

SCANNED

aaradhya
HIGH PARK

BEYOND THE EXPECTED

Name : FAKIRUDDIN S KAPASI

Wing : C Flat / Shop No.: 3012

76/1399

पावती

Original/Duplicate

Friday, January 29, 2021

नोंदणी क्र. :39म

9:52 AM

Regn.:39M

पावती क्र.: 1700 दिनांक: 29/01/2021

गावाचे नाव: महाजनवाडी

दस्तऐवजाचा अनुक्रमांक: टनन4-1399-2021

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: फखरुद्दीन एस. कपारी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1840.00

पृष्ठांची संख्या: 92

एकूण:

रु. 31840.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
10:11 AM ह्या वेळेस मिळेल.


Joint-Sub Registrar, Thane 4

बाजार मूल्य: रु.5295000/-

मोबदला रु.11800000/-

भरलेले मुद्रांक शुल्क : रु. 354000/-

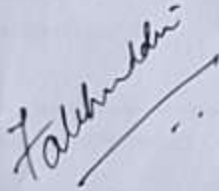
सह. दुय्यम निबंधक वर्ग-२
ठाणे. क्र. ४

1) देयकाचा प्रकार: By Cash रक्कम: रु 1840/-

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009505662202021P दिनांक: 29/01/2021

बँकेचे नाव व पत्ता:



मूळ दस्तऐवज प्राप्त झाला



29/01/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 4

दस्त क्रमांक : 1399/2021

नोंदणी :

Regn-63m

गावाचे नाव : महाजनवाडी

(1) विनेखाचा प्रकार	करारनामा
(2) मोबदला	11800000
(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5295000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव, मिरा-भाईंदर मनपा इतर वर्णन : सदनिका नं: सी/3002, माळा नं: 30 वा मजला, इमारतीचे नाव: सी- आराध्या हायपार्क, ब्लॉक नं: मिरा रोड पूर्व, ठाणे-401107, रोड : वेस्टर्न एक्सप्रेस हायवे, इतर माहिती: सदनिका नं: सी/3002, माळा नं: 30 वा मजला, इमारतीचे नाव: सी- आराध्या हायपार्क, ब्लॉक नं: मिरा रोड पूर्व, ठाणे-401107, रोड नं: वेस्टर्न एक्सप्रेस हायवे, इतर माहिती: नोजे महाजनवाडी मध्ये सिगापूर इंटरनेशनल शाळे जवळ बांधला जाणारा प्रस्तावित प्रकल्प आराध्या हायपार्क मधील फेज-1 ची इमारत. दस्तात नमुद केलेले सदनिका चे क्षेत्रफळ 53.31 चौ.मिटर रेरा कारपेट व नकाशात दर्शविलेले ई बी व्ही टी आणि ओ.पी क्षेत्र 17.30 चौ. मिटर आणि बाह्यतऱ्हा क्षेत्रात एक बाह्य पार्क करण्याचे अधिकार सह. ((Survey Number : जूना सर्वे नं. 92, नवीन 13/1 ;))
(5) क्षेत्रफळ	1) 58.64 चौ मीटर.
(6) आकारणी किंवा जुटी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या/निवृत्त ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता.	1): नाव: मन बास्तुकार एन.एन.पी चे अधिकृत हस्ताक्षरी श्री मुकेश एम. शेठ तर्फे मुखत्यार श्री यश किशोर गजरे बय:-26; पत्ता:-प्लॉट नं: -, माळा नं: 12 वा मजला, इमारतीचे नाव: कृतांत कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: शोपर्स स्टोप च्या वर, चेंबूर पश्चिम, मुंबई-400089, रोड नं: जी.एम. रोड, महाराष्ट्र, मुंबई. पिन कोड:-400089 फोन नं:-ACRFS8663E
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता	1): नाव:-फखरुद्दीन एम. कपासी बय:-51; पत्ता:-प्लॉट नं: 1202, माळा नं: -, इमारतीचे नाव: पूतम टॉवर, ब्लॉक नं: जागीट कोम्प्लेक्स समोर, मिरा रोड, ठाणे-401107, रोड नं: एम टी एन एन रोड, महाराष्ट्र, ठाणे. पिन कोड:-401107 फोन नं:-AWVPK0723F 2): नाव:-मुनिरा एफ. कपासी बय:-45; पत्ता:-प्लॉट नं: 1202, माळा नं: -, इमारतीचे नाव: पूतम टॉवर, ब्लॉक नं: जागीट कोम्प्लेक्स समोर, मिरा रोड, ठाणे-401107, रोड नं: एम टी एन एन रोड, महाराष्ट्र, ठाणे. पिन कोड:-401107 फोन नं:-AMRPK1817C
(9) दस्तऐवज करून दिल्याचा दिनांक	31/12/2020
(10) दस्त नोंदणी केण्याचा दिनांक	29/01/2021
(11) अनुक्रमांक, खंड व पृष्ठ	1399/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	354000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शैरा	

मुल्यांकनासाठी विबारात घेतलेला तपशील :- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	FAKHRUDDIN S KAPASI AND MUNIRA F KAPASI	eChallan	10000502021123102662	MH009505662202021P	354000.00	SD	0005015719202021	29/01/2021
2		By Cash			1840	RF		
3	FAKHRUDDIN S KAPASI AND MUNIRA F KAPASI	eChallan		MH009505662202021P	30000	RF	0005015719202021	29/01/2021

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



[Handwritten Signature]

सह. दुय्यम निबंधक वर्ग-२
ठाणे. क्र. ४



CHALLAN
MTR Form Number-6



GRN	MH009505662202021P	BARCODE	Date		31/12/2020-13:35:37	Form No.	25.2
Department	Inspector General Of Registration						
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
Office Name	THN4_THANE NO 4 JOINT SUB REGISTRA	PAN No.(If Applicable)	AWVPK0728				
Location	THANE	Full Name	FAKHRUDDIN S KAPASI AND MUNIRA F KAPASI				
Year	2020-2021 One Time	Flat/Block No.	FLAT NO 3002 30TH FLOOR C WING				
		Premises/Building	AARADHYA HIGH PARK PHASE - I NEAR				

Account Head Details	Amount in Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	354000.00	DAHISAR CHECK NAKA	MIRAJANWADI / WESTERN EXPRESS HIGHWAY	MIRA ROAD EAST DIST : THANE	401107
0030063301 Registration Fee	30000.00				



Remarks (if Any)	PAN2=ACRFS8663E-SecondPartyName=MAN VASTUCON	
	LLP-CA=11800000	
Amount In	Three Lakh Eighty Four Thousand Rupees Only	Words
Total	3,84,000.00	

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque/DD Details	Bank CIN	Ref. No.	1000502021123102662 3737497437020
Cheque/DD No.	Bank Date	RBI Date	31/12/2020-13:35:52 04/01/2021
Name of Bank	Bank-Branch	STATE BANK OF INDIA	
Name of Branch	Scroll No. , Date	1006519 , 04/01/2021	

Department ID :
NOTE:- This challan is valid only to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9967120316
सदर चलन केवल MUMBAI TREASURY यात नोंदणी करावयाच्या दस्तासाठी लागू आहे . नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही .
MUMBAI 03
Date: 2021-01-29
10:07:29 IST
Reason: Secure Document
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
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Fakhrudin Kapasi

Print Date 29-01-2021 10:07:28
द.न.न. - 8
दस्त क्रमांक 9200 / 2021
9 / 02

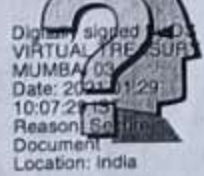


GRN : MH0000056622020RTP Amount : 3,84,000.00 Bank : STATE BANK OF INDIA Date : 31/12/2020-13:35:39

1	(IS)-76-1399	0005015719202021	29/01/2021-09:51:53	IGR116	30000.00
2	(IS)-76-1399	0005015719202021	29/01/2021-09:51:53	IGR116	354000.00
Total De/acement Amount					3,84,000.00

Valuation ID : 20210129272		मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		29 January 2021,09:46:37 AM	
मूल्यांकनाचे वर्ष	2020				
जिल्हा	ठाणे				
मूल्य विभाग	तानुका ठाणे				
उप मूल्य विभाग	6/25-एस भु.विभाग महाजनवाडी गावातील पश्चिम दुतुगली मार्गाच्या पूर्वे दक्षिणेकडील संख्ये क्र।2 व्यतिरिक्त इतर सर्व मिळकती				
क्षेत्राचे नांव	Mira Bhandar Municipal Corporation	सर्व्हे नंबर /न भू क्रमांक	सर्व्हे नंबर/13		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
21630	निवासी सदनिका 55200	63200	83800	63200	
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)	58.64 चौ. मीटर	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -	बांधीव
बांधकामाचे वर्गीकरण.	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.55200/-
उद्वेगहन सुविधा	आहे	मजला -	21st and Above	कार्पेट क्षेत्र -	53.31 चौ. मीटर
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ					
= (55200 * (100/100)) * 110/100					
= Rs.60720/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 60720 * 58.64				
	= Rs.3560681.52/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	13.94 चौ. मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * (60720 * 25/100)				
	= Rs.211609.2/-				
I) बंदिस्त बाल्कनी जागेचे क्षेत्र	17.3 चौ. मीटर				
बंदिस्त बाल्कनी जागेचे मूल्य	= 17.3 * 60720				
	= Rs.1050456/-				
Applicable Rules -	= 3,189.15				
दुरुकवित्त, अंतिम, मूल्य					
= मुख्य मिळकतीचे मूल्य + तळाचा मूल्य + मजलाईन मजला क्षेत्र मूल्य + तळाच्या सट्टीचे मूल्य (खुली बाल्कनी) + वरील बांधीव मूल्य + बंदिस्त वाहन तळाचे मूल्य + घुल्ला जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या घुल्ला जागेचे मूल्य + बंदिस्त बाल्कनी					
= A + B + C + D + E + F + G + H + I					
= 3560681.52 + 0 + 0 + 0 + 211609.2 + 0 + 0 + 0 + 1050456					
= Rs.4822746.72/-					

Validity unknown



M. Kapas
Fakhruddin

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रजि. क्र. १३०२९/२०२९	
र.ग.नं. - ४	

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(The Promoters and the Purchaser(s) are, wherever the context so requires, hereinafter individually referred to as "Party" and collectively as the "Parties")

having address at 1202/ Poonam Tower, M T N L Road, Opp. Jangid Complex, Mira Road, Thane - 401107, hereinafter referred to as the "Purchaser(s)" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include (a) in case of individual(s), his/her/their respective heirs, executors, administrators, and permitted assigns; (b) in case of a Partnership Firm, its partners for the time being, the survivors or the last survivor of them and heirs, executors, administrators or the permitted assigns of such last survivor of them; (a) in case of Hindu Undivided Family, the HUF, the members and the coparceners of HUF and the last surviving member and coparcener and the legal heirs, executors and administrators of such last surviving member; and (d) In case of a Company, LLP and body corporate, its successors and permitted assigns); of the second part.

S

M. Kapas
Fakhruddin

(PAN: AWVPK0723F)
(PAN: AMRPK1817C)

FAKHRUDDIN S KAPASI
MUNIRA F KAPASI

AND

MAN VASTUCON LLP, (PAN: ACRFS8663E) a Limited Liability Partnership registered under the provisions of Limited Liability Partnership Act, 2008 and having its registered office at 12th Floor, Krushal Commercial Complex, above Shoppers Stop, G. M. Road, Chembur (W), Mumbai- 400 089, hereinafter referred to as "Promoters" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the partners or partner for the time being of the said limited liability partnership, the survivors or survivor of them, the heirs, executors and administrators of the last survivor and their or his assigns) of the first part;

BETWEEN

M. Kapas
Fakhruddin

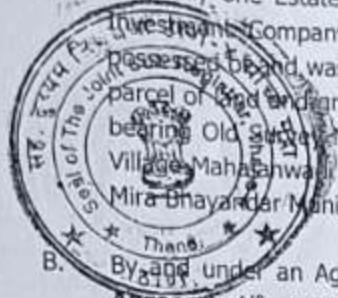
THIS AGREEMENT made at Thane this 31st day of December in the year Two Thousand and Twenty

AGREEMENT FOR SALE



WHEREAS:

- A. Originally one Estate Investment Company Private Limited (formerly known as "The Estate Investment Company Limited" and hereinafter referred to as "**EICPL**") was seized and possessed by and was well and sufficiently entitled to the property being all that the piece and parcel of land and underground admeasuring about 59,700 square meters, forming part of the land bearing Old Survey No. 92 (corresponding New Survey No. 13/1) situate, lying and being at Village Mahajanwadi (earlier Village Mire), Taluka and District Thane within the jurisdiction of Mira-Bhayandar Municipal Corporation, hereinafter referred to as "**Survey No. 92 Property**";
- B. By and under an Agreement for Joint Venture dated 24th February, 2007 ("**Joint Venture Agreement**") entered into between Conwood Construction Company Private Limited ("**Conwood**") and D. B. Realty Limited ("**DB**"), Conwood and DB in joint venture or as an Association of Persons to be known as "**Conwood DB Joint Venture**", subject to Conwood, complying with the obligations undertaken by it thereunder, agreed to undertake, commence, carry on and complete work of development of the said Survey No. 92 Property, on "as is where is basis";
- C. By and under a Development Agreement dated 16th April, 2007 registered under Sr. No. TNN/5971 of 2007 ("**Development Agreement**"), entered into between The Estate Investment Company Pvt. Ltd. ("**the Owners**") and Conwood Construction Company Private Limited ("**the Developers**"), the Owners therein granted unto the Developers, the right to develop the said Survey No. 92 Property, on an "as is where is basis" as regards its physical condition and title thereof, for the consideration and subject to the terms and conditions therein recorded;
- D. By and under a Deed of Assignment of Development Rights dated 19th August 2015 registered under serial no. TNN-10/12106/2015 ("**the Assignment Deed**") entered into between Conwood DB JV and Man Vastucon LLP (the Promoters herein and therein referred to as "Man Vastucon") and The Estate Investment Company Private Limited ("**EICPL**") and Conwood Constructions & Developers Private Limited ("**CCDPL**") and DB Realty Limited ("**DB Realty**") at or for the consideration and on the terms and conditions more particularly recorded therein, the Promoters herein have acquired exclusive development rights in respect of Survey No. 92 Property and more particularly described in the **Schedule I** hereunder written. The said Survey no. 92 Property is demarcated in Red coloured boundary line on the plan hereto annexed and marked "**Annexure A**". The 7/12 Extracts in respect of the Survey No. 92 Property is annexed hereto and marked as "**Annexure B**".
- E. Thereafter, by and under a Conveyance Deed dated 29th March 2017 registered on 5th July, 2017 under Sr. No. TNN-7/9355/2017, entered into between The Estate Investment Company Private Limited (as the Vendor) and Goan Hotels & Realty Private Limited ("**Purchaser No. 1**") and Horizontal Realty & Aviation Private Limited, ("**Purchaser No. 2**") and Eversmile Construction Company Private Limited ("**Purchaser No. 3**") (Purchaser No. 1, Purchaser No. 2 and Purchaser No. 3 being collectively referred to as "**the Purchasers**") and Conwood DB JV, the Conwood DB JV, assigned and transferred unto the Purchasers jointly all its rights, entitlements and obligations under the Deed of Assignment of Development Rights dated 19th August 2015 and at the request and direction of Conwood DB JV, The Estate Investment Company Private Limited sold, transferred, conveyed and assigned 55% (fifty five percent) undivided right title and interest in favour of Purchaser No.1, 35% (thirty five percent) undivided right title and interest in favour of Purchaser No.2 and 10% (ten percent) undivided right title and interest in favour of Purchaser No.3 respectively, for the consideration and on the terms and conditions therein recorded, however, subject to the rights of Promoters under the said Deed of Assignment in respect of the said Survey no. 92 Property and also subject to the then existing mortgages.



