (BP)



Issue On : 24 Jan 2020

Valid Upto : 22 Oct 2020

Application Number :

CHE/ES/2929/S/337(NEW)/FCC/1/Amend

Remark :

Plans re-endorsed upto plinth i.e. for work upto top of stillt (i.e. including the extended basement) as per last approved plans dtd 14-01-2020.

CHE/ES/2929/S/337(NEW)/FCC/1/Amend

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Name: JAYESH CHUGH
 DUSANE
 Designation: Assistant Engineer
 Organization: MCGM
 Date: 24-Jan-2020 20:58



For and on behalf of Local Authority
 Municipal Corporation of Greater Mumbai
 Assistant Engineer, Building Process
 Eastern Suburb S Ward Ward



- Cc to
1. Architect.
 2. Collector Mumbai Suburban /Mumbai District.



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MUNICIPAL CORPORATION OF GREATER MUMBAI

Notesheet

Application Number : CHE/ES/2929/S/337
(NEW)/337/2/Amend
 Zone Name : Eastern Suburb
 Architect/LE/SE Name : Suhas Purshottam Joshi

Ward Name : S Ward
 Inward Date : 10 Nov 2017
 Issued On : 14 Jan 2020



Authority Remark:

Due to system error, Amended certificate was not generated at the time of approval dated 10 Nov 2017. Therefore, same is reapproving with system generated approval letter

✓
 Name : LOTAN SUKADEO
 AHIRE
 Designation : Executive Engineer
 Organization : Personal
 Date : 14-Jan-2020 16: 09:27

Executive Engineer (BP) ES II



MUNICIPAL CORPORATION OF GREATER MUMBAI
No.CHE/ES/2929/S/337/Amend 2

To,
Shri. Suhas Joshi, Architect,
Olympia, Central Avenue,
Hiranandani Business Park,
Powai, Mumbai.

To,
Shri Surendra Hiranandani,
Olympia, Central Avenue,
Hiranandani Business Park, Powai,
Mumbai - 400 076.

करल-२	Sub:	Proposed Residential Building No.2 ("Sorrento") in Sector VI-A on land bearing old C.T.S. Nos. 13-A/1/1A (Pt.), 14 C(Pt.) & 16-A (Pt.) & New C.T.S. No. 10B/3 & 13A/1/1A/3 of village Powai, Mumbai.
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Reference: Your letter dated 27.08.2019.

Sir,

I have to inform you that the amended plans submitted by you for the above mentioned work are hereby approved, subject to the compliance of the conditions mentioned in this office Intimation of Disapproval under even no. dated 26.06.2018 & Amended Approved Plan dated 27.08.2019 and following additional conditions.



That all the conditions of I.O.D. under even No. dated 26.06.2018 & last amended plans dtd 27.08.2019 shall be complied with.

2. That the R.C.C. designs & calculations as per the amended plans shall be submitted through the registered Structural Engineer before starting the work.

That No Dues Certificate from to A.E.W.W. ('S' Ward) shall be submitted before C.C.

4. That the extra/water and sewage charges shall be paid to AE(WW) 'S' ward.

5. That the Assessment Clearance from A.A. & C. 'S' ward shall be submitted.

6. That the PCO charges shall be paid to PCO 'S' ward time to time.

7. That C.C. shall be got endorsed as per amended plans.

8. That the requisite fees, deposits, development charges etc. shall be paid.

9. That the direction of Hon'ble Supreme Court vide order 15/03/2018 in SLP (Civil) no. D23708/2017 in dumping ground case shall be complied with.

10. That it will be abiding on proponent to provide the required inclusive Housing tenements to be handed over to MCGM towards reg. no. 15 of DCPR -2034 in sector XI-A as calculated on plans or as required under any policy formulated in future in this regard.

11. That the advance possession of ROS 1.5 (Garden/ Park) shall be given to MCGM before requesting endorsement of CC.

A copy of set of amended plans digitally signed is hereby returned as a token of the Municipal approval.

Yours faithfully

LOTAN
SUKADEO
AHIRE

Executive Engineer (Building Proposal)
Eastern Suburbs - II

VIJAY
SOPAN
PAWAR
SE (BP) SW

JAYESH
CHHAGAN
DUSANE
AE (BP) S & T

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CHAPHEKAR AND CO.
ADVOCATES AND SOLICITORS

ANANT R. CHAPHEKAR
SR. SOLICITOR & ADVOCATE-ON-RECORD, SUPREME COURT OF INDIA

Address: Block No. 11/12, 16th G,
Sattajogad Dr. Ambedkar Road
Hindu Colony, Dada Saheb
Mumbai - 400 011

Res. : 022 2414 4416
Mobile : 98192 56415
E-Mail : anantchakar@rediffmail.com

To
HGP Community Pvt. Ltd
Mumbai



Re.: Description of the land being a portion of those originally agricultural pieces and parcels of land comprising of CTS Nos. 4, 5, 8, 9, 10, 11, 12, 13 (pt), 14 (pt), 16 (pt), 17, 18 (pt), 19 (pt), 24 (pt) and 25 of Village Powai, Taluka Kuria, admeasuring about 3,64,760 sq. mtrs, however excluding an area of 14,717 sq. mtrs retained by original owners. ("Said Property")

Sir,

This is to state that we have investigated the title of HGP Community Pvt. Ltd. (formerly known as Mrs. Lake View Developers), a Company, registered under the Companies Act, 2013, hereinafter referred to as the "Said HGP Community" to the Said Property and we have to state as under -

- In pursuance of the provisions of the MMRDA Act, The Mumbai Metropolitan Region Development Authority (hereinafter referred to as "MMRDA") formulated and sanctioned at its 9th meeting held on 24th January, 1977 a scheme called "Powai Area Development Scheme" for



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the development of lands situated lying and being at Villages Powai and Tirandaz of Taluka Kurla in the registration district and sub-district of Mumbai City and Mumbai Suburban.

- 2] It further appears that between January 1977 and December 1983, Mrs N. Lajpatrai Dharia & Co. were the Original Owners (hereinafter referred to as the "Original Owners") of the Said Property



The said Original Owners and Said Lake View Developers, hereinafter called "Said Lake View" had entered into Agreement for Development cum Sale dated 15th December, 1983, whereby the said Original Owners granted exclusive right of development in respect of the Said Property to the Said Lake View and had placed the Said Lake View in exclusive possession of the Said Property. The said Original Owners also executed Power of Attorney dated 15th December, 1983, in favour of Partner of the Said Lake View, thereby authorizing him to do acts and deeds, as contained therein. The said Original Owners thereafter executed Supplemental Agreement dated 12th June, 1985, with the Said Lake View, whereby it was agreed by the said Original Owners that the Said Lake View would be entitled to part with possession of the Said Property for which full payment was received.



- 4] By Tripartite Agreement dated 10th November, 1986, made between the Governor of Maharashtra of the first part, the said MMRDA of the second part and Hanishchandra Chandrabhan Sharma and others, it also included the said Original Owners. The said Original Owners, through their C.A., the Partner of the Said Lake View, surrendered and delivered the Said Property to the State Government and/or the said MMRDA pursuant to the said reservation under the said MMRDA Act of 1974 and accordingly the Governor of Maharashtra and the said constituted authority, MMRDA, agreed to dispose of by way of a lease the Said

करल-२		
२२७०	७५	१३५
२०३०		

Property back to the said Original Owners, as per the terms and conditions set out therein. Pursuant to the said Tripartite Agreement of 19th November, 1986, an Agreement to Lease was also executed on the same day i.e. on 19th November, 1986, by MMROA in favour of the said Original Owners / their assigns as the then licensees and the said Owners / their assigns were accordingly allowed to enter upon to deal with and develop the Said Property subject to the terms and conditions therein contained which include an agreement to grant a lease for period of 20 years.

5] The said Original Owners thereafter have executed following documents with the Said Lake View in respect of the Said Property -



(i) Power of Attorney dated 17th February, 1987, in favour of Niranjan Hiranandani and Mr. Surendra Hiranandani of the Said Lake View whereby the Original Owners thereby granting authority to the Said Lake View -

- (a) To execute conveyance in favour of the Attorney or their nominees
- (b) To obtain permission for transfer of the property and
- (c) To appoint substitutes in their place to act as Attorneys.

(ii) Vide Writing dated 21st January, 1991, addressed to the Said Lake View, whereby the Original Owners confirmed having received full payment of consideration and that they having no financial or other claim of any nature whatsoever against the Said Lake View and reiterated that the Said Lake View is entitled inter alia to develop, sell, lease, mortgage the Said Property, as it may in its sole and absolute discretion deem fit without any reference or recourse to the Original Owners.



करल-२		
२२७०	७६	१३५
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(iii) Irrevocable Power of Attorney dated 4th January, 1990, in favour of Mr. Niranjan Hiranandani and Mr. Surendra Hiranandani of the Said Lake View whereby the Said Original Owners confirmed that the Said Lake View had been placed in possession of the Said Property with right to deal with, develop and dispose of the said Property and all the benefits of Tripartite Agreement belonged to the Said Lake View. The said original owners also authorized the Partners of the Said Lake View to execute any and all instruments, commitment and transfer of the benefit in respect of the Said Property, to appoint the Original Owners as transferors or as assignors or as confirming party thereto and lodge the same for registration. The said Original Owners also authorized the Partners of the Said Lake View to transfer and mutate the Said Property in favour of the said Attorney or their nominees.

- 6] We also state that all the aforesaid documents and deeds including the Tripartite Agreement of 19th November, 1986, Agreement to Lease also bearing the same date, are still valid and subsisting as on this date.
- 7] Thus, the Said Lake View is in exclusive possession of the Said Property from the year 1983 and is developing the Said Property in a phased wise manner since then. In the course of the development, the Said Lake View has constructed several buildings on the Said Property and sold / disposed of the flats / tenements constructed thereon.
- 8] We understand that legal proceedings in the form of PILs, being PIL Nos. 131 of 2008, 91 of 2008 and 21 of 2010, have been filed by certain persons in respect of the lands forming part of PADS, including the Said Property. Certain Orders have been passed in the said PILs including Order / Judgment dated 22nd February, 2012 (the said Orders).

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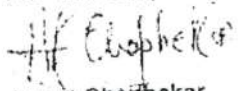
9] The Said Lake View and some other entities have been merged with the said HGP Community under the Amalgamation / Merger Scheme sanctioned by the Bombay High Court on 18th November, 2016 vide common Order in CSPs/483 to 489 /2016. The said Order has been duly registered with the Sub-Registrar of Assurances, Kurla-1, MSD, under serial no. KRL-1/4693/2017. As a result thereof, the assets and liabilities of the Said Lake View stood transferred to the said HGP Community.

10] In the premises aforesaid, subject to the aforesaid Tripartite Agreement and Agreement to Lease, both dated 19th November, 1986, I have found the title of the Said HGP Community as the Assignee of the Original Owners to the Said Property as clear and marketable and free from any encumbrance of any nature whatsoever.



Dated this 30th day of June 2017



Yours faithfully,
 For M/s. Chapekar & Co.

