



भारतीय स्टेट बैंक / बैंक
STATE BANK OF INDIA

Thakur Village, Kandivali (East) Branch - 13036

LOAN A/C. NO. :		Collateral No. :	
LOAN : EDUCATION LOAN - GLOBAL ED-VANTAGE			
R.B.O. No. :		Branch : Thakur Village	Code : 13036
LOS No. : 25486288		Work Flow ID :	
Applicant Name (1): Miss. Shweta Mohan Singh			
Co-Applicant Name (2): Mr. Mohan Singh			
Resident Address: (B) Mrs Suman Mohan Singh E-302 Burlington Court, Rahaia Reflection, Thakur Village, Kandivali (E) Mumbai			
Contact: 1) 8874881730		2) 9769464938	
Loan Amount : 25,00,000/-		Tenure : 180 months	
Interest Rate :		EMI :	
Maxgain Term Loan :		SBI LIFE : YES / NO	
		Take Over : YES / NO	
		Moratorium : YES / NO	
SB A/c No. : 1) 31011273125 34887007469		CIF No. ① 88418748947	
SB A/c No. : 2) 31011273125		CIF No. ② 85698461012	
Property Details :		③ 97 85698460110	
Name of Developer / Vendor :			
Concessions (if any) :			
Tie-up : YES / NO		APF No. :	
Contact Person at Branch :			
Mobile :			
RMPB / CRO :			
Mobile :			
Remark :			

Shweta moli: kept
37/5/23

Vandana Volunte
19/07/23

Value



भारतीय स्टेट बैंक / बैंक
STATE BANK OF INDIA

Thakur Village, Kandivali (East) Branch - 13036

LOAN A/C. NO. :	Collateral No. :	
LOAN : EDUCATION LOAN - GLOBAL ED-VANTAGE		
R.B.O. No. :	Branch : Thakur Village	Code : 13036
LOS No. : 25486288	Work Flow ID :	
Applicant Name (1): Miss. Shweta Mohan Singh		
Co-Applicant Name (2): Mr. Mohan Singh		
Resident Address: (3) Mrs Suman Mohan Singh E-302 Burlington Court, Rahija Reflection, Thakur Village, Kandivali (E) Mumbai		
Contact : 1) 8879881730	2) 9769464938	
Loan Amount : 25,00,000/-	Tenure : 180 months	
Interest Rate :	EMI :	
Maxgain	Term Loan :	SBI LIFE : YES / NO
		Take Over : YES / NO
		Moratorium : YES / NO
SB A/c No. : 1) 31011273125	CIF No. ① 88418748947	
SB A/c No. : 2) 31011273125	CIF No. ② 85698461012	
Property Details :	③ 97 85698460110	
Name of Developer / Vendor :		
Concessions (if any) :		
Tie-up : YES / NO	APF No. :	
Contact Person at Branch :		
Mobile :		
RMPB / CRO :		

CRIF
CIBIL
RO
Legal

copy
shweta



भारतीय स्टेट बैंक / बैंक
STATE BANK OF INDIA

Thakur Village, Kandivali (East) Branch - 13036

LOAN A/C. NO. :	Collateral No. :	
LOAN : EDUCATION LOAN - GLOBAL ED-VANTAGE		
R.B.O. No. :	Branch : Thakur Village	Code : 13036
LOS No. : 25486288	Work Flow ID :	
Applicant Name (1): Miss. Shweta Mohan Singh		
Co-Applicant Name (2): Mr. Mohan Singh		
Resident Address : (B) Mrs Suman Mohan Singh B-302 Burlington Court, Rahija Reflection, Thakur Village, Kandivali (E) Mumbai		
Contact : 1) 8879881730	2) 9769464938	
Loan Amount : 25,00,000/-	Tenure : 180 months	
Interest Rate :	EMI :	
Maxgain Term Loan :	SBI LIFE : YES / NO	
	Take Over : YES / NO	
	Moratorium : YES / NO	
SB A/c No. : 1) 31011273125 34887007469	CIF No. : ① 88418748947	
SB A/c No. : 2) 31011273125	CIF No. : ② 85698461012	
Property Details :	③ 94 85648460110	
Name of Developer / Vendor :		
Concessions (if any) :		
Tie-up : YES / NO	APF No. :	
Contact Person at Branch :		

CRIF
CIBIL
RO
Legal

सूची क्र. दोन INDEX NO. II

भारत 63 म
 63 म

गावाचे नाव : मागाठाणे

दिल्याचे स्वरूप करारनामा

च्याच्या

कारणा देतो

(रावे) मोबदला रू. 6,235,600.00

बा.भा. रू. 3,645,254.00

घरक्रमांक (1) सिटिएस क्र.: 168 वर्णन: विभागाचे नाव - मागाठाणे (बोरीवली), उपविभागाचे नाव - 86/391 - भुभाग: उत्तरेस गावाची सीमा, पुर्वेस राष्ट्रीय उद्यान, दक्षिणोत्तर 36.60 मी. रुंद वि. यो. रस्ता, दक्षिणेस गाव सीमा, पश्चिमेस द्रुतगती मार्ग. सदर मिळकत सि.टी.एस. नंबर - 168 मध्ये आहे. -----सदनिका नं 302 तिसरा मजला , वी विंग , बर्लिंग्टन कोर्ट , बि नं डी 7, रहेजा रिफ्लेक्शन्स कॉम्प्लेक्स , वेस्टर्न एक्सप्रेस हायवे जवळ , बोरीवली: पू मु 65 (1)बांधीव मिळकतीचे क्षेत्रफळ 91.82 चौ.मी. आहे.

देण्यात

(1)-

मा-या (1) के रहेजा युनिव्हर्सल प्रा लि चे सिलियर व्हाईस प्रेसिडेंट अनिता कटारिया तर्फे मुखत्यार सत्येन तेजानी - ; घर/फ्लॉट नं: - ; गल्ली/रस्ता: - ; ईमारतीचे नाव: 294 रहेजा सेंटर पॉइंट , सी एस टी रोड , सांताक्रूझ पू मु 98; ईमारत नं: - ; पेठ/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नंबर: AABCG7955Q.

मा-या (1) मोहन सिंग तर्फे मुखत्यार व स्वतः करीता सुमन एम सिंग - ; घर/फ्लॉट नं: - ; गल्ली/रस्ता: - ; ईमारतीचे नाव: अ 103 सारिगोल्ड वली ऑफ प्लावर्स, ठाकूर विलेज , कांदीवली पू मु 101; ईमारत नं: - ; पेठ/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नंबर: BQIPS6209N.

करून दिल्याचा 08/07/2009

नोंदणीचा 13/07/2009

पृष्ठ 5976/2009

मुद्रांक शुल्क रू 294400.00

नोंदणी रू 30000.00

खरी प्रत

यम निबंधक, बोरीवली-क्र.-३

उपनगर जिल्हा.



घोषणापत्र

मी. श्री. सुमन एम. सिंग याद्वारे घोषित करतो की, दुय्यम
निबंधक बोरिवली - 06 यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त
नोंदणीसाठी सादर करण्यात आला आहे. श्री. मोहन सिंग व इ. यांनी
दि. 27/04/2009 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मोहन सिंग नोंदणीस
सादर केला आहे / निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार
यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार बकरीपैकी कोणीही
मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द केलेले नाही.
सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.
सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस
मी पात्र राहिन याची मला जाणीव आहे.



(Handwritten signature)

दिनांक :- 13/07/2009

कुलमुखत्यारपत्रधारकाचे नाव
व सही

बदर-१२/
JVEE CR
२००९

K. RAHEJA
UNIVERSAL

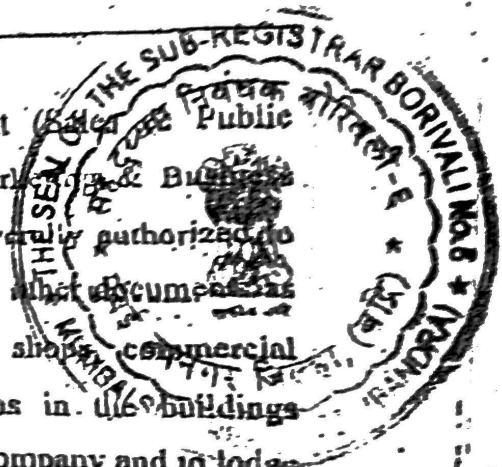
K. Raheja Universal Pvt. Ltd.

Registered Office
294, C. S. T. Road
Near Mumbai University
Off. Bandra Kurla Complex
Santacruz (E)
Mumbai 400 098

Phone: 022 2841 4111
Fax: 022 2841 4242
E-mail: krah@krah.com
www.krah.com

Certified True Copy of the Resolution passed in the meeting of the Board of Directors of K. Raheja Universal Pvt. Ltd. held on 13/11/2006 at the Registered Office of the Company at Raheja Centre Point, 294, CST Road, Near Mumbai University, Off Bandra Kurla Complex, Santacruz (E), Mumbai 400098.

RESOLVED THAT Ms. Anita S. Kataria, Vice President (Sales & Public Relations) and Mr. Sudhir K. Thakkar, General Manager (Marketing & Business Development) of the Company are hereby jointly and /or severally authorized to execute Agreements for Sale, Lease and License, Lease and all other documents as may be necessary for dealing with or disposing off flats, shops, commercial premises, offices, units, car parking spaces and other areas in the buildings constructed / to be constructed on any of the properties of the Company and to lodge the said Agreements when executed with the Sub Registrar of Assurances at Mumbai/Bandra/Thane and to do all such other acts deeds matters and things as may be deemed necessary from time to time, in connection therewith and also to appoint substitute /substitutes for lodging the said documents for registration and admitting execution thereof.