दस्त क्रमांक १०९६/२०१७
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- F. By and under a Deed of Modification of Deed of Assignment of Development Rights dated 19th August, 2015; dated 18th August 2017 ("**Modification Deed**") registered at the office of Sub-registrar at Thane under Serial No. TNN7-11769-2017, entered into between Conwood DB JV, Goan Hotels & Realty Private Limited (Owner No. 1) and Horizontal Realty and Aviation Private Limited, (Owner No. 2) and Eversmile Construction Company Private Limited and Man Vastucon LLP (as the Developer), some of the terms of the Assignment of Development Rights Deed modified in the manner and to the extent therein recorded.
- G. Pursuant to the development scheme and by and under the Articles of Agreement dated 9th June 2016 (Regn No. TNN-7/7663/2016) recording handover of possession to Mira Bhayandar Municipal Corporation an area 8717 sq. mtrs out of the S. No.92 Property that has been demarcated & reserved as 30 mtrs wide DP Road and further by and under the Articles of Agreement dated 9th June 2016 (Regn No. TNN-7/7662/2016) recording handover of possession to Mira Bhayandar Municipal Corporation an area admeasuring about 5255 sq. mtrs out of the S. No.92 Property that has been demarcated as Amenity Open Space.
- H. One Lion Pencils Limited, a company incorporated under the Companies Act, 1913, was seized and possessed of and was well and sufficiently entitled to the larger property including all that the piece and parcel of land admeasuring about 10509 sq. mtrs., bearing old Survey No. 260 (part)/ New Survey No. 12 Hissa no. 2, situate, lying and being at Village Mahajanwadi, Taluka and District Thane within the jurisdiction of Mira Bhayandar Municipal Corporation (hereinafter referred to as "**Survey No. 260(p) Property**");
- I. By and under an Agreement for Joint Development dated 19th January, 2018 registered at the office of Sub-registrar at Thane under Serial No. TNN7-982-2018, entered into between Lion Pencils Limited ("Lion Pencil"), the Promoters herein, Goan Hotels & Realty Private Limited, Horizontal Realty and Aviation Private Limited and Eversmile Construction Company Private Limited; at or for the consideration and on the terms and conditions more particularly recorded therein, the Promoters herein have agreed to acquire exclusive development rights in respect of the said Survey No. 260(p) Property. The said Survey no. 260(p) Property is demarcated in Yellow coloured boundary line on the plan hereto annexed and marked "**Annexure A**" and is more particularly described in the **Schedule II** hereunder written.
- J. The Survey No. 92 Property and Survey No. 260(p) Property are hereinafter collectively referred to as "**the Larger Property**". Subject to what is stated hereinabove and approvals from the concerned authorities, the Promoters are proposing to undertake phase-wise development of the Larger Property in the name and style of "**Aaradhya HighPark**" ("**Project**"). In the event the Promoters acquire further adjacent land(s), then the same shall be included in the definition of "the Larger Property".
- K. The existing encroachments on the said Survey No. 92 Property are admeasuring on or about 2416 square meters.
- L. The Promoters are rightfully and sufficiently entitled to develop the said Survey No. 92 Property and are in use, occupation and possession of the same. By virtue of and subject to terms and conditions of aforesaid agreements/ documents, the Promoters have sole and exclusive right to sell the Flat(s)/Shops(s) in the buildings to be constructed by the Promoters on the said Survey No. 92 Property and to enter into Agreement(s) with Purchaser(s) of the premises and to receive the sale consideration in respect thereof.
- M. The Promoters are proposing to develop a portion of the said Survey No. 92 Property admeasuring approximately 15,776 sq. mtrs.; delineated in hatched Blue colour on the plan annexed hereto and marked "**Annexure A**" and more particularly described in the **Schedule III** hereunder written ("**Phase-I Land**"); by constructing 6 (Six) Buildings namely Wing A,

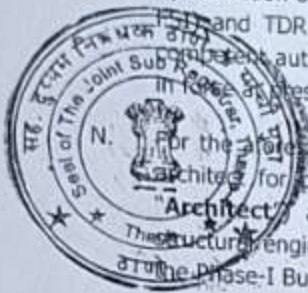


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Wing B, Wing C, Wing D, Wing E and Wing F; each consisting of 2 (Two) Basements, Ground/ Stilt Level, 2 (Two) Podiums, 1 (One) Fire Check Floor and up to 30 (thirty) habitable upper floors including Shops mentioned herein (hereinafter referred to as the "Phase I Buildings") by utilization of FSI (including but not limited to fungible FSI, free FSI, premium FSI, incentive FSI) and TDR or any other form of FSI as may be sanctioned from time to time by the competent authorities in accordance with all applicable laws, rules and regulations as may be present and/or at any time hereafter.



For the said purpose the Promoters have appointed 'Disha Design Consultants' as the Architects for preparing the plans of the Phase-I Buildings (hereinafter referred to as the "Architect") and have also appointed 'Mahirtura Consultants Private Limited' as the Structural Engineer for preparing designs, drawings and specifications for the construction of the Phase-I Buildings (hereinafter referred to as the "Structural Engineer");

- O. The Promoters through their Architects have prepared and submitted plans to the Mira Bhayander Municipal Corporation ("MBMC") and the MBMC has issued Commencement Certificate No. MBH/MNP/NR/3576/2018-19 dated 31st August, 2018 in respect of construction of the aforesaid Buildings, Shops and other Structures on terms and conditions more particularly mentioned therein. The copy of the latest Commencement Certificate is annexed and marked as "Annexure C". The Promoters shall from time to time make necessary applications for extension of the Commencement Certificate. The Promoters have informed the Purchaser(s) and accordingly, the Purchaser(s) is/are aware that the Promoters have obtained some of the approvals and have also got the layout sanctioned, certain other approvals (or amendments to current approvals) may be received from time to time and the Purchaser(s) has/have entered into this Agreement without any objection or demur and agree(s) not to raise and waive his/her/their right to raise any objection in that regard;
- P. A copy of the Title Report dated 11th September 2018 in respect of Survey No. 92 Property issued by M/s Juris Corp; Advocates & Solicitors is hereto annexed and marked as "Annexure D" (hereinafter referred to as the "Title Report").
- Q. The construction of 3 (Three) Buildings namely Wing A, Wing B and Wing C; each consisting of 2 (Two) Basements, Ground/Stilt Level, 2 (Two) Podiums, 1 (One) Fire Check Floor and up to 30 (thirty) habitable upper floors including Shops from/ below Wings A to F (hereinafter referred to as the "Project 1 of Phase I Buildings"); comprised in Phase I Buildings (as defined hereinabove) has been registered by Promoters under provisions of the Real Estate (Regulations and Development) Act, 2016 (RERA) and rules made thereunder, having registration no. P51700017865. The copy of the RERA Registration Certificate is annexed and marked as "Annexure E". The Promoters have disclosed the plinth area of 4,816.23 sq. mtrs. of the Project 1 of Phase I Buildings as the plot area for registration with the RERA authorities. Under provisions of the Real Estate (Regulations and Development) Act, 2016 ("RERA") and rules made thereunder, Man Vastucon LLP shall be the Promoter and Goan Hotels & Realty Private Limited, Horizontal Realty & Aviation Private Limited and Eversmile Construction Company Private Limited shall collectively be the Co-Promoters.
- R. As regards development of Wings D, E and F on Phase I Land shall be registered by the Promoters as an independent project(s) with RERA (as defined herein) authorities.

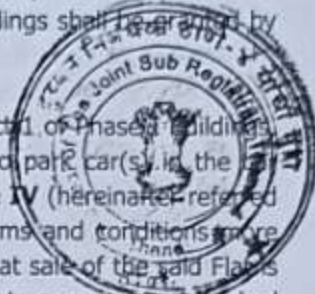
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S. On demand by the Purchaser(s), the Promoters have given to the Purchaser(s) inspection of all title documents relating to the Survey No. 92 Property including documents mentioned herein above and the plans, layout, designs, specifications prepared by the Architects and approved/sanctioned by the MBMC and all such other documents pertaining to the said Project 1 of Phase I Buildings as are specified under the RERA and the Purchaser(s) is/are fully satisfied with the right and authority of the Promoters to develop the said Survey No. 92 Property.

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- T. The Promoters have informed and the Purchaser(s) is/are aware that while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said Phase-I Land and undertaking the said Project 1 of Phase-I and upon due observance and performance of which only the completion or occupancy certificate in respect of the said Project 1 of Phase-I Buildings shall be granted by the concerned local authority.
- U. The Purchaser(s) being desirous of acquiring a Flat in the said Project 1 of Phase-I Buildings has applied to the Promoters to allot a Flat along with the right to park car(s) in the parking areas more particularly described in the **Part A of Schedule IV** (hereinafter referred to as the "Flat") at or for the consideration and subject to the terms and conditions more particularly described in the **Part B of Schedule IV**. It is clarified that sale of the said Flat is on the basis of RERA carpet area only. The copy of floor plan is hereto annexed and marked as "**Annexure F**", whereon the said Flat has been hatched by red colour.
- V. The Purchaser(s) have prior to the execution of these presents paid to the Promoters an amount as described in **Part B of Schedule IV** as part payment of the sale price of the Flat agreed to be purchased by the Purchaser(s) (the payment and receipt whereof the Promoters doth hereby admit and acknowledge). The said amount includes Earnest Money Deposit (hereinafter referred to as "**EMD**") as mentioned in **Part B of Schedule IV**. The EMD shall be non-refundable and will be forfeited in case of cancellation of Flat by the Purchaser(s)/ termination of this Agreement for non-compliance by the Purchaser(s). The Purchaser(s) has/have agreed to pay to the Promoters the balance of the sale price of the Flat in the manner mentioned in **Part B of Schedule IV**.
- W. The Promoters have availed Loan/construction finance and to secure the same, the Promoters have created a mortgage on its interest in the said Survey no. 92 Property and the Buildings in favour of such Lenders. The Lenders have issued NOC for the sale of the said Flat, a copy of which is hereto annexed and marked as **Annexure G**.
- X. This Agreement is entered into subject to the terms and conditions hereto before or after recited, documents referred to herein and the terms and conditions imposed by the concerned authorities and also subject to variations modifications as may be approved by the authorities/ other public authorities from time to time;
- Y. In the above circumstances, the parties hereto have agreed to execute this Agreement as hereinafter appearing.



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

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1. AGREEMENT:

- 1.1 The recitals contained above form an integral and operative part of this Agreement, as if the same were set out and incorporated herein seriatim. The Purchaser(s) hereby confirm/s that he/she/they has/have fully read and understood the foregoing recitals and has/have agreed that the Promoters shall be entitled to develop the Survey No. 92 Property. The Purchaser(s) also confirm/s, agree/s and declare/s that the consideration agreed to be paid by him/her/it/them under this Agreement is in respect of the Flat and also in the common fixtures, fittings and certain amenities and he/she/they shall have no right or claim and/or will not make any claim on any other portion of the Larger Property or any part thereof.

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- 1.2 The Promoters have the sole and exclusive development rights in all that piece and parcel of the Survey No. 92 Property and shall construct the Project 1 of Phase I Buildings to be part of "Aaradhya HighPark" ("Project") in accordance with the plans, layout, designs and specifications sanctioned/ to be sanctioned by MBMC and other concerned authorities from time to time. The Promoters shall obtain prior consent of the Purchaser(s) in respect of any alterations or modifications which may adversely affect the Flat of the Purchaser(s); except any alterations or additions pursuant to requirements of any Government authorities or due to change in applicable laws.