 Anant Chapekar
 Sr. Solicitor & Supreme Court Advocate

मालमत्ता पत्रक

विभाग/संस्था - **घरई**

तालुका/न. भू. मा. का. -- **न. भू. अ. मुंबई**

जिल्हा -- **मुंबई उपनगर जिल्हा**

प्राप्त/प्रमाणित दिनांक -- **१५/०३/१९९३**

प्राप्त/प्रमाणित दिनांक -- **१५/०३/१९९३**

प्राप्त/प्रमाणित दिनांक -- **१५/०३/१९९३**

दिनांक	अवकाश	खंड क्रमांक	नव्विर धारक (या) पट्टेदार (या) किंवा भार (या)	साक्षरता
०५/०३/१९८९	जि.नि.पू.अ.तथा न.भू.अ.१ मुंबई यांचेकडील आदेश दि.१५/०३/८९ एवढेकडून दोनानंतर (बी.एफ.सी.) विलडींग प्रदीपन मुंबई महानगरपालिका यांचेकडील क्र.सी.१८/बी.पी.३ एम/एम.आं.ए.दि.२१/२/८९	-	Sector II A क्षेत्र ५८७-७ रस्त्यापैकी ५०४-८ १०९२-५ (H) मुंबई महानगरप्रदेश विकासा प्राधिकरण (L) एन.लनपतराय धारका आणि कंपनी	२२७० २०२०
०६/०३/१९८९	जि.नि.पू.अ.तथा न.भू.अ.१ यांचेकडील आदेश दि.१५/०३/८९ एवढेकडून दोनानंतर (स्टॅट्युटरी सवलत) फ्लॉयड महानगरपालिका यांचेकडील नं.सी.१८/बी.पी.३ एम/एम.आं.ए.दि.२१/२/८९	-	Sector VI AB क्षेत्र ११७-६ चौ.मी. (H) मुंबई महानगरप्रदेश विकासा प्राधिकरण (L) एन.लनपतराय धारका आणि कंपनी	
०६/०३/१९९०	म.अर्थीने बनार मन्सोफ्टवेक ईंगोमिअर (इंजिनियर प्लॅन) मुंबई महानगरपालिका यांचेकडील नं.सी.१८/बी.पी.३ एम/एम.आं.ए.दि.२१/२/८९ जि.नि.पू.अ.तथा न.भू.अ.१ यांचेकडील आदेश क्र.न.भू.अ.१/न.भू.अ.१/९० दि.०३/३/९०	-	खेळाचे मैदानसाठी क्षेत्र ३२२२-९ चौ.मी. (H) मुंबई महानगरप्रदेश विकासा प्राधिकरण (L) एन.लनपतराय धारका आणि कंपनी	
०४/०३/१९९१	मा.जिल्हाधिकारी, मुंबई उपनगर जिल्हा मुंबई यांचेकडील क्र.सी.१८/बी.पी.३ एम/एम.आं.ए.दि.२१/२/८९ व न.भू.अ.१ यांचेकडील आदेश दि.३/३/९१	-	म.भू.क्र.१३७/२ व १३७/३ चे नव्विर मिळवता येईल उपरोक्त मुळे रस्त्याचे क्षेत्र न.भू.क्र.१३७ अ चे क्षेत्रातून एकूण क्षेत्र ५७५५८.० क्षेत्रातून ६९२७.० चौ.मी.क्षेत्र घ्या करून न.भू.क्र.१३७ गला न.भू.क्र.१३७/१ क्रमांक देवून त्यास ५०५०२ क्षेत्र चौ.मी.माखल केले.	
११/१२/१९९२	न.भू.अ.१ मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.सी.टी.एस.२/२३४/९१ दि.१५/१२/९१ व जि.नि.पू.अ.तथा न.भू.अ.१ मुंबई यांचे नुसकणे आदेश दि.१५/१२/९१ अन्वये मिळवता येईल १४/१/८९ च्या नव्विरतील सेक्टर VI सेक्टर VI A (B) क्षेत्र ७४४३.२ चौ.मी. रस्ता १०२९.४ चौ.मी. एकूण ९४७२.६ चौ.मी.	-		



विभागीय/मौजे - पंच

तालुका/न.पु.गा.का. - न.पु.अ. मुंबई

जिल्हा - मुंबई उपनगर जिल्हा

पत्र क्रमांक	दिनांक	पत्र क्रमांक	पत्र क्रमांक	पत्र क्रमांक
१३/३१/१३	१३/३१/१३			

दिनांक	विवरण	खंड क्रमांक	मौज धारक (मा) / पट्टेदार (प) किंवा धार (ध)	साक्षात्करण
१३/०८/२०१५	करल-२		मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांच्याकडून प्राप्त झालेले व.प.नं. १३/३१/१३ अ. मधील १३/३१/१३ अ. मधील ५०३२.० चौ.मी. मधून १३/३१/१३ अ. मधील ५०३२.० चौ.मी. क्षेत्राची नोंद रद्द करून पॉस्टविभाजन अदेशाप्रमाणे नव्याने काढण्यात येणाऱ्या न.पु.अ. १३/३१/१३ अ. मधील ५०३२.० चौ.मी. क्षेत्राची नोंद घ्यावी असा आदेश देण्यात येतो. या आदेशाबाबत न.पु.अ. १३/३१/१३ अ. मधील ५०३२.० चौ.मी. क्षेत्राची नोंद रद्द करून पॉस्टविभाजन अदेशाप्रमाणे नव्याने काढण्यात येणाऱ्या न.पु.अ. १३/३१/१३ अ. मधील ५०३२.० चौ.मी. क्षेत्राची नोंद घ्यावी असा आदेश देण्यात येतो.	१३/३१/१३ अ. मधील ५०३२.० चौ.मी. क्षेत्राची नोंद रद्द करून पॉस्टविभाजन अदेशाप्रमाणे नव्याने काढण्यात येणाऱ्या न.पु.अ. १३/३१/१३ अ. मधील ५०३२.० चौ.मी. क्षेत्राची नोंद घ्यावी असा आदेश देण्यात येतो.
२२७०	६	१३५		
२०२०				

मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांच्याकडून प्राप्त झालेले व.प.नं. १३/३१/१३ अ. मधील ५०३२.० चौ.मी. मधून १३/३१/१३ अ. मधील ५०३२.० चौ.मी. क्षेत्राची नोंद रद्द करून पॉस्टविभाजन अदेशाप्रमाणे नव्याने काढण्यात येणाऱ्या न.पु.अ. १३/३१/१३ अ. मधील ५०३२.० चौ.मी. क्षेत्राची नोंद घ्यावी असा आदेश देण्यात येतो. या आदेशाबाबत न.पु.अ. १३/३१/१३ अ. मधील ५०३२.० चौ.मी. क्षेत्राची नोंद रद्द करून पॉस्टविभाजन अदेशाप्रमाणे नव्याने काढण्यात येणाऱ्या न.पु.अ. १३/३१/१३ अ. मधील ५०३२.० चौ.मी. क्षेत्राची नोंद घ्यावी असा आदेश देण्यात येतो.



न.पु.अ. मुंबई
मुंबई उपनगर जिल्हा

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न.पु.अ. मुंबई
मुंबई उपनगर जिल्हा



2200/4/234
2020

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
PS1800021706
Project Sorrento, Plot Bearing / CTS / Survey / Final Plot No. 13A/1/1A PT AND 10B/3 PT at Kurta, Kurta, Mumbai Suburban, 400076.

1. Hgo Community Pvt. Ltd. having its registered office / principal place of business at Tenth: Mumbai City District, Mumbai City, Pin: 400021.

The registration is granted subject to the following conditions, namely:

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

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

- d) The Registration shall be valid for a period commencing from 19/07/2019 and ending with 30/12/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- e) The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- f) That the promoter shall take all the pending approvals from the competent authorities.

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



Signature valid
Digitally Signed by
Dr. Vasantharamanand Prabh
(Secretary, MahaRERA)
Date: 7/19/2019 4:18:52 PM

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Dated: 19/07/2019
Place: Mumbai

2200 Ce 924
3020

2nd to 6th, 8th, 10th, 12th, 14th, 16th, 18th, 20th & 22nd
TYPICAL FLOOR PLAN
SORRENTO



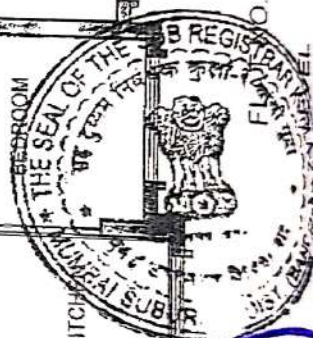
FLAT NO. : 201
LEVEL :



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करल-२

2200 20 93



TYPICAL REFUGE FLOOR PLAN
7th, 9th, 11th, 13th, 15th
SORRENTO

करल-२		
२२००	९९	९३५
२०२०		

ANNEXURE - 1

(General Specification and amenities for the Apartment and the Building Other than servant rooms/servant toilets if any)

1. R C C Frame Structure.
2. Tile Flooring in Living room, bedroom, kitchen and passage (Tile Rs.100/- per sq. ft.)
3. Tile Flooring and Dado in toilets (Tiles Rs.50/- per sq. ft.)
4. WC with flush tank and fittings (Rs. 15,000/- per set) and Shower with fittings (Rs.14,000/- per set).
5. One door bell.
6. Lifts (Rs.50 Lakhs per elevator)
- Wash basin with mixer and fittings (Rs.7500/- per set)
- Kitchen platform with sink, tile dado and fittings.
9. Main door with mortise lock - painted / laminate / polished / from inside & outside.
- Building exterior and interior with quality paints.
11. Entrance hall suitably decorated.
12. Modular type electrical switches/sockets (Rs.5500/- per apartment)
13. Air Conditioner Split Units in Living and Bedrooms (Rs.15000/- per unit)
14. Modular Kitchen cabinets along with refrigerator, washing machine, oven, chimney, hob, water purifier and water heater.



ANNEXURE - "J"

UNDERTAKING FROM ALLOTTEES



I/We/M/s _____ of _____
Indian Inhabitant residing at _____ do hereby affirm and state as under

1) I/We say that by an Agreement for Sale dated _____ and entered into between M/s. HGP Community Pvt. Ltd. of the ONE part (hereinafter referred to as "the said Promoter") and myself/ourselves of the OTHER PART I/We have agreed to purchase an Apartment bearing No. _____ (hereinafter referred to as the said Apartment) of the Building known as 'Sorrento', in Sector VI - A (hereinafter referred to as the said Building) situated at Hiranandani Gardens, Powai, Mumbai 400 076.

2) I/We are giving this undertaking not only for myself/ourselves but also for my family members and visitors etc. If any. It is understood that reference to myself /ourselves shall whenever the other party admits include such other persons as stated hereinabove.

3) As agreed to in the aforesaid agreement, I/We do hereby covenant and undertake to the said Promoter as follows:-

a) I/We shall not make any addition or any alteration in the architectural elevation of the said Building and shall not change the outside colour scheme or coating of the said Building.

b) I/We shall not make any change in any of the external windows or doors of the Apartment in the Building by way of shifting, altering, changing the colour or any other way whatsoever

c) I/We am fully aware that I/We are not permitted to install any grills outside the windows and hence undertake not to install or affix any grills on the outside the windows / window sills. Any such grills affixed by me/us, shall be fitted on the internal marble sill only on the inside of the windows.

d) I/We shall not keep shoe racks in the lift lobby, flower/plants in pots or any other objects on the outside the windows or on the parapets or chajjas, lift lobby or any other common areas and shall not do anything which may cause discoloration or disfiguration or any damage to the said Building.

e) I/We shall not affix any collapsible shutters on the outside of 'French windows', in case of Apartment with canopy balcony. Any such collapsible shutter shall be fixed only on the inner side of 'French Windows'

f) I/We shall not cover any chajjas/terraces/balconies or construct any structure or poles or pergolas or trellis on the chajjas/terraces/balconies/deck

g) I/We not chisel or break or cause any damage to the columns, beams, walls, slabs or R.C.C. Pardis or other structural members of the said Building or on the pardis/parapets/rainings provided in the said Building

h) I/We shall not enclose any space adjoining to the Main door forming part of the lift lobby/common areas and parking space, if any, in my/our possession in any manner whatsoever.



i) I/We shall not affix window in bedroom duct opening, kitchen balcony & kitchen duct, Marble sills and jambs in kitchen balcony and kitchen duct opening as such alterations / works affect architectural elevation of the said Building and cause discoloration of the external elevation. I/We shall not encroach

~~upper external~~ and/or internal ducts/void areas adjacent to the Apartment by constructing permanent or temporary work by closing and/or using it. Such duct areas are provided strictly for maintenance of service utilities, such as plumbing pipes, cables etc. For breach of any of the terms mentioned hereinabove, I/We shall be solely responsible for all the consequences arising because of the same

j) I/We am/are also aware that in the plumbing duct the pipes are to be always kept exposed as these pipes may need periodical/future plumbing maintenance.

k) I/We shall not carry out any external alteration in the said Apartment by way of breaking any walls, beams or chajjas so as to alter the external appearance of the Apartment, nor shall I/We affix or cause any slabs on voids in the said Building.

l) I/We shall not fix any additional external unit of split A.C. on the outside in elevation. Any such additional external unit of split A.C. shall be located only inside the duct/space provided (by Promoter) specially for split A.C.

m) I/We are aware that no individual DTH/dish antennae will be allowed on the terrace or on the exterior part of window of the Building. I/We are aware that the connection has to be taken from the Common DTH/dish antennae Only which is available in the Building.

n) I/We confirm of having agreed and undertaken to follow and abide by the rules and regulations that may be made as also those which may be made hereafter from time to time by the said Promoter and/or person/s body in charge of maintaining and/or providing common facilities in the complex. I/We shall maintain proper code of conduct and discipline in the complex and give every possible co-operation to the said Promoter and/or any other person or body that may have been appointed by the said Promoter in that behalf, in maintaining cleanliness and good atmosphere in complex for the better enjoyment of the common facilities by all the persons concerned.

o) I/We are aware that all electricity bills from date of possession/OC, whichever is earlier, are payable by me/us and I/We will not hold the Promoter responsible for any consequences arising of non-payment thereof.