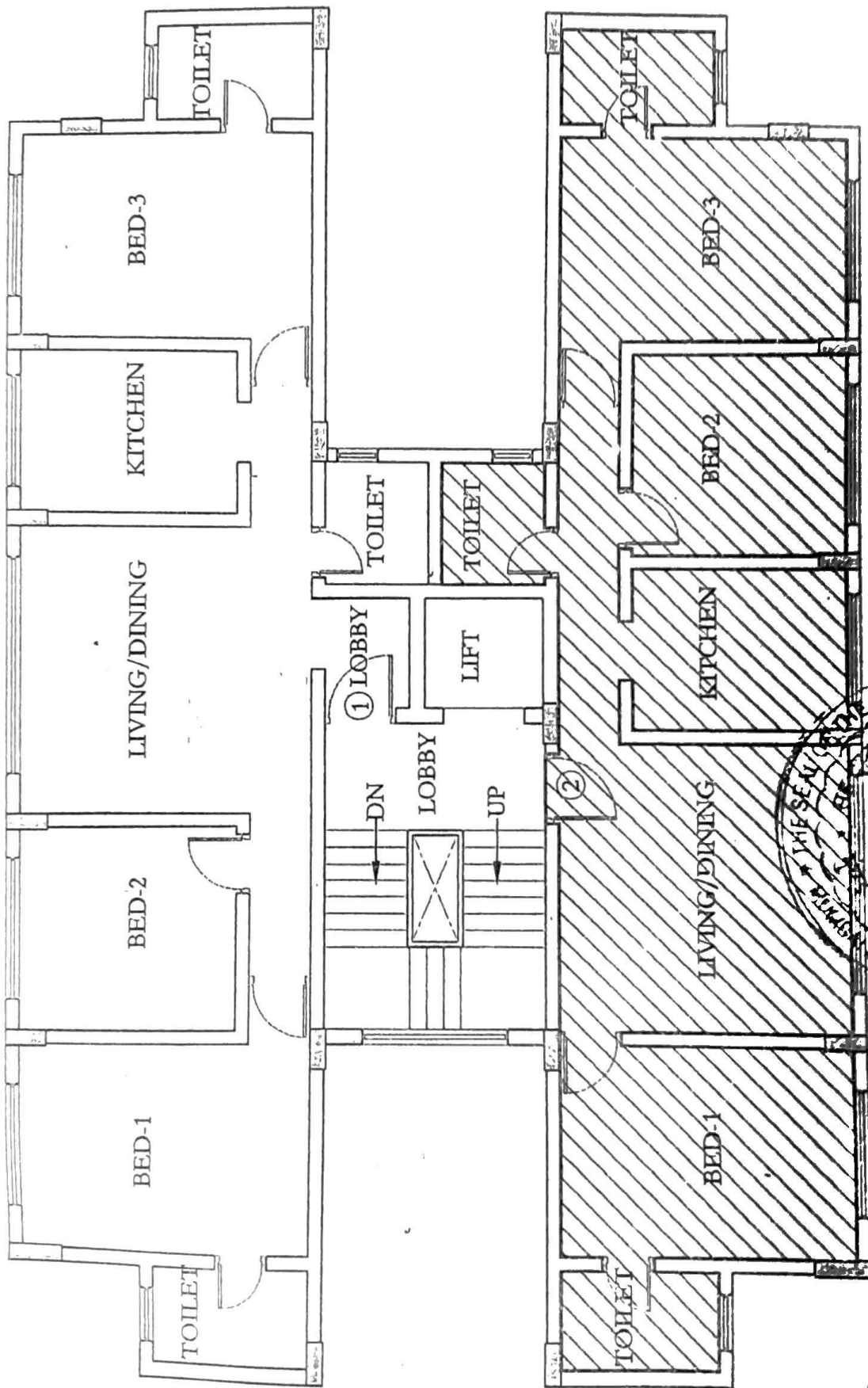


FURTHER RESOLVED THAT this Board Resolution shall form part of and be read along with the Board Resolution dated 12th March 2005

For K. Raheja Universal Pvt. Ltd.

(Chairman)

BURLINGTON COURT
WING - B
FLAT NO. 302



TYPICAL FLOOR PLAN

For K Raheja Universal Pvt. Ltd.

Anita Dabais

Authorised Signatory/ Vice President

xx
xx

AKT
AKT

वर्ग-१३/



Monday, July 13, 2009

12:47:19 PM

Original

नोंदणी 39 म.

Regn 39 M

पावती

पावती क्र. : 5982

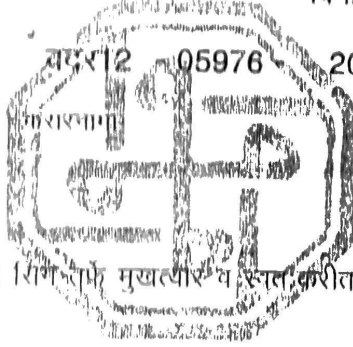
दिनांक 13/07/2009

गावारे नाव भागाबाणे

दस्तावेजाचा अनुक्रमांक

दस्तावेज क्र. 05976 2009

दस्तावेजाचा प्रकार



सादर करणाराचे नाव: मोहन सिंग साठे, मुखत्यार व स्थल, करीता सुभन एम सिंग - -

नोंदणी फी

:- 30000.00


नक्कल (अ. 11(1)), पूर्वांकनाची नक्कल (आ. 11(2)),

:- 1840.00

रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (92)

एकूण रु. 31840.00

आपणास हा दस्त अंदाजे 1:02PM ह्या वेळेस मिळेल


दुय्यम निबंधक
सह दु.नि.का-बोरीवली 6

बाजार मुल्य: 3645254 रु. मोबदला: 6235600रु.

भरलेले मुद्रांक शुल्क: 294400 रु.

सह दुय्यम निबंधक बोरीवली क्र. ६,

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

मुंबई उपनगर जिल्हा.

बँकेचे नाव व पत्ता: स्टेट बँक ऑफ इंदौर;

डीडी/धनाकर्ष क्रमांक: 733665; रक्कम: 30000 रु.; दिनांक: 13/06/2009



REGISTERED ORIGINAL DOCUMENT

DELIVERED ON

13/07/09

302
2944001

PART III
For the Customer
ACKNOWLEDGEMENT 19717
Serial No. : 211588

Serial No. 19717
Name _____
& Address _____
Value Rs. 2,94,400/-
(Words) _____
HDFC BANK LTD. (Laxmi Parcel)
LIC. NO. D-3/STP(M)/C.R. 18/003/205/42342/44/04

27/06/2009
Received From : Mr. Mohan Singh
Mrs. Suman M. Singh
Franking Amount : 2,94,400/-
Charges : _____
Total : 2,94,400/-

Vide P/O No. / Cash / Transfer Cheque 074057

Drawn on _____
HDFC Bank Ltd.
or Cash towards franking of document
Agreement for Sale
Signature _____
Stamps of Bank



Signature of Customer _____
I confirm that I have checked the value franked and the bank is liable for anything related to the document.

AGREEMENT FOR SALE

THIS AGREEMENT is made at Mumbai on this 08th day of July 2009

Between

K. RAHEJA UNIVERSAL PRIVATE LIMITED, a Company incorporated and registered under the Company's Act 1956 and having its registered office at 294, Raheja Centre point, C. S. T. Road, Santacruz (E), Mumbai - 400 098, (hereinafter for the sake of brevity referred to as "the Developer" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successor and assigns) of the One Part ;

H.D.F.C. Bank Legal
Department, Kamala Mills Compound,
Lower Parcel, Mumbai-400 098
D-5/STP(M)/C.R. 1010/03/2004/2042

शुद्ध 19717
154495
Special Adhesive JUN 29 2009
R. 02944001-PB5135
INDIA STAMP DUTY MAHARASHTRA
ZERO TWO NINE FOUR ZERO ZERO 10:45

बदर-१२/

And

MR. MOHAN SINGH AND MRS. SUMAN M. SINGH of Mumbai, Indian Inhabitants, residing at Flat No.A/103, Mari Gold, Valley of Flowers, Thakur Village, Kandivali (East), Mumbai - 400 101, hereinafter referred to as the said 'Flat Purchaser/s' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include, in case of individual/s, his/her heirs, executors, administrators and permitted assigns; in case of a Limited Company, the successors and permitted assigns; and in the case of a partnership firm, the partner or partners for the time being of a partnership firm, the survivor or survivors of them and the heirs, executors, administrators and permitted assigns of the last surviving partner) of the **Other Part**.

WHEREAS:

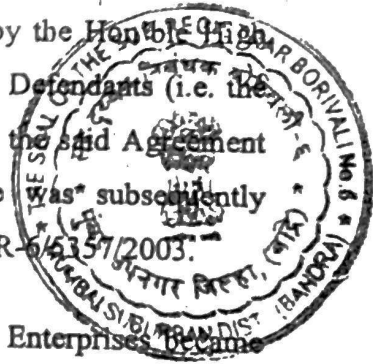
A) (1) Abdul Hussein Mulla Gulamally (2) Saifuddin Shaikh Sharafally (3) Fatnabai, widow of Shekh Gulamally Shamsuddin Tambawalla. (4) Kulsumbai, wife of Mohammedbhai A. Madrasawalla, (5) Fizzabai Wife of Tahrebhai Mulla Abdul Hussein, (6) Shirinbai, wife of Husseinbhai Akbarally (7) Khatunbai wife of Mommedbhai Harawalla, (8) Halim Esmailji Millwala (b) Nema Esmailji Millwala (c) Shabbir Esmailji Millwala (d) Khozem Esmailji Millwala AND (e) Nafiza Quresh Cogga, all being the legal heirs and legal representatives of Late Mulla Esmailji Shaikh Sharafali, (hereinafter collectively referred to as "**the Owners**") were, at the relevant time, absolutely seized and possessed of or otherwise well and sufficiently entitled to an immovable property bearing Survey No.148(part) corresponding to CTS No.168 of Revenue Village Magathane, Taluka-Borivali, Mumbai, Suburban District and in the Registration District of Mumbai, admeasuring 1,68,000 sq.yds., equivalent to 1,40,513 sq.mtrs., or thereabouts, (hereinafter referred to as the '**Original Larger Property**').

B) By an Agreement dated 24th August, 1979, entered into between the Owners of the One Part and Shri. Naraindas Shivandas Bharwani and Shri Chandrabhan Shivandas Bharwani, the then partners of M/s. Bharwani Bros.



& Co. (hereinafter, for the sake of brevity referred to as 'the Bharwanis'), of the Other Part, the said Owners granted to the said Bharwanis, development rights in respect of the Original Larger Property, for the consideration and upon certain terms and conditions contained therein.

- C) The said Bharwanis entered into partnership with Jyoti C. Raheja and K. Raheja Trustees Pvt. Ltd. by a Deed of Partnership dated 2nd January, 1980, under the firm name and style of M/s. R.B. Enterprises and brought the benefit of the aforesaid Agreement dated 24th August, 1979, into the said partnership.
- D) In the year 1983, certain disputes and differences arose between the said Bharwanis on the one hand and the Owners on the other hand, as a result of which, Bharwanis and M/s R.B. Enterprises filed a Suit against the Owners in the Hon'ble High Court at Bombay, being Suit No.2291 of 1983, for the specific performance of the said Agreement dated 24th August, 1979.
- E) The said disputes and differences were resolved between the parties by filing Consent Terms in the said Suit No.2291 of 1983 and in accordance therewith a Consent Decree was passed on 13th January, 1984, by the Hon'ble High Court of Bombay. Under the said Consent Decree, the Defendants (i.e. the Owners) were inter alia ordered to specifically perform the said Agreement dated 24th August, 1979. The said Consent Decree was subsequently registered (under a Deed of Confirmation) under No. BDR-54357/2003.
- F) Thus, by virtue of the said Consent Decree, M/s R. B. Enterprises became seized and possessed of or otherwise well and sufficiently entitled to hold and develop the Larger Property.
- G) One Abdulla Haji Omar Ismail Merchant and Devraj Gundecha were claiming possession of the Larger Property, by virtue of an Agreement dated 23rd April, 1981 entered into between one Subai Rabari and others. The said Naraindas S. Bharwani and Chadrabhan S. Bharwani, as the partners of M/s R.B. Enterprises therefore filed a Suit in the High Court of Bombay against the said Abdulla Haji Omar Ismail Merchant and Devraj Gundecha, being Suit No.1311 of 1989. The said Suit was settled and Consent Terms were



बदर-१२१	
यूए	3

filed in the said Suit on 12th March, 1990. An order in terms of the said Consent Terms was passed on 12th March, 1990. As per the said Consent Terms, it was agreed and declared that the Plaintiffs and the Defendants were in joint possession of the Larger Property.

H) The Constitution of the said partnership firm of M/s. R.B. Enterprises was changed from time to time. The said partnership firm of R. B. Enterprises was subsequently converted into a Private Limited Company under Part IX of the Companies Act, 1956, under the name of Aarbee Developers Pvt. Ltd. with effect from 14th July, 1997; and all the assets of the said Partnership Firm became vested in the said Company. The said Aarbee Developers Pvt. Ltd., was subsequently amalgamated and merged with Garden View Properties & Hotels Pvt. Ltd. vide Orders of the High Court of Bombay dated 27th September 2002, in Company Petitions Nos. 918 of 2002 and 923 of 2002. The name of Garden View Properties & Hotels Pvt. Ltd. was changed to K. Raheja Universal Pvt. Ltd. (i.e. the Developer herein) and the 'Fresh Certificate of Incorporation Consequent on Change of Name' was issued by the Registrar of Companies, Maharashtra State on 28th March, 2003. In the circumstances aforesaid, all rights, assets, liabilities, properties, including the right, title and interest of Aarbee Developers Pvt. Ltd. in the Larger Property, now vest in the Developer herein.