The Promoters state that the Floor Space Index (FSI) (including but not limited to TDR, fungible compensatory FSI or FSI available on payment of premium, Additional FSI, Pro-rata FSI or FSI available as incentive FSI by implementing various schemes and or any other benefit of FSI as available under Development Control Regulations from time to time) proposed to be utilised and sanctioned for the Project 1 of Phase I buildings is on or about 37500 sq. mtrs. The residual FSI on the said Larger Property, not consumed will be available to the Promoters till full utilisation of the Larger Land. The Promoters have disclosed the FSI proposed to be utilised for the Project 1 of Phase I Buildings and the Purchaser(s) has/have agreed to purchase the said Flat based on the proposed construction to be carried out by the Promoters on the Larger Land and on understanding that the balance FSI shall belong to the Promoters only.

- 1.4 The Purchaser(s) hereby agree(s) to purchase from the Promoters and the Promoters hereby agree to sell to the Purchaser(s), subject to the provisions of these presents, a Flat in the said Project 1 of Phase I Buildings along with the right to park car(s) in the car parking areas more particularly described in the **Part A of Schedule IV** and hatched in red colour on the floor plan being "**Annexure F**" TOGETHER WITH the proportionate undivided share, right, title and interest in the 'common areas, amenities and facilities' as intended to be used in common with the Promoters and/or the nominee(s)/ allottee(s)/ transferee(s) of the Promoters more particularly described in **Schedule V** and and the 'fixtures and fittings' to be provided in the Premises more particularly described in **Schedule VI**, hereunder written (all of which are hereinafter collectively referred to as "**the Premises**") at or for total consideration amount as described in **Part B of Schedule IV** (hereinafter referred to as the "**Total Consideration**"). The car parking number(s) shall be assigned and communicated at the time of handing over possession of the said Premises to the Purchaser(s).

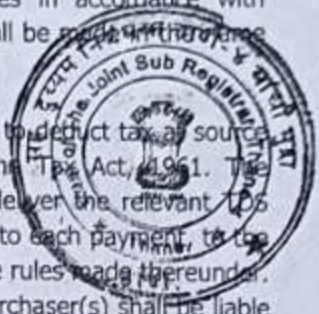
- 1.5 The Purchaser(s) shall not use the Premises for any purpose other than residence and shall not use the Flat for guest house or any commercial activities, as the case may be, without prior written permission of the Promoters/ co-operative society, as the case may be, and of the local authorities. The Purchaser(s) shall also not use the Car Parking(s) allotted to him/her/them for any other purpose other than for parking vehicle(s).

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2	PAYMENT:
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2.1	Out of the Total Consideration, the Purchaser(s) has on or before the execution of this Agreement paid to the Promoters part payment as described in Part B of Schedule IV (the payment and receipt whereof the Promoters do hereby admit and acknowledge) and the Purchaser(s) agrees to pay all the balance amounts and other amounts in the manner provided in Part B of Schedule IV including the instalments; irrespective whether his/ her/ their loan has/ have been sanctioned/ disbursed or not. (time being of the essence).

- 2.2 The Purchaser(s) agrees and undertakes to pay the Total Consideration and all other amounts payable in terms hereof from his/her/their own bank accounts and legitimate resources only. The Promoters shall not be obliged to accept amounts from any person other than the Purchaser(s) herein. The Promoters shall not be responsible towards any third party

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making any payments or remittances on behalf of Purchaser(s) and such third party shall not have any right in the Premises and the Promoters shall issue payment receipts in the name of Purchaser(s) only. Further in case of cancellation of Premises in accordance with provisions of this Agreement, all refunds (subject to deductions) shall be made in favour of Purchaser(s) only.



2.3 The Purchaser(s) is/are aware that the Purchaser(s) is/are required to deduct tax at source (TDS) in accordance with the applicable rates as per the Income Tax Act, 1961. The Purchaser(s) shall pay the tax deducted to the government and deliver the relevant TDS certificate, challans, receipts and other relevant documents relating to each payment, to the Promoters as per the provisions of the Income-tax Act, 1961 and the rules made thereunder. Any delay in making the payment and/or taxes as aforesaid, the Purchaser(s) shall be liable to pay the interest and/or any penalty levied by the concerned authority/ies in respect thereof.

2.4 The total consideration mentioned herein is escalation free; save and except escalations and/or increases, due to increase on account of development charges payable to the competent authorities and/or any other increase in cost, charges, expenses, etc. on account of levy or imposition of taxes or changes in applicable laws relating to indirect taxes by the competent authorities/ local bodies/ Government from time to time. The Promoters undertake and agree that while raising the demand on the Purchaser(s) for increase in development charges, costs, or levies imposed by competent authorities/ local bodies/ Government from time to time, etc., the Promoters shall enclose the said notification/ order/ rule/ regulation published/ issued in that behalf to that effect along with the demand letter raised on the Purchaser(s).

2.5 The Purchaser(s) shall be liable to pay cheque bouncing charges on account of a cheque bounced for any reason whatsoever including but not limited to 'insufficient funds', 'stop payment' or 'account closed' equivalent to of 2 (two) per cent of the value of the concerned cheque plus GST. The Promoters shall be entitled to adjust cheque bouncing charges against any amounts received from the Purchaser(s) as it may deem fit.

2.6 The Promoters, in its sole discretion, may allow a rebate for early payments payable by the Purchaser(s) by discounting such early payments for the period for which the respective instalment has been prepaid on mutually agreed terms. The provision for allowing rebate and rate of such rebate shall not be subject to any revision/withdrawal once granted to the Purchaser(s).

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2.7 The Purchaser(s) agree and undertake that the Promoters shall not in any way be liable or responsible for the repayment of the financial assistance/loan taken by the Purchaser(s). All costs in connection with the procurement of the financial assistance/loan and creation of a mortgage over the said Flat and payment of charges to the bank or financial institutions in this connection shall be solely and exclusively borne and incurred by the Purchaser(s).

2.8 The Purchaser(s) authorises the Promoters to adjust/appropriate all payments made by him/her/it/them under any head(s) of the dues against lawful outstanding, if any, in his/her/its/their name as the Promoters may in its sole discretion deem fit and the Purchaser(s) undertakes not to object/ demand/ direct the Promoters to adjust its payments in any manner.

2.9 On the instalment falling due, the Promoters shall intimate in writing to the Purchaser(s) to make payment of such instalment together with applicable GST or applicable taxes thereon and the Purchaser(s) shall without any demur or protest, make payment within 7 (Seven) days of issuance of such intimation, time being of the essence. Without prejudice to the other rights of the Promoters under this Agreement and/or in law, the Purchaser(s) shall be

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liable to pay to the Promoters an interest @ State Bank of India highest Marginal Cost of Lending Rate plus 2 percent per annum on all amounts due and payable by the Purchaser(s) under this Agreement, if such amounts remain unpaid after becoming due and payable. The right of the Promoters to receive interest as aforesaid shall not entitle the Purchaser(s) to delay the payment of any amounts payable in terms of this Agreement on their respective due dates, nor shall it amount to or be construed as a waiver on the part of the Promoters of any of its rights, remedies and privileges in case of default in payment of any such amounts on their respective due dates in the agreed manner by the Purchaser(s). Further the Purchaser(s) agrees that in the event of non-payment of any of the amounts payable by the Purchaser(s) under this Agreement, the Promoters shall have first lien on the said Premises for the recovery of such amounts without prejudice to the other rights of the Promoters as contained herein.

In addition to the interest as aforesaid, in case of every instance of delayed payment, the Promoter shall be entitled to recover from the Purchaser(s), all costs associated with the administrative actions related to follow-up and recovery of such delayed payments, which shall be 2 (two) per cent of the amount of the delayed payment per instance (subject to minimum of INR 15,000/- (Rupees Fifteen Thousand Only) plus GST, per instance of delayed payment).



2.11 It is clarified that the Total Consideration reserved herein is exclusive of all the property tax, land revenue, NA Taxes, other taxes (Municipal / State / Federal) and / or other statutory duties, GST, levies, cesses, charges, deposits, premiums, duties imposed by statutory authorities, stamp duty, registration charges, Building Maintenance Charges, corpus, deposits that would be taken at the time of handing over possession of the said Flat, facility management fee and other amounts reserved herein, and/or other outgoings by any other name in respect of and applicable to Larger Property, Project, Building, Premises, existing on or imposed after the date of an Application for Allotment, whether payable now and/or in future and/or those which is/are sub-judice, including interest and penalties thereon, including those which may become enforceable retrospectively and computed as per laws/rules/regulations, and shall be to the account and liability of and borne and paid by the Purchaser(s) alone, without any delay/protest, including if such amounts are proposed to be deposited by the Promoters in Fixed Deposits, if such claims are sub-judice.

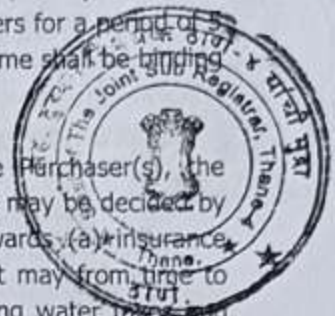
2.12 The Purchaser(s) hereby agrees, that in addition to the Total Consideration and other amounts/charges payable under this Agreement, to pay to the Promoters on demand all applicable Charges/ Deposit for Installation/ Connection of Electricity meter/ Water/ Gas/ Telephone/ Mobile Connectivity/ Internet connectivity/ IPTV/ Cable TV/ Satellite TV and/ or Digital TV services/ Fibre Optic lines and for any other services, as may be applicable and determined by the Promoters plus service charges, if any and applicable statutory levies, if any.

2.13 The Purchaser(s) has/ have agreed to take membership of the club house proposed in the said Project and has/ have agreed to pay club house membership charges to the Promoters as mentioned herein. The Purchaser(s) shall also be liable to bear and pay usage and service charges as and when applicable and the Purchaser(s) shall be required to sign the necessary documents for membership of the club, which shall contain the detailed terms and conditions governing such membership. The Purchaser(s) is/are aware that the terms and conditions of membership and use of the clubhouse and other amenities shall be governed by the terms and conditions as formulated by the Promoters/ Facility Management Company (FMC) as appointed/ nominated by the Promoters and the Purchaser(s)/ Association of Purchasers of Premises shall abide by the same. The Purchaser(s) also confirms that the Promoters at its sole discretion shall be entitled to give membership of the Clubhouse and related areas, facilities and amenities to such parties having interest in the Larger Property (other than Premises Purchaser(s) in the Project) and/or permit utilisation of the Clubhouse and related

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areas, facilities and amenities by such parties on such terms and conditions it deems fit. The Promoters shall have the sole discretion to appoint/ nominate the service/ utility Providers/ vendors and FMC on such terms and conditions as agreed by the Promoters for a period of 5 years or up to the formation of Apex body, whichever is later, and the same shall be binding upon the Purchaser(s)/ the Society.



2.14 Within 15 days of Possession Notice given by the Promoters to the Purchaser(s), the Purchaser(s) shall be liable to bear and pay the proportionate share that may be decided by the Promoters or the co-operative society, as the case may be, towards (a) insurance premium; (b) all municipal and other taxes or betterment charges that may from time to time be levied in respect of the Project 1 of Phase I Buildings including water taxes and water charges; and (c) outgoings for the maintenance and management of the estate, and the amenities, common lights and other outgoings such as collection charges, charges for watchmen, sweeper and maintenance of accounts and all other expenses necessary and incidental to the management and maintenance of Project 1 of Phase I Buildings and the land underneath along with GST and any other taxes/levies as applicable. The Purchaser shall keep deposited with the Promoters prior to taking possession of the Premises, the amounts as more particularly set out in Part B of Schedule IV hereunder written. The Purchaser(s) shall also pay proportionate charges towards Stamp Duty and Registration Charges for transferring the title by way of Deed of Assignment/ transfer of lease of Larger Property in favour of Apex body. The abovementioned sums/ amounts shall not carry interest and will remain with the Promoters and the account thereof will be maintained until the assignment/ transfer of the Larger Property is executed in favour of a co-operative society/ Apex body and on such assignment/ transfer being executed, the aforesaid deposits (less deductions, if any) shall be paid over to the co-operative society/ Apex body, as the case may be other than amounts collected towards Legal charges, Society/Apex Body Formation Charges and Water/ Electric Meter Charges and any other service connection as applicable. It is hereby clarified and agreed by the Purchaser(s) that in case of any subsequent increase in amounts mentioned herein, the Purchaser(s) shall be liable to pay the excess amount forthwith upon receiving notice in respect thereof in the manner specified therein. The Promoters shall maintain a separate account in respect of sums received by the Promoters from the Purchaser(s) as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or towards the aforesaid outgoings and shall utilize the amounts only for the purposes for which they have been received.

2.15 It is clearly understood and agreed that it shall not be the obligation of the Promoters to make the payment of the taxes and other outgoings payable to the concerned authorities unless and until the Promoters have received the same from the purchasers of various flats/shops in the said Project 1 of Phase I Buildings. The Promoters shall not be responsible in any manner whatsoever in case of any attachment or other proceedings that may be made or taken in respect of the Premises and/or the Buildings due to non-payment of taxes, electricity bills and/or other dues etc. to the said authorities on account of default in making payments of the said taxes, electricity bills and/or other dues etc. by the Purchaser(s) and/or other purchasers of the premises therein and/or their failing to comply with their obligations under this Agreement.

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2.16 The Survey no. 92 Property has been mortgaged and the sale of Premises is subject to the terms of the conditional no objection (NoC) issued by such Lenders. All the consideration (other than GST and other taxes and charges as mentioned in the Agreement), by whatsoever name called, shall be deposited in the Escrow Account opened with ICICI Bank Limited in the name and style of 'MAN VASTUCON LLP AHP COLLECTION ACCOUNT' bearing no. 002605010534 and all the cheques/ demand drafts/ Pay orders etc. shall be drawn in favour of the aforesaid Escrow Account.

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Purchaser(s) declares and affirms that in case of joint allotment, failure to pay by any person/ entity shall be deemed as failure to pay by all and all Purchaser(s) shall be treated as one person/ entity for the purpose of this Agreement and all shall be liable for the consequences jointly as well as severally.

