

मालमत्ता पत्रक

विभाग/मोजे -- विक्रोळी

तालुका/न.भू.मा.का. -- न.भू.अ.घाटकोपर

जिल्हा -- मुंबई उपनगर

नगर भूमापन क्रमांक / प्ल. प्लो. न.	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार
५०/४२	५०/४२			

शासनाला दिलेल्या अकराव्या क्रमांकाच्या तपशील आणि त्याच्या फेर तपशीलाच्या

तपासणी करणारा -

खरी नक्कल -

न.भू.अ.घाटकोपर

मुंबई उपनगर जिल्हा

प्रमाणपत्र

अर्ज क्रमांक. . . २६२० अर्ज आल्याची तारीख १५/१५/१२
 नक्कलेचा शुल्क. १६००० नक्कल तयार तारीख १५/१५/१२
 नक्कलेची प्रतिवार. . . } ...तयार करणार. . . २१/१०/१२
 तपासणी शुल्क. . . } ...तपासणी करणार. . . १०/११/१२
 कागद शुल्क . . . २००० नक्कल दिल्याची तारीख १०/११/१२
 एकुण शुल्क. . . १६४००

मिळकत पत्रिकेच्या प्रमाणित प्रतिलिपि
 क्षेत्र
 अक्षरी - ०५५५५५ पूर्णिक मठा क्षेत्रात
 चौरस मीटर हे भूख मिळकत पत्रिकेवर
 केलेल्या क्षेत्राच्या भेळात असल्याची खात्री केली आहे

डॉ. बा. पाटील
 धारण अधिकारी
 खरी प्रत

नगर भूमापन अधिकारी
 घाटकोपर

करल - ३		
७२०५	६८	१५०
२०१६		

नगर भूमापन अधिकारी
 घाटकोपर



मालमत्ता पत्रक

विभाग/मौजे -- विक्रोळी

तालुका/न.भू.मा.का. -- न.भू.अ.घाटकोपर

जिल्हा -- मुंबई उपनगर जिल्हा

क्र. नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासकाला दिवसांचा आकार वींचा किती प्राइयाच तपशील आणि त्यांचा फेर तपासणी निकत वेळ)
५०/४३	५०/४३				



		७२.६	[क-१] क	सि.स.नं. ५० प्रमाणे
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धारणाधिकार --

वकाचा मुळ धारक वर्ष [मेसर्स-रेसबेसस्टॉय मॅनेजिया अँड क्लिक्लन] [मिटेरीयल लि.]

करल - ३
७२६५ २६३५०
२०१६

हेदार --

तर धार --

तर शेरे --

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (ध)	साक्षात्कृत
०३/१२/१९७१	बिनशेती आदेश सि.स.नं. ५० प्रमाणे	-	-	सही - १९७१-१२-०७ न.भू.अ. घाटकोपर
११/०७/१९७२	बिनशेती आदेश सि.स.नं. ५० पहा.	-	-	सही - १९७२-०७-३१ न.भू.अ. घाटकोपर
२७/०९/१९७२	सि.स.नं. ५० पहा	-	H हिंदुस्थान फॅरोडो लि.	सही - २७/०९/१९७२ न.भू.अ.घाटकोपर.
२८/०७/२०००	सि स नं ५० पहा	स्व.सु	धा हिंदुस्तान कम्प्युसिट्स लि.	फेरफार क्र.४ प्रमाणे सही - २०००-०७-२८ न.भू.अ. घाटकोपर
३१/०८/२०१०	मा. सह दुय्यम निबंधक कुर्ला ३ यांचेकडील र.द.क्र. ६५०/२०१० दि. १८/११/१० अन्वये खरेदी घेणार हिंदुस्तान कम्प्युसिट्स लि. यांचे नांव कमी करुन खरेदी घेणार यांचे नांव पुढीलप्रमाणे राखल केले.		धा. रघुलिखा लेसर्स अँण्ड डेव्हलपर्स प्रायव्हेट लिमिटेड	फेरफार क्र.६२ प्रमाणे सही - ३१/८/२०१० न.भू.अ.घाटकोपर.
३१/०८/२०१०	मा. उपकंपनी रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र GSR No.A७७००६१०४ दि. ५/२/१० अन्वये व कार्यालयीन आदेश क्र.न.भू.अ. घाट/विक्रोळी/फे.नॉ.क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रघुलिखा लेसर्स अँण्ड डेव्हलपर्स प्रा.लि. यांचे ऐवजी पुढीलप्रमाणे नांव राखल केले.		धा. बाबुबा रिसिडेन्सी प्रायव्हेट लिमिटेड	फेरफार क्र.६३ प्रमाणे सही - ३१/८/२०१० न.भू.अ.घाटकोपर.
०३/०१/२०११	मा.जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.सी/ हेरक II डी/एल.एन.डी/एन.ए.पी/एच.आर.के.१५२५दि. २५/१०/१० व बिनशेती मो.र.नं.१४४/१० दि.१/१२/१० व एकडील आदेश क्र.न.भू.अ.घाट/विक्रोळी/न.भू.क्र.५०, ५०/१ ते ७, ५०/३५ ते ४४/१० मुलुंड दि. १०/११ अन्वये प्रत्येकी १०० चौ.मी. क्षेत्रास रु.५०३ व वार्षिक आकारणी र.रु.३५७८६०/- या प्रमाणे पुर्ण क्षेत्रास रोहवास प्रयोजनार्थ बिनशेती सव-याची नोंद राखल केली.			सही - ०३/०१/२०११ न.भू.अ.घाटकोपर



मालमत्ता पत्रक

विभाग/मोजे -- विक्रोळी

तालुका/न.भू.मा.का. -- न.भू.अ.घाटकोपर

जिल्हा -- मुंबई उपनगर

पत्र क्रमांक / का.पत्र नं.	प्लॉट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार
५०/४३	५०/४३			

शासनाला दिलेल्या अकराव्या तरतुदी तयारीत आणि त्याच्या फेर तयारीत

तपासणी करणारा -

खरी नक्कल -

न.भू.अ.घाटकोपर

मुंबई उपनगर जिल्हा

अर्ज क्रमांक. १६२० अर्ज आल्याची तारीख १७/०४/१२
 नक्कलेचा शुल्क. १६०-०० नक्कल तयार तारीख १६/०४/१२
 नक्कलेची प्रतिवार... तयार करणार... २-१-११
 तपासणी शुल्क... तपासणी करणार... श्री. बा. पाटील
 कागद शुल्क... नक्कल दिल्याची तारीख ११/०४/१२
 एकूण शुल्क... १६०-००