4) I/We do hereby confirm and covenant with the said Promoter that I/We shall always carry out the terms and conditions of this Undertaking given by me/us and the same shall be binding upon me/us even after the registration of a Co-operative Society of Allottees / Purchasers of Apartments in the said Building and of Federation /Association of the Societies in the said Sector when formed and this Undertaking shall also be binding upon me/ my/ our heirs and successors-in-title to the same extent as the Agreement for Sale dated _____. I/We agree and confirm that in the event of breach of any of the terms of this Undertaking, the said Promoter, along with any other remedies, shall also be entitled interalia to withdraw common facilities provided by it in the complex and I/We expressly authorise the Promoter to do so.



5) I/We hereby declare, confirm and covenant with the Promoter that in the event of my/our transferring the said Apartment and/or my/our right, title and interest in respect thereof in favour of any other person to the extent and as permitted in the said Agreement for Sale dated _____

I/We shall obtain an Undertaking on the similar lines from any such purchaser/s and in the event of my/our failing to do so, the said Promoter or the Co-operative Society of the Apartment purchasers of the said Building / Federation / Association, shall be entitled to refuse to transfer the said Apartment in favour of such prospective purchaser

6) I/We hereby further declare and confirm that in the event of me or my heirs and successors-in-title committing any breach or default in any of the provisions of these presents, I and/or my heirs and successors-in-title shall be liable for damages for the loss and damage which may be caused to the said Apartment, Building and/or to the said Promoter and further the Promoter and the Co-operative Society of Apartments purchasers of the said Building / Federation / Association as and when formed, shall also be entitled to terminate the aforesaid Agreement for Sale and to recover all damages, costs, interest and my heirs and successors-in-title.

7) I/We hereby undertake that I/We shall bear the entire cost of repairs or rectifications required due to alterations / changes carried out by me/us in the said Apartment in case of damages caused to ROOF / STRUCTURE/WATERPROOFING/PLUMBING/CIVIL/ELECTRICAL / INSTALLATIONS which were not done in a proper manner, even after taking possession. I/We shall bear the entire cost of repairs required in case of any damages to common Premises and Apartments belonging to other members due to the alterations/changes or interior works carried out by me/us in the said Apartment.

8) I/We confirm that from the date the Promoter offers the possession of the Apartment or from the date of O.C., whichever is earlier, I/we undertake to pay the Maintenance charges demanded by the Promoter. I/We are aware that I/we am/are liable to all future maintenance and/or property tax becoming payable by me/us in respect of the said Apartment and the Said Building and I/We undertake to pay the same immediately on being called upon by the Promoter.

9) I/We also undertake, that if I/We wish to give the Apartment on Lease/Rent, it is our responsibility to inform the Promoter and also to obtain the necessary POLICE VERIFICATION of the proposed licensee / tenants and submit the copy of the same duly acknowledged and confirmed by the concerned Police Station, bearing the necessary stamp, to the Maintenance office/ In charge of the Building. I/We am/are also aware that this is a mandatory requirement from the Police department

10) I/We are aware that the tiles are to be used for flooring in the Said Apartment I/We are also aware that there may be some imperfections, variations, including shade variations in tiles, which someone may view as 'defect'. However, these imperfections/variations are normal in tiles



11) I/We are aware kitchen/household garbage have to be segregated in dry and wet and should be given to the sweepers and to treat the garbage on the same plot as per the requirement of the MCGM and comply with necessary requirements of MCGM in this behalf from time to time

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12) I/We hereby confirm that the representatives of the Hiranandani Group of Companies are allowed to access the said Apartment without my/our prior consent to view and examine the state and condition of the Apartment and to check if any unauthorised changes has/have been done therein when the Apartment is not occupied by us and when the interior works are in progress by my/our staff/persons. Once occupied by myself/ourselves/our tenants/ or any other persons, I/We will allow access as per mutually decided time.

13) I/We are also giving the undertaking that any liability arising out of GST or any other tax or any case / additions that may become applicable on account of the purchase transaction of the said Apartment, shall be paid by me/us."

Solely declared at Mumbai

on this _____ day of _____



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CHALLAN
MTR Form Number-6

GRN	MHD03758861201614E	BARCODE	Date		10/03/2017 11:29	Form ID	499
Department	Inspector General of Sales Tax			Payer Details			
Type of Payment	Stamp Duty	TAX ID (If Any)					
Office Name	KRLT JT SUB REGISTRAR KURLA NO. 1	PAN No. (if Applicable)					
Location	MUMBAI	Full Name		PRAKASH SHAH AN			
Year	2016-2017 (Old Term)	Flat/Block No.		OLYMPIA HIRANAN			
Account Head Details	Amount in Rs.	Premises/Building					
3004501 Stamp Duty	500.00	Road/Street		POWA, MUMBAI			
		Area/Locality		POWA, MUMBAI			
		Town/City/District					
		PIN					
		Remarks (if Any)					
		Second Party Name		DILIP KARAD			
Amount in Words		Five Hundred Rupees Only					
Payment Details		FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CN	Rel No	00040572017031057			
		Date	10/03/2017-11:22:29				
		Bank-Branch	STATE BANK OF INDIA				
		Cont No	Date	Not Verified with Scn			

DECEASED
500.00
DEFACTO



THE SEAL OF THE SUB REGISTRAR

Sr. No.	Remarks	Disbursement No.	Disbursement Date	Userid	Disbursement Amount
1	151-369-2110	46342017031057	10/03/2017-11:50:46	IGR197	500.00
Total Disbursement Amount					500.00

CHALLAN
MTR Form Number-6

GRN	MH009255861201817E	BARCODE	MTR FORM NUMBER 6		Date	10/03/2017-13:22:29	Form ID	487
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)				
Office Name	KRL1_11 SUB REGISTRAR KURLA NO 1			PAN No. (If Applicable)				
Location	MUMBAI			Full Name	PRAKASH SHAM AND OTHERS			
Year	2016-2017 Gen Time			File/Bidder No.	OTTERA HIGWANDANI GARDENS			
Account Head Details	Amount In Rs.			Premises/Building				
0030046001 Stamp Duty	500.00			Road/Street	POWAI MUMBAI			
				Area/Locality	POWAI MUMBAI			
				Town/City/District				
				PN	4 0 0 0 7 5			
				Remarks (If Any)	Sagunpriya/AmekDILEEP KARADIA AND OTHERS करल - 9			
					2990 2 25			
					20910			
				Amount In	Five Hundred Rupees Only			
				Words				
Total	500.00							
STATE BANK OF INDIA	FOR USE IN RECEIVING BANK							
Cheque/DD Details				Bank CIN - Nat No.	20040572017031067744 INDIAN			
				Date	10/03/2017-13:22:29			
Name of Bank				Bank-Branch	STATE BANK OF INDIA			
Name of Branch				Scroll No. Date	Not Verified with Sur			



करल - १९२		
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करल -	
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POWER OF ATTORNEY FOR REGISTRATION

TO ALL TO WHOM THESE PRESENTS SHALL COME, We,
(1) Mr. Prakash Shah and (2) Mr. Manish Gupta, having office at
 "Olympia", Central Avenue, Hiranandani Business Park, Hiranandani
 Gardens, Powai, Mumbai 400076, DO HEREBY SEND GREETINGS

We have been authorized by the following Five Partnership Firms
 and one Company as their Authorised Signatories to sign those
 agreements for sale of flats and other premises in respect of which
 allotment letters have been issued by the said Partnership
 Firms/Company / their Partners/Directors, hereinafter referred
 "Those Agreements".

The names of the Partnership Firms / Company -

- (1) Lake View Developers, (2) Omega Associates, (3) Chandra
 Associates, (4) Crescendo Associates, (5) Alpha Associates and (6) HCL
 Community Private Limited.

AND WHEREAS, for the sake of convenience, we are desirous of
 appointing some persons to be our true and lawful attorney to admit
 execution of the Those Agreements signed by us/any of us and have the
 same registered, for us and in our names and also on behalf of the said
 five Partnership Firms / company who have authorized us as the
 Authorized Signatories.

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH
 THAT We, **(1) Mr. Prakash Shah and (2) Mr. Manish Gupta**, do hereby
 appoint, authorize and constitute Attorneys each of the following persons
 viz (1) Mr. Dilip Kapadia, (2) Mr. Kinjal Desai, (3) Mr. Badrinath N.

[Handwritten signature]

[Handwritten signature]

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Hegde, (4) Mr. Rohan Sheth, (5) Mr. Jayesh Sawant, (6) Mr. Abhinandan K. Yadav (7) Mr. Sanjay Bhatt, (8) Mr. Dominic Sequelra (9) Mr. Dharmendra Shah, (10) Mr. Dhawal Kothari, (11) Mr. Sameer Pradhan, (12) Mr. Deepak Suhag, (13) Mr. Mahesh Dodekar, (14) Mrs. Hilda Barboza, (15) Mr. Prakash Bhosale, (16) Mr. Sandeep Sarkar and (17) Mr. Nerendra Sawant, to be our true and lawful attorneys in our names/in the names of all and/or any of the said Five Partnership Firms / Company to do the following acts, deeds, matters and things jointly and

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To appear before the Sub-Registrar of Assurances at Mumbai, Bandra, Vikhroli, Chembur, Andheri, Borivali, Navi Mumbai, Thane, Pune and before all Sub-Registrar of Assurances of different places, districts all over Maharashtra and present Those Agreements signed by us, as the Authorized Signatories of the aforesaid Firms / Company for registration.



present for registration and admit execution of Those Agreements executed by us / any of us on behalf of the Said Partnership Firms / Company.



To do all acts things necessary for the registration of the Those Agreements, to receive the same back after they are registered and to do all acts and things necessary in this behalf as effectively, as we could do.

AND we do hereby for ourselves agree to confirm and ratify all such acts, deeds and things that may be lawfully done by our said attorneys and/or any of them on our behalf and in our names by virtue of this Power of Attorney and the same shall be binding on us.



IN WITNESS WHEREOF, we have set and subscribed our hands hereunto this Power of Attorney on this 12th day of February 2017.