OBLIGATIONS OF THE PROMOTERS:

- 3.1 The Promoters shall construct the said Project 1 of Phase I Buildings in accordance with the plans, designs, specifications that are approved by the MBMC and other concerned authorities from time to time.
- 3.2 The Promoters agree to observe, perform and comply with all the terms and conditions, stipulations and restrictions, if any, which may have been imposed by the sanctioning authorities at the time of sanctioning the plans or thereafter. The Promoters shall before handing over possession of the said Premises to the Purchaser(s), obtain from the concerned authority the occupation certificate in respect of the said Project 1 of Phase I Buildings.

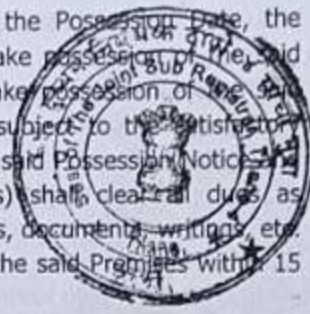
4. POSSESSION:

- 4.1 The possession of the said Premises shall be delivered to the Purchaser(s) after the said Project 1 of Phase I Buildings are ready for use and occupation as evidenced by the issuance of the occupation certificate from the concerned authority, provided all the amounts due and payable by the Purchaser(s) under this Agreement and the stamp duty and registration charges in respect of this Agreement are duly paid by the Purchaser(s). The Promoters shall endeavour to handover possession of the said Premises to the Purchaser on or before 31.03.2024 ("**Possession Date**") with additional grace period of 9 (nine) months. The Promoters shall be entitled to a reasonable extension of time if they are unable to deliver the possession of the said Premises by the aforesaid date, if the completion of the Project is delayed, by reason of war, civil commotion or any act of God or if any notice, order, rule or notification of the government and/or any other public or competent authority or Court or for any other reasons beyond the control of the Promoters. If, for any reason, the Promoters are unable or fail to give possession of the said Premises to the Purchaser(s) within the time period specified herein above, or within any further time period, and not on account of reasons mentioned herein above, then in such case, (i) the Purchaser(s), who intends to withdraw from the Project, shall be entitled to give notice to the Promoters terminating the Agreement, in which event, the Promoters shall after the receipt of such notice, refund to the Purchaser(s) within 30 days of notice, the amounts that may have been received by the Promoters from the Purchaser(s) as an by way of instalments of part-payment in respect of the Premises along with interest @ State Bank of India highest Marginal Cost of Lending Rate plus 2 percent per annum from the date of receipt till repayment of such amounts. In this event neither party shall have any other claim against the other arising out of this Agreement and the Promoters shall be at liberty to sell and dispose the said Premises to any other person(s) at such price and upon such terms and conditions as the Promoters may deem fit; and (ii) the Purchaser(s), who do not intends to withdraw from the Project, shall be entitled to interest @ State Bank of India highest Marginal Cost of Lending Rate plus 2 percent per annum on the amounts paid by the Purchaser(s) every month of delay till handing over the Possession. The Purchaser(s) agrees that the repayment as aforesaid constitutes his/her/their/its sole remedy in such circumstances and the Purchaser(s) waives his/her/their/its rights to claim against the Promoters for any specific performance and/or any losses, damages, costs, expenses or liability whatsoever including but not limited to those of a direct or consequential nature or otherwise.

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दस्त क्रमांक	208/2024
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4.2 Once the said Premises is ready for use and occupation on the Possession Date, the Promoters shall issue a written notice to the Purchaser(s) to take possession of the said Premises ("**Possession Notice**") and the Purchaser(s) shall take possession of the said Premises within 15 (fifteen) days of such Possession Notice, subject to the satisfactory payment of all dues by the Purchaser(s), as contained within the said Possession Notice of this Agreement. It is expressly clarified that the Purchaser(s) shall clear all dues as aforementioned, sign and execute such undertakings, declarations, documents, writings, etc. as may be prescribed by the Promoters and take possession of the said Premises within 15 (fifteen) days of receiving the aforesaid Possession Notice.



4.3 Within a period of five years from the date of handing over the possession of the said Premises to the Purchaser(s), the Purchaser(s) or the Society as the case may be brings to the notice of the Promoters any structural defect or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoters at its own cost and in case it is not possible to rectify such defects, then the Purchaser(s) shall be entitled to receive from the Promoters, compensation for such defect in the manner as provided under the Act. PROVIDED FURTHER THAT, the Promoters shall not be held liable or responsible in the event any damage or defect is caused to the Phase I Buildings or any part thereof on account of the negligence or changes, alterations or additions made by the Purchaser(s) in his/her/their Premises.

4.4 The Promoters shall confirm the final carpet area that has been allotted to the Purchaser(s) after the construction of the Project 1 of Phase I Buildings is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area then the Promoters shall refund the excess money paid by Purchaser(s) within 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 Purchaser(s). If there is any increase in the carpet area allotted to Purchaser(s), then the Purchaser(s) shall pay additional amount to the Promoters at the same rate per square meter and prior to taking possession of the said Premises.

4.5 The Purchaser(s) shall deposit with Promoters at the time of taking fit-out possession/possession of premises an amount of Rs. 1,00,000/- (Rupees One Lakh Only) or such other amount as may be decided from time to time; as an interest free refundable security deposit. The said deposit will be refunded after deducting amounts for rectifying defects; if any towards damages/ structural changes done; if any while carrying out furniture/ interior work in the Premises.

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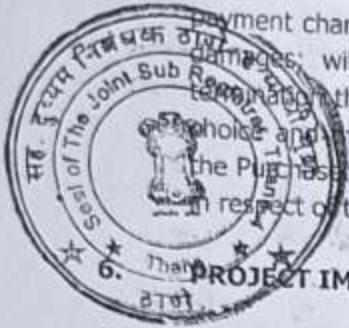
5. **EVENTS OF DEFAULT AND TERMINATION:**

5.1 Without prejudice to the right of the Promoters to charge interest upon the Purchaser(s) committing default in payment on due date of any amount due and payable by him/her/them (including proportionate share of taxes levied by concerned local authority and other outgoings) or the Purchaser(s) commits a breach of any terms and conditions contained herein, the Promoters shall at its own discretion, may terminate this Agreement; Provided that the Promoters shall give notice of fifteen days in writing to the Purchaser(s) by Registered Post AD or by e-mail at address provided by him/her/them, of Promoter's intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser(s) fail to rectify the breach or breaches mentioned therein within the period of notice then at the end of such notice period, the Promoters shall be entitled to terminate this Agreement. Provided further that upon termination of this Agreement as aforesaid, the Promoters shall refund to the Purchaser(s) amount paid by him/her/them without any interest (subject to

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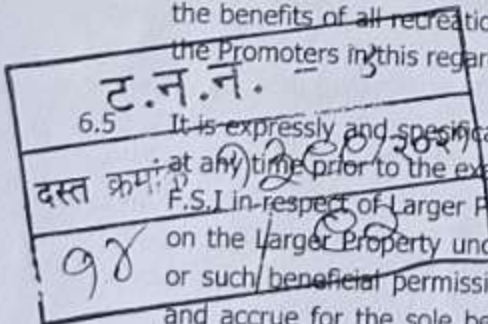
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adjustment and recovery of Cancellation charges equivalent to 5% of the Sale Consideration of the Premises (which includes Earnest money deposit), cheque bouncing charges, delayed payment charges, interest, penalties, GST and applicable taxes thereon, if any as liquidated damages; within a period of thirty days of the termination of this Agreement. Upon termination, the Promoters shall be free to allot the said Premises to any person(s) of their choice and the Purchaser(s) shall have no objection thereto. On cancellation/ termination, the Purchaser(s) shall have no claim of any nature whatsoever against the Promoters except in respect of the balance amount payable if any



6. PROJECT IMPLEMENTATION:

- 6.1 The Promoters have informed the Purchaser(s) and the Purchaser(s) is/are fully aware that the Project will be undertaken in Phases as per business plan formulated by Promoters from time to time.
- 6.2 Till the entire scheme of development is completed, the Purchaser(s) shall not interfere in any manner in any work of development or construction and the Promoters alone shall have full control, absolute authority and say over the unallotted areas, open spaces, infrastructure facilities, recreation facilities and/or any other common areas/ facilities or the amenities to be provided in the said Project and the Purchaser shall have no right or interest in the enjoyment and control of the Promoters in this regard and shall not raise any claim/ dispute on grounds of inconvenience, nuisance or otherwise, the Purchaser having been fully made aware of the layout scheme of development at the time of execution of this Agreement and purchase of the said Premises.
- 6.3 The Purchaser(s) is/are fully made aware of, and acknowledges that, considering the phase-wise development of the Larger Property, whilst the Part Occupation Certificate may be granted in respect of the Wing/ Shops/ other structures, there may be/ will be construction in the remaining portions of the Buildings/ layout/ Project/ balance Larger Property and accordingly, there may be noise, disturbance, dust and activity in the Buildings/ said Project, and the workmen, employees, representatives, agents of the Promoters will/ may be utilizing the lifts, the common lobbies and common areas and facilities for undertaking development of the Larger Property including storage, access, etc. until the completion of the Project and agrees not to object to the same on any grounds whatsoever or do any act which would in any manner prejudice and/or affect the right and authority of the Promoters to undertake and complete the Project.
- 6.4 The club house, gymnasium, swimming pool and other recreational facilities associated with the Project whereof the Wings/ Buildings forms a part will be developed in a phased manner and may not be operational/ usable at the time of handing over of possession of the said Premises to Purchaser(s). The Purchaser(s) has agreed not to claim or demand any discount or compensation or any other concession in respect for the same. Further at the sole discretion of the Promoters, any other allottee in the said Project will also be entitled to avail the benefits of all recreational facilities on the terms and conditions as may be stipulated by the Promoters in this regard.
- 6.5 It is expressly and specifically agreed and confirmed by and between the parties hereto that at any time prior to the execution of the Deed of Assignment/transfer of Lease of the land, if F.S.I in respect of Larger Property is increased and the usage of T.D.R. becomes permissible on the Larger Property under the applicable law, then such beneficial increase in F.S.I. and or such beneficial permission/ Loading of T.D.R. on the Project shall exclusively belong to and accrue for the sole benefit and enjoyment of the Promoters and the Promoters alone shall have the entire and exclusive benefit of such increase in the F.S.I. and the beneficial use of the permitted T.D.R. which may be consumed on the Project. The Purchaser(s)



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hereby expressly and specifically agrees and confirm that he/she/they shall not have any right, title interest and claim of whatsoever nature over the further increase in F.S.I. of the Larger Property, which shall exclusively belong to the Promoters. The Promoters may; subject to provisions of the Act and the Rules, construct additional floor(s) on the buildings and/or at the sole discretion of the Promoters, generate appropriate certificate whereof with the approval of concern authority and utilize the same in any other Project. The Promoters shall be entitled to amalgamate the schemes in respect of the adjoining lands with the development scheme of the Larger Property.



6.6 The development of the said Project is dynamic and the scope thereof could be substantially increased from time to time by the amalgamation, mixture and composition of land parcels, FSI and various development schemes under the applicable laws. The Promoters shall be entitled to amalgamate the schemes in respect of the adjoining lands with the development scheme of the Larger Property.

7. FORMATION OF SOCIETY(IES) & APEX BODY:

7.1 Subject to the applicable permissions and approvals from the competent authorities and as per provisions of the Maharashtra Co-operative Societies Act, 1960, the Promoters, at their sole discretion, shall be entitled to register separate societies in respect of the Wings/ Shops/ other structures comprised in the Project. Under no circumstances whatsoever, shall the Purchaser(s) together with the other purchasers in the Project object to the formation of Societies in such manner. The Purchaser(s) and the purchasers of the other premises shall join in the formation and registration of the society and for this purpose also from time to time sign and execute the application for registration and/or membership and all the necessary applications, memorandum, letters, documents and other papers and writings for the purpose of formation and registration of the society including bye-laws of the society and duly fill in, sign and return to the Promoters within 15 (fifteen) days of the same being forwarded by the Promoters to the Purchaser(s), so as to enable the Promoters to register the organisation of the Purchasers of the said Premises in accordance with the applicable law.

7.2 On completion of the development of the Project viz. completion of construction of all buildings/ Shops and other structures thereon, amenities, and common areas, and utilisation of the full building potential of the said Larger Property, subject to what is stated herein, the Promoters shall form a Apex body under the Maharashtra Co-operative Societies Act, 1960 ("Apex body"). Under no circumstances whatsoever, shall the Purchaser(s) together with the other purchasers in the Buildings object to the formation of the Apex body. All the Societies shall join in the formation and registration of the Apex body and for this purpose the Purchaser(s) hereby agree to sign and execute the application for registration and/or membership and all the necessary applications, memorandum, letters, documents and other papers and writings for the purpose of formation and registration of the Apex body including bye-laws of the Apex body.

दस्तावेज क्रमांक १३९९/२०२१
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7.3 The Purchaser(s) shall observe and perform all the rules and regulations and bye-laws of the Society and the Apex body on its formation and the additions, alterations and amendments thereof that may be made from time to time for protection and maintenance of the Buildings and the said Premises therein and for the performance and observance of building Rules, regulations and bye-laws of the concerned local authority, government or public bodies. The Purchaser(s) shall also observe and perform all the terms and stipulations laid down by the Society and the Apex body regarding occupation and use of the said Premises and shall pay all outgoing and any other charges in respect of the new Buildings and Larger Property in accordance with the terms of this Agreement and the rules, regulations and bye-laws of the Society and the Apex body.

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7.4 The Promoter shall convey the structure or the buildings to the said society(ies) in accordance with the provisions of the Act and Rules made thereunder. It is also clearly understood and agreed by and between the parties hereto that the transfer of lease/ title in assignment/ transfer of the Larger Property.