I) As per the survey carried out at site through the office of District Inspector of Land Records (DILR), the area of the Larger Property was found to be 1,04,534.20 sq. meters., and accordingly City Survey Records were amended, showing the area of CTS No.168 as 1,04,534.20 sq. meters. A more particular description of the Larger Property (with the amended area) given in the First Schedule hereunder written and is shown depicted on the plan Annexed hereto and marked as Annexure "A" by blue boundary line (hereinafter referred to as the "Larger Property").

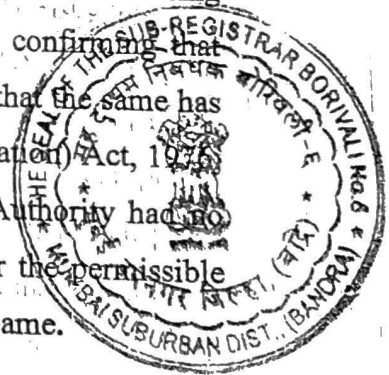


J) On account of diverse documents and operation of law, one M/S. Minal Enterprises, a partnership firm of which Mr. Paras D. Gundecha, Mr. Ashok D. Gundecha, Mrs. Mamta P. Gundecha and Mrs. Neeta A. Gundecha, were the partners, became the successors-in-title of the said Abdulla Haji Omar

Handwritten initials: AP, Minal
Stamp: ७६६-२२/ ३०६

Ismail Merchant and Devraj Gundecha, thus being entitled to the joint possession of the Larger Property, along with the Developer herein.

- K) By a Deed of Confirmation of Division/ Partition, dated 20th February, 2006 executed between the Developer of the one part and the said M/s. Minal Enterprises of the other part, and registered with the Sub-Registrar of Assurances at Bandra, under No.BDR-5/1591/2006 (hereinafter referred to as the said "**Deed of Confirmation**"), the parties thereto recorded the partition/division of the residential portions, Reservations and D.P. Roads comprised in the Larger Property effected between them, to the intent that each party would be entitled to develop the respective residential portions, portions of the D.P. Roads and Reservations allocated to them, independently. The said Deed of Confirmation inter alia confirms the possession of each party thereto, of the portions allocated to them respectively.
- L) In view of the adoption by the Government of Maharashtra of the Urban Land (Ceiling and Regulation) Repeal Act,1999 with effect from 29th November, 2007, the Developer applied to and obtained from the Additional Collector and Competent Authority (ULC), Greater Mumbai, a letter bearing No. C/ULC/D-XV/Vashi-43/08 dated 25th February, 2008, confirming that the land contained in the Larger Property is non-vacant and that the same has not been acquired under the Urban Land (Ceiling and Regulation) Act, 1956 and further that the Additional Collector and Competent Authority had no objection to the development of the Larger Property as per the permissible user and DC Regulations in force and for the transfer of the same.
- M) The layout and sub-division Plan of the Larger Property (as per the division recorded in the said Deed of Confirmation), which was sanctioned by the Municipal Corporation of Greater Mumbai (MCGM) by its Order/ Letter No. CHE/1841/LOR, dated 5th February, 2001, was amended from time to time, and the last amended layout and sub-division plan was sanctioned by MCGM on 1st April, 2008.
- N) The aforesaid sub-division of the Larger Property was duly sanctioned by the Collector, Mumbai Suburban District (MSD) vide his Order No. C/Karya-7-

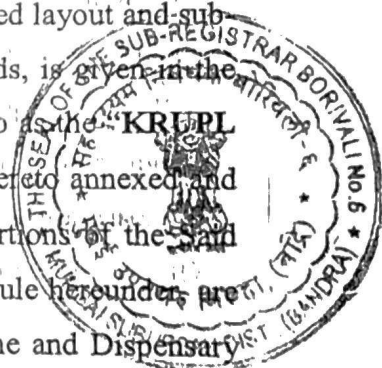


A/ Ekatri./PV/SRA-4219 dated 26th June 2008, subject to the demarcation on site by the City Survey Authorities.

- O) As per the said final sanctioned layout and sub-division plan, the actual areas of the sub-plots allocated to either party, were different from the areas of the sub-plots mentioned in the said Deed of Confirmation. The said fact was accepted and confirmed by the parties concerned by a 'Supplemental Deed' dated 18th October, 2008, executed by and between the Developer and M/s Sea Princess Realty (previously known as M/s Minal Enterprises) and registered with the Sub- Registrar of Assurances at Borivali under No.'BDR-11/09562/2008.
- P) As per the demarcation carried out by the City Survey Authorities at site, separate Property Cards have been issued in respect of the sub-plots. Hereto annexed and marked as **Annexure "B-1" to "B-4"** are copies of the Property Register Cards in respect of the sub-plots allocated to the Developer.

- Q) A more particular description of the portions allocated to the Developer under the said Deed of Confirmation, as modified by the sanctioned layout and sub-division, and confirmed under the said Supplemental Deeds, is given in the **Second Schedule** hereunder written (hereinafter referred to as the "**KRUPL Property**"). The KRUPL Property is shown on the plan hereto annexed and marked as **Annexure "C"** by red boundary line. The portions of the said Property, described in **Parts I and II** of the Second Schedule hereunder, are shown by beige wash, the Reservation for Maternity Home and Dispensary (MH+D), (which is a part of the portion described in part I of the Second Schedule) is described in **Part III** of the Second Schedule hereunder and is shown by red wash, the D.P Roads forming a part of the KRUPL Property described in **Part V** of the Second Schedule hereunder written are shown by brown wash and the portion falling in the 'No Development Zone' (NDZ) described in **Part IV** of the Second Schedule hereunder written is shown by blue wash, on the plan being **Annexure "C"** hereto.

- R) The Developer is developing the portion of the KRUPL Property, bearing CTS No. 168/6, described in Part I (which includes the MH+D Reservation described in Part III) of the Second Schedule hereunder written (hereinafter



referred to as the "Said Property"), in a phase-wise manner, as a mixed-user complex named "Raheja Reflections" (hereinafter referred to as the "Said Complex"), by constructing buildings for residential/ commercial/ partly residential and partly commercial or such user as may be permitted under the Development Control Regulations for the time being in force, as well as certain recreational facilities thereon. The Developer has accordingly constructed a building for a Maternity Home on the portion shown by red wash on the plan being Annexure "C" hereto, and shall be handing over the same to MCGM. It is hereby expressly recorded that, the portion of the KRUPL Property, bearing CTS No. 168/5, described in Part II of the Second Schedule hereunder written, is not a part of the development project envisaged hereunder, and will be developed and dealt with by the Developer at such time and in such manner as the Developer may, at its absolute discretion deem fit.

- S) The Developer submitted to and got sanctioned from MCGM, the amended layout plan of the Said Property, as per the sub-division sanctioned by the Collector, Mumbai Suburban District (MSD) vide his Order No. C/Karya-7-A/ Ekatri./PV/SRA-4219 dated 26th June, 2008, and the separate property cards were issued by the City Survey Authorities
- T) As per the presently proposed layout, there shall be 8 ~~eight~~ buildings and a club house on the Said Property, each building having one or more wings; and there shall be common recreational facilities, such as club house, for the entire Complex or any part/s thereof. Of the said buildings, **Building No. D 7** (to be named "**Burlington Court**") shall be constructed at the location of the said building is shown by black outline on the said plan being Annexure "C" hereto (hereinafter referred to as the "**Said Building**").
- U) The Developer had the building plans of the Said Building prepared through its Architect and submitted the same to MCGM. The MCGM issued the IOD bearing No. CHE/A-2704/BP (WS)/AR dated 27th March, 2001. The building plans were thereafter amended from time to time and a fresh IOD dated 6th April 2009 was issued and the Commencement Certificate in respect the amended building plans was issued on 28th May, 2009. The building plans were further amended and the last amended plans were sanctioned by MCGM



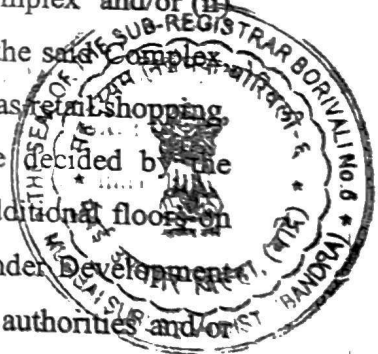
बदर-१२/	
येद	५

on 6th April, 2009. Hereto annexed and marked as Annexure "D" is a copy of the Commencement Certificate in respect of the said Building. The Developer has commenced construction of the Said Building as per the sanctioned plans.

V) M/s. Kanga & Co., Advocates and Solicitors, have issued a Title Certificate dated 19th February 2009 in respect of the Developer's right, title and interest in the Said Property, a copy of which is annexed hereto and marked as Annexure "E".

W) As per the sanctioned plans, the Said Building comprises of 3 wings, each wing having stilts on the ground floor level and 7 (seven) upper floors containing residential premises (flats).

X) Developer reserves to itself the right to make such alterations and/or additions in the layout and/or building plans as may be deemed necessary by the Developer, including, but not limited to (i) by amending the location, size, number of floors etc. of any of the buildings in the said Complex and/or (ii) by constructing one or more of the proposed buildings in the said Complex wholly or partly for non-residential/ commercial user, such as retail shopping offices, schools, hospitals or any other user as may be decided by the Developer and/or (iii) getting sanction for constructing additional floors on the already constructed building, as may be permissible under Development Control Regulations and/or by BMC and other concerned authorities and/or (iv) altering the location of Recreational Garden (R.G.) of the layout of the Said Property and/or of the recreational facilities to be provided in the said Complex (v) changing the order in which the different 'Phases' of development will be executed and/or in any other manner howsoever, WITHOUT HOWEVER, in any way, affecting the flat agreed to be sold hereunder.

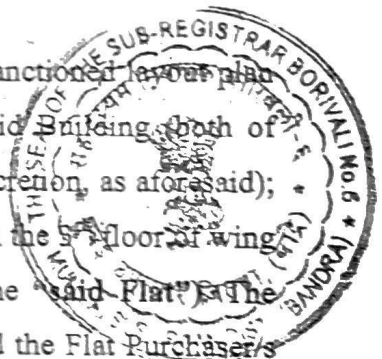


Y) The Developer has informed the Flat Purchaser and the Flat Purchaser is aware that,-

बदर-१२१	
५२०६	२

- (i) Any balance FSI (including TDR entitlement and additional permissible FSI, if any)) in respect of the Said Property, remaining after construction of buildings thereon, shall belong to the Developer;
- (ii) In view of the fact that the Said Property is proposed to be developed in phases, by constructing several buildings thereon, the Developer shall be entitled to transfer and/or assign the right to develop and/or give sub-development rights in respect of the remaining portion of the Said Property or any part/s thereof, by utilizing the whole or part of the balance 'Maximum FSI Potential' (as hereinafter defined) in respect of the Said Property, to any person or party whatsoever, on such terms and conditions as the Developer may deem fit;
- (iii) Though the Said Building shall not have any basement, the Developer shall be entitled to allot to the Purchasers of flats in the Said Building, car parking spaces in any location in the basement of any other building within the layout and in the said Complex 'Raheja Reflections'

Z) The Flat Purchaser/s has/have inspected the presently sanctioned layout plan of the said Property and the building plans of the Said Building, both of which, the Developer is entitled to amend at its sole discretion, as aforesaid); and is/are desirous of acquiring a flat bearing No.302 on the 5th floor of wing 'B' of the Said Building (hereinafter referred to as the "said Flat"). The Developer has agreed to sell to the Flat Purchaser/s and the Flat Purchaser/s has/have agreed to purchase from the Developer, the said Flat, in the said Complex "Raheja Reflections" for the consideration and on the terms and conditions herein recorded.