खरी प्रत

प्रमाणपत्र

मिळकत पत्रिकेच्या प्रमाणित प्रतियार क्षेत्र ७२.६ टि. अक्षरी-घाटकोपर युनिट महा १०० चौस मीटर हे मुळ मिळकत पत्रिकेवर केलेल्या क्षेत्राच्या मेळात असल्याची खात्री केली

करल - ३

नगर भूमापन अधिकारी
घाटकोपर

नगर भूमापन अधिकारी
घाटकोपर

०२२५ ३०० १५०

२०११



मालमत्ता पत्रक

भाग/मौजे -- विक्रोळी

तालुका/न.भू.मा.का. -- न.भू.अ.घाटकोपर

जिल्हा -- मुंबई उपनगर जिल्हा

शिट नंबर प्लॉट नंबर क्षेत्र चौ.मी. धारणाधिकार

शामभूला दिलेख अकरवी वी.के. भोसले यांचा तपशील आणि त्यांच्या वर तपस्युची विस्तृत घड)

५०/४४ ५०/४४

७२.६

[क-१]
क

सि.स.नं. ५० प्रमाणे



धारणाधिकार

काचा मुळ धारक

[मेसर्स-एँसबेसस्टॉय मॅनेशिया अँड फ्रिव्हान]
[मटेरीयल्स लि.]

करल - ३

७२५ ३०९ १५०

२०१६

धार

धार

शे

क्र	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
०३/१२/१९७१	बिनशेती आदेश सि.स.नं. ५० प्रमाणे	-	-	सही - ०३/१२/१९७१ न.भू.अ. घाटकोपर
११/०७/१९७२	बिनशेती आदेश सि.स.नं. ५० पहा.	-	-	सही - ११/०७/१९७२ न.भू.अ. घाटकोपर
२७/०९/१९७२	सि.स.नं. ५० पहा	-	H हिंदुस्थान फॅरोडो लि.	सही - २७/०९/१९७२ न.भू.अ.घाटकोपर.
२८/०७/२०००	सि स नं ५० पहा	स्व.सु	धा हिंदुस्तान कॅम्पोसिट्स लि.	के रफार क्र. १४ प्रमाणे सही - २०००-०७-२८ न.भू.अ. घाटकोपर
३१/०८/२०१०	मा. सह दुय्यम निबंधक कुर्ला ३ यांचेकडील र.द.क्र. ६५०/२०१० दि. १८/१/१० अन्वये खरेदी देणार हिंदुस्तान कॅम्पोसिट्स लि. यांचे नांव कमी करून खरेदी घेणार यांचे नांव पुढीलप्रमाणे दाखल केले.	-	धा. रघुलिला लेसर्स अँड डेव्हलपर्स प्रायव्हेट लिमिटेड	के रफार क्र. ६२ प्रमाणे सही - ३१/८/२०१० न.भू.अ.घाटकोपर.
३१/०८/२०१०	मा. उपकंपनी रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र GSR No. A७७००६१०४ दि. ५/२/१० अन्वये व कार्यालयीन आदेश क्र. न.भू.अ. घाटविक्रोळी/फे.नॉ.क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रघुलिला लेसर्स अँड डेव्हलपर्स प्रा.लि. यांचे ऐवजी पुढीलप्रमाणे नांव दाखल केले.	-	धा. वापवा रिसिडेन्सी प्रायव्हेट लिमिटेड	के रफार क्र. ६३ प्रमाणे सही - ३१/८/२०१० न.भू.अ.घाटकोपर.
०३/०१/२०११	मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र. सी/ डेरक II डी/एल.एन.डी/एन.ए.पी/एस.आर.के.१५२५ दि. २५/१०/१० व बिनशेती मो. र.नं. १४१/१० दि. १/१२/१० व इकडील आदेश क्र. न. भू.अ.घाटविक्रोळी/न.भू.क्र. ५०, ५०/१ ते ७, ५०/३५ ते ४४/१० मुजुंड दि. १/११ अन्वये प्रत्येकी १०० चौ.मी. क्षेत्रास रु. ५०३ व वार्षिक आकारणी र.रु. ३५७८६०/- या प्रमाणे पुर्ण क्षेत्रास रविवास प्रयोगान्वय बिनशेती सान्याची नोंद दाखल केली.	-	-	सही - ०३/०१/२०११ न.भू.अ.घाटकोपर

मालमत्ता पत्रक

विभाग/मौजे -- विक्रोळी

तालुका/न.भू.मा.का. -- न.भू.अ.घाटकोपर

जिल्हा -- मुंबई उपनगर

नगर भूमापन क्रमांक / स.प्ल. नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार
५०/४४	५०/४४			

शासनाला दिलेल्या आकाराची तपशील आणि त्याच्या फेर तपासणी

तपासणी करणारा -

खरी नक्कल -

न.भू.अ.घाटकोपर
मुंबई उपनगर जिल्हा

अर्ज क्रमांक: २६२० अर्ज आल्याची तारीख १५/५/१२
 नक्कलेचा शुल्क १६०-०० नक्कल तयार तारीख १९/५/१२
 नक्कलेची प्रतिवार... तयार करणार... २५/५/१२
 तपासणी शुल्क... तपासणी करणार... १०/५/१२
 कागद शुल्क ४-९५ नक्कल दिल्याची तारीख १५/५/१२
 एकुल शुल्क १६४-००

प्रमाणपत्र

मिळकत पत्रिकेच्या प्रमाणित प्रतिवर दाखल
 क्षेत्र - ७२.९ चौ.मी.
 अक्षरी - अटलार पुणेई अटलकोर
 चौस मीटर हे मुळ मिळकत पत्रिकेवर नमु
 केलेल्या क्षेत्राच्या मेळात असल्याची खात्री केली आहे

खरी प्रत

नगर भूमापन अधिकारी
घाटकोपर

करल - ३

नगर भूमापन अधिकारी
घाटकोपर

७२९५ १०२ १५०

२०१३



ANNEXURE - D

करल - ३		
७२२५	९०३९५०	
२०१६	MCGM CAR PARKING ENTRY	RESIDENTIAL

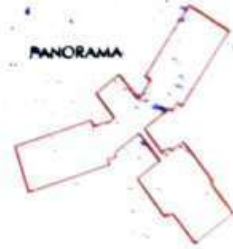
L. B. S. MARG

CEMETERY

PROPOSED R.G. IN PLACE OF FOUR DESIGNATED R.G.S.
8659.70 SQ.M



PANORAMA



TO GHATKOPAR STATION

ADJ CENTRAL RAILWAY LINE

TO VIKHOLI STATION

RELATIVE FLOOR PLAN IS SUBJECT TO THE APPROVAL OF M.C.G.M
NET AREA OF THE FLAT IS AREA OF ALL THE ROOMS FROM WALL TO WALL PLUS AREA OF THE DOOR JAMBS (COLUMN PROJECTIONS IN THE ROOMS ARE NOT TO BE DEDUCTED).

