

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		24 June 2022 09:03:09 AM	
Valuation ID	20220624153	करल 5	
मूल्यांकनाचे वर्ष	2022	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <p>करल - ५</p> <p>१२/०२/२०२२</p> <p>२०२२</p> </div>	
जिल्हा	मुंबई (उपनगर)		
मूल्य विभाग	120-कांजूर - कुर्ता		
उप मूल्य विभाग	5 हेक्टर पेक्षा जास्त असलेल्या मिळकती		
सर्व्हे नंबर न. भू क्रमांक	सि टी एस नंबर: 1004	ओडीसी	मोजमापनाचे एक
वार्षिक मूल्य दर तक्त्यानुसार मूल्य दर रु.		दुकाने	चौरस मीटर
खुली जमीन	निवासी सदनिका	कार्यालय	
72910	158440	182210	202900
158440			158440
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र (Built Up)	47.47 चौरस मीटर	मिळकतीचा वापर -	निवासी सदनिका
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे
उद्भवाहन सुविधा -	आहे	मजला -	11th floor To 20th floor
प्रकल्पाचे क्षेत्र -	2 to 10 hectore	रस्ता सन्मुख -	
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular dt 02/01/2018			
(सूत्र) प्रकल्पाचे क्षेत्रानुसार दर	= ((घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर) * 105 %)		
प्रकल्पाचे क्षेत्रानुसार	निवासी सदनिका करीता प्रती चौ. मीटर दर = Rs.166362/-		
मजला निहाय घट/वाढ	= 110% apply to rate = Rs.182998/-		
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टॅक्सेचरी) + खुल्या जमिनीचा दर		
	= ((182998-72910) * (100 / 100)) + 72910		
	= Rs.182998/-		
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 182998 * 47.47		
	= Rs.8686913.06/-		
E) बंदिस्त वाहन तळाचे क्षेत्र	13.94 चौरस मीटर		
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * (158440 * 25/100)		
	= Rs.552163.4/-		
एकत्रित अंतिम मूल्य	- मुख्य मिळकतीचे मूल्य - तळाघराचे मूल्य - मेडनहॉल मजला क्षेत्र मूल्य - लगतच्या गल्लीचे मूल्य - वरील गल्लीचे मूल्य - बंदिस्त वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भोक्तीच्या खुल्या जागेचे मूल्य - बंदिस्त बालकनी - गॅरिकल वाढात- = A + B + C + D + E + F - G + H + I - J = 8686913.06 + 0 + 0 + 0 + 552163.4 + 0 + 0 + 0 + 0 + 0 = Rs.9239078.46/-		

सह. दुय्य निबंधक
कुर्ता-५ (वर्ग-२)

Name _____ Print _____



करल - ५		
१२६२	२	२२०
२०२२		



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

Receipt of Document Handling Charges

PRN 2406202200065

Receipt Date 24/06/2022

Received from SUSNEH INFRAPARK PVT LTD, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 12792 dated 24/06/2022 at the Sub Registrar office Joint S.R. Kurta 5 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name SBIN

Payment Date 24/06/2022

Bank CIN 10004152022062400058

REF No. 217529564871

Deface No 2406202200065D

Deface Date 24/06/2022

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



करल - ५
१२५२ ३ २२०
२०२२



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

Receipt of Document Handling Charges

PRN 2406202200071

Receipt Date 24/06/2022

Received from SUSNEH INFRAPARK PVT LTD, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 12792 dated 24/06/2022 at the Sub Registrar office Joint S.R. Kurta 5 of the District Mumbai Sub-urban District.

DEFACED
₹ 2000
DEFACED

Payment Details

Bank Name SBIN

Payment Date 24/06/2022

Bank CIN 10004152022062400065

REF No. 217529564992

Deface No 2406202200071D

Deface Date 24/06/2022

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



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

Receipt of Document Handling Charges

PRN 2406202200154

Receipt Date 24/06/2022

Received from SUSNEH INFRAPARK PVT LTD, Mobile number 0000000000, an amount of Rs 400/-, towards Document Handling Charges for the Document to be registered on Document No. 12792 dated 24/06/2022 at the Sub Registrar office Joint S.R. Kurta 5 of the District Mumbai Sub-urban District.

DEFACED
₹ 400
DEFACED

Payment Details

Bank Name SBIN

Payment Date 24/06/2022

Bank CIN 10004152022062400135

REF No. 217529581430

Deface No 2406202200154D

Deface Date 24/06/2022

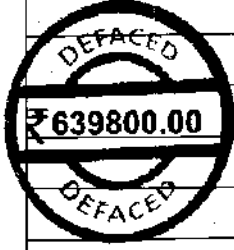




CHALLAN
MTR Form Number-6

करल - ५		
१२५६२	४	२२५
२०२२		

GRN	MH003896690202223E	BARCODE	Date		24/06/2022-00:31:50	Form ID	5.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty	Registration Fee	TAX ID / TAN (If Any)				
			PAN No.(If Applicable)	ABCCS6245F			
Office Name	KRL5_JT SUB REGISTRAR KURLA NO 5		Full Name	SUSNEH INFRAPARK PVT LTD			
Location	MUMBAI		Flat/Block No.	FLAT NO 1404 14th FLOOR TOWER M			
Year	2022-2023 One Time		Premises/Building	MANHATTAN RUNWAL AVENUE			
Account Head Details		Amount In Rs.	Road/Street				
0030045501 Stamp Duty		609800.00	KANJURMARG E				
0030063301 Registration Fee		30000.00	Area/Locality				
			MUMBAI				
			Town/City/District				
			PIN				
			4 0 0 0 4 2				
			Remarks (If Any)				
			PAN2=CJZPS3820E-Second Party Name=CHANDAN KUMAR				
			SHARMA-CA=10161900				
			Amount In	Six Lakh Thirty Thousand Eight Hundred Rupees			
			Words	Only			
Total		6,39,800.00					
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque/DD Details			Bank CIN	Ref. No.	69103332022062410902	2752865988	
Cheque/DD No.			Bank Date	RBI Date	24/06/2022-00:32:49	Not Verified with RBI	
Name of Bank			Bank-Branch		IDBI BANK		
Name of Branch			Scroll No. Date		Not Verified with Scroll		



Department ID : Mobile No. : 9082618268
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 अकर चरल कवल दुर्यक नलरुणक कररररररर नरदरु ककरररररर दकरररररर लरगु अरु. नरदरुण न कररररररर दकरररररर नरदरु ककररर लरगु नररु.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-520-12792	0001993669202223	24/06/2022-09:28:31	IGR561	30000.00

करल - ५		
१२ वर	५	२२०
२०२२		

GRN : MH003896690202223E Amount : 6,39,800.00

Bank : IDBI BANK

Date : 24/06/2022-00:31:50

2	(IS)-520-12792	0001993669202223	24/06/2022-09:28:31	IGR561	609800.00
Total Defacement Amount					6,39,800.00





CHALLAN
MTR Form Number-6



GRN	MHD03896590202223E	BARCODE	Date		24/06/2022-00:31:58	Form ID	25.2
Department	Inspector General Of Registration		Payer Details		Kurla - G		
Stamp Duty	Registration Fee		TAX ID / TAN (If Any)	22/20			
Type of Payment	Registration Fee		PAN No.(If Applicable)	ABCES6245F			
Office Name	KRL5_JT SUB REGISTRAR KURLA NO 5		Full Name	SUSNEH INFRAPARK PVT LTD			
Location	MUMBAI		Flat/Block No.	FLAT NO 1404 14th FLOOR TOWER M			
Year	2022-2023 One Time		Premises/Building	MANHATTAN RUNWAL AVENUE			
Account Head Details		Amount In Rs.	Road/Street	KANJURMARG E			
0030045501	Stamp Duty	609800.00	Area/Locality	MUMBAI			
0030063301	Registration Fee	30000.00	Town/City/District	MUMBAI			
			PIN	0 4 2			
			Remarks (If Any)	PAN2=CJZPS3820E-Second Party Name=CHANDAN KUMAR SHARMA-CA=10161900			
			Amount In	Six Lakh Thirty Nine Thousand Eight Hundred Rupees			
Total		6,39,800.00	Words	Only			
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103332022082410902	2752865988		
Cheque/DD No.		Bank Date	RBI Date	24/06/2022-00:32:49	Not Verified with RBI		
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroil No. , Date	Not Verified with Scroil				

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

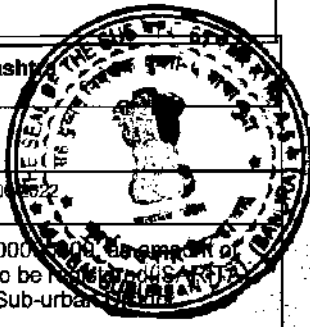
Mobile No. : 9082618268

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Chandan Sharma

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2406202200065	Date 24/06/2022
Received from SUSNEH INFRAPARK PVT LTD, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 24/06/2022
Bank CIN 10004152022062400058	REF No. 217529564871
This is computer generated receipt, hence no signature is required.	
Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2406202200071	Date 24/06/2022
Received from SUSNEH INFRAPARK PVT LTD, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 24/06/2022
Bank CIN 10004152022062400065	REF No. 217529564992
This is computer generated receipt, hence no signature is required.	
Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2406202200154	Date 24/06/2022
Received from SUSNEH INFRAPARK PVT LTD, Mobile number 0000000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 24/06/2022
Bank CIN 10004152022062400135	REF No. 217629581430
This is computer generated receipt, hence no signature is required.	

करल - ५
 24/06/2022
 2022



करल - 4		
92 Ver	e	220
2022		

AGREEMENT FOR SALE

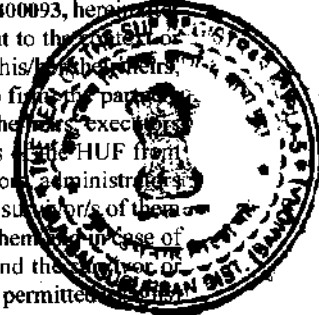
THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 24 day of June, 2022

BETWEEN

SUSNEH INFRAPARK PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 2013, having its Corporate office at C/o. Evie Real Estate Pvt. Ltd., Aryabhata Building, C,G,G Compound, Kanjurmarg (East), Mumbai-400 042 (through its duly Authorized Signatory Mr. Vikas Bahade, authorized under Board Resolution /POA dated 31/07/2021 hereinafter referred to as the "Promoter", (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **ONE PART.**


AND

CHANDAN KUMAR SHARMA having his/her/their address at **ROOM NO- 101, SHYAM NARAYAN YADAV CHAWL, SUBHASHNAGAR NO. 1 MAHAKALI CAVES ROAD NEAR GIVADANI MANDIR REBELLO COMPOUND ANDHERI (E) MUMBAI- 400093**, hereinafter referred to as "the Allottee", (which expression shall, unless it be repugnant to the meaning thereof, be deemed to mean and include in case of an individual his/ her heirs, executors, administrators and permitted assigns and in case of a partnership firm its partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parcenership and survivors of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the heirs, executors, administrators and permitted assigns of the last survivor/s of them and in case of a body corporate/company its successors and permitted assigns) of the **OTHER PART.**



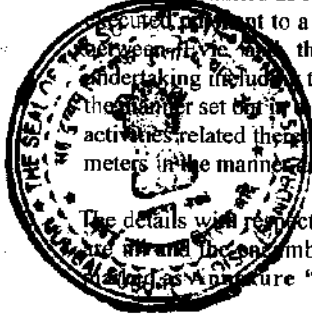
WHEREAS:-

- A. Pursuant to (a) an Indenture of Conveyance and Assignment dated 17th October, 2014, registered with the office of the Sub-Registrar of Assurances under serial no. 9377 of 2014, as rectified by a Deed of Rectification dated 13th October, 2016, registered with the office of the Sub-Registrar of Assurances under serial no. 10449 of 2016, both executed between Crompton Greaves Limited ("CG") and Evie Real Estate Private Limited ("Evie"), (b) an Indenture of Conveyance and Assignment dated 27th October 2015, registered with the office of the Sub-Registrar of Assurances under Serial No. KRL-2- 9732 of 2015, as rectified by a Deed of Rectification dated 13th October, 2016, registered with the office of the Sub-Registrar of Assurances under serial No. 10450 of 2016, both executed between CG and Evie, and (c) an Indenture of Lease dated 21st October 2015 ("the said Lease") executed between the Tata Power Company Limited and Evie, registered with the office of the sub- registrar of assurances under serial no. 9624 of 2015, and subject to the terms and conditions mentioned therein, the Promoter is seized and possessed of all those pieces or parcels of land bearing CTS Nos. 1004(part), 1005(part), 1005/1, 1006, 1007 (part), 1007/3(part), 1007/4, 1009(part), 1009/5, 1009/6, 1010(part), 1013(part), 1014(part), 1014/1 to 1014/6, 1017, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/9 admeasuring 89,866.04 square meters ("the Larger Land") of Village Kanjur, Taluka Mulund, District Mumbai Suburban situated at Kanjur Marg (E), Mumbai – 400042. The Larger Land is more particularly described in the **First Schedule** hereunder written and is delineated with a **Blue colour** boundary line on the plan annexed hereto and marked as **Annexure "A"**. The **First Schedule** also sets out the tenure of the Larger Land. High Tension electricity/ transmission lines pass through a portion of the Larger Land as indicated on the plan annexed hereto and marked as **Annexure "A"**.

1

 Chandan Kumar Sharma

करल - ५		
92 Ver	00	220
2023	e	

Thereafter, by and under a Deed of Conveyance cum Assignment dated 6th February 2021 and registered with the office of the Sub-Registrar of Assurances at Serial No. 2535 of 2021 executed between Evie and the Promoter, Evie sold, conveyed, assigned and transferred to the Promoter Evie's right, title and interest in a portion of the Larger Land admeasuring 22,079 square meters and bearing CTS Nos. 1009/6, 1013(Part), 1014(Part), 1014/1 to 1014/6, 1017, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/9, situated at Kanjur Village, Kanjur Marg (East), Mumbai 400042 ("said Phase 2 Land") together with such FSI as agreed between the Parties and the structures constructed and to be constructed thereon for the consideration and on the terms and conditions as stated therein. The said Phase 2 Land is more particularly described in the **Second Schedule** hereunder written and is delineated with a **Blue colour** boundary line on the plan annexed hereto and marked as **Annexure "A"**. This Deed of Conveyance cum Assignment was executed pursuant to a Business Transfer Agreement dated 6th February 2021 executed between Evie and the Promoter (BTA), whereby Evie transferred its business undertaking including the said Phase 2 Land, the FSI of 99,740 square meters arising in the manner set forth in the BTA and the business of construction and development (and all activities related thereto) of the said Phase 2 Land by utilising the FSI of 99,740 square meters in the manner as stated therein.



The details with respect to the litigations pending with respect to the said Phase 2 Land and the encumbrances affecting the said Phase 2 Land are annexed hereto and marked as Annexure "B".

- D. By virtue of the aforesaid, the Promoter is entitled to construct buildings on the said Phase 2 Land and is undertaking the development of the said Phase 2 Land in a phase-wise manner.
- E. Evie is already developing the following towers on the portion/part of the Larger Land in accordance with the sanctions and approvals obtained/to be obtained from Municipal Corporation Greater Mumbai ("MCGM"):-

5 residential buildings known as Tower/Wing-A (IVY), Tower/Wing-B (DAFFODILS), Tower/Wing-C (IRIS), Tower/Wing-D (MARIGOLD), and Tower/Wing-E (JASMINE). Tower/Wing-A and Tower/Wing-B each comprising 53 Nos. of slabs of super structure viz. 2 basement plus 4 podium plus 50 habitable floors; Tower/Wing-C and Tower/Wing-D each comprising 53 Nos. of slabs of super structure viz. 3 basement plus 4 podium plus 50 habitable floors and Tower/Wing-E comprising 46 Nos. of Slabs of super structure, viz 3 basement plus 4 podium plus 43 habitable floors (hereinafter collectively referred to as "**Phase I Residential Buildings**"). Phase I Residential Buildings are shown hatched in red colour on the plan annexed hereto and marked as **Annexure "A"** and to be identified as "**Phase I Project**". Each of the Phase I Project is independently registered by the Promoter as separate "real estate projects" with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("**RERA**") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 ("**RERA Rules**"). The Authority has duly issued Certificates of Registration for each of the 6 Phase I Project in the following manner namely:

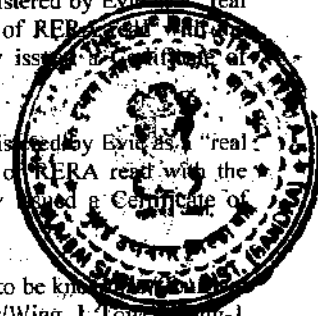
1. **Tower/Wing-A on the said Tower/Wing- A Land** is registered by Evie as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51800001670;
2. **Tower/Wing-B on the said Tower/Wing- B Land** is registered by Evie as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51800005684;
3. **Tower/Wing-C on the said Tower/Wing- C Land** is registered by Evie as a "real estate project" with the Authority, under the provisions of RERA read with the

De
Chandana Sharma

करल - ५		
92 Ver	90	220
2022		

provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51800001903;

4. **Tower/Wing-D** on the said **Tower/Wing- D Land** is registered by Evie as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51800001296; and,
5. **Tower/Wing-E** on the said **Tower/Wing- E Land** is registered by Evie as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51800001477.
6. **Tower/Wing-F** on the said **Tower/Wing- F Land** is registered by Evie as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51800032824.



F. The Promoter proposes to develop another phase ("Phase 2") to be known as "Phase 2 Avenue" comprising of 6 (six) residential buildings i.e. Tower/Wing-J, Tower/Wing-K, Tower/Wing-L, and Tower/Wing-M and Tower/Wing-N and retail/commercial shops shown delineated in Blue colour boundary lines on the plan annexed hereto as **Annexure "A"**, on the said Phase 2 Land i.e. a portion of the Larger Land admeasuring 22,079 square meters. The Promoter is developing Tower/Wing-L on the portion/part of the Phase 2 Land admeasuring 369.76 square meters (plinth area) i.e., the said Land (the said Land is more particularly described in the **Third Schedule** hereunder written and is washed in Blue colour on the plan annexed hereto and marked as **Annexure "A-1"**) as a phase of the Whole Project (as defined below). The Promoter has already launched Tower/Wing-J on a portion/part of the said Phase 2 Land. **Tower/Wing-J on the said Tower/Wing- J Land** is registered by the Promoter as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51800026860 for Tower/Wing J. The Promoter has already launched Tower/Wing-K on a portion/part of the said Phase 2 Land. **Tower/Wing-K on the said Tower/Wing- K Land** is registered by the Promoter as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. **P51800028811** for Tower/Wing K. The Promoter has already launched Tower/Wing-L on a portion/part of the said Phase 2 Land. **Tower/Wing-L on the said Tower/Wing- L Land** is registered by the Promoter as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a **Certificate of Registration bearing No. P51800031895** for Tower/Wing L. The Promoter is now developing Tower/Wing-M in Phase 2 as a "Real Estate Project" and has registered Tower/Wing-M and retail/commercial shops as a 'Real Estate Project' ("**the Real Estate Project**") with the Authority, under the provisions of the **RERA Rules**. The Authority has duly issued a Certificate of Registration bearing No. **P51800033514** dated 22nd February 2022 ("**the RERA Certificate**") for the Real Estate Project and a copy of the RERA Certificate is annexed and marked as **Annexure "C"** hereto.

G. The Allottee has, prior to the date hereof, examined a copy of the RERA Certificate and has caused the RERA Certificate to be examined in detail by his/her/its Advocates and Planning and Architectural consultants. The Allottee has agreed and consented to the development of the Larger Land, said Phase 2 Land including the said Land in a phase-wise manner. The Allottee has also examined all documents recited hereinabove and the documents and information uploaded by the Promoter on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects.

H. The principal and material aspects of the development of the Real Estate Project as sanctioned under the RERA Certificate, is briefly stated below:

- i. The name of the Real Estate Project shall at all times be known as "Runwal

3

Chandana Sharma

करम - ५		
१२६२	११	१२०
२०२३	Avenue- Tower/Wing-M'. The Real Estate Project consists of 1 residential building/wing/tower and retail/commercial shops on the Ground and First level.	

- ii. The details of the residential building/tower/wing and retail/commercial shops is as follows:


Tower/Wing-M of the Real Estate Project comprising 54 floor + Retail + 4 Podium + 1 to 50 Floors having 54 no. of slabs structures 50 habitable floor of which 50 habitable floors have been sanctioned.

- iii. The Real Estate Project shall comprise premises consisting of apartments and flat/s and tenement/s and retail/commercial/shops as per the details provided in the Fourth Schedule hereunder written;

The total area of 48,000 square meters has been proposed for the Real Estate Project and the same shall be consumed/utilized as per the approvals/sanctions from time to time for construction and development of the Real Estate Project.

The common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee in common with the allottees of Tower/Wing -I, Tower/Wing -J, Tower/Wing -K, and Tower/Wing-M and Tower/Wing-N are listed in the Fifth Schedule hereunder written ("Real Estate Project Amenities"). It is clarified that the common areas, facilities and amenities provided by the Promoter in Phase 2 is self sufficient. Therefore, no part of common areas, facilities and amenities comprised in Phase 1 (Phase 1 Project Real Estate Project Amenities) shall be usable by the Allottee save and except the Real Estate Project Amenities provided herein. Similarly, no part of the common areas, facilities and amenities comprised in Phase 2 (Phase 2 Project Real Estate Project Amenities) shall be usable by the allottees of Phase 1 Project save and except the Phase 1 Project Real Estate Project Amenities.

- vi. The common areas, facilities and amenities in the Whole Project that may be usable by the Allottee and are listed in the Sixth Schedule hereunder written ("Whole Project Amenities") which may be used by the Allottee after the proposed development of the Larger Land is completed.
- vii. The Promoter shall be entitled to put hoarding/boards of their Brand Name in the form of Neon Signs, MS Letters, Vinyl & Sun Boards on the Real Estate Project and on the façade, terrace, compound wall or other part of the Real Estate Project. The Promoter shall also be entitled to place, select, decide hoarding/board sites and be entitled to a full and free right of way and means and access to such place or places for the purpose of repair, painting or changing the logo/ signs.
- viii. The Promoter shall be entitled to designate any spaces/areas in the Real Estate Project (including on the terrace and basement levels of the Real Estate Project) for third party service providers, for facilitating provision and maintenance of utility services (such as power, water, drainage and radio and electronic communication) to be availed by the Allottee and other allottees of apartments/flats in the Real Estate Project and/or other allottees in the Whole Project. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method. For this purpose, the Promoter may lay and provide the necessary infrastructure, such as cables, pipes, wires, meters, antennae, base sub-stations, towers etc.
- ix. The details of formation of the Society, and, conferment of title upon the Society with respect to the Real Estate Project, are more particularly specified in this agreement.
- x. A copy of the Intimation of Disapproval/Amended Plan Approval Letter bearing No. CHE/ES/3092/S/337(NEW)/337/7/Amend dated 19th January 2022 and Commencement Certificate bearing No. CHE/ES/3092/S/337(NEW)/FCC/3/Amend dated 2nd February 2022 issued by the


Chandran Sharma

करल - 4		
9262	92	220
2022		

Municipal Corporation of Greater Mumbai, are annexed hereto and marked as **Annexure "D"** hereto.

The above details along with the annexes to the RERA Certificate, are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in>.

1. The principal and material aspects of the development of the Larger Land ("Whole Project") as disclosed by the Promoter are briefly stated below-

- (i) The area of the Larger Land to be developed in a phase-wise manner is 3,29,865.00 square metres.
- (ii) The total FSI to be consumed in the Whole Project is 3,29,865.00 square meters (including sanctioned/ consumed and proposed FSI).
- (iii) Subject to the receipt of approvals/ sanctions from the Municipal Corporation of Greater Mumbai ("MCGM") and / or other competent authority (to be notified), the Promoter further proposes to construct new Wings in addition to the Real Estate Project, on a portion of the Larger Land by consuming additional FSI. ("Proposed Wing").
- (iv) The Allottee has perused a copy of the Proposed Layout Plan ("Proposed Layout") which specifies the location of the future proposed development to be built on the Larger Land. The Proposed Location is shown on the plan annexed hereto and marked as **Annexure "A-2"**.
- (v) As mentioned at Recital G (v) above, no amenities that are provided in the Whole Project, save and except the Real Estate Project Amenities shall be usable by the Allottees.
- (vi) The Promoter shall be entitled to designate any spaces/areas in the Proposed Wing of the Whole Project (including on the terrace and basement levels of such towers comprised in the Whole Project) for third party service providers, for facilitating provision and maintenance of utility services (such as power, water, drainage and radio and electronic communication) to be availed by the other allottees in the Whole Project. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method. For this purpose, the Promoter may lay and provide the necessary infrastructure such as cables, pipes, wires, meters, antennae, base sub-stations, towers etc.
- (vii) The scheme and scale of development proposed to be carried out by the Promoter on the Larger Land will be as set out in the Proposed Layout, as amended from time to time;
- (viii) The Promoter shall be entitled to put hoarding/boards of their Brand Name in the form of Neon Signs, MS Letters, Vinyl & Sun Boards on the said Land and on the façade, terrace, compound wall or other part of the buildings/towers/wings as may be developed from time to time. The Promoter shall also be entitled to place, select, decide hoarding/board sites and be entitled to a full and free right of way and means and access to such place or places for the purpose of repair, painting or changing the logo/ signs.
- (ix) The Promoter shall be entitled to confer title of a particular tower/wing to such Other Societies.
- (x) The details of formation of the Apex Body, and, conferment of title upon the Apex Body with respect to the Larger Land and all common areas, facilities and amenities, basements, podiums and other spaces and areas on the Larger Land are more particularly specified in Clauses below.
- (xi) The statutory approvals mandatorily require the Promoter to hand over certain stipulated percentage of the Larger Land to the concerned authorities or develop the same as public amenities. The Promoter shall determine and identify the



Handwritten signature and date: 10/11/2022

करल - ५		
१२५-२	१३	२२०
२०२२		


portion and location of the Larger Land to be handed over for complying with the terms and conditions of statutory approvals. The portion of the Larger Land remaining after handing over the stipulated percentage if any, to the MCGM or any other statutory authority and/or after developing public amenities, only would be available for transferring to the Apex Body. A list of the amenities and reservations affecting the Larger Land is set out in the Proposed Layout.

- (xii) The nature of development of the Larger Land will be phase wise and would constitute a mixture of users as may be permissible under applicable law from time to time.
- (xiii) The Promoter would be entitled to aggregate any contiguous land parcel with the Larger Land, as provided under the Proviso to Rule 4(4) of the Rules. The Promoter has acquired land admeasuring 53,462.77 square meters ("Proposed Land") washed in Grey colour on the plan annexed hereto and marked as Area Code "A-3". As and when the Proposed Land is acquired by the Promoter, the Proposed Land shall be amalgamated with the Larger Land.
- (xiv) The Promoter is entitled to amend, modify and/or substitute the Proposed Future and Further Development of the Larger Land (defined below), in full or in part, as may be required by the applicable law from time to time.
- (xv) The Promoter will be entitled to develop the Larger Land itself or in joint venture with any other person and will also be entitled to mortgage and charge the Larger Land and the structures to be constructed thereon from time to time.
- (xvi) The Promoter would be entitled to give rights of way/ access/ easementary rights on the Larger Land for the development of adjoining lands of the Promoter and the same shall not be interrupted or interfered in any manner whatsoever.
- (xvii) The name of the Whole Project shall at all times be "Runwal Avenue".

The above details and further aspects of the proposed future and further development of the Larger Land, are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in> ("Proposed Future and Further Development of the Larger Land").

- J. The Allottee/s is/are desirous of purchasing a residential premises / flat bearing No.1404 on the 14th floor of Tower/Wing M (MANHATTAN) of the Real Estate Project (hereinafter referred to as the "said Premises").
- K. The Promoter has entered into standard Agreement/s with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.
- L. The Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Real Estate Project shall be under the professional supervision of the Architect and the structural Engineer (or any suitable replacements / substitutes thereof) till the completion of the Real Estate Project.
- M. The Promoter has the right to sell the said Premises in the Real Estate Project to be constructed by the Promoter, and, to enter into this Agreement with the Allottee of the Premises and to receive the sale consideration in respect thereof.
- N. On demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the Larger Land, and the plans, designs and specifications prepared by the Promoter's Architects, Sunil Ambre & Associates and of such other documents as are specified under the RERA and the Rules and Regulations made thereunder, including *inter-alia* the following: -

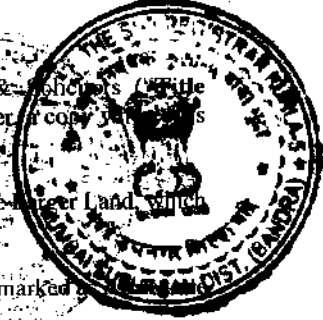
- (i) All approvals and sanctions issued by the Competent Authorities for the


Chandrasekhar

करल - ५-		
१२०८२	९३	२२०
२०२२	१४	

development of the Real Estate Project and the Whole Project including layout plans, master plan, approved plans, building plans, floor plans, change of user permissions, IOD, C.C., Parking Plans, Traffic NOC, MOEF EC, MCZMA NOC etc. and such other documents as required under Section 11 of RERA;

- (ii) All title documents by which the Promoter has acquired the right and entitlement to develop the Larger Land.
- (iii) All the documents mentioned in the Recitals herein above.
- (iv) Title Certificates of Wadia Ghandy & Co. Advocates & Solicitors (with the "Title Certificate"), certifying the right/entitlement of the Promoter for copy annexed hereto and marked as Annexure "E", and
- (v) The certified true copies of the Property Register Card for the Larger Land, which are annexed hereto and marked as Annexure "F".
- O. An authenticated copy of the plan of the Premises, is annexed and marked as "G" hereto.
- P. While sanctioning the plans, approvals and permissions as referred hereinabove, the competent authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Real Estate Project and upon due observance and performance of which only, the Occupation Certificate and Building Completion Certificate in respect of the Real Estate Project shall be granted by the competent authority.
- Q. Further, (i) the requisite approvals and sanctions, for the development of the Real Estate Project from the competent authorities are obtained and/or are being obtained and (ii) all approvals and sanctions from other relevant statutory authorities as may be required for the development of the Real Estate Project are applied for and/or in process of being obtained and/or obtained by the Promoter.
- R. The Promoter has accordingly commenced construction of the Real Estate Project in accordance with the sanctioned plans, proposed plans and approvals and permissions, as referred hereinabove.
- S. Presently, the sanctioned plans shows that a tower for the Economically Weaker Section (EWS) shall be constructed on the Larger Land, however, in accordance with the Proposed Layout (being Annexure A hereto), the said tower is proposed to be moved out of the current location and is accordingly proposed to be constructed on any other portion of the said Larger Land subject to the prevailing rules and regulations.
- T. Prior to execution of this Agreement, the Allottee has/have obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Premises, made enquiries thereon and is satisfied with respect to, (i) the title of the Promoter to develop the Real Estate Project and the Whole Project, and such title being clear and marketable; (ii) the approvals and permissions (including IOD and CC) obtained till date and (iii) the Promoter's entitlement to develop the Real Estate Project and the Whole Project and to construct the Real Estate Project thereon as mentioned in this Agreement and applicable laws and sell the premises therein. The Allottee undertake(s) that he/she/it/they has/have verified with his/her/its/their financial advisor and confirm(s) that the Allottee has/have the financial capability to consummate the transaction.
- U. The carpet area of the said Premises as defined under the provisions of RERA, is 43.14 square meters plus 0.00 square meters deck area and 0.00 square meters utility area, if any.
- V. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter this Agreement on the terms and conditions appearing hereinafter.



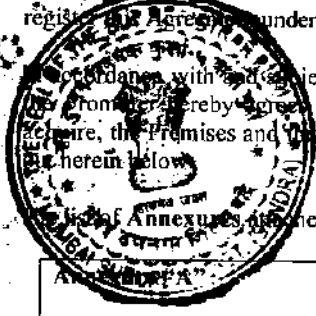
[Handwritten signature]

Chandana Sharma

करलः ५		
१२ वर	१६	२२०
२०२२		

The Promoter has agreed to sell to the Allottee and the Allottee has agreed to purchase and acquire from the Promoter, the said Premises, at or for the price of Rs.10161900/- (Rupees One Crore One Lakh Sixty One Thousand Nine Hundred Only) and upon the terms and conditions mentioned in this Agreement ("Sale Consideration"). Prior to the execution of these presents, the Allottee has paid to the Promoter a sum of Rs.1006490/- (Rupees Ten Lakhs Six Thousand Four Hundred Ninety Only), being part payment of the Sale Consideration of the Premises agreed to be sold by the Promoter to the Allottee as advance payment (the payment and receipt whereof the Promoter does hereby admit and acknowledge).

X. Under Section 13 of the RERA, the Promoter is required to execute a written agreement for sale of the said Premises with the Allottee i.e. this Agreement, and is also required to register this Agreement under the provisions of the Registration Act, 1908.



Y. In accordance with and subject to the terms and conditions set out in this Agreement, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase and acquire, the Premises and the parking space on the specific terms and conditions as set out herein below.

Z. The Annexures attached to this Agreement are stated herein below,-

Annexure-A	(Plan demarcating (i) the Larger Land is delineated with a Blue colour boundary line, (ii) the Phase 2 Land is delineated with a Blue colour boundary line, (iii) Phase I Residential Buildings hatched in Red colour, and, (iv) ("Phase 2") "Runwal Avenue" comprising of 6 (six) residential buildings i.e. Tower/Wing -I, Tower/Wing-J, Tower/Wing-K, Tower/Wing-L, and Tower/Wing-M and Tower/Wing-N and retail/commercial shops shown delineated in Blue colour boundary lines..
Annexure-A-1	Tower/Wing-L shown washed in Blue colour boundary line on the plan.
Annexure-A-2	The Proposed Location is shown on the plan.
Annexure-A-3	The Proposed Location is washed in Grey colour boundary line on the plan.
Annexure "B"	List of Encumbrances.
Annexure "C"	MAHARERA Certificate.
Annexure "D"	CC & IOD.
Annexure "E"	Title Certificate issued by Advocate.
Annexure "F"	Certified true copies of Property Register Card.
Annexure "G"	Plan of the said premises.
Annexure "H"	Payment schedule.

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

1. The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same have been set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience and are not intended in derogation of RERA.
2. The Promoter shall construct the Real Estate Project being Tower/Wing-M known as "Runwal Avenue Tower/Wing M", each Tower/Wing consisting of such floors as set out in the Fourth Schedule hereunder written in accordance with the plans, designs and specifications as referred hereinabove, and as approved by the MCGM from time to time. The Real Estate Project shall have the common areas, facilities and amenities that may be usable by the Allottee in common with allottees of Tower/Wing-I, Tower/Wing-J, Tower/Wing-K, Tower/Wing-L, Tower/Wing-M and Tower/Wing- N, and are listed

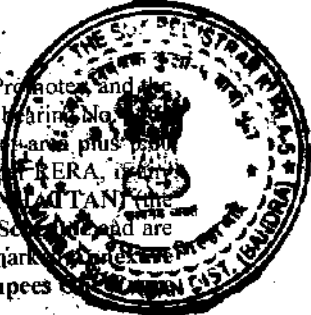
Chandran Shannan

करल - ५	
92ver	92 220
2022	9E

in the Fifth Schedule hereunder written.

PROVIDED THAT the Promoter shall have to obtain prior consent in writing of the Allottee in respect of any variations or modifications which may adversely affect the said Premises of the Allottee, except, any alteration or addition required by any Government authorities, or, due to change in law, or, any change as contemplated by any of the disclosures already made to the Allottee.

3. Purchase of the Premises and Sale Consideration:

- 
- (i) The Allottee hereby agrees to purchase and acquire from the Promoter and the Promoter hereby agrees to sell to the Allottee, the said Premises bearing No. of the 1.5 BHK type admeasuring 43.14 square meters carpet area plus square meters deck area and 0.00 square meters utility area as per RERA, as per RERA on the 14th floor in the Tower/Wing M (MANATTAN) the said Premises are more particularly described in the Seventh Schedule and are shown in colour hatched lines on the floor plan annexed and marked "H" hereto) at and for the consideration of Rs.10161900/- (Rupees **One Lakh Sixty One Thousand Nine Hundred Only**).
- (ii) The Promoter shall provide to the Allottee absolutely free of any consideration, cost, charge and/or fee, permission to park 1 (ONE) car/s in the car parking space in the basement/podium/stilt being constructed on the said Land. The location and number of the car parking space shall be identified at the time of handing over possession of the said Premises.
- (iii) The total aggregate consideration amount for the said Premises including car parking space/s is Rs.10161900/- (Rupees **One Crore One Lakh Sixty One Thousand Nine Hundred Only**) ("the Sale Consideration"). It is expressly agreed between the Parties that for the purpose of this Agreement, 20% (twenty percent) of the Sale Consideration is earnest money and is referred to herein as the "Earnest Money".
- (iv) The Allottee has paid before execution of this Agreement, a sum of Rs.1006490/- (Rupees **Ten Lakhs Six Thousand Four Hundred Ninety Only**) as advance payment and hereby agrees to pay to the Promoter the balance amount of the Sale Consideration of Rs.9155410/- (Rupees **Ninety One Lakhs Fifty Five Thousand Four Hundred Ten Only**) in the manner and payment instalments more particularly set out in Annexure "I" hereto.
- (v) The Allottee agrees to pay the Sale Consideration in instalments as set out in Annexure 'I' hereto, along with applicable taxes, within 7 (seven) days from the date of written demand made by the Promoter, subject to deduction of applicable TDS as per the Income Tax Act, 1961. The TDS shall be deducted at the time of making payment of instalment and remitted by Allottee in the government account in accordance with the provisions of the Income Tax Act, 1961. The Allottee further agrees and undertakes to submit to the Promoter, the original TDS Certificate within 7 (seven) days from the date of payment of TDS. The Allottee is aware and agrees that it is only upon the Allottee submitting the TDS Certificate to the Promoter, that the amount of TDS shall be credited to his account. On the failure of the Allottee in submitting the TDS Certificate, the Promoter shall be entitled not to give credit to the Allottee in respect of the amount of TDS. Further, the Allottee is aware that payment of TDS in the government account is solely the responsibility of the Allottee and in the event of the Allottee not paying the TDS in accordance with the provisions of Income Tax Act, 1961, the Allottee alone shall be liable for the consequences as per the Income Tax Act, 1961, and the Promoter shall not be responsible for non-payment or delayed payment thereof.
- (vi) It is clarified that the Sale Consideration shall be payable by the Allottee in the Bank Account No. 57500000861248 maintained with HDFC Bank, Sion Branch with IFSC Code HDFC0000163 ("the said Account"). It is clarified that in accordance with RERA and the RERA Rules, 70% of the Sale Consideration shall be transferred in the Bank Account No. 57500000861251 maintained with

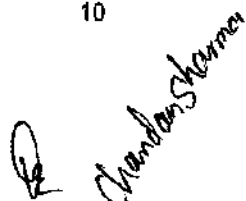
De

Chandras Kumar

करल - ५		
२२६८२	१७	२२२०
२०२२		

HDFC Bank, Sion Branch with IFSC Code HDFC0000163 ("the RERA Account"). It is further clarified between the parties that, if more than 10% Sale Consideration has already been received by the Promoter, then as the case may be, the Balance Consideration shall be paid by the Allottee in the RERA account.

- (vii) The Sale Consideration excludes taxes (consisting of tax paid or payable by way of Value Added Tax, Service Tax, GST and all levies, duties and cesses or any other indirect taxes which may be levied, in connection with the construction of and carrying out the Real Estate Project/Whole Project and/or with respect to the said Premises and/or this Agreement). It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including service tax, VAT, GST and all other direct and indirect taxes, duties and impositions applicable levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies or any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Premises, shall be borne and paid by the Allottee alone and the Promoter shall not be liable to bear or pay the same or any part thereof. All these payments will be made by the Allottee as and when called upon by the Promoter and/or as required by the concerned Government or authority, as the case may be. The Allottee/s agrees and accepts that the Sale Consideration value is arrived at mutually as per prevailing market rates and conditions, after considering the benefit of any additional input tax credit accruing to the Promoter under the GST law. Post absorption of the incremental tax impact under GST by the Promoter, to the extent absorbed by it, the Allottee/s hereby unconditionally and irrevocably agrees and accepts that the Promoter has no further obligation to pass any additional benefit under the anti-profiteering provisions under Section 171 of CGST Act, 2017.
- (viii) The Sale Consideration is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies / Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification / order / rule / regulation / demand, published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.
- (ix) It is agreed between the parties that in the event the Allottee/s has/have availed of the benefit of any subvention scheme or any other scheme as may have been made available to the Allottee, the terms and conditions of such scheme including the subvention scheme and any letters, NOCs, Indemnity Bonds, Deeds, Agreements/Tripartite Agreements, MOUs, etc. as may have been executed between the Promoter and the concerned Banks/Financial Institutions shall apply and the Allottee/s shall comply with the same. The Promoter shall also be authorized to take such steps under the schemes and documents executed in that regard, as deemed fit by the Promoter.
- (x) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the said Tower/Wing/Real Estate Project is complete and the Occupation Certificate is granted by the MCGM, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three per cent). The total Sale Consideration payable on the basis of the carpet area of the said Premises, shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area below the defined limit of 3%, then, the Promoter shall refund the excess money paid by Allottee within 45 (forty-five) days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee towards Sale Consideration, which shall be payable by the Allottee prior to taking possession of the said Premises. It is clarified that the

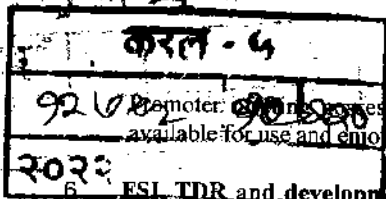
 Chandan Sharma

करल - ५	
926/2	१८/२२०
२०२२	

payments to be made by the Promoter/Allottee, as the case may be, under this Clause, shall be made at the same rate per square meter as agreed.

- (xi) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her/its name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his/her/its payments in any manner.
- (xii) On a written demand being made by the Promoter upon the Allottee with respect to a payment amount (whether Sale Consideration or any other amount payable in terms of this Agreement), the Allottee shall pay such amount to the Promoter, within 7 (seven) days of the Promoter's said written demand without any delay, demur or default. If the Allottee fails to make payment of any amounts in terms of this Agreement within the time as specified herein, then the Promoter shall be entitled to recover, and the Allottee shall be liable pay the same to the Promoter with interest at the Interest Rate (defined hereinafter); on all due payments for the period of delay viz. computed from their respective due date till the date such amounts are fully and finally paid together with the interest at the Interest Rate.
- (xiii) If the Allottee enters into any loan/financing arrangement with any bank/financial institution, such bank/financial institution shall be required to disburse/pay all such amounts due and payable to the Promoter under this Agreement, in the same manner detailed in this Clause and Clause below (which will not absolve Allottee of its responsibilities under this Agreement).
- (xiv) The Promoter shall be entitled to securitise the Sale Consideration and other amounts payable by the Allottee under this Agreement (or any part thereof), in the manner permissible under RERA, in favour of any persons including banks/financial institutions and shall also be entitled to transfer and assign to any persons the right to directly receive the Sale Consideration and other amounts payable by the Allottee under this Agreement or any part thereof. Upon receipt of such intimation from the Promoter, the Allottee shall be required to make payment of the Sale Consideration and other amounts payable in accordance with this Agreement, in the manner as intimated.
4. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the MCGM or any other authority at the time of sanctioning the plans of the Real Estate Project or thereafter and shall, before handing over possession of the said Premises to the Allottee, obtain from the MCGM, the Occupation Certificate or Completion Certificate in respect of the said Premises, as may be applicable.
5. Time is of the essence of this Agreement for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the said Premises and handing over the said Premises to the Allottee after receiving the Occupation Certificate in respect thereof and the common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee and are listed in the **Fifth Schedule** hereunder written. Similarly, the Allottee shall make timely payments of all instalments of the Sale Consideration and other dues payable by him/her/it and meeting, complying with and fulfilling all its other obligations under this Agreement.

The Promoter has notified and the Allottee is aware that the Whole Project common areas, facilities and amenities to be provided in the Whole Project are being developed in a phase- wise manner and are to be shared by all the respective allottees and occupants therein and that the same will be completed on or before completion of the Whole Project subject to Force Majeure events. It is further clarified that all the amenities and facilities comprised therein may not be ready at the time of the Promoter offering possession of the said Premises to the Allottee and may not be available for use and enjoyment immediately. Similarly, it is further clarified that all of the Real Estate Project Amenities comprised in the Real Estate Project may not be ready at the time of the

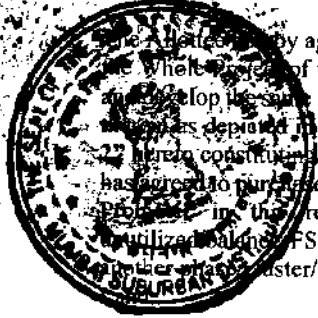


Promoter shall offer possession of the said Premises to the Allottee and may not be available for use and enjoyment immediately.

6. FSI, TDR and development potential with respect to the said Tower/Wing/Real Estate Project on the said Land:

The Allottee hereby agrees, accepts and confirms that the Promoter proposes to develop the Real Estate Project (including by utilization of the full development potential) in the manner more particularly detailed in Recital H above and all the plans and specifications pertaining thereto and the Allottee has agreed to purchase the said Premises based on the unfettered and vested rights of the Promoter in this regard.

7. FSI, TDR and development potential with respect to the Proposed Future and Further Development of the Larger Land/ Whole Project:



The Allottee hereby agrees, accepts and confirms that the Promoter proposes to develop the Whole Project of the Larger Land (by utilization of the full development potential) and develop the same in a phase-wise manner and undertake multiple real estate projects as depicted in the layout plans, proformas and specifications at Annexure "A-2" hereto constituted the Proposed Layout and the proposed potential and the Allottee has agreed to purchase the said Premises based on the unfettered and vested rights of the Promoter in this regard. It is further agreed between the parties that any utilized balance FSI of the said Real Estate Project shall be transferred/utilized in other phases/cluster/wings/buildings of the proposed Real Estate Project of the Larger

8. Possession Date, Delays and Termination:

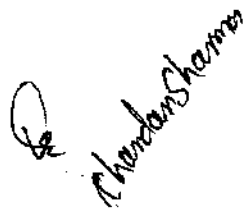
(i) The Promoter shall offer possession of the said Premises to the Allottee on or before **18th April 2026** or such extended date as may be allowed by MahaRERA from time to time due to Covid-19 pandemic, along with an extension of 12 (twelve) months ("**Possession Date**"). Provided however, that the Promoter shall be entitled to reasonable extension of time from the Possession Date for giving delivery of the said Premises ('grace period'), if the completion of the Real Estate Project is delayed on account of any or all of the following factors: -

- (a) Any force majeure events;
- (b) Any notice, order, rule, notification of the Government and/or other public or competent authority/court;
- (c) Any stay order / injunction order issued by any Court of Law, competent authority, MCGM, statutory authority;
- (d) Any other circumstances that may be deemed reasonable by the Authority.

(ii) If the Promoter fails to abide by the time schedule for completing the said Real Estate Project and for handing over the said Premises to the Allottee on the Possession Date (save and except for the reasons as stated in Clause above), then the Allottee shall be entitled to either of the following options: -

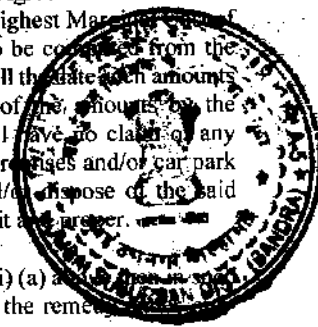
(a) call upon the Promoter by giving a written notice by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("**Interest Notice**"), to pay interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon for every month of delay from the Possession Date ("**the Interest Rate**"), on the Sale Consideration paid by the Allottee. The interest shall be paid by the Promoter to the Allottee till the date of offering to hand over of the possession of the said Premises by the Promoter to the Allottee; OR

(b) the Allottee shall be entitled to terminate this Agreement by giving a written notice to the Promoter by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("**Allottee Termination Notice**"). On the


Chandan Sharma

करल - ५		
926/2	20	2220
2022		

receipt of the Allottee Termination Notice by the Promoter, this Agreement shall stand terminated and cancelled. Within a period of 30 days from the date of receipt of the Termination Notice by the Promoter to formally cancel this Agreement for Sale, the Allottee shall execute and register a Deed of Cancellation as many be specified by the Promoter and upon registering the same, the Promoter shall refund to the Allottee by a post dated cheque dated 30 (thirty) days from the date of execution of the Deed of Cancellation, the amounts already received by the Promoter under this Agreement with interest thereon at the prevailing rate of State Bank of India Highest Marginal Lending Rate plus 2% thereon ("Interest Rate") to be computed from the date the Promoter received such amount/part thereof till the date such amounts with interest are duly repaid. On such repayment of the amounts to the Promoter (as stated in this clause), the Allottee shall have no claim of any nature whatsoever on the Promoter and/or the said Premises and/or car park and the Promoter shall be entitled to deal with and/or dispose of the said Premises and/or the car park in the manner it deems fit as promoter.

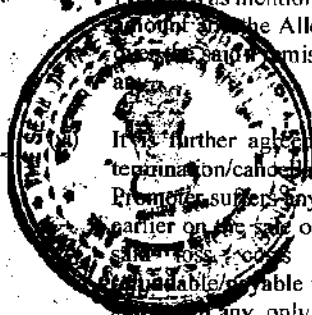


- (iii) In case the Allottee elects its remedy under sub-clause (ii) (a) above and in a case the Allottee shall subsequently not be entitled to the remedy under sub-clause (ii) (b) above and shall be deemed to be continuing in the Project with the date of possession as may be revised by the Promoter, without claiming any further compensation or damages in that regard from the Promoter.
- (iv) Subject to the right of the Promoter to terminate this Agreement, if the Allottee fails to make any payment on the stipulated date/s and time/s as required under this Agreement, then, the Allottee shall pay to the Promoter interest at the Interest Rate, on all and any such delayed payments computed from the date such amount was due and payable till the date such amounts are fully and finally paid together with the interest thereon.
- (v) Without prejudice to the right of the Promoter to charge interest at the Interest Rate, as mentioned in Clause (iv) above, and any other rights and remedies available to the Promoter, either (a) on the Allottee committing default in payment on a due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her/its proportionate share of taxes levied by concerned local authority and other outgoings) and/or (b) the Allottee committing three defaults of payment of instalments of the Sale Consideration, the Promoter shall be entitled, at its own option and discretion, to terminate this Agreement, without any reference or recourse to the Allottee. Provided that, the Promoter shall give a notice of 15 (fifteen) days in writing to the Allottee ("Default Notice"), by Courier / E-mail / Registered Post A.D. at the address provided by the Allottee, of its intention to terminate this Agreement with detail/s of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of the Default Notice, including making full and final payment of any outstanding dues together with interest thereon computed at the Interest Rate, then at the end of the period specified in the Default Notice, the Promoter shall be entitled to terminate this Agreement by issuance of a written notice to the Allottee ("Promoter Termination Notice"), by Courier / E-mail / Registered Post A.D. at the address provided by the Allottee. On the receipt of the Promoter Termination Notice by the Allottee, this Agreement shall stand terminated and cancelled. It is agreed that on such termination and cancellation, the Allottee shall execute and register a Deed of Cancellation in respect of the said Premises in the manner as stated in this sub-clause, and the Promoter shall be entitled to forfeit the Earnest Money being 20% of the Sale Consideration and all other outgoings and expenses incurred by the Promoter including interest on any overdue payments, brokerage/referral fees, taxes paid/payable and administrative charges as determined by the Promoter ("Forfeiture Amount") as and by way of agreed genuine pre-estimate of liquidated damages. Within a period of 30 (thirty) days of execution and registration of the Deed of Cancellation in respect of the said Premises and further upon resale of the said Premises to another allottee,

Chandran Sharma


करल - ५		
92662	28	2020
2022		

whichever is later, the Promoter shall, after deduction of the Forfeiture Amount, refund the balance amount of the Sale Consideration to the Allottee. In the event the Allottee has availed of financial assistance from any Bank or Financial Institute for the purchase of the said Premises, then the Promoter shall deposit the refund amount directly with such Bank/Financial Institution and the Allottee shall seek refund of dues, if any, from such Bank/Financial Institution. Upon the termination of this Agreement, the Allottee shall have no claim of any nature whatsoever against the Promoter and/or the said Premises and/or car park and the Promoter shall be entitled to deal with and/or dispose of the said Premises and/or car parks in the manner it deems fit and proper. It is agreed that in the event the Allottee fails to execute and register a Deed of Cancellation in respect of the said Premises as mentioned above, the Promoter shall be entitled to retain the refund amount and the Allottee shall not be entitled to claim any right, title or interest in the said Premises or to claim any interest on the amount to be refunded, if



It is further agreed between the Promoter and the Allottee that in case of termination/cancellation of this Agreement, due to any reasons whatsoever, if the Promoter suffers any loss, costs etc. on account of non-adjustment of taxes paid earlier on the sale of the said Premises in terms of the prevailing law, then the said loss, costs etc. shall be adjusted/recovered from any amount refundable/payable to the Allottee by the Promoter and accordingly the balance amount, if any, only shall be refunded/ paid to the Allottee.

9. The common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee are listed in the Fifth Schedule hereunder written. The common areas, facilities and amenities in the Whole Project that may be usable by the Allottee are listed in the Sixth Schedule hereunder written. The internal fitting and fixtures in the said Premises that shall be provided by the Promoter are listed in the Eighth Schedule hereunder written.
10. Procedure for taking possession:
 - (i) Upon obtainment of the Occupancy Certificate from the MCGM or such other competent authority and upon payment by the Allottee of the requisite instalments of the Sale Consideration and all other amounts due and payable in terms of this Agreement, the Promoter shall offer possession of the said Premises to the Allottee in writing ("Possession Notice"). The Allottee agrees to pay the maintenance charges as determined by the Promoter or the Society, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the Occupancy Certificate of the Real Estate Project, provided the Allottee has made payment of the requisite instalments of the Sale Consideration and all other amounts due and payable in terms of this Agreement.
 - (ii) The Allottee shall take possession of the said Premises within 15 days of the Possession Notice.
 - (iii) Upon receiving the Possession Notice from the Promoter as per Clause 10(i) above, the Allottee shall take possession of the said Premises from the Promoter by executing necessary Possession Letter, indemnities, undertakings, declaration and such other documentation as may be prescribed by the Promoter, and the Promoter shall give possession of the said Premises to the Allottee. In the event the Allottee fails and / or neglects to take possession of the Premises within 15 (fifteen) days from the date of the Possession Notice, the Allottee shall be liable to pay demurrage charges to the Promoter at the rate of Rs.75/- per square foot of net area per month or part thereof from the expiry of the aforementioned 15 (fifteen) days period till such time the Allottee takes possession of the said Premises. Notwithstanding the aforesaid, it shall be deemed that the Allottee has taken possession of the said Premises on the expiry of the 15 (fifteen) days from the date of the Possession Notice and the Allottee shall alone be responsible / liable in respect of any loss or damage that may be caused to the Premises after


Chandan Sharma

RERA - 5		
92ver	22	220
2022		

this date.

- (iv) Within 15 (fifteen) days of receipt of the Possession Notice, the Allottee shall be liable to bear and pay his/her/its proportionate share i.e. in proportion to the carpet area of the said Premises, of outgoings in respect of the Real Estate Project and Larger Land including *inter-alia*, local taxes, betterment charges, GST, other indirect taxes of every nature, or such other levies by the MCGM or other concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, etc., and all other expenses necessary and incidental to the management and maintenance of the Real Estate Project and/or the Larger Land. Until the Society is formed and the Society Conveyance is duly executed and registered, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter at its sole discretion. The Allottee further agrees that the Allottee's share is so determined by the Promoter at its sole discretion. The Allottee shall pay to the Promoter provisional monthly contribution of Rs. **Seven Thousand Two Hundred Only** per month towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and shall remain with the Promoter until the Society Conveyance is duly executed and registered. On execution of the Society Conveyance, the aforesaid deposits less any deductions as provided for in this Agreement, shall be paid over by the Promoter to the Society.

11. If within a period of 5 (five) years from the date of handing over the said Premises to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the said Premises or the said Tower/Wing or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the RERA. It is clarified that the Promoter shall not be liable for any such defects if the same have been caused by reason of the willful default and/or negligence of the Allottee and/or any other allottees in the Real Estate Project or by wear and tear in regular course. The Allottee is notified and is aware that all natural materials that are to be installed in the said Premises and/or in the Project and/or that form part of the amenities, including, tiles, timber etc., are susceptible to tonality differences, and their non-conformity, natural discoloration, or variations at the time of installation will be unavoidable. The Allottee is further informed and agrees that the warranties with respect to any equipment, appliances and electronic items (white goods) provided by the Promoter in the said Premises or in the said Project, as the case may be, shall be as per the standard warranties provided by their respective manufacturers only and in the event of any defect in such equipment, appliances and electronic items, the Allottee shall deal with the concerned dealer/equipment installer/manufacturer directly and the Promoter shall not be liable for the same. It is agreed and acknowledged that beyond the manufacturer warranties, annual maintenance contracts shall be obtained by the Allottee/s, Society, Project Apex Body, and/or the Federation as the case may be at its costs and expenses. It is further agreed that the appliances and electronic items installed and forming part of the said Premises and/or the Project as the case may be, shall be maintained, serviced and repaired only by the manufacturers, suppliers, dealers or authorized third party maintenance providers and if such equipment, appliances and electronic items are maintained, serviced and repaired, and/or tampered with, in any manner by any person other than the manufacturers, suppliers, dealers or authorized third party maintenance providers, then the warranties in respect thereof shall be rendered void.
12. The Allottee shall use the said Premises or any part thereof or permit the same to be used only for residential purpose. The Allottee shall use the car parking space only for purpose of parking vehicle.
13. **Formation of the Society and Other Societies:**
- (i) The Promoter may form separate societies for each building forming part of the said Project to be constructed on the said Land.

करल - ५		
१२०१२	२३	२२०
२०२२	(ii)	

Upon 51% of the total number of units/premises in the Real Estate Project being booked by allottees, the Promoter shall initiate the process for applying to the competent authority to form a co-operative housing society to comprise solely of the Allottee and other allottees of units/premises in the Real Estate Project, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules.