AA) The Flat Purchaser/s demanded from the Developer and the Developer has given to the Flat Purchaser/s inspection of the documents relating to the said Property and the Developer's right in respect thereof, as required under the Maharashtra Ownership Flats (Regulation of Promotion, Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as the "said Act") and the Rules made thereunder.

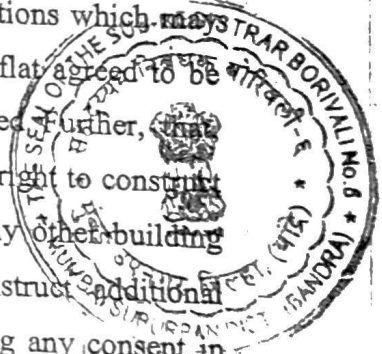
BB) This Agreement is being executed in pursuance of Section 4 of the said Act.

Handwritten signatures and initials.

9 Page	
बदर-१२१	
येवई	e
२००९	

NOW THIS AGREEMENT WITNESSTH AND IT IS HEREBY AGREED, BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The aforesaid recitals shall form an integral part of the operative portion of this Agreement, as if the same are set out herein verbatim.
2. The Developer has commenced construction on the said Property, as a part of its development project, to be known as 'Raheja Reflections', a building to be named "**Burlington Court**", having 3 wings, to be designated as wings A, B and C at the location shown by blue outline on the plan being Annexure "C" hereto ("Said Building"), as per the plans, designs and specifications approved by the Brihanmumbai Municipal Corporation (BMC) and which have been seen and approved by the Flat Purchaser/s, with such variations and modifications as the Developer may consider necessary and/or as may be required by the concerned local authority/Government to be made in them or any of them. Provided that the Owner shall obtain prior consent in writing of the Flat Purchaser in respect of such variations or modifications which may adversely affect the area, specification or amenities of the flat agreed to be acquired by the Purchaser under this Agreement. Provided further, that subject as aforesaid, the Developer shall have an unfettered right to construct additional floor/s or wing/s on/to the Said Building or any other building constructed anywhere on the Said Property, or to construct additional buildings anywhere on the Said Property, without requiring any consent in that regard from the Flat Purchaser/s, inter alia, by utilizing any additional FSI which is now available or which may become available in future, on account of increase in the basic FSI, or on payment of premium, or by virtue of acquisition by the Developer, of Transferable Development Rights of any other property/properties ("TDR-FSI") under the provisions of the Development Control Regulations in force in Brihanmumbai and/or any other rules and regulations prevailing at the relevant time, or in any other manner whatsoever, (hereinafter collectively referred to as the "**Maximum FSI Potential**"), of the Said Property or in respect of the amalgamated property (i.e. in the event of the Said Property being amalgamated with any one or more of the adjoining properties). In the event of any additional floors being constructed on the top terrace of the Said Building as presently



[Handwritten initials]

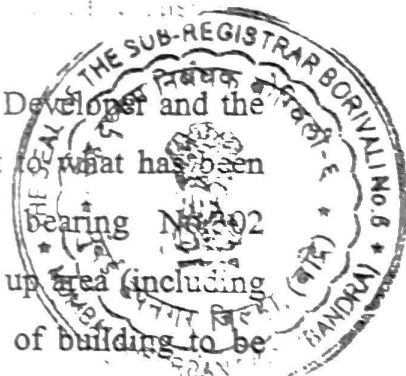
बदर-१२/	
येदर	१०
२००२	

planned, the new top terrace (i.e. the terrace on the top of the newly constructed floors) shall belong to the co-operative society of the flat holders in the said building which will be formed in pursuance of clause 24 hereinafter.

3. The Said Building shall comprise of 3 wings, to be designated as Wing 'A', 'B' and 'C', each wing having stilts on the ground floor level and 7 (seven) upper floors.

4. So long as it does not in any way affect or prejudice the right or interest of the Purchaser/s Flat in respect of the said Flat, the Developer shall be at liberty to sell, transfer, give on lease or leave and license basis, create security by way of mortgage, charge, lien or in any other manner deal with all other Flats and spaces in the Said Building or otherwise deal with its right, title and interest in the Said Property and/or in the said Building in any manner it may deem proper.

5. The Flat Purchaser/s hereby agree/s to purchase from the Developer and the Developer hereby agrees to sell to the Purchaser, subject to what has been recited hereinabove and stipulated hereinafter, Flat bearing No. 302 admeasuring 833 sq. feet carpet area i.e. 988 sq. feet built up area (including the area of the balconies) on the 3rd floor, in Wing 'B' of building to be named "Burlington Court" (Said Building), in the Project "Raheja Reflections", which flat is more particularly described in the **Third Schedule** hereunder written and shown on the floor plan thereof hereto annexed and marked **Annexure "F"** by red hatched lines, (hereinafter referred to as the "said Flat"), in the said Complex "Raheja Reflections", at or for the lump sum consideration of Rs.62,35,600/- (Rupees Sixty Two Lacs Thirty Five Thousand Six Hundred only), which includes the proportionate price of the common/limited common areas and facilities appurtenant to the said flat, the nature, extent and description of which common/limited common areas and facilities are more particularly described in the **Fourth Schedule** hereunder written. The proportionate share of the Flat Purchaser/s in the said common areas and facilities is liable to be increased or decreased in the event of there being a change/s in the building plans. It is specifically agreed that the



liberty to sell, transfer, give on lease or leave and license basis, create security by way of mortgage, charge, lien or in any other manner deal with all other Flats and spaces in the Said Building or otherwise deal with its right, title and interest in the Said Property and/or in the said Building in any manner it may deem proper.

The Flat Purchaser/s hereby agree/s to purchase from the Developer and the Developer hereby agrees to sell to the Purchaser, subject to what has been recited hereinabove and stipulated hereinafter, Flat bearing No.302 admeasuring 833 sq. feet carpet area i.e.988 sq. feet built up area (including the area of the balconies) on the 3rd floor, in Wing 'B' of building to be named "Burlington Court" (Said Building), in the Project "Raheja Reflections", which flat is more particularly described in the **Third Schedule** hereunder written and shown on the floor plan thereof hereto annexed and marked **Annexure "F"** by red hatched lines, (hereinafter referred to as the "said Flat"), in the said Complex "Raheja Reflections", at or for the lump sum consideration of Rs.62,35,600/- (Rupees Sixty Two Lacs Thirty Five Thousand Six Hundred only), which includes the proportionate price of the common/limited common areas and facilities appurtenant to the said flat, the nature, extent and description of which common/limited common areas and facilities are more particularly described in the **Fourth Schedule** hereunder written. The proportionate share of the Flat Purchaser/s in the said common areas and facilities is liable to be increased or decreased in the event of there being a change/s in the building plans. It is specifically agreed that the

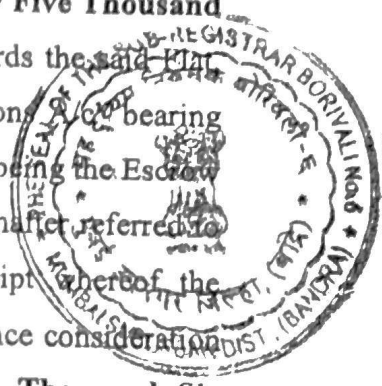


(Handwritten signatures and initials)

बदर-१२/	
यदि	११
२०१९	

apportionment of the proportionate price of common amenities is notional and the same is not subject to change even if the percentage of the undivided share of the said Flat in the common areas and facilities increases or decreases, the intent of the parties being that the said Flat is being sold to and purchased by the Purchaser with all the appurtenant rights for the said price. The Flat Purchaser/s expressly consent/s to such changes in the said share and hereby expressly authorizes the Developer to so increase or decrease the said share of the Flat and/or of the Flat Purchaser/s in the said common areas and facilities and limited common areas and facilities of the said building and the Purchaser hereby irrevocably agreed to accept the said share as changed as aforesaid.

6. The Flat Purchaser/s has/have, at or before the execution hereof, paid to the Developer, a sum of **Rs.6,85,916/- (Rupees Six Lacs Eighty Five Thousand Nine Hundred and Sixteen only)** as earnest amount towards the said Flat by a cheque drawn in favour of "KRUPL Raheja Reflections" bearing Account No.00600350046795 (IFSC Code:HDFC0000240) being the Escrow Account of the Developer with HDFC Bank Limited (hereinafter referred to as the said "Escrow Account") (the payment and receipt whereof the Developer doth hereby admit and acknowledge). The balance consideration of **Rs.55,49,684/- (Rupees Fifty Five Lacs Forty Nine Thousand Six Hundred Eighty Four only)** towards the said Flat shall be paid by the Flat Purchaser/s to the Developer in the manner set out in **Annexure 'G'** hereto, by cheques to be drawn in favour of the said Escrow Account. The Said Flat, and the proportionate interest in the common areas and facilities are hereinafter collectively referred to as **'the said Premises'**.



7. It is hereby expressly agreed that the time for payment of the purchase price and other payments (including deposits taxes and outgoings) as specified in this Agreement shall be the essence of the contract. The Developer shall have a first lien and charge on the said Flat in respect of the all unpaid installments and any other amount remaining unpaid by the Purchaser under the terms and conditions of this Agreement. It is an essential and integral

Handwritten initials/signatures: A, N/A

बदर-१२/	
येवई	१२
२००९	

term and condition of this Agreement that the interest or title in respect of the said Flat under this Agreement shall be created in favour of the Purchaser, only if the full amount of the said purchase price, by installments as aforesaid, as well as all other amounts payable by the Flat Purchaser/s in pursuance hereof, are paid by the Purchaser to the Developer In terms of this Agreement.

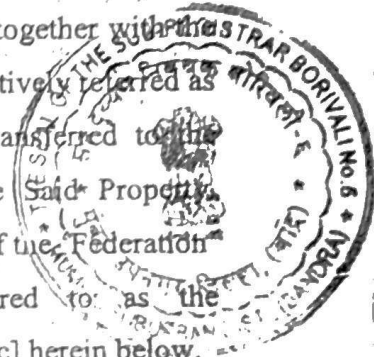
8. The specifications and amenities to be provided in the said flat shall be as per the particulars set out in **Annexure 'H'** hereto annexed. The Flat Purchaser/s has/have satisfied himself/herself/itself/themselves about the design of the said Flat and also about the specifications and amenities to be provided therein.

9. The Developer has informed the Flat Purchaser/s and the Flat Purchaser/s is/are aware of the following:

(a) The MH+D Reservation portion of the Said Property, together with the MH+D building constructed thereon (hereinafter collectively referred as "MH+D Property"), shall be handed over and transferred to the MCGM; and shall thus cease to be a part of the Said Property. Consequently the MH+D Property shall not be a part of the Federation of the Co-operative Societies (hereinafter referred to as the 'Federation') to be formed as mentioned in clause 25[c] herein below.