PANORAMA LAYOUT PLAN

THE ADDRESS
Ghatkopar (w), Mumbai



The Wadhwa Group
 L.L. Wadhwa & Co. Pvt. Ltd.
 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

करल - ३

ANNEXURE - E

७२०५ १०४ ४५०
२०१६

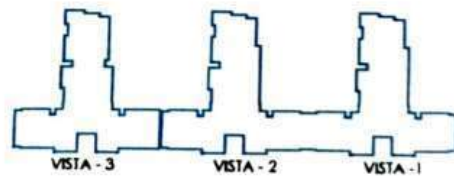


L. B. S. MARG

MCGM CAR PARKING ENTRY

CEMETERY

PROPOSED R.G. IN PLACE OF FOUR DESIGNATED R.G.S.
8659.70 SQ.M



TO GHATKOPAR STATION

ADJ. CENTRAL RAILWAY LINE

TO VIKHROLI STATION

- 1). TENTATIVE FLOOR PLAN IS SUBJECT TO THE APPROVAL OF M.C.G.M
- 2). CARPET AREA OF THE FLAT IS AREA OF ALL THE ROOMS FROM WALL TO WALL PLUS AREA OF THE DOOR JAMBS (COLUMN PROJECTIONS IN THE ROOMS ARE NOT TO BE DEDUCTED).

VISTA LAYOUT PLAN

THE ADDRESS
Ghatkopar (w), Mumbai



The watermark logo and text are partially visible on the right edge of the page.

ANNEXURE - F

करल - ३
७२९५ . १०५ १५०
२०१६



ACTIVE FLOOR PLAN IS SUBJECT TO THE APPROVAL OF M.C.G.M
 NET AREA OF THE FLAT IS AREA OF ALL THE ROOMS FROM WALL TO WALL PLUS AREA OF THE DOOR JAMBS (COLUMN PROJECTIONS THE ROOMS ARE NOT TO BE DEDUCTED).

BOULEVARD LAYOUT PLAN

THE ADDRESS
Ghatkopar (w), Mumbai



The Wadhwa Group
 Limited Liability Partnership
 Kalyan, Maharashtra
 CIN: L27100MH2011PTC000000
 WADHWHA GROUP
 2011-12-31

करल - ३		
७२९५	१०६	१५०
२०१६		

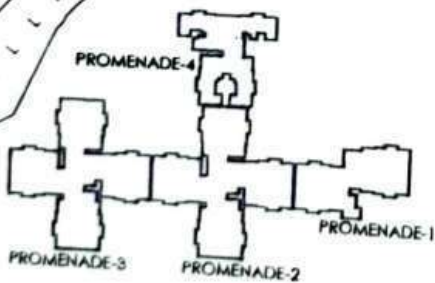
I. B. S. MARG

MCGM CAR PARKING ENTRY



CEMETERY

PROPOSED R.G. IN PLACE OF FOUR DESIGNATED R.G.S. 8659.70 SQ.M



TO GHATKOPAR STATION

ADJ CENTRAL RAILWAY LINE

TO VIKHOLI STATION

- 1). TENTATIVE FLOOR PLAN IS SUBJECT TO THE APPROVAL OF M.C.G.M
- 2). CARPET AREA OF THE FLAT IS AREA OF ALL THE ROOMS FROM WALL TO WALL PLUS AREA OF THE DOOR JAMBS (COLUMN PROJECTIONS IN THE ROOMS ARE NOT TO BE DEDUCTED).

PROMENADE LAYOUT PLAN

THE ADDRESS
Ghatkopar (w), Mumbai



MUNICIPAL CORPORATION OF GREATER MUMBAI

ANNEXURE G

CE / 6521 / BPES / AN

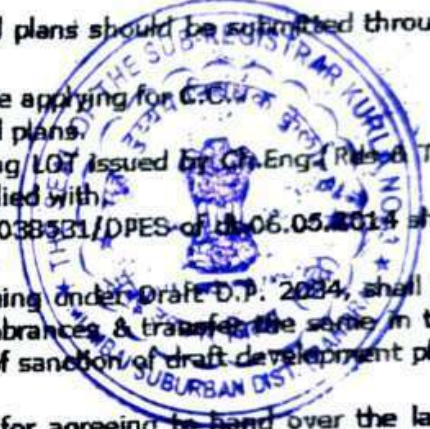
JUL 2015		
6204	306	940
2098		

To, Shri Shashikant L. Tadhav
M/s. Spaceage Consultants
B-10 Natraj Bldg., Shrushti Complex,
Mulund Link Road, Mulund (W),
Mumbai-400080

Sub: Amended plans for proposed residential building on plot bearing C.T.S.No. 50, 50/1 to / and 50/35 to 44 of village Vikhroli (W) at L.B.S. Marg, Ghatkopar(W), Mumbai
Ref: Your letter dated 23/06/2015

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 30/04/2010 and amended plan approval letter under No. dated 17/01/2011, 27/12/2011, 12/06/2013, 10/01/2014, 07/03/2014, 11/7/2014 and 30.12.2014 and following additional conditions:-