- (iii) The Allottee shall, along with other allottees of premises/units in the Real Estate Project, join in forming and registering a co-operative housing society under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder and in accordance with the provisions of the RERA and RERA Rules, in respect of the Real Estate Project in which the allottees of the respective towers in the Real Estate Project alone shall be joined as members ("the Society"). It is clarified that a separate society may be formed for the allottees of retail/commercial units/premises in the Real Estate Project.
- (iv) For this purpose, the Allottee shall from time to time sign and execute the application for registration and/or membership and all other papers, forms, writings and documents necessary for the formation and registration of the Society and for becoming a member thereof, including the bye-laws of the Society and shall duly fill in, sign and return to the Promoter within 7 (seven) days of the same being made available to the Allottee, so as to enable the Promoter to register the Society. No objection shall be taken by the Allottee if any changes or modifications are made in the draft/final bye-laws of the Society, as may be required by the Registrar of Co-operative Societies or any other Competent Authority.
- (v) The name of the Society shall be solely decided by the Promoter.
- (vi) The Society shall admit all purchasers of flats and premises in the Real Estate Project as members irrespective of such purchasers purchasing their respective units subsequent to the formation and registration of the Society, upon the Promoter calling upon the Society to admit such purchasers as its members, without charging any fee, transfer fee, premium or any other amount of any nature whatsoever, from such purchasers.
- (vii) The Promoter shall be entitled, but not obliged to, join as a member of the Society in respect of unsold premises in the Real Estate Project, if any. Post execution of the Society Conveyance (as defined hereinafter), the Promoter shall continue to be entitled to such unsold premises and to undertake the marketing etc. in respect of such unsold premises. The Promoter shall not be liable or required to bear and/or pay any amount by way of contribution, outgoings, deposits, transfer fees / charges and/or non-occupancy charges, donation, premium any amount, compensation whatsoever to the Society/Apex Body/Federation for the sale / allotment or transfer of the unsold areas in the Real Estate Project or elsewhere, save and except the municipal taxes at actuals (levied on the unsold premises) and a sum of Rs.1000/- (Rupees One Thousand only) per month in respect of each unsold premises towards the outgoings.
- (viii) Upon receipt of the full occupation certificate with respect to the Real Estate Project, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project and its common areas, amenities and facilities, and the Allottee shall extend necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard. Post the receipt of the full occupation certificate of the said building of the Real Estate Project, the Allottee shall be liable to bear and pay his/her/its share of outgoings as may be determined by the Society.
- (ix) It is clarified that the Promoter may at its sole discretion form separate societies for each of the towers in the Real Estate Project including a separate society for the retail/commercial units/premises in the Real Estate Project ("Other

R
Chandansharm

करल - ५		
१२६/२	क	२६०
२०२२	२६	

Societies").

- (x) For the sake of convenience and for ease of management, the Promoter may, at its sole discretion form an apex society comprising the Society and the Other Societies in the Project ("the Project Apex Society"). Upon formation of the Project Apex Society, the Allottee shall be liable to bear and pay his/her/its share of outgoings as may be determined by the Project Apex Society.
- (xi) Upon 51% of allottees of premises/units in the other real estate project to be developed on the Larger Land having booked their respective premises/units, the Promoter shall submit application/s to the competent authority to form an operative housing society to comprise solely of the allottees of this premises/units that particular real estate project, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, and with RERA and the RERA Rules ("Other Societies"). The Promoter shall primarily undertake the necessary steps for formation of the Other Societies and the allottees of the premises/units comprised in the other real estate project and the allottees comprised in the Larger Land shall become members, in accordance with the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder and the RERA and RERA Rules.
- (xii) The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Society and/or Other Societies and/or the Project Apex Society, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the respective Society/Other Societies/Project Apex Society and their respective members/intended members including the Allottee, as the case may be, and the Promoter shall not be liable toward the same.

14. Conveyance to the Society and Other Societies:

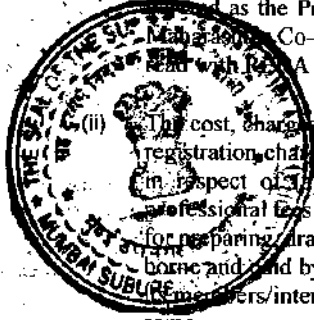
- (i) Within 3 months from the date of issuance of the full Occupation Certificate or the full Completion Certificate with respect to the Real Estate Project, and subject to the receipt of the entire sale consideration and other amounts due and payable by all the allottees of all units/premises in the Real Estate Project, whichever is later or latest, the part of the Real Estate Project comprising the habitable floors and common areas and amenities therein together with the FSI/development potential consumed in the construction thereof, shall be conveyed to the Society vide a registered indenture of conveyance, provided however that the basements, podium and stilts shall be retained by the Promoter and shall not be conveyed to the Society ("Society Conveyance"). The Society shall be required to join in execution and registration of the Society Conveyance. The costs, expenses, charges, levies and taxes on the Society Conveyance and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Society alone. Post the receipt of the full occupation certificate, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project including any common areas facilities and amenities and the Promoter shall not be responsible for the same.
- (ii) The Promoter shall execute and register similar conveyances to the Other Societies with respect to their respective buildings.
- (iii) The Allottee for himself and as prospective member of the Society acknowledges that the FSI and development potential of the Real Estate Project arises from the Larger Land and the Allottee shall not raise any claim or demand in respect thereof.
- (iv) It is further clarified that the Promoter may form separate societies for the various buildings/towers/wings forming part of the various phases of the Whole Project ("Other Phase Society/ies") and such apex societies comprising one or more

करल - ५		
9262	28	2020
2020		

Other Phase Society/ies ("Other Phase Apex Society") as the Promoter may deem fit and proper.

15. **Formation of the Apex Body:**

- (i) Within a period of 3 months of obtainment of the full Occupation Certificate or full completion certificate of the last Real Estate Project in the layout of the Larger Land and the Whole Project, whichever is later, the Promoter shall initiate the process for applying to the competent authorities to form a federation of societies comprising the Society and/or Other Societies and/or the Project Apex Society and/or Other Phase Society/ies and/or Other Phase Apex Society, as the case may be. As the Promoter may deem fit and proper, under the provisions of the Co-operative Societies Act, 1960 and the Rules made thereunder, A and the RERA Rules ("Apex Body").



- (ii) The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Apex Body, including in respect of (a) any documents, instruments, papers and writings, and (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be proportionally borne and paid by the Society and/or Other Societies and/or the Apex Body and its members/intended members, and the Promoter shall not be liable toward the same.

16. **Conveyance of the Larger Land to the Apex Body:**

- (i) Within a period of 3 (three) months of registration of the Apex Body, and subject to the receipt of the entire sale consideration and other amounts due and payable by all the allottees of all the units/premises in the Whole Project, whichever is later or latest, the Promoter and Apex Body shall execute and register an Indenture of Conveyance whereby the Promoter shall convey all its right, title and interest in the Larger Land and in all areas, spaces, common areas, facilities and amenities in the Larger Land that are not already conveyed to the respective Society and/or Other Societies, in favour of the Apex Body ("Apex Body Conveyance"). It is clarified that the portion of the Promoter Larger Land remaining balance after handing over the stipulated percentage if any, to the MCGM or any other statutory, local or public bodies or authorities and/or after developing public amenities, only will be transferred and conveyed to the Apex Body.
- (ii) The Allottee and/or the Society and/or Other Societies and/or the Apex Body shall not raise any objection or dispute if the area of the Whole Project shall be at variance with or may be less than the area contemplated and referred to herein, including by virtue of any reservations and/or the reservations being handed over and transferred to government authorities or acquired by them during the course of development of the Whole Project or for any other reason of the like nature.
- (iii) The Apex Body shall be required to join in execution and registration of the Apex Body Conveyance. The costs, expenses, charges, levies and taxes on the Apex Body Conveyance and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Apex Body alone. Post the Apex Body Conveyance, the Apex Body shall be responsible for the operation and management and/or supervision of the Larger Land including any common areas facilities and amenities and the Promoter shall not be responsible for the same.

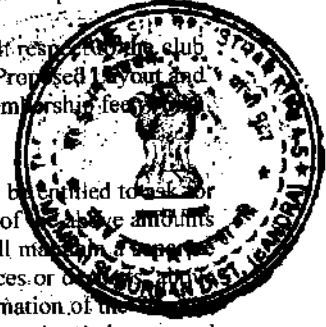
17. The Allottee shall, before delivery of possession of the said Premises in accordance with Clause 10 above, pay to the Promoter, the following amounts towards charges and deposits, as the case may be,-

- (i) Rs. 651/- for share money, application entrance fee of the Society and Apex Body;
- (ii) Rs. 80000/- towards Corpus Fund;
- (iii) Rs. 5000/- for formation and registration of the Society and Apex Body;

Handwritten signature: Chandan Sharma

करल - ५		
१२६२	२६	२२०
२०२२		

- (iv) Rs.0/-for proportionate share of taxes and other charges/levies in respect of the Society and Apex Body;
- (v) Maintenance Charges towards provisional monthly contribution towards outgoings of Society and Apex Body; as determined by the Promoter; (as advance for 24 months);
- (vi) Rs.10297/- for deposit towards water, electricity, and other utility and services connection charges;
- (vii) Rs.28913/- for deposits of electrical receiving and sub-station provided/to be provided in layout of the Larger Land; and,
- (viii) Rs.-/- **Not Applicable** being one-time membership fee with respect to the club house forming part of the Whole Project as disclosed in the Proposed layout and as mentioned at Recital above. Save and except the club membership fee will go in the said account.



The above amounts are not refundable and the Allottee will not be entitled to ask for accounts or statement of accounts from the Promoter in respect of the above amounts deposited by the Allottee with the Promoter. The Promoter shall maintain a separate account in respect of sums received from the Allottee as advances or deposits towards the amounts and towards on account of the share capital for the formation of the Society and shall utilize the amounts/deposits only for the purposes for which the same have been received. It is clarified that the said other amounts, any other amount other than the Sale Consideration shall be payable by the Allottee in the Bank Account which will be intimated by the Promoter to the Allottee. It is clarified that in the event the Allottee fails to pay the aforesaid sums as and when called upon, then without prejudice to the rights and remedies available to the Promoter, the Promoter shall be entitled to charge interest at the Interest Rate on the outstanding sums and not be obligated to offer/handover possession of the said Premises to the Allottee.

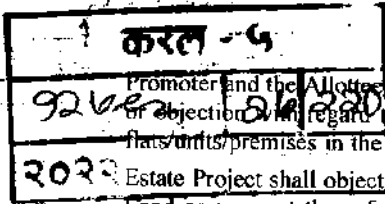
18. (a) The Allottee shall pay to the Promoter a sum of **Rs. 20000/- (Rupees Twenty Thousand Only)** for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law / Advocates of the Promoter in connection with this Agreement, the transaction contemplated hereby, the formation of the Society/Apex Body, for preparing the rules, regulations and bye-laws of the Society/Apex Body, and, the cost of preparing and engrossing the Society Conveyance, Apex Body Conveyance and other deeds, documents and writings.

(b) The Allottee shall, in addition to the amount specified in Clause 18 hereinabove, pay to the Promoter a further sum of **Rs. 75,000 (Rupees Seventy Five Thousand only)** being interest free refundable security deposit for carrying out fit-out works in the said Premises, which shall be refunded (without any interest) to the Allottee upon completion of the fit-out work and subject to compliance of all conditions as may be specified by the Promoter, and provided that the Allottee has not caused any damage to the structure of the building and has not carried out any unauthorized work, while carrying out such fit-out work. In the event, the Allottee shall have carried the fit-out work or any other interior work in the said Premises in breach of any of the conditions specified herein, the Promoter shall be entitled to forfeit the said interest free refundable security deposit.

19. Certain facilities such as club house and swimming pool shall have usage charges in addition to the said membership fees, and, the same shall be paid by the Allottee as and when demanded by the Promoter along with applicable taxes thereon.

20. The Promoter has informed the Allottee that there may be common access road, street lights, common recreation space, passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, sewerage treatment plant and other common amenities and conveniences in the layout of the Larger Land. The Promoter has further informed the Allottee that all the expenses and charges of the aforesaid amenities and conveniences may be common for the Allottee along with other purchasers of flats/units/premises in the Real Estate Project and/or on the Larger Land, and the Allottee shall share such expenses and charges in respect thereof as also maintenance charges proportionately. Such proportionate amounts shall be payable by each of the purchasers of flats/units/premises on the Real Estate Project including the Allottee herein and the proportion to be paid by the Allottee shall be determined by the

R Chandan Sharma



Promoter and the Allottee agrees to pay the same regularly without raising any dispute or objection with regard thereto. Neither the Allottee nor any of the purchasers of flats/units/premises in the Real Estate Project shall object to the Promoter laying through or under or over the Larger Land or any part thereof pipelines, underground electric and telephone cables, water lines, gas pipe lines, drainage lines, sewerage lines, etc., belonging to or meant for any of the other buildings/towers which are to be developed and constructed on any portion of the Larger Land.

21. Loan and Mortgage:

(i) The Allottee shall be entitled to avail loan from a bank/financial institution and mortgage the said Premises by way of security for repayment of the said loan to such bank/financial institution, with the prior written consent of the Promoter. The Promoter shall be entitled to refuse permission to the Allottee for availing any such loan and for creation of any such mortgage/charge, in the event the Allottee has/have defaulted in making payment of the Sale Consideration and/or other amounts payable by the Allottee under this Agreement.

(ii) All the costs, expenses, fees, charges and taxes in connection with procuring and availing of the said loan, mortgage of the said Premises, servicing and repayment of the said loan, and any default with respect to the said loan and/or the mortgage of the said Premises, shall be solely and exclusively borne and incurred by the Allottee. The Promoter shall not incur any liability or obligation (monetary or otherwise) with respect to such loan or mortgage.

(iii) The agreements and contracts pertaining to such loan and mortgage shall not impose any liability or obligation upon the Promoter in any manner, and shall be subject to and shall ratify the right and entitlement of the Promoter to receive the balance Sale Consideration and balance other amounts payable by the Allottee under this Agreement.

(iv) In the event of any enforcement of security/mortgage by any bank/financial institution, the Promoter shall be entitled to extend the necessary assistance/support as may be required under applicable law.

22. Representations and Warranties of the Promoter:


The Promoter hereby represents and warrants to the Allottee as follows, subject to what is stated in this Agreement and all its Schedules and Annexes, subject to what is stated in the Title Certificates, and subject to the RERA Certificate: -

(i) The Promoter has clear title and has the requisite rights to carry out development upon the Larger Land and also has actual, physical and legal possession of the Larger Land for the implementation of the Whole Project, subject to the terms and conditions of the Indentures mentioned above, the litigations, and the mortgages referred to in the Title Certificates and as updated by the Promoter from time to time on the website of the Authority as required by RERA and the RERA Rules.

(ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Real Estate Project and shall obtain requisite approvals from time to time to complete the development of the Real Estate Project;

(iii) There are no encumbrances upon the Real Estate Project except those disclosed in this Agreement and the Title Certificates and as updated by the Promoter from time to time on the website of the Authority as required by RERA and the RERA Rules;

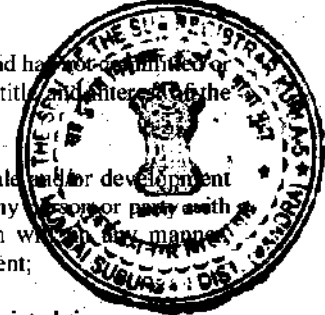
(iv) There are no litigations pending before any Court of law with respect to the Real Estate Project except those as updated by the Promoter from time to time on the


Chandan Chawhan

करल - 4		
92/6/2	82	820
2022		

website of the Authority as required by RERA and the RERA Rules;

- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Real Estate Project, are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Real Estate Project, shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Real Estate Project and common areas;
- (vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- (vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land and the said Premises, which will in any manner, adversely affect the rights of Allottee under this Agreement;
- (viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Premises to the Allottee in the manner contemplated in this Agreement;
- (ix) At the time of execution of the Society Conveyance, the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Real Estate Project as detailed in the Fifth Schedule hereunder written to the Society; save and except the basements, podium and stilts retained by the Promoter;
- (x) The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Real Estate Project to the competent Authorities till the Society Conveyance and thereupon shall be proportionately borne by the Society;
- (xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the Land) has been received or served upon the Promoter in respect of the Land and/or the Project except those disclosed to the Allottee.

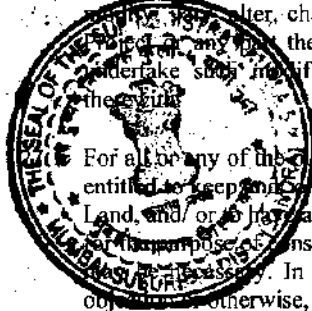


- 23. The Promoter may appoint a third party / agency for the purpose of operating and maintaining the Real Estate Project and the Larger Land including any common areas facilities and amenities on such terms and conditions as it may deem fit.
- 24. The Promoter shall be entitled to designate any spaces/areas on the Larger Land or any part thereof (including on the terrace and basement levels of the Real Estate Project) for third party service providers, for facilitating provision and maintenance of utility services (including power, water, drainage and radio and electronic communication) to be availed including by the purchaser/s of the units/premises to be constructed thereon. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method as the Promoter may deem proper in accordance with applicable law. Further, the infrastructure (including cables, pipes, wires, meters, antennae, base sub-stations, towers) in respect of the utility services may be laid/provided in the manner the Promoter may require and may be utilized in common including by purchaser/s of units/premises in the Real Estate Project/ on the Larger Land, as the case may be. The Promoter and its workmen/agents/contractors/employees and any third party contracts shall be entitled to access and service such infrastructure and utilities over the Larger Land.
- 25. The Promoter shall be entitled to control advertising, marketing, signage, hoarding and all other forms of signage whatsoever within the Larger Land till the time of the Apex

R. Chandra Sharma

करल - ५	
926/2	Body Conveyance as stated at Clause 16 above. Such advertising and signage may comprise of hoardings, print media, electric signs, and may be constructed in a permanent or temporary manner and may be maintained, serviced, repaired and replaced and the Promoter and its nominees shall have access to such hoardings, print media and electric signage for this purpose.
2022	

26. The Promoter shall be entitled to transfer and/ or assign the benefit of additional F.S.I./ T.D.R. or any other rights of the Larger Land to any third party and/or to allow any third parties to use and/ or consume T.D.R. or any other benefits or advantages of any other properties, on the Larger Land, who shall be entitled to all the rights mentioned above, including to do construction mentioned above. The Allottee/s agree(s), accept(s) and confirm(s) that the fundamental entitlement of the Promoter to utilise, exploit and consume the full development potential of the Whole Project (both inherent and further/future) as stated at Recital G above, would require the Promoter to amend, alter, change, substitute and rescind the plans in respect of the Whole Project and any part thereof (including layout plans, building plans, floor plans) and undertake such modified/alterd/new construction and development in accordance with the said plans.



For all or any of the purposes mentioned under this Agreement, the Promoter shall be entitled to keep and store any construction materials, on any portion of the Larger Land, and/ or to lay additional electricity supply and/ or additional Water Supply and for the purpose of construction, to do all such further acts, deeds, matters and things as may be necessary. In such an event or otherwise, the Allottee/s shall not take any objection or otherwise, on the ground of any nuisance, noise and/ or shall not claim any easement rights and/ or any other rights in the nature of easement or prospective or other rights of any nature whatsoever. The Allottee/s directly and/ or indirectly, shall not do any act, deed, matter or thing, whereby the Promoter may be prevented from putting any such additional and/ or new construction and/ or shall not raise objection and/ or obstruction, hindrance or otherwise.

28. The Allottee, with intention to bring all persons into whosoever hands the Premises and/or its rights, entitlements and obligations under this Agreement, may come, hereby covenants with the Promoter as follows: -

- (i) To maintain the said Premises at the Allottee's own cost in good and tenable repair and condition from the date that of possession of the said Premises is taken and shall not do or suffer to be done anything in or to the Real Estate Project which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the said building/Tower/Wing in which the said Premises is situated and the said Premises itself or any part thereof without the consent of the local authorities and Promoter.
- (ii) Not to store in the said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Real Estate Project in which the said Premises is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, lifts, common passages or any other structure of the building in which the said Premises is situated, including entrances of the Real Estate Project in which the said Premises is situated and in case any damage is caused to the Real Estate Project in which the said Premises is situated or the said Premises on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.
- (iii) To carry out at his own cost all internal repairs to the said Premises and maintain the said Premises in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the Real Estate Project in which the said Premises is situated or the said Premises which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local

De
Chandrashekhar

करल - ६		
१२५२	१०	२२०
२०२२		

authority and/or other public authority.

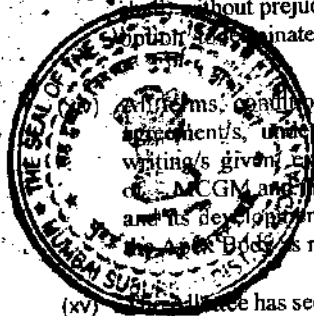
- (iv) Not to demolish or cause to be demolished the said Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the Real Estate Project in which the said Premises is situated and shall keep the portion, sewers, drains and pipes in the said Premises and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the said Premises of the Real Estate Project in which the said Premises is situated, and shall not in any or in any other manner cause damage to columns, beams, walls, slabs or R.C.C. Partis or other structural members in the said Premises without the prior written permission of the Promoter and/or the Society;
- (v) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Larger Land and/or the Whole Project or the Real Estate Project in which the said Premises is situated or any part thereof, and the increased premium shall become payable in respect of the insurance;
- (vi) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the Larger Land and/or the Real Estate Project in which the said Premises is situated;
- (vii) Pay to the Promoter within 15 (fifteen) days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the Real Estate Project in which the said Premises is situated.
- (viii) Bear and pay in a timely manner and forthwith, all amounts, dues, taxes, instalments of Sale Consideration, as required to be paid under this Agreement.
- (ix) Not to change the user of the said Premises without the prior written permission of the Promoter and Society.
- (x) The Allottee shall not let, sub-let, transfer, assign, sell, lease, give on leave and license, or part with interest or benefit factor of this Agreement or part with the possession of the said Premises or dispose of or alienate otherwise howsoever, the said Premises and/or its rights, entitlements and obligations under this Agreement, until all the dues, taxes, deposits, cesses, Sale Consideration and all other amounts payable by the Allottee to the Promoter under this Agreement, are fully and finally paid together with applicable interest thereon at the Interest Rate if any. In the event the Allottee is desirous of transferring the said Premises and/or its rights under this Agreement prior to making such full and final payment, then, the Allottee shall be entitled to effectuate such transfer only with the prior written permission of the Promoter.
- (xi) The Allottee shall observe and perform all the rules and regulations which the Society and Apex Body/Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the Real Estate Project and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society /Apex Body/Federation regarding the occupancy and use of the said Premises in the Real Estate Project and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- (xii) The Allottee shall permit the Promoter and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Premises and the Real Estate Project or any part thereof to view and examine the state and condition thereof. Furthermore, for the purpose of making, laying

R
Chandharamma

करल - 4		
92602	29	280
2022		

down, maintaining, repairing, rebuilding, cleaning, lighting and keeping in order and good condition all services, drains, pipes, cables, water covers, gutters, wires, walls, structure or other conveniences belonging to or serving or used for the Real Estate Project, the Promoter and their surveyors and agents with or without workmen and others, shall be permitted at reasonable times to enter into the said Premises or any part thereof and undertake the necessary works.

(xiii) The Allottee agrees not to do or omit to do or cause to be done by any party known to him any act, deed or thing or behave inappropriately or correspond or communicate in a manner that would in any manner affect or prejudice or defame the Building / Project or the Promoter or its representatives. In the event the Allottee does or omits to do any such act, deed or any such thing then the Promoter shall, without prejudice to any other rights or remedies available in law, have the right to terminate this Agreement sending the Allottee Termination Notice.



Terms, conditions, covenants, stipulations and provisions contained in any agreement/s, undertakings, declarations, indemnity bond/ bonds, deeds and writing/s given, executed and/or may be executed by the Promoter in favour of MCGM and the concerned bodies/ authorities in respect of the Larger Land and its development shall be binding upon the Allottee/s and Society including the Apex Body/s may be formed of the purchaser/s of flat/ premises.

(xiv) The Allottee has seen the representations made by the Promoter on the website of the Regulatory Authority as required by RERA read with RERA Rules and shall keep himself updated with all the matters relating to the Project and/or Promoter Larger Land, as the case may be, which the Promoter will upload from time to time.

(xv) Till the entire development of the Larger Land is completed, the Allottee/s shall not interfere in any manner in any work of development or construction and the Promoter alone shall have full control, absolute authority and say over the un-allotted areas, roads, open spaces, gardens, infrastructure facilities, recreation facilities and/ or any other common facilities or the amenities to be provided in the Larger Land and the Allottee/s shall have no right or interest in the enjoyment and control of the Promoter in this regard. The Promoter shall, in the interest of the Allottee, and the Project, be entitled to take decisions regarding management and allocation of funds/monies, and the type, mode, quality of services to be provided, in respect of the Project, and the management and administration thereof.

(xvi) The Allottee/s shall not take any objection, on the ground of nuisance, annoyance, and/ or claiming any rights, of easement, and/ or any rights in nature of an easement and/ or obstruction of light, air, ventilation, open space and/ or open area, and/ or on any other grounds, of any nature whatsoever and/ or shall not directly or indirectly do anything and/ or shall not ask for an injunction, and/ or prohibitory order and/ or calling the Municipal or any other authorities to issue stop work notice, and/ or withdraw and/ or suspend or cancel any orders passed and/ or approved Plans so as to prevent the Promoter, or any of their nominees or transferees, from developing and/ or to carry out construction, on the Larger Land.

(xvii) It is further agreed that the Promoter shall not be required to give inspection of the said Premises to the Allottee till the time the Promoter calls upon the Allottee to come forward and take inspection of the said Premises before offering for possession.

(xviii) Till the Apex Body Conveyance is executed in favour of the Apex Body, the Allottee shall permit the Promoter and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Larger Land, the buildings/towers/wings/units thereon, or any part thereof, to view and examine the state and condition thereof.

Q
Chandan Kumar

करल - 4		
9262	00	220
2022	02	

(xx) Not to affix any fixtures or grills on the exterior of the Real Estate Project or any part thereof for the purposes of drying clothes or for any other purpose and not to have any laundry drying outside the said Premises. For fixing grills on the inside of the windows, the standard design for the same shall be obtained by the Allottee from the Promoter and the Allottee undertakes not to fix any grill having a design other than the standard design approved by the Promoter. If the Allottee has affixed fixtures or grills on the exterior of the said Premises for drying clothes or for any other purpose or if the Allottee has affixed a grill having a design other than the standard approved design, the Allottee shall be liable to pay such sum as may be determined by the Promoter/ the Society to the Promoter/ the Society as the case may be.

(xxi) Not to install a window air-conditioner within or outside the said Premises. If the Allottee affixes a window air-conditioner or the outdoor condensing unit outside the said Premises, the Allottee shall be liable to pay such sum as may be determined by the Promoter/ the Society to the Promoter/ the Society as the case may be.

(xxii) The Allottee shall not create any hardship, nuisance or annoyance to the allottees in the Real Estate Project.

(xxiii) The allottee has expressly agreed to take prior written consent from the Promoter or the society as the case may be, before carrying out any changes/alteration/modification in the Said Premises or part thereof. If the allottee has carried out such changes/alteration/modification without the written consent of

the promoter or the society will not be liable for any consequences or compensation on account of such changes/alterations/modifications.

(xxiv) The Allottee agrees and covenants that the name of the Real Estate Project shall at all times be 'Runwal Avenue Tower/Wing-L' and shall not be changed without the prior written permission of the Promoter.

(xxv) The Allottee agrees and covenants that the Whole Project Common Areas and Amenities and any other areas as may be designated by the Promoter including common open areas, common landscapes and driveways etc. in/on the Whole Project/Larger Land shall be an integral part of the layout of the development of the Whole Project and the Larger Land including the neighboring buildings/towers on the Larger Land and neither the Allottee nor any person or entity on the Allottee's behalf shall, at any time claim any exclusive rights with respect to the same.

(xxvi) The Allottee agrees and covenants that the entry and exit points and access to the Whole Project and the Larger Land shall be common to all allottees, users and occupants in the Whole Project including all buildings, towers and structures thereon. The Allottee agrees and covenants to not demand any separate independent access and/or entry/exit point exclusively for himself/herself/themselves and/or any other allottees, users and/or occupants in the Project, the Whole Project and/or any part thereof.

(xxvii) The wet and dry garbage generated in and from the said Premises shall be separated by the Allottee and the wet garbage generated in and from the Project shall be treated separately by the Society and/or jointly by all the allottees/purchasers/occupants of the respective premises in the Project, in accordance with the rules and regulations as may be specified by MCGM from time to time.

(xxviii) In the event if the Allottee is/are non-resident Indian citizen or a Person of Indian Origin or an Overseas Citizen of India, or a foreign national/citizen then it shall be the Allottee's sole obligation and liability to comply with the provisions of all applicable laws, including Foreign Exchange Management Act, 1999 and Reserve Bank of India rules and regulations, and all other applicable/necessary

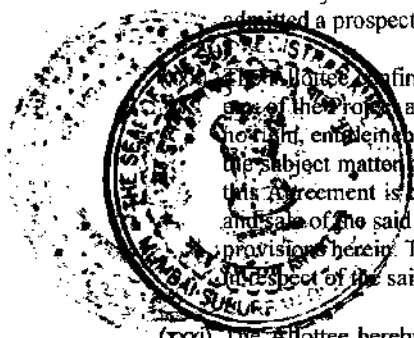
R

Chandam Sharma 2022

करल - ५२		
२०१२	१३	२२०
२०२२		

requirements of the Government or any other authority, from time to time, including those pertaining to remittance of payment for acquisition of immovable properties in India. Refunds (if any) to be made to such Allottees for any reason whatsoever, shall be made only in Indian Rupees.

(xxix) The Allottee shall not demand or claim any partition or division of the Allottee's ultimate interest in the Project and/or Whole Project Land and/or the Project Common Areas and Amenities and/or the Whole Project Common Areas and Amenities, or any part thereof. The Allottee expressly agrees, understands and confirms that his interest therein will be impartible, and will be held only through the Society formed by the Promoter in respect of the Project, of which he shall be admitted a prospective member.



The Allottee confirms and acknowledges that the plans, layout plans, approvals and other documents of the Project are not the subject matter of this Agreement and there shall be no right, entitlement, or interest of the Allottee in respect thereof, and are also not the subject matter of this Agreement. So far as the Allottee's right and scope of this Agreement is concerned, the same is limited to an agreement for allotment and sale of the said Premises strictly upon and subject to the terms, conditions and provisions herein. The Allottee/s shall also not have any claim, save and except, in respect of the said Premises hereby agreed to be allotted and sold.

(xxx) The Allottee hereby agrees and undertakes to indemnify and keep indemnified and saved harmless at all times, the Promoter against all loss or damage, and/or against any suits, actions, proceedings or notices that the Promoter or any of its directors, executives of employees may sustain and suffer, and all costs, charges and expenses, that they may incur by reason of the Allottee's failure, breach, default, non-observance, non-performance, or non-compliance of any of the terms, conditions and provisions of this Agreement, and/or any accident or injury caused to or suffered by the Allottee, or his family members, guests, servants, agents, representative/s.

(xxxi) The Allottee shall not hold the Promoter liable or responsible for any harm, injury, loss or damage caused to the Allottee by, or through any failure, malfunction, explosion or suspension of electricity, telephone, gas, water, drainage, or sewerage, supply or connections to the Project whether or not the same is caused by any Force Majeure Events, or otherwise however.

29. The Promoter shall maintain a separate account in respect of sums received from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Society or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

30. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Premises or the Real Estate Project or the Larger Land and/or any buildings/towers/wings as may be constructed thereon, or any part thereof. The Allottee shall have no claim save and except in respect of the said Premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces and all other areas and spaces and lands will remain the property of the Promoter as hereinbefore mentioned until the Society Conveyance and the Apex Body Conveyance, as the case may be.

31. **Promoter shall not mortgage or create a charge:**

After the Promoter executes this Agreement, it shall not mortgage or create a charge on the said Premises and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such said Premises. Provided however, that nothing shall affect the already subsisting mortgage/charge created over the said Premises as set out above, which will be subject to the no-objection received from the mortgagees therein. The Promoter shall however have a right to raise finances on the Promoter

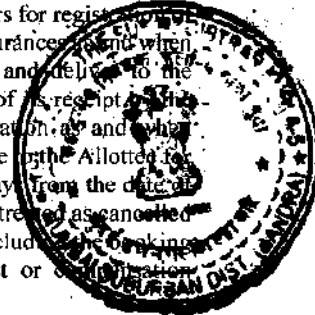
R
Chandam Sharma

करल - ५		
१२६२	१३	२२०
२०२२	१४	

Larger Land and other areas excluding the said Premises.

32. Binding Effect:

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the Schedules and Annexes along with the payments due as stipulated in the Payment Plan at Clause 3 above, within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Office of the Sub-Registrar of Assurances and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of receipt by the Allottee and/or appear before the Sub-Registrar for its registration and when intimated by the Promoter, then the Promoter shall serve a notice on the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, the application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including booking amount shall be returned to the Allottee without any interest or cost whatsoever.



33. Nominee:

- (i) The Allottee hereby nominates SATYABHAMA SHARMA ("said Nominee") as his/her/their nominee in respect of the said Premises. On the death of the Allottee, the Nominee shall assume all the obligations of the Allottee under this Agreement and in respect of the said Premises, and shall be liable and responsible to perform the same, so far as permissible in law. The Allottee shall at any time hereafter be entitled to substitute the name of the Nominee. The Promoter shall only recognize the Nominee or the nominee substituted by the Allottee (if such substitution has been intimated to the Promoter in writing) and deal with him/her/them in all matters pertaining to the said Premises, till the time the necessary order of the Court of law has been obtained by any legal heirs and/or representatives of the Allottee.
- (ii) The heirs and legal representatives of the Allottee shall be bound by any or all the acts, deeds, dealings, breaches, omissions, commissions etc. of and/or by the Nominee.

34. Entire Agreement:

This Agreement, along with its schedules and annexes, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, booking form, letter of acceptance, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

35. Right to Amend:

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

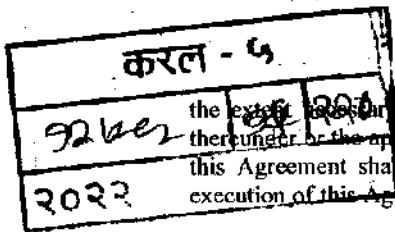
36. Provisions of this Agreement applicable to Allottee/subsequent allottees:

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

37. Severability:

If any provision of this Agreement shall be determined to be void or unenforceable under the RERA Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of this Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to

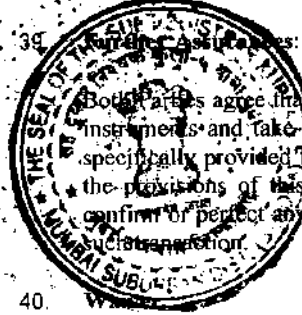
R. Chandan Sharma



the extent of 2022 to conform to the RERA or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

38. Method of calculation of proportionate share:

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in the Real Estate Project or the Whole Project, as the case may be, the same shall be in proportion to the carpet area of the said Premises to the total carpet area of all the other premises/units/areas/spaces in the Real Estate Project or the Whole Project, as the case may be.



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

40.

No forbearance, indulgence or relaxation or inaction by either Party at any time to require performance of any of the provisions of these presents shall in any way affect, diminish or prejudice the rights of such Party to require performance of that provision and any waiver or acquiescence by such Party of any breach of any of the provisions of these presents by the other Party shall not be construed as a waiver or acquiescence of any continuing or succeeding breach of such provisions or a waiver of any right under or arising out of these presents, or acquiescence to or recognition of rights and/or position other than as expressly stipulated in these presents.

41. Place of Execution:

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in Mumbai City. After the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub- Registrar. Hence this Agreement shall be deemed to have been executed at Mumbai.

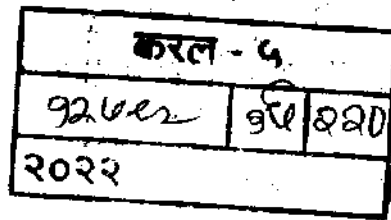
42. The Allottee and/or Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act, 1908 and the Promoter will attend such office and admit execution thereof.

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

FOR ALLOTTEE:

CHANDAN KUMAR SHARMA
ROOM NO- 101, SHYAM NARAYAN YADAV CHAWL,
SUBHASHNAGAR NO. 1
MAHAKALI CAVES ROAD
NEAR GIVADANI MANDIR REBELLO COMPOUND
ANDHERI (E) MUMBAI- 400093
Notified Email ID: chandanksharma05@gmail.com

Chandanksharma



FOR PROMOTER:

Susneh Infrapark Private Limited Runwal & Omkar Esquare, 4th Floor, Opp Sion Chunabhatti Signal, off Eastern Express Highway, Sion (E), Mumbai- 400 022
Notified Email ID: customer.care@runwal.com

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



44. Joint Allottees:

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

45. Stamp Duty and Registration Charges:

The charges towards stamp duty fees and registration charges of this Agreement and all out of pocket costs, charges and expenses on all documents for sale and/or transfer of the said Premises and the said Car Parking Space/s shall be borne by the Allottee alone.

46. Dispute Resolution:

Any dispute or difference between the Parties in relation to this Agreement and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the Authority as per the provisions of the RERA and the Rules and Regulations, thereunder.

47. Governing Law:

This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India as applicable in Mumbai City, and the Courts of Law in Mumbai will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.

48. The Allottee/s hereby accepts the Payment Schedule and the Allottee/s hereby agrees and accepts that no further discount of any nature shall be provided to the Allottee/s

49. Permanent Account Numbers:

Details of the Permanent Account Numbers of the Promoter and Allottee are set out below:-

Party	PAN
Susneh Infrapark Private Limited.	ABCCS6245F
CHANDAN KUMAR SHARMA	CJZPS3820E

50. Construction of this Agreement:

- (i) Any reference to any statute or statutory provision shall include:-
 - (a) all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated); and

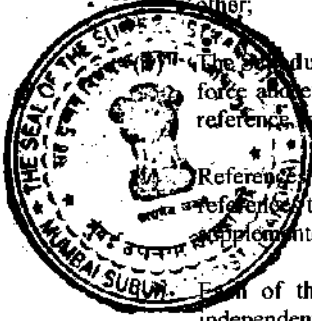
Chandansharma

करल - ५		
92/022	(b)	96/220
2022		

amendment, modification, re-enactment, substitution or consolidation thereof (whether before, on or after the date of this Agreement) to the extent such amendment, modification, re-enactment, substitution or consolidation applies or is capable of applying to any transactions entered into under this Agreement as applicable, and (to the extent liability thereunder may exist or can arise) shall include any past statutory provision (as from time to time amended, modified, re-enacted, substituted or consolidated) which the provision referred to has directly or indirectly replaced;

(ii) Any reference to the singular shall include the plural and vice-versa;

(iii) Any references to the masculine, the feminine and/or the neuter shall include each other;



The Schedules and Annexes form part of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement, and any reference in this Agreement shall include any schedules to it;

References to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied, novated, supplemented or replaced from time to time;

Each of the representations and warranties provided in this Agreement is independent of other representations and warranties in this Agreement and unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause;

(vii) References to a person (or to a word importing a person) shall be construed so as to include:

- (a) An individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal Personality/separate legal entity); and
- (b) That person's successors in title and assigns or transferees permitted in accordance with the terms of this Agreement.

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

THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of the Larger Land)

All those pieces or parcels of land bearing CTS Nos. 1004(part), 1005(part), 1005/1, 1006, 1007(part), 1007/3(part), 1007/4, 1009(part), 1009/5, 1009/6, 1010(part), 1013(part), 1014(part), 1014/1 to 1014/6, 1017, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/9 admeasuring 89,866.04 square meters of Village Kanjur, Taluka Mulund, District Mumbai Suburban situated at Kanjur Marg (E), Mumbai - 400042 (the Larger Land) and bounded by;
On or towards North: Dattar Colony/ Municipal Road;
On or towards South: Gomes Colony;
On or towards East: Dattar Colony/ Municipal Road; and,
On or towards West: Existing factory of Crompton Greaves Ltd.,

Q
Chandrabhawan

കരം - 4		
9262	32	220
2022		

THE SECOND SCHEDULE ABOVE REFERRED TO:
(Description of the said Phase 2 Land)

All those pieces and parcels of land admeasuring 22,079 square meters bearing CTS Nos. 1009/6, 1013(part), 1014(part), 1014/1 to 1014/6, 1017, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/9 forming part of the Larger Land as mentioned in the First Schedule hereinabove.

THE THIRD SCHEDULE ABOVE REFERRED TO:
(Description of the said Land)

All those pieces and parcels of land admeasuring 369.76 square meters (Plan area) forming part of the Phase 2 Land as mentioned in the Second Schedule hereinabove.



THE FOURTH SCHEDULE ABOVE REFERRED TO:
(Details of the number of floors/units etc. in the Real Estate Project)

<u>Tower</u>	<u>Total No. of Flat/Units</u>	<u>No. of floors</u>
Tower/Wing "M"	315	54 Nos. of slabs of super structures 50 Habitable floors)
Grand Total	315	

THE FIFTH SCHEDULE ABOVE REFERRED TO:
(Details of the common area, facilities and amenities to be used by the Allottee in common with allottees of Tower/Wing -I, Tower/Wing-J, Tower/Wing-K, and Tower/Wing-M and Tower/Wing-N in the Real Estate Project)

BUILDING AMENITIES:

- DG back up in essential & common areas
- Sewage treatment plant
- Rainwater harvesting
- Reputed in every tower
- Multiple level Parking
- Video Door Phone (VDP) with Intercom facility from lobby to apartment (only provision). The VDP can be installed at an additional cost upon customer request on a case-to-case basis.
- CCTV surveillance
- 2 staircases per tower for emergency exit

EXTERNAL AMENITIES:

- Entrance lobby in each tower at drop off level
- Arrival Plaza
- Landscape Garden
- Kids play area
- Senior citizen corner
- Jogging Track

Other Amenities

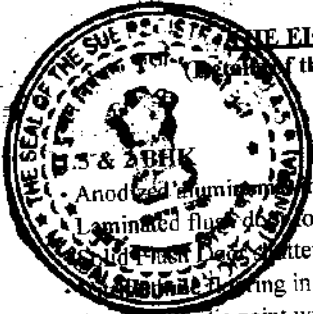
- Swimming pool with Kids pool
- Changing room
- Outdoor sitting
- Creche
- Indoor games - Pool & snooker, chess, carrom, table tennis, game zone
- Fully equipped Gymnasium
- Badminton / Multipurpose court
- Library
- Yoga Pavilion
- Business Center

करल - ५	
92602	30 RES
2022	

THE SEVENTH SCHEDULE ABOVE REFERRED TO:
 (Details of the common area, facilities and amenities in the Whole Project)
Details of proposed facilities to be provided in the Whole Project Amenities
 NIL

THE SEVENTH SCHEDULE ABOVE REFERRED TO
 (Description of the Flat/Premises)

All that piece and parcel of the Flat/ Unit being No 1404 in Tower M Name MANHATTAN on 14th floor admeasuring 464.37 sq. ft. carpet area (equivalent to 43.14 square meters.) plus deck area, 0.00 square mtrs. and 0.00 square meters utility area, if any and also 1 Car parking constructed or to be constructed on the Larger property as described in the First Schedule hereunder.



THE EIGHTH SCHEDULE ABOVE REFERRED TO:
 (Description of the internal fittings and fixtures in the said Premises)

- Anodized aluminium windows
- Laminated flush doors for all internal doors
- Solid Flush Doors with both side laminate finish for main door
- Acrylic/Plastic flooring in living, dining & all bedroom (size to be determined)
- Acrylic/Plastic paint with gypsum finish walls

BATHROOM

- Bathroom dado up to door Height
- Anti-skid tiles in Bathrooms
- Branded CP fittings and sanitary ware

KITCHEN

- Exhaust fan
- Provision for water purifier
- Vitrified flooring
- Polished granite kitchen platforms with stainless steel sink - single bowl
- Branded CP fittings
- Kitchen dado tiles 2 feet above kitchen platform

Q
Chamberlain

करल - ५
 १२/१२ ०९ २२०
 २०२२



SIGNED AND DELIVERED

By the within named **PROMOTER**
SUSNEH INFRAPARK PRIVATE LIMITED

By hand of its Director/
 Authorized Signatory
MR. Vikas Bohade

in the presence of
 1. [Signature]
 2. [Signature]

SIGNED AND DELIVERED
 By the within named **ALLOTTEE/S**
CHANDAN KUMAR SHARMA

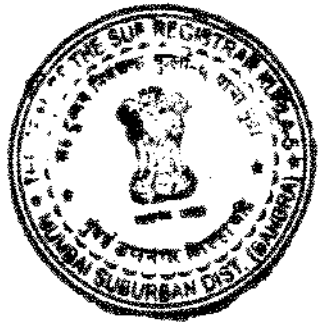
in the presence of
 1. [Signature]
 2. [Signature]

RECEIVED of and from the Flat/Unit
 Allottee/s /s above named the sum of
Rs. 1006490/-
**(Rupees Ten Lakhs Six Thousand Four
 Hundred Ninety Only)**
 as advance payment or deposit paid by
 The Allottee/s to the Promoter
 We say received

FOR SUSNEH INFRAPARK PRIVATE LIMITED

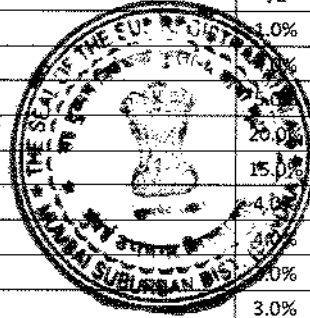
For Susne Infracore Private Limited
 Authorized Signatory
[Signature]
 Director/Authorized Signatory

Chandan Sharma



करल - 4		
92V e2	220	220
2022	09	

TOWER M		
TM-1404	Runwal Avenue	
Annexure "H"		
Payment Schedule		
Particulars	%	Amount
BOOKING AMOUNT	1.0%	101619
BALANCE BOOKING AMOUNT (within 30 days)		406476
BALANCE BOOKING AMOUNT (within 60 days)		508095
ON COMPLETION OF EXCAVATION	20.0%	2032380
On COMPLETION of Plinth (Ground Level)	15.0%	1524285
ON INITIATION OF Podium Level 2	4.0%	406476
ON INITIATION OF 5th FLOOR	3.0%	406476
ON INITIATION OF 10th FLOOR	3.0%	304857
ON INITIATION OF 15th FLOOR	3.0%	304857
ON INITIATION OF 20th FLOOR	3.0%	304857
ON INITIATION OF 25th FLOOR	3.0%	304857
ON INITIATION OF 30th FLOOR	3.0%	304857
ON INITIATION OF 35th FLOOR	3.0%	304857
ON INITIATION OF 40th FLOOR	3.0%	304857
ON INITIATION OF 45th FLOOR	3.0%	304857
ON COMPLETION OF TOP FLOOR	3.0%	304857
COMPLETION OF THE BLOCKWORK OF THE UNIT	5.0%	508095
COMPLETION OF THE INTERNAL PLASTER, FLOORING, & TILING OF THE UNIT	5.0%	508095
COMPLETION OF THE EXTERNAL PLUMBING, ELECTRICAL FITTINGS, LIFT, DOORS & WINDOWS UPTO THE FLOOR LEVEL OF THE APARTMENT	5.0%	508095
ON RECEIPT OF OC	5.0%	508095
Total	100%	10161900

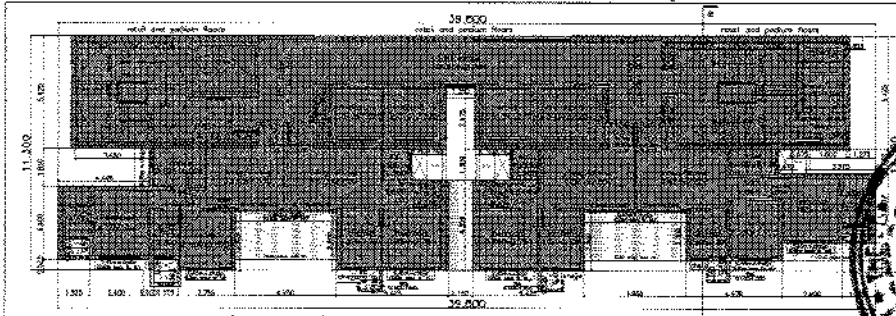


Chandana Sharma

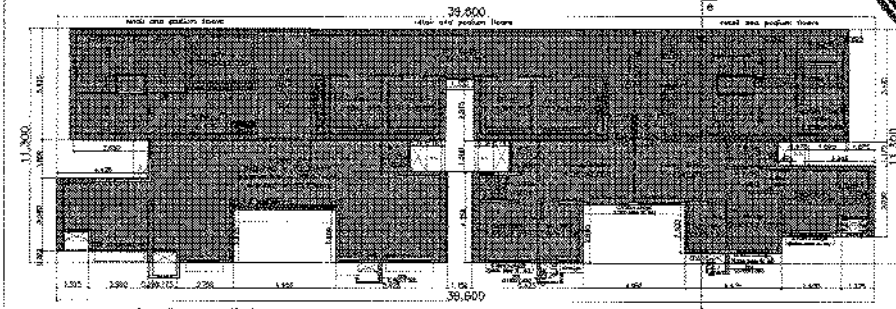
Q

करल - ५
 १२०६२ १२ २२०
 २०२२

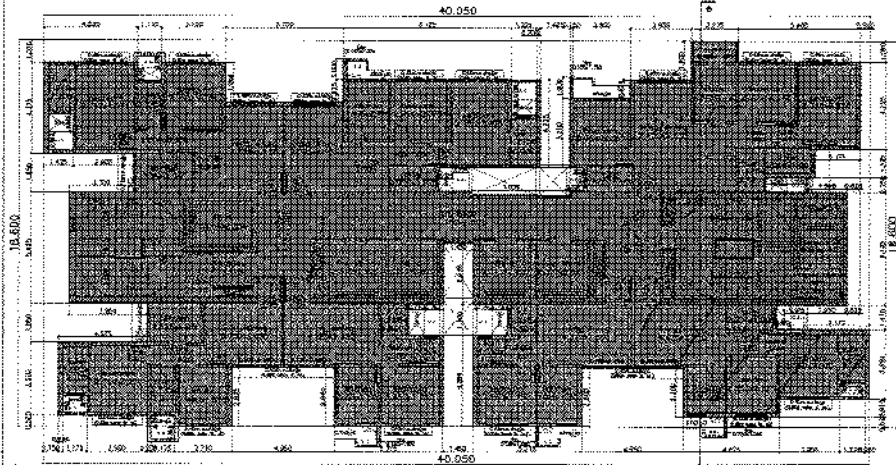
M-1404



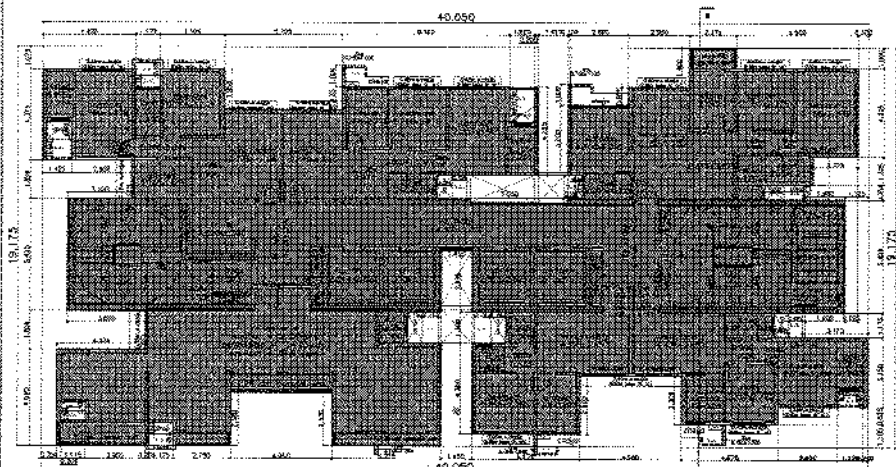
typical floor plan (1st-5th & 7th)
 scale - 1:100