(b) MCGM shall not be liable to pay any taxes, dues or charges, including maintenance charges, sinking fund charges, repair fund charges etc., to the Federation in respect of the said MH+D Property.

(c) MCGM shall be entitled to use the MH+D Property for any purpose/purposes as may be desired by MCGM and shall be entitled to carry out any additions or alterations to the said MH+D Building and/or to carry out or permit to be carried out of additional construction on the MH+D building.



Handwritten initials: A, SA

बदर-१२१	
यूए	९३
२००९	

1. The Developer states as under:

It is assessed to Income-Tax by the Dy. Commissioner (Mumbai) –
Central Circle (29) 7 MUMBAI and the Permanent Account Number
allotted to us is AABCG7955Q.

2. The Flat Purchaser/s state/s as under:

I, MR. MOHAN SINGH the Purchaser No.1 within named, am assessed to
Income tax by _____ Ward/Circle _____ and the Permanent Account
Number allotted to me is _____.

I, MRS. SUMAN M. SINGH the Purchaser No.2 within named, am assessed
to Income tax by _____ Ward/Circle _____ and the Permanent
Account Number allotted to me is BQIPS6209N.

IN WITNESS WHEREOF the parties hereto have hereunto set and
subscribed their respective hands the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(The Larger Property)

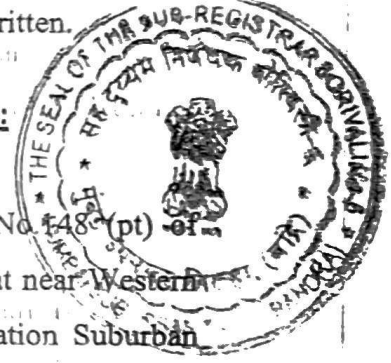
ALL THAT piece or parcel of land or ground bearing survey No. 148 (pt) of
Revenue Village Magathane, C.T.S. No.168 situate lying and being at near Western
Express Highway, Borivali (E), in Greater Bombay in the Registration Suburban
District of Bombay City and Suburban admeasuring, as per the latest P.R. Card
1,04,534.20 sq.mtrs., or thereabouts and bounded as follows :

- On or towards the West : by Western Express Highway
On or towards the East : by National Park
On or towards North : by Property known as "Khatau Mills"
On or towards South : by Property belonging to Jeejeebhoy/
Poisar village boundary

THE SECOND SCHEDULE ABOVE REFERRED TO:
(KRUPL Property)

PART - I
(Said Property)

Piece or parcel of land admeasuring, as per P.R. Card, 38,938.80 sq. meters [of
which, a portion admeasuring 1,648.70 sq. meters, is under reservation for Maternity



[Handwritten signature]

[Handwritten signature]

बदर-१२/	
येए	१

Hospital and Dispensary (MH&D) and is described in part III hereunder] bearing
CTS No.168/6 of Revenue Village Magathane and bounded as follows

- On or towards the West : By 16.60 M.W. D.P. Road
- On or towards the East : Partly by MH&D reservation and partly
by the portion described in Part III of
the Second Schedule hereinabove
- On or towards the North : By CTS No. 281
- On or towards the South : By Poisar village boundary/Partly
by CTS No.168/10

PART II

Piece or parcel of land admeasuring as per P.R. card, 1,113.40 sq. meters, bearing
CTS No.168/5 of Revenue Village Magathane and bounded as follows.

- On or towards the West : By Poisar village boundary
- On or towards the East : By Poisar village boundary
- On or towards the North : By 27.45 M.W. D.P. Road
- On or towards the South : By Poisar village boundary

PART III

Piece or parcel of land admeasuring 1,648.70 sq. meters or thereabouts, being a part
of CTS No.168/6 of Revenue Village Magathane (mentioned in Part I above)
reserved for Municipal Hospital and Dispensary (MH&D) and bounded as follows:-

- On or towards the West : By 36.60 M.W. D.P. Road
- On or towards the East : By the portion described in Part I of
the Third Schedule hereinabove.
- On or towards the North : By CTS No.281
- On or towards the South : By D.P. Road

PART IV

Piece or parcel of land admeasuring, as per P.R. Card, 1,101 sq. meters, bearing CTS
No.168/13 of Revenue Village Magathane falling in No Development Zone (NDZ).

- On or towards the West : By 18.30 M.W. D.P. Road
- On or towards the East : By National Park
- On or towards the North : By National Park



Handwritten initials 'AD' in a circle.

Handwritten initials 'M/W'.

39 | Page

बदर-२२/	
जेवई	२२
२००९	

On or towards the South

By National Park

PART V

Portion of the 36.60 meters and 27.45 meters D.P. Road, admeasuring in the aggregate 9,622.40 sq. meters, bearing CTS No.168/4 of revenue Village Magathane.

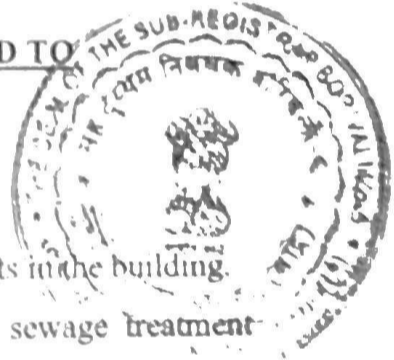
THE THIRD SCHEDULE ABOVE REFERRED TO

(The Said Flat)

Flat bearing No.302 admeasuring 833 sq. feet carpet area i.e.988 sq. feet built up area (including the area of the balconies), shown by red hatched lines on the plan being Annexure "F" hereto, on the 3rd floor of the Wing B, of Building No. D 7 "Burlington Court in the Residential Complex known as "Raheja Reflections", being developed by the Developer on a portion of the Property described in Part I of the Second Schedule herein above written.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Common Areas and Facilities)



(a) **COMMON AREA AND FACILITIES:-**

- (i) The entrance area, the common staircase and the lifts in the building.
 - (ii) Underground and overhead water storage tanks, sewage treatment plant, electrical sub-station, meter room, floor shafts, lift machine room
 - (iii) Top terrace, subject to the rights reserved to the developer in respect thereof under this Agreement
- The Flat holder will have proportionate undivided interest in the above;

(b) **LIMITED (RESTRICTED) COMMON AREA AND FACILITIES:-**

- (i) Landing on the floor on which the particular flat is located as a means of access to the Flat but not for the purpose of storing or as a recreation area or for residence or for sleeping.
- (ii) Thus the land is limited for the use of residents of the flats located on that particular floor or for visitors thereto, but is subject to means of

AS
MSH

40 | Page

बदर-१२/	
YES	CO
?	

On or towards the South

By National Park

PART V

Portion of the 36.60 meters and 27.45 meters D.P. Road, admeasuring in the aggregate 9,622.40 sq. meters, bearing CTS No.168/4 of revenue Village Magathane.

THE THIRD SCHEDULE ABOVE REFERRED TO

(The Said Flat)

Flat bearing No.302 admeasuring 833 sq. feet carpet area i.e.988 sq. feet built up area (including the area of the balconies), shown by red hatched lines on the plan being Annexure "F" hereto, on the 3rd floor of the Wing B, of Building No. D 7 "Burlington Court in the Residential Complex known as "Raheja Reflections", being developed by the Developer on a portion of the Property described in Part I of the Second Schedule herein above written.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Common Areas and Facilities)



(a) **COMMON AREA AND FACILITIES:-**

- (i) The entrance area, the common staircase and the lifts in the building.
- (ii) Underground and overhead water storage tanks, sewage treatment plant, electrical sub-station, meter room, floor shafts, lift machine room
- (iii) Top terrace, subject to the rights reserved to the developer in respect thereof under this Agreement

The Flat holder will have proportionate undivided interest in the above;

(b) **LIMITED (RESTRICTED) COMMON AREA AND FACILITIES:-**

- (i) Landing on the floor on which the particular flat is located as a means of access to the Flat but not for the purpose of storing or as a recreation area or for residence or for sleeping.
- (ii) Thus the land is limited for the use of residents of the flats located on that particular floor or for visitors thereto, but is subject to means of

(Handwritten mark)

(Handwritten mark)

बदर-१२/	
५६६	००

access for reaching the other floors, available to all residents and visitors to such a wing.

- (iii) The demarcated means of access to the Over Head Water Tank/s and the lift machine room, shall be limited and restricted only for this purpose.

The Flat holder will have a proportionate undivided interest in the above.



SIGNED AND DELIVERED by the within named **Developer K. RAHEJA UNIVERSAL PRIVATE LIMITED.**

by the hand of Ms. Anita Kataria, Sr. Vice-President-Sales pursuant to the Resolution passed by its Board of Directors at their meeting held on the 13th day of November, 2006 in the presence of *Ani*



For **K Raheja Universal Pvt. Ltd.**
Anita Kataria
Authorised Signatory/ Vice President

SIGNED AND DELIVERED by the within named **Flat Purchaser/s**

MR. MOHAN SINGH (POA)

MRS. SUMAN M. SINGH

in the presence of

Mr Mohan Singh
Mrs Suman Singh



FLAT NO.302 (3rd FLOOR) IN BUILDING BURLINGTON COURT - WING 'B' IN RAHEJA REFLECTIONS.

बदर-१२/	
यल्ले	४९
२००९	

RECEIPT

RECEIVED the day and year first hereinabove written of and from the within named Purchaser/s the sum of Rs. 6,85,916/- (Rupees Six Lacs Eighty Five Thousand Nine Hundred Sixteen only) being the amount of earnest money/ deposit towards purchase of the said Flat, by the following Cheques drawn in favour of KRUPL Raheja Reflections A/c" bearing Account No.00600350046795 (IFSC Code:HDFC0000240) being the Escrow Account of the Developer with HDFC Bank Limited.

Pay Mode	Cheque #	Cheque Date	Drawn On	Branch	Amount
Cheque	273132	22.04.2009	Central Bank of India	Andheri (E)	200000.00
Cheque	273133	12.06.2009	Central Bank of India	Andheri (E)	485916.00
					685916.00



WE SAY RECEIVED
For K. Raheja Universal Pvt. Ltd.

Ante Kabir

Authorised Signatory

Handwritten initials/signature

बदर-१२/	
येए	४२
२००९	

Annexure - D
①

Borivali

~~MUMBAI MUNICIPAL CORPORATION~~
MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')

OFFICE OF THE
MUNICIPAL ENGINEER
BORIVALI
MUMBAI - 400091

No. CHE/A-2704

12 8 MAY 2009

COMMENCEMENT CERTIFICATE

To, K. Kabeja Universal Pvt. Ltd.
M/o. to Owner.

Sir,

With reference to your application No. 494 dated 04.03.09 for Development Permission and grant of Commencement Certificate under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under section 34E of the Bombay Municipal Corporation Act, 1938 to erect a building for the development work of Proposed building no. D-7 on sub plot D1 bearing:

C.S. No. 168/6

at premises at Street _____

Village Magathane

Plot No. _____

Ward R/Central

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

1. The land vacated in consequence of the endorsement of the setback line/read widening line shall form part of the public street.
2. That 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 development 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 extension period shall be in no case exceed three years provided further that such extension 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 for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application 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 B.V. Srinde Executive Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act.

This C.C. is restricted for work up to Still slab level as per approved plan dt. 06.04.2009

For and on behalf of Local Authority
Brihanmumbai Mahanagarpalika

(Signature)

Executive Engineer, Building Proposal (W. S.)
'P' & 'R' Wards

FOR

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

CERTIFIED TRUE COPY
(Signature)
MUNICIPAL COMMISSIONER

बदर-१२१	
जेए	sl
२००९	

OFFICE OF THE
ENGR. BLDG. PROP. (W.S.) & P. WORKS
DR. BABASAHEB AMBEDKAR MARKET BLDG.
MUMBAI-400 067.
and date of this letter.