- 1) That the R.C.C. design and calculations as per the amended plans should be submitted through the registered structural engineer before starting the work.
- 2) That the requisite fees, deposits, premium shall be paid before applying for C.C.
- 3) That the C.C. shall be got endorsed as per approved amended plans.
- 4) That all the conditions mentioned in the LOI for Public Parking (LOI issued by Ch.Eng. (Rds. & Tr.) u/No.ChE/4064/Rds. Tr /MC dated 17/11/2014 shall be complied with.
- 5) Conditions mentioned in revised I to R Permission u/no.CHE/038531/DPES of dt.06.05.2014 shall be complied with.
- 6) That the area falling under proposed D.P. Road/ Road widening under Draft D.P. 2034, shall be handed over to M.C.G.M. free of cost & free from all encumbrances & transfer the same in the name of M.C.G.M. within a period of 6 month from the date of sanction of draft development plan 2034 by the state Govt.
- 7) An registered undertaking as finalized by legal department for agreeing to hand over the land affected by proposed road/ road widening as per Draft /D.P. 2034, which will be binding an legal heirs/ successes/ assignees/ flat purchases & a suitable conditions to the effect incorporating in sale agreement shall be submitted.
- 8) That as per Circular No.ChE/27921/DP/Gen dated 06/01/2014, the owner / developer and concerned architect / L.S. shall compile and preserve the following documents :-
a)Ownership document, b)Copies of IOD, CC subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans, c) copies of Soil Investigation Reports, d)RCC details and canvas mounted structural drawings, e) Structural Stability Certificate from Licensed Structural Engineer, f)Structural Audit Reports, g)All details of repairs carried out in the buildings, h) Supervision certificate issued by the Licensed Site Supervisor, i) Building Completion Certificate issued by L.S. / architect, j) NOC and completion certificate issued by the C.F.O., k)Fire Safety Audit carried out as per the requirement of C.F.O.
The above documents / plans shall be handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should be handed over within a period of 90 days after granting Occupation Certificate.
- 9) That the registered Undertaking / Indemnity bond for incorporating the condition of handing over of document to the society/ end user as per circular no.CHE/27921/DP/GEN dt.06.01.2014 shall be submitted & copy of agreement showing the above conditions shall be submitted.
One set of amended plans duly signed and stamped is hereby returned in the token of Municipal Approval.



Yours faithfully,

Acc :- One set of plan.

Copy forwarded for information to the owner
M/s.Wadhwa Residency Pvt. Ltd.

Executive Engineer
(Building Proposals)E.S.-II
Executive Engineer
(Building Proposals)E.S.-II

Valid upto

23 MAY

Gen-229-5776 (9)

करल - 3

MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. CE/ 6521

/BPES/AN

24 MAY 2010

COMMENCEMENT CERTIFICATE

6204	902	390
2098		

To,
M/s. Wadhwa Residency

No. Ltd

Sir,

With reference to your application No. 3369 dt. 25.3.2010

for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No. _____ on plot No. _____ C.T.S.No. 50,50/107 & 55/35 Divn/ Village / Town

Planning Scheme No. Vikhadi situated at Road / Street L.B.S Marg Ward _____

the Commencement Certificate / Building permit is granted on the following conditions :-

- 1) The land vacated on consequence of the endorsement of the set back line / road 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 occupation 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 be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & 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 applicant and every person deriving title through or under him in such an even 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.

Gen. 229

2

करल - ३		
७२०५	३०६	३५०
२०१६		

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

The C.C. is valid upto 23 MAY 2011



C.C. upto Basement top for the wing 'A' to 'E' approved plans dated 30.4.2010
24 MAY 2010

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai

P. P. Raut
24/5/11
Executive Engineer (Building Proposal)
Eastern Suburbs
BOR.

CE654 BPESIAN - 9 DEC 2010

full c.c. for wings 'A' to 'E' as per approved plans dtd 30.4.2010

CE654 BPESIAN 8 JAN 2011

P. P. Raut
8/1/11
Executive Engineer Building Proposal
(Eastern Suburbs.) - ETC

C.C. for tower 'A' for wing '3' upto 8th upper floor and for wing '4' upto 12th upper floor and Tower 'B' for wing '1' c.c. upto 12th upper floor & for wing '2' c.c. upto 8th upper floor & for wing '3' c.c. upto still slab level and for Tower 'C' c.c. upto still slab level as per approved amended plans dated 17.1.2011.

P. P. Raut
15.1.11
Executive Engineer Building Proposal

CE/6521/BPES/AN 01 FEB 2011

C.C. for tower A for wing 1 and 2 up to split slab level
per approved amended plans dat. 17/1/2011

कॉल - 3		
6204	870	840
2096		

[Signature]
01.2.11
Executive Engineer Building Prop
(Eastern Suburbs.)

CE/6521/BPES/AN 05 APR 2011

C.C. for tower 'A' for wing 1st & 2nd up to split slab level wing 3rd & 4th c.c. up to 12th upper floor and tower 'B' for wing 1 & 2 c.c. up to 12th upper floor wing 3 c.c. up to split slab level and tower 'C' c.c. up to split slab level as per approved amended plans dat. 17/1/2011.



[Signature]
05/4/2011
Executive Engineer Building Prop
(Eastern Suburbs.)

CE/6521/BPES/AN 10 OCT 2011

C.C. for tower 'A' for wing 1 and 2 up to split slab level wing 3rd and 4th c.c. up to 17th upper floor and tower 'B' for wing 1 and 2 c.c. up to 17th upper floor A for wing 3 c.c. up to split slab level and for Tower 'C' c.c. up to split slab level as per approved amended plans dat. 17-1-2011.

[Signature]
10.10.2011
Executive Engineer Building Prop
(Eastern Suburbs.)

CE/6521/BPES/AN - 2 NOV 2011

C.C. for tower 'A' for wing 1 and 2 up to split slab level wing 3rd and 4th c.c. up to 17th upper floor and tower 'B' for wing 1 and 2 c.c. up to 17th upper floor A for wing 3 c.c. up to split slab level and for tower 'C' c.c. up to split slab level as per approved amended plans dat. 2.11.2011

[Signature]
22/11/2011
Executive Engineer Building Prop
(Eastern Suburbs.)

CE/ 6521 /BPESIAN - 1 DEC 2011

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0204	000	340
2096		

c.c for Tower 'A' for wing 1st & 2nd upto still slab level, wing 3rd & 4th cc upto 17th upper floor & Tower 'B' for wing 1 & 2 cc upto 17th upper floor & for wing 3 cc upto 10th upper floor & Tower 'C' upto 2nd upper floor as per approved amended plans dated 2/11/2011.

Pearij
01.12.2011

6521 /BPESIAN 09 AUG 2012



c.c. for Tower 'A' for wing 1st & 2nd upto still slab level and c.c. for wing 3rd & 4th c.c. upto 19th upper floor Tower 'B' for wing 1 & 2 upto 18th upper floor upto 18th upper floor and c.c. for Tower 'C' upto 2nd upper floor as per approved amended plans dated 2/11/2011.

Pearij
09.08.2012

Executive Engineer Building Proposal (Eastern Suburbs.) - II

CE/6521/BPESIAN 07 SEP 2012

c.c. for Tower 'A' for wing 1st & 2nd upto 2nd upper floor for wing 3rd & 4th upto 19th upper floor & c.c. for Tower 'B' for wing 1 & 2 upto 18th upper floor & for wing 3 upto 18th upper floor and c.c. for Tower 'C' upto 2nd upper floor as per approved amended plans dated 29/12/2011.