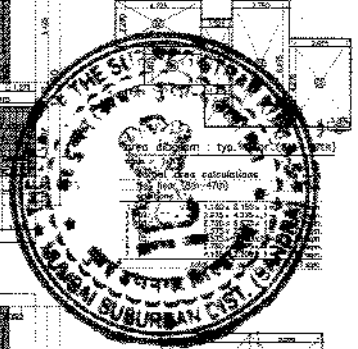
refuge floor plan (6th)
 scale - 1:100



typical floor plan (8th-12th, 14th-19th, & 21st-26th)
 scale - 1:100



refuge floor plan (15th & 20th)
 scale - 1:100

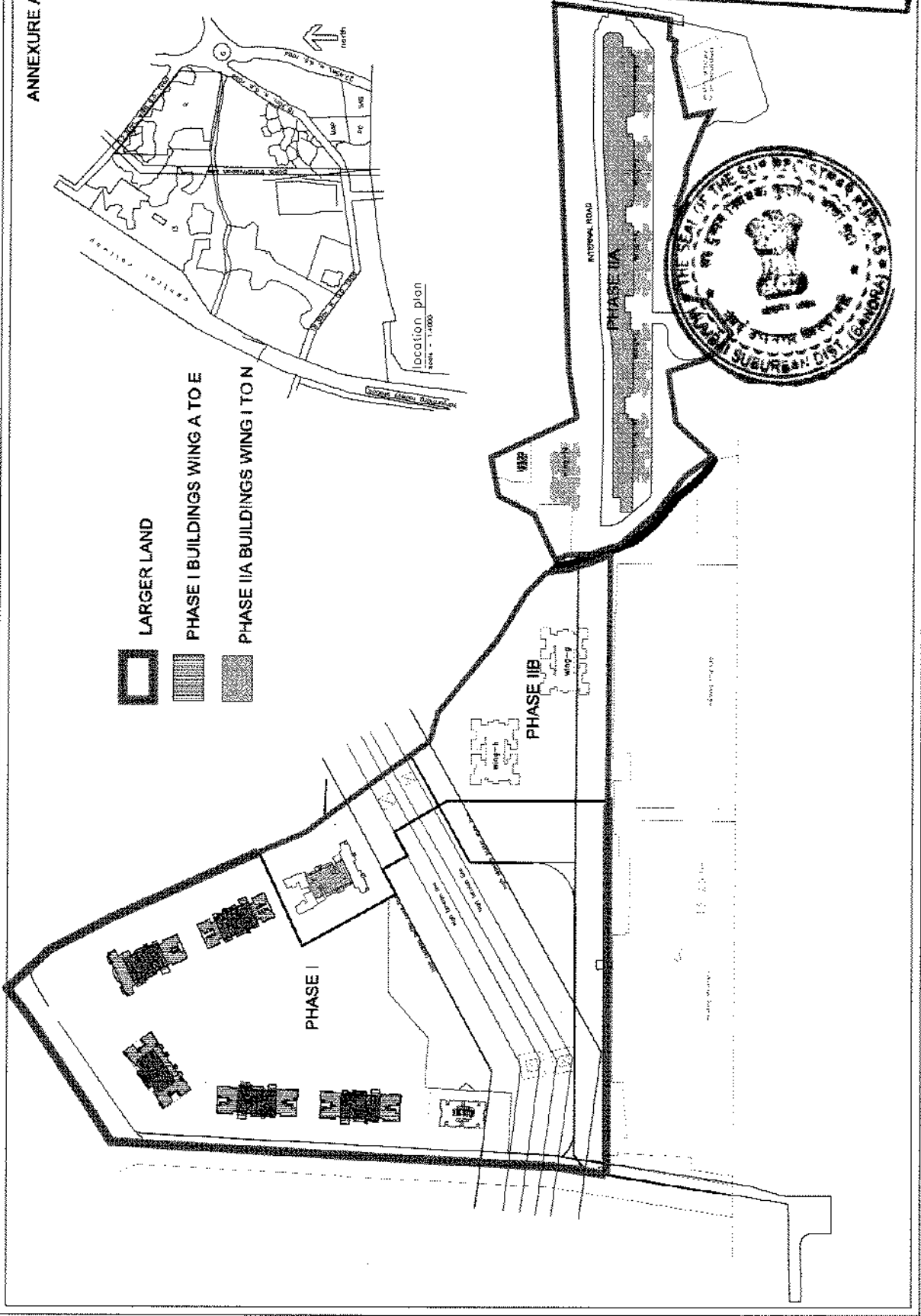


area diagram - typ. floor (8th-17th)
 scale - 1:100

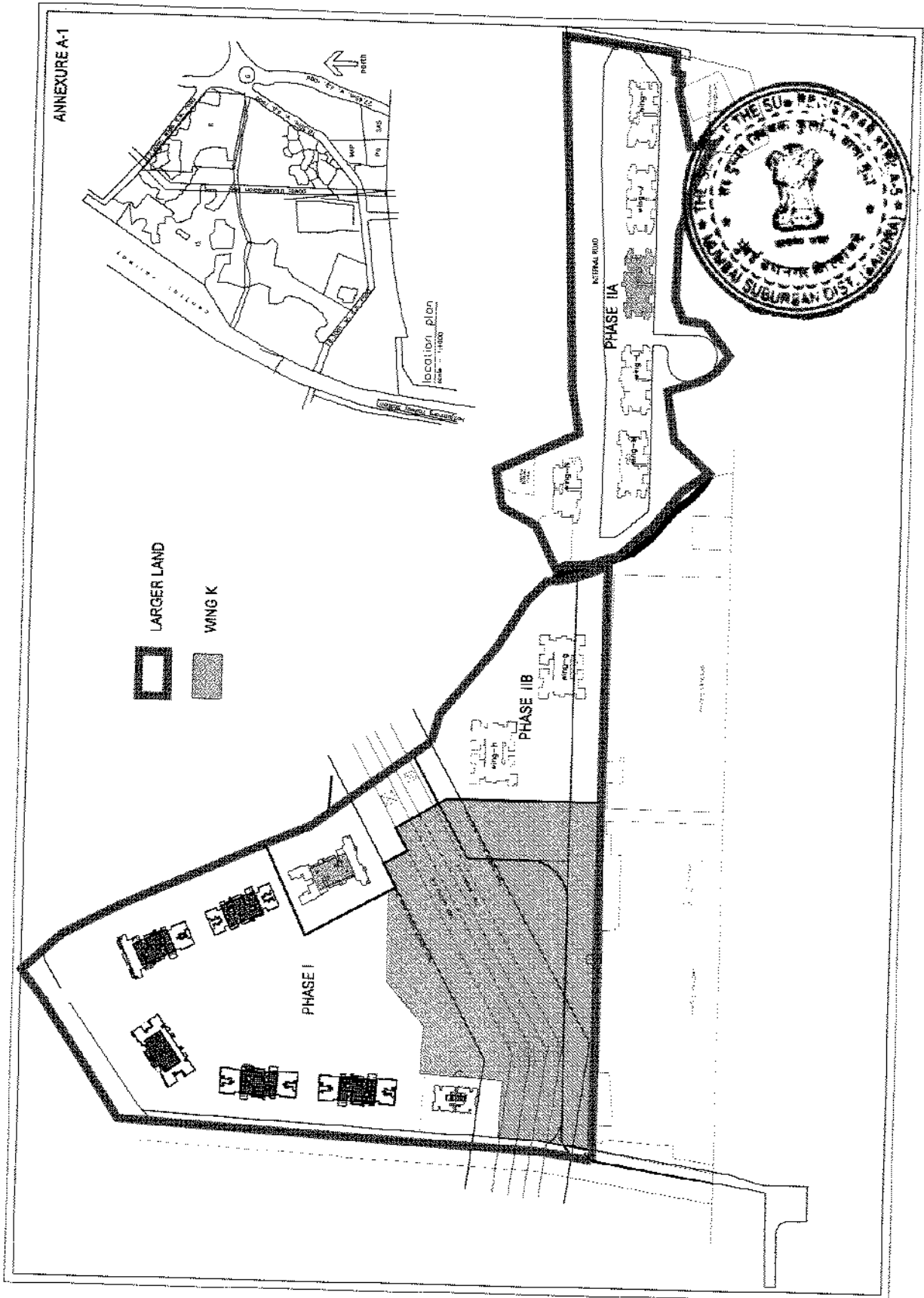
GROSS AREA CALCULATIONS		sq. mtr
Net Area (8th-17th)		48,700
Net Area (18th-26th)		48,700
Net Area (27th-30th)		48,700
Net Area (31st-33rd)		48,700
Net Area (34th-36th)		48,700
Net Area (37th-39th)		48,700
Net Area (40th-42nd)		48,700
Net Area (43rd-45th)		48,700
Net Area (46th-48th)		48,700
Net Area (49th-51st)		48,700
Net Area (52nd-54th)		48,700
Net Area (55th-57th)		48,700
Net Area (58th-60th)		48,700
Net Area (61st-63rd)		48,700
Net Area (64th-66th)		48,700
Net Area (67th-69th)		48,700
Net Area (70th-72nd)		48,700
Net Area (73rd-75th)		48,700
Net Area (76th-78th)		48,700
Net Area (79th-81st)		48,700
Net Area (82nd-84th)		48,700
Net Area (85th-87th)		48,700
Net Area (88th-90th)		48,700
Net Area (91st-93rd)		48,700
Net Area (94th-96th)		48,700
Net Area (97th-99th)		48,700
Net Area (100th-102nd)		48,700
Net Area (103rd-105th)		48,700
Net Area (106th-108th)		48,700
Net Area (109th-111th)		48,700
Net Area (112th-114th)		48,700
Net Area (115th-117th)		48,700
Net Area (118th-120th)		48,700
Net Area (121st-123rd)		48,700
Net Area (124th-126th)		48,700
Net Area (127th-129th)		48,700
Net Area (130th-132nd)		48,700
Net Area (133rd-135th)		48,700
Net Area (136th-138th)		48,700
Net Area (139th-141st)		48,700
Net Area (142nd-144th)		48,700
Net Area (145th-147th)		48,700
Net Area (148th-150th)		48,700
Net Area (151st-153rd)		48,700
Net Area (154th-156th)		48,700
Net Area (157th-159th)		48,700
Net Area (160th-162nd)		48,700
Net Area (163rd-165th)		48,700
Net Area (166th-168th)		48,700
Net Area (169th-171st)		48,700
Net Area (172nd-174th)		48,700
Net Area (175th-177th)		48,700
Net Area (178th-180th)		48,700
Net Area (181st-183rd)		48,700
Net Area (184th-186th)		48,700
Net Area (187th-189th)		48,700
Net Area (190th-192nd)		48,700
Net Area (193rd-195th)		48,700
Net Area (196th-198th)		48,700
Net Area (199th-201st)		48,700
Net Area (202nd-204th)		48,700
Net Area (205th-207th)		48,700
Net Area (208th-210th)		48,700
Net Area (211th-213th)		48,700
Net Area (214th-216th)		48,700
Net Area (217th-219th)		48,700
Net Area (220th-222nd)		48,700
Net Area (223rd-225th)		48,700
Net Area (226th-228th)		48,700
Net Area (229th-231st)		48,700
Net Area (232nd-234th)		48,700
Net Area (235th-237th)		48,700
Net Area (238th-240th)		48,700
Net Area (241st-243rd)		48,700
Net Area (244th-246th)		48,700
Net Area (247th-249th)		48,700
Net Area (250th-252nd)		48,700
Net Area (253rd-255th)		48,700
Net Area (256th-258th)		48,700
Net Area (259th-261st)		48,700
Net Area (262nd-264th)		48,700
Net Area (265th-267th)		48,700
Net Area (268th-270th)		48,700
Net Area (271st-273rd)		48,700
Net Area (274th-276th)		48,700
Net Area (277th-279th)		48,700
Net Area (280th-282nd)		48,700
Net Area (283rd-285th)		48,700
Net Area (286th-288th)		48,700
Net Area (289th-291st)		48,700
Net Area (292nd-294th)		48,700
Net Area (295th-297th)		48,700
Net Area (298th-300th)		48,700
Net Area (301st-303rd)		48,700
Net Area (304th-306th)		48,700
Net Area (307th-309th)		48,700
Net Area (310th-312nd)		48,700
Net Area (313th-315th)		48,700
Net Area (316th-318th)		48,700
Net Area (319th-321st)		48,700
Net Area (322nd-324th)		48,700
Net Area (325th-327th)		48,700
Net Area (328th-330th)		48,700
Net Area (331st-333rd)		48,700
Net Area (334th-336th)		48,700
Net Area (337th-339th)		48,700
Net Area (340th-342nd)		48,700
Net Area (343rd-345th)		48,700
Net Area (346th-348th)		48,700
Net Area (349th-351st)		48,700
Net Area (352nd-354th)		48,700
Net Area (355th-357th)		48,700
Net Area (358th-360th)		48,700
Net Area (361st-363rd)		48,700
Net Area (364th-366th)		48,700
Net Area (367th-369th)		48,700
Net Area (370th-372nd)		48,700
Net Area (373rd-375th)		48,700
Net Area (376th-378th)		48,700
Net Area (379th-381st)		48,700
Net Area (382nd-384th)		48,700
Net Area (385th-387th)		48,700
Net Area (388th-390th)		48,700
Net Area (391st-393rd)		48,700
Net Area (394th-396th)		48,700
Net Area (397th-399th)		48,700
Net Area (400th-402nd)		48,700
Net Area (403rd-405th)		48,700
Net Area (406th-408th)		48,700
Net Area (409th-411st)		48,700
Net Area (412nd-414th)		48,700
Net Area (415th-417th)		48,700
Net Area (418th-420th)		48,700
Net Area (421st-423rd)		48,700
Net Area (424th-426th)		48,700
Net Area (427th-429th)		48,700
Net Area (430th-432nd)		48,700
Net Area (433rd-435th)		48,700
Net Area (436th-438th)		48,700
Net Area (439th-441st)		48,700
Net Area (442nd-444th)		48,700
Net Area (445th-447th)		48,700
Net Area (448th-450th)		48,700
Net Area (451st-453rd)		48,700
Net Area (454th-456th)		48,700
Net Area (457th-459th)		48,700
Net Area (460th-462nd)		48,700
Net Area (463rd-465th)		48,700
Net Area (466th-468th)		48,700
Net Area (469th-471st)		48,700
Net Area (472nd-474th)		48,700
Net Area (475th-477th)		48,700
Net Area (478th-480th)		48,700
Net Area (481st-483rd)		48,700
Net Area (484th-486th)		48,700
Net Area (487th-489th)		48,700
Net Area (490th-492nd)		48,700
Net Area (493rd-495th)		48,700
Net Area (496th-498th)		48,700
Net Area (499th-501st)		48,700
Net Area (502nd-504th)		48,700
Net Area (505th-507th)		48,700
Net Area (508th-510th)		48,700
Net Area (511th-513th)		48,700
Net Area (514th-516th)		48,700
Net Area (517th-519th)		48,700
Net Area (520th-522nd)		48,700
Net Area (523rd-525th)		48,700
Net Area (526th-528th)		48,700
Net Area (529th-531st)		48,700
Net Area (532nd-534th)		48,700
Net Area (535th-537th)		48,700
Net Area (538th-540th)		48,700
Net Area (541st-543rd)		48,700
Net Area (544th-546th)		48,700
Net Area (547th-549th)		48,700
Net Area (550th-552nd)		48,700
Net Area (553rd-555th)		48,700
Net Area (556th-558th)		48,700
Net Area (559th-561st)		48,700
Net Area (562nd-564th)		48,700
Net Area (565th-567th)		48,700
Net Area (568th-570th)		48,700
Net Area (571st-573rd)		48,700
Net Area (574th-576th)		48,700
Net Area (577th-579th)		48,700
Net Area (580th-582nd)		48,700
Net Area (583rd-585th)		48,700
Net Area (586th-588th)		48,700
Net Area (589th-591st)		48,700
Net Area (592nd-594th)		48,700
Net Area (595th-597th)		48,700
Net Area (598th-600th)		48,700
Net Area (601st-603rd)		48,700
Net Area (604th-606th)		48,700
Net Area (607th-609th)		48,700
Net Area (610th-612nd)		48,700
Net Area (613th-615th)		48,700
Net Area (616th-618th)		48,700
Net Area (619th-621st)		48,700
Net Area (622nd-624th)		48,700
Net Area (625th-627th)		48,700
Net Area (628th-630th)		48,700
Net Area (631st-633rd)		48,700
Net Area (634th-636th)		48,700
Net Area (637th-639th)		48,700
Net Area (640th-642nd)		48,700
Net Area (643rd-645th)		48,700
Net Area (646th-648th)		48,700
Net Area (649th-651st)		48,700
Net Area (652nd-654th)		48,700
Net Area (655th-657th)		48,700
Net Area (658th-660th)		48,700
Net Area (661st-663rd)		48,700
Net Area (664th-666th)		48,700
Net Area (667th-669th)		48,700
Net Area (670th-672nd)		48,700
Net Area (673rd-675th)		48,700
Net Area (676th-678th)		48,700
Net Area (679th-681st)		48,700
Net Area (682nd-684th)		48,700
Net Area (685th-687th)		48,700
Net Area (688th-690th)		48,700
Net Area (691st-693rd)		48,700
Net Area (694th-696th)		48,700
Net Area (697th-699th)		48,700
Net Area (700th-702nd)		48,700
Net Area (703rd-705th)		48,700
Net Area (706th-708th)		48,700
Net Area (709th-711st)		48,700
Net Area (712nd-714th)		48,700
Net Area (715th-717th)		48,700
Net Area (718th-720th)		48,700
Net Area (721st-723rd)		48,700
Net Area (724th-726th)		48,700
Net Area (727th-729th)		48,700
Net Area (730th-732nd)		48,700
Net Area (733rd-735th)		48,700
Net Area (736th-738th)		48,700
Net Area (739th-741st)		48,700
Net Area (742nd-744th)		48,700
Net Area (745th-747th)		48,700
Net Area (748th-750th)		48,700
Net Area (751st-753rd)		48,700
Net Area (754th-756th)		48,700
Net Area (757th-759th)		48,700
Net Area (760th-762nd)		48,700
Net Area (763rd-765th)		48,700
Net Area (766th-768th)		48,700
Net Area (769th-771st)		48,700
Net Area (772nd-774th)		48,700
Net Area (775th-777th)		48,700
Net Area (778th-780th)		48,700
Net Area (781st-783rd)		48,700
Net Area (784th-786th)		48,700
Net Area (787th-789th)		48,700
Net Area (790th-792nd)		48,700
Net Area (793rd-795th)		48,700
Net Area (796th-798th)		48,700
Net Area (799th-801st)		48,700
Net Area (802nd-804th)		48,700
Net Area (805th-807th)		48,700
Net Area (808th-810th)		48,700
Net Area (811th-813th)		48,700
Net Area (814th-816th)		48,700
Net Area (817th-819th)		48,700
Net Area (820th-822nd)		48,700
Net Area (823rd-825th)		48,700
Net Area (826th-828th)		48,700
Net Area (829th-831st)		48,700
Net Area (832nd-834th)		48,700
Net Area (835th-837th)		48,700
Net Area (838th-840th)		48,700
Net Area (841st-843rd)		48,700
Net Area (844th-846th)		48,700

करल - ५
 १२ वर ४३ २२०
 २०२३

ANNEXURE A



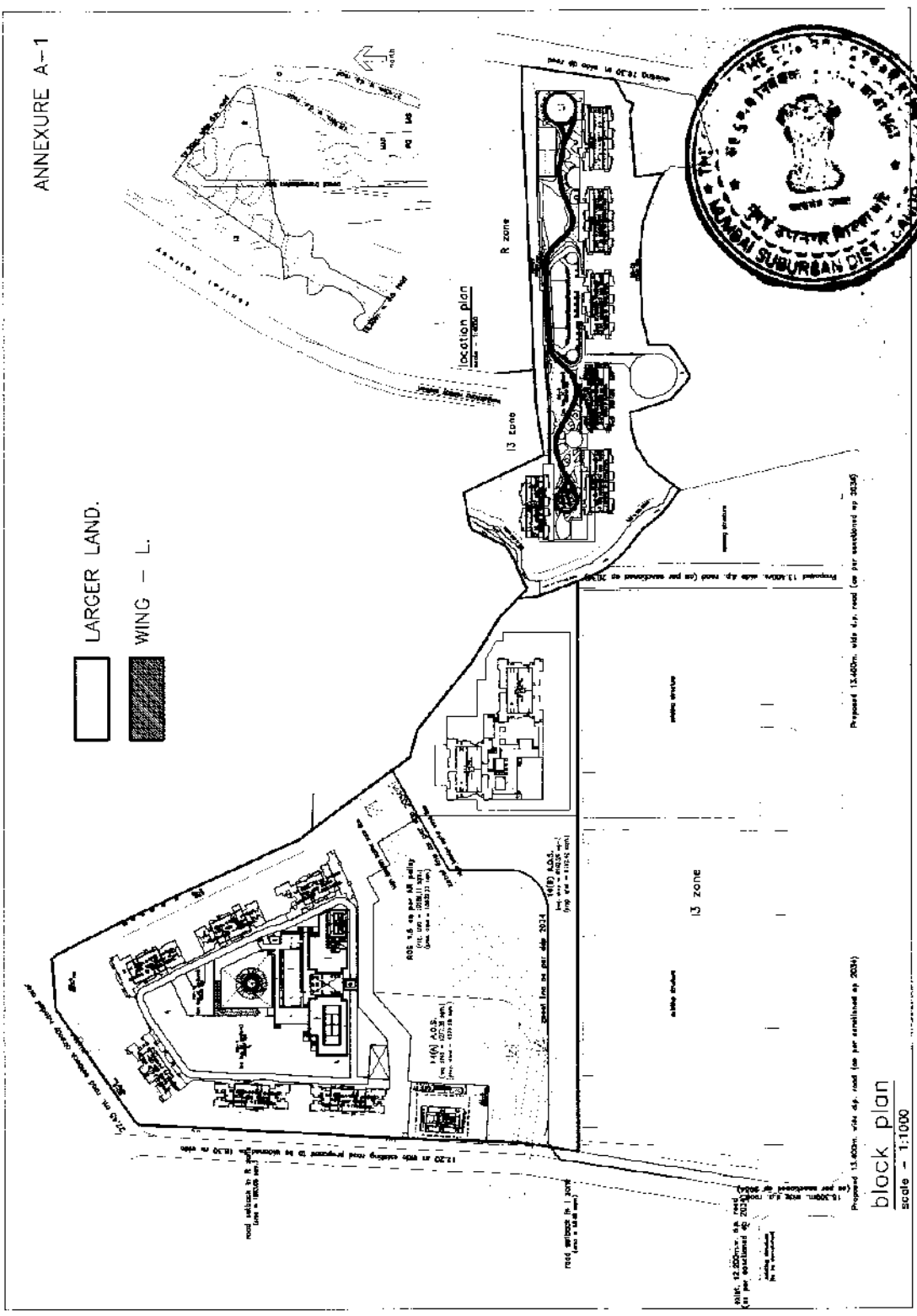
करल - ५
 920/2 750 200
 2022



കരള - 4
 2022 ജൂലൈ 22
 2022

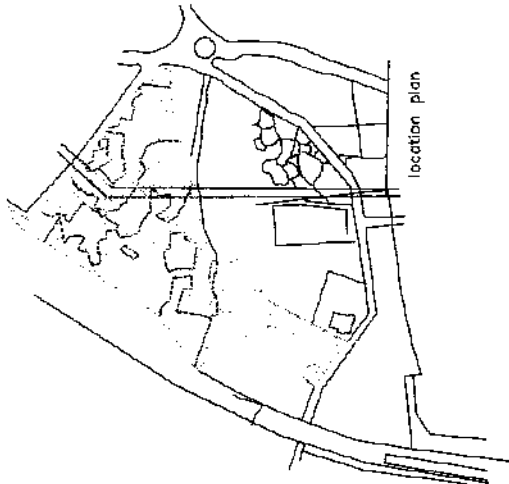
ANNEXURE A-1

LARGER LAND.
 WING - L.

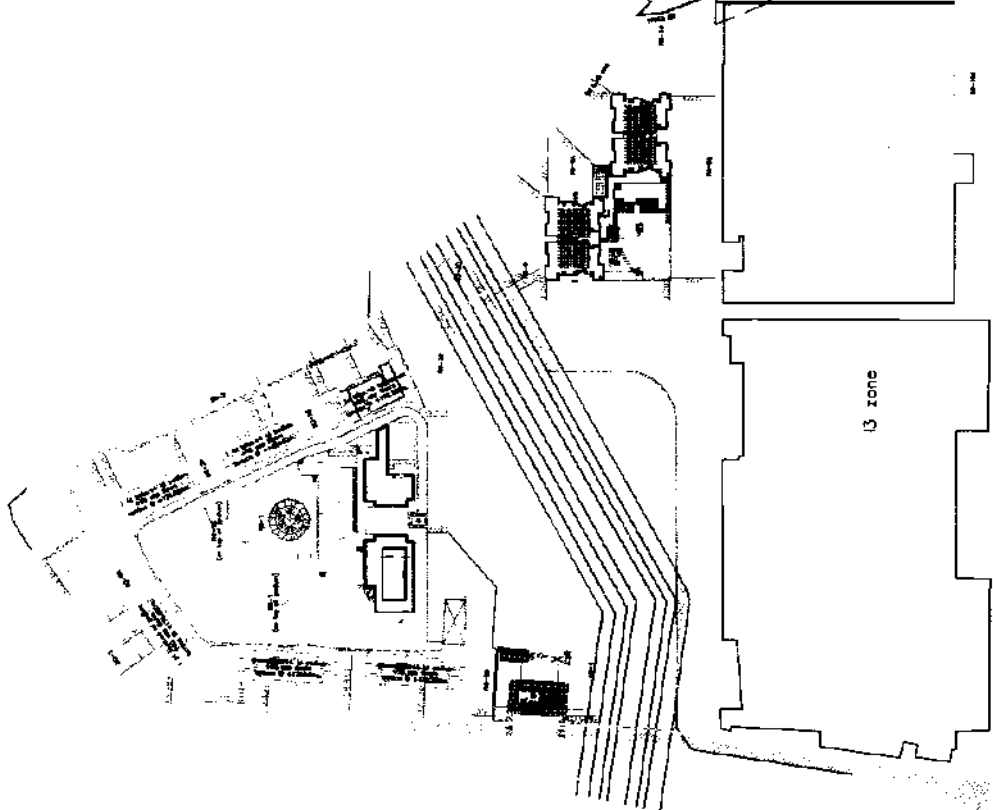


block plan
 scale - 1:1000

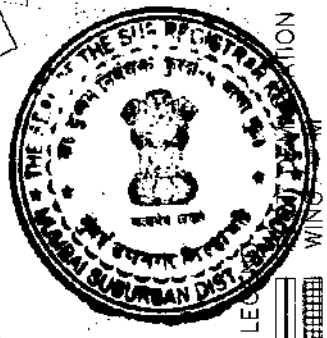
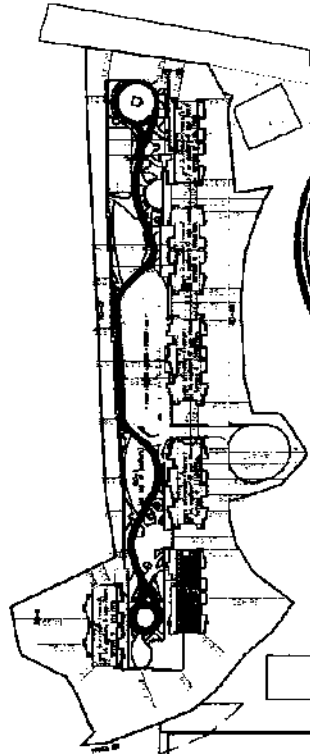
करल - ५		
१२७/२	८५१	२२०
२०२२		



location plan

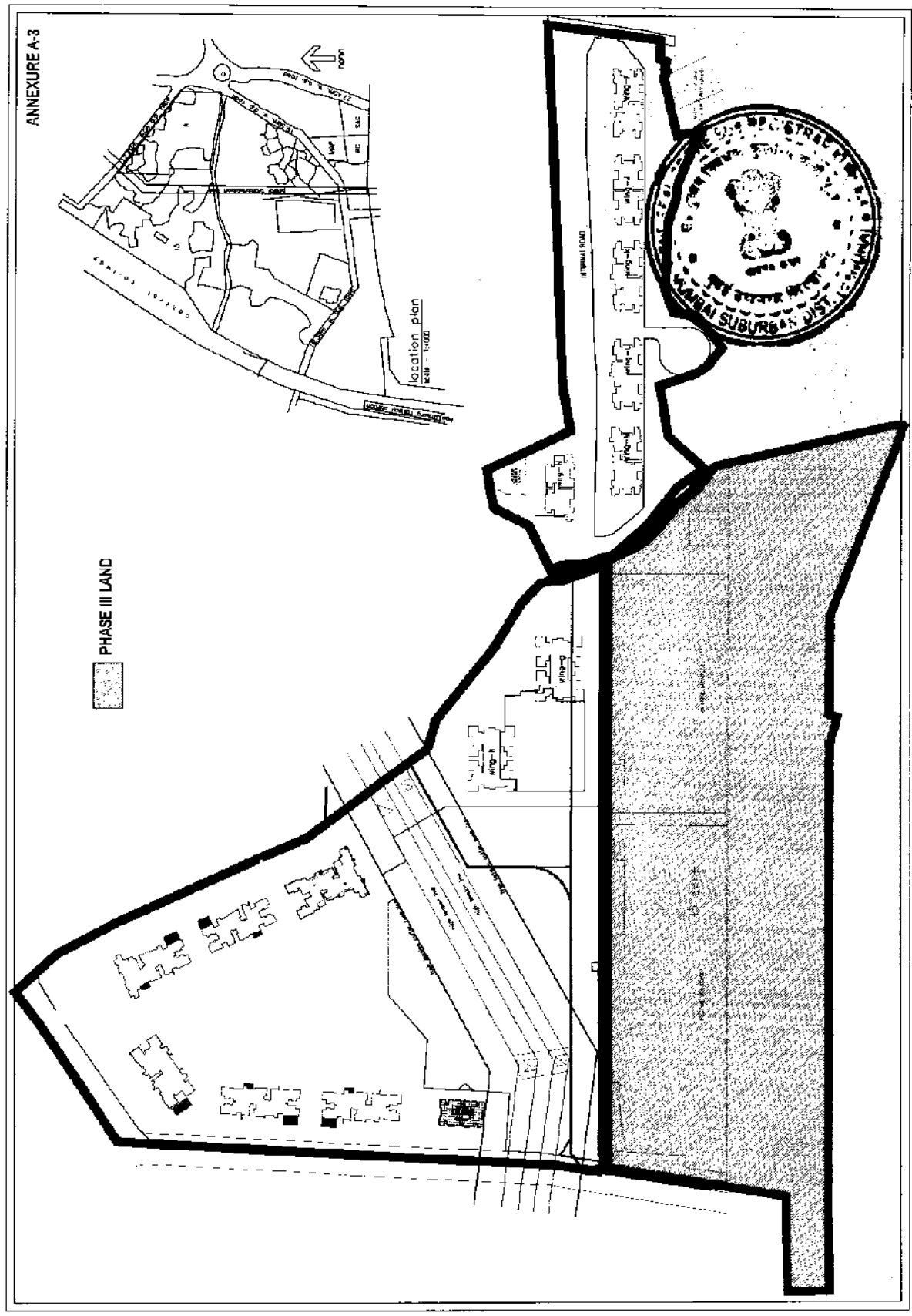


block plan



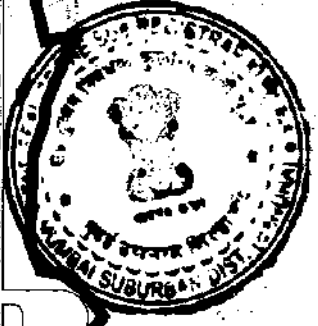
LEGEND
WIND DIRECTION

करल - ५
 १२०२२ २२२०
 २०२२



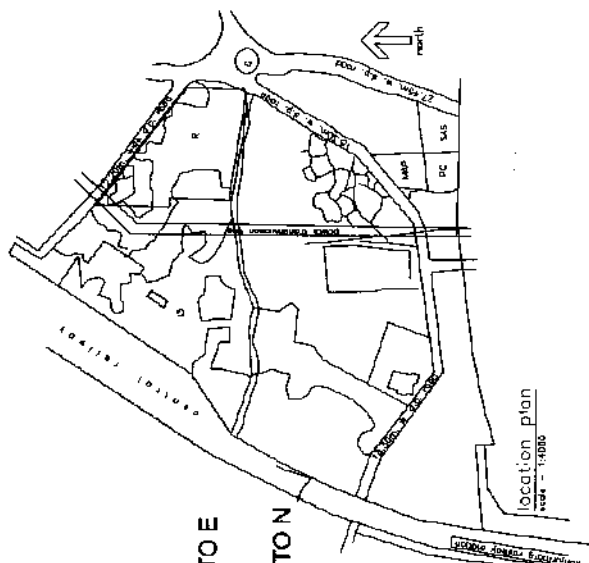
PHASE III LAND




location plan
 1:5000

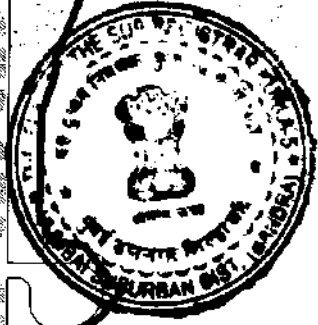
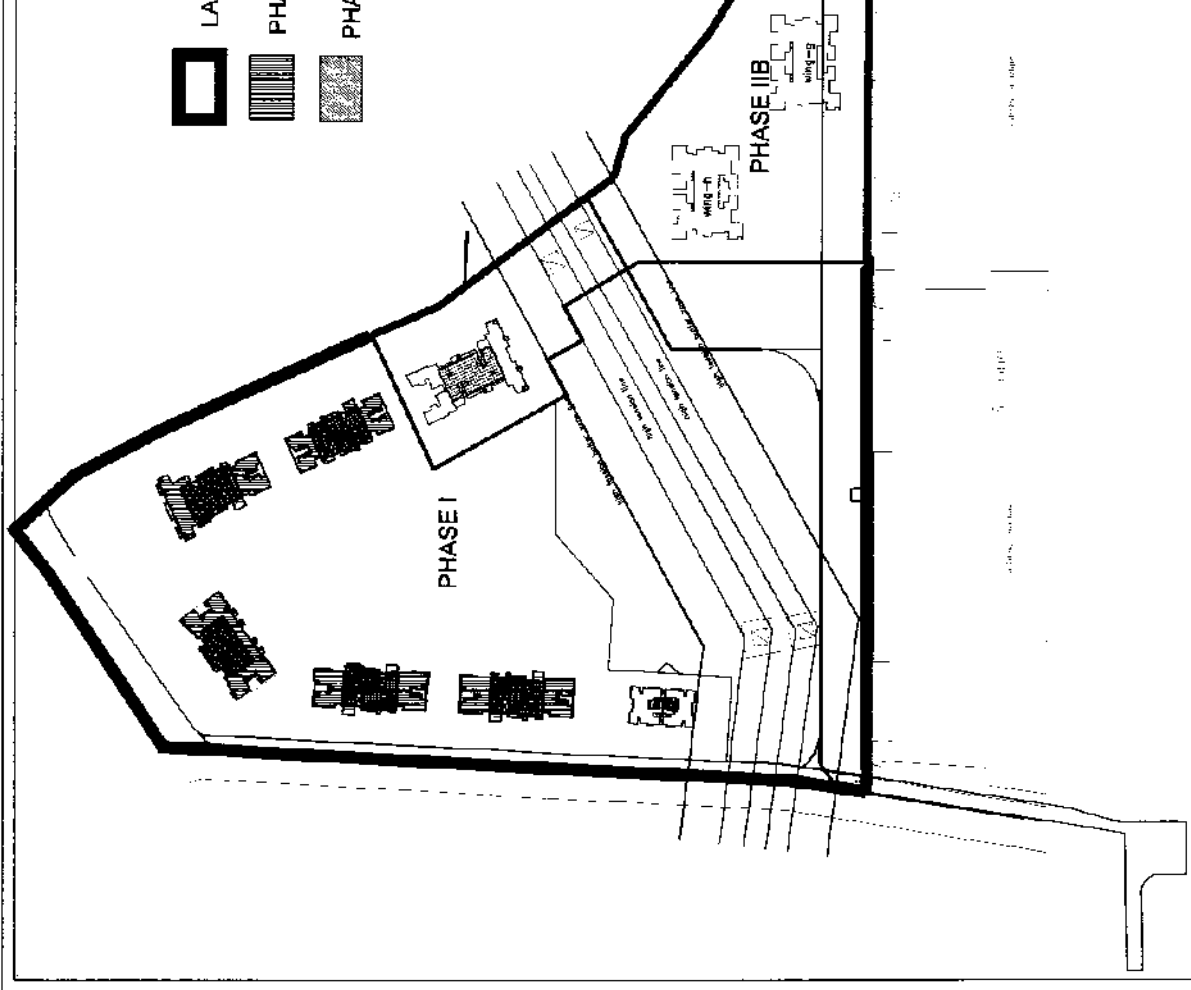


ANNEXURE 'A'

करल - ५		
१२७०२	५०	२२०
२०२२		



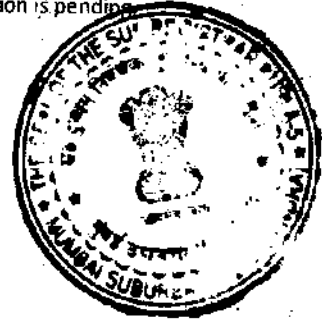
-  LARGER LAND
-  PHASE I BUILDINGS WING A TO E
-  PHASE IIA BUILDINGS WING I TO N



करल - ५		
१२५६२	५९	१२०
२०२२		

DETAILS OF LITIGATION

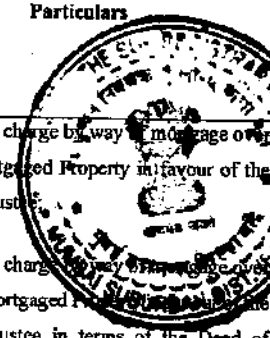
We, the undersigned **Susneh Infrapark Private Limited** are the owner / Lessee of the larger land as defined in the affidavit cum declaration that in this project there is no litigation is pending.



करल - ५
१२६२ ५२ २२०
२०२२

TO WHOMSOEVER IT MAY CONCERN

Details of Encumbrance on Project- Rurwal Avenue

Sr. No.	Leader	Mortgagee	Date of Indenture of Mortgage/ Trust Deed	Registration Number and Date	Particulars
1	<p>HDFC CAPITAL AFFORDABLE REAL ESTATE FUND - 2</p> <p>ADDRESS: 6TH FLOOR, RAMON HOUSE, H. T. PAREKH MARG, 169, BACKBAY RECLAMATION, CHURCHGATE, MUMBAI - 400 020</p>	<p>Vistra ITCL (India) Limited (Debenture Trustee)</p> <p>ADDRESS: Plot C-22, G Block, 7th Floor, Bandra Kurla Complex, Bandra (East) Mumbai - 400 051</p>	(1) 22 nd January 2021	(1) KLN2-1899/2021 dated 22-01-2021	 <p>(a) Pari Passu charge by way of mortgage over the First Mortgaged Property in favour of the Debenture Trustee;</p> <p>(b) Pari Passu charge by way of mortgage over the Second Mortgaged Property in favour of the Debenture Trustee in terms of the Deed of Mortgage;</p> <p>(c) Unconditional and irrevocable personal guarantee by the Promoter in favour of the Debenture Trustee;</p> <p>(d) Pledge (in demat form) of 100% shares of the Company in favour of the Debenture Trustee;</p> <p>(e) A Demand Promissory Note along with a letter of continuity to be executed by the Company and the Promoter in the manner agreed to by the Debenture Trustee;</p> <p>(f) Post-dated cheques by the Company and the Promoter; and</p> <p>(g) Such other security as may be required by the Debenture Trustee and provided by the Obligors in favour of the Debenture Trustee.</p>

For Susneh Infrapark Private Limited

[Signature]

(Authorized Signatory)
Date: 19.03.2021



करल - ५
१२/०१/२०२२
२०२२

SUSNEH INFRAPARK PRIVATE LIMITED

TO WHOMSOEVER IT MAY CONCERN

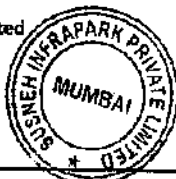
Details of Encumbrance on Project- Runwal Avenue



Sr. No.	Lender	Mortgagee	Date of Indenture of Mortgage/ Trust Deed	Registration Number and Date	
1	HDFC CAPITAL AFFORDABLE REAL ESTATE FUND - 2 ADDRESS: 6 TH FLOOR, RAMON HOUSE, H. T. PAREKH MARG, 169, BACKBAY RECLAMATION, CHURCHGATE, MUMBAI - 400 020	Vistra JTCL (India) Limited (Debenture Trustee) ADDRESS: Plot C-22, G Block, 7 th Floor, Bandra Kurla Complex, Bandra (East) Mumbai - 400 051	(1) 22 nd January 2021	(1) KLN2-1899/2021 dated 22-01-2021	(a) Pari Passu charge by way of mortgage over the First Mortgaged Property in favour of the Debenture Trustee; (b) Pari Passu charge by way of mortgage over the Second Mortgaged Property in favour of the Debenture Trustee in terms of the Deed of Mortgage; (c) Unconditional and irrevocable personal guarantee by the Promoter in favour of the Debenture Trustee; (d) Pledge (in demat form) of 100% shares of the Company in favour of the Debenture Trustee; (e) A Demand Promissory Note along with a letter of continuity to be executed by the Company and the Promoter in the manner agreed to by the Debenture Trustee; (f) Post-dated cheques by the Company and the Promoter; and (g) Such other security as may be required by the Debenture Trustee and provided by the Obligors in favour of the Debenture Trustee.

Susneh Infrapark Private Limited

Aryabhata
Authorised Signatory



Regd. Office: C/o. Evie Real Estate Pvt. Ltd; Aryabhata Building, C.G. Compound, Kanjurmarg (East), Mumbai 400042.
T : +91 22 61162000 E : contact@runwal.com W : www.runwalgroup.in
CIN : U70109MH2019PTC330458

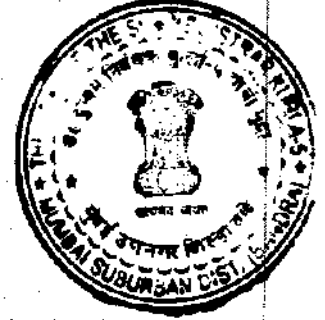
करल - ५		
१२०२	१०	२०२०
२०२२		



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]



This registration is granted under section 5 of the Act to the following project under project registration number :
P51800028811

Project: **Rumwal Avenue Wing K**, Plot Bearing / CTS / Survey / Final Plot No.: **CTS No 1009/6, 1013P, 1017, 1017/1 to 1017/6, 1014P, 1014/1 to 1014/6, 1018, 1018/1 to 1018/9 of Village Kanjur, Taluka Kurla/Mulund, Dist. Mumbai/ Kurla, Kurla, Mumbai Suburban, 400042;**

1. **Susneh Infrapark Private Limited** having its registered office / principal place of business at *Tehsil: Kurla, District: Mumbai Suburban, Pin: 400042.*
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **30/03/2021** and ending with **30/06/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 08-09-2021 11:18:22

Dated: 08/09/2021

Place: Mumbai

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

करम - 4		
92062	15	220
2022		



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]



This registration is granted under section 5 of the Act to the following project under project registration number :
P51800026860

Project: Runwal Avenue Wing-J, Plot Bearing / CTS / Survey / Final Plot No.: CTS Nos 1004P, 1005P, 1005/1, 1006, 1007P, 1007/3P, 1007/4, 1009P, 1009/5, 1009/6, 1010P, 1013P, 1014P, 1014/1 to 1014/6, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/3 of Village Kanjur, Taluka Kuria/ Mulund, Dist. Mumbai Kuria, Kuria, Mumbai Suburban, 400042.

1. **Susneh Infrapark Private Limited** having its registered office / principal place of business at Tehsil: Kuria, District: Mumbai Suburban, Pin: 400042.

2. This registration is granted subject to the following conditions, namely:-

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

OR

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

- The Registration shall be valid for a period commencing from 31/10/2020 and ending with 30/06/2027 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- That the promoter shall take all the pending approvals from the competent authorities

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

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 08-09-2021 23:39:42

Dated: 08/09/2021
Place: Mumbai

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

करल - ५
१२०२ ५६ २२०
२०२२



Maharashtra Real Estate Regulatory Authority

**REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'**

[See rule 6(a)]



This registration is granted under section 5 of the Act to the following project under project registration No. **P51800033514**

Project: **Runwal Avenue Win-1 - M**, Plot Bearing / CTS / Survey / Final Plot No.: **CTS No 1009/6 1013P-1014P 1014/1 to 6 1017 1017/1 to 6 1018/1 to 9 Village Kanjur Taluka Kuria Mulund at Kuria, Mumbai Suburban, 400042;**

- Susneh Infrapark Private Limited** having its registered office / principal place of business at Tehsil: **Kuria, District: Mumbai Suburban, Pin: 400042.**
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **22/02/2022** and ending with **18/04/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasantrao Pramanand Prabhu
(Secretary, MahaRERA)
Date: 22-02-2022 13:49:19

Dated: **22/02/2022**
Place: **Mumbai**

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

करल - ५
१२०५३ ५८ १२०
२०२२



Maharashtra Real Estate Regulatory Authority

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



This registration is granted under section 5 of the Act to the following project under project registration number **P51800031895**
Project: Runwal Avenue Wing - L, Plot Bearing / CTS / Survey / Final Plot No.: **CTS No 1009-6, 1013p, 1014p, 10141 to 1014-6, 1017, 1017-1 to 1017-6 and 10181 to 1018-9 of Village Kanjur, Taluka Kuria Mulund at Kuria, Mumbai Suburban, 400042.**

- Susneh Infrapark Private Limited** having its registered office / principal place of business at Tehsil: **Kuria, District: Mumbai Suburban, Pin: 400042.**
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **22/11/2021** and ending with **31/12/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Remanand Prabhu
(Secretary, MahaRERA)
Date: 22-11-2021 12:33:24

Dated: **22/11/2021**
Place: **Mumbai**

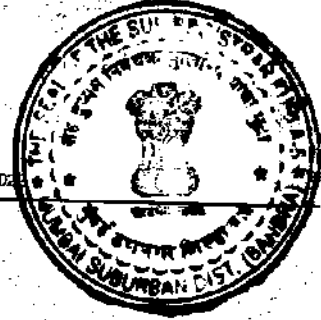
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

करल - ५		
१२६२	५८	२००
२०२२		



MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

File No. CHE/ES/3092/S/337(NEW)/337/8/Amend dated 13.05.2022



To,
SUNIL GAJANAN AMBRE
303, MITTAL AVENUE, 110,
N.M.ROAD, FORT,

CC (Owner),
EVIE REAL ESTATE PRIVATE
LIMITED
Runwal & Omkar Esquare, 4th floor,
Opp.Sion-Chunabhaffi Signal, Off
Eastern Exp. Highway, Sion(E),
Mumbai.

Subject : Proposed Development of Residential building no 2 (i.e.wing I, J, K, L, M and N on plot bearing C.T.S. No. 1004, 1005, 1005/1, 1006, 1007 (pt), 1007/3 (pt), 1007/4, 1009 (pt), 1009/5 & 6, 1010 (pt), 1013 (pt), 1014 (pt), 1014/1 to 6, 1017, 1017/1 to 6, 1018, 1018/1 to 9 of village Kanjur, Kanjurārg (East), Mumbai.

Reference : Online submission of plans dated 23.03.2022

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following 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 all requisite fees, deposits, development charges, Development cess as per the provision of Reg. 30 of DCPR2034 & MCGM policy circular C-3 under no. CHE/ DP/ 110/ Gen dated 2019-20 etc. shall be paid.
- 3) That the No Dues pending from A. A. & C. 'S' Ward shall be submitted.
- 4) That the final N.O.C. from C.F.O. shall be submitted before asking for Occupation permission.
- 5) The dry and wet garbage shall be separated, and the wet garbage generated in the building shall be treated separately on the same plot by residents/occupants of the building in the jurisdiction of M.C.G.M. The necessary condition in Sale Agreement to that effect shall be incorporated by the Developer/Owner.
- 6) That the quarterly progress report of Architect shall be submitted.
- 7) That the additional extra water charges shall be paid and the No Dues pending from A.E.W.W. 'S' Ward shall be submitted.
- 8) That the work shall be carried out between 8.00 am to 10.00 pm only in accordance with Rule 5A(3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by ministry of Environment & Forest Deptt. from time to time shall be duly observed.
- 9) That the C.C. shall be got endorsed as per the amended plan.
- 10) That the provision of Reg. 14(B) note- III is proposed in wing J of building no. 2 shall be provided.
- 11) That the remarks from electric supply company shall be submitted regarding area requirement per wing for installation of transformer shall be submitted before asking for further C.C.
- 12) That the revised parking layout from E.E(T&C) / parking consultants shall be submitted before asking for C.C.
- 13) That the MOEF NOC shall be submitted for proposed development
- 14) That the indemnity bond regarding contriving toilet shall be submitted before asking for CC.
- 15) That all the conditions of JOD under even number dated 11.08.2020 & Amended letter dated. 18.12.2020 , 18.03.2021, 19.08.2021, 19.01.2022 shall be complied with.
- 16) That the NOC from HRC shall be submitted before asking C.C. beyond 120m.

करल - ५		
१२००७	५९	२२०
२०२२		

- 17) That carriage entrance shall be provided.
- 18) That the Civil Aviation NOC shall be submitted



✓
Name : Lotan Sukdeo Ahire
Designation : Executive
Engineer
Organization : Personal
Date : 13-May-2022 17:42:39

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai
Executive Engineer, Building Proposal
Eastern Suburb

Copy to :

- 1) Assistant Commissioner, S Ward
- 2) A.E.W.W., S Ward
- 3) D.O. S Ward

- Forwarded for information please.

करल - ५		
१२६२	६०	२२०
२०२२		

C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/ES/3092/S/337(NEW)/FCC/3/Amend

COMMENCEMENT CERTIFICATE



To,
M/s Evie Real Estate Pvt Ltd.
4th floor, Runwal & Omkar Esquare, Opp. Sion
Chunhabhatti Signal, Sion (East) Mumbai 400 022

Sir,

With reference to your application No. CHE/ES/3092/S/337(NEW)/FCC/3/Amend Dated. 17 Jan 2018 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 17 Jan 2018 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. 1004, 1005, 1005/1, 1006, 1007 (pt), 1007/3 (pt), 1007/4, 1009 (pt), 1009/5 & 6, 1010 (pt), 1013 (pt), 1014 (pt), 1014/1 to 6, 1017, 1017/1 to 6, 1018, 1018/1 to 9 Division / Village / Town Planning Scheme No. KANJUR-E situated at Kanjur Village Road Road / Street in S Ward.

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

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall 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 occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. **AE BP S&T ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

करल - ५		
2262	२९	२०२०
२०२२		

This CC is valid upto 27/8/2021



Issue On : 28 Aug 2020

Valid Upto : 27 Aug 2021

Application Number :

CHE/ES/3092/S/337(NEW)/CC/1/New

Remark :

plinth C.C. upto basement top level as per I.O.D. plans approved on dated 15.08.2020 for Wing J & Wing K only

Approved By
Executive Engineer (BP) ES II
Executive Engineer

Issue On : 27 Dec 2020

Valid Upto : 26 Dec 2021

Application Number :

CHE/ES/3092/S/337(NEW)/FCC/1/New

Remark :

Re – endorsement of C.C. upto basement top slab level for wing J (pt) only excluding tree locations, as per approved plan dated 08.12.2020.

Approved By
Executive Engineer (BP) ES II
Executive Engineer

Issue On : 29 Oct 2021

Valid Upto : 28 Oct 2022

Application Number :

CHE/ES/3092/S/337(NEW)/FCC/2/Amend

Remark :

Re – endorsement of C.C. upto basement top slab level for Wing J, and plinth C.C. i.e. is upto basement top slab level for Wing K & Wing L only of Building No.02 as per last approved plan dtd.19.08.2021.

Approved By
Executive Engineer (BP) ES II
Executive Engineer

CHE/ES/3092/S/337(NEW)/FCC/3/Amend

Page: 2 of 3 On 02-Feb-2022

करल - ५		
92 Ver	ER	2020
2022		

Issue On : 02 Feb 2022

Valid Upto : 28 Oct 2022

Application Number :

CHE/ES/3092/S/337(NEW)/FCC/3/Amend

Remark :

Further C.C. for retail area proposed on ground and first floor within the building line of wing 'J' & 'K' upto 22nd floor, re-endorsement of C.C. for wing 'L' upto plinth level and plinth granted as per approved Amended plan dated 19.01.2022.



✓
Name : Nitin Vasantrao Patil
Designation : Assistant
Engineer
Organization : Personal
Date : 02-Feb-2022 18:35:29

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

Assistant Engineer, Building Proposal

Eastern Suburb S Ward Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.

करल - ५		
१२०६२	६३	२२०
२०२२		



WADIA GHANDY & CO.

ADVOCATES, SOLICITORS & NOTARY

N. M. Wadia Buildings, 113, Mahatma Gandhi Road, Mumbai - 400 001, India.

Tel: +91 22 2267 9689, +91 22 2277 9698 | Fax: +91 22 2267 6794

General Email: info@wadiaghandy.com | Personal Email: business@wadiaghandy.com

NL/DGA/M/08207

19th March 2021

To,

MHAHERA
6th and 7th Floor, Houseelin Bhavan,
Plot No. C- 21, E Block,
Bandra Kurla Complex,
Bandra (E), Mumbai 400051



LEGAL TITLE REPORT

Re: All those pieces and parcels of land admeasuring 22,079 square meters bearing CTS Nos. 1009/B, 1013(Part), 1014(Part), 1014/1 to 1014/6, 1017, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/6, situated at Kanjur Village, Kanjur Marg (East), Mumbai 400042 ("Phase 2A Land").

A. We, Wadia Ghandy & Co., Advocates and Solicitors, have investigated the title of the Phase 2A Land at the request of our client, Suresh Infrapark Private Limited, having its office at Aryabhata, G3 Compound, Kanjur Marg (East), Mumbai 400042.

B. The summary of the investigation of title undertaken by us is as follows: -

1. Description of the property

All those pieces and parcels of land admeasuring 22,079 square meters bearing CTS Nos. 1009/B, 1013(Part), 1014(Part), 1014/1 to 1014/6, 1017, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/6, situated at Kanjur Village, Kanjur Marg (East), Mumbai 400042 ("Phase 2A Land") comprising freehold land measuring 5,828.30 and leasehold land measuring 16,160.70 square metres.

2. Documents of Allotment of Plot:

Suresh Infrapark Private Limited has acquired the Phase 2A Land pursuant to Deed of Conveyance cum Assignment dated 6th February 2021 and registered with the office of the Sub-Registrar of Assurances at Serial No. 2835 of 2021 executed between Evis Real Estate Private Limited and Suresh Infrapark Private Limited. This has to be read along with the Business Transfer Agreement dated 6th February 2021 and other documents executed along therewith as stated in the updated title certificate dated 19th March 2021 (Annexure C hereto).

3. 7x12 Extract/Property Card

The Property Register Cards have not been updated to reflect the name of Suresh as the holder or lessee, as the case may be, of the Phase 2A Land.

करल - ५		
926/2	एच	220
2022		
WADIA GHANDY & CO.		

4. Searches in Office of Sub-Registrar

a. We have undertaken searches at the offices of the sub-registrar of assurances for a period of around 66 years, i.e., from 1855 till 19th March 2021. Details of the search reports have been set out in the Title Certificate dated 29th December 2020 read with updated title certificate dated 19th March 2021 (enclosed herewith as Annexure C).



We have also undertaken other steps as stated in the Title Certificate dated 29th December 2020 read with updated title certificate dated 19th March 2021 (enclosed herewith as Annexure C).

On a perusal of the above mentioned documents and other documents set out in the Title Certificate dated 29th December 2020 read with updated title certificate dated 19th March 2021 (enclosed herewith as Annexure C) and based on the steps and observations set out in the Title Certificate dated 29th December 2020 read with updated title certificate dated 19th March 2021 (enclosed herewith as Annexure C), we are of the opinion that Suneh Infrapark Private Limited is the owner of the freehold land admeasuring 5,828.30 square meters and the lessee of the leasehold land admeasuring 16,150.76 square meters, which together constitute the Phase 2A Land, and its title is clear and marketable, subject to the qualifications/observations at Annexure B.

D. The Title Certificate dated 29th December 2020 read with updated title certificate dated 19th March 2021 prepared by us reflecting the flow of title to the Phase 2A Land and other concerned matters, are enclosed herewith as Annexure C and all persons are advised to read the same.

Yours truly,
For Wadia Ghandy & Co.

Partner

Encl:

1. Annexure A (Flow of Title of the Phase 2A Land)
2. Annexure B (Qualifications to Title)
3. Annexure C (Title Certificate dated 29th December 2020 read with updated Title Certificate dated 19th March 2021)

करल - ५		
१२०२	४५	२२०
२०२२		

WADIA GHANDY & CO.

ANNEXURE - A

FLOW OF THE TITLE OF THE PHASE 2A LAND

- 1) **T/12 Extract / P.R. Card-** The Property Register Cards have not been updated to reflect the name of Suneh as the holder or lessee, as the case may be, of the Phase 2A Land.
- 2) **Mutation Entry:** Not applicable in light of what is stated in serial no. 1.
- 3) **Search Report-** We have undertaken searches at the office of the sub-registrar of assurances for a period of around 55 years, i.e. from 1965 till 19th March 2021. Details of the search reports have been set out in the Title Certificate dated 29th December 2020 and 19th March 2021 (enclosed herewith as Annexure C).
- 4) **Any other relevant title-** Suneh Intrapark Private Limited has acquired the Phase 2A Land pursuant to Deed of Conveyance cum Assignment dated 6th February 2021 and registered with the office of the Sub-Registrar of Assurances at Serial No. 2536 of 2021 executed between Evle Real Estate Private Limited and Suneh Intrapark Private Limited. This has to be read along with the Business Transfer Agreement dated 6th February 2021 and other documents associated along therewith as stated in the updated title certificate dated 19th March 2021 (Annexure C hereto).
- 5) **Litigations-** NIL.



Date: 19th March 2021

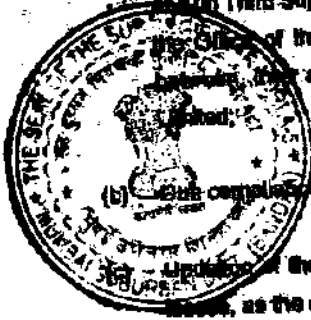
For Wadia Ghandy & Co.

[Handwritten Signature]
Partner

करल - 4	
2022	EE 220
2022	
WADIA SHANDY & CO.	

ANNEXURE - B

- (a) Mortgages created by Suesah Intrapark Private Limited in favour of Vistra ITCL (India) Limited under (i) the Supplemental Mortgage Deed dated 8th February 2021 and registered with the Office of the Sub-Registrar of Assurances at Serial No 2541 of 2021 and (ii) Third Supplemental Indenture of Mortgage dated 8th February 2021 registered with the Office of the Sub-Registrar of Assurances at Serial No. 2543 of 2021, executed by Suesah Intrapark Private Limited, its wholly owned subsidiary, Suesah, Runwal Residency Private Limited and Vistra ITCL (India) Limited;



- (b) Compliance with the terms of RERA;

Updating of the property register cards to reflect the name of Suesah as the holder or lessee, as the case may be, of the Phase 2A Land;

- (d) Sale of units/plots by Suesah Intrapark Private Limited in favour of allottees;
- (e) Satisfaction of the terms and conditions set out in the Approvals obtained till date and all understandings and indemnities given to competent authorities and compliance with applicable laws; and
- (f) Compliance with the terms and conditions of the Indenture of Sub-lease dated 26th August 1957 and registered with the office of the Sub-Registrar of Assurances under Serial No. 1339 of 1957 and the Sub-lease dated 26th August 1957 and registered with the office of the Sub-Registrar of Assurances under Serial No. 1341 of 1957, so far as the leasehold land forming part of the Phase 2A Land is concerned.

करल - ५		
१२६६२	६६	२२०
२०२२		



WADIA GHANDY & Co.

ADVOCATES, SOLICITORS & NOTARY

N. M. Wadia Buildings, 123, Mahatma Gandhi Road, Mumbai - 400 001, India.

Tel: +91 22 2267 0669, +91 22 2271 5600 | Fax: +91 22 2267 6784

General e-mail: contact@wadiaghandy.com | Personal e-mail: firstname.lastname@wadiaghandy.com

NL/DDA/10520/

19th March 2021

ADDENDUM TO TITLE REPORT

To,

SUSNEH INFRAPARK PRIVATE LIMITED
Aryabhata Building, CG Compound,
Kanjur Marg (East),
Mumbai 400042.



Kind Attn: **Mr. Subodh Runwal**

Re: **All those pieces and parcels of land admeasuring 22,079 square meters bearing CTS Nos. 1009/6, 1013(Part), 1014(Part), 1014/1 to 1014/6, 1017, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/9, situated at Kanjur Village, Kanjur Marg (East), Mumbai 400042 ("Phase 2A Land").**

1. We refer to our Title Report dated 29th December 2020 ("Title Report"), a copy whereof is annexed hereto and marked as Annexure "1" ("the Title Report") issued by us in favour of Evie Real Estate Private Limited ("Evie"), where we had investigated its title to the land specified therein. Capitalized terms used but not defined herein will have the same meaning as ascribed to these terms in the Title Report.
2. We have been requested by our client, Susneh Infrapark Private Limited ("Susneh"), to update the Title Report to the extent of the Phase 2A Land.
3. This Addendum to the Title Report ("Addendum") is being issued for the limited purpose of updating certain events with respect to the Phase 2A Land which were undertaken after issuance of the Title Report.

A. STEPS

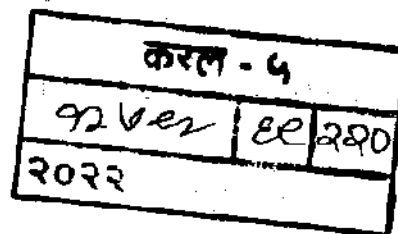
With respect to updation of the Title Report, we have undertaken the following steps:

1. With respect to the original title deeds listed in Annexure "2" hereto, we have relied on the letters dated 10th February 2021, 15th February 2021 and 18th March 2021

करल - 4		
92612	EL	220
2033 WADIA GHANDY & CO.		

issued by Susneh and countersigned by Vistra ITCL (India) Limited ("Vistra"), confirming receipt of the original documents mentioned therein by Vistra.

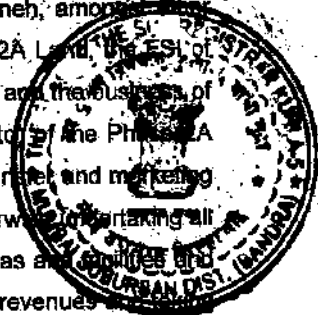
2. We have perused copies of deeds and documents set out in the body of this Addendum and as per the list set out in Annexure "3" hereto. We have relied on the declaration dated 19th March 2021 issued by Susneh with respect to certain matters pertaining to its title to the Phase 2A Land. We have also relied on the representation of Susneh that the Phase 2A Land forms part of the said Land (as defined in the Title Report).
4. We have not issued fresh public notices to invite objections and claims with respect to the Phase 2A Land. A public notice was however issued on 21st August 2020 as stated in the Title Report.
5. This Addendum necessarily depends on the documents furnished to us and the information provided to us during the course of our discussions and responses to our requisitions, being true, complete and accurate, which we have assumed to be the case.
6. For the purpose of this Addendum, we have through our search clerk, conducted updated searches at the Office of the Sub-Registrar of Assurances, Mumbai from 15th October 2020 till 19th March 2021. However, searches at the office of the Sub-Registrar of Assurances are subject to the availability of records.
7. For the purpose of this Addendum, we have also caused searches to be conducted of the records of the Registrar of Companies with respect to Susneh, as specified herein below. However, searches of the records of the Registrar of Companies are subject to the availability of records on the date of inspection.
8. For the purpose of this Addendum, we have caused negative searches to be undertaken before various forums for ascertaining any pending litigations with respect to Susneh in relation to the Phase 2A Land, the details of which are set out in Paragraph I below.
9. We have not formed any opinion on the approvals and sanctions granted/ required from the concerned authorities for the development or construction on the Phase 2A Land or any part thereof.



WADIA GHANDY & CO.