Burbling to

EC-48 (5)

THIS TO D.T.C. IS ISSUED SUBJE
TO THE PROVISIONS OF URBAN LA
CEILING AND REGULATIONS ACT 11

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

CHE/A-2704/BP(W)/AR AR 6 APR 2009

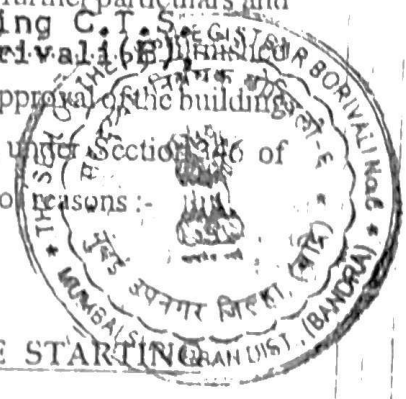
No. E.B./CE/ BS/A of 200 - 200

THIS, CANCEL, APPRO
OF THE PREVIOUS PL
SANCTIONED UNDER
CHE/A-2704/BP(W)
DATED: 27/05/09

INDUM
s. K. Raheja Universal Pvt. Ltd.,
A. to Owner

Municipal Office,
Mumbai200

In reference to your Notice, letter No. 494 dated 04.03.09 200 and delivered on
200 and the plans, Sections Specifications and Description and further particulars and
ur buildings at Proposed bldg. No.7 on subplot 'D1' bearing C.T.S. No. 1181
of Village Magathane, Near W. Exp. Highway, at Borivali (E), Dist. Thane
your letter, dated 200. I have to inform you that I cannot approve of the buildings
posed to be erected or executed, and I therefore hereby formally intimate to your, under Section 346 of
y Municipal Corporation Act as amended upto-date, my disapproval by the following reasons :-



A - CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK/BEFORE PLINTH C.C.

1. That the C.C. under Sec. 44\69 (1) (a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C.Reg.No.38(27).
3. That the low lying plot will not be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murrum, earth, boulders etc. and will not be levelled, rolled, consolidated and sloped towards road side, before starting the work.

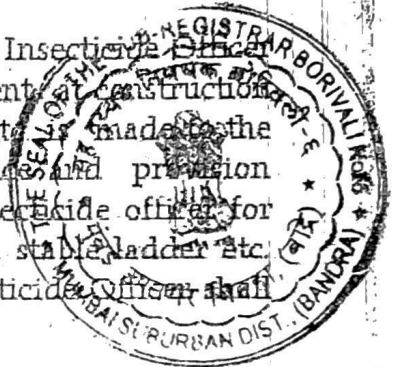
बदर-१२१	
५०६	५०
२००९	

6 APR 2009

4. That the specification for layout/D.P.road/or access roads/development of setback land will not be obtained from E.E Road Construction(W.S.) Z-IV before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and SWD the completion certificate will not be obtained from E.E (R.C.)/E.E (SWD) of W.S.Z. IV/E.E.(T & C) before submitting B.C.C
5. That the Structural Engineer will not be appointed, supervision memo as per Appendix XI (Regulation 5(3) (ix) will not be submitted by him
6. That the structural design including provision of seismic/wind load and or calculations and for the proposed work shall not be submitted before C.C.
7. That the sanitary arrangement for workers shall not be carried as per Muni. specifications and drainage layout will not be submitted before
8. That the regular /sanctioned/proposed lines and reservations will not be got demarcated at site through A.E.(Survey)/E.E.(T & C)/E.E.(P.)/DILR before applying for C.C.
9. That the Registered Undertaking and additional copy of plan shall be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Ward Officer that the ownership of the setback land will not be transferred in the name of M.C.G.M before C.C.
10. That the Indemnity Bond indemnifying the Corporation for damages, risks accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C. /starting the work
11. That the requirements of N.O.C. of E.E. (SW.D.)/E.E. (T&C)/E.E. (R.C.)/E.E. (SEW)/E.E. (W.W.) will not be obtained before requesting for C.C. and the requisition will not be complied with before occupation certificate / B.C.C.
12. That the qualified/registered site supervisor through Architects /Structural Engineer will not be appointed before applying for C.C.
13. That the N.O.C. from A.A. & C. (R/Central) shall not be submitted before requesting for C.C. and final N.O.C. shall not be submitted before requesting for occupation / B.C.C.

बदर-१२/	
यू.ए.ए.	५९
२००९	

14. That the N.O.C. from H.K. shall not be submitted before requesting for C.C.
15. That the copy of the application made for non-agricultural user permission shall not be submitted before requesting for C.C.
16. That the regd. u/t from the developer to the effect that meter cabin, Stilt Portion, society office, servants toilet, part/pocket terrace shall not be misused in future shall not be submitted before requesting for C.C.
17. That the development charges as per M.R.T.P. Act (Amendment) Act 1992 will not be paid before C.C.
18. That the C.T.S. Plan and P.R. Card area written in words through S.L.R. shall not be submitted before C.C.
19. That the provision from Reliance Energy Ltd / MTNL shall not be made.
20. That the P.C.O. Charges shall not be paid to Insecticide Officer before requesting for C.C. for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. The provision shall not be made as and when required by Insecticide officer for inspection of water tanks by providing safe and stable ladder etc. and requirements as communicated by the Insecticide Officer shall not be complied with.
21. That the proportionate sewerage line charges as worked out by Dy.Ch.Eng. (Sew. Planning) shall not be paid in this office before requesting for C.C.
22. That the Janata Insurance Policy shall not be submitted before C.C.
23. That the true copy of the sanctioned layout/subdivision/amalgamation approved under No. CE/1841/LOR, along with the Terms and Conditions thereof will not be submitted before requesting for C.C. and compliances thereof will not be done before submission of B.C.C.
24. 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.



THIS I.O.D. /C.C. IS ISSUED SUBJECT TO THE PROVISIONS OF URBAN LAND CEILING AND REGULATIONS ACT 1971

3

R. J. J. J.
EXECUTIVE ENGINEER,
MUMBAI SUBURBAN DIST. (BANDRA)

बदर-१२/	
युए	४२
२००९	

6 APR 2009

25. That the regd. U/T shall not be submitted for payment of difference in premium paid and calculated as per revised land rates before requesting for C.C.
26. That the building will not be designed complying requirements of all the relevant I.S. codes including I.S. Code 1893 for earthquake design, the certificate to that effect shall not be submitted from Structural Engineer.
27. That the soil investigation will not be done and report thereof will not be submitted with structural design before requesting for C.C.
28. That the N.O.C. from Tree Authority shall not be submitted and requirements therein shall not be complied with before requesting for C.C.
29. That the requirement of clause 40 & 41 of D.C.R. 1991 shall not be incorporated in proposed plan and requirements shall not complied with before submitting B.C.C.
30. That the provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall not be made to the satisfaction of Municipal Commissioner while developing plots having area more than 1000 sq.mtrs.
31. That the details of quantity of debris created due to the development of proposed bldgs/additions/alterations and that the phase programme for removal of the said debris shall not be submitted & shall not followed scrupulously and u/t to that effect shall not be submitted.
32. That the PAN Card with the photo of the applicant as per prescribed proforma shall not be submitted.
33. That the use of fly ash bricks and fly ash based building material shall not be used in construction work and test report to that effect will not be submitted to this office.
34. That the requisitions from fire safety point of view as per D.C.R. 1991 shall not be complied with.
35. That the necessary remarks for training of Nalla/Construction of S.W.D. will not be obtained from Dy.Ch.Eng. (S.W.D.) and Central Cell before requesting for plinth C.C. and compliance of the said remarks will not be insisted before granting full C.C. for the building.

वदर-४२/	
जेवई	४३
२००९	

36 That Regd. U/T from the developer to the effect that the Workers employed on site shall be covered under workmen compensation policy till completion of the work shall not be submitted before C.C.

37 That the No dues Pending Certificate from A.E.(W.W.)R/Central shall be submitted before C.C.

38 That the N.O.C. from A.E.(Environment) for debris shall be submitted before C.C.

39 That the bore well shall not be constructed in consultation with H.E. before requesting for C.C.

40 That all exterior wall shall not be constructed as per circular No.C/PD/12387 dtd. 17.03.2005.

41 That the R.C.C. framed structures, the external walls shall be less than 230 mm, if in brick masonry or 150 mm autoclaved cellular concrete block (excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.

42 That no main beam in R.C.C. framed structure shall not be less than 230 mm wide. The size of the columns shall also not be governed as per the applicable I.S. Codes.

43 That all the cantilevers (projections) shall not be designed for five times the load as per I.S. code 1993-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.

44 That the N.O.C. from Additional Collector for royalty of excavated earth will not be submitted.

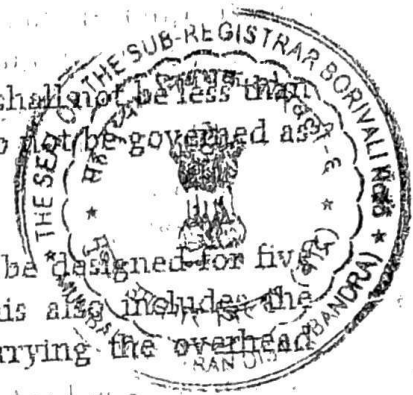
45 That the N.O.C. from M.O.E.F. shall not be submitted before C.C.

46 That the Amended layout shall be submitted and got approved.

47 That the name plate showing the name of the developer, C.T.S. Nos. etc. shall not be displayed on site.

48 That the Indemnity Bond indemnifying the M.C.G.M. and its officer against any legal complication/matter that may arise due to ownership of said C.T.S. No.168 of Village Magathane will not be submitted before C.C.

49 That the title clearance certificate for the C.T.S. No.168 of Village Magathane will not be submitted before C.C.



THIS I.O.D./C.C IS ISSUED SUBJECT TO THE PROVISIONS OF URBAN LAND CEILING AND REGULATIONS ACT 1971

26/04/09
EXECUTIVE ENGINEER,
MUMBAI CORPORATION (W.S.R-ward)

बदर-२२१	
जे.ए.	४४
२००९	

That the surrounding open spaces, parking spaces and terrace will not be kept open

That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place before O.C.C./B.C.C.

That carriage entrance shall not be provided before starting the work

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

That the non-agricultural permission, revised N.A. shall not be submitted before occupation

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 will not be done in presence of municipal staff.

That final N.O.C. from H.E.(Deptt)/ EE (S.W.D.) / EE (R.C.) / EE (T & C.) / EE (sew) shall not be submitted before occupation

That final N.O.C. from A.A. & C.R./Central shall not be submitted before occupation

That the Co.Op Hsg. Society of the prospective purchaser shall not be formed and regd. certificate to that effect shall not be submitted before B.C.C.

That Structural Engineers laminated final Stability Certificate along with upto date Licence copy and R.C.C. design canvas plan shall not be submitted

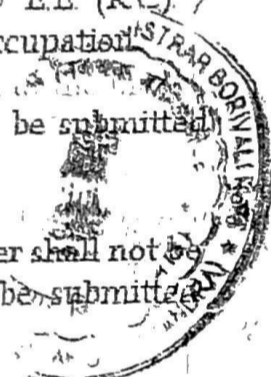
That the debris shall not be removed before submitting B.C.C.