7.5 The Purchaser(s) shall have no claim whatsoever over the Project 1 of Phase I Buildings, except in respect of the Premises hereby agreed to be acquired. It is hereby expressly and specifically agreed by the parties herein that all other open spaces, staircases, lobbies and other spaces, terrace, garden etc. shall remain the property of the Promoters till the Project 1 of Phase I Buildings are transferred to the society(ies) and the lease in respect of the Larger Property is assigned/ transferred in favour of the Apex body of the co-operative societies.

7.6 In the event of the society being formed and registered before the sale and disposal by the Promoters of all the Premises in Project 1 of Phase I Buildings, the Promoters shall have absolute authority and control as regards the unsold Premises and the disposal thereof. The Promoters shall be liable to pay only the municipal taxes at actual and no other charges in respect of the unsold Premises till one year from the date of Occupation Certificate. Thereafter the Promoters shall join in as the member in respect of such unsold premises as required under the Act and the Rules and when such premises are sold to the persons of the Promoter's choice and at the discretion of the Promoters, the co-operative society shall admit as members, the purchasers of such premises without charging any premium or any other extra payments from them.

8. REPRESENTATIONS AND WARRANTIES OF PROMOTERS:

8.1 The Promoters hereby represent and warrant to the Purchaser(s) as follows:

- (i) The Promoters have absolute development rights in respect of the Project 1 of Phase I and the requisite rights to carry out development upon it and also have actual, physical and legal possession of the land for the implementation of the Project 1 of Phase I;
- (ii) The Promoters have lawful rights and requisite approvals from the competent Authorities to carry out development of the Project 1 of Phase I Buildings and shall obtain requisite approvals from time to time to complete the said development;
- (iii) There are no encumbrances upon the Project 1 of Phase I except that the Promoter has availed Loan/construction finance from such Lenders as mentioned in the encumbrance certificate and to secure the same, the Promoter has created a mortgage on its interest in the said Survey no. 92 Property in favour of such Lenders.
- (iv) There are no litigations pending before any Court of law with respect to the Project 1 of Phase I except as disclosed in the Title Report;

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दस्तावेज क्रमांक	98
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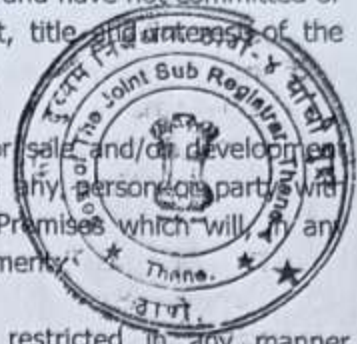
All approvals, licenses and permits issued by the competent authorities with respect to the Project 1 of Phase I Land and Project 1 of Phase I Buildings are valid and existing and have been obtained by following due process of law. Further all approvals, licenses and permits to be issued by the competent authorities in respect thereof shall be obtained by following due process of law and the Promoters have been and shall, at all times, remain to be in compliance with all applicable laws;

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- (vi) The Promoters have the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the right, title and interests of the Purchaser(s) created herein, may prejudicially be affected;
- (vii) The Promoters have not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the Project 1 of Phase I Land and the said Premises which will, in any manner, affect the rights of Purchaser(s) under this Agreement;
- (viii) The Promoters confirm that the Promoters are not restricted in any manner whatsoever from selling the said Premises to the Purchaser(s) in the manner contemplated in this Agreement;
- (ix) The Promoters have duly paid and shall continue to pay and discharge till the date of receipt of occupation certificate, all undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Project to the competent Authorities;
- (x) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said Survey No. 92 Property) has been received or served upon the Promoter in respect of the Survey No. 92 Property;
- (xi) Various amounts which are to be paid for the commencement for the construction of the Project 1 of Phase I Buildings have been duly paid to the concerned authorities including without limitation stamp duty and registration charges etc. as are for the time being in force;
- (xii) The Promoters/ Co-Promoters shall execute an Assignment/ transfer of Lease of the Land in favour of association of Purchaser(s)/ Apex Body and subject to compliance with all the terms and conditions of the permissions/ orders/ NOCs issued by concerned authorities;



9. REPRESENTATIONS, WARRANTIES AND COVENANTS OF PURCHASER(S):

9.1 The Purchaser(s) for himself/ herself/ themselves and his/ her/ their nominee(s), heirs, executors, administrators and assigns and to the intent that the representations, warranties and covenants herein contained shall be binding upon all the persons in whose hands the Premises shall come, hereby covenant/s as follows:-

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दस्त क्रमांक १३८८/२०२९
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- (i) TO MAINTAIN the Premises at his/her/their cost in a good and tenable repair condition from the date of possession and shall not do or suffer to be done anything in or to the Premises, and/or common passage, or the compound which may be against the rules or bye-laws of the Society, Apex Body, MBMC or any other authority;
- (ii) TO CONTRIBUTE proportionately within 15 days of demand by the Promoters, along with the other occupants, towards the costs and expenses of maintenance, repairs and periodic external painting of the Building;

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(iii) TO PERMIT the Promoters and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Building or any part thereof to view and examine the state and condition of the Building and common



NOT TO DO or permit to be done in or upon the Premises or any portion of the Building, or any act, deed or thing which shall cause nuisance annoyance, disturbance, danger, or inconvenience to the other occupants/ allottees of other premises of the Building;

NOT TO AFFIX any sign boards, neon lights or advertisements either on the terrace or on the exterior of the Building or on the compound wall or otherwise in and or upon the Land and not to fix any grills outside the Premises;

(vi) TO MAINTAIN the Premises at his/her/their own cost in good tenantable repair and condition from the date of taking possession thereof and not to do or suffer to be done anything in or upon the Premises and the Building, its staircase or any passage which may be against the rules and regulations of the concerned local or any other authority or which may change/alter or make additions in or to the Premises or any part thereof;

(vii) NOT TO STORE in the Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Building or storing of which goods is objected to by the concerned local or other authority, and not to carry or cause to be carried heavy packages to upper floors which may damage or likely to damage the staircase, common passages or any other structure of the Building, including entrances of the Building; and in case any damage is caused on account of negligence or default of the Purchaser(s) in this behalf, the Purchaser(s) shall be liable for the consequences of the breach and for rectifying such damage and restoring the damaged portion to its original condition and to keep the Promoters, occupants/allottees of the premises of the Building indemnified from and against any loss, damage or liability that may be caused or occur by aforementioned acts or negligence in respect thereof;

(viii) TO CARRY OUT, at his/her/their own cost, all internal repairs to the Premises and maintain the same in the same condition, state and order in which it was delivered by the Promoters to the Purchaser(s) and shall not do or suffer to be done anything in or to the Building or in respect of the Premises, which may be in contravention of the rules and regulations of the concerned local authority or any other public authority. In the event of the Purchaser(s) committing any act in contravention of the above provision, the Purchaser(s) shall be solely responsible and liable for the consequences thereof to the concerned local authority and/or other public authority;

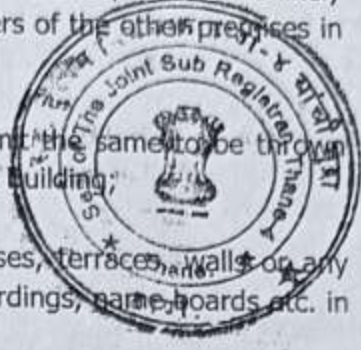
(ix) NOT TO DEMOLISH or cause to be demolished the Premises or any part thereof, nor at any time to make or cause to be made any addition or alteration of whatever nature in or to the Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the Building, in which the Premises is situated and to keep the portion, sewers, drains, pipes in the Premises and appurtenances thereof in good tenantable condition so as to support, shelter and protect the other part of the Building in which the Premises is situated and shall not in any manner damage the columns, beams, walls, slabs or RCC parts or other structural parts in the Flat without prior written permission of the Promoters and the proposed society/MBMC and other bodies and authorities as the case may be;

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- (x) NOT TO DO or permit to be done any act or thing which may render void or voidable any insurance of the Land and the Building or any part thereof or whereby any increased premium shall become payable in respect of the insurance, or which is likely to cause nuisance or annoyance to other users and occupiers of the other premises in the Building;
- (xi) NOT TO THROW dirt, rubbish, rags, garbage, etc. or permit the same to be thrown from the Premises in the compound or in any portion of the Building;
- (xii) NOT TO KEEP anything in the common passage, staircases, terraces, walls or any other common place and not to hang any sign boards, hoardings, name boards etc. in passage or inner or outer wall of the Building;
- (xiii) NOT TO DEMAND at any time, partition by metes and bounds of Purchaser(s) interest in the Premises and/or the Building, it being an express and specific intention of the parties hereto that the interest of the occupants in the Premises and in the Building shall always be impartible;
- (xiv) NOT TO USE the refuge area provided in the Building for any purpose whatsoever as the same is exclusively provided for a refuge in case of fire in the Building;
- (xv) NOT TO DO any act or deed which shall be in violation of the terms and conditions attached to the various sanctions/approvals/NOCs etc. set out in the recitals hereinabove;
- (xvi) TO STRICTLY comply with the bye-laws, rules and regulations of the Society and applicable law and SHALL OBSERVE and perform and abide by all the stipulations and conditions laid down by the Society/ Apex Body regarding the occupation and use of the said Premises and common area of the New Building and shall pay and contribute regularly and punctually towards the taxes and/or expenses and other outgoings in accordance with the bye-laws, rules and regulations of the Society/ Apex Body;
- (xvii) NOT TO OBJECT AND CONSENT for any variations in colour, size and design etc. of the tiles, marble, granite, stones or any other construction material provided in the premises during repairs/ replacement which are beyond control of the Promoters;
- (xviii) NOT TO change the elevations of the Premises or do any structural changes or to put grills on the outer side of the Building and shall maintain the same in the same form as the Promoters have constructed and not at any time alter the said elevations in any manner whatsoever without the prior consent in writing from the Promoters/Society/Apex body; as the case may be;
- (xix) NOT TO let, sublet, sell, transfer, assign, mortgage, charge or in any manner encumber or deal with or dispose or part with his/hers/their interest under this Agreement or benefit of this Agreement or part with possession of the Premises until all the dues and other deposit payable by him/her/them to the Promoters under this Agreement are fully paid up and that too only if the Purchaser(s) has not been guilty of breach of or non-observance of any of the terms and/or conditions of this Agreement and until he/she/they obtain the prior written consent of the Promoters.
- (xx) TO ENSURE that the proposed society shall preserve and maintain the documents/ plans received from the Promoters and subsequently carry out necessary repairs/ structural audit/fire audit at regular interval and also present periodical structural audit

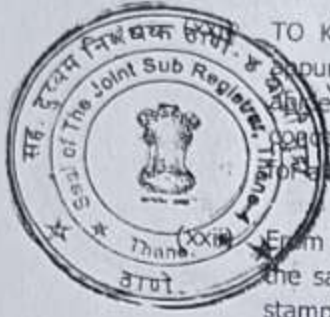


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दस्त क्रमांक १३९९/२०२१
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reports and repair history, to check and to carry out fire safety audit from time to time as per requirement of the Chief Fire Officer, through an authorised agency of MBMC.



TO KEEP the Premises, the walls and partitions walls, sewers, drains, pipes and appurtenances thereto belongings in good tenable repairs and conditions and shall comply by all the bye-laws, rules and regulations of the government, MBMC and other concerned authorities and local bodies and shall attend to, answer and be responsible for all actions for violations of any such conditions or rules or bye-laws.

From time to time cause the society(ies)/Apex Body, to get the lease renewed and for the same to bear and pay proportionate share in the transfer premium, lease rent, stamp duty, registration fees and such other charges as may be levied by the concerned authorities or the society(ies)/ Apex Body, as the case may be.

10. **GENERAL PROVISIONS:**

- 10.1 The stamp duty and registration charges of and incidental to this Agreement shall be borne and paid by the Purchaser(s) alone.
- 10.2 All notices to be served on the Purchaser(s) as contemplated in this Agreement shall be deemed to have been duly served if sent to the Purchaser(s) by Registered Post A.D./ Prepaid post under certificate of posting/ hand delivery/ email/ courier at his/her/their common address mentioned hereinabove and intimated to the Promoters from time to time.
- 10.3 The Purchaser(s) hereby gives his/her/their express and specific consent to the Promoters to raise any loan/ financial facility against the Larger Land in addition to existing facilities and to mortgage the Project and/or create a charge thereon including on receivables from the Project with any bank(s)/financial institution(s) or any other party. This consent is on the express understanding that any such loan and the liability thereof shall be cleared by the Promoters only at their expenses.
- 10.4 The Promoters will, at all times, be entitled to install the logos and/or name boards and/or put-up advertisements boards/ hoarding etc. of the Promoters and/or its affiliates (hereinafter referred as the "displays") with various devices (including electronic, laser and neon signs) in one or more places in the Buildings therein including, on open space/s, the terraces of the Building and/or any parts of the Buildings if it so desires at its own costs and expenses. The Promoters and/or affiliates will not be liable to make any payment of any nature to Purchaser(s) and/or the occupant/s of the other Premises in the Buildings and/or the co-operative society in respect of the displays.
- 10.5 The Purchase(s) confirms that the Purchaser(s) has/have entered into this Agreement out of his/her/its own free will and without any coercion and after reviewing and understanding a draft of this Agreement. The Purchaser(s) has/have obtained suitable advice prior to entering into this Agreement and the Agreement is being entered into with full knowledge of the obligations and rights under this Agreement and the Applicable Law governing the same.