B. UPDATE

1. By and under a Business Transfer Agreement dated 6th February 2021 ("BTA") executed between Evie and Susneh, Evie transferred to Susneh, amongst other things, the business undertaking of Evie including the Phase 2A Land, the FSI of 99,740 square meters arising in the manner set out in the BTA and the business of construction and development (and all activities related thereto) of the Phase 2A Land by utilising the FSI of 99,740 square meters and sale, transfer and marketing of the project being developed on the Phase 2A Land and otherwise undertaking all acts relating thereto including development of all common areas and facilities and receipt and appropriation of all consideration, realisations and revenues and all necessary decisions and enjoying and perform and executing all acts as the owner of the Phase 2A Land, for the consideration and on the terms and conditions as stated therein.
2. Pursuant to the BTA, Evie, Susneh and Piramal Capital & Housing Finance Limited executed a Deed of Assignment of Liability dated 6th February 2021 whereby a sum of Rs. 200,00,00,000/- (Rupees Two Hundred Crores), being a portion of the said Deposit, was transferred and assigned by Evie to Susneh such that Susneh would be liable to repay the same, without any recourse to Evie, on the terms and conditions as stated therein.
3. Pursuant to the BTA, Evie executed a Deed of Conveyance cum Assignment dated 6th February 2021 and registered with the office of the Sub-Registrar of Assurances at Serial No. 2535 of 2021 whereby Evie's right, title and interest in a portion of the said Land being (i) the freehold land admeasuring 5,928.30 square meters bearing CTS Nos 1009/6, 1013(part), 1017 and 1017/1 to 1017/6 of Village Kanjur, Taluka Mulund, District Mumbai Suburban lying, being and situated at Kanjur Marg (E), Mumbai - 400042, (ii) the leasehold land admeasuring 16,150.70 square meters bearing CTS Nos 1014 (part), 1014/1 to 1014/6, 1018 and 1018/1 to 1018/9 of Village Kanjur, Taluka Mulund, District Mumbai Suburban lying, being and situated at Kanjur Marg (E), Mumbai - 400042 i.e., the Phase 2A Land together with such FSI as agreed between the Parties and the structures constructed and to be constructed thereon were sold, transferred, assigned and conveyed by Evie in favour of Susneh for the consideration and on the terms and conditions as stated therein, subject to the mortgage created in favour of IDBI Trusteeship Services Limited. Under the aforesaid Deed of Conveyance cum Assignment, Evie confirmed that it



करल - ५		
१२०२	००	२२०
२०२०		
WADIA GHANDY & CO.		

will not claim any unpaid vendor's lien and charge on the property being conveyed thereunder.



4. By and under an Irrevocable Power of Attorney dated 6th February 2021 and registered with the office of the Sub-Registrar of Assurances at Serial No. 2637 of 2021 Evie appointed Susneh as its lawful attorney for undertaking all acts and deeds as mentioned therein.

5. By and under an agreement dated 6th February 2021 executed between Evie and Susneh, the rights and obligations of Evie and Susneh with respect to development of the Phase 2A Land and the adjoining lands owned by Evie were set down. Some of the important terms and conditions of this agreement are as follows:

- (a) The Phase 2A Land together with the adjoining lands owned by Evie would be developed as a common layout and neither Evie nor Susneh would seek or attempt any sub-division of the such lands;
- (b) Evie would handover the Reservation Land (defined below) to MCGM in such a manner that the entitlement of Susneh to utilize the FSI of 99,740 square meters and develop the Phase 2A Land was not obstructed in any manner whatsoever;
- (c) Evie would maintain, obtain and amend all approvals relating to affecting the development of the Phase 2A Land;
- (d) Evie would not undertake any steps to utilize the FSI of 99,740 square meters, which was conveyed to Susneh, to develop the adjoining lands owned by Evie; and
- (e) Both Evie and Susneh and their respective transferees, nominees and assigns would have full, free, uninterrupted and absolute rights to use, access and enjoy the identified common areas, common driveways, walkways and pathways on the Phase 2A Land and the adjoining lands owned / to be purchased by Evie.

6. By and under a letter agreement dated 6th February 2021 executed between Evie, Susneh and Vistra, Evie *inter alia* confirmed and undertook to comply with the terms of the BTA, Deed of Conveyance and the agreement referred to in paragraph no.5

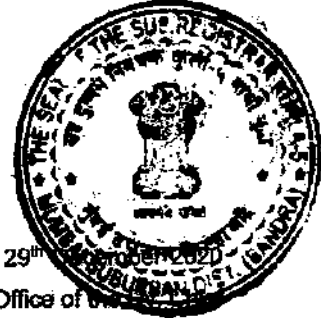
करल - ५		
१२०२	१९	२२०
२०२२		

WADIA GHANDY & CO.

above such that Susneh could develop the 2A Land and utilise the FSI of 99,740 square meters as per the FSI Statement attached thereto without any obstruction from Evie, in the manner and on the terms mentioned therein.

C. APPROVALS

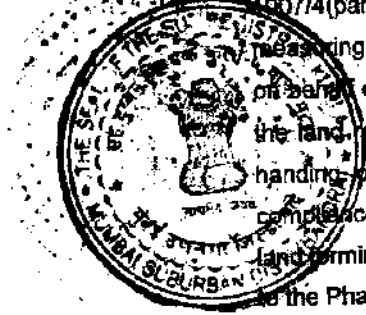
1. Handing over of Reservation Land to MCGM:



- (a) By and under an Advance Possession Receipt dated 29th December 2020 bearing No. CHE/ES/1699/S/337 (New) issued by the Office of the Dy. Chief Engineer, possession of the land reserved for Garden / Park (ROS 1.5) as per sanctioned E.P. 2034 under AR policy bearing CTS Nos. 1005(part), 1005/1(part), 1006, and 1009(part) of village Kanjur (E), Mumbai measuring 4,277.38 square meters was handed over by Evie and taken over on behalf of MCGM as per Indian Registration Act, 1908 for rectification in the land records. The final possession receipt would be issued only upon handing over final possession of the aforesaid land parcel, subject to compliance of the conditions set out therein. Susneh has informed us that in the aforesaid Advance Possession Receipt, CTS No. 1007 (part) has been incorrectly mentioned as CTS No. 1006 and that the same shall be rectified. Susneh has also informed us that the land forming part of this Advance Possession Receipt does not pertain to the Phase 2A Land.
- (b) By and under an Advance Possession Receipt dated 29th December 2020 bearing No. CHE/ES/1699/S/337 (New) issued by the Office of the Dy. Chief Engineer, possession of the land reserved for Garden / Park (ROS 1.5) as per sanctioned E.P. 2034 under AR policy bearing CTS Nos. 1005(part), 1005/1(part), 1007/3(part), 1009(part), 1007/4(part) and 1009/5 (part) of village Kanjur (E), Mumbai measuring 10,580.21 square meters was handed over by Evie and taken over on behalf of MCGM as per Indian Registration Act, 1908 for rectification in the land records. The final possession receipt would be issued only upon handing over final possession of the aforesaid land parcel, subject to compliance of the conditions set out therein. Susneh has informed us that the land forming part of this Advance Possession Receipt does not pertain to the Phase 2A Land.
- (c) By and under an Advance Possession Receipt dated 29th December 2020 bearing No. CHE/ES/1699/S/337 (New) issued by the Office of the Dy. Chief

करल - 4		
2002	12	200
2022		

WADIA GHANDY & CO:



Engineer, possession of the land reserved for Garden / Park (ROS 1.5) as per sanctioned E.P. 2034 under AR policy bearing CTS Nos. 1007/3(part), 1007/4(part), 1009(part) and 1009/5(part) of village Kanjur (E), Mumbai measuring 6162.25 square meters was handed over by Evie and taken over on behalf of MCGM as per Indian Registration Act, 1908 for rectification in the land records. The final possession receipt would be issued only upon handing over final possession of the aforesaid land parcel, subject to compliance of the conditions set out therein. Susneh has informed us that the land forming part of this Advance Possession Receipt same does not pertain to the Phase 2A Land.

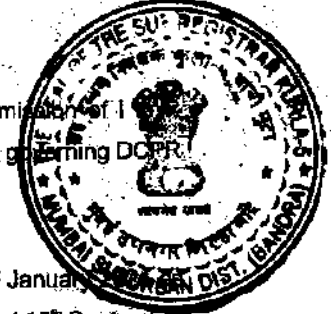
- (d) Prior to the execution of the above Advance Possession Receipts, the mortgage on the lands forming part of the Advance Possession Receipts were released/re-conveyed under a Deed of Reconveyance dated 30th December 2020 and registered with the office of the Sub-Registrar of Assurances at Serial No. 12895 of 2020.
2. By and under a letter dated 1st January 2021 bearing No. Dy. Ch. E. / B/P / / 5314/ ES addressed by MCGM to Evie, no objection certificate was granted for development permission on the parcels of land bearing CTS Nos 1004, 1005(part), 1005/1(part), 1006, 1007/3(part), 1007/4, 1009(part), 1009 (1 to 6), 1010, 1011, 1013(part), 1014(part), 1014(1to6), 1017, 1017(1to6), 1018, 1018(1to9) of Village Kanjur(E) (reserved for ROS 1.5) on the terms and conditions as stated therein. This permission was valid for a period of 2 years from the date of its issue. The letter *inter alia* stated that if the development reservation was transferred in the name of MCGM within 5 years or such extended period as specified by the government, additional BUA equal to area admeasuring 10,580.21 square meters of the plot so transferred to MCGM, free of cost and free of encumbrances, shall be permissible over and above the permissible FSI as per regulation 30(A).
3. By and under a letter dated 1st January 2021 bearing No. Dy.Ch.E/B.P/4900/E.S issued by MCGM to Evie, revised development permission to allow residential development on the land bearing CTS Nos. 1004, 1005(part), 1005/1(part), 1006, 1007/3(part), 1007/4, 1009(part), 1009(1to6), 1010, 1011, 1013(part), 1014(part), 1014(1to6), 1017, 1017(1to6), 1018, 1018(1to9) of Village Kanjur, situated in special industrial zone(I3) admeasuring 41,479.89 square meters as against 55,349.28 square meters as per earlier development permission under letter dated 31st May

करल - ५		
१२५२	१३	२२०
२०२२		

WADIA GHANDY & CO.

2017 was considered, subject to compliance of the terms and conditions stated therein including *inter alia* the following:

- (a) That all applicable conditions of earlier development permission of 1 permission letter dated 31st May 2017 except the conditions governing DCPR/2034 shall be complied with;
- (b) The balance premium shall be deposited on or before 31st January 2020 approved by the Hon'ble MC under no. CHE/DP/06127 dated 15th September 2020;
- (c) OC shall not be given unless no dues certificate is granted by labour commissioner.



4. By and under letter dated 18th March 2021 bearing reference no. CHE/ES/3092/S/337/New, the Municipal Corporation of Greater Mumbai approved amended plans submitted in respect of Wing J and Wing K. This letter has been addressed to Evie.

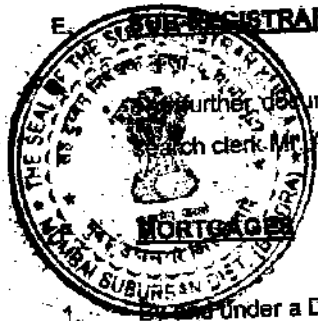
D. PROPERTY REGISTER CARDS

1. The Property Register Card for the Phase 2A Land has not been updated in the name of Susneh till date.
2. In the Title Report, reference the words "Cadastral" shall stand replaced with "City".
3. In Section M > Summary of Property Register Cards > 10. Cadastral Survey No. 1009/6 dated 23rd April 2019 of our Title Report, Cadastral Survey No 1009/6 has been inadvertently mentioned as Cadastral Survey No. 1009/5. Accordingly, Section M > Summary of Property Register Cards > 10. Cadastral Survey No. 1009/6 dated 23rd April 2019 shall stand replaced as under:

"10. City Survey No. 1009/6 dated 23rd April 2019

The PR Card in respect of City Survey No. 1009/6 reflects the name of Evie as the current holder of this land and the area of the same is reflected as 1279.1 square meters. The Class of holding is mentioned as 'C.'

करल - ५	
१२०१२	१०१२२०
२०२३	
WADIA CHANDY & CO.	



REGISTRAR OF ASSURANCES

Further documents reflected in the updated search report as provided by our search clerk Mr. Ashish Javeri are listed in Annexure "4".

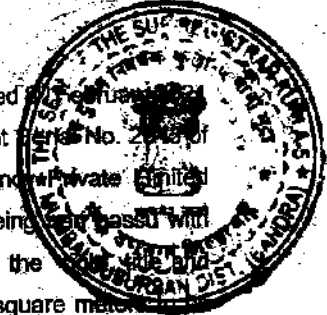
1. By and under a Debenture Trust Deed dated 22nd January 2021 and registered with the office of the Sub-Registrar of Assurances under Serial No. 1899 of 2021 executed between *inter alia* Susneh (as the issuer) and Vistra (as the Debenture Trustee), Susneh proposed to issue 35,000 (Thirty Five Thousand) secured, unlisted, non-convertible debentures of face value of Rs. 1,00,000/- (Rupees One Lakh) of an aggregate value of Rs. 350,00,00,000/- (Rupees Three Hundred and Fifty Crores) ("Vistra Debentures") on the terms and conditions as stated therein. The repayment of the Vistra Debentures were to be secured by *inter alia* a pari passu charge by way of mortgage over the Phase 2A Land, the FSI of 99,740 square meters to be utilized on the Phase 2A Land and all present and future rights and entitlements of Susneh in and towards the project to be developed on the Phase 2A Land, including all buildings constructed or to be constructed on the Phase 2A Land.
2. By and under a Deed of Reconveyance dated 8th February 2021 and registered with the office of the Sub-Registrar of Assurances at Serial No. 2540 of 2021, IDBI Trusteeship Services Limited released in favour of Susneh the mortgage and charge created pursuant to the First Mortgage and the Third Mortgage, over the Phase 2A Land together with the FSI and development potential arising therefrom and the structures constructed and to be constructed thereon and receivables, if any, arising therefrom, as more particularly described therein.
3. To secure the Vistra Debentures, a Supplemental Mortgage Deed dated 8th February 2021 registered with the Office of the Sub-Registrar of Assurances at Serial No 2541 of 2021, was executed between *inter alia* Susneh (Mortgagor) and Vistra was executed whereunder, Susneh created a pari passu charge (being pari passu with Vistra to secure the Dombivi Debentures (as defined therein)) in favour of Vistra on the right, title and interest of Susneh in the Phase 2A Land, the FSI of 99,740 square meters to be utilized on the Phase 2A Land and all buildings constructed and to be

करल - ५		
72022	04	2020
2022		

WADIA GHANDY & CO.

constructed thereon in the manner and on the terms and conditions mentioned therein.

4. By and under the Third Supplemental Indenture of Mortgage dated 22nd February 2021 registered with the Office of the Sub-Registrar of Assurances at [redacted] No. [redacted] of 2021, executed between, inter alia, Susneh, Runwal Residential Private Limited ("RRPL") and Vistra, Susneh created a pari passu charge (being pari passu with Vistra to secure the Vistra Debentures) in favour of Vistra on the [redacted] interest of Susneh in the Phase 2A Land, the FSI of 99,740 square meters [redacted] utilized on the Phase 2A Land and the buildings constructed and to be constructed thereon for the purpose of securing the debentures issued by RRPL to Vistra under Debenture Trust Deed dated 5th March 2019 bearing registration no. 3023 of 2019 read with Supplemental Debenture Trust Deed dated 25th August 2020 bearing registration no. 6855 of 2020 and Second Supplemental Debenture Trust Deed dated 8th February 2021 bearing registration no. 3189 of 2021 in the manner and on the terms and conditions mentioned therein.



5. Susneh has declared that save and except the aforesaid, there no other charges affecting the Phase 2A Land or any part thereof and neither have any further documents been executed by Susneh whereunder any charge / mortgage was created with respect to the Phase 2A Land or any part thereof.

G. REGISTRAR OF COMPANIES

The search conducted at the website of the Ministry of Corporate Affairs on 18th March 2021 does not reflect any charges. By and under its email communication dated 19th March 2021, Susneh has shared a copy of the Certificate of Registration of Charge issued by the ROC dated 18th March 2021 which states that the charge created for the mortgage set out in Paragraph F(4) above has been registered with the ROC. However, the Declaration was finalized before receipt of the aforesaid Certificate of Registration of Charge and accordingly Susneh declared that the necessary forms have been filed with the ROC for recording the charges on the Phase 2A Land as stated in section F, but the certificate of registration of charge had not been issued then.

करल - ५		
92002	५६	200
VADIA GHANDY & CO.		

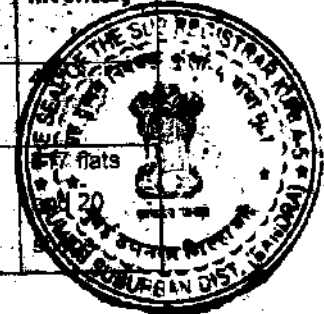
H. **SITE STATUS / RERA REGISTRATION**

1. In the execution of the BTA, Evie had registered a real estate project titled "Runwal Avenue Wing-J" bearing registration number P51800026860 with Maharashtra Real Estate Regulatory Authority ("MaharERA") being developed on the Phase 2A Land. Thereafter, Evie made an application dated 16th January 2019 to the Maharashtra Real Estate Regulatory Authority under Section 15 of the Real Estate (Regulation and Development) Act, 2016 ("RERA Act"), seeking its consent to transfer Evie's rights and liabilities in the project bearing RERA Registration No P51800026860 in favour of Susneh.
2. The Maharashtra Real Estate Regulatory Authority vide its communication dated 5th February 2021 granted consent to transfer the promoter i.e., Evie's rights and liabilities in the project bearing registration number P51800026860 in favour of Susneh, subject to provisions of the RERA Act and rules and regulations framed thereunder.
3. Consequently, the Maharashtra Real Estate Regulatory Authority issued a certificate dated 30th October 2020 but digitally signed on 1st March 2021 in favour of Susneh granting registration of the project "Runwal Avenue Wing-J" which was given registration number P51800026860. However, it appears that the website of the Maharashtra Real Estate Regulatory Authority still reflects Evie as the promoter of the aforesaid project bearing registration number P51800026860. We have reviewed a copy of an email communication dated 19th March 2021 addressed by Evie to the Maharashtra Real Estate Regulatory Authority, whereby Evie requested the Maharashtra Real Estate Regulatory Authority to update the name of Susneh as the promoter of the project bearing RERA Registration No P51800026860.
4. Susneh has informed us that it has commenced excavation of the Phase 2A Land for construction of two wings being Wing 'J' and Wing 'K'. Wing J has been registered with the Maharashtra Real Estate Regulatory Authority bearing registration number P518000026860 and Wing 'K' is pending registration with the Maharashtra Real Estate Regulatory Authority. The proposed date of completion of Wing 'J' is 31st December 2026. The details of Wing 'J' and Wing 'K' is as follows:

करल - ५		
१२/०२	११२	२२०
२०२२		

WADIA GHANDY & CO.

Sr. No.	Tower/ Wing	Floors Completed as on date	Total floors proposed as on date	Allotted Units	Total Inventory
1.	J	Excavation commenced	50	189	
2.	K	NIL	26	0	



I. LITIGATION

We have caused negative searches to be conducted before various forums, including the Hon'ble Supreme Court, the Hon'ble High Courts of India, the Hon'ble District Courts, the Hon'ble Consumer Courts, the Hon'ble Income Tax Appellate Tribunal / Customs Excise and Service Tax Appellate Tribunal, the Hon'ble National Company Law Tribunal and National Company Law Appellate Tribunal for ascertaining any pending litigations with respect to Susneh as on 19th March 2020 ("Litigation Search Report"). As per the Litigation Search Report there are no litigations pending or initiated against Susneh. Further, Susneh has informed us that the Phase 2A Land or the structures standing thereon are not subject matter of any pending or threatened suit or litigation or attachment before or after judgement.

J. CONCLUSION

Subject to what has been mentioned in this Addendum and the Title Report, we are of the opinion that Susneh is the owner of 5,928.30 square meters of the freehold land and is the lessee of 16,150.70 square meters of the leasehold land, which together constitute the Phase 2A Land, and its title is clear and marketable, subject also to the following:-

- (i) Mortgage in favour of Vistra in terms of the mortgage deeds set out in Paragraphs F(3) and F(4) above;
- (ii) Due compliance with the terms of RERA;

करल - ५		
१२०२	५६६	२२०
WADIA GHANDY & CO.		

(iii) Updation of the property register cards to reflect the name of Susneh as the holder or lessee, as the case may be, of the Phase2A Land;

(iv) Sales of units/flats by Susneh Infrapark Private Limited in favour of allottees;

Satisfaction of the terms and conditions set out in the Approvals obtained till date and all undertakings and indemnities given to competent authorities and compliance with applicable laws; and

Compliance with the terms and conditions of the First Sub-Lease and the Second Sub-Lease, so far as the leasehold land forming part of the Phase 2A Land is concerned.



Dated this 19th day of March 2021.

For Wadia Ghandy & Co.

[Handwritten Signature]
Partner

करल - ५
१२७२ ५६ २२०
२०२२

मालमत्ता पत्रक

विभाग/मोजे -- कांजूर

तालुका/न.पु.मा.का. -- न.पु.अ. मुलुंड

जिल्हा --

नगर प्रमाण क्र.क/स.प्ल.नं.	प्लॉट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	जिल्हा -- शासनाला दिलेला उपनगराचा क्षेत्राबाहेरचा तपशील आणि त्याच्या कर तपशील (नियत वेळ)
१००९/६	१००९/६		१२७९.९	[क-१] क	सि.स.नं.१००५

सुविधाधिकार

ठेवकाचा मुळ धारक
वर्ष मेरसा क्रॉम्टन पाकिस्तान (बॅंक्स) लिमिटेड

पट्टेदार

इतर भार

इतर शीरे

दिनांक	व्यावहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
०३/०४/१९७६	बि.शे.आदेशा सि.स.नं.१००५ पहा.			सही - १९७६-०४-०६ न.पु.अ. मुलुंड
३०/११/१९९३	सि.स.नं.१००६ प्रमाणे		(धारक) क्रॉम्टन पाकिस्तान लिमिटेड	सही - १९९४-०६-३० न.पु.अ. मुलुंड
२७/०७/२०१५			मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे पांचकेडील परिपत्रक क्र.ना.भू.१/मि.४/अक्षरी नोंद / २०१५, पुणे दिनांक १६/२/२०१५ व इकडील आदेश क्र.न.पु.कांजूर / के.क्र.८०९ दिनांक २७/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मंडळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी एक हजार दोनशे ऐक्यांमध्ये पूर्णतः एक दशांश चौ.मी. दाखल केले	केरफार क्र.८०९ प्रमाणे सही - २७/०७/२०१५ न.पु.अ.मुलुंड
२९/११/२०१७	खरेदीने सह दुय्यम निबंधक कुर्ला - २ मुंबई उपनगर जिल्हा यांचेकडील दस्त क्र. १७३२/२०१५ दि. २७/१०/२०१५, सह दुय्यम निबंधक कुर्ला - २ मुंबई उपनगर जिल्हा यांचेकडील युक्त दस्त क्र. १०४५० / २०१६ दि. १३/१०/२०१६ अन्वये न.पु.क्र. १००९/६ क्षेत्र १२७९.९ चौ.मी. क्षेत्र खरेदीने दिल्याने खरेदी देणार यांचे नांव कमी करण धारक सदरी इवी रिजल इस्टेट प्रा.लि. यांचे नांव दाखल केलेली नोंद दाखल केली.		धारक इवी रिजल इस्टेट प्रा.लि.	केरफार क्र.२०१९ प्रमाणे सही - २९/११/२०१७ न.पु.अ.मुलुंड

अर्ज क्रमांक ३०८६
अर्ज प्राप्त दिनांक २३/११/१८ नक्का शुल्क १००
नक्का तयार दिनांक २६/११/१८ वाढ प्र २
नक्का दिल्याची दिनांक एकूण नक्का रु. २०२

लासणी करणारा -

[Signature]
श्री. यु. डी. कद्रे
प. भू. १०

खरी नक्कल -

[Signature]
मुख्य लिपिक
नगर प्रमाण अधिकारी
मुलुंड

न.पु.अ. मुलुंड

[Signature]
मुंबई उपनगर जिल्हा
नगर प्रमाण अधिकारी
मुलुंड

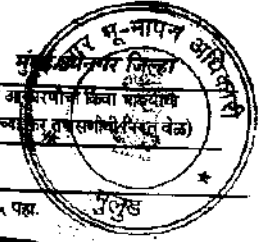
करल - ५
१२०२२ ८० २२०
२०२२

मालमत्ता पत्रक

विभाग/मोजे - कांजूर

तालुका/न.धु.मा.का. -- न.धु.अ. मुलुंब

जिल्हा - मुंबई



गार क्रमक / च. क्र. न.	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासकाला दिवसेच्या अन्वयेत घेतलेल्या मालमत्तेची रक्कम (रु. मध्ये)
१०१३	१०१३				
		[[[४४६९.९]]]	४६२२.८	क-१	सि.स.नं. १००५ फहा.

सुविधाधिकार	
हलकाचा मूळ धारक वर्ष	[मेसर्स क्रॉम्पटन पॉलिमर (पब्लिस) लिमिटेड.]
पट्टेदार	
इतर भार	
इतर शेरे	



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
०३/०४/१९७६	बी.शे.आदेश सि.स.नं. १००५ फहा.			सही - १९७६-०४-०६ न.धु.अ. मुलुंब
३०/११/१९९३	सि.स.नं. १००६ प्रमाणे.		(धारक) क्रॉम्पटन प्रिक्लज लिमिटेड.	सही - १९९४-०६-३० न.धु.अ. मुलुंब
३०/०५/२००८	सूच्यम निकषक कुर्ला ४ यांचेकडील र.द.क्र.बंदर-१४/२३०२ २००५ र.रु.१३४००००० दि.१५/४/२००५ अन्वये न.धु.क्र. १०१३ पैकी ११७२.९ चौ.मी.क्षेत्रास खरेदी घेणार मे.सी.लेन्स शिपींग सर्व्हिसेस यांचे नांव दाखल केले.	S.I.	धा) मे.सी.लेन्स शिपींग सर्व्हिसेस क्षेत्र ११७२.९ चौ.मी.	फेरफार क्र.३४९ प्रमाणे सही - ३०/०५/२००८ न.धु.अ.मुलुंब
३०/०५/२००८	विषयक प्रस्ताव क्र.२ व फेरफार नॉद क्र.३४९ बाबत स्वकर्ममूखि धारिकेतील आदेश पहा.हरकतदार यांचे म्हणणे अंशतः मान्य करून नॉद क्र.३४९ मंजूर करणेत येत आहे. आदेशातील अटी खालील प्रमाणे १) खरेदी विलेता लिन इन्व्हॉल्व्मेंट व प्रोहोल्ड प्लॉट यांचे एकूणक्षेत्र २२६३.८ चौ.मी.असून त्यावर सध्या आस्तित्व प्राप्त असलेली बेसमेंट + लॉकमजला + पहिला मजला यांचे जाहीर क्षेत्र १११९.० चौ.मी.सध्याचे क्रॉम्पटन प्रिक्लजने बांधलेल्या भिंतीचे आतील क्षेत्र खरेदीदार यांना दिले आहे. २) भिंतीचे कंपाव्हुने बंधिस्त उपरोक्त क्षेत्र वगळता उर्वरित क्षेत्र हे मे.क्रॉम्पटन प्रिक्लजने मालकीचे राहिल. ३) सध्या कंपाव्हुने घेतलेले क्षेत्रांमध्ये १ बोरवेल असून सध्या बोरवेलचे पाणी घेण्याचा हक्क दोघांनाही असून त्याची देखभालमे.क्रॉम्पटन प्रिक्लज कंपनी करेल व त्यासाठी जाणे भेणेचा हक्क मे.क्रॉम्पटन प्रिक्लज कंपनीला राहिल. ४) मे.सी.लेन्स शिपींग सर्व्हिसेस यांना खरेदी विलेलेल्या प्लॉटचे दक्षिणेकडील त्रिकोणाकृती ३३४.० चौ.मी.मोकळे क्षेत्र हे क्रॉम्पटन प्रिक्लज कंपनीचे मालकीचे असून सध्या क्षेत्र मे.सी.लेन्स शिपींग सर्व्हिसेस व क्रॉम्पटन प्रिक्लज या दोघांनाही. यॅहिवाटीसाठी /जाणेभेणेसाठी समझौता ठेवणेत आलेले आहे. सध्या क्षेत्र हे खरेदीखताचा भाग नाही. ५) मे.सी.लेन्स शिपींग यांना सध्याचा प्रवेश बदलवण्याचा असल्यास तशी त्यांनी मे.क्रॉम्पटन प्रिक्लज लि.यांची परवानगी घ्यावी.			सही - ३०/०५/२००८ न.धु.अ.मुलुंब

करल - ५		
92082	19	220
२०२२		

मालमत्ता पत्रक



विभाग/मोजे - कांजूर

तालुका/न.भु.मा.का. -- न.भु.अ.मुसुंड

जिल्हा -- मुंबई उपनगर जिल्हा

रगा क्रमांक	सिट नंबर	प्लॉट नंबर	शेअर	धारणाधिकार	सासनाला दिलेल्या अकरणांचा किंवा भाड्याचा तपशील आणि त्याचा फेर तपसणीचे नियत वेळ
कर्मका/स. फॉ. नं.			चौ.मी.		

१०१३ १०१३

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (या) पुरेशर (य) किंवा पार (या)	साक्षात्करण
०७/०७/२०१५	 <p>मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे आदेशान्वये सध्या मिळकत पत्रिकेवरचे क्षेत्र बुरुस्ती झालेने मा.जमाबंदी आकृष्टा आणि संघालक भूमि अभिलेख (मा.राज्य) पुणे यांचेकडील परिपत्रकांनुसार दि. २७/०७/२०१५ रोजी घेण्यात आलेली नोंद रद्द करून नविन क्षेत्राची दि. १६/५/२०१६ ची नोंद मिळकत पत्रिकेवर घेण्यात आली असून मिळकत पत्रिकेवर नमूद असलेले अंकी क्षेत्र अक्षरी चार हजार सहाशे बारा पुणेक आठ दशांश चौ.मी. दाखल केले.</p>		संक्रमण डेपो भांडूप मध्य रेल्वे पै.क्षे.७०० चौ.मी.	के रकार क्र.८०६ प्रमाणे सही - ०७/०७/२०१५ न.भु.अ.मुसुंड
२७/०७/२०१५			<p>मा.जमाबंदी आकृष्टा आणि संघालक भूमि अभिलेख (मा.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प/अक्षरी नोंद / २०१५, पुणे दिनांक २६/२/२०१५ व इकडील आदेश क्र.न.भू.कांजूर / फे.क्र.८०९ दिनांक २७/७/२०१५ अन्वये केवळ चौकशी नोंदबंदीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र येऊन असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी चार हजार चारशे एकोणसत्तर पुणेक नऊ दशांश चौ.मी. दाखल केले</p>	 <p>के रकार क्र.८०९ प्रमाणे सही - २७/०७/२०१५ न.भु.अ.मुसुंड</p>
१६/०५/२०१६	<p>अन्यरितीचे/ आदेशान्वये मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे आदेशान्वये सध्या मिळकत पत्रिकेवरचे क्षेत्र बुरुस्ती झालेने मा.जमाबंदी आकृष्टा आणि संघालक भूमि अभिलेख (मा.राज्य) पुणे यांचेकडील परिपत्रकांनुसार दि. २७/०७/२०१५ रोजी घेण्यात आलेली नोंद रद्द करून नविन क्षेत्राची दि. १६/५/२०१६ ची नोंद मिळकत पत्रिकेवर घेण्यात आली असून मिळकत पत्रिकेवर नमूद असलेले अंकी क्षेत्र अक्षरी चार हजार सहाशे बारा पुणेक आठ दशांश चौ.मी. दाखल केले.</p>			के रकार क्र.९८४ प्रमाणे सही - १६/०५/२०१६ न.भु.अ.मुसुंड
०५/०७/२०१६	<p>अन्यरितीचे/ आदेशान्वये मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे आदेशान्वये सध्या मिळकत पत्रिकेवरचे क्षेत्र बुरुस्ती झालेने मा.जमाबंदी आकृष्टा आणि संघालक भूमि अभिलेख (मा.राज्य) पुणे यांचेकडील परिपत्रकांनुसार दि. २७/०७/२०१५ रोजी घेण्यात आलेली नोंद रद्द करून नविन क्षेत्राची दि. १६/५/२०१६ ची नोंद मिळकत पत्रिकेवर घेण्यात आली असून मिळकत पत्रिकेवर नमूद असलेले अंकी क्षेत्र अक्षरी चार हजार सहाशे बारा पुणेक आठ दशांश चौ.मी. दाखल केले.</p>			के रकार क्र.९८४ प्रमाणे सही - ०५/०७/२०१६ न.भु.अ.मुसुंड
२१/०१/२०१९	<p>आदेशान्वये मा. जिल्हा अधिकारी भूमि अभिलेख मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.न.भू.स. ७ / अपील एस आर ६५९ / २०१८ / ५९९७ दि. ६/१२/२०१८ अन्वये फेर चौकशी अंती न.भू.क्र. १०१३, १०१४ वा मिळकत पत्रिकेवरील दि. ७/७/२०१५ ची नोंद कमी करून मा. उप जिल्हाधिकारी (भूसंपादन) क्र. ४ मुंबई उपनगर जिल्हा यांचेकडील क्र. जिपु - ४ / क.जा.प. / एलएक्यू / एस आर - ३९९ - क-१ दि. १३/०५/२०१५ चे पत्र व त्या सोबत जोडलेल्या अॅवार्ड च्या आधारे २७८२.२ चौ.मी. क्षेत्रास संक्रमण डेपो भांडूप मध्य रेल्वे कांजी भूसंपादन झालेबाबत न.भू.क्र. १००९ वा मिळकत पत्रिकेवर नोंद दाखल केली.</p>			के रकार क्र.११० प्रमाणे सही - २१/०१/२०१९ न.भू.अ.मुसुंड

करल - ५		
92ver	62	280
2022		

मालमत्ता पत्रक

विभाग/पौजे -- कांसूर

तालुका/न. भू. मा. का. -- न. भू. अ. मुलुंड

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूकसपन
क्रमांक / सा. पत्ता नं.

प्लॉट नंबर
खेत्र
चौ. मी.

शासनालया दिक्कतीबा आकरपांचा दिक्कतीबा पाड्याच
तपसील अर्थात त्याचवा फेर तपसलीबाच नियत केळ)

१०१३ १०१३

दिनांक	व्यवहार	खंड क्रमांक	नविल घटक (पा) पट्टेदार (ए) दिक्कतीबा मत्त (पा)
२०/११/२०२०	<p>खरेदीने, सह दुय्यम निबंधक कुर्ला यांचे कडील नोंदणीकृत अभिलेखांतरण दस्ता क्र. १७३२/२०१५ दि. १०/०२/२०१५ च सह दुय्यम निबंधक कुर्ला -१ यांचे कडील चुक दुरुस्ती दस्ता क्र. १०४५०/२०१६ दि. १३/१०/२०१६ अन्वये न. भू. कांठूर ता. कुर्ला येथील न. भू. क्र. १०१३ या मिळकती पैकी ३४३९.९ चौ. मी. क्षेत्र मे. ग्रेनाटन थिन्कीज लि. चे सी. एफ. ओ. श्री. माफळ अचार्य यांचे मे. इट्टी विथल इस्टेट प्रा. लि. चे येरसन श्री. सुभाष रणवाल यांना खरेदी बिलेने खरेदी देणार याचे नव कस्यी करून खरेदी देणार यांचे नाव दाखल केलेली नोंद दाखल केलेली.</p>		<p>घाटक - इन्डी रिवल इस्टेट प्रा. लि. क्षेत्र ३४३९.९ चौ. मी.</p>



तपसली करणारा -

S. H. D. K.
श्री. सु. डी. केंद्रे
प. भू. ३

खरी नककल -

न. भू. अ. मुलुंड
मुंबई उपनगर जिल्हा

अर्ज क्रमांक	२२
अर्ज प्राप्त दिनांक	११/११/२०
नककल द्याय दिनांक	११/११/२०
नककल दिनांक	११/११/२०
खरी नककल	११/११/२०

प्रमुख अधिकारी
 नगर भूकसपन अधिकारी
 मुलुंड

प्रमुख अधिकारी
 मुलुंड

करल - ५		
१२६२	१३	२२०
२०२२		

मालमत्ता पत्रक



विभाग/मोजे - कोलार तालुका/न.पु.मा.का. - न.भू.अ. मुरुड जिल्हा - बार्ड नुपनगर जिल्हा

संग घुसवण सिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या क्षेत्राचा किती प्रमाणित तशील आणि त्याच्या वर वधस्थिती निवत घेऊं *

१०१४ १०१४

[[१६१००.६]] [क-१] सि.स.नं. १००५ फ्ला.
१६१७४.५ क

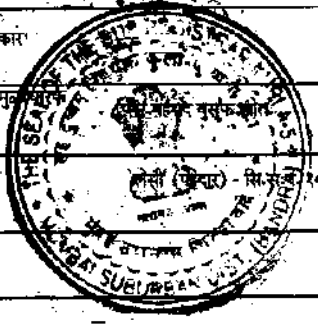
सुविधाधिकार

हक्कदाख मुल्यमापन वर्ष

पडवार (पडवार) - सि.स.नं. १००५ प्रमाणे.

हजार भार

हजार रोरे



दिनांक	व्यवहार	खंड क्रमांक	नविन धरक (धा) पडवार (प) किंवा मार (म)	साक्षात्करण
०३/०४/१९७६	जी.शे.आदेश सि.स.नं. १००५ फ्ला.			सही - १९७६-०४-०६ न.पु.अ. मुरुड
३०/११/१९९३	सि.स.नं. १००५ प्रमाणे.		(पडवार) कोम्प्टन प्रिक्वज लिमिटेड.	सही - १९९४-०६-३० न.पु.अ. मुरुड
२६/०७/२००५	म्ह.अपर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.म.) बृहन्मुंबई यांचेकडील पत्र क्रमांक सी / यु.एल.सी./६(१) एस.आर./X/३८४ DV दिनांक ३०/५/२००५ नुसार सधर मिल्कलीपकी क्षेत्र ना.ज.क.म.अधिनिवम १९७६ चे कानम १०(२) चे अधिसूचनेप्रमाणे संपादित झालेले सधर क्षेत्र महाराष्ट्र शासनाचे नावे दखल करणेबाबत नोंद घेतली.यात सामील सि.स.नं.१००५,१००५/६,१००७,१००७/१ ते ४,१००८,१००८/१,१०१०,१०११,१०१४/१ ते ६,१०१८,१०१८/१ ते ९ क्षेत्र ३६०३.४७ चौ.मी. धारक - महाराष्ट्र शासन			के रफर क्र.१२१/०५ सही - २६/७/०५ न.पु.अ. मुरुड
३०/०५/२००८	अर्ज जबाब व पुढ्याप निबंधक कुर्ला ४ यांचेकडील नॅव्हीच्या भाडेपट्टा करार-१४/२३०३/ २००५दि.१५/४/२००५ ने १९९९ चर्चे कालावधीसाठी (perpetual leak) ये.कोम्प्टन प्रिक्वज यांनी भाडेपट्ट्याने मे.सी लेन्स शिपिंग सर्व्हिसेस यांना दिलेले न.भू.क्रं. १०१४ पैकी १०१०.९ चौ.मी. क्षेत्रास सबलेसी म्हणून नोंद दखल केले (भाडेमोबदला १५७०००००)		सबलेसी मे.सी लेन्स शिपिंग सर्व्हिसेस (क्षेत्र १०१०.९ चौ.मी)	के रफर क्र.१२४२ प्रमाणे सही - ३०/०५/२००८ न.पु.अ. मुरुड

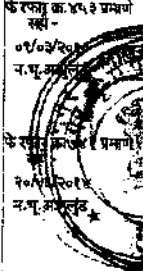
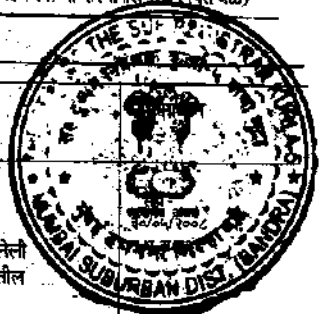
करल - ५
72 Ver ८७ 220
2022

मालमत्ता पत्रक

विभाग/मोजे - कांजूर तालुका/न.भु.मा.का. - न.भू.अ. मुंबई जिल्हा - मुंबई उपनगर जिल्हा
 सार कुकन शिट नंबर प्लॉट नंबर क्षेत्र वारणाधिकार शासनकाला दिलेल्या अकरावीचा क्रिया भाड्याचा
 क्रमांक/स. प्लॉ. नं. चौ.मी. वारणाधिकार तालुका अर्जाच्या फेर तमासणीची दिवत येऊ

१०१४ १०१४

दिनांक	व्यवहार	खंड क्रमांक	नविन घटक (भा) पट्टेदार (प) किंवा भा. (भा)
३०/०५/२००८	विवाद प्रस्ता क्रं. २ व फेरकार नोंद क्रं. ३४२ बाबत स्वयंस्वीच धारिकेतील आवेशापसवेत, अफिरदार यांचे म्हणणे अंशतः मान्य करून नोंद क्रं. ३४२/०८ मुंबई करणेत येत आहे. आवेशातील अटी खालील प्रमाणे १) खरेदी दिलेल्या लिन होल्ड प्लॉट व फ्रीहोल्ड प्लॉट यांचे एकूण क्षेत्र २२६३.८ चौ. मी. असून त्यावर अस्तित्वात असलेली वेसमेंट "सल्लफजलाना" पहिला मजला यांचे बांधीव क्षेत्र १११९-० चौ. मी. सध्याचे क्रॉम्पटन गिऱ्जने बांधलेल्या भिंतीचे अस्तित्वात क्षेत्र खरेदीदार यांना दिले आहे. २) भिंतीचे बांधवडने बंदिस्त उपरोक्त क्षेत्र वागळता उर्वरित क्षेत्र हे म. क्रॉम्पटन गिऱ्जनेचे मालकीचे राहिल. ३) सदर कपावुंड वॉलचे क्षेत्रामध्ये १ बोअरवेल असून सदर बोअरवेलचे पाणी पंप्याचा हक्क दोघानाही असून त्याची देखभाल म. क्रॉम्पटन गिऱ्जने कंपनी करेल व त्यासाठी जागे येणेचा हक्क म. क्रॉम्पटन गिऱ्जने कंपनीला राहिल. ४) मे. सी. लेन्स शिर्डीग सर्व्हेस बाबत खरेदी दिलेल्या प्लॉटचे दक्षिणेकडील त्रिकोणाकृती ३३४.० चौ. मी. मोठे क्षेत्र हे क्रॉम्पटन गिऱ्जने कंपनीचे मालकीचे असून सदर क्षेत्र मे. सी. लेन्स शिर्डीग सर्व्हेस व क्रॉम्पटन गिऱ्जने या दोघानाही वॉलवाटीसाठी/जागेवेणेसाठी समाईकत ठेवणेत आलेले आहे. सदर क्षेत्र हे खरेदीखताचा भाग नाही. ५) मे. सी. लेन्स शिर्डीग यांना सध्याचा प्रवेश बदलाव याचा असल्यास तशी त्यांनी म. क्रॉम्पटन गिऱ्जने लि. यांचे परवानगी घ्यावी.		
०९/०३/२०१०	मा. अप्पर जिल्हाधिकारी व सहाय्य प्राधिकारी (न.शे.क.प.) मुंबई यांचेकडील क्र. सी/युएलसी/डे-५/६(१)/एस.आर.१०/३८४/दि.१/१/०९ व दिनांक ४/२/१० चे आदेशानुसार दि. २६/७/०५ ची महाराष्ट्र शासनाचे नावाची नोंद कमी वेळेची नोंद घेतली.		के रफात क्र. ४५३ प्रमाणे सही - ०९/०३/२०१० न.भू.अ. मुंबई
२०/०६/२०१४	मा.जिल्हा अधीक्षक भूमि अधिलेख मुंबई उपनगर जिल्हा यांचेकडील अपील आदेश क्र.न.भू.सं.-७/अपील एस.आर.-८४३/१३ बादा (पू.) दिनांक ३१/५/२०१४ अन्वये न.भू.कांजूर ता.कुर्ना येथील न.भू.क्र. १२१८, १२५७, २०१९, १०१४, ६१०अ, ६१०ब, ६१०क, ६१०द, ६१०५, ६१०६, ६१०७, ६१०८, ६१०९, ६१०१०, १०३, ६७२ ते ७१० या मिळकतीबाबत "अपीलदार यांचे अपील महाराष्ट्र जमिन मंडळ अर्जिनियम १९६६ कलम २५५(१) अन्वये अपायक करून फेटाळणेत येत असलेबाबत नोंद दाखल करणेत आली.		के रफात क्र. ७७३ प्रमाणे सही - २०/०६/२०१४ न.भू.अ. मुंबई
२४/१२/२०१४	मा.अन्वयितने /आदेशान्वये मा.उपसहाय्यक भूमि अधिलेख कोकण प्रवेश मुंबई यांचेकडील आदेश क्र. २६५/२०१४ मुंबई दि. १८/११/२०१४ अन्वये नगर भूमापन-व्हॉलर ता. कुर्ना येथील न.भू.क्र. १२१८, १२५७, १०१९, १०१४, ६१०अ ते क, ६१०/१अ ते क, ६१०/४अ ते क, ६१०/७अ, ७क, ७९३, ७९६, १०१, १००, १०३, ६७२ ते ७१० या मिळकतीबाबत अपीलदार यांचे अपील तत्रिक नव्वीची पूर्तता करू न शकल्याने खारीत करण्यात येत असलेबाबतचे आदेश पारित झालेने फेटाळणेत येत असलेबाबतची नोंद दाखल केली.		के रफात क्र. ७७३ प्रमाणे सही - २४/१२/२०१४ न.भू.अ. मुंबई
०९/०७/२०१५	भूसंपादन मा.उपजिल्हाधिकारी (भूसंपादन) क्र. ४ मुंबई उपनगर जिल्हाक्र. उपजिभू-४/क.जा.प/१२९९/एस आर-३९९-क-१/दि. १२/५/२०१५ चे पत्र व त्यासंबंधत जोडलेल्या अॅकॉर्ड ची प्रत फारता येजे- कांजूर ता. कुर्ना येथील सर्व्हे नं. ५३ (जुना २५/१५) पैकी ०-३-० गुठे आणि सर्व्हे नं. ५४ (जुना २५/१५) ०-२४-८ गुठे ३३२७ १/२ चौ. बा. म्हणजेच २७८२.२ चौ. मी. एवढे जमिन संक्रमण ठेपो घडवून घेणे करिता संपादन झाली आहे. स.नं. ६. नं. शे. क. जा. प. पहाता नगर भूमापन खेणेनत न.भू.क्र. १०१३, १०१४ देण्यात आलेला आहे. अॅकॉर्ड मधील धारकांचे नावे व मिळकत पत्रिकेवरील धारक समान असलेने संपादन क्षेत्राची नोंद केली. न.भू.क्र. १०१३ या मिळकतीस ७००.० चौ. मी. अर्जिन न.भू.क्र. १०१४ या मिळकतीस २०८२.२ चौ. मी. क्षेत्रास संक्रमण ठेपो घडवून घेणे करिता नोंद केली.	संक्रमण ठेपो घडवून घेणे करिता न.भू.क्र. १०१३, १०१४ देण्यात आलेला आहे.	के रफात क्र. ८०६ प्रमाणे सही - ०९/०७/२०१५ न.भू.अ. मुंबई



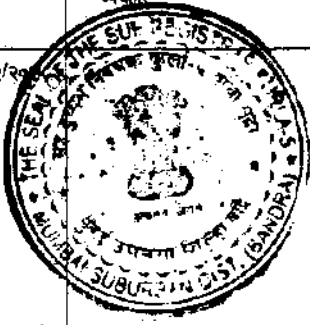
करल - ५		
920er	LY	280
303	कांजर	

मालमत्ता पत्रक

तालुका/न.भू.मा.का. - न.भू.अ. मुंबई

जिल्हा - मुंबई उपनगर जिल्हा

नगर प्रमाण क्रमांक / फा. पी. नं.	शिफ्ट नंबर	प्लॉट नंबर	खेत्र	धारणाधिकार	शासनाला दिलेल्या अकराव्या क्रि.पा. यांच्या द्वारेही आणि त्याच्या फेर तपसुवाची नियत वेळ)
१०१४	१०१४		चौ.मी.		

दिनांक	व्यवहार	खंड क्रमांक	चिनि घटक (पा) पडदार (पा) किंवा धार (पा)	साक्षात्करण
१५/१२/२०१५			या जमाबंदी आयुक्ता आणि संचालक भूमि अधिलेख (म.रा.) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अकारी नोंद /२०१५ दि. पुणे दिनांक १६/१/२०१५ व इकडील आदेश क्र.न.भू/कांजर/फे.फा. क्र.८४४/२०१५ दिनांक १५/१२/२०१५ अन्वये मिळकत पत्रिकेवर नमूद असलेले अंकी क्षेत्र अकारी सोळा हजारा नऊशे पुण्यांक सहा दशांश चौ.मी. दाखल केले	फेर तपसु क्र.८४४ प्रमाणे खंड - १५/१२/२०१५ न.भू.अ.मुंबई
१६/०५/२०१५	अन्वयरीतीने / आदेशान्वये, मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.जि.अ.भू.अ. / ३/न.भू.कांजर / क्षेत्र.दु. / एस आर १६१४/२०१५/१०७२ दि. ७/४/२०१५ अन्वये व इकडील मॉ.रं.न. ११९/२०१२ दि. ३०/३/२०१२ अन्वये न.भू.क्र. १०१४ चे क्षेत्र १६१००.६ हेक्टर १६१७४.५ चौ.मी क्षेत्र कायम केलेची नोंद दाखल केली.			फेर तपसु क्र.१७७ प्रमाणे खंड - १६/५/२०१५ न.भू.अ.मुंबई
०५/०७/२०१६	अन्वयरीतीने / आदेशान्वये, मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे आदेशान्वये सदरच्या मिळकत पत्रिकेवरचे क्षेत्र दुस्तरी झालेले या जमाबंदी आयुक्त आणि संचालक भूमि अधिलेख (मा.राज्य) पुणे यांचेकडील परिपत्रक क्र.न.भू.१/मि.प./अकारी नोंद आलेली नोंद रद्द करून नविन क्षेत्राची दि. १६/५/२०१६ ची नोंद मिळकत पत्रिकेवर घेण्यात आली असून मिळकत पत्रिकेवर नमूद असलेले अंकी क्षेत्र अकारी सोळा हजार एकशे चौ-पाहतर पुण्यांक पाच दशांश चौ.मी. दाखल केले.			फेर तपसु क्र.१८४ प्रमाणे खंड - ०५/०७/२०१६ न.भू.अ.मुंबई
२१/०१/२०१९	आदेशान्वये मा. जिल्हा अधिकांक भूमि अधिलेख मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.न.भू.स. ७ / अपील एस आर ६५९ / २०१८ / ५९९७ दि. ६/१२/२०१८ अन्वये फेर चौकशी अंती न.भू.क्र. १०१३, १०१४ या मिळकत पत्रिकेवरील दि. ७/७/२०१५ ची नोंद काढून घेतून मा. उप जिल्हाधिकारी (पुणेपान) क्र. ४ मुंबई उपनगर जिल्हा यांचेकडील क्र. नि.पू - ४ / क.आ.प. / एलएव्ही / एस आर - ३९९ - का-१ दि. १२/०५/२०१५ चे पत्र व त्या सोबत जोडलेल्या अर्जाचे आधारे २७८९.२ चौ.मी. क्षेत्रास संलग्न क्षेत्रे भांडूप मध्य रेल्वे कामी भूसंपादन झालेबाबत न.भू.क्र. १००९ या मिळकत पत्रिकेवर नोंद दाखल केली.			फेर तपसु क्र.१८५ प्रमाणे खंड - २१/०१/२०१९ न.भू.अ.मुंबई
२०/११/२०२०	भाडेपट्ट्याने, सह दुय्यम निबंधक कुर्ला यांचे कडील नॅटवर्क अभिहरतांतरण दस्त क्र.१७३२/२०१५ दि.१०/०२/२०१५ व सह दुय्यम निबंधक कुर्ला-२ यांचे कडील नोंदनीकृत बुक दुस्तरी दस्त क्र.१०४५०/२०१६ दि.१३/१०/२०१६ अन्वये न.भू.कांजर ता.कुर्ला येथील न.भू.क्र.१०१४ या मिळकती पैकी १४५.०१.४ चौ.मी.क्षेत्र पडदार मे.त्रेण्टन पिप्लोव लि.चे सी. एफ.ओ.श्री.माकव अचार्य यांनी मे.इन्स्टी रियल इस्टेट प्रा.लि.चे चेअरमन श्री.सुधाय कन्याल बांना भाडेपट्ट्याने दिलेले धारक व भाडेपट्टेधार बांधे नाव कायम ठेवून भाडेपट्टा घेणार यांचे नव्व पडदार सखी १४५०१.४ चौ.मी.क्षेत्रास दाखल केलेची नोंद दाखल केली.		धारक - इन्स्टी रियल इस्टेट प्रा.लि. क्षेत्र १४५०१.४ चौ.मी.	फेर तपसु क्र.१९०४ प्रमाणे खंड - २०/११/२०२० न.भू.अ.मुंबई

न्यायाधीश कारभार -
श्री. बु. डी. वेंकट
य. भू. ३

खरी नकल -

खरी क्रमांक २२
१९७४७
नकल हजारा दि. ११/१२/२०२०
नकल दि. ११/१२/२०
खरी नं. ११२४२०

२१०
न.भू.अ. मुंबई
मुंबई उपनगर जिल्हा

प्रमुख अधिकारी
नगर प्रमाण अधिकारी
मुंबई

प्रमुख अधिकारी
नगर प्रमाण अधिकारी
मुंबई

करल - ५
१२/०८/२०२२
२०२२

मालमत्ता पत्रक

विभाग/मौजे - कांजूर

तालुका/न.भु.भा.का. - न.भू.अ. मुलुंड

जिल्हा - मुंबई उपनगर जिल्हा

सप्त क्रमांक / सिट नंबर / प्लॉट नंबर क्षेत्र धारणाधिकार शासनाच्या दिलेल्या आदेशाचा किंवा फाईलचा तपशील अर्थात स्वाच्या वर तक्रारीची किंवा (पत्रक)

१०१४/२ १०१४/२ २९.२ [क-१] क सि.स.नं. १००५ प्रमाणे

सुविधाधिकार

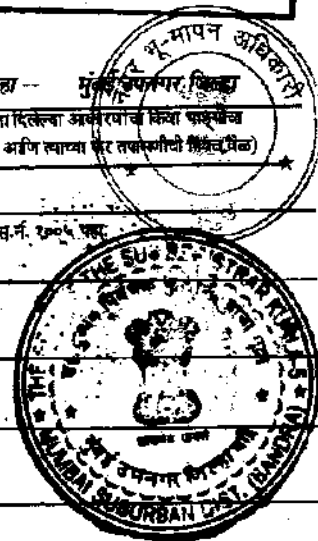
हक्कनाचा मुळ धारक सर महमंद युसूफ खोत.

पट्टेदार 'सेसी' (पट्टेदार) - सि.स.नं. १००५ प्रमाणे.