(Handwritten signatures)

करल - १
२११० ५
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SIGNED AND DELIVERED
BY THE WITHIN NAMED

1) Mr. Prakash Shah

2) Mr. Manish Gupta

IN THE PRESENCE OF

(1) MR. DILIP KAPADIA

(2) MR. KINJAL DESAI

MR. BADRINATH N. HEGDE

(4) MR. ROHAN SHETH



करल-२
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Dilip P. Kapadia



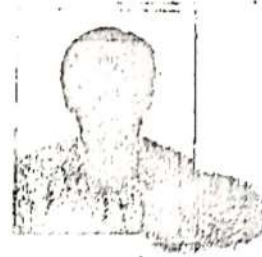
B.N. Hegde



Rohan Sheth

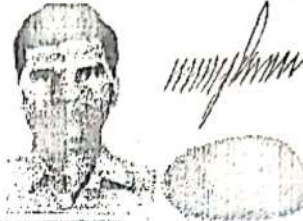
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(5) MR. JAYESH SAWANT



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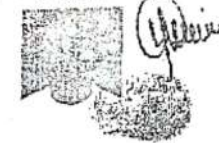
(6) MR. ABHINANDAN K. YADAV



(7) Mr. SANJAY BHATT



(8) MR. DOMINIC SEQUEIRA



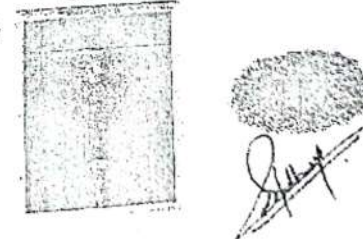
(9) MR. DHARMENDRA SHAH



MR. DHAWAL KOTHARI



(11) MR. SAMEER PRADHAN

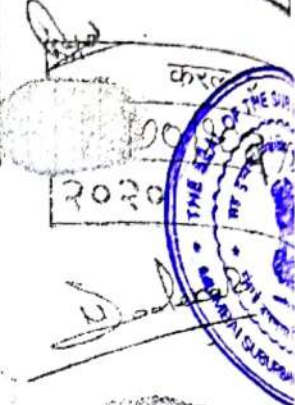


(12) MR. DEEPAK SUHAG }

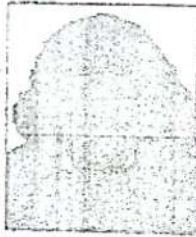


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(13) MR. MAHESH DODEKAR }



(14) MRS. HILDA BARBOZA }

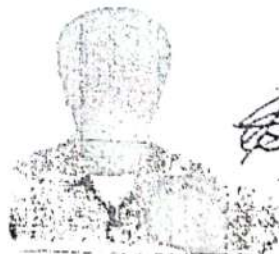


(15) MR. PRAKASH BHOSALE }



P. Bhosale

(16) MR. SANDEEP SARKAR }



S. Sarkar

(17) MR. NARENDRA SAWANT }



N. Sawant

The constitute Attorneys above Mentioned.

HIRANANDANI ASSOCIATES

Hiranandani

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AUTHORITY LETTER

TO WHOMSOEVER IT MAY CONCERN

In the regular course, the firm signs and executes agreement for sale of flats and other premises in respect of which allotment letters have been issued by the said Partnership Firm / Partner, hereinafter referred to as "Those Agreements".

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For the sake of convenience, we are authorising presently following two persons / officers, as the Authorised Signatories, to sign and execute individually for and on behalf of the Firm only Those Agreements in respect of which the Firm / the Partner of the Firm has issued allotment letters.

- (1) Mr. Prakash Shah
- (2) Mrs. Manish Gupta

Dated this 24 day of January, 2013



[Signature]
Niranjn L. Hiranandani,
Partner

[Signature]
Suresh L. Hiranandani
Partner

[Signature]
Mrs. Kamal Hiranandani
Partner



Tel: 570544
www.hiranandani.com
www.hiranandani.com

LAKE VIEW DEVELOPERS

AUTHORITY LETTER

TO WHOMSOEVER IT MAY CONCERN

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In the regular course, the firm signs and executes agreement for sale of flats and other premises in respect of which allotment letters have been issued by the said Partnership Firm / Partner, hereinafter referred to as 'Those Agreements'.

For the sake of convenience, we are authorizing presently following two persons / officers, as the Authorized Signatories, to sign and execute any document for and on behalf of the Firm only Those Agreements in respect of which the Firm / the Partner of the Firm has issued allotment letters.

- (1) Mr. Prakash Shah
- (2) Mr. Manish Gupta

Dated this 9th day of January 2013

[Signature]
Niranjan L. Hiranandani
Partner

[Signature]
Surendra L. Hiranandani
Partner

[Signature]
Mrs. Namal Hiranandani



We Accept -

[Signature]
Prakash Shah

[Signature]
Manish Gupta



"Olympic", Central Avenue, Hiranandani, Pow, Mumbai - 400 032
Tel: 3706441/3706466 Fax: 370 6450 E-Mail: info@lakeviewdevelopers.com

CLASSIQUE ASSOCIATES

करल-२
२२०० १०९ १३५
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AUTHORITY LETTER

TO WHOMSOEVER IT MAY CONCERN

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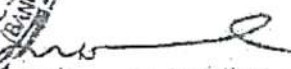
In the regular course, the firm signs and executes agreement for sale of flats and other premises in respect of which allotment letters have been issued by the said Partnership Firm / Partner, hereinafter referred to as "Those Agreements".

For the sake of convenience, we are authorising presently following two persons / officers, as the Authorised Signatories, to sign and execute individually for and on behalf of the Firm only Those Agreements in respect of which the Firm / the Partner of the Firm has issued allotment letters.

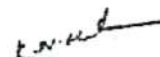
- (1) Mr. Prakash Shah
- (2) Mr. Manish Gupta

Dated this 9th day of January 2013.




Hiranjan L. Hiranandani
Partner


Surajendra L. Hiranandani
Partner


Mrs. Kamal Hiranandani
Partner

We Accept -


Prakash Shah


Manish Gupta



Tel: 27064771, 27064772, 27064773, 27064774, 27064775, 27064776, 27064777, 27064778, 27064779, 27064780, 27064781, 27064782, 27064783, 27064784, 27064785, 27064786, 27064787, 27064788, 27064789, 27064790, 27064791, 27064792, 27064793, 27064794, 27064795, 27064796, 27064797, 27064798, 27064799, 27064800, 27064801, 27064802, 27064803, 27064804, 27064805, 27064806, 27064807, 27064808, 27064809, 27064810, 27064811, 27064812, 27064813, 27064814, 27064815, 27064816, 27064817, 27064818, 27064819, 27064820, 27064821, 27064822, 27064823, 27064824, 27064825, 27064826, 27064827, 27064828, 27064829, 27064830, 27064831, 27064832, 27064833, 27064834, 27064835, 27064836, 27064837, 27064838, 27064839, 27064840, 27064841, 27064842, 27064843, 27064844, 27064845, 27064846, 27064847, 27064848, 27064849, 27064850, 27064851, 27064852, 27064853, 27064854, 27064855, 27064856, 27064857, 27064858, 27064859, 27064860, 27064861, 27064862, 27064863, 27064864, 27064865, 27064866, 27064867, 27064868, 27064869, 27064870, 27064871, 27064872, 27064873, 27064874, 27064875, 27064876, 27064877, 27064878, 27064879, 27064880, 27064881, 27064882, 27064883, 27064884, 27064885, 27064886, 27064887, 27064888, 27064889, 27064890, 27064891, 27064892, 27064893, 27064894, 27064895, 27064896, 27064897, 27064898, 27064899, 27064900, 27064901, 27064902, 27064903, 27064904, 27064905, 27064906, 27064907, 27064908, 27064909, 27064910, 27064911, 27064912, 27064913, 27064914, 27064915, 27064916, 27064917, 27064918, 27064919, 27064920, 27064921, 27064922, 27064923, 27064924, 27064925, 27064926, 27064927, 27064928, 27064929, 27064930, 27064931, 27064932, 27064933, 27064934, 27064935, 27064936, 27064937, 27064938, 27064939, 27064940, 27064941, 27064942, 27064943, 27064944, 27064945, 27064946, 27064947, 27064948, 27064949, 27064950, 27064951, 27064952, 27064953, 27064954, 27064955, 27064956, 27064957, 27064958, 27064959, 27064960, 27064961, 27064962, 27064963, 27064964, 27064965, 27064966, 27064967, 27064968, 27064969, 27064970, 27064971, 27064972, 27064973, 27064974, 27064975, 27064976, 27064977, 27064978, 27064979, 27064980, 27064981, 27064982, 27064983, 27064984, 27064985, 27064986, 27064987, 27064988, 27064989, 27064990, 27064991, 27064992, 27064993, 27064994, 27064995, 27064996, 27064997, 27064998, 27064999, 27065000

CRESCENDO ASSOCIATES

AUTHORITY LETTER


TO WHOMSOEVER IT MAY CONCERN

The firm intends to sign and execute agreements for leave and license in respect of flats and car parks in the Building ADONIS, Sector - IX, Hiranandani Gardens, Powai, hereinafter referred to as "these agreements".

For the sake of convenience, we are hereby authorising the following persons / officers, as the Authorised Signatories, to sign, execute and register individually for and on behalf of the Firm only those agreements which have been authorised by the erstwhile Partner/Partners and/or current Director/s of the Transferee Company, HGP Community.

- (1) Mr. Prakash Shah
- (2) Mr. Manish Gupta

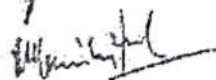
Dated this 16th day of December 2016


Mrs. Kamal Hiranandani
Partner

Alka S. Hiranandani
Partner

We Accept -


Prakash Shah


Manish Gupta

Corporate Address: Cityscape, Central Avenue, Hiranandani
E-Mail: info@hiranandani.com - www.hiranandani.com
Registered Office: 514, Daxamal Towers, Hiranandani, Powai, Mumbai - 400 074

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ALPHA ASSOCIATES



Handwritten stamp with numbers: 2990, 92, 20, 18

AUTHORITY LETTER

TO WHOMSOEVER IT MAY CONCERN

In the pursuance of the conditions and executes agreement for sale of flats and other premises in respect of which allotment letters have been issued by the said Partners...

Handwritten numbers: 2200906934, 2020

For the sake of convenience, we are authorising presently following two persons / office as Authorised Signatories, to sign and execute individually for and on behalf of the said Partners...

- (1) ...
(2) ...

Date: ...



Signature of Hiranandani

Hiranandani Partner

Signature of Mrs. Kainth Hiranandani
Mrs. Kainth Hiranandani Partner



HGP Community Private Limited
CIN: U45201MH2016PTC274222

करल-१	२११०	१३	२२
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AUTHORITY LETTER

TO WHOMSOEVER IT MAY CONCERN


In the regular course, the Company signs and executes agreement for sale of flats and other premises in respect of which allotment letters have been issued by the said Company / Director, hereinafter referred to as "Those Agreements"

करल-२	२२००	१०	२२
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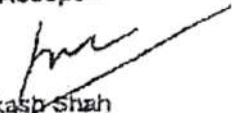
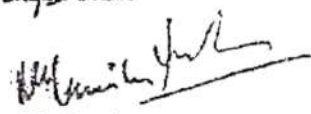
For the sake of convenience, we are presently authorising the following persons / officers, as the Authorised Signatories, to sign and execute individually for and on behalf of the Company only Those Agreements in respect of which the Company / the Director of the Company has issued allotment letters.

- (1) Mr. Prakash Shah
- (2) Mr. Manish Gupta

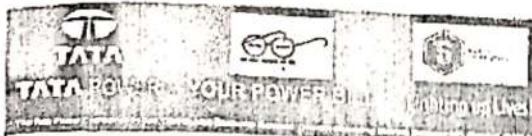
Dated this 10th day of February 2017.