Pearij
07.09.2012

Executive Engineer Building Proposal (Eastern Suburbs.) - II

CE/ 6521 /BPESIAN 11 OCT 2012

c.c. for Tower 'A' for wing 1st & 2nd upper floor, wing 3rd & 4th c.c. upto 21st upper floor & c.c. for Tower 'B' for wing 1 & 2 upto 19th upper floor & for wing 3 upto 20th upper floor & c.c. for Tower 'C' upto 3rd upper floor as per approved amended plans dated 27/12/2011.

Pearij
11.10.2012

Executive Engineer Building Proposal (Eastern Suburbs.) - II

करल - 3		
0204	092	340
2098	CEI 6524 /BPESIAN 26 JUN 2013	

C.C. for Tower 'A' wing 1 & 2 upto 13th upper floors
for wing 3 & 4 c.c. upto 21st upper floors and
Tower 'B' wing 1, 2 & 3 upto 20th upper floors
And for Tower 'C' upto 10th upper floors as per
amended Plans dated 12/06/2013



CEI 6524 /BPESIAN 03 FEB 2014
C.C. for Tower 'A' wing 1st & 2nd upto 21st upper floors
for wing 3rd & 4th c.c. upto 28th upper floors and
Tower 'B' wing 1st, 2nd & 3rd upto 21st upper floors
Per approved amended Plans dated 10/01/2014

J. J. J.
26-06-13

Executive Engineer Building Proposals
(Eastern Suburbs.) - II

CEI 6524 /BPESIAN 27 AUG 2014

C.C. for Tower 'B'-wing 4th & 5th up to Basement to
Tower Portion only as per approved amended Plans
11/07/2014

M. M. M.
03/02/14

Executive Engineer Building Proposals
(Eastern Suburbs.) - II

CEI 6524 /BPESIAN 01 OCT 2014

C.C. for Tower 'A'-wing 1 & 2 upto 23 floors (i.e.
2 floors) and Tower 'C' upto 13 floors (i.e. additional
as per approved amended Plans dated 11/07/2014

M. M. M.
27/8/14

Executive Engineer Building Proposals
(Eastern Suburbs.) - II

M. M. M.
11/07/14

Executive Engineer Building Proposals
(Eastern Suburbs.) - II

CEI 6524 IBPESIAN 17 JAN 2015

करल *3		
6224	33	40
2098		

C.C. for Tower 'A' - wing 1, 2, 3 & 4 up to 28th floor, Tower 'B' wing 1, 2, 3 C.C. up to 21st floor, wing 4 & 5 C.C. basement top and Tower 'C' C.C. up to 15th upper floor as per amended plans dated 30/12/2014



Executive Engineer Building Proposal (Eastern Suburbs)

CEI 6524 IBPESIAN 16 JUN 2015

C.C. for Tower 'A' wing 1, 2, 3 & 4 up to 28th floor, Tower 'B' wing 1, 2, 3 C.C. up to 21st floor, wing 4 & 5 C.C. basement top and Tower 'C' C.C. up to 20th upper floor as per amended plans dt. 30/12/2014

[Signature]
16/06/2015

Executive Engineer Building Proposal (Eastern Suburbs)

CEI 6524 IBPESIAN 14 AUG 2015

Endorsed C.C. for Tower 'A', 'B' and further C.C. for tower 'C' 21st upper floors as per approved amended plans dt. 23/7/2015

[Signature]
14/08/2015

Executive Engineer Building Proposal (Eastern Suburbs.) - II

CEI 6524 IBPESIAN 14. SEP. 2015

C.C. for Tower 'A' wing 1, 2, 3 & 4 up to 28th upper floor, Tower 'B' wing 1, 2, 3 C.C. up to 21st floor, wing P1 and P2 C.C. up to 11th floor, wing P3 C.C. up to Basement Tower 'C' C.C. up to 21st floor top and wing P4 C.C. up to 2nd upper floor as per amended plan dt. 23/7/2015

[Signature]
14/09/2015

Executive Engineer Building Proposal (Eastern Suburbs) - II

करल - ३		
७२९५	११४	१५०
२०१६/CEI/६५४/IBPES/AN		

04 DEC 2015

C.C. for Tower 'A' wing 1,2,3 & 4 UP to 28th upper floor
 Tower 'B' wing 1,2,3 C.C. UP to 21st floor, wing P1 and P2
 C.C. UP to 11th floor, wing P3 C.C. UP to 8th upper floor
 and wing P4 C.C. UP to 2nd upper floor, Tower 'C' C.C.
 UP to 21st upper floor as per amended plan dt. 23/7/15



IBPES/AN 30 JAN 2016

[Signature]
4/12/15

Executive Engineer Building Proposal
 (Eastern Suburbs) - II

C.C. for Tower 'A' wing 1,2,3 & 4 upto 28th upper floor
 Tower 'B' wing 1,2,3 C.C. upto 21st floor, wing P1 and P2
 C.C. upto 16th floor, wing P3 C.C. upto 10th upper
 floor and wing P4 C.C. upto 14th upper floor, Tower
 'C' C.C. upto 21st upper floor as per amended plan
 dt. 01/01/2016.

[Signature]
30/1/16

Assistant Engineer Building Proposal
 Eastern Suburbs L & N Ward

c.c. for Tower 'A' wing 1, 2, 3 & 4 upto 28th upper floor, Tower 'B' wing 1, 2, 3 c.c. upto 21st floor wing P1, P2 & P3 c.c. upto 22nd upper floors & wing P4 c.c. upto 14th upper floors, Tower 'C' c.c. upto 21st upper floor as per amended plans dt 01/01/2016


S.E.(B.P.)


Assistant Engineer Building Proposal
Eastern Suburbs L & N Ward

करल - ३		
७२९५	३३५	३५०
२०१६		



In reply quote SV/ 7607 /2012

करल - ३		
७२९५	९९६	९५०
		Re :
२०१३		

TO WHOMSOEVER IT MAY CONCERN

All the pieces and parcel of land, situate, lying and being at revenue village Vikhroli, Taluka Ghatkopar in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, consisting of freehold land admeasuring in aggregate 28540.75 sq. yards or thereabouts equivalent to 23,863.60 sq mtrs or thereabouts and leasehold land admeasuring 58439.25 sq.yards or thereabouts equivalent to 48862.45 sq. mtrs or thereabouts (as per title document) and bearing CTS Nos. 50, 50/1 to 50/7 and 50/35 to 50/44, admeasuring in aggregate, as per P.R. Cards, 71,145.50 sq. meters., or thereabouts, together with the buildings and other structures standing thereon, situate at L.B.S. Road, Vikhroli, Mumbai.