इतर भार

इतर सौ

दिनांक	ध्याकार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
०३/०४/१९७६	बी.जे.आदेश सि.स.नं. १००५ पहा.			सी - १९७६-०४-०६ न.भू.अ. मुलुंड
३०/१४/१९९३	सि.स.नं. १००५ प्रमाणे.		(पट्टेदार) क्रॉयटन प्रिक्ज लिमिटेड.	सी - १९९३-०६-३० न.भू.अ. मुलुंड
२६/०७/२००५	भा.अपर जिल्हाधिकारी व सहाय्य प्राधिकारी (ना.क्षे.क.म.) मुंबई यांचेकडील पत्र क्रमांक सी / यु.एल.सी/६(१) एस.आर./X/३८४ DV दिनांक ३०/५/२००५ नुसार सदर मिळकतीपैकी क्षेत्र ना.ज.क.म.अधिनियम १९७६ चे कलम १०(३) चे अधिसूचनेप्रमाणे संपादित झालेले संपन्न क्षेत्र महाराष्ट्र शासनाचे नावे दाखल करण्याबाबत नोंद घेतली.यात सामील सि.स.नं.१००५,१००५/२,१००७,१००७/१ ते ४,१००८,१००८/२,१०१०,१०१२,१०१४/१ ते ६,१०१८,१०१८/१ ते ९ क्षेत्र ३६०३.४७ चौ.मी. धारक - महाराष्ट्र शासन			फारम क्र.२४१ प्रमाणे सी - २६/०७/२००५ न.भू.अ.मुलुंड
०९/०३/२०१०	भा.अपर जिल्हाधिकारी व सहाय्य प्राधिकारी (ना.क्षे.क.म.) मुंबई यांचेकडील क्र.सी/यूएलसी/डे-५/६(१)/एस.आर.१०/३८४/दि.११/०९ व दिनांक ४/२/१० चे आदेशानुसार दि.२६/७/०५ ची महाराष्ट्र शासनाचे नावाची नोंद कमी केलेची नोंद घेतली.			फारम क्र.२५३ प्रमाणे सी - ०९/०३/२०१० न.भू.अ.मुलुंड
२०/०६/२०१४	भा.जिल्हा अधीक्षक भूमि अधिकारी मुंबई उपनगर जिल्हा यांचेकडील अपील आदेश क्र.न.पू.सं.-७/अपील एस.आर.-८४३/१३ बांद्रा (पू.) दिनांक ३१/५/२०१४ अन्वये न.भू.कांजूर ता.कुर्ला येथील न.पू.क्र.१२१८,१२५७,१०१९, १०१४, ६१०अ,६१०/१अ,६१०ब,६१०क,६१०/१ब,६१०क, ६१०/१क, ६१०/४अ,६१०/४ब,६१०/४क,६१०/४ड,६१०/७अ,६१०/७ब,७९६,९०६,९००, १०३,६७२ ते ७१० या मिळकतीबाबत "अपीलदार यांचे अपील महाराष्ट्र जमिन मळयुक्त अधिनियम १९६६ कलम २५(१) अन्वये अमान्य करून फेटाळणेत येत असलेबाबत नोंद दाखल करण्यात आली.			फारम क्र.७४१ प्रमाणे सी - २०/०६/२०१४ न.भू.अ.मुलुंड
२४/१२/२०१४	भा.अन्वयरीतीने/आदेशान्वये भा.उपसंचालक भूमि अधिकारी कोकण प्रदेश मुंबई यांचेकडील आदेश क्र. २६५/२०१४ मुंबई दि.१८/११/२०१४ अन्वये नगर भूमिपन-कांजूर ता.कुर्ला येथील न.पू.क्र. १२१८, १२५७, १०१९,१०१४, ६१०अ ते क, ६१०/१अ ते क, ६१०/४अ ते डड, ६१०/७अ, डब, ७९६, ७९६, ९०६, ९००, १०३, ६७२ ते ७१० या मिळकतीबाबत अपीलदार यांचे अपील तांत्रिक बाबीची पूर्तता करू न शकल्याने खारीज करण्यात येत असलेबाबतचे आदेश परीत झालेले फेटाळणेत येत असलेबाबतची नोंद दाखल केली.			फारम क्र.७७३ प्रमाणे सी - २४/१२/२०१४ न.भू.अ.मुलुंड




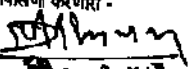
करल - ५		
92402	LU	220
2022		

मालमत्ता पत्रक

तालुका/न.मु.मा.का. - न.मु.अ. मुलुंड
 जिल्हा - मुंबई उपनगर जिल्हा
 नगर प्रमाण क्रमांक / प्र. सं. नं. प्लॉट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार
 १०१४/१ १०१४/१

राज्यपालिका आकार पांशा किंवा बांधणीचा तपसवीत आणि त्याच्या पेर तपसणीचे दिनांक


दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (धा)	साक्षात्करण
२७/०७/२०१५			<p>मा.जयसंबंदी आयुक्त आणि संचालक मृमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.न.मु.१/मि.प/अक्षरी नॉट / २०१५, पुणे दिनांक १२/२/२०१५ व इकडील आदेश क्र.न.मु.कांनूर / फे.क्र.८०९ दिनांक २७/७/२०१५ अन्वये केमळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मंडळात असलेले मिळकत पत्रिकेवर नमुब अंकी क्षेत्र असारी एकमेवतीस पूर्णांक दोन दशांश चौ.मी.बाखल केले</p>	<p>फे.क्र.क्र.८०९ प्रमाणे सही - २७/०७/२०१५ न.मु.अ.मुलुंड</p>
२९/११/२०१७	<p>खरेदीने</p> <p>सह दुय्यम निबंधक कुर्णा - २ मुंबई उपनगर जिल्हा यांचेकडील वस्त क्र. १७३२/२०१५ दि. २७/१०/२०१५, सह दुय्यम निबंधक कुर्णा - १ मुंबई उपनगर जिल्हा यांचेकडील मुक दुरुस्ती दस्त क्र. १०४५० / २०१६ दि. १३/१०/२०१६ अन्वये न.मु.क्र. १०१४/१ क्षेत्र २९.२ चौ.मी. क्षेत्र खरेदीने मिल्याने खरेदी देणार यांचे नांव कमी करून पट्टेदार सदरी हवी रिजल इंस्टेट प्रा.लि. यांचे नांव बाखल केलेची नोंद बाखल केली.</p>		<p>पट्टेदार हवी रिजल इंस्टेट प्रा.लि.</p>	<p>फे.क्र.क्र.१०२९ प्रमाणे सही - २९/११/२०१७ न.मु.अ.मुलुंड</p>

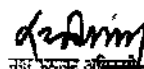
तपसणी करणारा -

 सी. यु. डी. केंद्रे
 प. सं. ५०

खरी नकल -

न.मु.अ. मुलुंड
 मुंबई उपनगर जिल्हा

कर्त क्रमांक	3018
अर्ज प्राप्त दिनांक	21/11/17
रकम रुजू	910
सकल तक्रार दिनांक	20/11/17
कायद नं	१
रकम किल्लाची दिनांक	२६/११/१७
रकम क्रम	७१५
खरी नकल	


 नगर प्रमाण अधिकारी
 मुलुंड


 नगर प्रमाण अधिकारी
 मुलुंड

करल - ५
 72 Ver 11 220
 2022

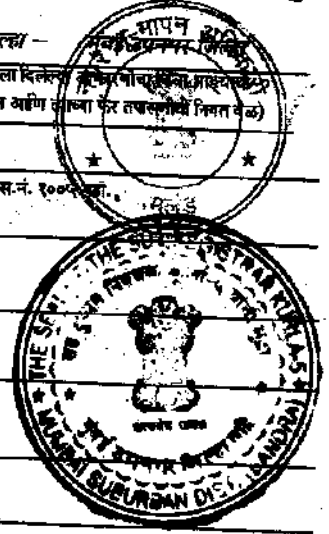
मालमत्ता पत्रक

विभाग/मौजे -- कांजुर

तालुका/न.भू.मा.का. - न.भू.अ. मुलुंड

जिल्हा -

सप्त कुलम क्रमांक/प्रा.पत्री नं.	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	गिल्हा
१०१४/१	१०१४/२		२९.२	[क-१] क	सासनेला विल्हेम तयारवेल आणि सासना पत्र तयारवणीचे नियम वळ
सुविधाधिकार					सासनेला विल्हेम तयारवेल आणि सासना पत्र तयारवणीचे नियम वळ
हक्काचा मुळ धारक वर्ष		सर महमंद मुसूफ खोत.			सि.स.नं. १००५
पट्टेदार		लेसी (पट्टेदार) - सि.स.नं. १००५ प्रमाणे.			
इतर धार					
इतर शीरे					



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (धा)	साक्षार्कन
०३/०४/१९७६	बी.सो.आदेश सि.स.नं. १००५ पहा.			सी - १९७६-०४-०६ न.पू.अ. मुलुंड
१०/११/१९९३	सि.स.नं. १००५ प्रमाणे.		(पट्टेदार) क्रॉमेटन प्रिक्कन लिमिटेड.	सी - १९९४-०६-१० न.पू.अ. मुलुंड
२६/०७/२००५	मा.अपर जिल्हाधिकारी व सहाय्य प्राधिकारी (ना.क्षे.क.म.) महामुंबई यांचेकडील एम.आर./X/३८४ DV दिनांक ३०/५/२००५ नुसार सधर मिळकतीपैकी क्षेत्र १०(३) चे अधिसूचनाप्रमाणे संपादित झालेले सधर क्षेत्र महाराष्ट्र शासनाचे नावे दाखल करण्याबाबत नोंद घेतली. यात समाील सि.स.नं.१००५,१००५/१,१००५,१००५/२ ते ४,१००६,१००६/१,१००६,१०११,१०१४/१ ते ६,१०१८,१०१८/१ ते ९ क्षेत्र ३६०३.४७ चौ.मी. धारक - महाराष्ट्र शासन		धर क्रमांक सी / यु.एल.सी/६(१)	के रकात क्र.२११ प्रमाणे सी - २६/०७/२००५ न.पू.अ.मुलुंड
०९/०३/२०१०	मा.अपर जिल्हाधिकारी व सहाय्य प्राधिकारी (ना.क्षे.क.म.) महामुंबई यांचेकडील क्र.सी/मुएलसी/डे-५/६(१)/एम.आर.१०/३८४/दि.१/६/०९ व दिनांक ४/२/१० चे आदेशानुसार दि.२६/७/०५ ची महाराष्ट्र शासनाचे नावाची नोंद कमी केलेची नोंद घेतली.			के रकात क्र.४५३ प्रमाणे सी - ०९/०३/२०१० न.पू.अ.मुलुंड
२०/०६/२०१४	मा.जिल्हा अधीक्षक भूमि अभिलेख मुंबई उपनगर जिल्हा यांचेकडील अपील आदेश क्र.न.पू.सं.-७/अपील एम.आर.-८४३/१३ बांदा (पु) दिनांक ३१/५/२०१४ अन्वये न.पू.कांजुर ता.जुलहा येथील न.पू.क्र.१२१८,१२५७,१०१९,१०१४, ६१०अ,६१०/१अ,६१०अ,६१०क,६१०/१क,६१०क, ६१०/१क, ६१०/४अ,६१०/४ब,६१०/४क,६१०/४ड,६१०/७अ,६१०/७ब,७९६,९०६,९००, ९०३,६७२ ते ७१० या मिळकतीबाबत "अपीलदार यांचे अपील महाराष्ट्र जमिन महकूल अधिनियम १९६६ कलम २५५(१) अन्वये अमान्य करून फेटाळणेत येत असलेबाबत नोंद दाखल करण्यात आली.			के रकात क्र.७४२ प्रमाणे सी - २०/०६/२०१४ न.पू.अ.मुलुंड
२४/१२/२०१४	मा.अन्वयरीतीने /आदेशान्वये मा.उपसंचालक भूमि अभिलेख कोकण प्रदेश मुंबई यांचेकडील आदेश क्र. २६५/२०१४ मुंबई दि.१८/११/२०१४ अन्वये नगर भूप्रमाण -कांजुर ता.जुलहा येथील न.पू.क्र. १२१८, १२५७, १०१९,१०१४, ६१०अ ते क, ६१०/१अ ते क, ६१०/४अ ते क, ६१०/७अ, ७९६, ७९६, ९०६, ९००, ९०३, ६७२ ते ७१० या मिळकतीबाबत अपीलदार यांचे अपील तांत्रिक बाबीची पूर्तता करू न शकल्याने खारीज करण्यात येत असलेबाबतचे आदेश धारित झालेले फेटाळणेत येत असलेबाबतची नोंद दाखल केली.			के रकात क्र.७७३ प्रमाणे सी - २४/१२/२०१४ न.पू.अ.मुलुंड

करल - ५		
920er	le	220
2022		

मालमत्ता पत्रक


विभाग/मोजे - कारपुर

तालुका/न.भू.मा.का. -- न.भू.अ. मुलुंड

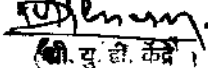
जिल्हा - मुंबई उपनगर जिल्हा

मस. क्रमांक / सा. मी. नं. / प्लॉट नं. / क्षेत्र / धारणाधिकार / शासनात्मक विस्तार/अवधारणांचा किंवा धाड्याचा तपशील आणि त्याच्या फेर तपस्येची नोंद घेणे

२०१४/२ २०१४/२

दिनांक	व्यवहार	खंड क्रमांक	नविन घाटक (धा) पट्टेदार (ध) किंवा धार (धा)	साक्षात्करण
२७/०७/२०१५			मा. नमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म. राज्य) पुणे यांचेकडील परिपत्रक क्र. ना. भू. १/मि. प/अक्षरी नोंद / २०१५, पुणे दिनांक २६/४/२०१५ व इकडील आदेश क्र. न. भू. कांनूर / के. क्र. ८०९ दिनांक २७/७/२०१५ अन्वये केवळ चौकशी नोंदव्हावीवरील क्षेत्र व स्थळफत पत्रिकेवरील क्षेत्र भेळता असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी एकांगतीस पूर्णांक दोन दशांश चौ. मी. साखल केले	के. क्रमांक क्र. ८०९ प्रमाणे सक्षि - २७/०७/२०१५ न. भू. अ. मुलुंड
२९/११/२०१७	खरेदीने सह दुय्यम निबंधक कुर्ला - २ मुंबई उपनगर जिल्हा यांचेकडील दस्त क्र. १७३२/२०१५ दि. २७/१०/२०१५, सह दुय्यम निबंधक कुर्ला - १ मुंबई उपनगर जिल्हा यांचेकडील चुक बुकस्ती दस्त क्र. १०४५० / २०१६ दि. १३/१०/२०१६ अन्वये न. भू. क्र. १०१४/२ क्षेत्र २९.२ चौ. मी. क्षेत्र खरेदीने दिल्याने खरेदी देणार यांचे नांव कमी करून पट्टेदार सदरी इवी रिअल इस्टेट प्रा. लि. यांचे नांव दाखल केलेची नोंद साखल केली.		पट्टेदार इवी रिअल इस्टेट प्रा. लि.	के. क्रमांक क्र. २०१९ प्रमाणे सक्षि - २९/११/२०१७ न. भू. अ. मुलुंड



तपस्येची कारणात -


श्री. सु. ही. केंद्रे
प. भू. १०

खरी नमबला -

न. भू. अ. मुलुंड

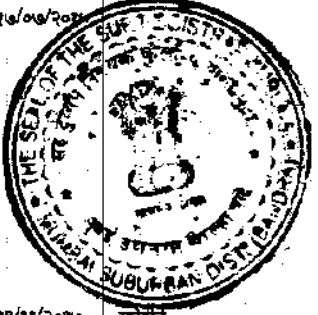
मुंबई उपनगर जिल्हा

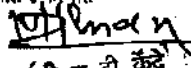
अर्ज क्रमांक 3011	अर्ज प्राप्त दिनांक 23/12/18	संख्या क्रमांक 960
नकाशा तयार दिनांक 24/12/18	अर्जदार धार	2
नकाशा दिश्याने 104.3	संख्या क्रमांक क्र.	367
खरी नमबला		
		
न. भू. अ. मुलुंड	न. भू. अ. मुलुंड	

करल - ५		
१२५६२	९९	२२०
२०२२		

मालमत्ता पत्रक

विभाग/मोजे - कांजूर	तालुका/न.भू.मा.का. -- न.भू.अ. मुलुंड	जिल्हा - मुंबई उपनगर जिल्हा
रार क्रमांक / व.प.नं.	खेट नंबर	प्लॉट नंबर
२०१४/४	२०१४/४	
क्षेत्र	धारणाधिकार	शासनद्वारा दिलेल्या अकरापोंचा किंवा वाड्याचा तपशील अर्थात त्याच्या फेर तपसणीची किंमत वेळ)
चौ.मी.		

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (धा)	साक्षात्करण
२७/०७/२०१५			मा.न.मा.बंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.२/वि.४/अक्षरी नॉर / २०१५, पुणे दिनांक २६/२/२०१५ व इकडील आवेश क्र.न.भू.कांजूर / फ.क्र.८०९ दिनांक २७/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व भिन्नपत्त पत्रिकेवरील क्षेत्र मेळता असल्याने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी एकोणतीस पूर्णांक दोन दशांश चौ.मी.वाखल केले	फेर क्रमांक ८०९ प्रमाणे खो - २७/०७/२०१५ न.भू.अ.मुलुंड
२९/११/२०१७	खरेदी सह दुय्यम निबंधक कुर्ला - २ मुंबई उपनगर जिल्हा यांचेकडील दस्ता क्र. १७३२/२०१५ दि. २७/१०/२०१५, सह दुय्यम निबंधक कुर्ला - १ मुंबई उपनगर जिल्हा यांचेकडील युक्त दुरुस्ती दस्ता क्र. १०४५० / २०१६ दि. १३/१०/२०१६ अन्वये न.भू.क्र. १०१४/४ क्षेत्र २९.२ चौ.मी. क्षेत्र खरेदीने दिल्याने खरेदी देणार यांचे नांव कमी करून पट्टेदार सनरी इबी रिजल इंस्टेट प्रा.लि. यांचे नांव वाखल केलेची नोंद वाखल केली.		पट्टेदार इबी रिजल इंस्टेट प्रा.लि.	फेर क्रमांक १०२९ प्रमाणे खो - २९/११/२०१७ न.भू.अ.मुलुंड


तपासणी करणारा -

श्री. सु. डी. केंद्रे
प. भू. १०

खरी नक्कल -

न.भू.अ. मुलुंड
मुंबई उपनगर जिल्हा

अर्थ क्रमांक	३०६
अर्थ प्राप्त दिनांक	२३/११/१८
नक्कल तयार दिनांक	२३/११/१८
नक्कल दिल्याची दिनांक	
खरी नक्कल	
एकूण रक्कम रु.	१८४
व्यक्त शुल्क	१८४
कागद फी	२

मुलुंड जिल्हा
रार प्रशासन अधिकारी
मुलुंड



रार प्रशासन अधिकारी
मुलुंड

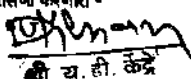
करल - ५
92602 83 220
2022

मालमत्ता पत्रक

विभाग/जिल्हा कार्यालय तालुका/न.भू.मा.का. -- न.भू.अ. मुलुंड जिल्हा - मुंबई उपनगर जिल्हा
 क्रम क्रमन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आधरपत्राचा किंवा मालमत्ता संपत्तीस आणि त्याच्या फेर तपासणीची दिवस वेळ

१०२४/५ १०२४/५


दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भाग (भा)	साक्षात्करण
२७/०७/२०१७			मा.जयानंदी अयुक्त आणि संचालक भूमि अधिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प/अक्षरी नोंद / २०१५, पुणे दिनांक ६/२/२०१५, या इकडील आदेश क्र.न.भू.कलंजूर / फि.क्र.८०९ दिनांक १७/७/२०१५ अन्वये केवळ चौकसी नोंदवहीवरील क्षेत्र व मिळमत्ता पत्रिकेवरील क्षेत्र घेऊन असलेले मिळमत्ता पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी सत्तेचाव्हेस पूर्णांक दोन दशांश चौ.मी. दाखल केले	फे रफ्तार क्र.८०९ प्रमाणे खाली - २७/०७/२०१५ न.भू.अ.मुलुंड
२९/११/२०१७	खरेदीने साह दुय्यम निबंधक कुर्ला - २ मुंबई उपनगर जिल्हा यांचेकडील दस्त क्र. १७३२/२०१५ दि. २७/१०/२०१५, साह दुय्यम निबंधक कुर्ला - १ मुंबई उपनगर जिल्हा यांचेकडील चुक दुरुस्तो दस्त क्र. १०४५० / २०१६ दि. १३/१०/२०१६ अन्वये न.भू.क्र. १०२४/५ क्षेत्र ४७.२ चौ.मी. क्षेत्र खरेदीने दिल्याने खरेदी वेणार यांचे नांव कमी करून पट्टेदार सदरी इवी रिजल ईस्टेट प्रा.लि. यांचे नांव दाखल केलेची नोंद दाखल केली.		पट्टेदार इवी रिजल ईस्टेट प्रा.लि.	फे रफ्तार क्र.८०९ प्रमाणे खाली - २९/११/२०१७ न.भू.अ.मुलुंड


तपासणी करणारा -

सी. यु. ही. केद्रे
१५.११.१७

खरी नकल -

न.भू.अ. मुलुंड
मुंबई उपनगर जिल्हा

मूल क्रमांक 306
 भूत प्राप्त दिनांक 23/11/17 एकूण भूत 960
 नकल तयार दिनांक 26/11/17 कादर पत्र 2
 नकाशा दिल्याचे दिनांक _____ एकूण क्रमांक 960
 खरी नकल


 नगर भूतपत्र अधिकारी
 मुलुंड


 नगर भूतपत्र अधिकारी
 मुलुंड

करल - ५		
१२५०२	०५	२२०

मालमत्ता पत्रक

विभाग/सोबो कार्यालय ता.मु.क/न.भू.मा.का. -- न.भू.अ. मुलुंड जिल्हा -- मुंबई उपनगर जिल्हा

मा. भू.मा.का. दिनांक नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनला दिलेल्या अकराव्या किंवा पंधराव्या तराईला आशिय त्याच्या फेर तपसणीची निवत घेऊ

२०१४/६ २०१४/६

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (प) पट्टेदार (प) किंवा भार (भ)	साक्षात्करण
२७/०७/२०१०			मा.ज्याबांदी आयुक्त आणि संचालक भूमि अधिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प/अक्षरी नोंद / २०१५, पुणे दिनांक १६/२/२०१५ व इकडील आदेश क्र.न.भू.कॉन्वर् / फि.क्र.८०९ दिनांक २७/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळवत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी नऊ पूर्णांक शुन्य दशांश चौ.मी. दाखल केले	फेरकार्ड क्र.८०९ प्रमाणे साक्ष - २७/०७/२०१५ न.भू.अ.मुलुंड
२१/११/२०१७	खोबीने - सह दुय्यम निबंधक कुला - २ मुंबई उपनगर जिल्हा यांचेकडील दस्ता क्र. १७३२/२०१५ दि. २७/१०/२०१५, सह दुय्यम निबंधक कुला - १ मुंबई उपनगर जिल्हा यांचेकडील चुक दुरुस्ती दस्ता क्र. १०४५० / २०१६ दि. १३/१०/२०१६ अन्वये न.भू.क्र. १०१४/६ क्षेत्र ९.० चौ.मी. क्षेत्र खोबीने दिल्याने खोबी देणार यांचे नवे कमी करण धारक: सदरी इची रिअल इस्टेट प्रा.लि. यांचे नांव दाखल केलेची नोंद दाखल केले.		पट्टेदार इची रिअल इस्टेट प्रा.लि.	फेरकार्ड क्र.१०१६ प्रमाणे साक्ष - २७/११/२०१७ न.भू.अ.मुलुंड

सहासणी करपारा -

Signature

२०.११.१७

खरी नकल -

न.भू.अ. मुलुंड
मुंबई उपनगर जिल्हा

अर्ज क्रमांक	३०६
अर्ज प्राप्त दिनांक	२३/११/१७ रकम रु. १६०
नकल तयार दिनांक	२६/११/१७ कायदा नं. १२
नकल दिल्याची दिनांक	२६/११/१७ रकम रु. १६२
खरी नकल	

Signature
मुलुंड

Signature
मुलुंड

करल - ५
१२४२ ११ २२०
२०२२

मालमत्ता पत्रक

विभाग/मोजे - कांजूर तालुका/न.पु.मा.का. - न.पु.अ. मुलुंड

जिल्हा - मुंबई उपनगर जिल्हा

शासनता/कितीवा व्यवस्थापका किंवा भाडेदाराचे तपसवील अर्जा याच्या फेर प्रमाणे गोची निवृत्त झाली

सि.स.नं. १००५

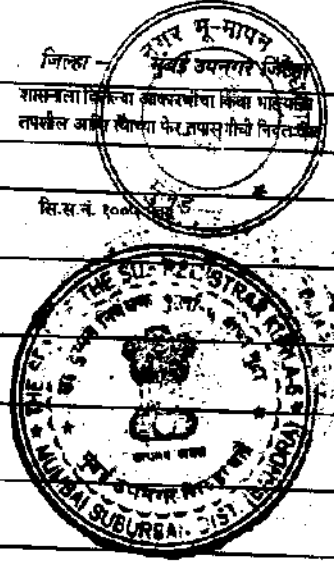
सुविधाधिकार -

हक्काचा मुळ धारक वर्ष - मेसर्स क्रॉयटन फॉक्सन (वॅक्स) लिमिटेड.

पट्टेदार -

इतर धार -

इतर सारे -



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (धा)	साक्षात्कृत
०३/०४/१९७६	बी.रो.आदेश सि.स.नं. १००५ पहा.			रसी - १९७६-०४-०६ न.पु.अ. मुलुंड
३०/११/१९९३	सि.स.नं. १००६ प्रमाणे.		(धारक) क्रॉयटन फॉक्सन लिमिटेड.	रसी - १९९३-०९-३० न.पु.अ. मुलुंड
२७/०७/२०१५			मा.जमाबंदी आवृत्त आणि संबलक भूमि अभिलेख (मा.राज्य) पुणे यांचेकडील परिपत्रक क्र.न.पु.१/मि.प/अक्षरी नोंद / २०१५, पुणे किनांक १६/२/२०१५ व इकडील आदेश क्र.न.पु.कांजूर / फि.क्र ८०९ दिनांक २७/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळाले असल्याने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी नऊमो अखेतीस पूर्णोक्त धार दशासा चौ.मो. दाखल केले.	फेरपत्र क्र.८०९ प्रमाणे रसी - २७/७/२०१५ न.पु.अ.मुलुंड
१६/०५/२०१६	अन्वयितोने/ आदेशान्वये, मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.जि.अ.पु.अ. /३/न.पु.कांजूर / क्षेत्र / एस आर १६१४/२०१५/१०७२ दि. ७/४/२०१६ अन्वये व इकडील मो.रं.न. १११/२०१२ दि. ३०/३/२०१२ अन्वये न.पु.क्र. १०१७ चे क्षेत्र १३८.४ एवजी १०५६.७ चौ.मो क्षेत्र कायम केलेची नोंद दाखल केली.			फेरपत्र क्र.१७३ प्रमाणे रसी - १६/५/२०१६ न.पु.अ.मुलुंड
०५/०७/२०१६	अन्वयितोने/ आदेशान्वये, मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे आदेशान्वये सदरच्या मिळकत पत्रिकेवरचे क्षेत्र दुरुस्ती झालेने मा.जमाबंदी आवृत्त आणि संबलक भूमि अभिलेख (मा.राज्य) पुणे यांचेकडील परिपत्रक नुसार दि. २७/०७/२०१५ रोजी घेण्यात आलेली नोंद रद्द करून नॉन क्षेत्राची दि. १६/५/२०१६ ची नोंद मिळकत पत्रिकेवर घेण्यात आली असून मिळकत पत्रिकेवर नमूद असलेले अंकी क्षेत्र अक्षरी एक हजार छपत्र पूर्णोक्त रकत दशासा चौ.मो. दाखल केले.			फेरपत्र क्र.१८४ प्रमाणे रसी - ०५/०७/२०१६ न.पु.अ.मुलुंड

करल - ५
726er EC 220
2022

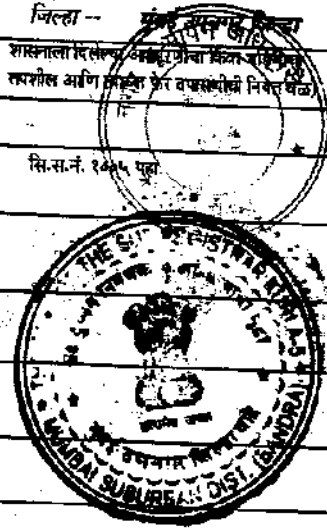
मालमत्ता पत्रक

विभाग/मोजे - कांजुर

तालुका/न.भु.पा.का. -- न.भु.अ. मुलुंड

जिल्हा -- मुंबई उपनगर जिल्हा

सहा प्रमुख क्र.सं./स.प.सं. नं.	लिस्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या अर्जाचा क्रि.सं. व दिनांक तयारीस आणिलेला ठर व पत्रसंख्येची निलंबित वेळ
१०१७/१	१०१७/१		२९.२	[क-१] क	सि.स.नं. १००६ पहा
सुविधाधिकार	-				
इकफाचा मुळ धारक वर्ष	वेसर्स कॅम्पटन पाकिस्तान (वेक्स) लिमिटेड.				
प्लेनर	-				
इतर पत्र	-				
इतर घेणे	-				



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा मार (म)	साक्षात्कार
०३/०४/१९७६	बी.शे.आदेश सि.स.नं. १०-५ पहा.			सी - १९७६-०४-०६ न.भु.अ. मुलुंड
३०/११/१९९३	सि.स.नं. १००६ प्रभागणे.		(धारक) क्रॉयटन ग्रिडज लिमिटेड.	सी - १९९४-०९-२० न.भु.अ. मुलुंड
२७/०७/२०१५			मा.जमावंची आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना. भू.१/मि.७/अक्षरी नोंद / २०१५, पुणे दिनांक २६/२/२०१५ व इकडील आदेश क्र.म.भू.कांभूर/फि.क्र.८०९ दिनांक २७/७/२०१५ अन्वये केवळ चौकरी नॉदधहोवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळता असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी एकमेगतीस पुर्णक दोन दरांसाठी चौ.मी.दाखल केले	वे.स.स. क्र.८०९ प्रभागणे सी - २७/०७/२०१५ न.भु.अ.मुलुंड
२९/११/२०१७	खरेदीने सह दुय्यम निबंधक कुर्ला - २ मुंबई उपनगर जिल्हा यांचेकडील दस्त क्र. १७३२/२०१५ दि. २७/१०/२०१५. सह दुय्यम निबंधक कुर्ला - १ मुंबई उपनगर जिल्हा यांचेकडील धुक दुरुस्ती दस्त क्र. १०४५० / २०१६ दि. १३/१०/२०१६ अन्वये न.भू.क्र. १०१७/१ क्षेत्र २९.२ चौ.मी. क्षेत्र खरेदीने दिल्याने खरेदी देणार यांचे नांव फर्मी करून धारक समरी इपी रिजल इंस्टेट प्रा.लि. यांचे नांव दाखल केलेली नोंद दाखल केलेली.		धारक इपी रिजल इंस्टेट प्रा.लि.	वे.स.स. क्र.१०१९ प्रभागणे सी - २९/११/२०१७ न.भू.अ.मुलुंड

अर्ज क्रमांक 2566
अर्ज प्राप्त दिनांक 28/11/22
नवकल तयार दिनांक 28/11/22
नवकल दिल्याची दिनांक
धारी नवकल

न.भू.अ. मुलुंड
मुंबई उपनगर जिल्हा
नगर भूतपत्र अधिकारी
मुलुंड

वकूम हुक 900
कार्य फी 2
एडव्. क्रमांक १२२

तयारीसणी करणारा -
[Signature]
श्री. यु. डी. वेडे
प. भू. 90

खरी नवकल -

करल - ५		
92602	ee	220
2022 काजूर		

मालमत्ता पत्रक

तालुका/न.भू.मा.का. -- न.भू.अ. मुंबई

जिल्हा -



नगर/ग्राम	सिट नंका	फाट नंका	क्षेत्र	धारणाधिकार	शासनाला दिलेला/आधार पावले/बांधलेली/तपशील अर्हिय/आख्या कर तपशील (विद्यत वेळ)
१०१७/२	२०१७/२		२९.२	[क-१] क	सि.स.नं. १००६

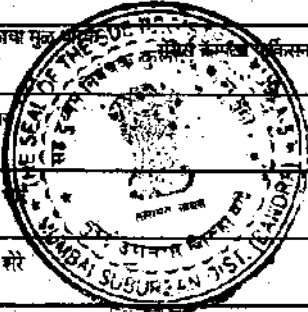
सुविधाधिकार

ठेवकाय मुल्य (अथवा) वर्ष

पट्टेदार

द्वारा

द्वारा



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पत्रेदार (ए) किंवा धार (-अ)	साक्षात्करण
०३/०४/१९७६	बी.जे.आयेश सि.स.नं. १००५ फाट.			सी - १९७६-०४-०१ न.भू.अ. मुंबई
३०/११/१९९३	सि.स.नं. १००६ प्रमाणे.		(धारक) क्रॉन्टन सिव्कन लिमिटेड.	सी - १९९४-०६-३० न.भू.अ. मुंबई
२७/०७/२०१५			मा.नमबंदी आयुक्त आणि संचालक पृथ्वी अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.न.भू.१/मि.प/अक्षरी नोंद / २०१५, पुणे दिनांक २६/२/२०१५ व इकडील आदेश क्र.न.भू.काजूर / फे.क्र.८०९ दिनांक २७/७/२०१५ अन्वये केवळ चौकशी नोंदव्हीकरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळावत असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी एकीगतीस पूर्णांक दोन दरबंद चौ.मी.दाखल केले	केवळ क्र.८०९ प्रमाणे सी - २७/०७/२०१५ न.भू.अ.मुंबई
२९/११/२०१७	खरेदीने सहा दुय्यम निर्बंधक कुला - २ मुंबई उपनगर जिल्हा यांचेकडील बस्त क्र. १७२२/२०१५ वि. २७/१०/२०१५, सहा दुय्यम निर्बंधक कुला - १ मुंबई उपनगर जिल्हा यांचेकडील युक्त दुरुस्ती दस्त क्र. १०४५० / २०१६ वि. १३/१०/२०१६ अन्वये न.भू.क्र. १०१७/२ क्षेत्र २९.२ चौ.मी. क्षेत्र खरेदीने दिल्याने खरेदी देणाट यांचे नांव कमी करुन धारक सद्दी इवी रिअल इस्टेट प्रा.लि. यांचे नांव दाखल केलेची नोंद दाखल केली.		धारक इवी रिअल इस्टेट प्रा.लि.	केवळ क्र.१०१९ प्रमाणे सी - २९/११/२०१७ न.भू.अ.मुंबई

तपासणी करणारा -

श्री. यु. डी. वेंदे
प. भू. १०

द्वारी नकल -

अर्ज क्रमांक ३०८६
अर्ज दाखल दिनांक २७/०७/१५ तपस्य मूल्य ३००
नकल तयार दिनांक २७/०७/१५ काजूर फी २
समय दिल्याचे दिनांक २७/०७/१५ एकम रु १०२
द्वारी नकल

न.भू.अ. मुंबई
मुंबई उपनगर जिल्हा
नगर भूदपन अधिकारी
मुंबई

करल - ५
920/2 900/2 220
2022

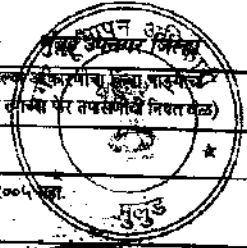
मालमत्ता पत्रक

विभाग/मौजे - कांजूर

तालुका/न.पु.मा.का. - न.पु.अ. मुलुंड

जिल्हा -

भार प्रमाण क्रमांक / का. फौ. नं.	शिट नंबर	प्लॉट नंबर	खेत्र चौ.मी.	धारणाधिकार	शासनादाला दि.लेखक / अ.क्रमांक / जिल्हा शासनादाला तपशील आणि धारणा पर तपशीलाने विवरण देऊ
१०१७०	१०१७/३		२९.२	[क-२] क	सि.स.नं. १००६ प्रमाणे



सुविधाधिकार -

ठेवकाचा मूळ धारक नाव - मेसर्स क्रॅम्पटन पार्किसन (पब्लिक) लिमिटेड.

प्लॅटार -

इतर धर -

इतर शरे -



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पडेल (प) किंवा धार (ध)	साक्षरकन
०३/०४/१९७६	बी.श्री.आदेशा सि.स.नं. १००५ फ्ला.			सही - ११७६-०४-०६ न.पु.अ. मुलुंड
३०/११/१९९३	सि.स.नं. १००६ प्रमाणे.		(धारक) क्रॅम्पटन लिमिटेड.	सही - ११९४-०६-३० न.पु.अ. मुलुंड
२७/०७/२०१५			मा.जमाबंदी आयुक्त आणि संपालक भूमि अभिलेख (भ.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.पु.१/मि.प/अक्षरी नॉर / २०१५, पुणे दिनांक १६/३/२०१५ व इकडील आदेश क्र.न.पु.कांजूर / फ.क्र.८०९ दिनांक २७/७/२०१५ अन्वये केवळ चौकशी नोंदव्यावरील क्षेत्र व भिन्नकत पत्रिकेवरील क्षेत्र मेळाल असलेने भिन्नकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी एकाेणतीस पूर्णांक दोन दशांश चौ.मी. दाखल केले	के.रमू क.१०२९ प्रमाणे सही - २७/०७/२०१५ न.पु.अ. मुलुंड
२९/११/२०१७	खरेदीने सह दुय्यम निबंधक मुलुंड - २ मुंबई उपनगर जिल्हा यांचेकडील दस्त क्र. १७३२/२०१५ दि. २७/१०/२०१५, सह दुय्यम निबंधक मुलुंड - १ मुंबई उपनगर जिल्हा यांचेकडील शुक्र दुरुस्त दस्त क्र. १०४५० / २०१६ दि. १३/१०/२०१६ अन्वये न.पु.क्र. १०१७/३ क्षेत्र २९.२ चौ.मी. क्षेत्र खरेदीने वित्तवने खरेदी देणार यांचे नांव कमी करून धारक सखरी इबी रिअल इस्टेट प्रा.लि. यांचे नांव दाखल केलेची नोंद दाखल केले.		धारक इबी रिअल इस्टेट प्रा.लि.	के.रमू क.१०२९ प्रमाणे सही - २९/११/२०१७ न.पु.अ. मुलुंड

अर्ज क्रमांक ३०८६
अर्ज प्रती दिनांक २३/११/१८ रकम रु. १००
अर्जला देणारे दिनांक २९/११/१८ कारा धी २
अर्ज पत्रिका दिनांक _____ एकाेण. क्रम नं. १०२
खरी नकल

त्यासणी करपारा -

श्री. यु. डी. केंद्रे
प. भू. १०

खरी नकल -

न.पु.अ. मुलुंड
श्री. यु. डी. केंद्रे
प. भू. १०

करल - ५		
१२००२	१०१	२२०
२०२२		

मालमत्ता पत्रक

विभाग/घोने - कांजूर

तालुका/न.भू.मा.का. -- न.भू.अ. मुलुंड

जिल्हा - मुंबई उपनगर जिल्हा

भार प्रमाण क्रमांक / ख. सं. नं.	सिट नंबर	प्लॉट नंबर	खेत्र चौ.मी.	धारणाधिकार	जिल्हा शासनाला दिलेल्या मालमत्ता पत्रिका नमूने वरून तयार केलेली निवृत्त पत्रिका
१०१७/४	१०१७/४		२३.७	[क-१] क	सि.स.नं. १००५ पहा.

सुविधाधिकार

ठिकाणचे खरेदीदार (यंकर) लिमिटेड.

पट्टेदार

दलारदार

दलार सो

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (धा)	साक्षात्करण
०३/०४/१९७६	बी.शे.आदेशा सि.स.नं. १००५ पहा.			सही - १९७६-०४-०६ न.भू.अ. मुलुंड
२०/११/१९९३	सि.स.नं. १००६ प्रमाणे.		(धारक) क्रीम्टन सिव्हन लिमिटेड.	सही - १९९४-०६-२० न.भू.अ. मुलुंड
२७/०७/२०१५			मा.जयसंबंदी आयुक्त अग्नि संचालक प्रभिम अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.मू.१/मि.प/अक्षरी नोंद / २०१५, पुणे दिनांक २६/१/२०१५ व इकाडील आदेश क्र.न.भू.कांजूर/के.क्र.८०९ दिनांक २७/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळविले पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी तेषीस पूर्णांक सात दशांश चौ.मी.दाखल केले	के.सहा.क्र.८०९ प्रमाणे सही - २७/०७/२०१५ न.भू.अ.मुलुंड
२४/११/२०१७	खरेदीने सहा दुय्यम निबंधक कुला - २ मुंबई उपनगर जिल्हा बांधकडील दस्त क्र. ९७३२/२०१५ दि. २७/१०/२०१५, सहा दुय्यम निबंधक कुला - १ मुंबई उपनगर जिल्हा बांधकडील चुक दुरुसती दस्त क्र. १०४५०/२०१६ दि. १३/१०/२०१६ अन्वये न.भू.क्र. १०१७/४ क्षेत्र २३.७ चौ.मी. क्षेत्र खरेदीने दिल्याने खरेदी देणार यांचे नांव कमी करून धारक सपरी इवी रिजल इस्टेट प्रा.लि. यांचे नांव दाखल केलेची नोंद दाखल केली.		धारक इवी रिजल इस्टेट प्रा.लि.	के.सहा.क्र.१०२९ प्रमाणे सही - २४/११/२०१७ न.भू.अ.मुलुंड

अर्ज क्रमांक ३०८८
 अर्ज प्राप्त दिनांक २३/११/१८ रजक दुर्क १००
 नक्शा तयार दिनांक २०/११/१८ कराद पत्र १२
 नक्शा दिल्याचे दिनांक _____ एकूण रकम रु. १०१

न.भू.अ. मुलुंड
 मुंबई उपनगर जिल्हा
 नगर प्रमाण अधिकारी
 मुलुंड

तपासणी करणारा -
 श्री. सु. डी. के.के.
 प. १०/१०

खरी नक्शा -

करल - ५
१२४२ ११२ २२०
२०२२

मालमत्ता पत्रक

विभाग/मौजे - कांजूर

तालुका/न.भु.मा.का. - न.भु.अ. मुलुंड

जिल्हा - मुंबई उपनगर जिल्हा

गार क्रमांक / फा. प्लॉ. नं.	शिफ्ट नंबर	फ्लॉट नंबर	क्षेत्र	धारणाधिकार	शासनात्मक विलेखा क्रमांक / फा. प्लॉ. नं. / तपस्येतर अर्धेण तपस्येता फिनांतपरामणी तिथत वेळ
१०१७/५	१०१७/५		२९.२	[क-१] क	सि.स.नं. १००५ पहा.
सुविधाधिकार	-				
हक्काचा मुल्य धारक वर्ष	मेसर्स क्रॉम्प्टन पार्किंगन (वॅक्स) लिमिटेड.				
पट्टेदार	-				
इतर पार	-				
इतर सो	-				



दिनांक	ध्यायहार	खंड क्रमांक	नविन धरक (धा) पट्टेदार (प) किंवा पार (धा)	साक्षात्कन
०३/०४/१९७६	बी.सो.आदेश सि.स.नं. १००५ पहा.			सी - १९७६-०४-०६ न.भु.अ. मुलुंड
३०/११/१९९३	सि.स.नं. १००६ प्रमाणे.		(धारक) क्रॉम्प्टन गिक्वज लिमिटेड.	सी - १९९४-०६-३० न.भु.अ. मुलुंड
२७/०७/२०१५			भा.जगदंबदी आयुक्त आणि संबालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.५/अक्षरी नोंद / २०१५ पुणे दिनांक २६/३/२०१५ व इकडील आदेश क्र.न.भू.कांजूर / फे.क्र.८०९	के.रामु.क्र.८०९ प्रमाणे सी - २७/०७/२०१५ न.भू.अ.मुलुंड
२९/११/२०१७	खरेदीने सह दुय्यम निबंधक कुर्ली - २ मुंबई उपनगर जिल्हा यांचेकडील दस्त क्र. १७३२/२०१५ दि. २७/१०/२०१५. सह दुय्यम निबंधक कुर्ली - १ मुंबई उपनगर जिल्हा यांचेकडील बुक दुस्तती दस्त क्र. १०४५० / २०१६ दि. १३/१०/२०१६ अन्वये न.भू.क्र. १०१७/५ क्षेत्र २९.२ चौ.मी. क्षेत्र खरेदीने दिल्याने खरेदी देणार यांचे नांव कमी करून धारक सद्दी इबी रिजल इस्टेट प्रा.लि. यांचे नांव दाखल केलेची नोंद दाखल केले.		धारक इबी रिजल इस्टेट प्रा.लि.	के.रामु.क्र.१०१९ प्रमाणे सी - २९/११/२०१७ न.भू.अ.मुलुंड

अर्ज क्रमांक ३०८६
अर्ज प्रकट दिनांक २९/११/२०१७ रकम रुक १०००
नक्कास तयार दिनांक २९/११/२०१७ रकम रुक १०००
नक्कास दिखण्याची दिनांक २९/११/२०१७ रकम रुक १०००
खरी नक्कास

तपस्यणी करणारा -
श्री. यु. टी. केंद्रे
घ. भू. १०

खरी नक्कास -

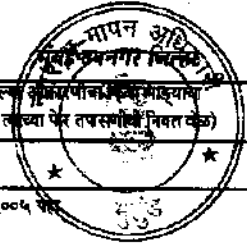
न.भू.अ. मुलुंड
नगर भूतपस अधिकारी

करल - 4		
2002	905	220
2022		

मालमत्ता पत्रक

विभाग/मोजे - कांजूर तालुका/न.भू.मा.का. -- न.भू.अ. मुलुंड जिल्हा --

कर क्रमांक	फ्लॉट नंबर	प्लॉट नंबर	क्षेत्र	धारणाधिकार	शासनद्वारा विलेख क्रमांक/पान क्रमांक/दस्तावेज क्रमांक
क्रमांक / स. मं. नं.			चौ.मी.		तयारीत आणि तयार केलेल्या पत्र तपसणीची निवट वळी
१०१७/६	१०१७/६		१२.१	[क-१] क	सि.स.नं. १००५ पहा



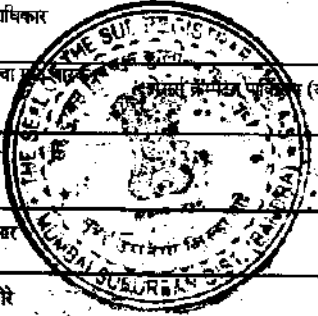
सुविधाधिकार

हक्कनामा क्रमांक/स. मं. नं. (वॉल्यूम क्रमांक) लिमिटेड.

प्लॉट नंबर

इतर पत्र

इतर शीरे



दिनांक	धारक	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा पत्र (धा)	साक्षात्करण
०३/०४/१९७६	श्री. जे. जादेश सि.स.नं. १००५ पहा.			सर्व - १९७६-७४-०६ न.भू.अ. मुलुंड
२०/१४/१९९३	सि.स.नं. १००६ प्रमाणे.		(धारक) ग्रॉप्टन प्रिन्सिपल लिमिटेड.	सर्व - १९९४-०६-३० न.भू.अ. मुलुंड
२७/०७/२०१५			मा. जमखंबी आयुक्त आणि संचालक भूमि अभिलेख (म. राज्य) भुणे यांचेकडील परिपत्रक क्र. ना. पृ. १/मि. प/अहमदी नोंद / २०१५, भुणे दिनांक २६/२/२०१५ व इकडील आवेशा क्र. न. भू. कांजूर / फे. क्र. ८०९	फे. रफतु क्र. ८०९ प्रमाणे सर्व - २७/०७/२०१५ न.भू.अ. मुलुंड
२९/११/२०१७	खरेदीने सह दुय्यम निबंधक कुर्ला - २ मुंबई उपनगर जिल्हा यांचेकडील दस्त क्र. १७३३/२०१५ दि. २७/१०/२०१५, सह दुय्यम निबंधक कुर्ला - १ मुंबई उपनगर जिल्हा यांचेकडील चुक दुस्तो दस्त क्र. १०४५० / २०१६ दि. १३/१०/२०१६ अन्वये न.भू.क्र. २०१७/६ क्षेत्र १२.१ चौ.मी. क्षेत्र खरेदीने दिल्याने खरेदी देणार यांचे नांव कमी करून धारक सदरी हवी रिजल इस्टेट प्रा.लि. यांचे नांव दाखल केलेची नोंद दाखल केली.		धारक हवी रिजल इस्टेट प्रा.लि.	फे. रफतु क्र. १०२९ प्रमाणे सर्व - २९/११/२०१७ न.भू.अ. मुलुंड

अर्ज क्रमांक ४०८६
अर्ज प्राप्त दिनांक २३/११/१७ रजकम सुल्ल १००
नसकल तयार दिनांक २४/११/१७ संपाद पी १
नसकल दिल्याची दिनांक _____ एकूण रजकम रु. १०२
खरी नसकल

न.भू.अ. मुलुंड
नगर प्रशासन अधिकारी
मुलुंड

तमासणी करणारा -
श्री. यु. डी. केंद्रे
प. भू. १०

खरी नसकल -

करल - ५
 72/02 908 220
 2022

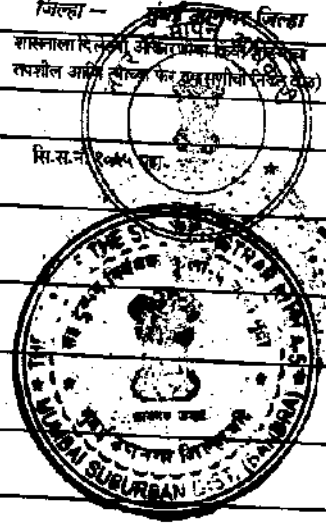
मालमत्ता पत्रक

विभाग/मौजे - कांजूर

तालुका/न.भु.या.का. - न.भु.अ. मुलुंड

जिल्हा - मुंबई

रंग कुकल क्रमांक / प. ए. नं.	सिट नंबर	प्लॉट नंबर	शेज चौ.मौ.	धारणासंकेतकार	शासनाला दि. नं. ०१/११/२०२२ तपशील आदि चौक फेर प्रमाणपत्राची दि. नं. ०१/११/२०२२
१०८	१०८				
			[[१२२.५]] १२२.८	[क-१] क	सि.स.नं. १००५ प्रमाणे
सुविधाधिकार					
हक्काचा मुळ धारक वर्ष		सर महमंद युरूप खोल.			
पट्टेदार		लेसी (पट्टेदार) - सि.स.नं. १००५ प्रमाणे.			
इतर भाग					
इतर शी					



दिनांक	व्यवहार	खंड क्रमांक	नविन धरक (ध) पट्टेदार (प) किंवा भाग (भ)	साक्षात्कृत
०३/०४/१९७६	बी.सो.आदेश सि.स.नं. १००५ धरा.			सही - १९७६-०४-०६ न.भु.अ. मुलुंड
३०/११/१९९३	सि.स.नं. १००५ प्रमाणे.		(पट्टेदार) क्रॉम्टन मिक्ज लिमिटेड.	सही - १९९४-०५-२० न.भु.अ. मुलुंड
२६/०७/२००५	मा.अपपर जिल्हाधिकारी व सहाय्य प्राधिकारी (ना.शे.क.म.) वृहन्मुंबई बांधकाम विभाग क्र.सो/पुएलसी/६(१) एस.आर./XX/३८४ DV दि.३०/५/०५ नुसार सदर मिल्करीपैकी शेज ना.ज.क.म.अधिनियम १९७६ कलम १०(३) चे अधिसूचनेप्रमाणे संपादित झालेले स्वर क्षेत्र महाराष्ट्र शासनाचे नाब दाखल करणेबाबत नोंद घेतली. फक्त समौल सि.स.नं. १००५, १००५/१, १००७, १००७/१ ते ४, १००८, १००८/१, १०१०, १०११, १०१४, १०१४/१ ते ६, १०१८, १०१८/१ ते ९ क्षेत्र ३६०३.७ चौ.मौ.		धारक महाराष्ट्र शासन	के.रमणु क्र.१४२ प्रमाणे सही - २६/०७/२००५ न.भु.अ.मुलुंड
०९/०३/२०१०	मा.अपपर जिल्हाधिकारी व सहाय्य प्राधिकारी (ना.शे.क.म.) वृहन्मुंबई बांधकाम विभाग क्र.सो/पुएलसी/६-५/६(१) एस.आर./२०/३८४ दि.१/१/०९ व दिनांक ४/२/१० चे आदेशानुसार दि.२६/७/०५ चे महाराष्ट्र शासनाचे नावाची नोंद कमी केलेची नोंद घेतली.			के.रमणु क्र.४५२ प्रमाणे सही -
२७/०७/२०१५			मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे बांधकाम विभाग परिपत्रक क्र.न.भु.१/मि.प/अक्षरी नोंद / २०१५, पुणे दिनांक १६/२/२०१५ व इकडील आदेश क्र.न.भु.कानूर/के.क्र ८०९ दिनांक २७/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळवत पत्रिकेवरील क्षेत्र मेळाल असलेने मिळवत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी नऊनो बावीस पुणांक पाच दशांश चौ.मौ.दाखल केले.	के.रमणु क्र.८०९ प्रमाणे सही - २७/७/२०१५ न.भु.अ.मुलुंड

करल - ५
92022 90L 220
2022

मालमत्ता पत्रक

विभाग/पोजे - कांजूर

तालुका/न.भू.मा.का. -- न.भू.अ. मुलुंड

जिल्हा -

र.र. क्रम/स.प्लॉट नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	जिल्हा शासनाला दिलेल्या तपशील आणि त्यातून काढलेले तपशील (किंवा तपशीलही निवत वेळ)
१०१८/२	१०१८/२		२९.२	[क-१] क	सि.स.नं. १००५
सुविधाधिकार					
दरमहास मुळ धारक वर्ष	सर महमद युसूफ खोत.				
पट्टेदार	'लेसी' (पट्टेदार) - सि.स.नं. १००५ प्रमाणे.				
द्वार मार					
द्वार शीरे					



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (या) पट्टेदार (य) किंवा मार (य)	साक्षात्कृत
०३/०४/१९७६	बी.शे.आदेश सि.स.नं. १००५ पहा.			सी - १९७६-०४-०६ न.भू.अ. मुलुंड
३०/११/१९९३	सि.स.नं. १००५ प्रमाणे.		(पट्टेदार) क्रॉम्टन सिव्क सिमिटेड.	सी - १९९४-०६-२० न.भू.अ. मुलुंड
२६/०७/२०१०	भा.अप्यर जिल्हाधिकारी व सहाय्य प्राधिकारी (ना.शे.क.म.)बृहन्मुंबई यांचेकडील पत्रक्र.सो/युएलसी/६(१)/एसआर/२८४/DV दि.३०/५/२००५ नुसार सदर मिळकतीचे कोठे ना.अ.क.म.अधिनियम १९७६ कलम १०(३) चे अधिसूचनेप्रमाणे संपादित झालेले सदर क्षेत्र महाराष्ट्र शासनाचे नाव दाखल करणेबाबत नोंद घेतली. घात सामील सि.स.नं.१००५,१००५/१,१००७,१००७/१ ते ४,१००८,१००८/१,१०१०,१०११,१०१४,१०१४/१ ते ६,१०१८,१०१८/१ ते ९ क्षेत्र ३६०३.४७ चौ.मी.		धारक महाराष्ट्र शासन	के रकम क्र.२४१ प्रमाणे सी - २६/०७/२०१० न.भू.अ.मुलुंड
०९/०३/२०१०	भा.अप्यर जिल्हाधिकारी व सहाय्य प्राधिकारी (ना.शे.क.म.)बृहन्मुंबई यांचेकडील क्र.सो/युएलसी/६-५/६(१)/एस.आर.२०/३८४/दि.११/०९ च दिनांक ४/२/१० चे आदेशानुसार दि.२६/७/०५ ची महाराष्ट्र शासनाचे नावाची नोंद कमी केलेची नोंद घेतली.			के रकम क्र.४५३ प्रमाणे सी - ०९/०३/२०१० न.भू.अ.मुलुंड
२७/०७/२०१५			भा.जमलबंदी आयुक्त आणि संचालक पूमि अफिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.भा.भू.१/मि.प/अक्षरी नोंद / २०१५,पुणे दिनांक२६/३/२०१५ व इकडील आदेश क्र.न.भू.कांजूर /के.क्र.८०९ दिनांक२७/७/२०१५अन्वये केवळ अक्षरी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मोजात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी एकोणतीस पूर्णत्वे दोन दशांश चौ.मी.दाखल केले	के रकम क्र.८०९ प्रमाणे सी - २७/०७/२०१५ न.भू.अ.मुलुंड

करल - ५		
१२५६२	१०६	२२२०
२०२२		

मालमत्ता पत्रक

विभाग/संज्ञा - करल तालुका/न.पू.मा.का. -- न.पू.अ. मुलुंड जिल्हा -- मुंबई उपनगर जिल्हा

नगर प्रमाण क्रमांक/स.सं. नं. शिफ्ट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या अकरारपोची किंवा प्राकृतिक तपशील आणि त्याच्या फेर तपसणीची रि. (वेळ)

२०२२ २०२२


दिनांक	खंड क्रमांक	नविन धारक (प) पट्टेदार (प) किंवा भार (प)	साक्षात्करण
२९/१२/२०२१	३०६	पट्टेदार इबी रिजल इस्टेट प्रा.लि.	करल क्र.१०२१ प्रमाणे सही - २९/१२/२०२१ न.पू.अ.मुलुंड

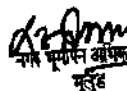
तपसणी करणारा - *[Signature]*
 श्री. सु. के. के. के.
 प. सं. १०

खरी नकल -

न.पू.अ. मुलुंड
 मुंबई उपनगर जिल्हा

अर्ज क्रमांक	३०६
अर्ज प्राप्त दिनांक	२२/१२/२१
नकल तयार दिनांक	२६/१२/२१
नकल दिल्याची दिनांक	
खरी नकल	
तकसल हप्त्या	१२०
कागद फी	५
एवढ्या तकसल रु.	१२५


 मुलुंड तालुका
 नगर प्रमाण अधिकारी
 मुलुंड


 नगर प्रमाण अधिकारी
 मुलुंड

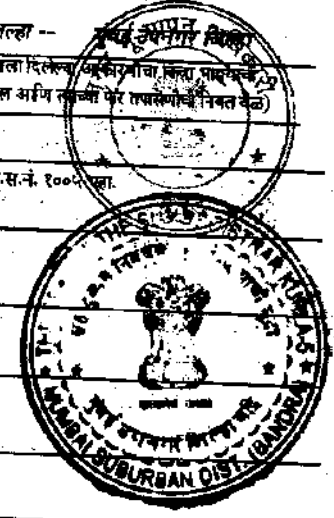
मालमत्ता पत्रक

विभाग/शेजे -- कांजूर

तालुका/न.पु.मा.का. -- न.पू.अ. मुलुंड

जिल्हा --

क्र.सं./स.नं.	मिळ नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	जिल्हा शासनाला दिलेल्या अधिसूचना क्र. १११४/०४-३० तपशील अर्थात तसेच पुर तपशीलाची निकत वेळ
१०१८/३	१०१८/३		२९.२	[क-१] क	सि.स.नं. १००५
सुविधाधिकार					
ठेवकांवा मुळ धारक घरा	सर महम्मद युसुफ खान.				
पट्टेदार	'लेसी' (पट्टेदार) - सि.स.नं. १००५ प्रमाणे.				
हतर भाग					
हतर शेरे					



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (या) पट्टेदार (य) किंवा धार (या)	साक्षात्कृत
०३/०४/१९७६	बी.शे.आदेशा सि.स.नं. १००५ यहा.			सी - ११७६-०४-०६ न.पू.अ. मुलुंड
३०/११/१९९३	सि.स.नं. १००५ प्रमाणे.		(पट्टेदार) क्रॉमॅटन प्रिन्टिंग लिमिटेड.	सी - १११४-०६-३० न.पू.अ. मुलुंड
२६/०७/२००५	मा.अप्पर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.म.) मुहम्मद यांचेकडील परपत्र क्र.सी/युएलसी/३-५/६(१)/एस.आर.१०/३८४/दि.३०/५/२००५ नुसार सबर मिळकतीपैकी क्षेत्र ना.ज.क.म.अधिनियम १९७६ कलम १०(३) चे अधिसूचनेप्रमाणे संपादित झालेले सबर क्षेत्र महाराष्ट्र शासनाचे नाव दाखल करणेबाबत नोंद घेतली. यात सामील सि.स.नं. १००५, १००५/१, १००७, १००७/१ ते ४, १००८, १००८/१, १०१०, १०११, १०१४, १०१४/१ ते ६, १०१८, १०१८/१ ते १ क्षेत्र ३६०३.४७ चौ.मी.		धारक महाराष्ट्र शासन	के रफक क्र. २११ प्रमाणे सी - २६/०७/१००५ न.पू.अ.मुलुंड
०९/०३/२०१०	मा.अप्पर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.म.) मुहम्मद यांचेकडील क्र.सी/युएलसी/३-५/६(१)/एस.आर.१०/३८४/दि.३१/१/०९ व दिनांक ४/२/१० चे आदेशानुसार दि.२६/७/०५ ची महाराष्ट्र शासनाचे नावाची नोंद केली गेल्याची नोंद घेतली.			के रफक क्र. ४५३ प्रमाणे सी - ०९/०३/२०१० न.पू.अ.मुलुंड
२७/०७/२०१५			मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.रा.न्य) पुणे यांचेकडील परिपत्रक क्र.ना.पू.१/मि.५/असरी नोंद / २०१५, पुणे दिनांक २६/२/२०१५ व इकडील आदेश क्र.न.पू.कांजूर/मि.क्र.८०९ दिनांक २७/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अन्वये क्षेत्र एकठाणीतून पूर्णांक दोन दशांश चौ.मी.दखल केले	के रफक क्र. ८०९ प्रमाणे सी - २७/०७/२०१५ न.पू.अ.मुलुंड