Mrs. Kamal Hiranandani
Director

We Accept -


Prakash Shah

Manish Gupta



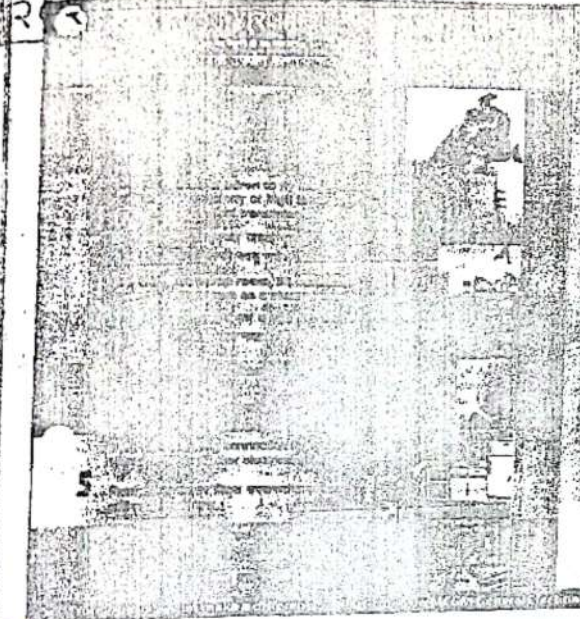


Name: Omega Associates
 Address: 1st Floor, Wing A, Olympia Hiranandani Gardens
 Powai Mumbai, 400076

Handwritten signature and date: 27/2/17

Current Bill Amount (including GST)	101,965.00	CALL : 1-800-000-6161 (24 x 7 Toll Free No.)	Bill No.	99375675230	Tariff LT (IC) LT-Commercial above 50 kW
Net Total of Current Bill	0.00	FIRE/ACCIDENT 1777 598	Bill Date	23.02.2017	Final Meter
Net Total of Previous Bill	0.00		Bill Period	01.01.2017 To 31.01.2017	Reading Date 28.02.2017
Net Total of Current Bill	101,965.00		Bill Month	JAN 2017	MRL
Net Total of Previous Bill	0.00		Meter No.	SC001735	Consumption 277.77
Net Total of Current Bill	101,965.00		Metered Jm	7.718	Type of Billing 3PHASE III
Net Total of Previous Bill	0.00		Units Used	7.718	Rate 15.90

Bill Amount On or Before Due Date - 10.02.2017 Rs. 101,965.00	Bill Amount On or Before Due Date - 27.02.2017 Rs. 101,965.00	Bill Amount After Due Date - 27.02.2017 Rs. 203,210.00
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- उपयुक्त सूचनाएँ**
1. हमें यह सूचना देनी चाहिए कि आप अपने बिल का समय पर भुगतान करें।
 2. आप अपने बिल का भुगतान करने के लिए हमारे वेबसाइट पर जा सकते हैं।
 3. आप अपने बिल का भुगतान करने के लिए हमारे कस्टमर सेवा केंद्र पर जा सकते हैं।
 4. आप अपने बिल का भुगतान करने के लिए हमारे मोबाइल ऐप पर जा सकते हैं।
 5. आप अपने बिल का भुगतान करने के लिए हमारे टेलीफोन पर जा सकते हैं।
 6. आप अपने बिल का भुगतान करने के लिए हमारे बैंक पर जा सकते हैं।
 7. आप अपने बिल का भुगतान करने के लिए हमारे क्रेडिट कार्ड पर जा सकते हैं।
 8. आप अपने बिल का भुगतान करने के लिए हमारे डेबिट कार्ड पर जा सकते हैं।
 9. आप अपने बिल का भुगतान करने के लिए हमारे नेट बैंकिंग पर जा सकते हैं।
 10. आप अपने बिल का भुगतान करने के लिए हमारे मोबाइल पेमेंट पर जा सकते हैं।
 11. आप अपने बिल का भुगतान करने के लिए हमारे एमएलएम पर जा सकते हैं।
 12. आप अपने बिल का भुगतान करने के लिए हमारे एमएलएम पर जा सकते हैं।
 13. आप अपने बिल का भुगतान करने के लिए हमारे एमएलएम पर जा सकते हैं।
 14. आप अपने बिल का भुगतान करने के लिए हमारे एमएलएम पर जा सकते हैं।
 15. आप अपने बिल का भुगतान करने के लिए हमारे एमएलएम पर जा सकते हैं।
 16. आप अपने बिल का भुगतान करने के लिए हमारे एमएलएम पर जा सकते हैं।
 17. आप अपने बिल का भुगतान करने के लिए हमारे एमएलएम पर जा सकते हैं।
 18. आप अपने बिल का भुगतान करने के लिए हमारे एमएलएम पर जा सकते हैं।
 19. आप अपने बिल का भुगतान करने के लिए हमारे एमएलएम पर जा सकते हैं।
 20. आप अपने बिल का भुगतान करने के लिए हमारे एमएलएम पर जा सकते हैं।



21.17 10:30 PM
 MESSAGE TO THE CONSUMER
 It is the time to go digital for hassle-free bill payments.
 Now pay your bills online at cp.ta.inpower.com or through our
 mobile app available for download on Google Playstore and
 App Store. Payments are also accepted through Paytm (pls note: all
 transactions are fulfilled by Paytm)

1. Switch off the lights and fans when not in use.
2. Switch off the mains when the appliances are not in use.



करल - १
 २११० १५ ११
 २०१४

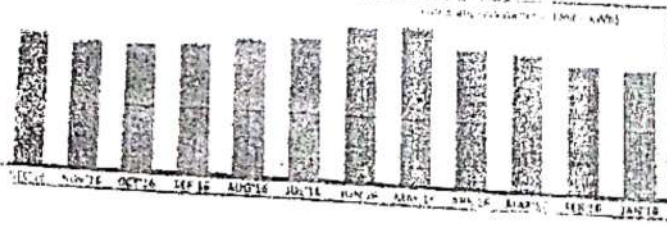
करल-२
 २२७० ११० १३३
 २०२०

Category	Unit	2017-18	2016-17	2015-16	2014-15	2013-14	2012-13	2011-12	2010-11	2009-10
Closing Reg.		8,485.7900	1,019.6700	4,066.5100	7,877.2300	1,142.4700	2,132.1100	0.0000	0.7400	0.0000
Opening Reg.		8,272.5100	1,637.2100	3,960.4000	5,554.8200	1,180.2500	2,127.0900	0.0000	0.0000	0.7400
Difference:		152.0800	22.3400	105.9500	42.3100	22.2200	5.7200	0.0000	0.7400	0.7400
Multi-Factor Adjustment:		40								
UATC:		7.719	6.74	4.214	1.562	889	229	33		
TOTAL METERED UNITS (MWh):		7.719								
TOTAL BILLED UNITS (MWh):		7.719								
TOTAL TRVVAH:		1226								



Bandwidth (MHz)	140.00	52.00	5000.00	1.000 / 0.00
Power (W)	287.00	1057.00	98.5270	97.802.00
Frequency (MHz)	11.01.2017			

Month	Units	Value	Rate	Amount
JUL 2017	7569	1.569	10	0.000
AUG 2017	7108	1.108	10	0.000
SEP 2017	7114	1.114	10	0.000
OCT 2017	7264	1.264	10	0.000
NOV 2017	7601	1.601	10	1.000
DEC 2017	1047	1.047	10	0.000
JAN 2018	8564	8.564	10	1.000
FEB 2018	8705	8.705	10	0.000
MAR 2018	7503	7.503	10	0.000
APR 2018	7508	7.508	10	0.000
MAY 2018	7152	7.152	10	0.000
JUN 2018	6971	6.971	10	1.000



- Energy Charges
- To-D-A Rebate @ 2 to 6 hrs @ Rs. 0.75
- To-D-C @ 6 to 12 hrs @ Rs. 0.50
- To-D-D @ 12 to 24 hrs 1.00
- Demand Charges
- Demand Penalty Charges
- Fuel Adjustment Charges @ Rs. 0.0000
- Regulatory Asset charges @ Rs. 1.60
- Wheeling Charges @ Rs. 1.77 TPC-D
- Electricity Duty @ 21 %
- Tax on Sale of Electricity @ Rs. 0.2404
- Power Factor Surcharge / Incentive @ 7%
- Adjustments
- Total (1 to 13)
- Delayed Payment Charges
- Interest on Arrears
- Outstanding Amount - Payable (Arrears)
- Other Charges
- Credit/Arrears due to D/EI/Supplier
- Advance Payment Available
- Load Factor Incentive (to be met)
- BN Amount (14 to 21)
- Discount (if paid on / before 10.02.2017)
- Net Bal Amount
- Security Deposit (SD) Due 5160054566

Contract Name	5.20	1.60	1.77	0.0023900	21.61	0.2404
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PERMANENT ACCOUNT NUMBER
AAAFL0589FL

NAME
LAKSHMI DEVELOPERS

DATE OF INCORPORATION/FORMATION

10-01-1985

करल-२

2200 999 934
2020

SECRETARY (SYSTEMS)
DIRECTOR OF INCOME TAX SYSTEMS

PERMANENT ACCOUNT NUMBER
AAAF00350M

NAME
OMEGA ASSOCIATES

DATE OF INCORPORATION/FORMATION

09-11-1985

SECRETARY (SYSTEMS)
DIRECTOR OF INCOME TAX SYSTEMS

करल-९

2990 96 22
2090



PERMANENT ACCOUNT NUMBER
AABFA4103H

NAME
ALPHA ASSOCIATES

DATE OF INCORPORATION/FORMATION

10-01-1985

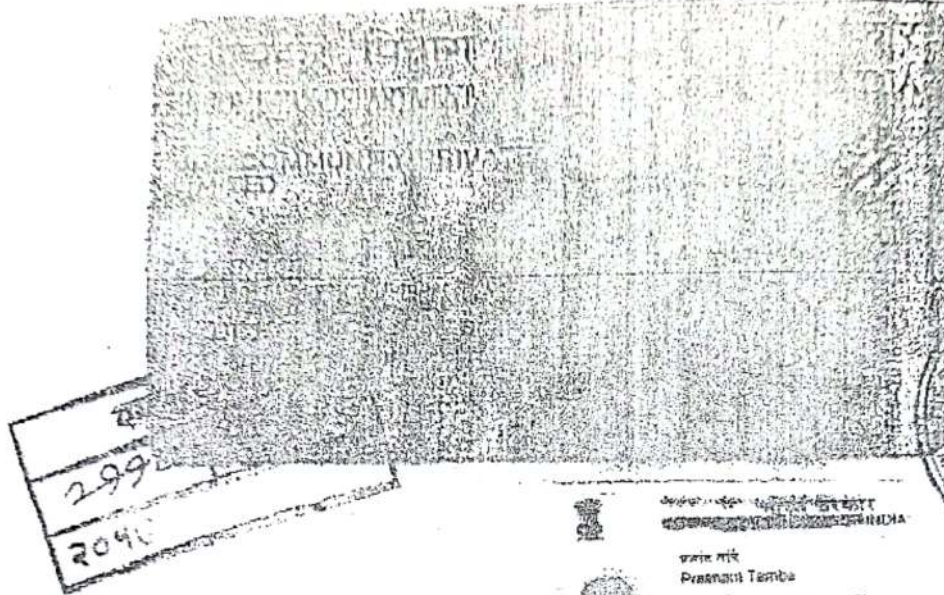
SECRETARY (SYSTEMS)
DIRECTOR OF INCOME TAX SYSTEMS



करल-२
२२०० १२ १३५
२०२०

13025017

JAN 09 1999



299
2090



प्रमाणित
Prasanna Tambe
जन्म वर्ष / Year of Birth: 1987
लिंग / Male

8415 7576 6784

आधार - सामान्य माणसाचा अधिकार



UNION GOVERNMENT
CLASSIQUE ASSOCIATES
GOVT. OF INDIA



1054
AADFC 1412-H

Government of India
विजय शंकर शर्मा
Vijay Shankar Sharma
जन्म तारीख / DOB: 1982/12/13
पुरुष / Male

4692 0260 5300

आधार - सामान्य माणसाचा अधिकार

Unique Identification Authority of India

पत्ता: 11/16-13, फ्लॉक-४, एन.डी. ४
सर्वकार, मांडवी शीवराव, ३रा मजरा,
एम.ए.ए. रो. वेदव्यंजनी, वडोदा कॉम्प्लेक्स,
महाराष्ट्र, कोरगाव ईस्ट, मुंबई, महाराष्ट्र
पिनकोड: ४०००६६
Address: 11/16-13, PLOT-4, N.D. 4
GOVT. SHIVRAO SHIRVAO, 3RD FLOOR,
M.A.A. ROAD, WEDVANGANI, VADODRA
COMPLEX, KOREGAON EAST, MUMBAI,
Maharashtra, 400066