10.6 The Purchaser(s) hereby declare/s that (a) he/she/they/it has gone through this Agreement and all the documents related to the Survey No. 92 Property; (b) has expressly understood and accepted the contents, terms and conditions of the same; and (c) the Promoters have entered into this Agreement with the Purchaser relying solely on the Purchaser(s) agreeing and undertaking to strictly observe, perform, fulfil and comply with all the terms and conditions, covenants, stipulations, obligations and provisions contained in this Agreement. Therefore, the Purchaser(s) hereby agrees, undertakes and covenants to indemnify, save, defend and keep harmless at all times hereafter, the Promoters and their successors and assigns from

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[Signature]

and against all costs, charges, expenses, losses, damages, claims, demands, suits, actions, proceedings, prosecutions, fines, penalties and duties which they or any of them may have to bear, incur or suffer and/or which may be levied or imposed on them or any of them, by reason or virtue of or arising out of any breach, violation, non-observance, renunciation, breach or non-compliance of any of the terms, conditions, covenants, stipulations and/or provisions hereof by the Purchaser(s).



10.7 The terms and conditions of this Agreement shall be binding on all transferee(s) assignee(s), from time to time, of the Premises, whom the Purchaser(s) may sell the shares of this Agreement, transfer shall mean the sale, transfer, assignment, directly or indirectly, to any third party of (i) the said Premises or any part thereof or (ii) the benefit of this Agreement and/or (c) in case the Purchaser is a company, directly or indirectly, the change in (i) control and/or management and/or (ii) shareholding constituting more than 25% of the voting rights and/or economic interest, (d) in case the Purchaser is a partnership firm or limited liability partnership, the change in constitution thereof.

10.8 The Purchaser(s) if resident outside India, shall solely be responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 ("FEMA"), Reserve Bank of India Act and Rules made thereunder or any statutory amendment(s)/modification(s) made thereof and all other applicable laws including that of renittance of payment, acquisition/sale/transfer of immovable properties in India etc., and provide the Promoters with such permission, approvals which would enable the Promoters to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of this Agreement shall be made in accordance with the provisions of FEMA or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other Applicable Law. The Purchaser(s) understands and agrees that in the event of any failure on his/her part to comply with applicable guidelines issued by the Reserve Bank of India then he/she shall liable for action under the FEMA as amended from time to time. The Promoters accept no responsibility in this regard. Whenever there is any change in the residential status of the Purchaser(s) subsequent to the signing of this Agreement, it shall be the sole responsibility of the Purchaser(s) to intimate the same in writing to the Promoters immediately and comply with necessary formalities if any under the applicable laws. The Promoters shall not be responsible towards any third party making payment/renittance on behalf of any purchaser and such party shall not have any right in the application/allotment of the said Flat applied for herein in any way and the Promoters shall be issuing the payment receipts in favour of the Purchaser(s) only.

10.9 Any delay or indulgence shown by the Promoters in enforcing the terms of this agreement or any forbearance or giving of time to the Purchaser(s) shall not be construed as a waiver on the part of the Promoters for any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser(s) nor shall the same in any manner prejudice the rights of the Promoters.

10.10 Nothing contained in this Agreement is intended to be construed as a grant, demise or assignment of the Premises and buildings or shall have no claim, save and except in respect of the Premises hereby agreed to be sold to him/her/them/it.

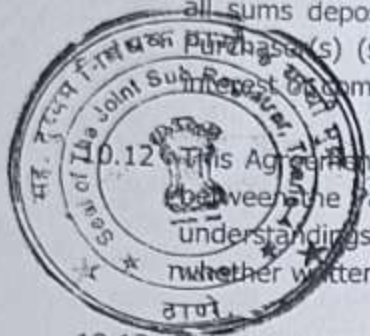
र.न.न. - ४
any part thereof, the Purchaser(s) shall not be responsible towards any third party making payment/renittance on behalf of any purchaser and such party shall not have any right in the application/allotment of the said Flat applied for herein in any way and the Promoters shall be issuing the payment receipts in favour of the Purchaser(s) only.

10.11 Forwarding this Agreement to the Purchaser(s) by the Promoters does not create a binding obligation on the part of the Promoters or the Purchaser(s) until, firstly, the Purchaser(s) signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 15 (fifteen) days from the date of receipt by the Purchaser(s) and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoters. If the Purchaser(s) fails to execute and deliver to the Promoters this Agreement within 15 (fifteen) days from the date of its receipt

Fahmida
M. Kapas

[Signature]

by the Purchaser(s) and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoters, then the Promoters shall serve a notice to the Purchaser(s) for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser(s), application of the Purchaser(s) shall be treated as cancelled and all sums deposited by the Purchaser(s) in connection therewith shall be returned to the Purchaser(s) (subject to deduction of various amounts stated herein above) without any compensation whatsoever.



10.12 This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Premises.

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

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

10.15 Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably within 45 days of such dispute, shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016 and Rules made thereunder.

10.16 The rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts at Mumbai shall have an exclusive jurisdiction for this Agreement.

10.17 It is understood between the parties that images, pictures, colours, furniture shown/contained in marketing collateral, if any, are indicative only and shall not be included as part of the said Flat. No right of any nature whatsoever shall be construed and/or deemed to have accrued in favour of any person and/or Purchaser/s from or by virtue of brochure, etc. The Promoter shall not be liable and/or responsible for any loss, damages, cost, charges, expenses suffered / incurred and/or likely to be suffered and/or incurred by any person and/or Purchaser/s. No person or Purchaser/s shall have any right or be entitled to claim or enforce any right based on marketing material, advertisement, brochure, etc.

10.18 Notwithstanding anything contained herein, it is agreed between the parties hereto that the sample flat if any, constructed by the Promoters and all furniture, items, electronic goods, amenities etc. provided therein are only for the purposes of show casing the premises, and the Promoters is not liable, required and/or obligated to provide any furniture, items, electronic goods, amenities etc. as displayed in the said sample flat, other than as expressly agreed by the Promoters under this Agreement.

[Handwritten signature]

Fahimuddin

M. Kapasi

THE SCHEDULE I ABOVE REFERRED TO
SURVEY NO. 92 PROPERTY

All that piece and parcel of land admeasuring approx. 59,700 sq. mtrs bearing old Survey No. 92 (corresponding New Survey No.13/1) Village Mahajanwadi, Taluka and District Thane, within the jurisdiction of Mira Bhayandar Municipal Corporation; subject to the Articles of Agreement dated 9th June 2016 (Regn No. TNN-7/7663/2016) recording handover of possession to Mira Bhayander Municipal Corporation an area 8717 sq. mtrs out of the S. No.92 Property that has been demarcated & reserved as 30 mtrs wide DP Road and further subject to the Articles of Agreement dated 9th June 2016 (Regn No. TNN-7/7662/2016) recording handover of possession to Mira Bhayander Municipal Corporation an area 5255 sq. mtrs out of the S. No.92 Property that has been demarcated as Amenity Open Space.



THE SCHEDULE II ABOVE REFERRED TO
THE LION PENCIL LAND

All that the piece and parcel of land bearing old Survey No. 260(part), New Survey No. 147, Hissa No. 2, admeasuring on or about 10509 sq. mts., situated at Village Mahajanwadi, Taluka and District Thane, within the jurisdiction of Mira Bhayandar Municipal Corporation

THE SCHEDULE III ABOVE REFERRED TO
THE PHASE I LAND

Land admeasuring approx. 15,776 sq. mtrs forming part of the Survey No. 92 Property defined in Schedule I above located at Village Mahajanwadi, Taluka and District Thane, within the jurisdiction of Mira Bhayandar Municipal Corporation

THE SCHEDULE IV ABOVE REFERRED TO
DESCRIPTION OF THE SAID FLAT, CAR PARKING,
CONSIDERATION & PAYMENT TERMS

PART A	
Details of Flat	Flat bearing number C-3002 , admeasuring on or about 53.31 sq. mtr. of RERA Carpet Area on the 30th floor of the Wing " C " of the Project 1 of Phase I Buildings together with the right to park 01 (One) car(s) in the car parking area of the Project to be known as " Aaradhya HighPark " located at Western Express Highway, Near Singapore International School, Mahajanwadi, Mira Road East, Thane- 401107 RERA carpet area means the net usable floor area of the Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls
PART B	
Total Consideration (excluding all applicable taxes and other charges)	Rs. 1,18,00,000/- (Rupees One Crore Eighteen Lakh Only) <div style="border: 1px solid black; padding: 5px; display: inline-block;">दस्ता क्रमांक १२००/२०२१ २३/०२</div>
Amount received (excluding all applicable taxes and other charges)	Rs. 5,85,575/- (Rupees Five Lakh Eighty Five Thousand Five Hundred Seventy Five Only) including Earnest Money Deposit of Rs. 4,00,000/- (Rupees Four Lakh Only)

Fahimuddin

M. Kapani

[Signature]

Other Charges:

Sr. No.	Details	Amount
1	Legal Charges	20,000.00
2	Club Membership	2,25,000.00
3	Share money, membership application and entrance fee of the society	15,000.00
4	Charges payable towards installation of utilities including electricity meter, water connection to building	700.00
5	Infrastructure and Development Charges	40,000.00
6	Advance deposit for the maintenance, management and upkeep of the building also taxes and other outgoings for 12 months (excluding property tax)	2,40,000.00
7		55,104.00
8	Fit-out Deposit (Refundable)	1,00,000.00
9	Corpus fund	57,400.00
Total Rupees Seven Lakh Fifty Three Thousand Two Hundred Four Only		7,53,204.00

Payment Schedule:

Details	%	Amount (Rs.)
On Booking		
On completion of excavation	10%	11,80,000.00
On completion of basement 2	5%	5,90,000.00
On completion of basement 1	10%	11,80,000.00
On completion of podium 1	10%	11,80,000.00
On completion of stilt	5%	5,90,000.00
On completion of 2 nd floor slab	5%	5,90,000.00
On completion of 6 th floor slab	2.5%	2,95,000.00
On completion of 9 th floor slab	2.5%	2,95,000.00
On completion of 12 th floor slab	2.5%	2,95,000.00
On completion of 15 th floor slab	2.5%	2,95,000.00
On completion of 18 th floor slab	2.5%	2,95,000.00
On completion of 21 st floor slab	2.5%	2,95,000.00
On completion of 24 th floor slab	2.5%	2,95,000.00
On completion of 27 th floor slab	2.5%	2,95,000.00
On completion of terrace slab	2.5%	2,95,000.00
On completion of walls and plaster/ gypsum	2.5%	2,95,000.00
On completion of flooring, doors, windows and sanitary fittings and staircases, liftwells, lobbies	4%	4,72,000.00
On completion of terraces with water proofing of the building	5%	5,90,000.00
On completion of external plumbing, external plaster, elevation of the building, lifts and water pumps and electrical fittings	5%	5,90,000.00
On possession	10%	11,80,000.00
	6%	7,08,000.00
Total Rupees One Crore Eighteen Lakh Only	100%	1,18,00,000.00

Total Rupees One Crore Eighteen Lakh Only**100% 1,18,00,000.00**

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All taxes including Goods and Service Tax or any other statutory taxes/levies/cess that may be imposed as applicable shall be paid by the Purchaser(s). It is expressly understood that the consideration mentioned herein do not include any taxes/levies/cess.

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Talwadekar
Mopani

**THE SCHEDULE V ABOVE REFERRED TO
COMMON AREAS, AMENITIES AND FACILITIES**

- High speed elevators of reputed brand
- Decorative Entrance lobby
- Vitrified flooring in lobby area
- Power back up for elevator and common areas
- Rain water harvesting system
- Seismic resistant structure
- Fire safety as per CFO norms
- Outdoor Courts for Tennis, Basket Ball, Football
- Skating Rink
- Swimming Pool with kiddy pool & Cinema Screen
- Jogging path
- Sr. Citizens area
- Amphitheatre
- Rock Wall Climbing for kids
- Party Hall
- Gymnasium
- Female & Male Spa
- Jacuzzi
- Mini Theatre
- Business Chamber
- Indoor Games area – Football, Carrom, Chess, Table Tennis, Poker Table
- Toddlers Zone



**THE SCHEDULE VI ABOVE REFERRED TO
FIXTURES AND FITTINGS**

- Vitrified floorings in all rooms
- Gypsum finished wall with good quality paint on internal walls
- Connections for Cable TV and Telephone
- Main flush door with laminate finish on both sides
- Internal door with laminate finish on both the sides
- Anodized aluminium sliding windows
- Granite sill in all windows
- Granite platform in kitchen
- Granite frame to kitchen door
- Tile dado above the platform
- Stainless steel sink
- Anti-Skid flooring in bathroom
- Good quality CP fittings & sanitary ware
- Intercom facility

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Falguni
MKapasi

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दस्त क्रमांक १३६६/२०२१	
२५	०२

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

SIGNED SEALED AND DELIVERED

By the within named Developers
MAN VASTUCON LLP
by the hand of its Designated Partner/
Authorised Signatory

MUKESH M SHEKHAR

In the presence of

1. RAJNISH GOLECHA TGini

SIGNED AND DELIVERED

by the within named Purchaser(s)

FAKHRUDDIN S KAPASI



MUNIRA F KAPASI

In the presence of

1) Kapasi
2) Shi...