We have prepared this Report on Title in respect of the captioned property on the basis of (i) our earlier Report on Title dated 12th August 2011, (ii) the copies of the certain documents of title furnished to us, inspection of the original documents taken earlier at the office of Hindustan Composites Limited, (iii) the Search Reports submitted by Mr. Nilesh Vagal, Search Clerk, in respect of the searches taken in the office of the concerned Sub-Registrars of Assurances, and (iv) the Search Report submitted by Messrs S. P. Imartey & Associates, Company Secretaries, in respect of the searches taken at the Office of the Registrar of Companies, and (v) copies of the Property Register Cards, in respect of the said Property. On perusal of all the aforesaid, we observe as under:

1. By and under an Indenture dated 7th July 1835, (read with the endorsement thereon dated 30th November 1837) made between the then acting Collector, Nathaniel Horby and Framjee Cowasjee Esqr., the said Nathaniel Horby demised unto Framjee Cowasjee Esqr., the plot of lands of the villages of Veekrolee (Vikhroli) and Kanjoor Turuf Maroole in the Salsette Taluka in perpetuity, at the rents thereby reserved to be paid, and subject to the covenants, conditions, and stipulations therein contained to be observed and performed, on the part of Framjee Cowasjee Esqr.
2. By diverse mesne assignments and acts in law, and ultimately by an Indenture dated 26th June 1945, made between Amratlal Amarchand of the First Part, The Official Assignee of the Second Part, Vrajlal Jiwandas and Bai Javerbai of the Third Part, Mulji Savchand and Gangabai of the Fourth Part, and Nowroji Pirojsha of the Fifth Part, and registered with the Sub Registrar of Assurances, Bombay under serial No. BOM 3534/1945, the aforesaid parties of the First Part, Second Part, Third Part and Fourth Part thereby, granted unto the Party of the Fifth Part (i.e. Nowroji Pirojsha), all the leasehold land in Village of Vikhroli Turuf Marole in the Salsette in the Registration Sub-district of Bandra within the Bombay

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Suburban District, less the portion conveyed by the court receiver by a conveyance dated 15th September 1941, i.e. land in aggregate admeasuring 726 square yards bearing Survey No.121/5 and 121/6 and admeasuring 1 (one) Guntha and 5 (five) Gunthas respectively, were sold, transferred, conveyed and assigned unto the said Nowroji Pirojsha for the consideration therein recorded (hereinafter referred to as "Leasehold Property")

3. In the meanwhile and thereafter, by and under various Indentures executed from time to time, the said Nowroji Pirojsha also acquired free hold lands in Village Vikhroli, from the respective owners, as set out hereinafter.
4. By and under an Indenture dated 5th October 1943, made between Sarosh alias Sohrab Shahriar Najmi, as the Vendor of the One Part and Nowroji Pirojsha as the Purchaser of the Other Part, the Vendor therein granted, conveyed and assured unto the Purchaser therein, all that piece and parcel of land of the Khoti tenure in the Village of Vikhroli with the messuages tenement and dwelling house standing thereof situate in the island and Registration Sub-District of Bandra, Bombay Suburban District and containing by admeasurement 6 acres and 12 $\frac{3}{4}$ gunthas or thereabouts and more particularly described in the schedule thereunder written, at or for the consideration and in the manner therein contained.
5. By and under an Indenture dated 5th January 1944, made between Pirojbai Piroshha Irani as the Vendor of the One Part and Nowroji Pirojsha as the Purchaser of the Other Part, the Vendor therein granted and conveyed unto the Purchaser therein all that pieces or parcels of Khoti vacant land or ground situate lying and being at Vikhroli Bombay Suburban District admeasuring approximately 5 acres and more particularly described in the schedule thereunder written, at or for the consideration and in the manner therein contained.
6. By and under an Indenture dated 16th February 1944, made between (1) Devichand Hemaji (2) Kesarimal Krishnaji (3) Tarachand Krishnaji and (4) Dhurmal Krishnaji, as the Vendors of the One Part and Nowroji Pirojsha as the Purchaser of the Other Part, the Vendors therein granted and conveyed unto the Purchaser therein all that pieces or parcels of Khoti tenure situate lying and being at Mauje Vikhroli, Taluka South Salsette, Bombay Suburban District within Registration Sub-district of Bombay Suburban containing by admeasurement 45 acres and 6 $\frac{3}{4}$ gunthas and more particularly described in the Schedule thereunder written, at or for the consideration and in the manner therein contained.
7. By and under an Indenture dated 29th March 1944, made between (1) Kaitan Pavlu Ghosal (2) Gustin Pavlu Chosal (3) Anubai Phillip Chosal (4) Andre Phillip and (5) Mary Philip as the Vendors of the One Part and Nowroji Pirojsha as the Purchaser of the Other Part, the Vendors therein granted and conveyed unto the Purchaser therein All that pieces or parcels of Khoti tenure situate lying and being at Mauje Vikhroli, Taluka South Salsette, Bombay Suburban District within Registration Sub-District of Bombay Suburban containing by admeasurement 2 acres and 10 $\frac{1}{4}$

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gunthas and more particularly described in the Schedule thereunder written, at or for the consideration and in the manner therein contained.

8. By and under an Indenture dated 23rd March 1945, made between Ritu Kalmed Prel and Inas Kalmed Prel, as the Vendors of the One Part and Nowroji Pirojsha as the Purchaser of the Other Part, the Vendors therein granted and conveyed unto the Purchaser therein all that piece or parcel of Khoti land lying and being at Mouje Vikhroli, Taluka South Salsette, Bombay Suburban District within Registration Sub-district of Bombay Suburban containing by admeasurement 1 acre 14/4 gunthas i.e. 1724 square yards and more particularly described in the schedule thereunder written, at or for the consideration and in the manner therein contained.