4652 0260 5300

धार्मिक लेखा संख्या / PERMANENT ACCOUNT NUMBER
AACFC2833M

नाम / NAME
CRESCENDO ASSOCIATES

दिनांक/पत्र की तिथि / DATE OF CORROBORATION INFORMATION
10-01-1985

P. Singh
आयकर निदेशक (प्रणाली)
DIRECTOR OF INCOME TAX (SYSTEMS)

करल-२

२२७०	११४	१३५
२०२०		

करल - १ IV

२११०	१५	२१
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धार्मिक लेखा संख्या / PERMANENT ACCOUNT NUMBER
AADPS6732L

नाम / NAME
PRAKASH SOMALAL SHAH

पिता का नाम / FATHER'S NAME
SOMALAL PURSHOTAMDAS SHAH

जन्म तिथि / DATE OF BIRTH
04-06-1960

P. Singh
आयकर निदेशक (प्रणाली)
DIRECTOR OF INCOME TAX (SYSTEMS)



धार्मिक लेखा संख्या / PERMANENT ACCOUNT NUMBER
ACCPG6734D

नाम / NAME
MANISH KUMAR GUPTA

पिता का नाम / FATHER'S NAME
RAMESH PRASAD GUPTA

जन्म तिथि / DATE OF BIRTH
11-12-1970

P. Singh
आयकर आयुक्त (कम्प्यूटर सेक्टर)
Commissioner of Income-tax (Computer Operations)



NEELED
VASUDEV
WATE

6897 4464 5115

साधर - सासनाय माणसाचा अधिकार

संयुक्त शिक्षण आयोग
 Joint Education Authority of India

6897 4464 5115

HIRAKANDARI GROUP



Dhip Kapadia
 CO-102940

4000 0000 0000 1296

Ex-Officio
 1st Floor, 5th Street
 Borewell (C)
 Mumbai - 400 011

Emergency

Hirakandari Group of Companies
 Chyavan, Hirakandari Building
 Central Avenue, Borewell (C)
 Tr. (01-22) 2619111

2099

करल-२
 2200 1998 931
 2020

आयकर विभाग
 INCOME TAX DEPARTMENT
 DHAWAL SURESH KOTHAR



आयकर विभाग
 INCOME TAX DEPARTMENT
 MAHESH ASHOK DODEKAR

ASHOK DHAKU DODEKAR
 25/07/1980
 Permanent Account Number
 ALAPD0078Q



भारत सरकार
 GOVT. OF INDIA

Dokol

Dodekar
 Signature



PERMANENT ACCOUNT NUMBER
AENP3353M
SANDY PRAKASH BHATT
DATE OF BIRTH
23-03-1961

आयकर विभाग
INCOME TAX DEPARTMENT
JAYESH D SAWANT
DATTARAM GANGARAM SAWANT
17/05/1979
Permanent Account Number
BFGP35510B

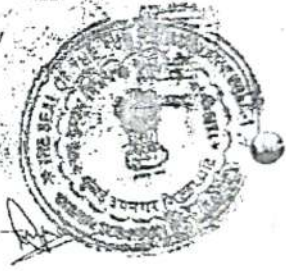
2200 994 924
2029
विभाग
भारत सरकार
GOVT OF INDIA
RO... NETH
DIP... WALDAS SRETH

करल - १ IV
2990 2028
PERMANENT ACCOUNT NUMBER
ATPP01505M
2096
MAHENDRAKUMAR DESAI
DATE OF BIRTH
14-12-1975



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
NARASIMHA NARASIMHA HEQDE
NARASIMHA RAMCHANDRA HEQDE
11/05/1962
Permanent Account Number
AAEPH01022

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
DEEPAK SUHAG
DULICHAND SUKHDEV
16/10/1987
Permanent Account Number
CERPS1967K



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
SANEER A PRAJHAN
ARUNIMA DATTATIL
22/05/1982
Permanent Account Number
ATPP3712P

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
SANEER A PRAJHAN
ARUNIMA DATTATIL
22/05/1982
Permanent Account Number
ATPP3712P

कार्य-२

GOVT OF INDIA

2200	99093
2028	

NARENDRA SAWANT
 SHRI PATIL SAHARAM SAWANT
 20/03/1979

AYIP52776C

2990 29
 2090



भारत सरकार
 GOVT. OF INDIA
 DHARMENDRA VISHAR
 YITHALJAG JETHMAL SHAH
 04/01/1976
 BHOPAL

प्राकाश साहू
 साहू साहू



5759 7486 1590
 आम आदमी का अधिकार



मिना साहू
 1968
 फॉर्म

5588-9329 4359
 सामान्य माणसाचा अधिकार

5759 7486 1590

Address: A-402, Pashan Ashi, Coln
 Road No 4, Near I.C. Ground
 I.C. Colony, Borival West
 Mumbai-400103

COLOUR XEROY

മുദ്രവാദ, 10 മാർച്ച് 2017 3:52 മണി

മുദ്രവാദ നമ്പർ 1

മുദ്രവാദ നമ്പർ 2110/2017

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കരൽ - 9 IV		
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2090		

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മുദ്രവാദ നമ്പർ 10/03/2017

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മുദ്രവാദ നമ്പർ 29

585.00

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മു. നി. നമ്പർ 1

മുദ്രവാദ നമ്പർ 10/03-2017

മുദ്രവാദ നമ്പർ 10/03/2017 03:49:42 PM ന്റെ (സാക്ഷരമാണ്) അർത്ഥം

മുദ്രവാദ നമ്പർ 10/03/2017 03:50:26 PM ന്റെ (നി.)



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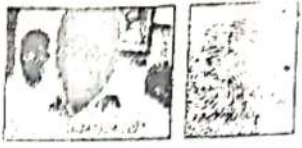
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 ओपनीयता, ब्लॉक नं: सेंट्रल एवेन्यू, त्रिगुणवती विजय
 पार्क, त्रिगुणवती पार्क, पवई रोड नं. 1, महाराष्ट्र,
 मुंबई.
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संख्या 3583
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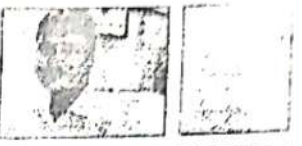
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 ओपनीयता, ब्लॉक नं: सेंट्रल एवेन्यू, त्रिगुणवती विजय
 पार्क, त्रिगुणवती पार्क, पवई रोड नं. 1, महाराष्ट्र,
 मुंबई.
 पत्र नंबर: AFNPB3583M

संख्या 3583
 3583
 3583



11 नाथ प्रमोद, पाह
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 ओपनीयता, ब्लॉक नं: सेंट्रल एवेन्यू, त्रिगुणवती विजय
 पार्क, त्रिगुणवती पार्क, पवई रोड नं. 1, महाराष्ट्र,
 मुंबई.
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संख्या 1811
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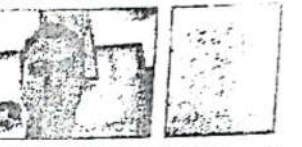
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 ओपनीयता, ब्लॉक नं: सेंट्रल एवेन्यू, त्रिगुणवती विजय
 पार्क, त्रिगुणवती पार्क, पवई रोड नं. 1, महाराष्ट्र,
 मुंबई.
 पत्र नंबर: APCPK5835L

संख्या 5835
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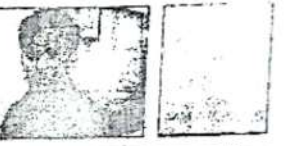
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 ओपनीयता, ब्लॉक नं: सेंट्रल एवेन्यू, त्रिगुणवती विजय
 पार्क, त्रिगुणवती पार्क, पवई रोड नं. 1, महाराष्ट्र,
 मुंबई.
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संख्या 5712
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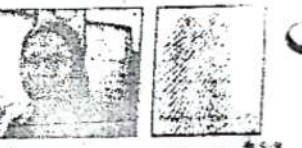
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 ओपनीयता, ब्लॉक नं: सेंट्रल एवेन्यू, त्रिगुणवती विजय
 पार्क, त्रिगुणवती पार्क, पवई रोड नं. 1, महाराष्ट्र,
 मुंबई.
 पत्र नंबर: APSP5712P

संख्या 5712
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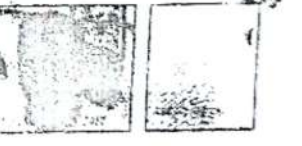
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 पत्ता: प्लॉट नं. 1, माळा नं. 1, इमारतीचे नाव,
 ओपनीयता, ब्लॉक नं: सेंट्रल एवेन्यू, त्रिगुणवती विजय
 पार्क, त्रिगुणवती पार्क, पवई रोड नं. 1, महाराष्ट्र,
 मुंबई.
 पत्र नंबर: APSP5712P

संख्या 5712
 5712
 5712



16 नाथ प्रकाश, सोनले
 पत्ता: प्लॉट नं. 1, माळा नं. 1, इमारतीचे नाव,
 ओपनीयता, ब्लॉक नं: सेंट्रल एवेन्यू, त्रिगुणवती विजय
 पार्क, त्रिगुणवती पार्क, पवई रोड नं. 1, महाराष्ट्र,
 मुंबई.
 पत्र नंबर: AQNPB0434L

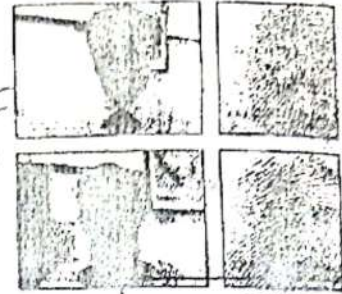
संख्या 0434
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 2990 28 92
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- 17 नाथ-अशीत नरकाण
पत्ता: प्लॉट नं. १०३/३३ न. दुधारणीचे गाव
श्रीमतीपिया कर्माड न. सेंट्रल एवेन्यू, हिरानदानी विजयनगर वय - ३७
पार्क, हिरानदानी गाडनगर, पणव. रोड न. मद्रासाप, मुंबई.
पिन नंबर BAUPS1477E
- 18 नाथ-नरेंद्र भावन
पत्ता: प्लॉट नं. १०३/३३ न. दुधारणीचे गाव
श्रीमतीपिया कर्माड न. सेंट्रल एवेन्यू, हिरानदानी विजयनगर वय - ३७
पार्क, हिरानदानी गाडनगर, पणव. रोड न. मद्रासाप, मुंबई.
पिन नंबर AYTPS2776C

नाथ-अशु अर्जानी
श्रीमती
नाथ-अशु अर्जानी
श्रीमती



धर्मीय हस्ताक्षर करत देणार पत्राकर्ता/पत्राकर्त्याच्या नावावरून फक्त दिव्याच करतून करवात

श्रीमतीपिया कर्माड असे निवेदीत करवात वी न हस्ताक्षर करत देणार पत्राकर्ता/पत्राकर्त्याच्या नावावरून फक्त दिव्याच करतून करवात

करल - २

२२७०	१२०	१३५
२६२०		

- १ पत्राकर्ताचे नाव व पत्ता
नाथ-प्रधान नाथ
वय: ३४
पत्ता: शुद्धीकरण नाथ, जवना उरला मद्रास गाडनगर कॉम्प्लेक्स, अश्वरुपा
हमिदकेरमथा ब्रवळ वेदर, मुंबई.
पिन कोड: ४०००७१
- २ नाथ-नीलेश थो. निवटे
वय: ३९
पत्ता: शारदादा, भुवई
पिन कोड ४०००५२

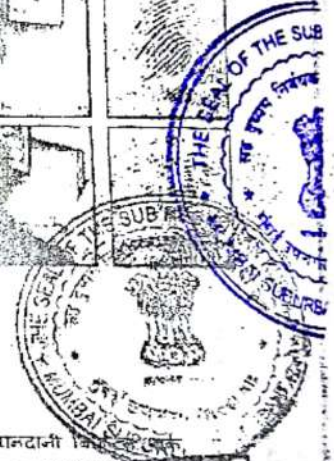
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श्रीमतीपिया कर्माड



धर्मीय हस्ताक्षर करत देणार पत्राकर्ता/पत्राकर्त्याच्या नावावरून फक्त दिव्याच करतून करवात

- १ पत्राकर्ताचे नाव व पत्ता
दिपक. : शुभा
प्लॉट नं. : १०३/३३ न. दुधारणीचे गाव, श्रीमतीपिया, ब्लॉक नं: सेंट्रल एवेन्यू, हिरानदानी विजयनगर
हिरानदानी गाडनगर, पणव. रोड न. मद्रासाप, मुंबई.
CERPS1967K



करल - १ IV

२९९०	२३	३९
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EPayment Details.