For MAN VASTUCON LLP

[Signature]
Authorised Signatory



Fakhrudin



Kapasi



RECEIVED with thanks from the Purchaser(s)
a sum of **Rs. 5,85,575/- (Rupees Five Lakh Eighty Five Thousand Five Hundred Seventy Five Only)** being part payment out of Total consideration; inclusive of EMD excluding all applicable Taxes and other charges

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दस्त क्रमांक १३९९ / २०२१
२६ / ९२

WE SAY RECEIVED
For Man Vastucon LLP

[Signature]

Designated Partner/Authorised Signatory

Witness:

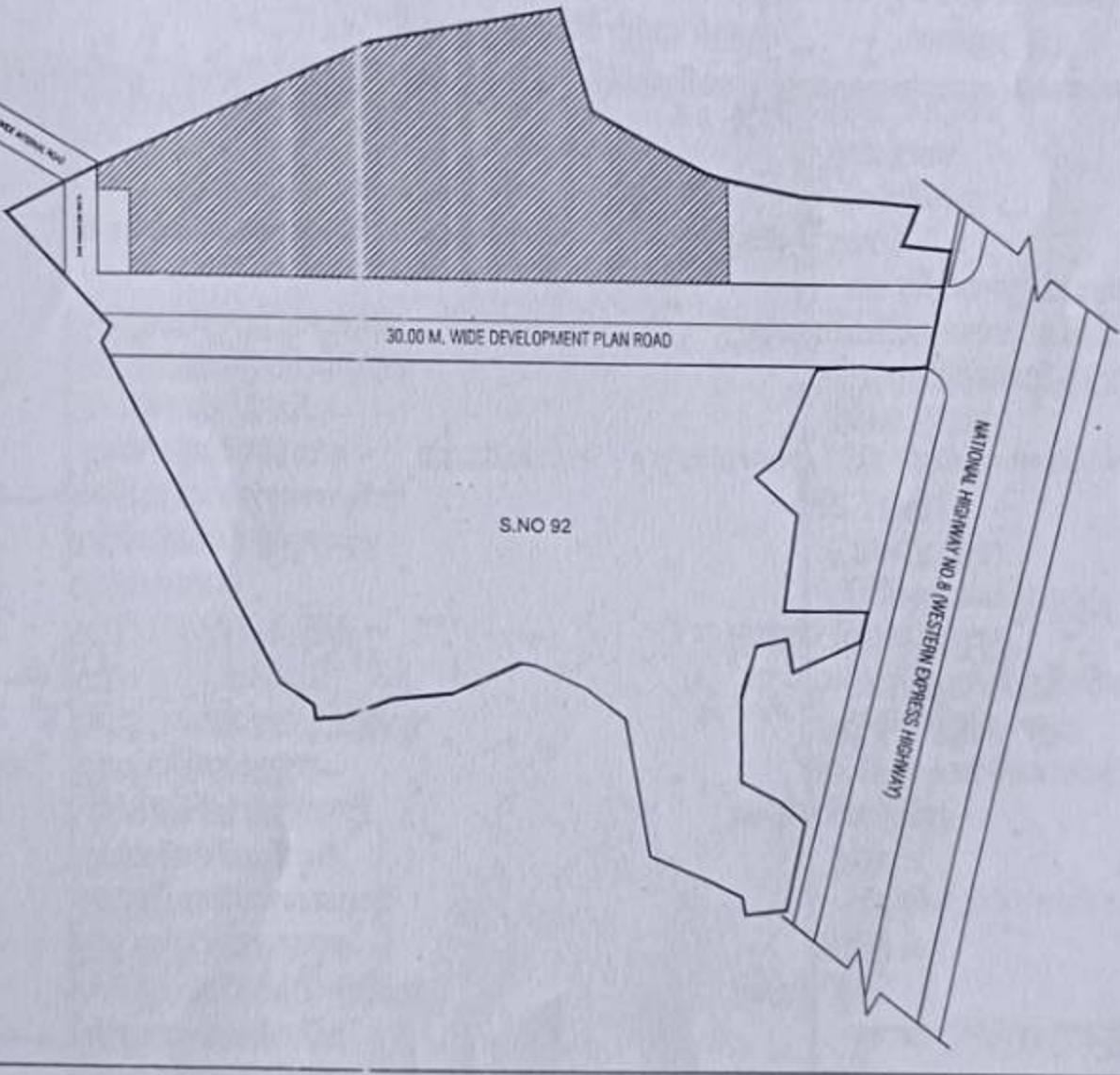
1. TGini
2) Kapasi
3) Shi...



ANNEXURE A

S.NO 260pt.

12.50 M. WIDE HIGHWAY (S)



S.NO 92

NATIONAL HIGHWAY NO. 8 (WESTERN EXPRESS HIGHWAY)

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दस्त क्रमांक १२९९ / २०२१

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ANNEXURE - B

अहवाल दिनांक: 24/05/2024

महाराष्ट्र शासन

आयुक्त सहायक अभियंता

महाराष्ट्र शासन महसूल अधिकारी, जिल्हा शासकीय शासनाद्वारा (समस्त क्षेत्रां व सुविधांचे ठेवणे) नियम, 1939 च्यातील निदम 3, 4, 5 आणि 6



पार:- महाराष्ट्रवादी - तालुका:- ताणे - जिल्हा:- ठाणे

दस्त क्रमांक व दिनांक: 93/9

दस्त क्रमांक व दिनांक 93/9	शासकीय ठेवणे	महाराष्ट्र शासन	अहवाल दिनांक: 24/05/2024
महाराष्ट्रवादी	तालुका:- ताणे	जिल्हा:- ठाणे	
दस्त क्रमांक व दिनांक: 93/9	शासकीय ठेवणे	महाराष्ट्र शासन	अहवाल दिनांक: 24/05/2024
महाराष्ट्रवादी	तालुका:- ताणे	जिल्हा:- ठाणे	

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दस्त क्रमांक 93/9 (2024)
24/05



संविधान सभा के अधिनियम संख्या १९६०
 या विधानसभा अधिनियम संख्या १९६०
 अन्तर्गत (अनुच्छेद १७३)
 सीमा शुल्क विनियमन अधिनियम १९६०

...	...
...	...

विनियमन अधिनियम संख्या १९६० अन्तर्गत (अनुच्छेद १७३) के अन्तर्गत विनियमित किया गया है।

पृष्ठ संख्या : ०००

विनाशकारी वकालत पंजीकरण									
देशीय वकालत पंजीकरण					विदेशी वकालत पंजीकरण				
क्र.सं.	वकील का नाम	वकील का पता	वकील का जिला	वकील का राज्य	क्र.सं.	वकील का नाम	वकील का पता	वकील का जिला	वकील का राज्य
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)

ट.न.ज. १९६०
 दस्त क्रमांक १९६०/१९६०

जिला वकालत पंजीकरण
 लाहौर



CHALLAN
MTR Form Numbered

Barcode		Date: 07/02/2019:10:56:28	Form No.
Payee Details		TAX ON (S No)	
PAN No. / PAN Name		PAN No. / PAN Name	
Name		PIN	
Address		Block No.	
City		Municipality	
District		Road No.	
State		Area	
Country		Town/City/District	
Remarks (If Any):		PIN	
Payment Details		Amount in Words	
Bank Name		FOR USE IN RECEIVING BANK	
Branch Name		Bank CN	
Account No.		Bank Date	
IFSC Code		Bank Code	
Mandir No.		Bank Branch	
Mandir Name		State No. Date	



12 APR 2019

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वस्त क्रमांक १३०२/३८२९	
३१	८२

ANNEXURE C

मिरा भाईंदर महानगरपालिका

मुख्य कार्यालय, भाईंदर (प.),

छत्रपती शिवाजी महाराज मार्ग, ता. जि. ठाणे - 401 101

जा.क्र. मिभा / मनपा / नर / 3464 / 2015-16

दिनांक - 31/07/2018



प्रति,

अधिकार पत्रधारक - मे. मनवास्तु कॉन एल.एल.पी.

द्वारा - वास्तुविशारद - मे. दिशा डिझाइन कन्सल्टंट



विषय :- मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - महाजनवाडी

स.क्र. 13(92)/पै. व 12(260)/पै., स.क्र. 6(85)/5

या जागेत नियोजित बांधकामास बांधकाम प्रारंभपत्र मिळणेबाबत.

संदर्भ :- 1) आपला दि.06/07/2018 चा अर्ज.

2) मे. सक्षम प्राधिकारी नागरी संकुलन ठाणे यांचेकडील मौजे महाजनवाडी,

स.क्र.92/पै. या जागेसाठी नागरी जमिन कमाल धारणा यांचेकडील पत्र

क्र.सी/युएलसी/टे-5/6(1)/एसआर-6/928 दि.29/01/2009 अन्वये 10(1) ची

कार्यवाही रद्द झाल्याबाबत आदेश, स.क्र.260/पै., व स.क्र.6(85)/5 या जागेसाठी

युएलसी/टिए/डब्ल्यूएसएचएस-20/एसआर-1137 दि.23/04/2001 अन्वये कलम 20 चे आदेश.

3) मा. जिल्हाधिकारी ठाणे यांचेकडील स.क्र. 92/1 साठी क्र.

महसूल/क-1/टे-2/जमिनबाब/एसआर-66/2017, दि.06/02/2018 अन्वयेचे

रूपांतरीत कर भरणा केल्याची पावतीप्रत, स.क्र. 85/5 साठी क्र. महसूल/क-

1/टे-1/एनएपी/एसआर-111/2002, दि.02/09/2002 तसेच स.क्र. 260/पै.

साठी क्र. महसूल/क-1/टे-1/एनएपी/ एसआर-98/2008, दि.08/05/2008

अन्वयेचे अकृषिक आदेश.

4) दी इस्टेट इनवेस्टमेंट प्रा.लि. यांचेकडील पत्र क्र.ईआय/275 दि.11/01/2010

अन्वयेचा नाहरकत दाखला.

5) या कार्यालयाचे पत्र क्र. मिभा/मनपा/नर/3464/2015-16 दि.30/11/2015

अन्वये बांधकाम परवानगी.

6) विकासकाचे दि.29/08/2018 रोजीचे शपथपत्र.

-: सुधारीत बांधकाम प्रारंभपत्र :- (सुधारीत नकाशे मंजूरीसह)

(फक्त जोत्यापर्यंत)

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 च्या कलम 44, 45 अन्वये व मुंबई प्रांतिक महानगरपालिका अधिनियम 1949 चे कलम 253 ते 269 विकास कार्य करण्यासाठी / बांधकाम प्रारंभपत्र मिळण्यासाठी आपण विनंती केले नुसार मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - महाजनवाडी सि.स.नं./सर्वे क्र./हिस्सा क्र. स.क्र. 13(92)/पै. व 12(260)/पै., स.क्र. 6(85)/5 या जागेतील रेखांकन, इमारतीचे बांधकाम नकाशांस खालील अटी व शर्तीचे अनुपालन आपणाकडून होण्याच्या अधीन राहून ही मंजूरी देण्यात येत आहे.

1) सदर भुखंडाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या रहिवासी + वाणिज्य वापरासाठीच करण्याचा आहे.

2) सदरच्या बांधकाम परवानगीने आपणास आपल्या हक्कात कोणतेही बांधकाम करता येणार नाही.

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- 3) मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी वरून घेणेची आहे व त्यांची तालुका निरीक्षक भूमि अभिलेख, ठाणे यांनी प्रमाणीत केलेली नकाशाची प्रत या कार्यालयाच्या अभिलेखाथर्ये दोन प्रतीमध्ये पाठविणेची आहे व त्यास मंजूरी घेणे आवश्यक आहे.
- 4) सदर भूखंडाची उपविभागणी महानगरपालिकेच्या पूर्वपरवानगी शिवाय करता येणार नाही. तसेच मंजूर रेखांकनातील इमारती विकसीत करण्यासाठी इतर / दुस-या विकासकास अधिकार दिल्यास / विकासासाठी प्राधिकृत केल्यास दुय्यम / दुस-या विकासकाने मंजूर बांधकाम नकाशे व चटईक्षेत्राचे व परवानगीत नमुद अटी व शर्तीचे उल्लंघन केल्यास / पालन न केल्यास या सर्व कृतीस मुळ विकासक व वास्तुविशारद जबाबदार राहिल.



आजुबाजुला जे पुर्वीचे नकाशे मंजूर झाले आहेत त्याचे रस्ते हे सदर प्रकल्पासाठी प्रत्यक्ष मोजणीचे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे तर या जागेवरील प्रस्तावित होणा-या बांधकामास रस्ते संलग्नित ठेवणे व जागेवरील जमिनीच्या जमिनीसाठी खुले ठेवणेची जबाबदारी विकासक / वास्तुविशारद / धारक यांची राहिल. रस्त्याबाबत व वापराबाबत आपली / धारकांची कोणताही हरकत असणार नाही.

- 6) नागरी जमीन धारणा कायदा 1976 चे तरतुदीना व महाराष्ट्र जमीन महसूल अधिनियमाच्या तरतुदीस कोणत्याही प्रकारची बाधा येता कामा नये व या दोन्ही कायद्यान्वये पारित झालेल्या व यापुढे वेळोवेळी होणा-या सर्व आदेशाची अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद इतर धारक यांची राहिल.
- 7) रेखांकनात / बांधकाम नकाशात इमारतीचे समोर दर्शविण्यात / प्रस्तावित करण्यात आलेली सामासिक अंतराची जागा ही सार्वजनिक असून महानगरपालिकेच्या मालकीची राहिल व या जागेचा वापर सार्वजनिक रस्त्यासाठी / रस्ता रुंदीकरणासाठी करण्यात येईल. याबाबत अर्जदार व विकासक व इतर धारकांचा कोणताही कायदेशीर हक्क असणार नाही.
- 8) मालकीहक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जदार, विकासक, वास्तुविशारद, धारक व संबंधित व्यक्ती जबाबदार राहतील. तसेच वरील जागेस पाँच मार्ग उपलब्ध असल्याची व जागेच्या हद्दी जागेवर प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जदार, विकासक, वास्तुविशारद यांची राहिल. यामध्ये तफावत निर्माण झाल्या झाल्यास सुधारीत मंजूरी घेणे क्रमप्राप्त आहे.
- 9) मंजूर रेखांकनातील रस्ते, ड्रेनेज, गटारे व खुली जागा (आर.जी.) अर्जदाराने / विकासकाने महानगरपालिकेच्या नियमाप्रमाणे पूर्ण करून सुविधा सार्वजनिक वापरासाठी कायम स्वरुपी खुली ठेवणे बंधनकारक राहिल.
- 10) मंजूर रेखांकनातील इमारतीचे नियमावलीनुसार जोत्याचे प्रमाणपत्र प्राप्त केल्याशिवाय उर्वरीत बांधकाम करण्यात येऊ नये.
- 11) इमारतीचे उद्वाहन, अग्निशमन तरतुद, पाण्याची जमिनीवरील व इमारतीवरील अशा दोन सक्त्या, दोन इलेक्ट्रिक पंपसेटसह तरतुद केलेली असली पाहिजे.