That canvas mounted plans shall not be submitted along with Notice of Completion of work u/sec. 359A of M.M.C. Act for work completed on site.

That every part of the building constructed and more particularly O.H. tank will not be provided with proper access for staff of P.C.O. office with a provision of safe and stable ladder.

That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.

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



Handwritten signature
EXECUTIVE ENGINEER;
BUILDING PROPOSAL (W.S.) R-Ward

NO O.C.C. IS ISSUED SUBJECT TO THE PROVISIONS OF URBAN LAND USE AND REGULATIONS ACT 1973

7

बदर-१२/	
यु.ए.	जे
२००९	

OFFICE OF THE
Collector, Mumbai Suburban District
Executive Building, 10th floor, Government Colony, Bandra(E.) Mumbai - 400 051

No. C/Desk - VII-A/LND/NAP/SR-6988
Date : 27/ 12/2005

- 1) Application, dated 14/10/2001 from Shri Rahul Raheja Construction House, B,
First Floor, Opp Khar Telephone Exchange, Linking Road, Mumbai-400 052.
2) Indemnity Bond Dt 13/7/2005.

Land bearing S.No.148 Pt. C.T.S. No 168 of Village -Magathane, Taluka Borivali
Mumbai Suburban District, belongs to the following owner :

- 1) Shri Abdul Hussein Mulla Gulamally Ali & Others.

Shri Rahul Raheja, C.A to the Owners has applied for grant
of Non-agricultural permission in respect of the above land for Residential Purpose

The Owner of the land has given a Power of Attorney to the above named applicant

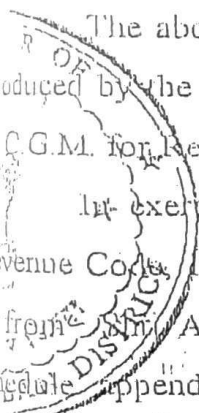
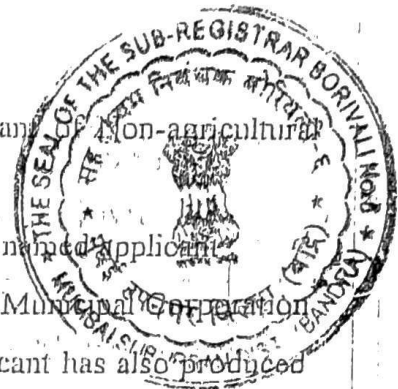
The building plans have been approved by the Greater Mumbai Municipal Corporation
by their IOD letter No.CE/A-2713/BP/WS/AP dt.27/3/2001. The applicant has also produced
clearance under the provision of Urban Land (Ceiling & Regulation) Act 1976 vide order No.
ULC/6(i)/SR-XII-104/106/843/V1-464/X111/87 dt. 20/9/99.

The above lands are presently held for Agricultural purpose. On verification of papers
produced by the applicant it is seen that the building plans and I.O.D. have been approved by
C.G.M. for Residential Purpose, therefore, N.A. Permission is to be granted.

In exercise of the powers delegated under section 44(i) of the Maharashtra Land
Revenue Code, 1966. I, the Collector M.S.D. do hereby grant the Non Agricultural Permission
from Shri Abdul Hussein Mulla Gulamally Ali & Others to use the land specified in the
schedule appended hereto, as per the plans approved by the Greater Mumbai Municipal
Corporation subject to the following conditions :-

that the grant of permission shall be subject to the provisions of the Code & Rules made
there under,

that the grantee shall use the land together with the building or structure thereon, only for
the purpose for which the land is permitted to be used and shall not use it or any part of the
land or building thereon for any other purpose, without obtaining the previous written
permission to that effect from this office.



बदर-१२१/
yue E M

that the grantee shall construct the building according to the plans approved by the Greater Mumbai Municipal Corporation.

that the grantee shall not sub-divide the plot or sub plot, if any, approved in this order, without getting the sub-divisions previously approved by the Collector, Mumbai Suburban District.

that the grantee shall pay the Non-Agricultural assessment in respect of the above land @ Rs.282/-per 100 sq. mtrs. per annum for the Residential purpose and @ Rs --- per Sq.mtrs p.a. for Commercial Purpose. The N.A. assessment for the year 2004-2005 comes to Rs. 2,51,449.00

that the present N.A. rates mentioned in condition No. 5 above, is guaranteed up to 31st July 2006 and will be revised thereafter for further guarantee period.

As mentioned in condition No. 6 above, the grantee shall be liable to pay the amount of Rs. --- to revision and fixation of standard rates of N. A. Assessments

that the grantee shall pay the conversion tax as per the schedule, which is equal to five times of N. A. assessment, within 30 days from the date of issue of this order, failing which the N.A. Permission shall be liable to be cancelled.

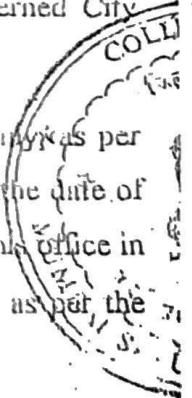
that the grantee shall pay the measurement fees to the concerned C.T.S. Officer immediately.

that the area and assessment mentioned in this order and Sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the concerned City Survey Officer, Mumbai Suburban District.

that the grantee shall construct substantial building and/or other structure, if any, as per the approved plans of G.M.M. on the land within a period of three years from the date of commencement of the N. A. use of the land. This period may be extended by this office in discretion on payment by the grantee such fine/premium as may be imposed as per the Government orders in force from time to time.

that the grantee shall be bound to execute a Sanad in the form prescribed and as provided in Schedule VI appended to Maharashtra Land Revenue (Conversion of use of land & N. A. Assessment) Rules, 1969 embodying therein all conditions of this order, whenever called upon to do so:

that if the grantee contravene any of the conditions mentioned in this order and those in the Sanad, the Collector may, without prejudice to any other penalty to which he may be



बदर-१२/
जेए. ५३
२००९

- 1 -
SCHEDULE

Name of the Holder Shri Abdul Hussein Mulla Gulamally Ali & Others.

Village : Magathane, Taluka : Borivali, District : M. S. D.

C.T.S. No 168

- i) Area in sq. Mtrs ---- purpose Commercial
- i) Area in sq. Mtrs 89166.30 purpose Residential
- ii) Rate of annual N. A. Assessment Rs.2,51,419.00
- iii) Period from Revenue years --2005-2006
- iv) Conversion tax of Rs. 12,57245.00- to be paid within a month
- v) The grantee shall pay total amount of Rs 1508694/- in the office of the Tahsildar, Borivali within a period of one month from the date of this order.

Sd/-
Collector
Mumbai Suburban District.

To,
Shri Abdul Hussein Mulla Gulamally Ali & Others.

C/o. Shri Rahul Raheja Construction
House, 85 G.D. Floor, Opp. Khar Telephone Exchange,
Aanking Road, Mumbai-400 052.



Encl - One copy of approved Building plan.

Copy with a copy of approved plan, forwarded for information and necessary action to the Tahsildar, Borivali in duplicate.

2) He should take an entry in Taluka Form II and recover tax within a period of one month.

3) Copy to the Additional Dist. Dy. Collector, /S.D.O. M.S.D. for information

4) Copy with a copy of approved plan forwarded to the C.T.S. Officer, Magathane

2/-He should recover the measurement fees from the applicant & carry out the actual measurement and report any difference of area in the actual holding as compared to the area for which N.A. Assessment is levied, so that suitable corrigendum can be issued. He may also make an entry in P.R. Card of all the holders, as shown in the schedule above, if it is not so done earlier.

4) Master File

5. Internal Audit wing

O/c Sign by Collector



For Collector
Mumbai Suburban District.

D:\17-AIS. R 6988.doc

बदर-१२१	
यवे	वे
२००९	

CC 10P3

BRIHANMUMBAI MAHANAGARPALIKA.

NO.CHE/A-2704/BP(WS)/AR of

20 DEC 2011

FULL OCCUPATION CERTIFICATE

To,
M/s. Raheja Universal Ltd.
C.A. to Owners.

Sub : Permission to occupy the completed Residential building No.D-7 on sub plot D-1 plot bearing C.T.S. No.168/6 of Village Magathane, Near Western Express Highway at Borivli (East), Mumbai.

Ref:- Your Licensed Surveyor's letter dtd.19.11.2011.

Sir,

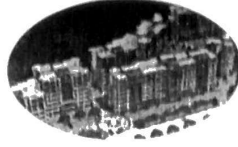
The development work of Residential Building No.D-7 comprising of Wing 'A', 'B' & 'C' with stilt + 1st to 7th upper floors on plot bearing C.T.S. No. 168/6 of Village Magathane, Near Western Express Highway at Borivli (East), Mumbai is fully completed under the supervision of Shri Manoj Dubal of M/s. Manoj Paresh Consultants, Lic. Surveyor having Lic. No.D/203, Shri N.M. Ajugia of M/s. Shirish Patel & Associates Consultant Pvt. Ltd., Lic. Structural Engineer having Lic. No. STR/A/15 and Lic. Site Supervisor, Shri Veer Madhani having Lic. No.M/10/SS-I, may be occupied on the following conditions:-

- 1) That the certificate under Section 270 A of B.M.C. Act shall be obtained from A.E.W.W. R/Central Ward and a certified copy of the same shall be submitted to this office.
- 2) That the Co.Op. Hsg. Society shall be formed and registered within three months from the date of issue hereof, or before B.C.C. whichever is earlier.

A set of certified completion plan is returned herewith

Yours faithfully,


Exec. Eng. (Bldg. Prop.) W.S. R. Ward



RAHEJA REFLECTIONS-1 CO-OP. HSG. SOCIETY LTD.

Regn. No. MUM/WRU/HSG TC/15357/2013-2014 Date : 27/9/2013

The Assistant General Manager
State Bank of India
Retail Assets Centralised Processing Cell
Borivali, Mumbai.

Date: 18th April 2023

Sub : Higher Education Loan
Ref : Burlington Court – B/302

Dear Sir,

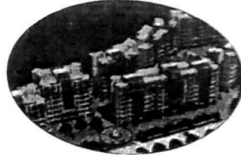
We, Raheja Reflections –1 Co-operative Housing Society Ltd.

Hereby Certify that:

1. Flat/House No. **Burlington Court B-302 in Raheja Reflections –1 Co-operative Housing Society Ltd.** (name of the Building, if any) situated at Plot Bearing **C.T.S. No. 168 / 6 Near Western Express Highway , Village Magathane Borivali (E) Mumbai 400 066.** Bearing survey No **C.T.S. No. 168 / 6** is being transferred in the name of **N. A.** (Purchasers) by the existing owners **Mr. Mohan Singh & Mrs. Suman M. Singh** as per our record **Mr. Mohan Singh & Mrs. Suman M. Singh** is member of the society and he/she has transferable rights of the property. ||
2. That title to the said land and the building thereon is clear, marketable and free from all encumbrances and doubts.
3. The said building is constructed as per approved plan issue issued by competent authority.
4. We have no objection for the said sale transaction and that there are no dues pending against the seller.
5. We confirm that we have no objection whatsoever to **Mr. Mohan Singh & Mrs. Suman M. Singh.** Mortgage the flat/house to State Bank of India as security for the amount advanced by the Bank.
6. We further state and undertake to record the charge of the bank on the said flat in our register AND

M. Singh

Page 1 of 2



RAHEJA REFLECTIONS-1 CO-OP. HSG. SOCIETY LTD.