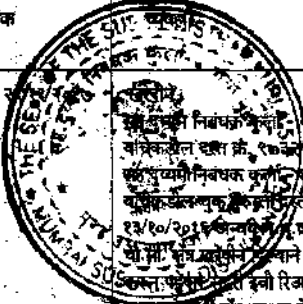
करल - ५-		
926er	999	200
2022		

मालमत्ता पत्रक

विभाग/सूत्र - काजूर तालुका/न.पू.मा.का. - न.पू.अ. मुलुंड जिल्हा - मुंबई उपनगर जिल्हा

नगर/कामल सिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासकशासित/दिलेल्या अधिकारवांचा किंवा प्राप्तवांचा तारखील आणि त्याचा फेर तपसणीचे (प्रकार)

१०१/३ १०१/३

दिनांक	खंड क्रमांक	वधिव धारक (धा) पट्टेदार (प) किंवा मार (मा)	साक्षात्कार
 <p>मुंबई उपनगर जिल्हा नगर/कामल सिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासकशासित/दिलेल्या अधिकारवांचा किंवा प्राप्तवांचा तारखील आणि त्याचा फेर तपसणीचे (प्रकार)</p>		पट्टेदार इवी रिजल इंस्टेट प्रा.लि.	फेर तपसणी क्र. १०१/३ प्रमाणे १४/११/२०१० न.पू.अ. मुलुंड

तपासणे करणारा -

[Signature]

श्री. यु. डी. केंद्रे
११/११/१०

खरी नक्कल -

न.पू.अ. मुलुंड

मुंबई उपनगर जिल्हा

अर्ज क्रमांक 301 E	एकूण शुल्क 9rs
अर्ज प्राप्त दिनांक 23/11/21	कारण को 7
नक्कल तयार दिनांक 22/11/21	एवढा रकम रु. 9rs
नक्कल दिल्याची दिनांक	
खरी नक्कल	
<i>[Signature]</i> प्रमुख अधिकारी नगर भूतपसणी अधिकारी मुलुंड	<i>[Signature]</i> नगर भूतपसणी अधिकारी मुलुंड

1. करल - 4
 92.02 992 220
 2022

मालमत्ता पत्रक

विभाग/प्रोजे - कर्मभूर

तालुका/न.भू.मा.का. - न.भू.अ. मुलुंड

जिल्हा - मुंबई

नगर कुल्लम क्रमक/स.स.नं.	सिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारभाधिकार	जिल्हा - मुंबई
१०१८/४	१०१८/४		४५.७७	[क-१] क	शासनाला दिलेल्या अर्जावरून या भागाचा तयारीत आणि त्याचा अर्थ प्रत्यक्षीत विलंब विलंब
सुविधाधिकार					सि.स.नं. १००५ प्रमाणे
हक्कनावा मुळ धारक वर्य					सर महंमद युसुफ खोत.
पट्टेदार					नेली (पट्टेदार) - सि.स.नं. १००५ प्रमाणे.
बतर भार					
इतर सारे					

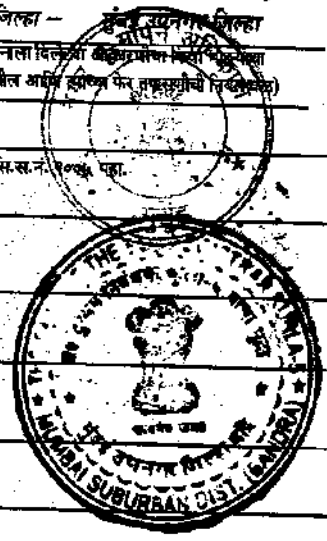


दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (भा) पट्टेदार (र) किंवा भार (भा)	साक्षात्करण
०३/०४/१९७६	बी.शे.आदेश सि.स.नं. १००५ पहा.			सही - १९०५-०४-०६ न.भू.अ. मुलुंड
३०/११/१९९३	सि.स.नं. १००५ प्रमाणे.		(पट्टेदार) क्रॉयटन प्रिकल्प लिमिटेड.	सही - १९९४-०६-३० न.भू.अ. मुलुंड
२६/०७/२००५	मा.अपर जिल्हाधिकारी व सहाय्य प्राधिकारी (ना.क्षे.क.म.) वृहन्मुंबई यांचेकडील पत्रक्र.सी/युएलसी/६(१)एसआर/३८४DV दि.३०/५/२००५ नुसार रद्द मिळकतीपैकी क्षेत्र ना.ज.क.म अधिनियम १९७६ कलम १०(३) चे अधिसूचनेनुसार संपादित झालेले सत्तर क्षेत्र महाराष्ट्र शासनाचे नाव दाखल करणेबाबत नोंद घेतली. यात सामील सि.स.नं.१००५, १००५/१, १००७, १००७/१ ते ४, १००८, १००८/१, १०१०, १०११, १०१४, १०१४/१ ते ६, १०१८, १०१८/१ ते १ क्षेत्र ३६०३.४७ चौ.मी.		धारक महाराष्ट्र शासन	के रजमु क्र.२४१ प्रमाणे सही - २६/०७/२००५ न.भू.अ.मुलुंड
०९/०३/२०१०	मा.अपर जिल्हाधिकारी व सहाय्य प्राधिकारी (ना.क्षे.क.म.) वृहन्मुंबई यांचेकडील क्र.सी/युएलसी/३-५/६(१)एस.आर.१०/३८४/दि.१/१/०९ व दिनांक ४/२/१० चे आदेशानुसार दि.२६/७/०५ ची महाराष्ट्र शासनाचे नावाची नोंद कमी वेळेतली नोंद घेतली.			के रजमु क्र.४५३ प्रमाणे सही - ०९/०३/२०१० न.भू.अ.मुलुंड
२७/०७/२०१५			मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.५/अक्षरी नोंद / २०१५, पुणे दिनांक १६/२/२०१५ व इकडील आदेश क्र.न.भू.कांभूर/कि.क्र.८०९ दिनांक २७/७/२०१५ अन्वये केवळ चौकशी नोंदवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळत असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी पंचेचाळीस पूर्णपणे सात दशांश चौ.मी.दाखल केले	के रजमु क्र.८०९ प्रमाणे सही - २७/०७/२०१५ न.भू.अ.मुलुंड

मालमत्ता पत्रक

विभाग/मौजे - कांजुर **तालुका/न.भू.मा.का. - न.भू.अ. मुलुंड** **जिल्हा - मुंबई उपनगर जिल्हा**

क्र. क्रम	गिट नंबर	प्लॉट नंबर	लॉट	धारणाधिकार	शासनला दिलेली क्षेत्राधिकार क्रमांक / तयारीत आदेश क्रमांक पर तक्रारीची दिनांक (संख्या)
१०१८/५	१०१८/५		२९.२	[क-१] क	सि.स.नं. १००५ पहा.
मुनिपाधिकार					
इकतया मुळ धारक					
		सर महमद युसुफ खोत.			
पट्टेदार					
'लेसी' (पट्टेदार) - सि.स.नं. १००५ प्रमाणे.					
इतर भाग					
-					
इतर शीरे					
-					



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (ध) / पट्टेदार (ध) किंवा भाग (ध)	साक्षात्कृत
०३/०४/१९७६	बी.शे.आदेश सि.स.नं. १००५ पहा.			सी - १९७६-०४-०६ न.भू.अ. मुलुंड
३०/११/१९९३	सि.स.नं. १००५ प्रमाणे.		(पट्टेदार) कॉम्प्लेक्स मिथळ लिमिटेड.	सी - १९९३-०६-३० न.भू.अ. मुलुंड
२६/०७/२००५	मा.अप्यर जिल्हाधिकारी व सहाय्य प्राधिकारी (ना.शे.क.म.) मुहम्मद यांचेकडील पत्रक्र.सी/युएलसी/६(१)/एसआर/३८ व DV दि.३०/५/२००५ नुसार सधर मिळकतीपैकी क्षेत्र नं.क.म.अधिनियम १९९६ कलम १०(३) चे अधिसूचनेप्रमाणे संपादित झालेले सधर क्षेत्र महाराष्ट्र शासनाचे नाव दाखल करणेबाबत नोंद घेतली. यात सामील सि.स.नं. १००५, १००५/१, १००७, १००७/१ ते ४, १००८, १००८/१, १०१०, १०११, १०१४, १०१४/१ ते ६, १०१८, १०१८/१ ते ९ क्षेत्र ३६०३.४७ चौ.मी.		धारक महाराष्ट्र शासन	के.रमण क. २४१ प्रमाणे सी - २६/०७/२००५ न.भू.अ.मुलुंड
०९/०३/२०१०	मा.अप्यर जिल्हाधिकारी व सहाय्य प्राधिकारी (ना.शे.क.म.) मुहम्मद यांचेकडील क्र.सी/युएलसी/६-५/६(१)/एस.आर.१०/३८४/दि.१/१/०९ व दिनांक ४/१/१० चे आदेशानुसार दि.२६/७/०५ ची महाराष्ट्र शासनाचे नावाची नोंद कमी केलेची नोंद घेतली.			के.रमण क. ४५३ प्रमाणे सी - ०९/०३/२०१० न.भू.अ.मुलुंड
१७/०७/२०१५			मह.न्यायाधीश आयुक्त अग्रिण संचालक पुंमि अंभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.पू.२/मि.प/असरी नोंद / २०१५, पुणे दिनांक ६/२/२०१५ व इकतया आदेश क्र.न.भू.कांजूर/फे.क्र.८०९ दिनांक २७/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळाले जसलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र असरी एकोणतीस पूर्णांक दोन दशांश चौ.मी.दाखल केले	के.रमण क. ८०९ प्रमाणे सी - १७/०७/२०१५ न.भू.अ.मुलुंड

करल - ५		
१२७८२	११५	२२०

मालमत्ता पत्रक

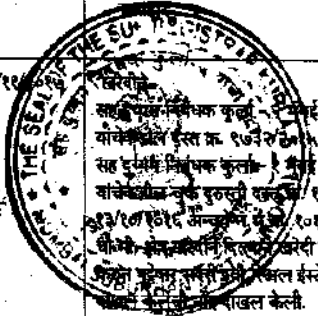
दिनांक २०२२ कांजूर

तालुका/न.भू.अ.का. - न.भू.अ. मुलुंड

जिल्हा -- मुंबई उपनगर जिल्हा

कार क्रमांक / पत्र नं. १०२८५ १०२८५ क्षेत्र चौ.मी. धारणाधिकार सामन्यता दिलेल्या व्यक्तीचा किंवा पादुयाचा तपशील आणि त्याच्या फेर तपशीलाची (१२५ वेळ)

दिनांक	खंड क्रमांक	नविन धारक (धा) फेरदार (फ) विद्या भार (भा)	संस्थावर्तन
२१/११/२०१५		फेरदार इवी रिमल इस्टेट प्रा.लि.	फेरदार क्र.१०२९ क्रमांकाची - २१/११/२०१५ न.भू.अ.मुलुंड



तपासणी करणारा -

[Signature]
श्री. सु. डी. केंद्रे
प. भू. १०

खरी नक्कल -

न.भू.अ. मुलुंड

मुंबई उपनगर जिल्हा

अर्ज क्रमांक ३०८६	रकम शुल्क ११५
अर्ज प्राप्त दिनांक २३/११/२०२२	धारक पत्र २
नक्कल तयार दिनांक २६/११/२०२२	फेरदार क्रमांक १०२९
नक्कल दिवशी दिनांक	
खरी नक्कल	

[Signature] मुख्याधिकारी, नगर भूभाग अधिकारी, मुलुंड

[Signature] नगर भूभाग अधिकारी, मुलुंड

करल - ६
१२७९२ ७९९ २२०
२०२२

मालमत्ता पत्रक

विभाग/मौजे -- कांजूर

तालुका/न.पु.मा.का. -- न.पु.अ. मुलुंड

जिल्हा -- मुंबई

सर कुमन क्रमांक / का. पौ. नं.	शिट नंबर	प्लॉट नंबर	शेज चौ.मी.	धारणाधिकारी	सोसप्रती दिक्क्या व मालमत्ता किंवा याचिकाकरी तपशील अर्थात त्याचा/ते/तपशील/चे किंवात वेळ
१०१८/६	१०१८/६		२९.२	[नं-१] क	सि.स.नं. १००५ प्रमाणे
सुविधाधिकार					
हक्काचा मुळ धारक वर		सर महमंद युसूफ खोत.			
पट्टेदार		लेसी (पट्टेदार) - सि.स.नं. १००५ प्रमाणे.			
इतर धार					
इतर शेर					



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (धा)	साक्षात्करण
०३/०४/१९७६	बी.रो.आदेश सि.स.नं. १००५ पहा.			सी - १९७६-०४-०६ न.पु.अ. मुलुंड
३०/११/१९९३	सि.स.नं. १००५ प्रमाणे.		(पट्टेदार) क्रॉयटन प्रिव्जिज लिमिटेड.	सी - १९९३-०६-३० न.पु.अ. मुलुंड
२६/०७/२००५	मा.अप्यार निलसाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.म.)वृहन्मुंबई यांचेकडील पत्रक्र.सी/युएलसी/६(१)/एस.आर.२८/२८४DV दि.३०/५/२००५नुसार सदर मिळकतीपैकी क्षेत्र ना.ज.क.म.अधिनियम १९७६ कलम १०(३) चे अधिसूचनेप्रमाणे संपादित झालेले सदर क्षेत्र महाराष्ट्र शासनाचे नाव दाखल करण्याकत नोंद घेतली. यात सामील सि.स.नं. १००५, १००५/१, १००७, १००७/१ ते ४, १००८, १००८/१, १०१०, १०११, १०१४, १०१४/१ ते ६, १०१८, १०१८/१ ते ९ क्षेत्र ३६०३.४७ चौ.मी.		धारक महाराष्ट्र शासन	के.स.सू.क्र.२४३ प्रमाणे सी - २६/०७/२००५ न.पु.अ.मुलुंड
०९/०३/२०१०	मा.अप्यार निलसाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.म.)वृहन्मुंबई यांचेकडील क्र.सी/युएलसी/६-५/६(२)/एस.आर.२०/३८४/दि.२१/०९ व दिनांक ४/२/१० चे आदेशानुसार दि.२६/७/०५ ची महाराष्ट्र शासनाचे नावाची नोंद कमी केलेची नोंद घेतली.			के.स.सू.क्र.४५३ प्रमाणे सी - ०९/०३/२०१० न.पु.अ.मुलुंड
२७/०७/२०१५			मा.जमावंची आयुक्त आणि संचालक मूमि अमितेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.पू.१/मि.प/अक्षरी नोंद / २०१५, पुणे दिनांक १६/२/२०१५ व इकडील आदेश क्र.न.पू.कांजूर / फे.क.८०९ दिनांक २७/७/२०१५ अन्वये केवळ चौकशी नोंदव्हीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळाले असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी स्फोगतीस पूर्णांक दोन दशांश चौ.मी.दाखल केले	के.स.सू.क्र.८०५ प्रमाणे सी - २७/०७/२०१५ न.पु.अ.मुलुंड

करल - ५
 7262 99L 220
 2022

मालमत्ता पत्रक

विभाग/मोजे - कांजूर तालुका/न.पु.मा.का. - न.पु.अ. मुसुंड जिल्हा - मुंबई उपनगर जिल्हा

सार प्रकल्प क्र.प्लॅ.नं. शिष्ट नंबर प्लान नंबर क्षेत्र धारणीधिकार शासनाला दिलेला क्षेत्राचा नोंद घेतलेला क्षेत्राचा तपसवील आणि आदेश क्र.प्लॅ.नं. व तपसवील क्षेत्राचा नोंद घेतलेला क्षेत्राचा

२०१८/७ २०१८/७ २९.७ [क-१] क सि.स.नं. २००५ पहा.

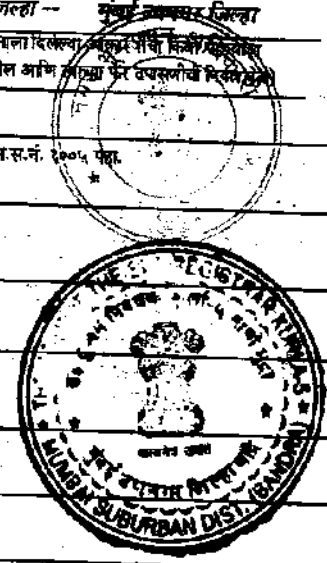
सुविधाधिकार -

दफ्ताराचा मुळ धारक वर्ग सर महमंन युसूफ खोत.

प्लेटनर 'लेसी' (प्लेटनर) - सि.स.नं. २००५ प्रमाणे.

इतर पत -

इतर रोरे -



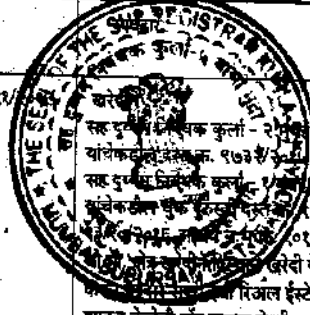
दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) प्लेटनर (प) किंवा पार (धा)	साक्षात्करण
०४/०४/१९७६	बी.जे.आदिसा सि.स.नं. २००५ पहा.			खंड - १९७६-०४-०६ न.पु.अ. मुसुंड
३०/११/१९९३	सि.स.नं. २००५ प्रमाणे.		(प्लेटनर) क्रॉयटन प्रिव्हन लिमिटेड.	खंड - १९९४-०६-३० न.पु.अ. मुसुंड
२६/०७/२००५	म.अप्पर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.म.) मुहम्मद बाघेकडील पत्रक.सी/पुणेलसी/६(१)एस.आर.१०/३८४DV दि.३०/५/२००५नुसार सदर मिळकतीपैकी क्षेत्र ना.ज.क.म.अधिनियम १९७६ कालम १०(३) चे अधिसूचनेप्रमाणे संपादित झालेले सदर क्षेत्र महाराष्ट्र शासनाचे नाव दाखल करणेबाबत नोंद घेतली. यात सामील सि.स.नं.१००५,२००५/१,१००७,१००७/१ ते ४,१००८,१००८/३,१०१०,१०११,१०१४,१०१४/१ ते ६,१०१८,१०१८/१ ते ९ क्षेत्र ३६०३.४७ चौ.मी.		धारक महाराष्ट्र शासन	के.रफू.क्र.२५३ प्रमाणे खंड - २६/०७/२००५ न.पु.अ.मुसुंड
०९/०३/२०१०	म.अप्पर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.म.) मुहम्मद बाघेकडील क्र.सी/पुणेलसी/६-५/६(१)एस.आर.१०/३८४/दि.४/१/०९ व दिनांक ४/२/१० चे आदेशानुसार दि.२६/७/०५ ची महाराष्ट्र शासनाचे नावाची नोंद कमी केलेची नोंद घेतली.			के.रफू.क्र.२५३ प्रमाणे खंड - ०९/०३/२०१० न.पु.अ.मुसुंड
२७/०७/२०१५			भा.जमाबंदी आयुक्त आणि संचालक पुणे अपिलेशन (म.राज्य) पुणे वाघेकडील परिपत्रक क्र.ना.पु.१/मि.प/अक्षरी नोंद / २०१५,पुणे दिनांक२६/७/२०१५ व इकडील आदेश क्र.न.पु.कांजूर /के.क्र.८०९ दिनांक२७/७/२०१५अन्वये केवळ चौकरी नोंद घेतलेली क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र भेकडत असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी एकोणतीस पूर्णांक दोन दशांश चौ.मी.दाखल केले	के.रफू.क्र.८०९ प्रमाणे खंड - २७/०७/२०१५ न.पु.अ.मुसुंड

करल - ५		
१२००२	११९	२२०
२०२३	कांजूर	

मालमत्ता पत्रक

तासुका/न.पु.मा.का. -- न.पु.अ. मुलुंड
 जिल्हा -- मुंबई उपनगर जिल्हा
 नगर प्रभुपन मॉडल नंबर प्लॉट नंबर खंभे धारणाधिकार शासनाला दिलेल्या अखंडरजोक्त भिन्नो पावसाचे तपशील आणि त्याच्या फेर तपसमीची (तासुका)

दिनांक	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (धा)	साक्षार्कन
२९/११/२०२३		पट्टेदार श्री विजयल इंस्टेट प्रा.लि.	फेर तपसु क्र.१०११ अखंडे २९/११/२०१० न.पु.अ. मुलुंड



तपासणी करवाया -
 श्री. सु. डी. के. के.
 घ. २५. १०

खरी नकसल -

न.पु.अ. मुलुंड
 मुंबई उपनगर जिल्हा

अर्ज क्रमांक	१२००२	रकम रुक	११०
अर्ज प्राप्त दिनांक	२९/११/२३	कागद फी	२
नकसल तयार दिनांक	२९/११/२३	एअर तक्रार रु.	१२२
नवदान दिल्याचे दिनांक			
धारी नकसल			

नगर प्रभुपन अधिकारी मुलुंड
 नगर प्रभुपन अधिकारी मुलुंड

करल - ५
१२५५ १२० २५०
२०२२

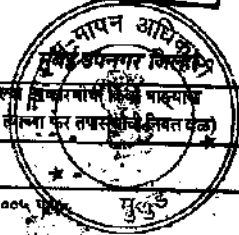
मालमत्ता पत्रक

विभाग/मौजे - कांजूर

तालुका/न. भु. मा. का. - न. भु. अ. मुलुंड

जिल्हा -

आर. भू. मल्ल क्र.सं. / २०१८/१५	शिफ्ट नंबर २०१८/८	प्लॉट नंबर २०१८/८	क्षेत्र चौ.मी.	धारणाधिकार [क-२] क	शारदाचल दि.सं. १००५ प्रमाणे तपशील अर्दींग तालुका फेर तपशील (नियत वेळ)
-----------------------------------	----------------------	----------------------	-------------------	--------------------------	--



सुविधाधिकार

हक्काचा मूळ धारक
वर्ष
सर महमंद युसुफ खोत.

पट्टेदार
लेली (पट्टेदार) - सि.स.नं. १००५ प्रमाणे.

इतर मार

इतर शीरे



दिनांक	व्यवहार	खंड क्रमांक	पविन धारक (धा) पट्टेदार (प) किंवा मार (म)	साक्षात्करण
०३/०४/१९७६	बी.शे.आदेश सि.स.नं. १००५ पहा.			सही - १९७६-०४-०६ न.भु.अ. मुलुंड
३०/११/१९९३	सि.स.नं. १००५ प्रमाणे.		(पट्टेदार) ग्रॅन्टन प्रिन्सल लिमिटेड.	सही - १९९३-०१-३० न.भु.अ. मुलुंड
२६/०७/२००५	मा.अध्याय जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.म.) मुहम्मद बाघेकडील पत्रक्र.सही/युएलसी/६(१)एसआर X/३८४DV दि.३०/५/२००५ नुसार सबर मिळकतीपैकी क्षेत्र ना.अ.क.म.अधिनियम १९७६ कलम १०(३) चे अधिसूचनेप्रमाणे संपादित झालेले सबर क्षेत्र महाराष्ट्र शासनाचे नाव दाखल करणेबाबत नोंद घेतली. यात सामील सि.स.नं.१००५,१००५/१,१००७,१००७/१ ते ४,१००८,१००८/१,१०१०,१०११,१०१४,१०१४/१ ते ६,१०१८,१०१८/१ ते ९ क्षेत्र ३६०३.४७ चौ.मी.		धारक महाराष्ट्र शासन	के रकम क्र.२४१ प्रमाणे सही - २६/०७/२००५ न.भु.अ.मुलुंड
०९/०३/२०१०	मा.अध्याय जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.म.) मुहम्मद बाघेकडील क्र.सी/युएलसी/६-५/६(१)एसआर.१०/३८४/दि.१/१/०९ व दिनांक ४/२/१० चे आदेशानुसार दि.२६/७/०५ ची महाराष्ट्र शासनाचे नावाची नोंद कमी केलेची नोंद घेतली.			के रकम क्र.२४१ प्रमाणे सही - ०९/०३/२०१० न.भु.अ.मुलुंड
२७/०७/२०१५			मा.अमाबंदी आयुक्त आणि संचालक भूमि अधिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प/अक्षरी नोंद / २०१५, पुणे दिनांक २६/७/२०१५ व इकडील आदेश क्र.न.भू.कांजूर / वि.क्र.८०९ दिनांक ७/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळत असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी पत्रिकेवरील पूर्वांक दोन दशांश चौ.मी.दाखल केले	के रकम क्र.८०९ प्रमाणे सही - २७/०७/२०१५ न.भु.अ.मुलुंड

करल - ५		
१२७६२	१२३	२२०
२०२२		

मालमत्ता पत्रक

विभाग/घोणे - कांजूर तालुका/न.भू.मा.का. - न.भू.अ. मुलुंड जिल्हा - मुंबई उपनगर जिल्हा

नगर प्रमाण सित नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या अकरापांचा किंवा बाह्यापेठ तपशील अर्थात त्याच्या फेर तपसणीची (वेळ)

१०१८/९ १०१८/९

विनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा मार (म)	साक्षात्करण
२१/११/२०१७	खरेदीने सह दुय्यम निबंधक कुर्ली - २ मुंबई उपनगर जिल्हा यांचेकडील दस्त क्र. १७३२/२०१५ दि. २७/१०/२०१५, सह दुय्यम निबंधक कुर्ली - १ मुंबई उपनगर जिल्हा यांचेकडील चुक दुकस्ती दस्त क्र. १०४५०/२०१६ दि. १३/१०/२०१६ अन्वये न.भू.क्र. १०१८/९ क्षेत्र ५, ५ चौ.मी. क्षेत्र खरेदीने दिल्याने खरेदी देणार यांचे नांव कमी करून पट्टेदार रमरी इबी रिजल इस्टेट प्रा.लि. यांचे नांव दाखल केलेची नोंद दाखल केली.		पट्टेदार इबी रिजल इस्टेट प्रा.लि.	फेर तपसणी क्र.१०२९ प्रमाणे खाली - २१/११/२०१७ न.भू.अ.मुलुंड

तपसणी करणारा -

[Signature]
बी.यु.डी. केंद्रे
प. भू. १०

खरी नकसल -

न.भू.अ. मुलुंड

मुंबई उपनगर जिल्हा



अर्ज क्रमांक	२०१६
अर्ज प्राप्त दिनांक	२०१६
नकसल तपसणी दिनांक	२०१६
सहाय्य दिल्याची दिनांक	२०१६
खरी नकसल	
नगर प्रमाण अधिकारी	<i>[Signature]</i>
मुलुंड	



करल - ५

१२/०६/२०२२

२०२२

घोषणापत्र

मी शणैरा आर बोद्री याद्वारे घोषित करतो
कि दुय्यम निबंधक कुली - ५ यांचे कार्यालयात
करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर
करण्यात आला आहे. विकास खोवडे
व इ. यांनी दि. ३१/१२/२०२१ रोजी मला दिलेल्या
कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/
निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून
देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही
कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः
सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम
१९०८ चे कलम ८२ अन्वय शिक्षेस मी पात्र राहिन याची मला जाणीव
आहे.

LiShrey

कुलमुखत्यारपत्रधारकाचे नाव व सही

दिनांक : २४/०६/२०२२

ठिकाण : मुंबई



करल - ५		
१२६२	१२/१२	२०२०
२०२२		

Page 1 of 1

370 20401

पावती

Original/Duplicate

Friday, December 31, 2021

नोंदणी क्र.: 39M

1:00 PM

Regn.: 39M

पावती क्र.: 21767

दिनांक: 31/12/2021

गावाचे नाव: कांजुर

दस्तऐवजाचा अनुक्रमांक: करल2-20401-2021

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: सुखेह इन्फ्रापार्क प्रायव्हेट लिमिटेड चे संचालक रमेश परेराव

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 39



एकूण:

रु. 880.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:19 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक कुर्ला २

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

सह दुय्यम निबंधक कुर्ला-२

पुंई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु. 780/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 3012202119975 दिनांक: 30/12/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 100/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH010173795202122E दिनांक: 30/12/2021

बँकेचे नाव व पत्ता:

ORIGINAL REGISTERED
DOCUMENT DELIVERD

रमेश शोपेराव

3 JAN 2022

GVIUPPPHuc

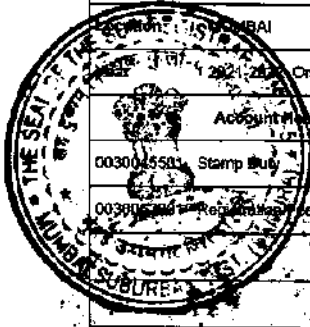
12/31/2021

CHALLAN
MTR Form Number-6



करा 4
92022
2022

GRN	MH02197370009127	BARCODE	15/12/2021-15:22:39		Date	15/12/2021-15:22:39	Form ID	48(f)
Department	Inspector General of Registration	Registration			Payer Details			
Type of Payment	Stamp Duty	TAX ID / TAN (if Any)			PAN No.(if Applicable) ABCCS6245F			
Office Name	KRL2_JT SUB REGISTRAR KURLA NO 2	Full Name			SUSNEH INFRAPARK PVT LTD			
Office Address	MUMBAI	Flat/Block No.			OFFICE.CROMPTON GREAVES LIMITED			
Account Head Details	Stamp Duty	Amount In Rs.	Premises/Building			Road/Street		
00300558	Stamp Duty	600.00	Road/Street			KANJUR MARG EAST		
00300558	Registration Fee	100.00	Area/Locality			MUMBAI		
Town/City/District			PIN			4 0 0 0 4 2		
Remarks (if Any)			PAN2=AABPC5276H-SecondPartyName: SUSHIL RAJUL CHEDIA-					
Total			Amount In	Six Hundred Rupees Only				
600.00			Words					
Payment Details			FOR USE IN RECEIVING BANK					
IDBI BANK			Bank CIN	Ref. No.	89103332021123012709			705507001
Cheque/DD Details			Bank Date	RBI Date	30/12/2021-15:31:26			Not Verified with RBI
Name of Bank			Bank-Branch			IDBI BANK		
Name of Branch			Scroll No. , Date			Not Verified with Scroll		



20509 9 3R
2029

Department ID: Mobile No.: 9869545481
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल मुख्य निबंधक कार्यालय नोंदणी कार्यालयक दरखासती लागू आहे. नोंदणी न कार्यालयक दरखासती सदर चलन लागू नाही.

२५२६०७ ५२२१५

करल-२
 २०४०९ २ ३२
 २०२१

Department of Stamp & Registration, Maharashtra		करल - ५	
Receipt of Document Handling Charges		१२०२२	२२५२२०
PRN ३०१२२०२११९९७६	Date ३०/१२/२०२१	२०२२	
Received from Susneh Infrapark Private Limited Through Its Director Ramesh Parerao, Mobile number 9833672236, an amount of Rs.780/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Kurda 4 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name PUNB	Date ३०/१२/२०२१		
Bank CIN १०००४१६२०२२१२३००९४९६	REF No. ६०७१९०४०२६		
This is computer generated receipt, hence no signature is required.			



रामेश परराव



करल - 4

92002 92L 220

CHALLAN
MTR Form Number-6



2029 MH010173795202122E BARCODE 15/12/2021-15:22:39 Form ID 48(f)

Department Inspector General Of Registration		Payer Details			
Type of Payment Stamp Duty	Registration Fee	TAX ID / TAN (If Any)			
Office Name KRL2 JT SUB REGISTRAR KURLA NO 2	Location MUMBAI	PAN No.(If Applicable)	ABCCS6245F		
Year	Amount in Rs.	Full Name	SUSNEH INFRAPARK PVT LTD		
00300455 Stamp Duty	500.00	Flat/Block No.	OFFICE,CROMPTON GREAVES LIMITED		
003006330 Registration Fee	100.00	Premises/Building	KANJUR MARG EAST		
		Road/Street	MUMBAI		
		Area/Locality	4 0 0 0 4 2		
		Town/City/District	Remarks (If Any)		
		PIN	PAN2=AABPC5276H - SecondPartyName=ANAND PRAFUL CHHEDA- करल-2 2029 22 22 2029		
		Amount In	Six Hundred Rupees Only		
	600.00	Words			
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332021123012769 705607001	
Cheque/DD No.		Bank Date	RBI Date	30/12/2021-15:31:26 Not Verified with RBI.	
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID : 9859545481
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for transfer of document.



Sr.No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	(S)-370-20401	0005272185202122	31/12/2021-12:59:57	100.00
2	(S)-370-20401	0005272185202122	31/12/2021-12:59:57	500.00
Total Defacement Amount				600.00

24/12/2021

करल - ५
१२५२२
२०२२



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

करल-२
१०१०९ ५ ३९
२०२१

Receipt of Document Handling Charges

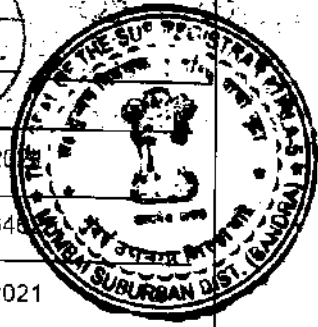
PRN 3012202119975 Receipt Date 31/12/2021

Received from Susneh Infrapark Private Limited Through Its Director Ramesh Parerao, Mobile number 9833672236, an amount of Rs.780/-, towards Document Handling Charges for the Document to be registered on Document No. 20401 dated 31/12/2021 at the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Suburban District.

DEFACED
₹ 780/-
DEFACED

Payment Details

Bank Name PUNB	Payment Date 30/12/2021
Bank CIN 10004152022123009496	REF No. 5071964
Deface No 3012202119975D	Deface Date 31/12/2021



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

रमेश कोठारे

४



करल - ५		
१२५६२	११०	२२०
२०२२		

SPECIAL POWER OF ATTORNEY

करल-२		
२०४०९	५	३२
२०२१		

ALL TO WHOM THESE PRESENTS SHALL COME, We M/S SUSNEH INFRAPARK PRIVATE LIMITED., a company incorporated under the provisions of The Companies Act, 1956 through one of our Director Mr. Ramesh Parerao, having its office at Crompton Greaves Limited, Village Kanjur, Kanjur Marg (east), Taluka Kurla, Mumbai - 400042, SENDS GREETINGS:

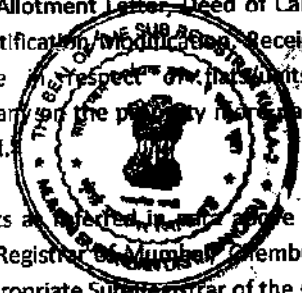
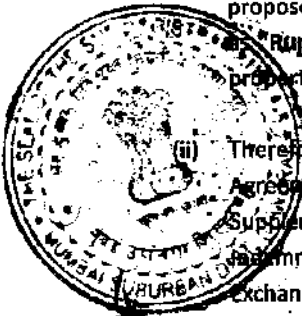
WHEREAS:

(i) We, M/S Susneh Infrapark Private Limited., "the Company" are developing / proposed to develop residential/commercial buildings/structures in the project known as "Rupwal Avenue", to be developed/ constructed in a phase wise manner, on the property more particularly described in the Schedule hereunder written.

(ii) Therefore it is necessary to sign, execute, lodge, admit, acknowledge and register the Agreements, deeds, documents, writings including Agreement for Sale, Sale Deed, Supplementary Agreement, Tripartite Agreement, Affidavits, Lease Deed, Declaration, Indemnity Bond, Undertaking, NOC, Allotment Letter, Deed of Cancellation, Deed of exchange, Deed of Confirmation/Rectification/Modification, Receipt etc., which may be necessary from time to time in respect of flats/units/premises to be developed/constructed by the Company on the property more particularly described in the Schedule hereunder mentioned.

(iii) The aforesaid agreements/documents as mentioned in (ii) above are required to be registered before the office of Sub- Registrar of Mumbai, Bembur/ Kurla/ Mulund/ Thane/Vikhroli and/or before the appropriate Sub-Registrar of the said area where the property is situated to complete the transaction in all respect.

(iv) Therefore, the Company vide a Board Resolution dated 23/11/2021 passed by Board of Directors of M/S Susneh Infrapark Private Limited., has authorized, empowered, nominated, and appointed its Constitue Attorneys / Authorised Signatories (1). Mr. Anand Praful Chheda- Finance, (2). Mr. Abhishek Kumar Jain - Company Secretary, (3). Mr. Manoj Shah- Audit (4) Mr. Yogesh Chandrakant Tikam - Legal and (5) Mr. Suhaas Dumbre - Business Development (6) ~~Sohit Bajpai - Finance~~ (6) Vikas Bobade - Audit, to sign, execute, lodge, admit, acknowledge and register the various Agreements, deeds, documents, writings including Agreement for Sale, Sale Deed, Supplementary Agreement, Tripartite Agreement, Affidavits, Lease Deed, Declaration, Indemnity Bond, Undertaking, NOC, Allotment Letter, Deed of Cancellation, Deed of Exchange, Deed of Confirmation/Rectification/Modification, Receipt etc., which may be necessary from time to time in respect of flats/units/premises to be developed/constructed by the Company on the property more particularly described in the Schedule hereunder mentioned and accordingly decided to execute and register Special Power of Attorney through its Director Mr. Ramesh Parerao in favour of its Constitue Attorneys / Authorised Signatories (1). Mr. Anand Praful Chheda- Finance, (2). Mr. Abhishek Kumar Jain - Company Secretary, (3). Mr. Manoj Shah- Audit (4) Mr. Yogesh Chandrakant Tikam -Legal and (5) Mr. Suhaas Dumbre - Business Development (6) ~~Sohit Bajpai - Finance~~ (6) Vikas Bobade - Audit,



रामेश परराव

रामेश परराव

रामेश परराव

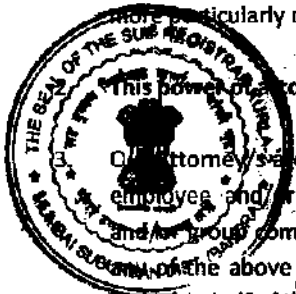
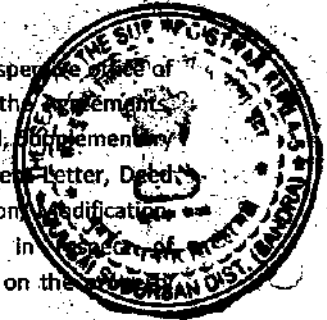
करल-२		
२००९	६	२९
२०२१		

करल - ५		
१२०९	१११	२२०
२०२२		

रमेश पराराव

NOW KNOW YOU ALL AND THESE PRESENTS WITNESSES that We M/S SUSNEH INFRAPARK PRIVATE LIMITED., through Mr. Ramesh Parerao, the Director of the Company do hereby severally appoint and nominate its Constitue Attorneys /Authorised Signatories (1). Mr. Anand Praful Chheda- Finance, (2). Mr. Abhishek Kumar Jain - Company Secretary, (3). Mr. Manoj Shah- Audit (4) Mr. Yogesh Chandrakant Tikam -Legal and (5) Mr. Suhaas Dumbre - Business Development (6) ~~Sohit Bajpai - Finance~~ (7) Vikas Bobade - Audit, to be our true and lawful Attorney/s of the Company to do all acts, deeds, matters and things as mentioned herein in the respect of flats/units/premises, which are being constructed on the property more particularly described in the Schedule hereunder written.

- To sign, execute, lodge, admit, acknowledge and register with the respective office of Sub-Registrar/s of Assurances, for and on behalf of the Company, the agreements, deeds, documents, writings including Agreement for Sale, Sale Deed, Supplementary Agreement, Declaration, Indemnity Bond/Undertaking, NOC, Allotment Letter, Deed of Cancellation, Deed of Exchange, Deed of Confirmation/ Rectification, Modification, Receipt etc., which may be necessary from time to time in respect of flats/units/premises to be developed/constructed by the Company on the property more particularly described in the Schedule hereunder mentioned.



This power of attorney is valid up to 31.12.2022 from the date of registration.

Our Attorney/s are entitled to substitute this power, severally, in favour of any of the employee and/or authorised representative of the Company and/or organisation and/or group companies for the limited purpose of lodging, admitting and registering the above documents before the concerned Sub-Registrar of Assurances, for and on behalf of the Company.

- This power of attorney is a mere arrangement of convenience and without any consideration. We shall always be at liberty to cancel and/or revoke this instrument at any time without consent of or intimation to Attorney/s. In any event, the powers given hereunder shall automatically lapse upon the Attorney/s ceasing to be in his/their current employment. The Attorney/s hereby grants his/their irrevocable and unconditional consent for a unilateral revocation/cancellation of this instrument.

AND we do hereby agree and accept to ratify all lawful acts, deeds, and things done by the Attorney/s in pursuance of the powers herein contained.

SCHEDULE ABOVE REFERRED TO:

All those pieces or parcels of land bearing CTS Nos. 1009/6, 1013(part), 1014(part), 1014/1 to 1014/6, 1017, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/9 admeasuring 22,079.00 square meters of Village Kanjur, Taluka Mulund, District Mumbai Suburban situated at Kanjur Marg (E), Mumbai.

रमेश पराराव

करल - 4		
726/2	992	220
2022		

करल-2		
20209	0	30
2029		

IN WITNESS WHEREOF we have set and subscribed our hands to this Special Power of Attorney this 31st day of December 2021.

SIGNED AND DELIVERED
By the within named
M/S SUSNEH INFRAPARK PRIVATE LIMITED,
Through its Director

SUSNEH INFRAPARK PRIVATE LIMITED
अनंत कृष्ण पराडि
Director

अनंत कृष्ण पराडि
Mr. Anant Pararao
In the presence of
2)



We Accept and confirm
Signature of Attorney/s

(1) Mr. Anand Praful Chheda

(2) Mr. Abhishek Kumar Jain

(3) Mr. Manoj Shah



करल-२		
२०४०९	C	३९
२०२१		

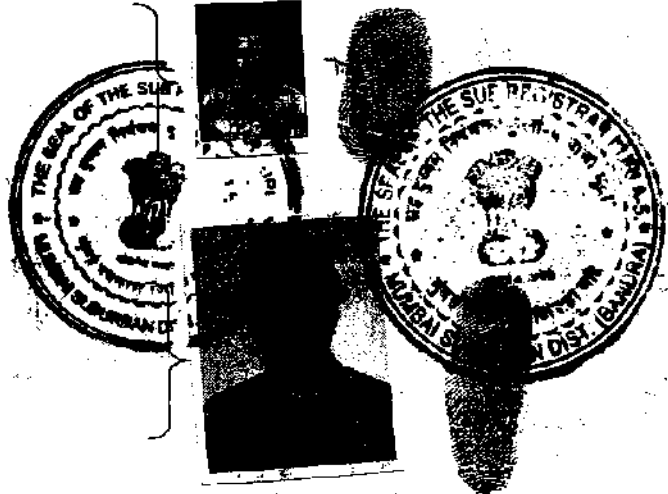
करल - ५		
१२४५२	७७७	२११०
२०२२		

Yogesh

(4) Mr. Yogesh Chandrakant Tikam

Suhaas

(5) Mr. Suhaas Dumbre



~~Sohit~~

~~(6) Mr. Sohail Bajpai~~

~~Photo~~

Vikas

(7) Mr. Vikas Bobade



In the presence of

1) [Signature]

2) [Signature]

SUSNEH INFRAPARK PRIVATE LIMITED

करल - 4		
92102	730	220
2022		

करल - 2		
2009	E	32
2029		

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS (THE "BOARD") OF SUSNEH INFRAPARK PRIVATE LIMITED (THE "COMPANY") HELD ON TUESDAY, 23RD NOVEMBER, 2021 AT 11:30 AM AT REGISTERED OFFICE SITUATED AT ARYABHATTA BUILDING, C.G. COMPOUND, KANJURMARG EAST, MUMBAI 400042.

AUTHORITY TO PRESENT DOCUMENTS FOR REGISTRATION:

RESOLVED THAT Constituted Attorneys /Authorised Signatories (1). Mr. Anand Praful Chheda- Finance, (2). Mr. Abhishek Kumar Jain - Company Secretary, (3). Mr. Manoj Shah- Audit (4) Mr. Yogesh Chandrakant Tikam -Legal (5) Mr. Suhaas Dumbre - Business Development (6) Sohiti Bajpai - Finance and (7) Vikas Bobade - Administration and Indian Inhabitants the authorized representatives of the Company, be and are hereby SEVERALLY authorized, empowered and appointed for and on behalf of the Company to lodge, admit, acknowledge and register the various Agreements, deeds, documents, writings including Agreement for Sale, Sale Deed, Supplemental Agreement, Partition Agreement/s, Declaration, Indemnity Bond/Underwriting, Deed of allotment/Lease, Deed of Cancellation, Deed of Exchange, Deed of Commutation/Reclamation/Modification, receipts etc. with office of Sub Registrar of Assurances at Mumbai/Chembur/Burda/ Mulund/ Thane/ Vikhroli and/or before the appropriate Sub Registrar, which may be necessary from time to time in respect of flats/units/projects in the project Runwal Avenue comprising of Tower/Wing I, J, K, L, M & N which are being developed/constructed by the company on the property more particularly described in the Schedule hereunder mentioned, provided the said documents being signed and executed SEVERALLY by its Constituted Attorneys /Authorised Signatories (1). Mr. Anand Praful Chheda (2). Mr. Abhishek Kumar Jain (3). Mr. Manoj Shah (4) Mr. Yogesh Chandrakant Tikam (5) Mr. Suhaas Dumbre (6) Sohiti Bajpai and (7) Vikas Bobade

SCHEDULE

All those pieces or parcels of land bearing CTS Nos. 1009/6, 1013(part), 1014(part), 1014/1 to 1014/6, 1017, 1017/1-6, 1017/6, 1018 and 1018/1 to 1018/9 admeasuring 22,079.00 square meters of Village Kanjur, Taluka Mulund, District Mumbai Suburban situated at Kanjur Marg (E) Mumbai.

"RESOLVED FURTHER THAT the Constituted Attorneys /Authorised Signatories of the Signatories (1). Mr. Anand Praful Chheda (2). Mr. Abhishek Kumar Jain (3). Mr. Manoj Shah (4) Mr. Yogesh Chandrakant Tikam (5) Mr. Suhaas Dumbre (6) Sohiti Bajpai and (7) Vikas Bobade be and are hereby authorised to empower, nominate and appoint register a power of attorney with the concerned Sub Registrar of Assurances in favour (1) Kevin Rodrigues- Administration, (2) Mr. Pramod Adangale- Administration, (3) Mr. Ganesh Shetty - Administration, and (4) Mr. Sagar Gawas - Document Controller, for the limited purpose of lodging, admitting, registering the documents as aforesaid mentioned.

Regd. Office: C/o. Evie Real Estate Pvt. Ltd; Aryabhata Building, C.G. Compound, Kanjurmarg (East), Mumbai 400042.
T : +91 22 61162000 E : contact@runwal.com W : www.runwalgroup.in
CIN : U70109MH2019PTC330458

करल - ५
१२ वर १११ २२०
२०२२

करल - २
२०४०१ १० ३९
२०२१



BLANK
PAGE
कोरे
पृष्ठ

SUSNEH INFRAPARK PRIVATE LIMITED

0201-9		
92002	99E	220
2022	"RESOLVED FURTHER THAT	

Constituted Attorneys / Authorised Signatories of the Company (1) Mr. A and Praful Chheda (2) Mr. Abhishek Kumar Jain (3) Mr. Manoj Shah (4) Mr. Yogesh Chandrakant Tikam (5) Mr. Suhaas Dumbre (6) Sohit Bajpai and (7) Vikas Bobade are hereby authorised on behalf of the board of directors to execute and register Special Power of Attorney in favour of (1) Kevin Rodrigues - Administration, (2) Mr. Pramod Adangale - Administration, (3) Mr. Ganesh Shetty - Administration, and (4) Mr. Sagar Gawas - Document Controller, to implement the aforesaid Resolution.

"RESOLVED FURTHER THAT copies of the aforesaid resolution may be certified to be true by any one Director of the company and such certified true copies be furnished to any party as and when required."



करल-२		
20809	99	३९
२०२१		



करल - ५
१२७/९३ २२०
२०२२

करल-२
२०४०९ १२ ३९
२०२१



BLANK
PAGE
करे
पृष्ठ

करल - ५

92ver 73L 220

महाराष्ट्र शासन

मालमत्ता पत्रक

9430

2029 मालमत्ता पत्रक

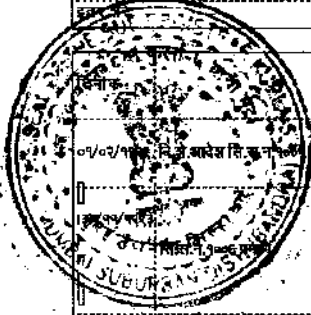
तालुका/न.पू.का. : नगर प्रशासन अधिकारी, मुंबई

जिल्हा : मुंबई उपनगर

नगर प्रशासन क्रमांक	दिनांक/वेळ	क्षेत्र चौ.मी.	धारणाधिकार	जासनाला दिलेल्या आकारमाचा किंवा बाळाबा सारक्या तक्रारीच्या प्रकरणाबाबतची किंवा वेळ
१००५/६	१२/१०/२०१९	१२५९.५०	सी	१२/१०/२०१९ पासून

सुविधाधिकार
 हक्काचा मुक्त धारक म
 वर्ष: २०१९
 पध्ददार
 इतर मार

करल-२
 २०१०९/१३/३९
 २०२९



क्रमांक	व्यवहार	संक्रमांक	नविन धारक(ता) पध्ददार(ता) किंवा मार	बाळाकन
०१/०२/१९९९	वि. अ. अ. वि. अ. न. अ. वि. अ.			साही- ०१/०२/१९९९ न.पू.अ. मुंबई
२४/०८/२०१९	२४/०८/२०१९ च इतरांतील असेना क्र.प.पू.कोणूर/फे.क्र.८०९ दिनांक २४/०८/२०१९मध्ये केवळ चौकशी नोंदवडी करील क्षेत्र व मिककता पत्रिकेतील क्षेत्र भेकात असलेले मिककत पत्रिकेवर नमुन अंकी क्षेत्र अन्वयी एक हजार दोन एकोणपैशी पूर्णांक एक दशांश चौ.मी. दाखल केले.		म अर्जियन प्रिन्स लिमिटेड	साही- २४/०८/२०१९ न.पू.अ. मुंबई
२४/११/२०१९	खरहीने सहा दुय्यम निबंधक कुला २ मुंबई उपनगर जिल्हा यांचे कडील वस्त क्र. १०३२/२०१६ दि. ३०/१०/२०१५, सहा दुय्यम निबंधक कुला १ मुंबई उपनगर जिल्हा यांचे कडील वस्त क्र. १०३२/२०१६ दि. ३०/१०/२०१६ अन्वये न.पू. क्र. १००५/६ ये क्षेत्र १२५९.५ चौ.मी. खरहीने दिल्याने खरही देणार यांचे नाव कमी करून धारक खरही इवी रिजल इस्टेट प्रा. लि यांचे नाव बाळल केलेची नोंद बाळल केली.		म इवी रिजल इस्टेट प्रा. लि.	साही- २४/११/२०१९ न.पू.अ. मुंबई

हि मिककत पत्रिका दिनांक १०/३०/२०१९ १२:००:०० AM सोयी किर्डील स्वाक्षरीत केली असल्यामुळे त्वावर कोपल्याही त्रुटी शिक्क्याची आवश्यकता नाही. मिककत पत्रिका डाऊनलोड दिनांक १०/२०/२०१९ १२:२२:३९ PM वेपत्र पत्रिकाकमी साही <http://apexaathak.mahatnri.gov.in/DCLIV/propertycard> या संकेत स्थळवर जाऊन २२०९१००००९८८०००० हा क्रमांक वापरता.



करल - ५

१२४२ १०१२२०

महाराष्ट्र शासन

मालमत्ता पत्रक

२०२२

जिल्हा : मुंबई उपनगर

गाव/पंच : कांजूर

तालुका/न.पु.का. : नगर मुख्यापन अधिकारी, मुंबई

नगर मुख्यापन क्रमांक

शिष्ट/प्लॉट/प्लॉट नंबर

खेच चौ.मी.

धारणाधिकार

जमावनाला विलेव्या आकारपाना किंवा बाळग्यात

उपशिल आणि त्याच्या क्रियतपासणीची नियत वेळ

सि.स.नं. १००५ पहा.

सुविधाधिकार

हक्काचा मुळ धारक

वर्ग:

पट्टेदार

इतर भाग

इतर जोडे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(ता) वट्टेदार(ता) किंवा गार	सालाकन
--------	---------	-------------	--------------------------------------	--------

हे विक्रत पत्रिका (दिनांक १०/३१/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही इली शिक्काची जदस्यकता नसावी. विक्रत पत्रिका डाऊनलोड दिनांक १०/२०/२०२१ १:०३:०१ PM वेळी पडल्याकरी साठी <http://aapecbhielkhi.mahabhumi.gov.in/DSLIR/propertycard> या साईतात स्वाक्षरीर जाऊन २२०९१०००१८३०९३८ हा नं. वापरावा.



करल-२
२००९ १६ ३०
२०२१



करल-५
 १२/०२ १०२ २२०
 २०२२

महाराष्ट्र शासन

मालमत्ता पत्रक

१६८३

गाव/पंच : काचुर	साहस्र/न.सू.का. : नगर भुमापन अधिकारी, मुंबई	जिल्हा : मुंबई नगरी
नगर भुमापन क्रमांक	शिट/प्लॉट नंबर/नंबर	क्षेत्र चौ.मी.
१०१४६	१२-१०	१०
	धारणाधिकार	सासनाला विलेखा आकारमात्रा किंवा सासनाला तपसिल आणि त्याच्या क्षेत्रपासणीची फिचर वेळ
	१०	सि.सा.नं. १००५ पहा.

सुविधाधिकार	करल-२
हस्ताक्षर ठेक घारक नं.	२०००१ १० ३९
पर्व: नैसर्गिक क्रेमेटन मार्किंगन (दंड) लिमिटेड.	२०२१
पट्टेदार	
वतन कार	
वतन मते	



व्यवहार	संद क्रमांक	नविन घारक(स) पट्टेदार(स) किंवा मार	सावाकन
			सही- ०३/०४/१९९६ न.सू.अ. मुंबई
		म. क्रीटन प्रिव्हज लिमिटेड.	सही- ३०/०४/१९९५ न.सू.अ. मुंबई
२४/०४/२०१५ सासनाला विलेखा आकारमात्रा (म.सासना) पुणे यांचे कडील घारक क्र.पा. १५/मि.५/असरी नॉड/२०१५ मुंबई दिनांक १४/२/२०१५ वडकडील आदेश क्र.न.सू.कांजूर/फ.क्र.८०९ दिनांक २४/४/२०१५अपघे केवळ चौकरी नोंदवही/परीक्ष क्षेत्र व मिकळत पत्रिकेवरील क्षेत्र मळत असलेले मिकळत पत्रिकेवर नजुर अंकी क्षेत्र वळरी बारा पुर्णतक एक चर्चावा चौ.मी. वाचल केली.			फेरकार क्र.८०२ प्रमाणे सही- २४/०४/२०१५ न.सू.अ. मुंबई
२४/११/२०१९ खरेदीने साहा दुय्यम निबंधक कुर्ला २ मुंबई उपनगर जिल्हा यांचे कडील दस्ता क्र. १९३२/२०१६ दि. २४/१०/२०१५, साहा दुय्यम निबंधक कुर्ला १ मुंबई उपनगर जिल्हा यांचे कडील दस्त क्र. १०४५०/२०१६ दि. १३/१०/२०१६ अन्वये न.सू. क्र. १०१४६ ये क्षेत्र १२.५ चौ.मी. खरेदीने दिल्याने खरेदी देणार यांचे नाव कमी करून घारक समी रूची रिजल इस्टेट प्रा. लि. यांचे नाव वाचल केल्याची नोंद दाखल केली.		म. रूची रिजल इस्टेट प्रा. लि.	फेरकार क्र.१०२९ प्रमाणे सही- २५/१५/२०१७ न.सू.अ. मुंबई

दि मिकळत पत्रिका (दिनांक २/४/२०१९ १२:००:०० AM रोजी) किर्चीटल नंदाकरीत केली असल्यामुळे त्यावर कोणत्याही सही शिब्याची आवश्यकता नाही.
 मिकळत पत्रिका सादरपत्रेड दिनांक १०/२०/२०२१ १:११:०९ PM
 केवता पदाताकमी सही <http://saplabatibhkh.mahaburli.gov.in/DSL/P/propertyward> या संकेत स्थळावर जाऊन २२०९१०००१५८९३५२ हा क्रमांक वापरावा.



महाराष्ट्र शासन

करल - ५

मालमत्ता पत्रक

गाव/पंच : कांजूर	तालुका/न.पु.का. : नगर पंचायत अधिकारी, मुंबई			क्रमांक	१२७६
नगर पंचायत क्रमांक	शिट/प्लॉट नंबर	क्षेत्र चौ.मी.	सारणाधिकार	मालमत्ता आकारमात्रा किंवा माळ्याचा मालमत्ता आणि त्याच्या फेरतपासणीची नियत वेळ	१२७६
१०१८	१२३२.८०	१	१	शि.स.नं. १००५ परा.	

सुविधाधिकार

हक्काचा पुढे वारक H वर्षे: सर महबूब मुसूफ खोत

पट्टेदार लेसी (पट्टेदार) क्रमांक प्रमाणे.

इतर शार

इतर क्षेत्रे २०४०१ १८ ३९

दिनांक	संख्या	नविन वारक
०१/०४/१९५६	१	१००५ परा.
१३/११/१९६३	१	१००५ प्रमाणे.
२६/०९/२००५	१	१००५ प्रमाणे.
०१/०३/२०१०	१	१००५ प्रमाणे.
१२/०४/२०१६	१	१००५ प्रमाणे.
२५/०९/२०१६	१	१००५ प्रमाणे.
२५/०९/२०१६	१	१००५ प्रमाणे.



दि मिळवत पत्रिका (दिनांक १०/३१/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही किंवाची आवश्यकता नाही.

मिळवत पत्रिका अकरावेला दिनांक १०/३०/२०२१ १:१३:१९ PM

वेबसाईट पत्ता: <http://www.maharashtra.gov.in/DCLR/propertycard> या संकेत स्थळावर जाऊन २२०११०००१८४३१२२ हा क्रमांक वापरावा.