9. By and under an Indenture dated 17th April 1946, made between Abdulkadir Bin Abdul Latif Arab as the Vendor of the One Part and Nowroji Pirojsha as the Purchaser of the Other Part, the Vendor therein granted and conveyed unto the Purchaser therein All that piece and parcel of land situate, lying and being at Mouje Vikhroli, Taluka Thana, District Thana and within the Registration Sub-District of Thana bearing the below mentioned Survey Numbers, Plot Numbers and the area at or for the consideration and in the manner mentioned therein:



Survey Numbers	Pot No.	Area (Square Yards)
84	Out of 1	121
85	1	877
85	5	726
86	7	484
86	Out of 8	90
89	1	2117
	Total	4415 Square Yards

10. By and under an Indenture dated 1st March 1947, made between Jenabai, Taherbhoy Gulamhusein, Essabhoy Gulamhusein, Asgarbeoy Gulamhusein, Kamruddin Gulamhusein, Kulsambhoy Gulamhusein, Manabai Gulamhusein, Rubabbai Gulamhusein and Banubai Gulamhusein, as the Vendors of the One Part and Nowroji Pirojsha as the Purchaser of the Other Part, the Vendors therein granted and conveyed unto the Purchaser therein all that piece and parcel of land situate, lying and being at Mouje Vikhroli, Taluka Thana, District Thana and within the Registration Sub-District of Thana admeasuring 14 acres and 7 1/2 Gunthas and more particularly described in the Schedule thereunder written, at or for the consideration and in the manner therein contained.

11. By and under an Indenture dated 14th June 1947, made between Inas Kalmed Prel as the Vendor of the One Part and Nowroji Pirojsha as the Purchaser of the Other Part, the Vendor therein granted and conveyed unto the Purchaser therein all those piece and parcel of land or ground situate at the Khoti Village of Vikhroli, Taluka Thana, District Thana, and within the Registration Sub-District of Thana and

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containing by admeasurement $38 \frac{1}{2}$ Gunthas equivalent to $4628 \frac{1}{4}$ Square Yards and bearing the following description:

Name of the Field	Sur. No.	Pot No.	Area-Gunthas
Pati	84	3	0-2
Pati	84	4	0-7
Tilghar	81	7	0-12
Pati	88	4	0-17 $\frac{1}{4}$

on the terms and for the consideration mentioned therein.

12. By and under an Indenture dated 18th June 1947, made between **Alis Simao Ramed, Vincent Simao Ramed and Dumoo Simao Ramed** therein referred to as the Vendors of the one part and the said **Nowroji Pirojsha**, therein referred to as the Purchaser of the other part, the said Vendors therein granted and conveyed unto the Purchaser therein all the following piece and parcel of land or grounds situate at the **Khoti Village of Vikhroli, Taluka Thana, District Thana** and within the Registration Sub-District of Thana and containing by admeasurement 3 acres $2 \frac{1}{2}$ gunthas -



Name of the Field	Sur. No.	Plot No.	Area Gunthas
Pati	89	7	0-14 $\frac{1}{2}$
Varav	110	36	0-6
Varav	110	41	0-12
Varav	110	43	0-3
Varav	110	46	0-15
Varav	110	53	0-13
Kelicha Ohol	96	4	0-7

Total : 3 Acres $2 \frac{1}{2}$ gunthas = $14822 \frac{1}{2}$ Square Yards, at or for the consideration and in the manner therein contained.

13. By and under an Indenture dated 30th July 1948, made between **Nowroji Pirojsha** as the Vendor of the One Part and **Godrej & Boyce Manufacturing Company Limited** as the Purchasers of the Other Part, the said **Nowroji Pirojsha** granted and assigned unto the said **Godrej & Boyce Manufacturing Company Limited** all the rights in the leasehold lands at Village of Vikhroli (i.e. Leasehold Property), as well as the 'private pieces and parcels of Agricultural lands' inter alia, in village Vikhroli described in the Schedule thereto as "PERSONAL PROPERTY OF NOWROJI PIROJSHA AT VIKHROLI" (i.e. Freehold Property), on the terms and for the consideration mentioned therein.
14. By and under an Indenture dated 3rd May 1949, made between **Rev. Father James Noronha** as the Vendor of the One Part and **Messrs Godrej and Boyce**

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Manufacturing Company Limited as the Purchasers of the Other Part, and registered with the Sub-Registrar of Assurances at Thana under serial no. 365 at pages 26 to 31 Volume 622 of Book No. 1, the Vendor therein granted and conveyed unto the Purchaser therein all those pieces and parcels of vacant agricultural and waste lands of Khoti tenure lying being and situate at Village Vikhroli in the Registration District and Sub-District of Thana and admeasuring 1 Acre and 10 ¼ gunthas at or for the consideration and in the manner therein contained.

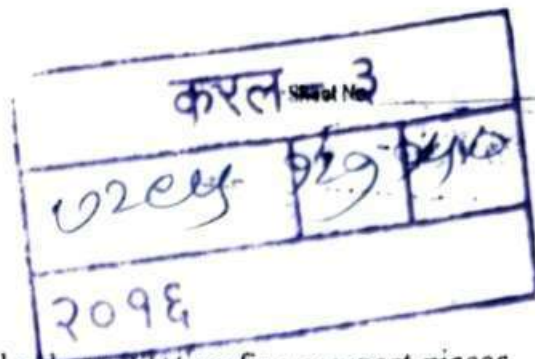


and under an Indenture dated 3rd May 1949 made between Rev. Father James No. 17 as the Vendor of the One Part and Messrs Godrej and Boyce Manufacturing Company Limited as the Purchasers of the Other Part, and registered with the Registrar of Assurances at Thana under serial no. 366 at pages 32 to 37 Volume 622 of Book No.1, the Vendor therein granted and conveyed unto the Purchasers therein all those pieces and parcels of vacant agricultural and waste lands of Khoti tenure lying being and situate at Village Vikhroli in the Registration District and Sub-District of Thana and admeasuring 30 ½ gunthas bearing the following description:

Name of the Field	Sur. No.	Plot No.	Area- Acres-Gunthas
Pati	88	6	0-2 ¼
Kelicha Oval	99	2	0-1 ¼
Jot	108	9	0-5
Barar	110	12	0-21
Total			0-30 ½

at or for the consideration and in the manner therein contained.