Sr	Epayment Number	Defacement Number
1	MH009256861201677C	0005059693201617

Digitally signed by Dipak Shubha, DN: cn=Dipak Shubha, o=Sub-Registrar, ou=Sub-Registrar, email=dipakshubha@subreg.mumbai.gov.in, c=IN



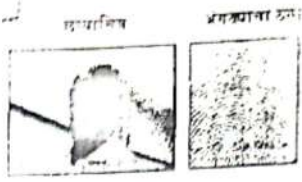
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दस्तावेज क्रमांक: 2110/2017
दस्तावेजा प्रकार: पदावकाशपत्र

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दिनांक: 21/10/2017

अनु क्र पदावकाश नाव व पत्ता
1 नाव: वि. सुहाय
पत्ता: प्लॉट नं. 1, माळा नं. इमारतीचे नाव, ओर्बोपिया, एनके नं. मेट्रोपॉलिटन, हिरानवानी विक्रयपत्र, पर्वट, नेट नं. महाराष्ट्र, मुंबई.
पिन कोड: 400076

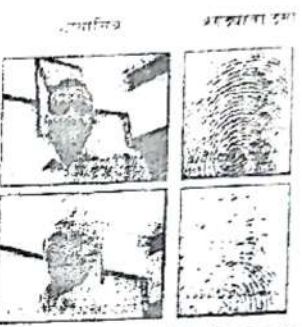


करतः 2
2200 929
2020

दस्तावेज क्रमांक: 2110/2017 दिनांक: 21/10/2017 03:29:54 PM

पदावकाशपत्र

अनु क्र पदावकाश नाव व पत्ता
1 नाव: वि. सुहाय
पत्ता: प्लॉट नं. 1, माळा नं. इमारतीचे नाव, ओर्बोपिया, एनके नं. मेट्रोपॉलिटन, हिरानवानी विक्रयपत्र, पर्वट, नेट नं. महाराष्ट्र, मुंबई.
पिन कोड: 400076



दस्तावेज पदावकाशाची प्रत

- अनु क्र पदावकाश नाव व पत्ता
1 नाव: वि. सुहाय
पत्ता: प्लॉट नं. 1, माळा नं. इमारतीचे नाव, ओर्बोपिया, एनके नं. मेट्रोपॉलिटन, हिरानवानी विक्रयपत्र, पर्वट, नेट नं. महाराष्ट्र, मुंबई.
पिन कोड: 400076
- 2 नाव: वि. सुहाय
पत्ता: प्लॉट नं. 1, माळा नं. इमारतीचे नाव, ओर्बोपिया, एनके नं. मेट्रोपॉलिटन, हिरानवानी विक्रयपत्र, पर्वट, नेट नं. महाराष्ट्र, मुंबई.
पिन कोड: 400076
- 3 नाव: वि. सुहाय
पत्ता: प्लॉट नं. 1, माळा नं. इमारतीचे नाव, ओर्बोपिया, एनके नं. मेट्रोपॉलिटन, हिरानवानी विक्रयपत्र, पर्वट, नेट नं. महाराष्ट्र, मुंबई.
पिन कोड: 400076
- 4 नाव: वि. सुहाय
पत्ता: प्लॉट नं. 1, माळा नं. इमारतीचे नाव, ओर्बोपिया, एनके नं. मेट्रोपॉलिटन, हिरानवानी विक्रयपत्र, पर्वट, नेट नं. महाराष्ट्र, मुंबई.
पिन कोड: 400076
- 5 नाव: वि. सुहाय
पत्ता: प्लॉट नं. 1, माळा नं. इमारतीचे नाव, ओर्बोपिया, एनके नं. मेट्रोपॉलिटन, हिरानवानी विक्रयपत्र, पर्वट, नेट नं. महाराष्ट्र, मुंबई.
पिन कोड: 400076
- 6 नाव: वि. सुहाय
पत्ता: प्लॉट नं. 1, माळा नं. इमारतीचे नाव, ओर्बोपिया, एनके नं. मेट्रोपॉलिटन, हिरानवानी विक्रयपत्र, पर्वट, नेट नं. महाराष्ट्र, मुंबई.
पिन कोड: 400076



करल-२
 2200 928 934
 2020
 विज्ञानकारी विज्ञानकारी

- 7 एच. रोड नं. महाराष्ट्र मन्वरे
BFGPS5510B
- 8 एच. रोड नं. महाराष्ट्र मन्वरे
पब्लिक नं. महाराष्ट्र मन्वरे
मन्वरे मन्वरे
एच. रोड नं. महाराष्ट्र मन्वरे
पब्लिक नं. महाराष्ट्र मन्वरे
AFNFB3593M
हॉमिनिव सिविल
- 10 एच. रोड नं. महाराष्ट्र मन्वरे
पब्लिक नं. महाराष्ट्र मन्वरे
हॉमिनिव सिविल
- 11 एच. रोड नं. महाराष्ट्र मन्वरे
पब्लिक नं. महाराष्ट्र मन्वरे
BMOPS1811E
हॉमिनिव सिविल
- 12 एच. रोड नं. महाराष्ट्र मन्वरे
पब्लिक नं. महाराष्ट्र मन्वरे
APCPK6835L
मन्वरे मन्वरे
- 13 एच. रोड नं. महाराष्ट्र मन्वरे
पब्लिक नं. महाराष्ट्र मन्वरे
AYFPP5712P
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- 14 एच. रोड नं. महाराष्ट्र मन्वरे
पब्लिक नं. महाराष्ट्र मन्वरे
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- 15 एच. रोड नं. महाराष्ट्र मन्वरे
पब्लिक नं. महाराष्ट्र मन्वरे
पब्लिक नं. महाराष्ट्र मन्वरे
- 16 एच. रोड नं. महाराष्ट्र मन्वरे
पब्लिक नं. महाराष्ट्र मन्वरे
ACNPS001511
- 17 एच. रोड नं. महाराष्ट्र मन्वरे
पब्लिक नं. महाराष्ट्र मन्वरे
BAU77E
पब्लिक नं. महाराष्ट्र मन्वरे



खानीन पदाकाराची कबुली उपलब्ध आहे.

करल - 98
 2990 20 20
 2020 MAHARASHTRA

- भतु १ पदाकाराचे नाव व पत्ता
मेक क्लिय इन्फोप्रॉक्सि व प्रवेर 6 कंपनी सर्वे प्राधिकृत व्यक्ती : प्रकाश भाग
श्रीनीपिया, सेंट्रल एचिन्सु, हिरानंदानी विज्ञानकारी, पब्लिक नं. महाराष्ट्र मन्वरे
MUMBAI Non-Government
AADPS6732L
मेक क्लिय इन्फोप्रॉक्सि व प्रवेर 6 कंपनी सर्वे प्राधिकृत व्यक्ती : श्रीनीपिया सुता
एच. रोड नं. महाराष्ट्र मन्वरे
पब्लिक नं. महाराष्ट्र मन्वरे
ACCPG6734D
दिर्घीय क्लियरिवा
- 2 एच. रोड नं. महाराष्ट्र मन्वरे
पब्लिक नं. महाराष्ट्र मन्वरे
ADYPB9392B
किंजम, वेसाई
- 4 एच. रोड नं. महाराष्ट्र मन्वरे
पब्लिक नं. महाराष्ट्र मन्वरे
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बरीनाय मन्वरे, हंडगे
- 5 एच. रोड नं. महाराष्ट्र मन्वरे
पब्लिक नं. महाराष्ट्र मन्वरे

2990	25	22
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AAEPH8162L
 प्लॉट नं. माळा नं. इमारतीचे नाव: श्रेणीविषय, अर्जांक नं. मंडळ संकेत, त्रिगतदानी विक्रय पार्क, त्रिगतदानी गाईन्स,
 पर्वट नं. महाराष्ट्र, मुम्बई

2200/28/2020

6
 आवणूपास 0717Q
 उद्योग नाव
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 पर्वट नं. महाराष्ट्र, मुम्बई

7
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 पर्वट नं. महाराष्ट्र, मुम्बई

8
 आवणूपास 3563M
 उद्योग नाव
 प्लॉट नं. माळा नं. इमारतीचे नाव: श्रेणीविषय, अर्जांक नं. मंडळ संकेत, त्रिगतदानी विक्रय पार्क, त्रिगतदानी गाईन्स,
 पर्वट नं. महाराष्ट्र, मुम्बई

9
 आवणूपास 3563M
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 प्लॉट नं. माळा नं. इमारतीचे नाव: श्रेणीविषय, अर्जांक नं. मंडळ संकेत, त्रिगतदानी विक्रय पार्क, त्रिगतदानी गाईन्स,
 पर्वट नं. महाराष्ट्र, मुम्बई

10
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 पर्वट नं. महाराष्ट्र, मुम्बई

11
 आवणूपास 5835L
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 पर्वट नं. महाराष्ट्र, मुम्बई

12
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 पर्वट नं. महाराष्ट्र, मुम्बई

13
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 पर्वट नं. महाराष्ट्र, मुम्बई

14
 आवणूपास 0454L
 उद्योग नाव
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 पर्वट नं. महाराष्ट्र, मुम्बई

15
 आवणूपास 1477E
 उद्योग नाव
 प्लॉट नं. माळा नं. इमारतीचे नाव: श्रेणीविषय, अर्जांक नं. मंडळ संकेत, त्रिगतदानी विक्रय पार्क, त्रिगतदानी गाईन्स,
 पर्वट नं. महाराष्ट्र, मुम्बई

16
 आवणूपास 2776C
 उद्योग नाव
 प्लॉट नं. माळा नं. इमारतीचे नाव: श्रेणीविषय, अर्जांक नं. मंडळ संकेत, त्रिगतदानी विक्रय पार्क, त्रिगतदानी गाईन्स,
 पर्वट नं. महाराष्ट्र, मुम्बई



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 शिवका क्र.5 ची दिनांक 14/03/2017 03:27:56 PM नोंदणी पुस्तक 4 मध्ये
 3 निबंधक कुर्ला

EPayment Details.

sr.	Epagement Number	Attachment Number
1	MH009256861201817E	10054890201817

2110/2017

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भारत-२
 २२०० १२६ १३५
 २०२०

घोषणापत्र

श्री जय शह

याद्वारे घोषित करतो की, दुसरे निवडणूक ... कुली - २

कार्यालयात ... करारनामा

या नोंदणीसाठी सादर करण्यात आला आहे. श्री. युकाश शहा

दि. यांनी दि. १०/०३/२०१८ रोजी मला दिलेले ...



श्री. सादर करत नोंदणीस सादर केला आहे / निष्ठापूर्वक ...
 सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र ...
 कुलमुखत्यारपत्र लिहून देणार व्यक्तीवैकी कोणीस मकत ...
 कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द ...
 कुलमुखत्यारपत्र पणोपणे वैध असून समीक्षा केली ...
 करणारे कुलीच आदेशानुसार, नोंदणी अधिनियम ...
 अन्वये शिष्टाचाराने या नोंदणीस मला प्रावीण्य आहे

दिनांक: 18/02/2020



Himach
 कुलमुखत्यारपत्र ...