करल - ५

92002 888 280

महाराष्ट्र शासन

मालमत्ता पत्रक

१४८५

२०२३

तानुका/न.मु.का. : नगर सूनापन अधिकारी, मुंबई

जिल्हा : मुंबई उपनगर

नगर सूनापन क्रमांक १०१८/१	शिष्टाचार क्रमांक १०१८/१	क्षेत्र चौ.मी. १०.१०	धारणाधिकार सी	शासनाला दिलेल्या आकारमा वा किंवा भरल्या जाणाऱ्या जमिनीच्या क्षेत्रापारंपरीची निवत वेळ वि.स.न. १००५ प्रमाणे.
------------------------------	-----------------------------	-------------------------	------------------	--

सुविधाधिकार हस्तांतरा मुक्त आरक्षण वर्ष: पट्टेदार पट्टेदार	सुर गहनत युक्त क्षेत्र वि.स.न. १००५ प्रमाणे.	करल-३ २००७ १६ ३६ २०२१
--	---	-----------------------------

दिनांक	व्यवहार	खेत क्रमांक	नविन धारणा/पट्टेदार(ए) किंवा मार	संस्थांकन
१२/११/१९९९				सही- ०३/०४/१९९६ न.मु.अ. मुंबई
१२/११/१९९९			गॅरंटिड ट्रिफ्लव लिमिटेड.	सही- ३०/११/१९९९ न.मु.अ. मुंबई
१६/०७/२००५	मा.अपर जिल्हाधिकारी व सहाय प्राधिकारी (वा.से.क.म.)मुंबई यांचेकडील पत्रक सी/युएलसी/५/१५५५५/३८३३५ दि.३०/५/२००५ नुसार सार्व मालकत्व क्षेत्र ना.ज.क.म.अधिनियम १९७६ कलम १०३३ चे अधिसूचनाप्रमाणे संघटित झालेले सार्व क्षेत्र महाराष्ट्र शासनाचे नाव दाखल करणेबाबत नोंद घेतली. यात सामील वि.स.न. १००५, १००५/१, १००५, १००५/१ ते ४, १००८, १००८/१, १०१०, १०११, १०११, १०११/१ ते ६, १०१८, १०१८/१ ते ९ क्षेत्र ३६२३.७७ चौ.मी.		म महाराष्ट्र शासन	किरादार क्र. २७१ प्रमाणे सही- २६/०४/२००५ न.मु.अ. मुंबई
०९/०३/२०१०	मा.अपर जिल्हाधिकारी व सहाय प्राधिकारी (वा.से.क.म.)मुंबई यांचेकडील क्र.सी/युएलसी/६/५५५५५/आर.१०/३८३/दि.१५/०९९ दिनांक ४/३/१० चे अहवालानुसार दि.२६/४/०५ ची महाराष्ट्र शासनाचे नावाची नोंद कमी केलेची नोंद घेतली.			किरादार क्र. ४५३ प्रमाणे सही- ०९/०३/२०१० न.मु.अ. मुंबई
२७/०७/२०१५	मा.जमाबंदी आयुक्त आणि संचालक युनिव्हर्सिटी (न.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.मु.१/१/१/अखरी नोंद/२०१५ पुणे दि.१६/३/२०१५ व इकडील अदेश क्र.न.मु.कांजूर / के.अ.८०९ दिनांक २४/०७/२०१५ अन्वये वेगळी चौकटी नोंद घेवारीतील क्षेत्र व मालकत्व पत्रिकेवरील क्षेत्र मालक असलेले मालकत्व पत्रिकेवर नमूद अंकी क्षेत्र अखरी सतरा पुणेक एक दर्जोस चौ.मी. दाखल केले.			किरादार क्र. २७१ प्रमाणे सही- २७/०७/२०१५ न.मु.अ. मुंबई
२९/११/२०१७	खरेदीने- या सह दुय्यम निव्वंयक कुला-३ मुंबई उपनगर जिल्हा यांचेकडील दस्त क्र.१७३२/२०१५, सह दुय्यम निव्वंयक कुला-३ मुंबई उपनगर जिल्हा यांचेकडील मुक्त मुक्ती दस्त क्र. १०४५/२०१५ दि. १३/१०/२०१५ अन्वये न.मु.क. १०१८/१ क्षेत्र १७६ चौ.मी. क्षेत्र खरेदी देणार यांचे नाव कमी करून पट्टेदार सार्वरी इवी रिजल इस्टेट प्रा.लि. यांचे नाव दाखल केलेची नोंद घेतली.		इवी रिजल इस्टेट प्रा.लि.	किरादार क्र. १०३९ प्रमाणे सही- २९/११/२०१७ न.मु.अ. मुंबई

हि मालमत्ता पत्रिका (दिनांक २५/११/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही किंवा मार आवश्यकता नाही. मालमत्ता पत्रिका डाऊनलोड दिनांक १०/२०/२०२१ १:५४:३२ PM वेळता मालमत्ता साठी <http://ascetbhihkh.meheshum.gov.in/DGLF/propertycard> या संकेत स्थळावर जाऊन २२०९१००००५८९३५३ या क्रमांक वापरवा.



करल-२		महाराष्ट्र शासन		करल-५	
माव/पेट : २०४७		२०		२२	
मालमता पत्रक		गुरुका/न.मु.का. : नगर प्रमाण अधिकारी, मुंबई		१२/०८/२०१९	
नगर प्रमाण क्रमांक		सित/लॉट/नंबर/नंबर		२०२१	
२०१८/१		सी.सी.		पारमधिकार	
		सी		महाराष्ट्र शासन	
				महाराष्ट्र शासन	

सुविधाधिकार

हक्काचा मुळ धारक H

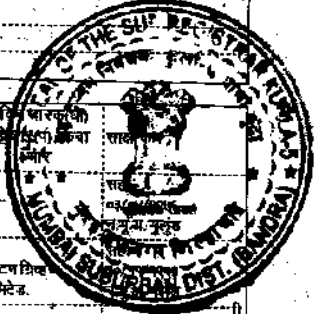
वर्ग: सर महंमद मुसुन खेत

पट्टेदार लेसी (खेदार) - सि.स.नं. १००५ प्रमाणे.

इतर नंबर -

इतर क्षेत्र -

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक/पट्टेदार/सहधारक	संख्या	प्रमाण
०३/०४/१९७६	सी.सी.आदेश सि.स.नं. १००५ प्रमाणे.				
२०/११/१९९३	सि.स.नं. १००५ प्रमाणे.				
२६/०४/२००५	म.अ.प.र. जिल्हाधिकारी व स्वाम प्राधिकारी (म.अ.क.म.) मुंबई यांचेकडील पत्रक सी/गुरली/६५१२५३४४/३८४३४ दि.३०/४/२००५ नुसार सर निलकण्ठीपेडी क्षेत्र म.अ.क.म.अविधियन १९७६ कलम १०(३) चे अधिसूचनेप्रमाणे संपादित झालेले सर क्षेत्र महाराष्ट्र नवनाथे नाव दाखल करण्याबाबत नोंद घेतली. यात साधील सि.स.नं. १००५, १००५/१, १००५/१००५/१ ते ४, १००८, १००८/१, १०१०, १०११, १०१२, १०१४/१ ते ६, १०१८, १०१८/१ ते ९ क्षेत्र ३६०२.४८ चौ.मी.				१०२/०४/२००५ साही- २६/०४/२००५ म.मु.अ.मुलुंड
०५/०३/२०१०	म.अ.प.र. जिल्हाधिकारी व स्वाम प्राधिकारी (म.अ.क.म.) मुंबई यांचेकडील क्र.सी/गुरली/६-५/६५१२५३४४/१०/३८४/दि.५/१/०९ दिनांक ०२/२/१० चे आदेशानुसार दि.२६/४/०५ ची महाराष्ट्र शासनाचे नवावी नोंद कमी केलेची नोंद घेतली.				१०२/०३/२०१० साही- ०५/०३/२०१० म.मु.अ.मुलुंड
२३/०४/२०१५	म.अ.प.र. जिल्हाधिकारी व स्वाम प्राधिकारी (म.अ.क.म.) मुंबई यांचेकडील पत्रक क्र.जा.मु.५/वि.म./अखरी नोंद/२०१५ पुणे दि.२६/३/२०१५ व इकडील आदेश क्र.म.मु.का.मु.च/के.क.८०९ दिनांक २७/०४/२०१५ अन्वये केवळ चौकची नोंद घेतली व निलकण्ठीपेडी क्षेत्र म.अ.क.म.अविधियन १९७६ कलम १०(३) चे अधिसूचनेप्रमाणे संपादित झालेले सर क्षेत्र महाराष्ट्र नवनाथे नाव दाखल करण्याबाबत नोंद घेतली. यात साधील सि.स.नं. १००५, १००५/१, १००५/१००५/१ ते ४, १००८, १००८/१, १०१०, १०११, १०१२, १०१४/१ ते ६, १०१८, १०१८/१ ते ९ क्षेत्र ३६०२.४८ चौ.मी.				१०२/०४/२०१५ साही- २३/०४/२०१५ म.मु.अ.मुलुंड
२५/११/१९७९	खेरीने सहा बुयम निबंधक कुर्ला २ मुंबई उपनगर जिल्हा यांचेकडील वस्त क्र. १०३२/२०१६ दि. २७/१०/२०१५, सहा बुयम निबंधक कुर्ला १ मुंबई उपनगर जिल्हा यांचेकडील वस्त क्र. १०११०/२०१६ दि. १३/१०/२०१६ अन्वये म.मु.क. १०१८/१ ये क्षेत्र ५.५ चौ.मी. खेरीने दिल्याने खेरी देगार यांचे नाव कमी करून पट्टेदार सदरी इवी रिअल इस्टेट प्रा. लि. यांचे नाव दाखल केलेली नोंद दाखल केली.				१०२/११/२०१९ साही- २५/११/२०१९ म.मु.अ.मुलुंड



हे फिककत पत्रिका (दिनांक १०/३१/२०१९ १२:००:०० AM तेजी) डिजिटल स्वाक्षरीत केलेली असल्यामुळे त्यावर कोठल्याही सही शिक्क्याची आवश्यकता नाही.

फिककत पत्रिका खऊनकोड दिनांक १०/३०/२०२१ १:२६:५५ PM

वेबसाइट पत्रिका साही <http://apspesbhekh.mahathurni.gov.in/DLSA/propertycard> या संकेत स्थळावर जाऊन २२०९१०००९८४३१२५ हा क्रमांक वापरावा.



करल - ५		
१२६२	७०६	२२०
२०२२		



करल-२		
२०५०१	२१	३९
२०२१		

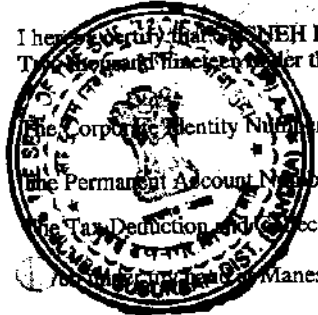
GOVERNMENT OF INDIA
 MINISTRY OF CORPORATE AFFAIRS
 Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that **SUSNEH INFRAPARK PRIVATE LIMITED** is incorporated on this Twelfth day of September Two thousand nineteen under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is **U70109MH2019PTC330458**.
 The Permanent Account Number (PAN) of the company is **ABCCS6245F**.
 The Tax Deduction and Collection Account Number (TAN) of the company is **MUMS11348I**.
 This certificate is issued at Manesar this Twelfth day of September Two thousand nineteen.



Digital Signature Certificate
ALOK TANDON
 Deputy Registrar Of Companies
 For and on behalf of the Jurisdictional Registrar of Companies
 Registrar of Companies
 Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

SUSNEH INFRAPARK PRIVATE LIMITED
 C/O EVIE REAL ESTATE PVT. LTD ARYABHATTA, BUILDING, C.G.
 COMPOUND, KANJUR MARG, EAST MUMBAI, Mumbai City,
 Maharashtra, India, 400042

* as issued by the Income Tax Department



करल-३		
२०००७	२२	३९
३०३१		

करल - ५		
१२४६२	७४९	३२०
२०२२		



**BLANK
PAGE
कारे
पृष्ठ**

करल - ५

92602 2022 MAHAVITARAN

Maharashtra State Electricity Distribution Co. Ltd.

BILL OF SUPPLY FOR THE MONTH OF OCT-2021

20211016002067

Consumer No.: 022929029340 EVIE REAL
Consumer Name: EVIE REAL ESTATE PVT.LTD.
Address: CROMPTON GREAVES LTD, Karjur Village KANJURMARG EAST
Village: Mumbai Pin Code: 400042

BILL DATE: 16/10/2021
DUPLICATE: 16/10/2021
Last Receipt No./Date: 0001805906 / 12-10-2021
Last Month Payment: 18,06,360.00
Scale / Sector: Medium Scale / Private Sector

Email: **esh.shetty@sunwal.com
Mobile No.: 84****92 Meter No.: 065-04679126 Seasonal: Load Shedding: OTHER
Sanctioned Load (KW): 600 Connected Load (KW): 600.00 Urban/Rural: Urban Express Sector: No
Contract Demand (KVA): 750.00 60% of Con. Demand (KVA): 450.00 Feeder Voltage (KV): 230/0.4/1.1
Date of Connection: 16/07/2017 Category: COMMERCIAL GSTIN:
Elec. Duty: 07 PART B PAN: AADCE7249
Prev. Highest Bill Demand (KVA): 381
Add. S.D. Demanded Rs.: 0.00
S.D. Arrears Rs.: 0.00

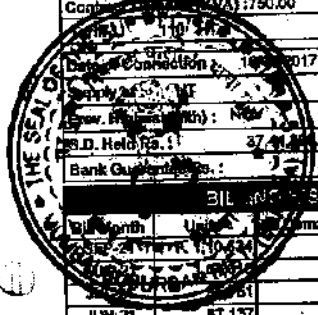


Table with columns: Bill Month, Unit, Demand(KVA), Bill Amount. Rows include OCT-20, NOV-20, DEC-20, JAN-21, FEB-21, MAR-21, APR-21, MAY-21, JUN-21.

CUSTOMER CARE HELPLINE NO: 112-161-231-4351/100-102
112-161-231-4351/100-102

TERMS AND CONDITIONS: This bill is issued on the basis of meter reading... (The rest of the text is heavily obscured by noise and low resolution.)

करल - ३
२०४०१ २४ ३९
२०२१

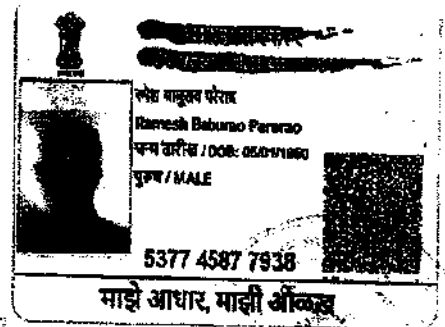
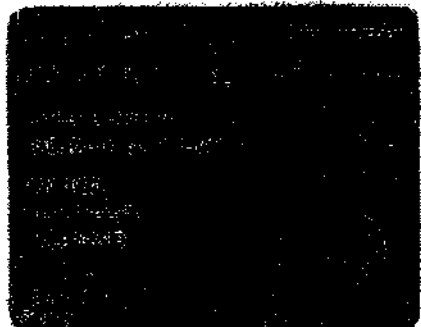
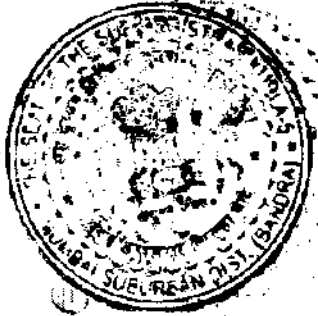
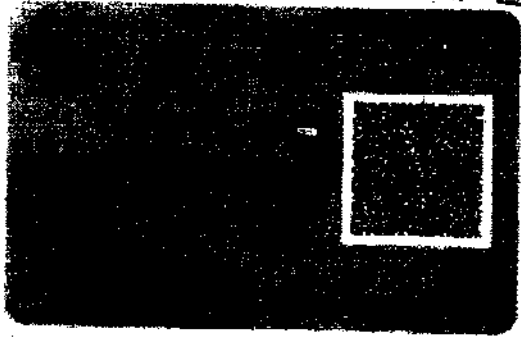
करल - ५
१२५२ १०९२२०
२०२२



BLANK
PAGE
जारे
पुठ

करल - ५
 १२५६२ १५० २२०
 २०२२

करल-२
 २०४०९ २५ ३९
 २०२५



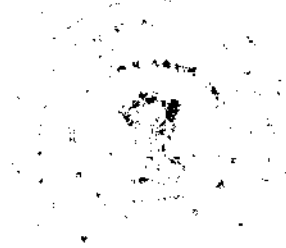
रमेश बाबुराव परराव

रमेश बाबुराव परराव

रमेश बाबुराव परराव

करल-२		
२०४०१	२६	३९
२०२१		

करल - ५		
१२४६२	०४१	२२०
२०२२		



**BLANK
PAGE
कोर
पुष्ट**

कार्ड - 4
 92002 2020
 2022



Shard



Shard



Shard

भारत सरकार
 आनंद प्रफुल चव्हा
 Anand Pratul Chheda
 जन्म तारीख/DOB: 18/09/1981
 लिंग/MALE
 Mobile No: 9833672236
 5360 6367 0665
 VID : 9118 0023 9798 2235

माझी आधार, माझी ओळख

भारतीय रिजिस्ट्रार पदेपान प्राधिकरण
 भारतीय रिजिस्ट्रार पदेपान प्राधिकरण/REGISTRAR OF INDIA
 पत्ते
 50 अणुप प्रमोद रोड, सोसायटी नं. 2 फ्लोर प्लॉट नं. 21-2
 101 वीला रोड, सी.ए.डी. रोड, नवपन कार, मुंबई
 पिन - 400013
 Address :
 50 Pratul Anand Chheda, house no. 2 plot no. 299A,
 101 Pratul Anand Chheda, S.A.C. Road, 2nd floor, garden,
 Malabar Hill, Mumbai,
 Maharashtra - 400013

कार्ड - 2
 20009 20 20

भारत सरकार
 यशवंत चंद्रकांत ठाकरे
 Yashwant Chandrakant Thakar
 जन्म तारीख/DOB: 17/12/1982
 लिंग/MALE
 6249 6321 8723
 VID : 9108 7983 2317 8238

माझी आधार, माझी ओळख

भारतीय रिजिस्ट्रार पदेपान प्राधिकरण
 भारतीय रिजिस्ट्रार पदेपान प्राधिकरण/REGISTRAR OF INDIA
 पत्ते
 50 अणुप प्रमोद रोड, सोसायटी नवपन कार, मुंबई
 101 वीला रोड, सी.ए.डी. रोड, नवपन कार, मुंबई
 पिन - 400013
 Address :
 50 Pratul Anand Chheda, house no. 2 plot no. 299A,
 101 Pratul Anand Chheda, S.A.C. Road, 2nd floor, garden,
 Malabar Hill, Mumbai,
 Maharashtra - 400013



6114 4648 7784
 VID : 9100 1438 4665 6813

मेरी आधार, मेरी पहचान

भारत सरकार
 भारतीय रिजिस्ट्रार पदेपान प्राधिकरण
 भारतीय रिजिस्ट्रार पदेपान प्राधिकरण/REGISTRAR OF INDIA
 पत्ते
 3-702 सेक्टर 18 वीसय पार्क CHS प्लॉट नं. 3,
 ऑफिस प्लॉट नं. 3, जलमय, मेरी पुर, ठाणे,
 महाराष्ट्र - 400705
 Address :
 3-702 Sector 18 Viceroy Park CHS Plot No 3,
 Off Palm Beach Road, Sarpada, New Mumbai,
 Thane,
 Maharashtra - 400705

6114 4648 7784
 VID : 9100 1438 4665 6813



करल - ५
 19262 793 220
 2022

Request: Suburban Passbook
 पत्र क्रमांक / DOB: 08/01/1988
 पुरुष / MALE
 5377 4587 7938

माहे आधर, माहे ओफिस

राजकीय विमानतळ व उड्डान प्राधिकरण
 GOVERNMENT OF INDIA

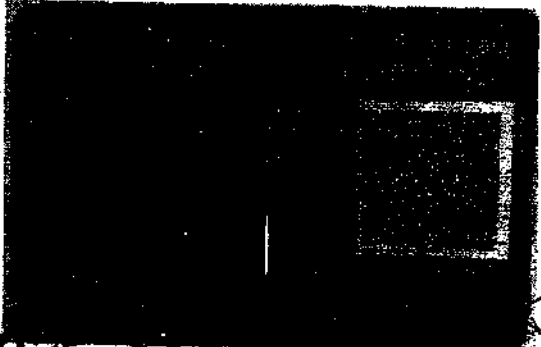
पत्ता:
 S/O. शंभूजी बाबाजी मकर, का. २९
 कल्याण नगर, हर लेव्ह, मंग
 मकर जय, मंगू पुत्र, मुंबई
 महाराष्ट्र - ४०००७१

Address:
 S/O. Shambhuji Makar
 Parvati, Room No. 29, Sector
 Narayan Nagar, E.C. Road, Kalyan
 Near Chembur Jn. Station
 Chembur, Mumbai
 Maharashtra - 400071

5377 4587 7938



करल :
 20809 20 3e
 2024



Request: Suburban Passbook
 पत्र क्रमांक / DOB: 02/01/1985
 पुरुष / MALE
 4626 9354 7818
 मेरा आधार, मेरी पहचान

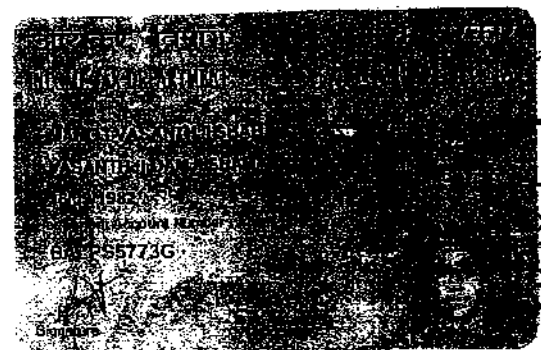
Address:
 S/O. Manasrao Bobade, 1/18, E.I. sunan chawl, Shivajinagar, near St. Francis church, Shandup East S.O, मुंबई महाराष्ट्र - ४०००४२

4626 9354 7818

Handwritten signature


Handwritten signature

करल - ५
 १२५५२ १५४ ३२०
 २०२२



करल-२
 ००९ २९ ३९
 ०२९



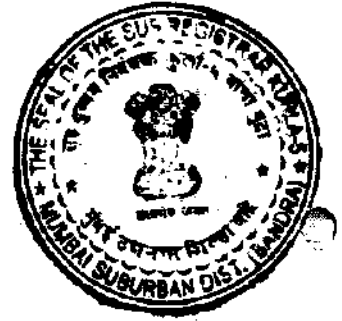

 मनोज वसंतजी शाह
 Manoj Vasantji Shah
 जन्म तिथि/DOB: 16/09/1982
 पुरुष MALE

3139 8241 7925

माझे आधार, माझी ओळख

करल - ५		
१२७६२	१९९९	२२२०
२०२२		

करल - २		
२०५०९	३०	३९
२०२१		



BLANK
PAGE
कोरे
पृष्ठ

करल - ५		
१२५२	३१६	२२०
२०२२		

करल-२		
२०४०९	३१६	३९
२०२१		



Handwritten signature



करल - ५		
१२६६२	६५१०	६६०
२०२२		



भारत सरकार
Unique Identification Authority of India

करल-२		
१०४०१	३२	३९
२०२१		

विपणना क्रमांक / Enrollment No 1104/20015/10935

To,
 सुहास तुकाराम दुंबरे
 Suhas Tukaram Dumbre
 S/O Tukaram Dumbre
 २-४/१६०१, (धारेरा) द्रोणस बुल्डिंग, L.B.S. मार्ग
 Bhandup
 Mumbai (Sub Urban)
 Maharashtra 400078



Ref: 4 / 290 / 6145 / 7980 / P



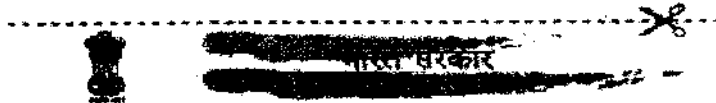
UE3763650074



आपला आधार क्रमांक / Your Aadhaar No. :

7919 4824 6526

आधार — सामान्य माणसाचा अधिकार



सुहास तुकाराम दुंबरे
 Suhas Tukaram Dumbre
 जन्म वर्ष / Year of Birth : 1974
 पुरुष / Male



Signature

7919 4824 6526

आधार — सामान्य माणसाचा अधिकार

करल - ५
 १२५६२ ५५८ २२०
 २०२२

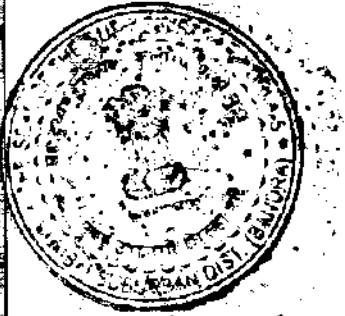
भारत सरकार
 Government of India

सुयश सुधाकर पवार
 Suyash Sudhakar Pawar
 जन्म तारीख / DOB : 18/09/2000
 पुरुष / Male

करल-२
 २०२०१ ३३ ३९
 २२१

6632-0019 2644

आधार - सामान्य माणसाचा अधिकार



भारतीय प्रजासत्ताक प्रमाणिकरण
 Government e-Matriculation Authority of India

पत्ता: 257, पवारवाडी, मंदरा, मंदराक, ओपी, रत्नागिरी, महाराष्ट्र, 416705
 Address: 257, Pawar Wadi, Mandra, Mandra, Ori, Ratnagiri, Maharashtra, 416705

6632 0019 2644

1881 1000 300 1947 help@umai.gov.in www.umai.gov.in

Suyash

करल - ५		
१२७२२	१५६	२२०
२०२२		

करल-२		
२०४०९	३४	३६
२०२१		



BLANK
PAGE

कोरे

पुस्त

करल-५		
१२०६२	१६०	२२०
२०२२		

करल-२		
२०४०१	३५	३९
२०२१		



भारत सरकार
Government of India

नितीन प्रभाकर कुल्ये
Nitin Prabhakar Kulye
जन्म तारीख / DOB : 17/01/1998
पुरुष / Male

4431 2672 1005

आधार - सामान्य माणसाचा अधिकार

[Handwritten signature]



आधार
भारतीय अद्वितीय ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता 303, जाम्बून, वरधीवाडी,
वेलोशी, वेतोशी, रानवोगी, वेतोशी,
महाराष्ट्र, 415617

Address: 303, Jambhuna, vardiwad,
veloshi, Vetooshi, Ranvogni, Vetooshi,
Maharashtra, 415617

4431 2672 1005

1847
1800 300 1847

1847
1800 300 1847

1847
1800 300 1847

करल - ५		
5262	9E9	220
२०२२		

करल-२		
20809	36	3e
२०२१		



BLANK
PAGE
को
ब

31/2021

करल - ५

Summary-2

Payment Details		2022		2021					
Purchaser	Type	Verification no./Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date		
1	SUSNEH INFRAPARK PVT LTD	eChallan	69103332021123012769	MH010173795202122E	500.00	SD	0005272185202122	31/12/2021	
2	SUSNEH INFRAPARK PVT LTD	eChallan		MH010173795202122E	100	RF	0C05272185202122	31/12/2021	
3		DHC		3012202119975	780	RF	3012202119975D	31/12/2021	

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

20401 /2021

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.usarika@gmail.com



करल-२	
२०४०१	३९३९
२०२१	



प्रमाणित करण्यात येते की या दस्तावध्ये
एकूण ~~३९३९~~ (३९) पाने आहेत
करल-२/२०४०१/२०२१
पुस्तक क्रमांक १ क्रमांकावर
नोंदला ३१/१२/२०२१
दिनांक:

सह वुष्या निबंधक कुर्ला-२
मुंबई रपनगर जिल्हा

करल - ५		
१२५२	३०५	२२०
२०२२		

Page 1 of 1

37020402

पावती

Original/Duplicate

Friday, December 31, 2021

1:04 PM

नोंदणी क्र. १०९५

पावती क्र.: 21768

दिनांक: 30/12/2021

गावाचे नाव: कांचुर

दस्तावेजाचा अनुक्रमांक: करल2-20402-2021

दस्तावेजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: सुझेह इन्फ्रापार्क प्रायव्हेट लिमिटेड अधिकृत स्वाक्षरीकार आनंद प्रफुल्ल

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 45



एकूण:

रु. 1000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:24 PM ह्या वेळेस मिळेल.

सह दु. विबंधक कुर्ला २

बाजार मुल्य: रु.1/-

सोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह दुय्यम निबंधक कुर्ला-२
पुर्वी उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: रु.900/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 3012202122337 दिनांक: 30/12/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH010188274202122E दिनांक: 30/12/2021

बँकेचे नाव व पत्ता:

ORIGINAL REGISTERED
DOCUMENT DELIVERD ON

8 JAN 2022

Handwritten signature

करल - ५		
१२०६२	१६६	२००
२०२२		

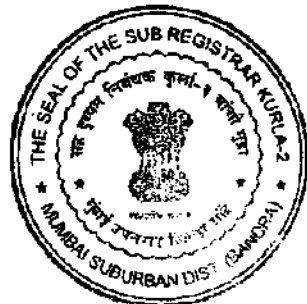
CHALLAN
MTR Form Number-6



GRN	MH010188274202122E	BARCODE	Date		15/12/2021-17:40:51	Form ID	36A
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty		TAX ID / TAN (if Any)				
Office Name	KRL2, JT SUB REGISTRAR KURLA NO 2		PAN No. (if Applicable)	ABCCS8245F			
Account Type	Stamp Duty		Full Name	SUSNEH INFRAPARK PVT LTD			
Account No.	003004601		Flat/Block No.	OFFICE, CROMPTON GREAVES LIMITED			
Amount in Rs.	500.00		Premises/Bulking	KANJUR MARG EAST			
Amount in Rs.	100.00		Road/Street	MUMBAI			
			Area/Locality	MUMBAI			
			Town/City/District	MUMBAI			
			PIN	4 0 0 0 4 2			
			Remarks (if Any)	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>करल-२</p> <p>PAN2-APUPR9499H-SecondPartyName-KEVIN RODRIGUES-</p> <p>२०६०२ १ ६५</p> <p>२०२१</p> </div>			
Total	600.00		Amount in Words	Six Hundred Rupees Only			
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque/DD No.			Bank CIN	Rel. No.	69103332021123018063	706509999	
Name of Bank			Bank Date	RBI Date	30/12/2021-16:08:42	Not Verified with RBI	
Name of Branch			Bank-Branch	IDBI BANK			
			Scroll No. , Date	Not Verified with Scroll			



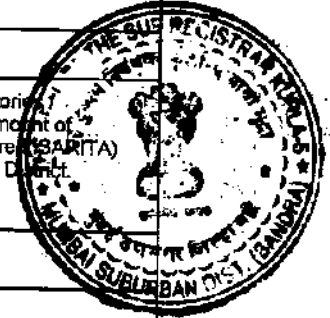
Department ID: Mobile No.: 9669545481
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर चलान केवल दृश्य निष्पन्न कार्यालय नोंदणी करणवाच्या दफ्तरासाठी लागू आहे. नोंदणी न करणवाच्या दफ्तरासाठी सादर चलान लागू नाही.



Handwritten signatures and initials:
 Shand
 [Signature]
 [Signature]
 [Signature]

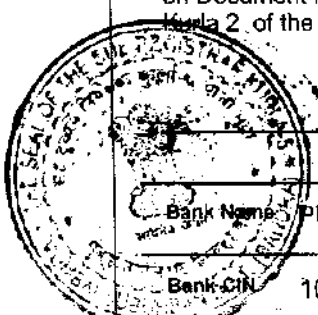
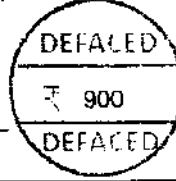
करल - ५		
१२५६२	१६६	२५०
२०२२		
करल - २		
२०४२९	२	६५
२०२१		

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 3012202122337	Date 30/12/2021
Received from Susneh Infrapark Private Limited Through Its Authorised Signatory Constituted Attorney Anand Praful Chheda , Mobile number 9833672236, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Kurta 2 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name PUNB	Date 30/12/2021
Bank CN 10004152022123011165	REF No. 5071974833
This is computer generated receipt, hence no signature is required.	



Anand
Chheda
Pravara
Pravara
Pravara



करल - ५		करल - २	
92V/er	9EL 220	20402	2 84
2022	D ocument H andling C		
Inspector General of Registration			
Receipt of Document Handling Charges			
PRN	3012202122337	Receipt Date	31/12/2021
<p>Received from Susneh Infrapark Private Limited Through Its Authorised Signatories / Constituted Attorney Anand Praful Chheda, Mobile number 9833672236, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered on Document No. 20402 dated 31/12/2021 at the Sub Registrar office, Joint S.R. Kurla 2, of the District Mumbai Sub-urban District.</p>			
			
Payment Details			
Bank Name	PUNB	Payment Date	30/12/2021
Bank C/N	10004152022123011165	REF No.	5071974833
Deface No	3012202122337D	Deface Date	31/12/2021
This is computer generated receipt, hence no signature is required.			

Anand

M.A.

Prasanna

Chheda

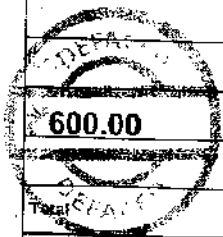
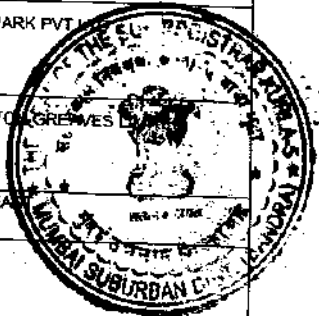
Prasanna



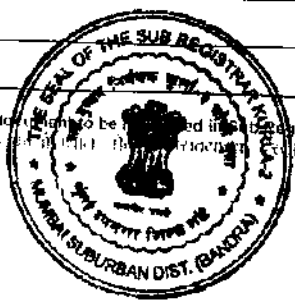
करल - ५
 92 Ver DEE 220
 2022

CHALLAN
 MTR Form Number-6

GRN	MH010168274202122E	BARCODE	Date		15/12/2021-17:40:51	Form ID	38A
Department	Inspector General Of Registration			Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
Type of Payment	Registration Fee			PAN No.(If Applicable)	ABCCS6245F		
Office Name	KRL2_JT SUB REGISTRAR KURLA NO 2			Full Name	SUSNEH INFRAPARK PVT		
Location	MUMBAI			Flat/Block No.	OFFICE,CROMPTON GREENES		
Year	2021-2022 One Time			Premises/Building			
Account Head Details		Amount In Rs.		Road/Street	KANJUR MARG EA		
0030045501	Stamp Duty	500.00		Area/Locality	MUMBAI		
0030063301	Registration Fee	100.00		Town/City/District			
				PIN	4 0 0 0 4 2		
				Remarks (If Any)	PAN2=APURR0400H, C... Party Name=KEVIN RODRIGUES-		
				Amount In	Six Hundred Rupees Only		
				Words			
600.00							
Payment Details				FOR USE IN RECEIVING BANK			
IDBI BANK				Bank CIN	Ref. No.	69103332021123013053 705509999	
Cheque-DD Details				Bank Date	RBI Date	30/12/2021-16:08:42 Not Verified with RBI	
Cheque/DD No.				Bank-Branch			
Name of Bank				IDBI BANK			
Name of Branch				Scroll No. , Date			
				Not Verified with Scroll			



करल-२
 2022 5 154
 2022



Department ID: ...
 NOTE: This challan is valid for document to be filed in the Registrar office only. Not valid for unreg. stored document.
 Mobile No.: 9669545481

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-370-20402	0005272454202122	31/12/2021-13:04:20	IGR198	100.00
2	(IS)-370-20402	0005272454202122	31/12/2021-13:04:20	IGR198	500.00
Total Defacement Amount					600.00

Handwritten signatures and initials:
 Chand
 Shukla
 M.A.
 P. Kumar
 Arun
 S. Kumar

करल - ५		
92602	900	200
2022		

SPECIAL POWER OF ATTORNEY

ALL TO WHOM THESE PRESENTS SHALL COME, We M/S SUSNEH INFRAPARK PRIVATE LIMITED., a company incorporated under the provisions of The Companies Act, 1956 through through our Authorised Signatories /Constituted Attorney (1). Mr. Anand Praful Chheda- Finance, (2). Mr. Abhishek Kumar Jain - Company Secretary, (3). Mr. Manoj Shah- Audit (4) Mr. Yogesh Chandrakant Tikam -Legal and (5) Mr. Suhaas Dumbre - Business Development ~~(6) Sohik Bajpai - Finance~~ (6) Vikas Bobade -

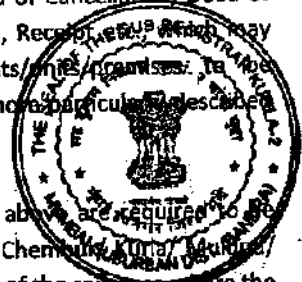


having its office at Crompton Greaves Limited, Village Kanjur, Kanjur Marg (West) Tarapur, Mumbai - 400042, SENDS GREETINGS:

करल-२		
2022	५	०५
2022		

WHEREAS Susneh Infrapark Private Limited., "the Company" are developing / proposed to develop residential/commercial buildings/structures in the project known as "Runwal Avenue", to be developed/ constructed in a phase wise manner, on the property more particularly described in the Schedule hereunder written.

- (ii) Therefore it is necessary to sign, execute, lodge, admit, acknowledge and register the Agreements, deeds, documents, writings including Agreement for Sale, Sale Deed, Supplementary Agreement, Tripartite Agreement, Affidavits, Lease Deed, Declaration, Indemnity Bond, Undertaking, NOC, Allotment Letter, Deed of Cancellation, Deed of Exchange, Deed of Confirmation/Rectification/Modification, Receipt etc., which may be necessary from time to time in respect of flats/units/premises to be developed/constructed by the Company on the property more particularly described in the Schedule hereunder mentioned.
- (iii) The aforesaid agreements/documents as referred in para above are required to be registered before the office of Sub- Registrar of Mumbai/ Chennai/ Kolkata/ Bangalore/ Thane/Vikhroli and/or before the appropriate Sub-Registrar of the said cities where the property is situated to complete the transaction in all respect.



(iv) Vide a Board Resolution dated 23/11/2021, passed by Board of Directors of M/S Susneh Infrapark Private Limited., has authorized, empowered, nominated, and appointed its Constituted Attorney / Authorised Signatories (1). Mr. Anand Praful Chheda- Finance, (2). Mr. Abhishek Kumar Jain - Company Secretary, (3). Mr. Manoj Shah- Audit (4) Mr. Yogesh Chandrakant Tikam -Legal and (5) Mr. Suhaas Dumbre - Business Development ~~(6) Sohik Bajpai - Finance~~ (6) Vikas Bobade - Audit, to sign, execute, lodge, admit, acknowledge and register the various Agreements, deeds, documents, writings Including Agreement for Sale, Sale Deed, Supplementary Agreement, Tripartite Agreement, Affidavits, Lease Deed, Declaration, Indemnity Bond, Undertaking, NOC, Allotment Letter, Deed of Cancellation, Deed of Exchange, Deed of Confirmation/Rectification/Modification, Receipt etc., which may be necessary from time to time in respect of flats/units/premises to be developed/constructed by the Company on the property more particularly described in the Schedule hereunder mentioned and accordingly executed and registered Special Power of Attorney with Sub Registrar of Assurances on 31/12/2021 at MUMBAI-2 under bearing Registration No. KRL-2/2021/2021 through its Director- Mr. Ramesh Parerao in favour of its Constituted Attorney /Authorised Signatories (1). Mr. Anand Praful Chheda- Finance, (2). Mr. Abhishek Kumar Jain - Company Secretary, (3). Mr. Manoj Shah- Audit (4) Mr. Yogesh Chandrakant Tikam -Legal and

(Handwritten signatures and initials on the left margin)

(Handwritten signatures and initials on the right margin)

Shand
Pravara

Abhishek
Pravara

करल - 4		
92002	2029	220
2029		

(5) Mr. Suhaas Dumbre - Business Development (6) ~~Sobit Bajpai - Finance~~ (7) Vikas Bobade - Audit.

Pravara

(vi) Due to our pre-occupation in business/employment and/or due to personal commitments, We (1) Mr. Anand Praful Chheda- Finance, (2). Mr. Abhishek Kumar Jain - Company Secretary, (3). Mr. Manoj Shah- Audit (4) Mr. Yogesh Chandrakant Tikam -Legal and (5) Mr. Suhaas Dumbre - Business Development (6) ~~Sobit Bajpai - Finance~~ (7) Vikas Bobade - Audit, are not in position to personally visit the respective offices of Sub-Registrar/s for registering, admitting and/or complying the required formalities of the above documents in respect of the flats/units/premises to be developed/constructed by the Company on the properties more particularly mentioned in the Schedule hereunder mentioned and completing the transaction.

20802	2029	24
2029		

Vide above mentioned Special Power of Attorney we are entitled to substitute this power, severally, in favour of any of the employee and/or authorised representative of the Company and/or organisation and/or group companies for the limited purpose of lodging, admitting and registering any of the above document before the Sub-Registrar of Assurances.

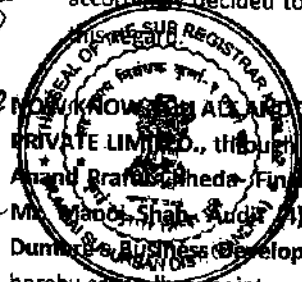


Pravara

Shand

Pravara

(vii) Vide a Board Resolution dated 23/11/2029, passed by Board of Directors of M/s Susneh Infrapark Private Limited., the Company has authorised, nominated and appointed its representatives (1) Kevin Rodrigues- Administration, (2) Mr. Pramod Adangale- Administration, (3) Mr. Ganesh Shetty - Administration, and (4) ~~Mr. Sagar Gawas - Document Controller~~, for the limited purpose of lodging, admitting and registering any of the above documents before the concerned Sub-Registrar of Assurances and accordingly decided to execute and register Special Power of Attorney through us in



NOW KNOWN TO ALL AND THESE PRESENTS WITNESSES that We M/S SUSNEH INFRAPARK PRIVATE LIMITED., through our Constituted Attorney/s and Authorised Signatories (1) Mr. Anand Praful Chheda- Finance, (2). Mr. Abhishek Kumar Jain - Company Secretary, (3). Mr. Manoj Shah- Audit (4) Mr. Yogesh Chandrakant Tikam -Legal and (5) Mr. Suhaas Dumbre - Business Development (6) ~~Sobit Bajpai - Finance~~ (7) Vikas Bobade - Audit, do hereby severally appoint, nominate and constitute (1) Kevin Rodrigues- Administration, (2) Mr. Pramod Adangale- Administration, (3) Mr. Ganesh Shetty - Administration, and (4) ~~Mr. Sagar Gawas - Document Controller~~, to be our true and lawful Attorney/s of the Company to do all acts, deeds, matters and things as mentioned herein in the respect of flats/units/premises which are being constructed on the property more particularly described in the Schedule hereunder written.

Pravara

Shand

Pravara

Pravara

1. To lodge, admit, acknowledge and register with the respective office of Sub-Registrar/s of Assurances, for and on behalf of the Company, various Agreements, deeds, documents, writings including Agreement for Sale, Sale Deed, Supplementary Agreement, Tripartite Agreement, Affidavits, Lease Deed, Declaration, Indemnity Bond, Undertaking, NOC, Allotment Letter, Deed of Cancellation, Deed of Exchange, Deed of Confirmation/ Rectification/ Modification, Receipt etc., which are duly executed by either of us and which may be necessary from time to time in respect of flats/units/premises to be developed/constructed by the Company on the property more particularly described in the Schedule hereunder mentioned.

Pravara

2. This power of attorney is valid up to 31.12.2022 from the date of registration.

Shand

Pravara

Pravara

Shand

Pravara

करल - 4
 92002
 2022

Anand
Pratul
Abhishek
Pankaj

The said Attorney/s constitute (1) Keyln Rodrigues- Administration, (2) Mr. Pramod Administration, (3) Mr. Ganesh Shetty - Administration, and (4) ~~Mr. Sonar~~ Government Controller, shall not have right to substitute the powers hereunder under any circumstances.

करल-2
 2022 08
 2022

4. This power of attorney is a mere arrangement of convenience and without any consideration. we shall always be at liberty to cancel and revoke this instrument at any time without consent of or intimation to Attorney/s. In any event, the powers given hereunder shall automatically lapse upon the Attorney/s ceasing to be in his/their current employment. The Attorney/s hereby grants his/their irrevocable and unconditional consent for a unilateral revocation/cancellation of this instrument.



AND we do hereby agree and accept to ratify all lawful acts, deeds, and things done by the Attorney/s in pursuance of the powers herein contained.

SCHEDULE ABOVE REFERRED TO:



All those pieces or parcels of land bearing CTS Nos. 1009/6, 1013 (part), 1014 (part), 1014/1 to 1014/6, 1017, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/9 amounting to 22,079.00 square meters of Village Kanjur, Taluka Mulund, District Mumbai Suburban situated at Kanjur Marg (E), Mumbai.

IN WITNESS WHEREOF we have set and subscribed our hands to this Special Power of Attorney this 31st day of December 2021

SIGNED AND DELIVERED
 By the within named
M/S SUSNEH INFRAPARK PRIVATE LIMITED.,
 Through Constituted Attorneys /Authorised Signatories

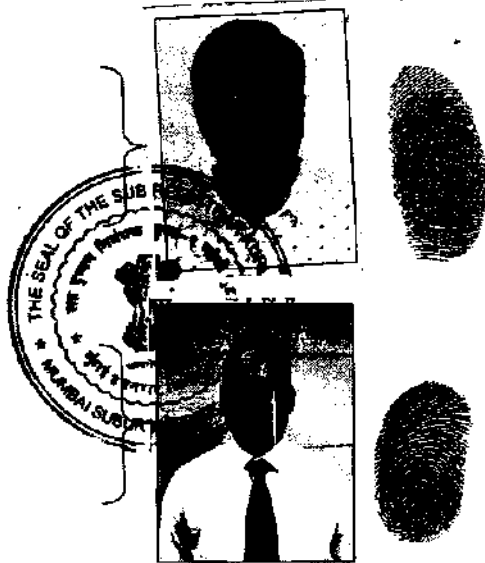
SUSNEH INFRAPARK PRIVATE LIMITED
 Runwal & Omkar Esquare, 4th Floor,
 Off Eastern Express Highway
 Sion (E), Mumbai 400 022

Anand

(1) Mr. Anand Praful Chheda

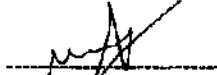
Abhishek


(2) Mr. Abhishek Kumar Jain

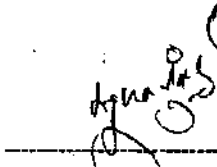


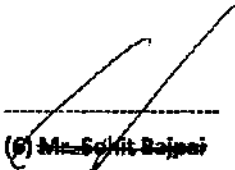
करल-२		
२०८०२	C	४५
२०२१		

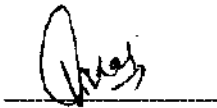
करल-५		
१२५१२	१५०	१९९०
२०२२		


 (3) Mr. Manoj Shah

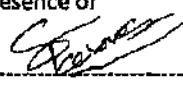

 (4) Mr. Yogesh Chandrakant Tikam



 (5) Mr. Suhaas Dumbre


 (6) Mr. Sanku Bajpai

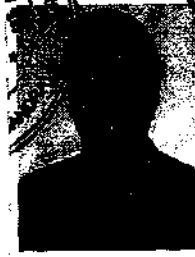

 (7) Mr. Vikas Bobade

In the presence of

1) 

2) 

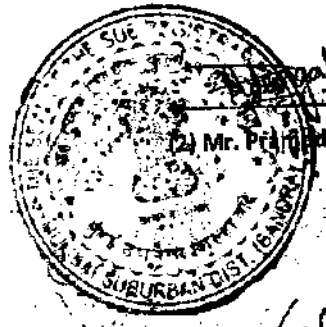
We Accept and Confirm
 Signature of Attorney/s



करल - ५
 १२६२२ १००० २००
 २०२२

Handwritten signature

(1) Mr. Kevin Rodrigues



(2) Mr. Prasad Adangale

Handwritten signature

(3) Mr. Ganesh Shetty



Handwritten signature

(4) Mr. Sagar Gaware

In the presence of

1) *Handwritten signature*

2) *Handwritten signature*

करल-२
 २०८०२ e by
 २०२१

करल-२		
२०६०२	१०	४५
२०२१		

करल - ५		
१२०६२	१०५	२२०
२०२२		

Dated this _____ day of December 2021

From

M/s Susneh Infrapark Private Limited.,
Through its Constituted Attorneys /
Authorised Signatories



- (1) Mr. Anand Praful Chheda
- (2) Mr. Abhishek Kumar Jain
- (3) Mr. Manoj Shah
- (4) Mr. Yogesh Chandrakant Tikam
- (5) Mr. Suhaas Dumbre
- (6) Mr. Sohit Bajpai
- (7) Mr. Vikas Bobade

In Favour of

- (1) Mr. Kevin Rodrigues
- (2) Mr. Pramod Adangale
- (3) Mr. Ganesh Shetty
- (4) Mr. Sagar Gawas

POWER OF ATTORNEY

करल - ५

72 Vols. 206 200

२०२२

SUSNEH INFRAPARK PRIVATE LIMITED

करल-२

२०२०२ ११ ४५

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS (THE "BOARD") OF SUSNEH INFRAPARK PRIVATE LIMITED (THE "COMPANY") HELD ON TUESDAY, 23RD NOVEMBER, 2021 AT 11:30 AM AT REGISTERED OFFICE SITUATED AT ARYABHATTA BUILDING, C.G. COMPOUND, KANJURMARG EAST, MUMBAI 400042.

AUTHORITY FOR EXECUTION OF DOCUMENTS

RESOLVED THAT the Director of the Company, Mr. Krishna D. Lad, S/o Mr. Dattatraya Lad, be and is hereby authorized and empowered for and on behalf of the Company to appoint constituted Attorney /authorised signatories (1). Mr. Anand Praful Chheda- Finance, (2). Mr. Abhishek Kumar Jain – Company Secretary, (3). Mr. Manoj Shah- Audit (4) Mr. Yogesh Chandrakant Tikam -Legal (5) Mr. Suhaas Dumbre - Business Development (6) Sohiti Bajpai – Finance and (7) Vikas Bobade - Audit, to do all acts, deeds, matters and things as mentioned herein:

"RESOLVED THAT Authorised signatory/ies of the Company (1). Mr. Anand Praful Chheda- Finance, (2). Mr. Abhishek Kumar Jain – Company Secretary, (3). Mr. Manoj Shah- Audit (4) Mr. Yogesh Chandrakant Tikam -Legal (5) Mr. Suhaas Dumbre - Business Development (6) Sohiti Bajpai – Finance and (7) Vikas Bobade - Audit, be and are hereby SEVERALLY authorized and empowered for and on behalf of the Company to sign, execute, lodge, admit, acknowledge and register the various Agreements, deeds, documents, writings including Agreement for Sale, Sale Deed, Supplementary Agreement, Tri-partite Agreement/s, Declaration, Indemnity Bond/Undertaking, NOC, Allotment Letter, Deed of Cancellation, Deed of Exchange, Deed of Confirmation/ Rectification/ Modification, Receipt etc., with office of Sub Registrar of Assurances at Mumbai/ Chembur/ Kurla/ Mulund/ Thane/ Vikhroli and/or before the appropriate Sub-Registrar, which may be necessary from time to time in respect of flats/units/premises in the project Runwal Avenue comprising of Tower Wing I, K, L, M & N to be developed/constructed by the Company on the properties more particularly described in the Schedule hereunder mentioned :

SCHEDULE

All those pieces or parcels of land bearing CTS Nos. 1009/6, 1013(part), 1014(part), 1014/1 to 1014/6, 1017, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/9 admeasuring 22,079.00 square meters of Village Kanjur, Taluka Mulund, District Mumbai Suburban situated at Kanjur Marg (E), Mumbai..

"RESOLVED FURTHER THAT the above mentioned authorised signatory/ies of the Company Signatories (1). Mr. Anand Praful Chheda (2). Mr. Abhishek Kumar Jain (3). Mr. Manoj Shah (4) Mr. Yogesh Chandrakant Tikam (5) Mr. Suhaas Dumbre (6) Sohiti Bajpai and (7) Vikas Bobade be and are hereby authorized to substitute the power for limited purpose of lodging, admitting, registering any document/ agreement/ deeds with the concerned office of the Registrar of Sub-Assurance and other concerned authorities, to be signed and executed by them, in favor of any of the employee/authorized signatory of the

Regd. Office: C/o. Evie Real Estate Pvt. Ltd; Aryabhata Building, C.G. Compound, Kanjurmarg (East), Mumbai 400042.

T : +91 22 61162000 E : contact@runwal.com W : www.runwalgroup.in

CIN : U70109MH2019PTC330458

करल - ५
 १२/०७/२०२०
 २०२२

SUSNEH INFRAPARK PRIVATE LIMITED

company/group company, jointly and/or severally, being the representatives of the Company”.

“RESOLVED FURTHER THAT the above-mentioned authorised signatories of the Company be and are hereby authorized to do any of the acts, deeds, matters and things as may be considered expedient and necessary in this regards on behalf of the Company”.

“RESOLVED FURTHER THAT the above mentioned director of the Company Mr. Krishna Dattatraya Lad, be and is hereby authorized to do any of the acts, deeds, matters and things as may be considered expedient and necessary in this regard on behalf of the Company.”

“RESOLVED FURTHER THAT Mr. Krishna Lad, director of the company is hereby authorised on behalf of the board of directors to execute and register Special Power of Attorney in favour of (1). Mr. Anand Praful Chheda (2). Mr. Abhishek Kumar Jain (3). Mr. Manoj Shah (4) Mr. Yogesh Chandrakant Tikam (5) Mr. Suhaas Dumbre (6) Sohni Bajpai and (7) Vikas Bobade, to implement the aforesaid Resolution.

“RESOLVED FURTHER THAT copies of the aforesaid resolution may be certified to be true by any one Director of the company and such certified true copies be furnished to any party as and when required.”



//Certified True Copy//
 FOR SUSNEH INFRAPARK PRIVATE LIMITED

रमेश बी परराव

[Ramesh B. Parerao]
 Director
 DIN: 07827932



करल-२
 २०८०२ १३ ४५
 २०२१



करल - ५

92022

944

220

महाराष्ट्र शासन

मालमती पत्रक

9438

2022

वास्तुकार/न.पु.अ. : नगर भूमापन अधिकारी, मुंबई		जिल्हा : मुंबई उपनगर	
नगर भूमापन क्रमांक	शिष्टाचार क्रमांक	क्षेत्र चौ. मी.	भारताधिकार
१०००/६		१२०६.१०	सी
आयुक्तपाला विलेखा अकरपवावा किना माक्यावा तपशिल आणि त्याच्या केरतपासणीची नियत वेळ		सि.स.न.१०००५ पहा.	

सुधिसाधिकार
 सध्याचा मुळ धारक H
 वर्ष: वेसर्न क्रॉस्टन पार्लियाम (पब्लि) लिमिटेड
 पद्धतार
 वंतर पार

करल-२
 20802 94 22
 2029



क्रमांक	व्यवहार	खत क्रमांक	नविन धारकाचा पद्धतार(प) किंवा पार	साचाक्रमांक
09/09/2018	सि.स.न. 10005 पहा.			सही- 09/09/2018 न.पु.अ. मुंबई
20/09/2018	सि.स.न. 10005 पहा.		H क्रॉस्टन लिमिटेड	सही- 20/09/2018 न.पु.अ. मुंबई
22/09/2018	न. जयवंदी असुक्त आणि सवालक भूमि अधिकार (न.रापप) पुणे यांच्याकडील परिपत्रक क्र.ना.पु.अ.मि.प./अकरवी नोंद/२०१५ पुणे दिनांक १६/३/२०१५ व इकडील अर्दीना क्र.न.पु.को.पूर./०६.अ.८०९ दिनांक २०/७/२०१५मध्ये केवळ चौकती नोंदपदी पुरविलेले क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मळात असलेले मिळकत पत्रिकेधार नमुद अंती क्षेत्र अक्षरी एक हजार दोनशे एकशेअठराचुगुणांक एक दहाशे चौ.मी. दाखल केले. अखरीने सहा दुय्येच किंवाक कुला ३ मुंबई उपनगर जिल्हा बांधे कडील दस्त क्र. १०३२ / २०१६ दि. २७/१०/२०१६, सही- दुय्येच निबंधक कुला १ मुंबई उपनगर जिल्हा बांधे कडील मुळ दुकमती दस्त क्र. १०१५० / २०१६ दि. १३/१०/२०१६, सवर्षे न.पु. अ. १०००५ व सै क्षेत्र १२०६.१ चौ.मी. अखरीने विलेखा अकरपवावा यांचे नाव कमी करून धारक सवरी इमी रिजल इस्टेट प्रा. लि. बांधे नाव दाखल केलेची नोंद दाखल केली.		अकराव क्र.८०१ प्रमाणे सही- २०/०९/२०१८ न.पु.अ. मुंबई	
22/09/2018	सि.स.न. 10005 पहा.		H इमी रिजल इस्टेट प्रा. लि.	सही- २०/०९/२०१८ न.पु.अ. मुंबई

हि मिळकत पत्रिका (दिनांक १०/३०/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिवाय जी आवश्यकता न्होई.
 मिळकत पत्रिका करूनलेद दिनांक १०/२०/२०२१ १२:२२:३१ PM
 केवळ पडताळणी साठी <http://aapasthesh.mahatnms.gov.in/DSL/propcard> या संकेत स्थळावर जाऊन २२०९१००००९८०००० हा क्रमांक वापरवा.



महाराष्ट्र शासन

मालमत्ता पत्रक

करल - ५
१२४२२ ७८९ २०२०
२०२२

नाम/पैत : कांपुर	तालुका/म.मु.आ. : नगर सुभाषन अधिकारी, मुलूंक	२०२२	जिल्हा : मुंबई उपनगर
नगर सुभाषन क्रमांक	शिष्टाचार नंबर/नंबर	क्षेत्र चौ.मी.	धारमाधिकार
१०१४/१		२९.२०	सी

सूचिधारिका
दस्तावेज मुक्त धारक
वर्ष:
पट्टेधार
इतर भार
इतर जेरे

दिनांक	व्यवहार	खंड क्रमांक	नविन प्रारंभ (या) पट्टेधार (या) किंवा वार	सालांकन
--------	---------	-------------	---	---------

हि मालमत्ता पत्रिका (दिनांक १०/३१/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीस केली असल्यामुळे त्यावर कोणत्याही रूढी शिष्याची आवश्यकता नाही. मालमत्ता पत्रिका दोस्ताने दिनांक १०/३०/२०२१ १२:००:०० PM तेवता पडताळणी साठी <http://saplab.niksh.mahabhumi.gov.in/DSLIP/propertycard> या संकेत स्थळावर जाऊन २२०११००००१८३७९३८ हा नंबर वापरावा.