16. By a Consent Decree dated 6th January, 1962, passed by the Hon'ble Bombay High Court in Suit No. 413 of 1953, filed by Godrej and Boyce Manufacturing Company Limited against the then State of Bombay, it was inter alia declared that (a) the Village of Vikhroli held by Godrej and Boyce Manufacturing Company Limited, was an 'estate' within the meaning of Section 2(i)(b) of the Salsette Estate Land Revenue Abolition Act 1951; (b) two portions thereof, bearing S.No.15 (part) admeasuring 31 gunthas and S. No. 16 (part) admeasuring 10 gunthas, which were un-appropriated, has vested in the Government; and (c) save and except the aforesaid two portions of land vested in Government, all other lands in Village Vikhroli being 'appropriated' as on 14th August 1951, were the property of Godrej and Boyce Manufacturing Company Limited.
17. By and under an Indenture dated 11th July 1955, made between Godrej & Boyce Manufacturing Company Limited as the Vendor of the one part and Asbestos Magnesia and Friction Materials Limited, as the Purchaser of the other part, and registered with the concerned Sub-Registrar of Assurances under Serial No.BOM-5479/1955 the Vendor therein granted, conveyed and assured unto the Purchaser



therein all those several pieces or parcels of land constituting five compact pieces of land or ground containing by admeasurement, according to the joint survey, an aggregate area of 26226 $\frac{3}{4}$ Sq. Yards situate lying and being at Village of Vikhroli Turuf Marol in the Registration Sub-District of Bandra, District Bombay Suburban and more particularly described in the Schedule thereunder written at or for the consideration and in the manner therein contained.

18. By a Sub-Lease dated 11th July 1955 made between Godrej & Boyce Manufacturing Company Limited as the Sub-Lessor of the one part and Asbestos Magnesia and Friction Materials Limited, as the Sub-Lessee of the other part, and registered with the concerned Sub-Registrar of Assurances under Serial No. BOM/5477/1955 the Sub-Lessor therein demised unto the Sub-Lessee therein (i) all those pieces or parcels of government leasehold land situate lying and being at unsurveyed Village of Vikhroli Turuf Marol in Salsette Taluka in the Registration Sub-District of Bandra, District Bombay Suburban admeasuring 58439 $\frac{1}{4}$ sq yards and more particularly described in the First Schedule thereunder written and (ii) all those pieces or parcels of government leasehold land situate lying and being at unsurveyed Village of Vikhroli Turuf Marol in Salsette Taluka in the Registration Sub-District of Bandra, District Bombay Suburban admeasuring 1270 $\frac{1}{2}$ sq.yds and more particularly described in the Second Schedule thereunder written, at the rents thereby reserved to be paid, and subject to the covenants, conditions, and stipulations therein contained, to be observed and performed, on the part of the Asbestos Magnesia and Friction Materials Limited.
19. By an Indenture dated 27th November 1964 made between Asbestos Magnesia and Friction Materials Limited, as the Vendor of the one part and Hindustan Ferodo Limited, as the Purchaser of the other part, and registered with the concerned Sub-Registrar of Assurances under Serial No. BOM/R/692/1965 the Vendor therein (i) assigned and transferred unto the Purchaser therein all those pieces or parcels of land admeasuring 58439 $\frac{1}{4}$ sq.yds and more particularly described in the First Schedule thereunder written, (ii) assigned and transferred unto the Purchaser therein all those pieces or parcels of land admeasuring 1270 $\frac{1}{2}$ sq.yds and more particularly described in the Second Schedule thereunder written and (iii) granted conveyed and assured unto the Purchaser therein all those pieces or parcels of land admeasuring 26,226 $\frac{3}{4}$ sq. yards, and more described in the Third Schedule thereunder written and all those pieces or parcels of land admeasuring 2314 sq. yards and more particularly described in the Fourth Schedule thereunder written, (i.e. admeasuring in the aggregate 28540 $\frac{3}{4}$ sq.yds) , in the manner and subject to the covenants, conditions, and stipulations therein contained, to be observed and performed, on the part of the Asbestos Magnesia and Friction Materials Limited in respect of the sub-leased lands and at or for the consideration and in the manner therein contained in respect of the freehold portion of the land.
20. By an Indenture dated 28th January 1967 made between Godrej & Boyce Manufacturing Company Private Limited, as the Vendor of the first part, Asbestos Magnesia & Friction Materials Limited, as the Confirming Party of the second part

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and Hindustan Ferodo Limited, as the Purchaser of the Third Part, and registered with the concerned Sub-Registrar of Assurances under Serial No. BOM/R/395/1967 the Vendor therein also granted, conveyed and assured and the Confirming Party therein confirmed unto the Purchaser therein all that piece or parcel of land containing by admeasurement 2314 sq.yds situate lying and being in the Village of Vikhroli, Turuf Marol, Taluka Kurla District Bombay Suburban Registration District Bandra, together with the buildings and structures standing thereon, and more particularly described in the Schedule thereunder written, at or for the consideration and in the manner therein contained.



By an order dated 14th March 1978, passed by the competent Authority, Under section 20(1) of the Urban Land (Ceiling and Regulation) Act, 1976, (hereinafter referred to as "the said Act") the Competent authority granted an exemption under the said Act to Hindustan Ferodo Limited, in respect of vacant land admeasuring 29,253/21 Square Meters, subject to the specific conditions mentioned therein.

It appears that the pieces and parcels of land and the structures standing thereon, which were conveyed, assigned and transferred to Hindustan Ferodo Limited under the said Indenture dated 27th November 1964, comprised of freehold land admeasuring 28540.75 sq. yards equivalent to 23,863.60 sq mtrs or thereabouts more particularly described in the **First Schedule** hereunder written and leasehold land admeasuring 58439.25 sq.yards equivalent to 48862.45 sq. mtrs or thereabouts more particularly described in the **Second Schedule** hereunder written and both the above Freehold and Leasehold Property were subsequently awarded CTS No. 50, 50/1 to 7 and 50/35 to 44, (admeasuring in aggregate as per P.R. Cards, 71,145.50 sq. meters., or thereabouts) as more particularly described in the **Third Schedule** hereunder written (hereinafter referred to as "the said Property").

23. It also appears that in pursuance of applications made by Hindustan Ferodo Limited, the name of that company has been changed to Hindustan Composites Limited and the 'Fresh Certificate of Incorporation Consequent on Change of Name' was issued by the Addl. Registrar of Companies, Maharashtra, Bombay, on 11th March 1994.
24. By and under an Indenture dated 18th January 2010 made between the Hindustan Composites Limited as the Vendor of the First Part and Raghuleela Lessors and Developers Private Limited as the Purchaser of the Second Part and registered with the Sub-registrar of Assurances at Kurla-III under Serial No. BDR-13/650/2010, the aforesaid Vendors, viz. Hindustan Composites Limited granted, conveyed, sold, transferred, assigned, and assured unto the said Raghuleela Lessors and Developers Private Limited the said Property more particularly described in the Third Schedule thereunder and hereunder written, at or for the consideration and rents thereby reserved to be paid, in the manner and subject to the covenants, conditions, and stipulations therein contained.