Regn. No. MUM/WRU/HSG TC/15357/2013-2014 Date : 27/9/2013

Further confirm that Share Certificate No. **118** with Distinctive Nos from **1171** to **1180** has been issued / transferred in the name of **Mr. Mohan Singh & Mrs. Suman M. Singh.**

OR


Further agree to forward the share certificate as and when issued in the name of the owners/purchasers directly to the bank or its representative.

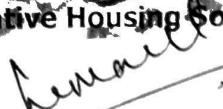
7. We hereby state and confirm that the building plan sanctioned under commencement certificate/ Occupancy Certificate No. (**as per attached**) dated **28th May 2009** shall not be altered/changed without the prior written consent of the flat purchaser
8. After creation of proper charge/mortgage and after receipt of proper nomination in favour of the Bank, from the said purchaser, we are agreeable to accept State Bank of India as nominee of the above-named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the bank of having done so. We note not to change the same without the written NOC of the Bank.

Thanking You,


Yours Truly,

For Raheja Reflections -1 Co-operative Housing Society Ltd.


Amar Patil
(Hon. Chairman)


Hemant Bangude
(Hon. Secretary)



For RAHEJA REFLECTIONS-1 CHS LTD.	
Outward No.	01
Date	28/4/2022
Signature	

M. Singh

YOUR BILL OF SUPPLY

Consumer Number (CA no.): 9000 0007 9887
Name: MOHAN SINGH

Address : 302 B WING, RAHEJA REFLECTION BURLINGTON COURT, THAKUR VILLAGE, K RAHEJA UNIVERSAL PVT LTDCTS NO. 168 (P, BORIVALI (E), MUMBAI, 400066

Mobile No. : 9*****23 Email Id : in*****y1@g**il.com

YOU CAN REACH OUT TO US AT:
TOLL FREE NO 18002095161
WHATSAPP: 7045116237
IN CASE OF FIRE ACCIDENT: 022 2577 4999
EMAIL: customercare@tatapower.com
WEBSITE: cp.tatapower.com



TATA
TATA POWER
Lighting up Lives!

The Tata Power Company Ltd., Commercial Department
Senapati Bldg 1st Flg. Power Park, Mumbai 400 013

Regular Bill	Bill Month: FEB-2023	Bill Period: 05.01.2023 to 04.02.2023	Bill Date: 06.02.2023
EBILL	Metered Units : 155	Discount Date : 13.02.2023	Tari Category : LT I (B)
Bill No. : 98003977822	Billed Units : 155	Due Date : 27.02.2023	LT-RESIDENTIAL
Meter No. : LSW013643	Supply Zone : North NZ01	Supply Date : 29.12.2011	MRU : D1405405
Meter status : OK	Dispatch Zone : North NZ01		Consumer : Direct
	Nxt. Mtr. Rdg. Dt. : 04.03.2023 (Tent.)		Type Of Supply : 3 PHASE LT

Current Bill Amount Rs. 1.259,00	+	Net Other Charges Rs. -13,00	+	Past Dues Rs. 0,00	=	Total Amount Before Due Date* Rs. 1.246,00*
Amount By Discount Date Rs. 1.236,00		Amount After Due Date Rs. 1.262,00		Security Deposit Available Rs. 2.070,00		Security Deposit Due Rs. 1.070,00

*Due date is applicable for current bill only.

For Advertisement enquiries please contact SCOM MEDIA Email: info@scommedia.com

SCOM
Media

**360 DEGREE
ADVERTISING SOLUTIONS
FOR YOUR BRANDS**

To advertise here,
Email: info@scommedia.com
www.scommedia.com

**Exclusive Sole
Marketing Rights of
Tata Power Electricity Bill**

AIRLINE MEDIA | PERSONAL MEDIA
OUTDOOR MEDIA | CREATIVE STRATEGY
DIGITAL MARKETING

f /scommediaapvtltd @ /scommedia

Your nearest offline payment centres: Customer Relations Centre (MON TO SAT: 9:00 TO 17:00 HRS & LUNCH: 14:00 TO 14:30 HRS; 2ND & 4TH SATURDAY: 9:00 TO 13:00 HRS)
Borivali Housing Colony, Dutta Pada Road Near Magathane Bus Depot, Borivali (E) Mumbai 400066.

MESSAGE TO CONSUMER

Dear Consumer, Now you have an option to choose Tata Power Bill in Marathi. To avail this, please reach out to us on Toll free No. 1800-209-5161 or WhatsApp on 7045116237. You can also register for this facility by visiting a Customer Relation Centre near to you.

17/2/23
Mumbai
The Tata Power Company Ltd.
Nishu Kane
District Distribution
Mumbai Operations

RTGS/NEFT Details: Bank Name: Kotak Mahindra Bank Limited
Account No: TPCLXXXXXXXXXXXXXXX
IFSC Code: KKBK0000955 Account Type: Current Account

P1.10.26.16.02.2023
NZ/D1405405/0/69/0243 **UPI**

THE TATA POWER COMPANY LIMITED

	Consumer Name: MOHAN SINGH		Consumer No: 9000 0007 9887		
	Bill No. : 98003977822	Bill Date : 06.02.2023	Bill Amount : Rs.1.246,00		
	Cheque No. :	Discount Date : 13.02.2023	Amt by Disc Dt. : Rs.1.236,00		
	Cheque Date :	Due Date : 27.02.2023	Amt After Due Dt. : Rs.1.262,00		

Payment should be made by crossed cheque/DD in favour of "Tata Power CA.NO. 9000 0007 9887"
For multiple payments, write CA no & break-up of amount on back side of cheque.
Please dont issue postdated or outstation cheques. Pls attach payment slip(s).



This power supply bill is neither to be treated nor utilized as a proof of ownership of the premises.

Update your CA1 Regn number by calling on 18002095161

Use Any QR Code to Scan QR code

Use QR CODE TO SCAN QR CODE

Share Certificate No.: 118 Member's Regn. No. _____ No. of Shares Ten

Share Certificate

Authorized Share Capital Of Rs : 1,68,500/- Devided Into 3370 Shares Of Rs. 50/- Each
Raheja Reflections - 1 Co-Operative Housing Society Ltd.

REGN. No. MUM/WRU/HSG/TC/15357/2013-2014/2013 Date : 27-09-2013

Plot Bearing C.T.S. No. 168/6, Near Western Express Highway, Village Magathane, Borivali (E), Mumbai - 400 066.

Building Name Burlington Court Wing B Flat No. 302

Date. 25 SEP 2014

This is to Certify that **Shri/Smt./M/s.** Mr. Mohan Singh

Mrs. Suman M. Singh

is/are the Registered Holders of Ten fully paid - up Shares Of **Rs. Fifty** each

Numbered from 1171 To 1180 both inclusive, in

Raheja Reflections - 1 Co-Operative HSG. Society Ltd.,

Subject to the Bye - Laws of the said Society.

Given under the Common seal of the said society on Date of Issue this _____ day of _____ 2014.



Adali
Authorised
M. C. Member

Secretary
Secretary

Chairman
Chairman

M. Singh

RAHEJA REFLECTIONS-1 CO-OP.HSG.SOC.LTD
MUM/WRU/HSG/TC/15357/2013-2014 DATE 27/09/2013
THAKUR VILLAGE KANDIVALI (EAST), MUMBAI :- 400101
NEFT FOR SARASWAT CO-OP.BK IFSC SRCB0000341,A/C 341200104965746

302

BILL

Name [BB/302] MR. MOHAN SINGH
BURLINGTON

Bill No 1630
Date 01/01/2023
Due Date 15/02/2023
Sq Ft 833.00

Particulars BILL FOR JANUARY TO MARCH 2023

Sr No	Nature of Charges	Amount
1	PROPERTY TAX	4926.00
2	SERVICES CHARGES	6717.00
3	ELECTRICITY CHARGES	2160.00
4	SINKING FUND	678.00
5	REPAIR FUND	2031.00
6	LIFT MAINT. CHARGES	969.00
7	WATER CHARGES	723.00
8	CULTURAL CHARGES	450.00
9	INSURANCE CHRGS	75.00
10	EDUCATION FUND	30.00
11	N.A TAX	24.00
12	Interest	986.00
	Total	19769.00
	Arrears	18783.00
	Amount Due	38552.00

NOTE

1.) PLEASE VIEW YOUR BILL ON
www.brightaccountingservices.com
LOGIN USER ID- RAHEJA,
YOUR FLAT NO & PASSWORD IS SAME
USER ID

2.) IF YOU HAVE NOT GIVEN EMAIL ID
PLEASE INFORM TO MANAGER

3.) FOR NEFT/RTGS SARASWAT
CO-OP BANK LTD,THAKUR VILLAGE,
KANDIVALI(E)
IFSC.CODE SRCB0000341
A/C NO.341200104965746

4.) IMPS NOT ACCEPTED PLS SEND
DETAIL ON rrchs1phase@gmail.com

Rupees Thirty-eight thousand five hundred fifty-two only

Notes Please pay dues on or before 15/02/2023 otherwise interest @21%p a will be charged on outstanding amount

Please issue cheque in favour of RAHEJA REFLECTIONS-1 CO-OP HSG SOC LTD

3) NEFT FOR SARASWAT CO-OP.BK IFSC SRCB0000341,A/C 341200104965746 FOR NEFT/RTGS SARASWAT CO-OP BANK LTD

For RAHEJA REFLECTIONS-1 CO-OP.HSG.SOC.LTD

4) IMPS NOT ACCEPTED SEND NEFT TO rrchs1phase@gmail.com ONLY

CHAIRMAN/SECRETARY/TREASURER

RAHEJA REFLECTIONS-1 CO-OP.HSG.SOC.LTD

MUM/WRU/HSG/TC/15357/2013-2014 DATE 27/09/2013
THAKUR VILLAGE KANDIVALI (EAST) , MUMBAI - 400101
NEFT FOR BANK OF BARODA.IFSC:-BARBOTHAVIL,A/C 30770100011211

BILL

Name [CBB302] MR. MOHAN SINGH

Bill No 1904
Date 01/01/2023
Due Date 15/02/2023

Particulars BILL FOR JANUARY TO MARCH 2023

Sr. No.	Nature of Charges	Amount
1.	PROVISIONAL CLUB MAINT.	2000 00
2.	Interest	321.00

NOTE

1.) PLEASE VIEW YOUR BILL ON
www.brightaccountingservices.com
LOGIN USER ID- RAHEJA
YOUR FLAT NO & PASSWORDS SAME
USER ID

2.) IF YOU HAVE NOT GIVEN EMAIL ID
PLEASE INFORM TO MANAGER

3.) FOR NEFT RTGS BANK OF BARODA
THAKUR VILLAGE , KANDIVALI (E)
IFSC CODE BARBOTHAVIL,
A/C:-30770100011211

4.) IMPS NOT ACCEPTED SEND
NEFT TO rrchs1phase@gmail.com
only

Total	2321.00
Arrears	6437.00
Amount Due	8758.00

Rupees Eight thousand seven hundred fifty-eight only

Notes Please pay dues on or before 15/02/2023 otherwise interest @21%p a will be charged on outstanding amount.
Please issue cheque in favour of RAHEJA REFLECTIONS-1 CO-OP HSG SOC LTD
3) NEFT FOR BANK OF BARODA.IFSC:-BARBOTHAVIL,A/C 30770100011211 FOR NEFT/RTGS BANK OF BARODA

For RAHEJA REFLECTIONS-1 CO-OP HSG SOC.LTD

4) IMPS NOT ACCEPTED SEND NEFT TO rrchs1phase@gmail.com ONLY

CHAIRMAN/SECRETARY/TREASURER