करल - ५
२०१०२ १८ ४५
२०२१



करल - ९

2022 2022

महाराष्ट्र शासन

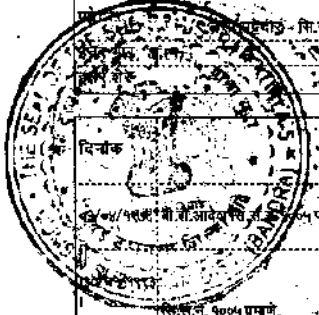
मालमत्ता पत्रक

१४८५

२०२२

नाव/पैठ : कोणपुर	तालुका/न.मु.का. : नगर मुम्बयन अधिकारी, मुंबई	जिल्हा : मुंबई उपनगर
नगर मुभापन क्र मांक	क्षेत्र चौ.मी.	पारप्याधिकार
१०५८/१	१४.१०	सी
		सासनाला दिलेल्या आकारमाफ किंवा भाज्याचा तापशिल अणि त्याच्या केरतपासनीची शिधत देऊ
		मि.स.नं. १००५ पहा.

मुदियाधिकार	करल-२
हक्काचा मुळ धारक H	२०४०२१९४५
पथ: सर महगंद मुसुळ खेत	२०२१
मि.स.नं. १००५ प्रमाणे.	



दिनांक	व्यवहार	संक्रमांक	नविन धारक(या) पट्टेदार(प) किंवा भाग	साक्षात्करण
				सही- ०३/०३/१९९६ न.मु.अ. मुमुंड
			L कोर्टान शिखर लिमिटेड.	सही- ३०/१५/१९९३ न.मु.अ. मुमुंड
१२/०४/२००६	ना.अपर जिल्हाधिकारी व सहाय प्राधिकारी (न.स.क.म.मुमुंड) यांचेकडील पत्रक क्र.सी/पुरसही/६१/एसआर/३८४/१ दि.३०/४/२००६नुसार सहाय मिळकतीपैकी क्षेत्र न.ज.अ.म.अधिनियम १९६६ करण १०(३) चे अतिरिक्तप्रमाणे संवादित झालेले सहाय क्षेत्र महाराष्ट्र शासनाचे नाव दाखल करण्याबाबत नोंद घेतली. यात समाील: मि.स.नं.१००५,१००५/१,१००६,१००६/१ से ४,१००८,१००८/१,१०१०,१०१०,१०११,१०११/१ ते ६,१०१८,१०१८/१ ते ९ क्षेत्र ३६०३.३६ चौ.मी.		M महाराष्ट्र शासन	केपकार क्र.२११ प्रमाणे सही- २६/०७/२००५ न.मु.अ. मुमुंड
०१/०३/२०१०	ना.अपर जिल्हाधिकारी व सहाय प्राधिकारी (न.स.क.म.मुमुंड) यांचेकडील क्र.सी/पुरसही/६-५/६१/एसआर/१०/३८४/दि.५/१०/१० दिनांक ४/३/१० चे आदेशानुसार दि.२६/०१/१० वी महाराष्ट्र शासनधेनावारी नोंद कमी केलेची नोंद घेतली.			केपकार क्र.४३ प्रमाणे सही- ०४/०३/२०१० न.मु.अ. मुमुंड
२४/०४/२०१५	ना.जमाबंदी अधिकारी आणि संचालक भूनि अगिलेख (न.रा.स.क) पुणे यांचेकडील परिपत्रक क्र.म.मु.५/मि.प./अदारी नोंद/२०१५ पुणे दि.१६/३/२०१५ व इकडील आदेश क्र.न.मु.सोपूर / के.अ.८०९ दिनांक २४/०४/२०१५ वगळते केवळ चौकणी नोंदवहीपैकी क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र येऊन असलेले मिळकत पत्रिकेवर नमुद बंदी क्षेत्र अदारी सतरा पुर्णक एक दशांश चौ.मी. दाखल केले.			केपकार क्र.८०९ प्रमाणे सही- २४/०४/२०१५ न.मु.अ. मुमुंड
२१/११/२०१४	खरेदीने- ना.सहाय दुय्यम निबंधक कुल्ले-२ मुंबई उपनगर जिल्हा यांचेकडील दस्त क्र.१४३३/२०१५,सहा दुय्यम निबंधक कुल्ले २ मुंबई उपनगर जिल्हा यांचेकडील मुळ दुय्यमही दस्त क्र. १०४५/२०१६ दि. १३/१०/२०१६ अन्वये न.मु.अ. १०१८/१ क्षेत्र ९४९ चौ.मी. क्षेत्र खरेदी देणार यांचे नाव कमी करून पट्टेदार खदरी हवी रिजल इस्टेट प्रा.लि. यांचे नाव दाखल केलेची नोंद दाखल केली.		L इंदी रिजल इस्टेट प्रा.लि.	केपकार क्र.१०३९ प्रमाणे सही- २१/११/२०१४ न.मु.अ. मुमुंड

हे मिळकत पत्रिका (दिनांक २/७/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही किंवा चिन्हाची आवश्यकता नाही. मिळकत पत्रिका साकतलोक दिनांक १०/२०/२०२१ १:१५:३३ PM वेळता पडताळणीसाठी <http://seapbbskh.maharajurmi.gov.in/DSL/propertycard> वा वेबल रजिस्ट्रार जाऊन २२०९१०००१५८९३५३ हा क्रमांक वापरवा.



महाराष्ट्र शासन

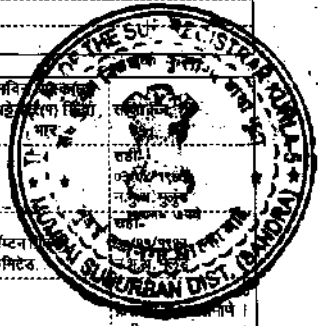
मालमत्ता पत्रक

करल - ५

१२४८८ १३/०२/२०२५

गाव/पैठ : कांजुर	चालुक/न.मु.का. : नगर मुखपत्र अधिकारी, मुंबई			जिल्हा न. मु. का.
नगर मुखपत्र क्रमांक	जिल्हा/फ्लॉट नंबर/नंबर	क्षेत्र चौ. मी.	घारपाधिकार	गावपालिका क्षेत्र वा आकारमात्र किंवा शाब्दिक वपारिष्ठ क्षेत्र स्वरूपाचे क्षेत्र किंवा क्षेत्र
१०१८९		५.५०	सी	सि.स.न. १००५ पहा.

<p>सुविधाधिकार</p> <p>संकाया मुल घाटक H</p> <p>वर्ग: सर सर्वभर युक्त खोत</p> <p>पट्टेदार</p> <p>नगर पार करल</p> <p>नगर मारे</p> <p>२०१०२ २०१५</p> <p>२०२५</p> <p>व्यवहार</p> <p>खंड क्रमांक</p> <p>नवि. संकाय पट्टेदार (प) किंवा भार</p> <p>२०१०२ २०१५</p> <p>२०२५</p> <p>क्रॉप्टन लिमिटेड</p> <p>म</p> <p>महाराष्ट्र नगरन</p> <p>सही-</p> <p>२६/०९/२०१५</p> <p>न.मु.अ.मुंबई</p> <p>क्रॉप्टन लिमिटेड</p> <p>सही-</p> <p>२६/०९/२०१५</p> <p>न.मु.अ.मुंबई</p> <p>क्रॉप्टन लिमिटेड</p> <p>सही-</p> <p>२६/०९/२०१५</p> <p>न.मु.अ.मुंबई</p> <p>क्रॉप्टन लिमिटेड</p> <p>सही-</p> <p>२६/०९/२०१५</p> <p>न.मु.अ.मुंबई</p>					
२६/०९/२०१५	<p>गा.अमर जिल्हाधिकारी व सहाय्य प्राधिकारी (न.शे.क.म.मुंबई) यांचेकडील घाटक सी/युएलसी/घाटपत्र क्रमांक ३८४४/२६/०९/२०१५ नुसार सार मालमत्तापत्रिका क्षेत्र न.ज.क.म.अधिनियम १९५६ कलम १०६६ चे अधिसूचनाप्रमाणे संपादित झालेले सार क्षेत्र महाराष्ट्र शासनाचे नाव दाखल करण्याबाबत नोंद घेतली. यात सांगितलेले दि.स.न. १००५, १००५/१, १००५, १००५/१ ते ४, १००८, १००८/१, १०१०, १०११, १०१४, १०१४/१ ते ६, १०१८, १०१८/१ ते ९ क्षेत्र ३६०३.६३ चौ. मी.</p>				
०१/०९/२०१०	<p>गा.अमर जिल्हाधिकारी व सहाय्य प्राधिकारी (न.शे.क.म.मुंबई) यांचेकडील क.सी/युएलसी/के.५/६/७/८/९/१०/११/१२/१३/१४/१५/१६/१७/१८/१९/२० चे आवेशानुसार दि.२६/०९/१० ची महाराष्ट्र शासनाच्यावती नोंद कमी केलेली नोंद घेतली.</p>				
२६/०९/२०१५	<p>न.जगावडी व्युत्पन्न अर्थी संचालक मंडळी अंतर्गत (म.वा.व्या) पुणे यांचेकडील परिपत्रक क्र.ना.मु.५/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/०९/२०१५ व इकेडील अदेश क्र.न.मु.कांजुर/के.क.२०१६ दि.२६/०९/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मालमत्ता पत्रिकेवरील क्षेत्र मेळता असलेले मालमत्ता पत्रिकेवर नमुद जमी क्षेत्र अक्षरी पाच पुर्णक पाच वसोसा चौ.मी. दाखल केले.</p>				
२६/११/१९९९	<p>खरेदीने सहा व्युत्पन्न निबंधक कुला : मुंबई उपनगर जिल्हा यांचे कडील दस्त क्र. १०९२ / २०१६ दि. २६/११/२०१६, सहा व्युत्पन्न निबंधक कुला व मुंबई उपनगर जिल्हा यांचे कडील मुक्त बुरुस्ती दस्त क्र. १०६५० / २०१६ दि. १३/१०/२०१६ अन्वये न.मु. क्र. १०१८/१ चे क्षेत्र ५.५ चौ. मी. खरेदीने दिल्याचे खेती देणार याचे नाव कमी करून पट्टेदार सदरी इधी रिअल इस्टेट प्रा. लि. यांचे नाव दाखल केलेली नोंद दाखल केली.</p>				



सि.मिळकत पत्रिका (दि.नां. १०/११/२०१९ ' २:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही. मिळकत पत्रिका खालील वेळापत्रकात १०/११/२०१९ १२:००:०० PM वेळाला पत्रिका प्रकाशित करणारी <http://eapb.maharashtra.gov.in/DLSLR/propertycard> या संकेत स्थळावर जाऊन २२०९१००००१८४३९२५ हा क्रमांक वापरावा.



करल - ५

92022 20/2020

2022

महाराष्ट्र शासन

मालमत्ता पत्रक

१४८३

तालुका/न.सू.का. : नगर मूकामन अधिकारी, मुंबई

जिल्हा : मुंबई उपनगर

नगर मुख्यालय क्रमांक १०१७/६	शिष्ट: प्लॉट नंबर: नंबर	क्षेत्र चौ. मी. १२.१०	भातप्राधिकार सी	शासनाला दिलेल्या आकारपेक्षा किंवा भाड्याचा संपादन आणि त्याच्या क्षेत्रपेक्षाशीची नियत रकम वि.स.ने १००५ प्रमाणे.
--------------------------------	----------------------------	--------------------------	--------------------	---

करल २

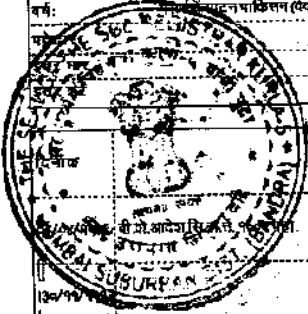
20802 2914

2029

सुविधाधिकार

हस्तांतरण शुभ धारक H

वर्ग: ...



व्यवहार	सं. क्रमांक	नविन धारक(शी) पट्टेदार(प) किंवा धार	साक्षात्करण
			सही- ०३/०४/१९९४ न.सु.अ. मुंबई
		H क्रॉयडन मिहज लिमिटेड.	सही- ३०/०६/१९९४ न.सु.अ. मुंबई
२४/०४/२०१५ सा. घनाबंदी आणुका आणि संचालक शुभ अधिकार (म.रा.ज्ये.) पुणे हायकोर्टात परिपत्रक क्र.सा.सु.४/वि.म /अधारी नोंद/२०१५ पुणे दिनांक १६/३/२०१५ याद्वारे अर्ज क्र.प.सु.का.पूर /फ.क्र.८०९ दिनांक २४/४/२०१५अन्वये केदल चौथ्या नोंदपदी वरील क्षेत्र व भिन्नकत पत्रिकेवरील क्षेत्र मेल्या असलेले भिन्नकत पत्रिकेवर नमुद अंकी क्षेत्र अडारी धारा पुर्णक एक दर्शोश चौ.मी.दाखल केले.			किरादार क्र.८०९ प्रमाणे सही- २४/०४/२०१५ न.सु.अ. मुंबई
२४/१४/२०१४ खरेदीने सहा दुय्यम निबंधक कुर्ला २ मुंबई उपनगर जिल्हा यांचे कडील वस्त क्र. १४२२/२०१६ दि. २४/१४/२०१६ सहा दुय्यम निबंधक कुर्ला १ मुंबई उपनगर जिल्हा यांचे कडील एक दुकानती वस्त क्र. १०४१० / २०१६ दि. १३/१०/२०१६ अन्वये: न.सु. क्र. १०१७/६ ये क्षेत्र १२.९ चौ.मी. खरेदीने दिल्याने खरेदी देणार यांचे नाव करून धारक सदरी इची रिजल व स्टेट प्रा. लि. यांचे नाव दाखल केलेची नोंद दाखल केली.		H इची रिजल इस्टेट प्रा. लि.	किरादार क्र.१०२९ प्रमाणे सही- २९/१४/२०१४ न.सु.अ. मुंबई

दि. २४/०४/२०१५ १२:००:०० AM रोजी डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही किंवा मी अवश्यकता नाही.
 मालमत्ता पत्रिका डाऊनलोड दिनांक १०/२०/२०२१ १:११:०९ PM
 वेबसाईट पदाकाशी साठी <http://eapibhadrakar.maharashtra.gov.in/DLSR/propertycard> या संकेत स्थळावर जाऊन २२०९१०००१५८९३५२ हा क्रमांक वापरता.



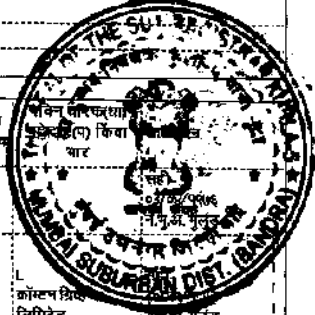
महाराष्ट्र शासन

करल - ५

मालमत्ता पत्रक

गाव/पैठ : कर्जुर	तालुका/ज.मु.का. : नगर प्रशासन अधिकारी, मुंबई	9210-22	9210-22
नगर प्रशासन क्रमांक १०१८	दिनांक: क्षेत्र नं. ०१	2022	पिढा : मुंबई उपनगर
	वारणाधिकार		शासनात्मक नियंत्रण अखत्ययता विभागाच्या तयार केलेल्या आणि त्याच्या क्रमवारीत नोंदी मिळत येऊ शकतात. दि. १०/०५/२०१५.

क्रमांक	विवरण	व्यवहार	वर्ग क्रमांक
2022-22-54	2022		
15/08/2004	मा.अपर जिल्हाधिकारी व सहाय्य प्राधिकारी (न.श.क.म.) मुंबई यांचेकडील पत्र क्र.सी/मुएलसी/६१५ एच.आर./४/२८४/०४ दि. २०/५/०४ नुसार सदर मिळकतीवरील क्षेत्र नं.०१, क.प.अधिगियन १९७६ कलम १०(३) चे अधिसूचनेद्वारे संपादित झालेले सदर क्षेत्र महाराष्ट्र शासनाचे नाव दाखल करण्याबाबत नोंद घेतली. शात सांगिल सि.स.नं. १००५, १००५/१, १००५/१००५, १००५/१ ते ५, १००८, १००८/१, १०१०, १०११, १०१५, १०१४/१ ते ६, १०१८, १०१८/१ ते १ क्षेत्र ३६०३.७ चौ.मी.		क्षेत्रांक क्र. २४१ प्रमाणे सही- २४/०४/२००५ न.मु.अ. मुंबई
०५/०३/२०१०	मा.अपर जिल्हाधिकारी व सहाय्य प्राधिकारी (न.श.क.म.) मुंबई यांचेकडील क.सी/मुएलसी/६-५६९५/एच.आर.१०/३८४/दि.१५/०१/१० दिनांक ४/३/१० चे आदेशानुसार दि.२६/४/०५ ची महाराष्ट्र शासनाकडून वाचपी नोंद केली नोंद घेतली.		क्षेत्रांक क्र. ४११३ प्रमाणे सही- ०५/०३/२०१० न.मु.अ. मुंबई
२२/०४/२०१५	मा.अपर जिल्हाधिकारी व सहाय्य प्राधिकारी (न.श.क.म.) मुंबई यांचेकडील परिपत्रक क्र.न.मु.प/सि.प./असरी नोंद/२०१५ पुणे दि.१६/४/२०१५ व इकडील आदेश क्र.न.मु.क/जुर / के.क.८०५ दिनांक २४/०४/२०१५ अन्वये केवळ चौकशी नोंद घेवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र वेळेत असलेले मिळकत पत्रिकेवर नमुद अंकी क्षेत्र असरी नऊशे बळीस पुर्णक पाच दशांश चौ.मी. दाखल केले.		क्षेत्रांक क्र. ८०१ प्रमाणे सही- २२/०४/२०१५ न.मु.अ. मुंबई
१६/०५/२०१६	मा.जिल्हाधिकारी मुंबई उपनगर पिढ्या यांचे आदेशानुसार आदेश क्र.जि.अ.मु.अ/३/न.मु. कर्जुर/क्षेत्र/ एच अर १६१४/२०१५/१००४ दि.०५/०४/२०१६ अन्वये व इकडील मो. र.नं. ११९/२०१२ दि. ३०/०३/२०१२ अन्वये न.मु.क. १०१८ चे १२२.५ चौ.मी. रेषची १२३२.८ चौ.मी. क्षेत्र कायम केलेची नोंद दाखल केली.		क्षेत्रांक क्र. १४३ प्रमाणे सही- १६/०५/२०१६ न.मु.अ. मुंबई
०५/०४/२०१६	मा.जिल्हाधिकारी मुंबई उपनगर पिढ्या यांचे आदेशानुसार सदर मिळकत पत्रिकेवरचे क्षेत्र दुसरी झालेले मा.अपर जिल्हाधिकारी आणि सहाय्य प्राधिकारी (न.श.क.म.) मुंबई यांचेकडील परीपत्रकानुसार दि. २४/०४/२०१५ रोजी घेण्यात आलेली नोंद रद्द करून नवीन क्षेत्रची दि. १६/०५/२०१६ ची नोंद मिळकत पत्रिकेवर नमुद असलेले अंकी क्षेत्र असरी एक हजार दोनशे बळीस पुर्णक पाच दशांश चौ.मी. दाखल केले.		क्षेत्रांक क्र. ९८४ प्रमाणे सही- ०५/०४/२०१६ न.मु.अ. मुंबई
२२/१५/२०१७	खेदीने- मा.सह दुय्यम निबंधक कुर्ला-२ मुंबई उपनगर जिल्हा यांचेकडील दस्त क्र.१०३२/२०१५ दि. २४/१०/२०१५ सह दुय्यम निबंधक कुर्ला-१ मुंबई उपनगर जिल्हा यांचेकडील मुक दुसरी दस्त क्र. १०४५०/२०१६ दि. १३/१०/२०१६ अन्वये न.मु.क. १०१८ क्षेत्र १२३२.८ चौ.मी. क्षेत्र खेदीने दिल्याने खेदी वेपार यांचे नाव कमी करून पट्टेदार सदरी इली रिअल इस्टेट प्रा.लि. यांचे नाव दाखल केलेची नोंद दाखल केली.		क्षेत्रांक क्र. १०१५ प्रमाणे सही- २२/१५/२०१७ न.मु.अ. मुंबई



हे मिळकत पत्रिका (दिनांक १०/३५/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही. मिळकत पत्रिका खालील दिनांक १०/२०/२०२१ ११:३० PM पिढ्या पत्रिकाची साईट <http://eapbafibaf.mumbai.lmi.gov.in/OSLR/propertycard> व संकेत स्थळावर जाऊन २२०१९०००१८४३९२२ हा क्रमांक वापरून.



करल - ५		
१२००२	५६	२००
२०२२		



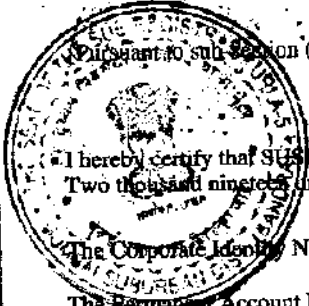
सत्यमेव जयते

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

करल-२		
२०४०२	२३	४५
२०२१		

Certificate of Incorporation



in pursuance of sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

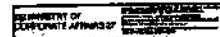
I hereby certify that **SUSNEH INFRAPARK PRIVATE LIMITED** is incorporated on this Twelfth day of September Two thousand nineteen under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is **U70109MH2019PTC330458**.

The Permanent Account Number (PAN) of the company is **ABCCS6245F**

The Tax Deduction and Collection Account Number (TAN) of the company is **MUMS11348I**

Given under my hand at Manesar this Twelfth day of September Two thousand nineteen,



Digital Signature Certificate
ALOK TANDON

Deputy Registrar Of Companies

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

SUSNEH INFRAPARK PRIVATE LIMITED
C/O EVIE REAL ESTATE PVT. LTD ARYABHATTA, BUILDING, C.G.
COMPOUND, KANJUR MARG, EAST MUMBAI, Mumbai City,
Maharashtra, India, 400042

* as issued by the Income Tax Department



करल - ५		
१२४७	७५६	२२०
२०२२		

करल - २		
२०४०२	२४	४५
२०२१		



BLANK
PAGE
कोरे
पृष्ठ

करल - ५
१२६२ १६ २२०
२०२२

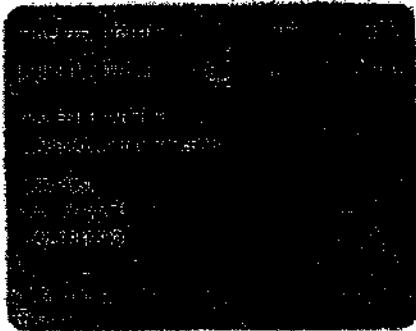
करल - २
२०५०२ २६ ४५
२०२१



BLANK
PAGE
कोरे
पृष्ठ

करल - ५		
१२४६२	१५०	२२०
२०२२		

करल-२		
२०४०२	२०	४५
२०२१		



रमेश की ० परराव

रमेश कृष्ण परराव
 Ramesh Krishnan Pererao
 पुरुष / DOB: 05/01/1990
 पुरुष / MALE

5377 4587 7938

माझे आधार, माझी ओळख

रमेश की ० परराव



करल - ३		
१०४०२	२०	४५
२०२१		

करल - ५		
१२५२	०९	२१०
२०२२		



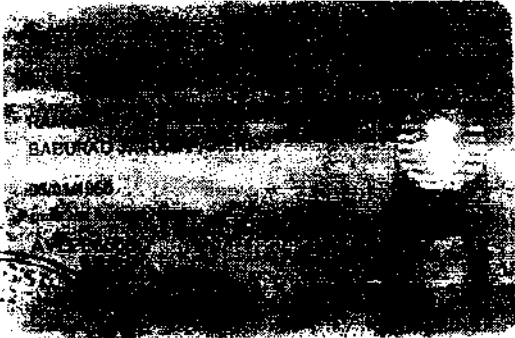
BLANK

PAGE

कोडे

पृष्ठ

करल-१
 १२०६२ १६२ २२०
 २०२२



करल-२
 १२०६२ १६२ २२०
 २०२१



भारतीय रिजिस्ट्रार प्रणाली
 जनक संस्था / DOB: ०६/०१/१९९६
 पुरुष / MALE

5377 4587 7938

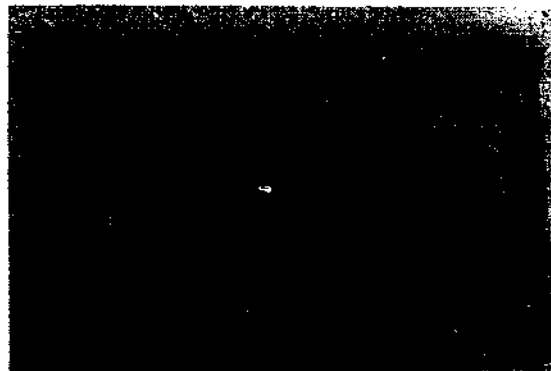
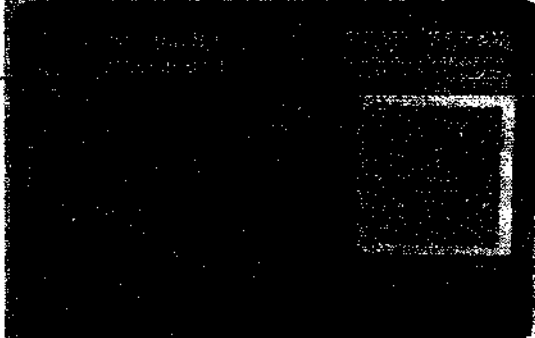
माझे आधार, माझी ओळख

भारतीय रिजिस्ट्रार प्रणाली
 भारतीय रिजिस्ट्रार प्रणाली OF INDIA

पत्ता:
 S/O. रघुनाथ जयराव पटेल, एन. २.९
 सदा नगराच घाट, अहमदनगर, मध्य
 महाराष्ट्र, मुंबई, मुंबई.
 महाराष्ट्र - ४०००७१

Address:
 S/O. Baburao Jayaram
 Parvati, Ghate No. 2.9
 Near Chaudhari High School,
 Chaudhari, Marolli, Mumbai,
 Maharashtra - 400071

5377 4587 7938



भारतीय रिजिस्ट्रार प्रणाली
 भारतीय रिजिस्ट्रार प्रणाली OF INDIA

पत्ता:
 S/O. नारायण बोबाडे
 S/O. नारायण बोबाडे
 एन. १/१६.५
 पुरुष / MALE

4626 9354 7818

मेरा आधार, मेरी पहचान

Handwritten signature

भारतीय रिजिस्ट्रार प्रणाली
 भारतीय रिजिस्ट्रार प्रणाली OF INDIA

पत्ता:
 S/O. नारायण बोबाडे, १/१६.५, एन. १/१६.५
 सदा नगराच घाट, अहमदनगर, मध्य महाराष्ट्र, मुंबई, मुंबई.
 महाराष्ट्र - ४०००४२

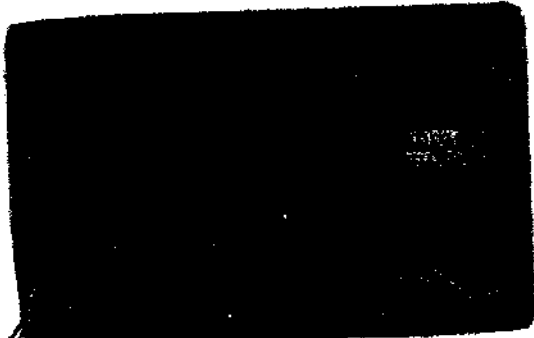
Handwritten signature

4626 9354 7818



का - २		
२००२	३०	४५
२०२१		

Shard



Shard



Shard

करल - ५

2021 929 220

Am...
Date of Birth: 08/09/1981
Sex: MALE
Mobile No: 9833672235

5360 6367 0665
VID : 9118 6023 4789 2735

माझे आधार, माझी ओळख

महाराष्ट्र शासन
महाराष्ट्र शासन

5360 6367 0665
VID : 9118 6023 4789 2735

Address :
570 Prad...
Mumbai - 400019

MAHARASHTRA SUBURBAN DIST. (MUMBAI)

5349 9321 5723
VID : 5440 7282 2207 6879

माझे आधार, माझी ओळख

5349 9321 5723
VID : 5440 7282 2207 6879

Shard

6114 4648 7784
VID : 9100 1458 4663 6813

मेरा आधार, मेरी पहचान

6114 4648 7784
VID : 9100 1458 4663 6813

Address :
B-702 Sector 18 Viceroy Park CHS Plot No 1,
Off Palm Beach Road, Sarpada, Hood Mumbai,
Thane,
Maharashtra - 400005


करल - ५
 १२५२ २००२२०
 २०२२

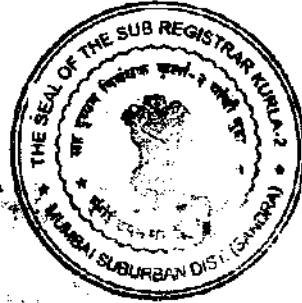
आयकर विभाग
 INCOME TAX DEPARTMENT
 SUPPLAS DUMBRE
 TUKARAM GANPAT DUMBRE
 17/07/1974
 Permanent Account Number
 AFRPD1640K


Handwritten signature



करल-२
 २००२ ३१/५
 २०२१

भारत सरकार
 Government of India

 मनोज वसन्तजी शाह
 Manoj Vasanthji Shah
 जन्म तारीख/DOB: 16/09/1982
 लिंग/ GENDER: MALE
 3139 8241 7925
 माझी आधार, माझी ओळख



आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 MANOJ VASANTHI SHAH
 VASANTHI DAMJI SHAH
 16/09/1982
 Permanent Account Number
 BAZPSS773G
 Signature


करल - ५		
१२४२	१९५	२२०
२०२२		

करल-२		
२००२	३२	४५
२०२१		



BLANK

PAGE

कोरे

पु

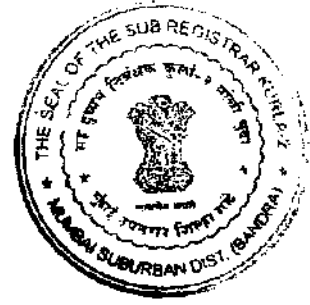
करल - ५		
२२०२	३३	४५
२०२२		

करल-२		
२००२	३३	४५
२०२१		



जलयुक्त विभाग
INCOME TAX DEPARTMENT GOVT. OF INDIA
RODRIGUES KEVIN BAPTIST
BAPTIST RODRIGUES
3010771085
Permanent Account Number
APUPR9499H
Signature
Small photo

Handwritten signature



करल - ५
9242 904 220
२०२२



निर्देश

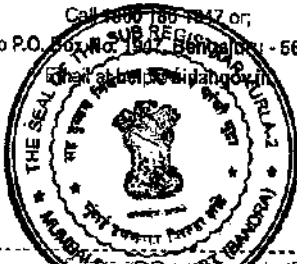
- आधार ओळखीचे प्रमाण आहे, नागरीकत्वेचे नाही.
- ओळखीचे प्रमाण ऑनलाईन ऑथेन्टिकेशन द्वारा प्राप्त करा.
- कोणत्याही प्रकारच्या मदतीकरिता :-
फोन नं. 1800 180 1947 वर संपर्क करा, किंवा
पी.ओ. बॉक्स नं 1947, बेंगलूर - 560001 वर पत्र पाठवा, किंवा
help@uidai.gov.in वर ईमेल करा.

२०४०२ २५ ४५
२०२१

INSTRUCTIONS

- Aadhaar is proof of identity, not of citizenship,
- To establish identity, authenticate online.
- In case any help is required :-

Call 1800 180 1947 or
Write to P.O. Box No. 1947, Bengaluru - 560 001 or
help@uidai.gov.in



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

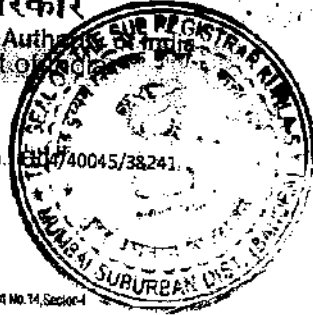
पत्ता : पी.ओ. बॉक्स नं. १९४७, बेंगलूर, कर्नाटक - ५६०००१

Address : Shree Nagar, Cabinet Employees Hari Om CHS, Flat No. 14, Sector-4, Thane West, Thane, Maharashtra, 400604

Aadhaar - Samanya Maansacha Adhikaar



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



नोंदणी क्रमांक/Enrolment No. 470983790682

To: Kevin Baptist Rodrigues
(मॅरिन बाप्टिस्ट रोड्रीगुएस)
Shree Nagar
Cabinet Employees Hari Om CHS, Flat No. 14, Sector-4
Thane West
Thane
Maharashtra - 400604

Date: 31/07/2011

Ref. No. : 00015878-00030749-00038635



UB 01609045 4 IN

आपला आधार क्रमांक / Your Aadhaar No. :

4709 8379 0682

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

केविन बाप्टिस्ट रोड्रीगुएस
Kevin Baptist Rodrigues



जन्म वर्ष / Year of Birth : 1985
पुरुष / Male

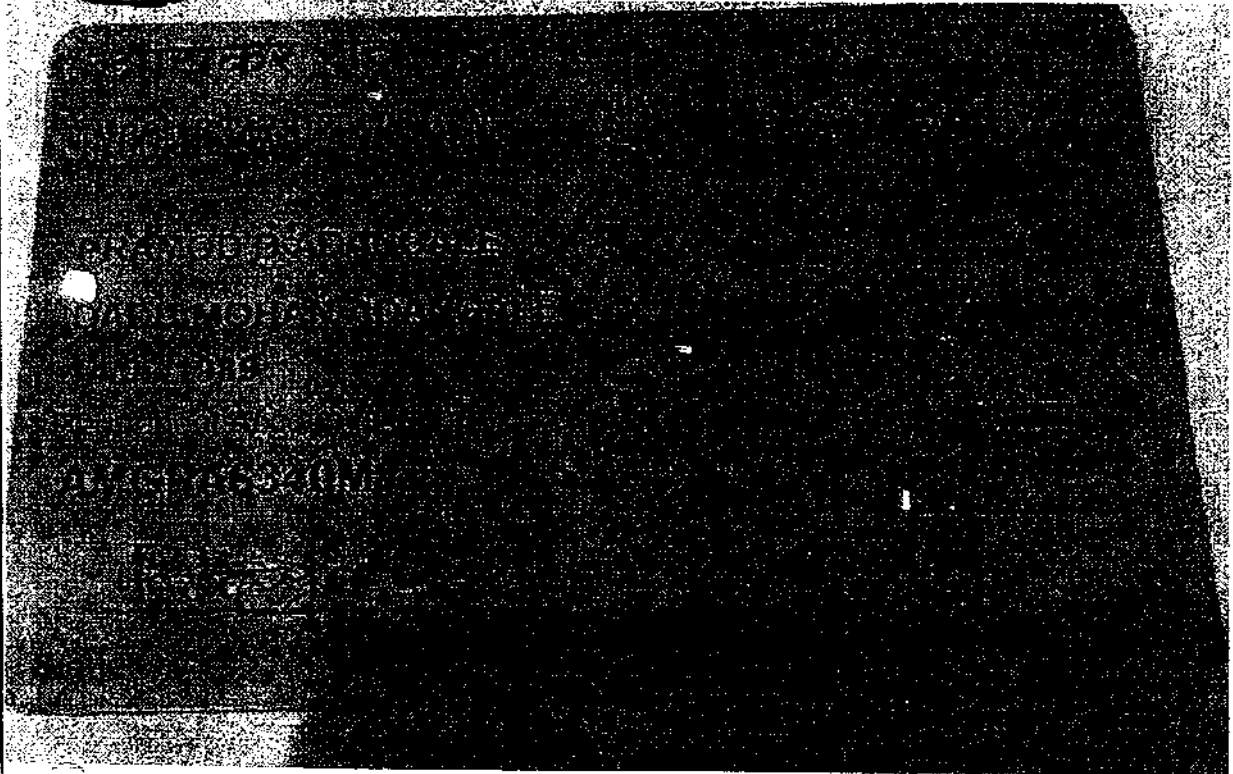
4709 8379 0682

आधार - सामान्य माणसाचा अधिकार

Handwritten signature

करल - ५		
920es	9EL	220
२०२२		

करल-२		
20802	24	84
२०२१		



~~Attest~~



करल - ५
 १२४२ ६६२२०
 २०२२

करल-२
 २००२ ३६ ४५
 २०२१

भारत सरकार
 GOVERNMENT OF INDIA
 प्रमोद दादू अडंगले
 Pramod Dadu Adangale
 जन्म तारीख/ DOB: 14/09/1959
 पुरुष / MALE
 3956 4910 1591
 माझे आधार, माझी जोळ



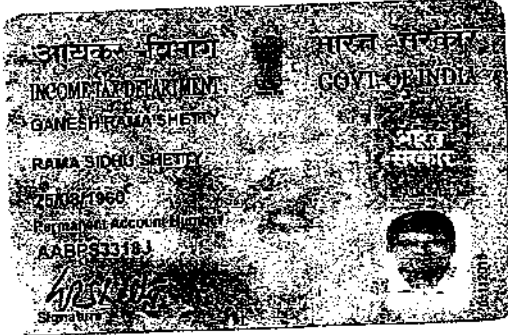
भारतीय विशिष्ट पहचान प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 पत्ता:
 प्लॉट नं. १२५सी-१३,
 एक्टा चौ. ही. लोखानवी,
 पोखरण रोड नं. २,
 हिरानंदानी मैदानी
 वसती, नवी मुंबई, ठाणे
 महाराष्ट्र - ४००६०१
 Address:
 PLOT NO. 125C-13, EKTA CHS,
 POKHARAN ROAD NO. 2, NEAR
 HIRANANDANI MEADOWS,
 VASANT VIHAR, THANE WEST,
 Thane, Maharashtra - 400601

1844 200 1942 1816-0411@uidai.gov.in www.uidai.gov.in RD, Sec No. 13/7, Dombivli-401 014

Handwritten signature

करल - ५		
१२७०६२	२००	२२०
२०२२		

करल-२	
२०४०२	३७/४५
२०२१	



Handwritten signature

Handwritten signature



करल - ५		
१२५५	२०१	२२०
२०२२		

करल - २		
२०४०२	३८	४५
२०२१		

गणेश रामा शेट्टी
Ganesh Rama Shetty
 जन्म तारीख / DOB: 25/08/1960
 पुरुष / MALE

9731 5688 0190

माझे आधार, माझी ओळख



Shetty

Shetty

पत्ता: Address:
 S/O रामा शेट्टी, ए/२०३, Versova Shree Doreha, SVP
 वसोवा श्री दर्शन, एस.वी.पी. Nagar, Mhada Colony, Versova
 नगर, म्हाडा कॉलोनी, Sechanga, Andheri West, Azad
 वसोवा पुक्सचेंज, अंधेरी Nagar S.O, Mumbai.
 वेस्ट, भासाद नगर व.अ., Maharashtra - 400053
 मुंबई.
 महाराष्ट्र - 400053

9731 5688 0190

मेरा आधार, मेरी पहचान

करल - ५
 १२७६२ २७२ २३०
 २०२२



सुयश सुधाकर पवार
 Suyash Sudhakar Pawar
 जन्म तारीख / DOB : 18/09/2000
 पुरुष / Male

6632-0019-2644

आधार - सामान्य माणसाचा

करल-२
 १२७६२ २७२ २३०
 २०२१



भारतीय राजकीय प्रमाणन प्राधिकरण
 Government of India

पत्ता 257, पवार वाडी, मंदराव, 416705
 Address: 257, Pawar Wadi, Mandarav, Mandarav, Ori, Ratanagiri, Maharashtra, 416705

6632-0019-2644

1800-300-1047

[Handwritten Signature]

करल - ५		
१२५०२	४०३	२२०
२०२२		



करल - २		
२०००२	४०	४५
२०२१		



BLANK
PAGE
को
रु

करल - ५
 १२५२ २०० २५०
 २०२२

करल-२
 २००२ ५९ ४५
 २०२१



भारत सरकार
 Government of India

नितीन प्रभाकर कुल्ये
 Nitin Prabhakar Kulye
 जन्म तारीख / DOB : 17/01/1998
 पुरुष / Male

4431 2672 1005

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
 Unique Identification Authority of India

पत्ता 303, जंब्हण, वरजेवाडी,
 वेतोशी, वेतोशी, रत्नगिरी, वेतोशी,
 महाराष्ट्र, 415617

Address: 303, jambhvan, vardeawadi,
 veloshi, Veloshi, Ratnagiri, Veloshi,
 Maharashtra, 415617

4431 2672 1005

1987 1987

करल - ५
१२०२ २०५ २२०
२०२२

२०२२

करल-२
२०२० ०२ ०५
२०२१



BLANK

PAGE

कोरे

पृष्ठ



31/12/2021 1 29:35 PM

दस्त गोषवारा भाग-2

दस्त क्रमांक : करल2/20402/2021
दस्ताचा प्रकार :- कुलमुखत्यारपत्र

करल - 4	
करल 2	20402/2021
2022	220

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: केविन रॉड्रीग्स पत्ता: प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: क्रॉम्प्टन ग्रीन्स लिमिटेड, ब्लॉक नं: कांजूर व्हिलेज, रोड नं: कांजूरमार्ग पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: APUPR9499H	पॉवर ऑफ अटॉर्नी होल्डर वय :- 35 स्वाक्षरी: <i>[Signature]</i>		
2	नाव: प्रमोद अडमळे पत्ता: प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: क्रॉम्प्टन ग्रीन्स लिमिटेड, ब्लॉक नं: कांजूर व्हिलेज, रोड नं: कांजूरमार्ग पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: AMGPA6340M	पॉवर ऑफ अटॉर्नी होल्डर वय :- 31 स्वाक्षरी: <i>[Signature]</i>		
3	नाव: रामोश बोदी पत्ता: प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: क्रॉम्प्टन ग्रीन्स लिमिटेड, ब्लॉक नं: कांजूर व्हिलेज, रोड नं: कांजूरमार्ग पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: AABPS3318J	पॉवर ऑफ अटॉर्नी होल्डर वय :- 60 स्वाक्षरी: <i>[Signature]</i>		
4	नाव: सुनेह इन्फार्मॅटिक्स प्रायव्हेट लिमिटेड अधिकृत स्वाक्षरीकार आनंद प्रफुल्ल छेळा पत्ता: प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: क्रॉम्प्टन ग्रीन्स लिमिटेड, ब्लॉक नं: कांजूर व्हिलेज, रोड नं: कांजूरमार्ग पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: ABCCS6245F	कुलमुखत्यार देणार वय :- 40 स्वाक्षरी: <i>[Signature]</i>		
5	नाव: सुनेह इन्फार्मॅटिक्स प्रायव्हेट लिमिटेड अधिकृत स्वाक्षरीकार अभिलेख कुमार धेन पत्ता: प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: क्रॉम्प्टन ग्रीन्स लिमिटेड, ब्लॉक नं: कांजूर व्हिलेज, रोड नं: कांजूरमार्ग पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: ABCCS6245F	कुलमुखत्यार देणार वय :- 38 स्वाक्षरी: <i>[Signature]</i>		
6	नाव: सुनेह इन्फार्मॅटिक्स प्रायव्हेट लिमिटेड अधिकृत स्वाक्षरीकार मनोज शाह पत्ता: प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: क्रॉम्प्टन ग्रीन्स लिमिटेड, ब्लॉक नं: कांजूर व्हिलेज, रोड नं: कांजूरमार्ग पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: ABCCS6245F	कुलमुखत्यार देणार वय :- 39 स्वाक्षरी: <i>[Signature]</i>		
7	नाव: सुनेह इन्फार्मॅटिक्स प्रायव्हेट लिमिटेड अधिकृत स्वाक्षरीकार योगेश चंद्रकांत टिकम पत्ता: प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: क्रॉम्प्टन ग्रीन्स लिमिटेड, ब्लॉक नं: कांजूर व्हिलेज, रोड नं: कांजूरमार्ग पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: ABCCS6245F	कुलमुखत्यार देणार वय :- 39 स्वाक्षरी: <i>[Signature]</i>		
8	नाव: सुनेह इन्फार्मॅटिक्स प्रायव्हेट लिमिटेड अधिकृत स्वाक्षरीकार सुहास डुबरे पत्ता: प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: क्रॉम्प्टन ग्रीन्स लिमिटेड, ब्लॉक नं: कांजूर व्हिलेज, रोड नं: कांजूरमार्ग पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: ABCCS6245F	कुलमुखत्यार देणार वय :- 36 स्वाक्षरी: <i>[Signature]</i>		
9	नाव: सुनेह इन्फार्मॅटिक्स प्रायव्हेट लिमिटेड अधिकृत स्वाक्षरीकार विकास बोडडे पत्ता: प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: क्रॉम्प्टन ग्रीन्स लिमिटेड, ब्लॉक नं: कांजूर व्हिलेज, रोड नं: कांजूरमार्ग पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: ABCCS6245F	कुलमुखत्यार देणार वय :- 36 स्वाक्षरी: <i>[Signature]</i>		

परीत दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 31 / 12 / 2021 01 : 26 : 15 PM

ओळख:-

खालील इखम असे निषेदीत करतात की ते दस्तऐवज करून देणा-याना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1. नाव: सुमेश गुधाकर पवार
वय: 21
पत्ता: 257, पवार वाडी, मुंबई, महाराष्ट्र, ऑर्ग. रवानगीसाठी
पिन कोड: 416705



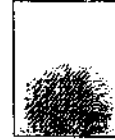
स्वाक्षरी

करल - 2	
20202	58 87
छायाचित्र	अंगठ्याचा ठसा

23/12/2021
 2 कारल - ५
 नाव: नितिन प्रभाकर कुळये
 वय: 23
 92 फ्लॉर 5 वा वॉरिंग रोड, कोकर ईस्केअर, सायन पूर्व, मुंबई
 पिन कोड: 400027
 2022

Summary-2

स्वाक्षरी



शिकका क्र.4 ची वेळ: 31 / 12 / 2021 01 : 28 : 08 PM

सिंह तुय्यम निबंधक कुर्ला-२

मुंबई उपनगर जिल्हा

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SUSNEH INFRAPARK PVT LTD	eChallan	69103332021123013053	MH010188274202122E	500.00	SD	0005272454202122	31/12/2021
2	SUSNEH INFRAPARK PVT LTD	eChallan		MH010188274202122E	100	RF	0005272454202122	31/12/2021
		DHC		3012202122337	900	RF	3012202122337D	31/12/2021

Stamp Duty [RF: Registration Fee] [DHC: Document Handling Charges]

20402/2021

Know Your Rights as Registrants

1. Verify scanned Document correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get Stamp immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

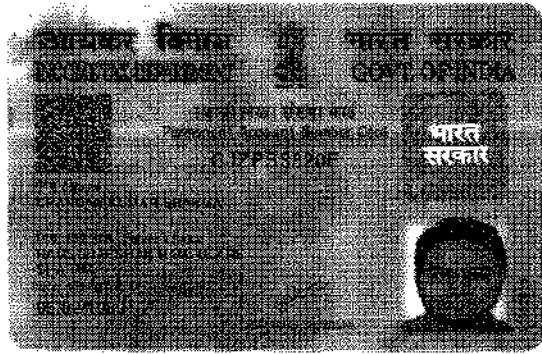


कारल-२
 २०४०२ by by
 २०२१



प्रमाणित करण्यात येते की या दस्तामळे
 एकूण (दोन) (2) पाने आहेत
 करल-२/२०४०२/२०२१
 हुस्तक क्रमांक १ क्रमांकावर
 नोंदला ३१/१२/२०२१
 दिनांक:

सिंह तुय्यम निबंधक कुर्ला-२
 मुंबई उपनगर जिल्हा



Charitans Sharma

करल - ५		
92Vez	20e	220
2022		



करल - ५		
१२५६२	२१	०२२०
२०२२		

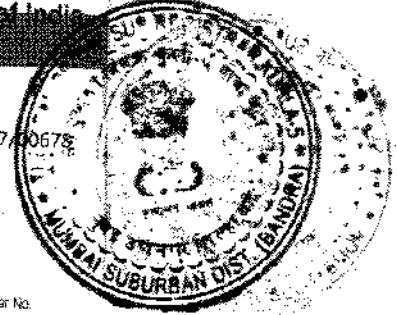


करल - ५		
920es	199	220
2022		



भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रमांक/Enrolment No.: 1216/00007/00678



To: Chandan Kumar Sharma
 (चन्दन कुमार शर्मा)
 S/O Ram Sudarsan Sharma
 Plot No.-101, Shyam Narayan Yadav Colony, Subhash Nagar No.
 Mahadevi Caves Road
 Near Chivasei Masjid
 Roadto Compound
 Andheri E
 Mumbai
 Maharashtra - 400093


Date: 09/05/2011


EY 05827961 5 IN Ref. No.: 09052011-03060

आपका आधार क्रमांक / Your Aadhaar No. :


7236 0758 2260

आधार - आम आदमी का अधिकार

 **भारत सरकार**

 **चन्दन कुमार शर्मा**
 Chandan Kumar Sharma

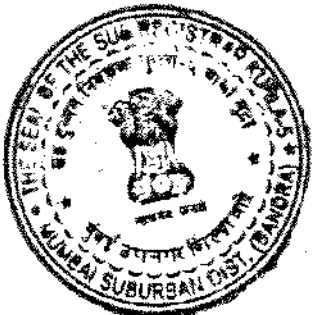
जन्म वर्ष / Year of Birth : 1989
 पुरुष / Male

7236 0758 2260 


आधार - आम आदमी का अधिकार

Chandan Sharma

करल - ५		
92602	19/12/20	
२०२२		



~~राज्य सरकार~~



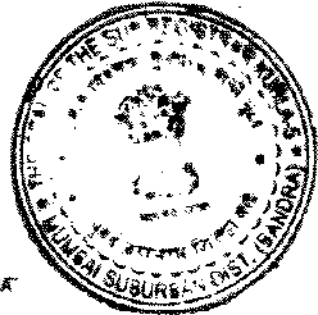
संदीप सिंह बिदलान
Sandeep Singh Bidlaan
जन्म तिथि / DOB : 15/08/1990
पुरुष / MALE

4722 0749 3575

जाखार - ज्ञान आदमी का अधिकार

Shilpa

करल १५		
१२०६२	१९३	२२०
२०२२		



~~राज्य सरकार~~

जाखार


राज्य निर्वाचन आयोग

राज्य निर्वाचन आयोग, भारत

Address:

पता:
S/O रणधीर सिंह बिदलान, ईली-१,
जय ज्योति नेल्केकर अशोसिएशन,
सुभाष नगर -०२, महाकाई केव्हा
रोड, एमन्काईवीवी, मंथेरी ईस्ट,
मुंबई, मुंबई, महाराष्ट्र, ४०००९३

S/O Randeer Singh Bidlaan,
EC-1, Jai Ambe Welfare
Association, Subhash Nagar -02
Mahakali Caves Road, MIDC,
Andheri East, Mumbai, Mumbai,
Maharashtra, 400093




1947
1968 206 1947

help@seai.gov.in www.seai.gov.in

1947
P.O. Box No.1441,
Bangalore-560 001

करल - ५	
१२५६२	१२/१२/२०
२०२२	




 भारत सरकार
 अमोल गणेश मेश्री
 Arniol Ganesh Mestry
 जन्म तारीख/DOB: 03/07/1977
 पुरुष/ MALE

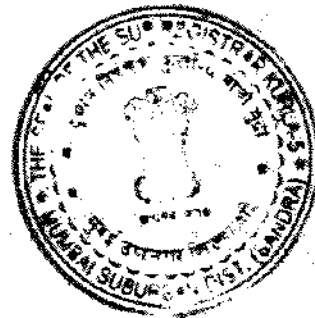
9858 1628 5012

माझी आधार, माझी ओळख

[Handwritten Signature]

करल - ५		
२०२२		

करल - ५		
१२०२२	२११	२१०
२०२२		



करल - ५		
१२६६२	२९६	२०२०
२०२२		

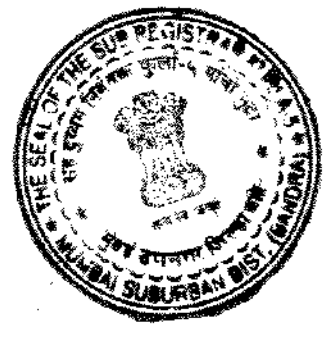


करल - ५	
१२०२	१२/१०
२०२२	१२/१०

Handwritten signature

भारतीय विम. न
 INDIA (AI) DEPARTMENT
 आर. डानेश रेस्ट्री
 GANESH KRISHNA RESTRI
 ८५०७११६७७
 ६५५१७१५१६८

भारत सरकार
 GOVT. OF INDIA



करल - ५		
१२७२	२०	१२०
२०२२		



520/12792

शुक्रवार, 24 जून 2022 9:30 म.पू.

दस्त गोपबारा भाग-1

करल5

दस्त क्रमांक: 12792/2022

करल - ५

2022

दस्त क्रमांक: करल5 /12792/2022

वाजार मूल्य: रु. 92,39,078/-

मोवदला: रु. 1,01,61,900/-

भरवेले मुद्रांक शुल्क: रु.6,09,800/-

दु. नि. मह. दु. नि. करल5 याचे कार्यालयगत

पावती: 13479

पावती दिनांक: 24/06/2022

अ. क्र. 12792 वर दि.24-06-2022

सादरकरणाचे नाव: चंदन कुमार - अर्मा

गेजी 9:21 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 4400.00

पृष्ठांची संख्या: 220

एकूण: 34400.00 -

दस्त हजर करणाऱ्याची मही:

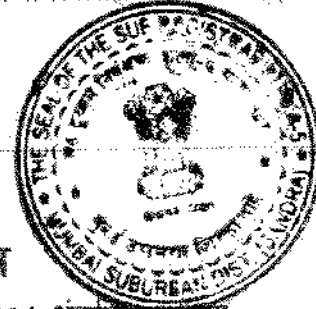
चंद्रानंद शर्मा
 Joint R. Kuria-5
 स. दुय्या निबंधक
 कुर्ला-५ (वर्ग-२)
 दस्ताचा प्रकार: करारनामा

Joint R. Kuria-5
 स. दुय्या निबंधक
 कुर्ला-५ (वर्ग-२)

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

शिक्का क्र. 1 24 / 06 / 2022 09 : 21 : 51 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 24 / 06 / 2022 09 : 23 : 18 AM ची वेळ: (फी)



प्रतिज्ञापत्र

"सादर दस्तावेजास हा नोंदणी कायदा १९०८ अंतर्गत अस्तित्वा तरदुतीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातीत संपूर्ण मजकूर, निष्पादक व्यक्ती, राशीवदल व सोदल जोडलेल्या कागदपत्रांची आणि "दस्ताची संपूर्ण, संपूर्ण, संपूर्ण बाबीसाठी खालील दस्त निष्पादक व सोदल जोडलेल्या कागदपत्रांचा जबाबदार राहतील. ससेच, हस्त: सासन यांचा कोणत्याही प्रकारचा जबाबदार राहिल नाही."

किंहुन देणार

१) *Chandana Sharma*

२)

३)

सादर देणार

१) *Chandana Sharma*

२)

३)



दस्तावेजाचा भाग-2

करल 5
दस्तावेजाचा क्रमांक: 12792/2022

24/06/2022 9 31:03 AM

दस्तावेजाचा क्रमांक: करल5/12792/2022

दस्तावेजाचा प्रकार: -कारारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: सुखेह इन्फ्रापार्क प्रा लि चे ऑबोराईज सिग्रेटरी विकास बोवडे पत्ता: सुखेह इन्फ्रापार्क आर जेटी पत्ता: प्लॉट नं: -, बाळा नं: ऑफिस 4 था मजला, इमारतीचे नाव: रणधान एन्ड ओमकार इन्फ्रेन्सर, ब्लॉक नं: ऑप सायन बुनामटी सिव्हाय सायन पु, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पिन नंबर: ABCCS6245F	विहून देणार वय :- 61 स्वाक्षरी: <i>[Signature]</i>		
2	नाव: नंदन कुमार - धर्मा पत्ता: प्लॉट नं: रुम नं -101, बाळा नं: -, इमारतीचे नाव: 4थम मारावण यादव बाळ सुभाषनगर नं 1, ब्लॉक नं: अंधेरी पु, रोड नं: महाकाली गुंफा रोड निचर जिवदानी मंदिर रिबेलो कंपाऊंड, महाराष्ट्र, मुम्बई. पिन नंबर: CJZPS3820E	विहून देणार वय :- 33 स्वाक्षरी: <i>[Signature]</i>		

वरील दस्तऐवज करल देणार तयारकीत कारारनामा चा दस्त ऐवज करल दिव्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 24 / 06 / 2022 09 : 24 : 22 AM

ओळख:-

खालील इतम जसे निवेदीत करतात की ते दस्तऐवज करल देणा-याला अपक्षीय: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: अमोल - सेखी वय: 44 पत्ता: ए 602 सह्याद्री सोसा मद्रुस नगर बोरिवली पु पिन कोड: 400068	<i>[Signature]</i> स्वाक्षरी	
2	नाव: संवीप सिंह - बीडसान वय: 32 पत्ता: ईसी 1जय अंके देव्हेअर असोसियेट महाकाली गुंफा रोड अंधेरी पु पिन कोड: 400093	<i>[Signature]</i> स्वाक्षरी	

शिक्का क्र.4 ची वेळ: 24 / 06 / 2022 09 : 25 : 03 AM

शिक्का क्र.5 ची वेळ: 24 / 06 / 2022 09 : 25 : 12 AM नोंदणी पुस्तक 1 मध्ये

सह. दुय्यम विभागक
पुर. (Revenue Officer)

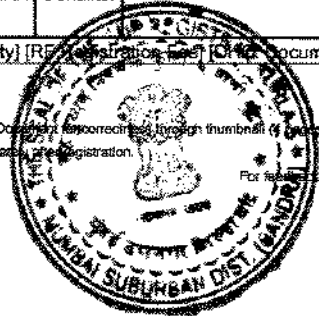
करल - 4
number 12020
2022

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SUSNEH INFRAPARK PVT LTD	eChallan	69103332022062410902	MH003896690202223E	609800.00	SD	0001983669202223	24/06/2022
2		DHC		2406202200154	400	RF	2406202200154D	24/06/2022
3		DHC		2406202200071	2000	RF	2406202200071D	24/06/2022
4		DHC		2406202200065	2000	RF	2406202200065D	24/06/2022
5	SUSNEH INFRAPARK PVT LTD	eChallan		MH003896690202223E	30000	RF	0001983669202223	24/06/2022

(SD:Stamp Duty) (RF:Registration Fee) (CH: Document Handling Charges) प्रमाणित करण्यात येते कि या दस्तानामध्ये

एकूण (220) हाने आरेखा 92 / 2022

1. Verify Scanned Documents (corrected) through thumbnail (if given on a side) printout after scanning.
2. Get print immediately after registration.



करल-4/ number 12022
पुस्तक क्रमांक 1 क्रमांकावर
नादिला
दिनांक 28/06/2022

सह. दुय्यम विभागक, कर्ला - 4
मुंबई, गानगर जिल्हा