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOV. OF INDIA

HGP COMMUNITY PRIVATE
LIMITED

11/03/2016
Permanent Account Number
AADCH8388P

करदा-२	
२२००	२२६७३२
२०२०	

PERMANENT ACCOUNT NUMBER
AADPS6732L



नाम / NAME
PRAKASH SOMALAL SHAH

पिता का नाम / FATHER'S NAME
SOMALAL PURSHOTAMDAS SHAH

जन्म तिथि / DATE OF BIRTH
04-06-1960

हस्ताक्षर / SIGNATURE

[Signature]

आयकर निदेशक

DIRECTOR OF INCOME TAX (BY)



PERMANENT ACCOUNT NUMBER
AFNPB8563M



नाम / NAME
SANJAY HARIOM BHATT

पिता का नाम / FATHER'S NAME
HARI OM BALUDHAI BHATT

जन्म तिथि / DATE OF BIRTH
25-01-1961

हस्ताक्षर / SIGNATURE

[Signature]

आयकर निदेशक

DIRECTOR OF INCOME TAX (BY)



DL No MH03 20150420163 DO: 24-03-2012
Vaid T-2 75-05-2012 (HT)



AUTHORIZATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA
DOB 24-06-1986
MVIC 24-06-2012
LMV 24-06-2012

DOB 24-06-1986 HT

Name SANTOSH KUMBHAR
S/O of PRAKASH KUMBHAR
Apt 15/A/502, KANNAKWAR NAGAR
VIKROLI (E) MUMBAI

MV 400083
Signature & ID of
Issuing Authority MH03 2012280



Signature & ID of
Inspector of Police

आयकर निदेशक
विभाग
वैद्यक निदेशक
मुंबई
24-03-2012
2012 0280 5300

आयकर निदेशक
विभाग
वैद्यक निदेशक
मुंबई

2012 0280 5300

[Signature]

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Sign

भारत सरकार
GOVERNMENT OF INDIA

प्रदीप वाशुमल किशनाणी
Pradeep Vashumal Kishnan
जन्म तिथि/DOB: 20/12/1974
पुरुष / MALE



6381 5839 4580

-आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA

मेना प्रदीप वाशुमल किशनाणी
Mena Pradeep Vashumal Kishnan
जन्म तिथि/DOB: 29/09/1974
स्त्री / FEMALE



5288 9196 4910

-आम आदमी का अधिकार

करल-२
२२००/१२६१३५
२०२०

भारत सरकार
GOVERNMENT OF INDIA

पता: S/O वाशुमल किशनाणी,
202 ब्लोमस शिव श्रुति
कॉम्प्लेक्स, बॉटल टैंक आणि
गोमट ऑफीस के सामने, माई
नेक्शन अवरनाथ ईस्ट,
अवरनाथ, ठाणे, 6381 5839 4580
महाराष्ट्र - 421501

Address
S/O Vashumal Kishnan, 202
Blommas Shiv Shrutii complex opp
water tank and god office at section
amburghat near Amburghat Thane,
Maharashtra - 421501

भारत सरकार
GOVERNMENT OF INDIA

पता: W/O प्रदीप किशनाणी, 202
ब्लोमस शिव श्रुति
कॉम्प्लेक्स, बॉटल टैंक और
गोमट ऑफीस के सामने, माई
नेक्शन अवरनाथ ईस्ट,
अवरनाथ, ठाणे, 5288 9196
महाराष्ट्र - 421501

Address
W/O Pradeep Kishnan, 202
Blommas Shiv Shrutii complex opp
water tank and god office at section
amburghat near Amburghat Thane,
Maharashtra - 421501

आयकर विभाग
INCOME TAX DEPARTMENT
PRADEEP VASHUMAL KISHNANI
VASHUMAL NARAINIDAS KISHNANI

भारत सरकार
GOVT. OF INDIA

20/12/1974
Permanent Account Number
ABHPK6790K

Signature




आयकर विभाग
INCOME TAX DEPARTMENT
MENA PRADEEP KISHNANI
SANTOSHI BUDHANI

29/09/1974
Permanent Account Number
AFOPK225A

Signature

A. P. Kishnan



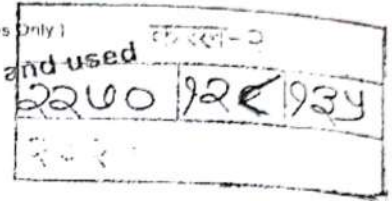

**Data of ESBTR for GRN MH012094216201920S
Bank - PUNJAB NATIONAL BANK**

Bank/Branch	POWAI	Stationary No	16265397442452
Pmt Txn id	140220M318852	Print DtTime	14/02/2020 17:45:02
Pmt DtTime	14/02/2020 11:58:51	GRAS GRN	MH012094216201920S
ChallanIdNo	03006172020021450007	GRN Date	14/02/2020 13:15:35
District	7101 / MUMBAI		
Office Name	IGR198 / KRL3_JT SUB REGISTRAR KURLA NO 3		

StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 7,07,600.00/- (Rs Seven Lakh Seven Thousand Six Hundred Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification not to be printed and used



Article : D25
Prop Mvblty : Immovable
Prop Descr : FLAT NO 201,SORRENTO,HIRANANDANI,GARDENS,
POWAI,MUMBAI,Maharashtra
400076
Duty Payer : PAN-ABHPK5790K PRADEEP KISHNANI
Other Party : PAN-AADCH8389P HGP COMMUNITY PVT LTD
Consideration : 1,17,93,000.00/-

Bank Scroll No : 1
Bank Scroll Date : 15/02/2020
RBI Credit Date : -
Mobile Number : 9890503000



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-370-2270	0006307594201920	18/02/2020-11:12:31	IGR198	30000.00
2	(IS)-370-2270	0006307594201920	18/02/2020-11:12:31	IGR198	707600.00
Total Defacement Amount					7,37,600.00





Page No.
2200 1920 1934
2020

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PAGE
२२००
१९३४



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

५१२८१-२

Receipt of Document Handling Charges

PRN 1502202002110 Receipt Date 18/02/2020

Received from PRADEEP KISHNANI, Mobile number 9890503000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 2270 dated 18/02/2020 at the Sub Registrar office Joint S. R. Kurli 2 of the District Mumbai Sub-urban District.

१२१००

१३३०

१३३५

DEFACED
₹ 2000
DEFACED

Payment Details	
Bank Name	SBIN
Bank CIN	10004152020021501714
Deface No	1502202002110D
Payment Date	15/02/2020
REF No.	IGAICKNAW7
Deface Date	18/02/2020

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





2200	239	234
1020		

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PAGE
234



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

22001932934

Receipt of Document Handling Charges

PRN 1502202001922 Receipt Date 18/02/2020

Received from PRADEEP KISHNANI, Mobile number 9890503000, an amount of Rs. 700/-, towards Document Handling Charges for the Document to be registered on Document No. 2270 dated 18/02/2020 at the Sub Registrar office Joint S.R. Kurta 2 of the District Mumbai Sub-urban District.

DEFACED
₹ 700
DEFACED

Payment Details

Bank Name	sbiepay	Payment Date	15/02/2020
Bank CIN	10004152020021501573	REF No.	202004677192389
Deface No	1502202001922D	Deface Date	18/02/2020

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



महाराष्ट्र
म.प्र.
दस्तावेज
बालाराम
भरलेले
दु.पि.सर
अ.क्र. 22
रोजी 11:1

दस्तावेज

महाराष्ट्र
म.प्र.
दस्तावेज
बालाराम
भरलेले
दु.पि.सर
अ.क्र. 22
रोजी 11:1



दस्त गोधारा भाग- 2

 करल 2
 दस्त क्रमांक : 2270/2020

 18/02/2020 11 15:03 AM
 दस्त क्रमांक : करल2/2270/2020
 दस्ताचा प्रकार :- करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

 1 नाव: एच वी पी कमनिटी प्रॉवेट लिमिटेड चे
 अधिकारीज सिमिटेरी प्रकाश शाह तर्फे कुल

पक्षकाराचा प्रकार

कामगार

 लिहून देणार
 वय :- 58
 स्वाक्षरी:-

 मुलतगार संजय भट्ट
 पत्ता: प्लॉट नं: ऑफिस नं 514, माळा नं: 5 वा
 भजला, इमारतीचे नाव: दलामल टावर, प्लॉक नं:
 नरीमान पॉइंट, रोड नं: मुंबई, महाराष्ट्र, मुंबई.
 पॅन नंबर: AADCCHS389P

N.P.MISHRA


 2 नाव: प्रदीप किशनानी
 पत्ता: प्लॉट नं: 202, माळा नं: 2 रा भजला,
 इमारतीचे नाव: ब्लोस्सम, प्लॉक नं: शिव सुष्टी
 कोमलवेक्स, रोड नं: साई सेक्शन, वॉटर पार्कच्या
 समोर, अबरनाथ, महाराष्ट्र, ठाणे.
 पॅन नंबर: ABHMPK6790K

 लिहून देणार
 वय :- 45
 स्वाक्षरी:-

N.P.MISHRA


 3 नाव: नेहा किशनानी
 पत्ता: प्लॉट नं: 202, माळा नं: 2 रा भजला,
 इमारतीचे नाव: ब्लोस्सम, प्लॉक नं: शिव सुष्टी
 कोमलवेक्स, रोड नं: साई सेक्शन, वॉटर पार्कच्या
 समोर, अबरनाथ, महाराष्ट्र, ठाणे.
 पॅन नंबर: AFQPK4225A

 लिहून देणार
 वय :- 45
 स्वाक्षरी:-

N.P.MISHRA


 वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
 दिवका क्र.3 ची वेळ: 18 / 02 / 2020 11 : 14 : 00 AM

ओळख:-

खालील इस्म असे निशेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्याची ओळख पटवितात

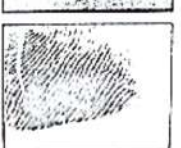
अनु क्र. पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा

 1 नाव: संतोष कुंभार
 वय: 32
 पत्ता: आलापिया बिल्डींग, हिरानंदानी गार्डन, पवई, मुंबई
 पिन कोड: 400076

स्वाक्षरी


 2 नाव: विजय एस इमणे
 वय: 50
 पत्ता: आलापिया बिल्डींग, हिरानंदानी गार्डन, पवई, मुंबई
 पिन कोड: 400076

स्वाक्षरी



शिक्का क्र.4 ची वेळ: 18 / 02 / 2020 11 : 14 : 32 AM

 गण कु. निबंधक कुला 2
 दस्त गोधारा निबंधक कुला 2
 मुंबई उपनगर जिल्हा

 करल-२
 २२०० | १९४ | १९५
 २०२०

 Sr. Epayment Number
 1 1502202001922
 2 1502202002110
 3 MH012094216201920S

 Deplacement Number
 307202001922D
 1502202002110D
 0095307594201920

2270 / 2020

 1. Verify Scanned Document for correctness (Pages on a side) printout after scanning.
 Registrants

370/0

इतर पावती

Original/Duplicate

Wednesday, 21 September 2022

नोंदणी क्र.: 39म

3:23 PM

Regn.:39M

पावती क्र.: 18387 दिनांक: 21/09/2022

गावाचे नाव: विक्रोळी

दस्तऐवजाचा अनुक्रमांक: करल2-0-2022

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: कमलेश साठम

वर्णन दस्त क्र 2270/2020

दासताचे परत

₹. 675.00

21 SEP 2022

एकूण:

₹. 675.00

सह संचालक, कुर्ना 2

1): देयकाचा प्रकार: eChallan रकम: ₹.675/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008062493202223E दिनांक: 21/09/2022
वकीचे नाव व पत्ता:

21 SEP 2022

9/21/2022