12) महानगरपालिका आपणास बांधकामासाठी व पिण्यासाठी व इतर कारणासाठी पाणीपुरवठू करण्याची हद्दी मंजूर नाही. याबाबतची सर्व जबाबदारी विकासक / धारक दस्त क्रमांक 202/2024 याची राहिल. तसेच सांडपाण्याची सोय व मलविसर्जनाची व्यवस्था करण्याची जबाबदारी विकासकाची / धारकांची राहिल.

ज.क. नगपाली/नर/ ३५५६/२०१८-१९ रि. ३११०८/२०१८

- 13) अर्जदाराने स.क्र. / हि.क्र. मौजे, महानगरपालिका मंजूरी, बिल्डरचे नाव, आर्किटेक्टचे नाव, अकृषिक मंजूरी व इतर मंजूरीचा तपशील दर्शविणारा फलक प्रत्यक्ष जागेवर लावण्यात आल्यानंतरच इतर विकास कामास सुरुवात करणे बंधनकारक राहिल. तसेच सर्व मंजूरीचे मुळ कागदपत्र तपासणीसाठी / निरीक्षणासाठी जागेवर सर्व कालावधीसाठी उपलब्ध करून ठेवणे ही वास्तुविशारद व विकासक यांची संयुक्त जबाबदारी आहे. अशी कागदपत्रे जागेवर प्राप्त न झाल्यास तातडीने काम बंद करून घ्यावे.
- 14) मंजूर रेखांकनातील इमारतीचे बांधकाम करण्यापूर्वी (Roll Test) घेऊन व बांधकामाची जागा भूकंप प्रवण क्षेत्राचे अनुषंगाने सर्व तांत्रिक बाबी विचारात घेऊन (Specifically earthquake of highest intensity in seismic zone should be considered) आर.सी.सी. डिझाईन तयार करून संबंधित सक्षम अधिका-यांची मंजूरी घेणे. तसेच इमारतीचे आयुष्यमान, वापर, बांधकाम चालू होतिल्याचा दर्जा व गुणवत्ता व अग्नि क्षमण व्यवस्था याबाबत नॅशनल बिल्डिंग कोड प्रमाणे तरतुदी करून कार्यान्वीत करणे तसेच बांधकाम चालू असतांना तांत्रिक व अतांत्रिक कार्यवाही पूर्ण करून त्याची पालन करणाऱ्याची जबाबदारी अर्जदार, विकासक, स्ट्रक्चरल अभियंता, वास्तुविशारद, बांधकाम पर्यवेक्षक, धारक संयुक्तपणे राहिल.
- 15) रेखांकनातील जागेत विद्यमान झाडे असल्यास तोडण्यासाठी महानगरपालिकेची व इतर विभागांची पूर्व मंजूरी प्राप्त करणे बंधनकारक आहे. तसेच खुल्या जागेत वृक्षारोपण करण्यात यावे.
- 16) मंजूर बांधकाम नकाशे व जागेवरील बांधकाम यामध्ये तफावत असल्यास नियमावलीनुसार त्वरीत सुधारीत बांधकाम नकाशांना मंजूरी घेणे बंधनकारक आहे अन्यथा हे बांधकाम मंजूर विकास नियंत्रण नियमावलीनुसार अनाधिकृत ठरते त्यानुसार उक्त अनाधिकृत बांधकाम तोडण्याची कार्यवाही करण्यात येईल.
- 17) बांधकाम साहित्य रस्त्यावर व सार्वजनिक ठिकाणी ठेवता येणार नाही. याबाबतचे उल्लंघन झाल्यास महानगरपालिकेकडून आपणाविरुद्ध दंडात्मक कार्यवाही करण्यात येईल.
- 18) इमारतीचे बांधकामाबाबत व पूर्णत्वाबाबत नियमावलीतील बाब क्र. 43 ते 46 ची काटेकोरपणे अंमलबजावणी करण्याची संपुर्ण जबाबदारी विकासक, वास्तुविशारद, स्ट्रक्चरल अभियंता, बांधकाम पर्यवेक्षक व धारक यांची राहिल.
- 19) महानगरपालिकेने मंजूर केलेले बांधकाम नकाशे व बांधकाम प्रारंभपत्र रद्द करण्याची कार्यवाही खालील बाबतीत करण्यात येईल व मुंबई प्रांतिक महानगरपालिका अधिनियम 1949 व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 च्या तरतूदीनुसार संबंधिताविरुद्ध विहित कार्यवाही करण्यात येईल.
- 1) मंजूर बांधकाम नकाशाप्रमाणे बांधकाम न केल्यास.
 - 2) मंजूर बांधकाम नकाशे व प्रारंभपत्रातील नमुद सर्व अटी व शर्तीचे पालन होत नसल्याचे निदर्शनास आल्यास.
 - 3) प्रस्तावित जागेचे वापरात महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 व इतर अधिनियमान्वये प्रस्तावाखालील जागेच्या वापरात बदल होत असल्यास अथवा वापरात बदल करण्याचे नियोजित केल्यास.
 - 4) महानगरपालिकेकडे सादर केलेल्या प्रस्तावात चुकीची माहिती व विधी शाह्यता नसलेली कागदपत्रे सादर केल्यास व प्रस्तावाच्या अनुषंगाने महानगरपालिकेची दिशाभूल केल्याचे निदर्शनास आल्यास या अधिनियमाचे कलम २५८ अन्वये कार्यवाही करण्यात येईल. - ४

दस्त क्रमांक १३९९/२०२१
३० / ९२

- 20) प्रस्तावित इमारतीमध्ये तळ मजल्यावर स्टिल्ट (Stilt) प्रस्तावित केले असल्यास स्टिल्टची उंची मंजूर बांधकाम नकाशाप्रमाणे ठेवण्यात यावी व या जागेचा वापर वाहनतळासाठीच करण्यात यावा.

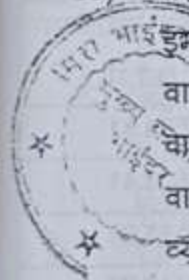


- विकास योजनेत विकास योजना रस्त्याने / रस्ता रुंदीकरणाने बाधित होणारे क्षेत्र चौ.मी. महानगरपालिकेकडे हस्तांतर केले असल्याने व ह्या हस्तांतर केलेल्या जागेच्या मोबदल्यात आपणास अतिरिक्त चटईक्षेत्रांचा लाभ / मंजूरी देण्यात आल्याने सदरचे क्षेत्र कायमस्वरुपाची खुले, मोकळे, अतिक्रमणविरहीत जबाबदारी विकासकाची राहिल. तसेच या जागेचा मालकीहक्क इतरांकडे देण्याची परिस्थितीत व केव्हाही वर्ग करता येणार नाही. तसेच या क्षेत्राचा इतरांकडून मोबदला आपणास इतर संबंधितास व धारकास स्विकारता येणार नाही.

- 22) मंजूर बांधकाम नकाशातील 15.00 मी. पेक्षा जास्त उंचीचे इमारतीचे अग्निशमन व्यवस्थेबाबत सक्षम अधिका-याचे ' नाहरकत प्रमाणपत्र ' सादर करणे बंधनकारक आहे.
- 23) जागेवर प्रत्यक्ष बांधकाम चालू करण्यापुर्वी Eco-Sensitive Zone च्या अनुषंगाने सक्षम प्राधिकरणाचा नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- 24) सदरची जागा पर्यावरण संवेदनशील क्षेत्रामध्ये येत नसल्याबाबत पर्यावरण विभागामार्फत खात्री करुन घेणे तसेच त्याबाबतची सर्वस्वी संपुर्ण जबाबदारी विकासक व वास्तुविशारद यांची राहणार असून महानगरपालिका जबाबदार असणार नाही.
- 25) जोत्याच्या दाखल्याची मागणी करणेपुर्वी पर्यावरण विभागाकडील सुधारीत नाहरकत दाखला सादर करणे आवश्यक आहे.
- 26) जोत्याच्या दाखल्यापुर्वी राष्ट्रीय महामार्ग क्र. 8 यांचेकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- 27) जोत्याच्या दाखल्यापुर्वी सादर प्रस्तावाप्रमाणे दुरुस्तीसह अद्यावत मालमत्ता पत्रक सादर करणे आपणावर बंधनकारक राहिल.
- 28) जोत्याच्या दाखल्यापुर्वी स.क्र. 12(260)/पैकी व स.क्र. 85/5 या जागेपैकी या योजनेखालील जागेच्या मालकीहक्काची अद्यावत नोंदणीकृत करारनामा करुन अद्यावत कागदपत्रे सादर करणे आपणावर बंधनकारक राहिल.
- 29) आपण सादर केलेल्या शपथपत्राप्रमाणे आर.जी. मध्ये कायमस्वरुपी पाण्याच्या स्रोत निर्माण करणेसाठी नव्याने विहीरीचे खोदकाम व बांधकाम करणे बंधनकारक राहिल.
- 30) जागेतील अस्तित्वात असलेल्या, तीन रहिवाश्यांना घरे बांधून देण्याची जबाबदारी आपणावर राहिल.
- 31) सदरची सुधारीत बांधकाम परवानगी 70.00 मी. उंचीच्या मर्यादित असून 70.00 मी. उंचीवरील बांधकाम बांधकामासाठी प्रस्तावित High Rise Committee ची मान्यता घेवून, जे High Rise Committee ने बदल सुचविले तर त्याप्रमाणे पुर्तता करणेसह सुधारीत नकाशे सादर करुन मंजूरी प्राप्त करुन घेणे आपणावर बंधनकारक राहिल.
- 32) जोत्याच्या दाखल्यापुर्वी प्रस्तावित जागेतील दर्शविलेले नागरी सुविधा क्षेत्राची जागा (2237.70 चौ.मी.) मिरा भाईदर महानगरपालिकेकडे नोंदणीकृत करारनामा करुन हस्तांतरित करणे आपणावर बंधनकारक राहिल.

ज.स.म.न.प.न.त 3742/2018-18 दि 31/05/2018

- 33) सदर रेखांकनात दर्शविलेले तात्पूरत्या साईट ऑफिससाठी दिलेली परवानगीस सहा महिन्यासाठी असून सदर मुदतीनंतर मुदतवाढ घेणे तसेच बांधकाम पुर्ण झाल्यानंतर निष्कासीत करणे आपणावर बंधनकारक राहिल.
- 34) महाराष्ट्र शासनाच्या अग्निशमन सेवा विभागाकडील जा.क्र. MRS/51/2018/443, दि.03/07/2018 अन्वयेच्या नाहरकत दाखल्यात नमुद भूदिवेक शर्तीची पूर्तता करणे आपणावर बंधनकारक राहिल.
- 35) सदर बांधकाम प्रारंभपत्रान्वये 70.00 मी. पर्यंतच्या मुख्यदिवेक अग्निशमन सेवा विभागाकडील जा.क्र. MRS/51/2018/443, दि.03/07/2018 अन्वयेच्या नाहरकत दाखल्यात नमुद भूदिवेक शर्तीची पूर्तता करणे आपणावर बंधनकारक राहिल.
- 36) यासोबतच्या मंजूर नकाशाच्या आधारे High Rise Committee साठी परबांधीलकी गृहित धरता येणार नाही. तसेच सदर बाबतीत High Rise Committee चे धोरण व निर्णय अंतिम राहिल.
- 37) सदर जागेमध्ये इमारतीचे बांधकाम सुरु करतांना बांधकामाच्या अनुषंगीक कामामुळे सभोवतालच्या इमारतींना / बांधकामांना / रहिवाश्यांना त्रास होणार नाही किंवा जिवीत वा वित्त हानी होणार नाही याची खबरदारी घेणेची सर्वस्वी जबाबदारी विकासक / वास्तुविशारद, स्ट्रक्चरल इंजिनिअर / साईट सुपरव्हाईजर यांची राहणार असून त्यासाठी महानगरपालिका कोणत्याही जबाबदार राहणार नाही.
- 38) मंजूर रेखांकनाच्या जागेत विद्यमान इमारत तोडण्याचे प्रस्तावित केले असल्यास विद्यमान बांधकाम क्षेत्र महानगरपालिकेकडून प्रमाणीत करून घेतल्यानंतर विद्यमान इमारत तोडून नविन बांधकामास प्रारंभ करणे बंधनकारक आहे.
- 39) प्रस्तावातील इमारतीचे बांधकाम पूर्ण झाल्यानंतर नियमाप्रमाणे पूर्ण झालेल्या इमारतीस प्रथम वापर परवाना प्राप्त करून घेणे व तदनंतरच इमारतीचा वापरासाठी वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना न घेता इमारतीचा वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना न घेता इमारतीचा वापर चालू असल्याचे निदर्शनास आल्यास वास्तुविशारद, विकासक व धारक यांच्यावर व्यक्तितः कायदेशीर कार्यवाही करण्यात येईल.
- 40) या मंजूरीची मुदत एक वर्षापर्यंत राहिल. तदनंतर महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 चे तरतूदीनुसार विहित कालावाधीसाठी नुतनीकरण करण्यात येईल अन्यथा सदरची मंजूरी कायदेशीररित्या आपोआप रद्द होईल.
- 41) सदरच्या आदेशातील अटी व शर्तीचे पालन करणेची जबाबदारी अधिकारपत्रधारक, बांधकाम पर्यवेक्षक, वास्तुविशारद, स्ट्रक्चरल अभियंता व धारक यांची राहिल.
- 42) सदर जागेच्या मालकीबाबत व न्यायालयात दावा प्रलंबित नसल्याबाबत आपण प्रतिज्ञापत्र दि.03/07/2018 रोजी दिलेले आहे. याबाबत काहीही विसंगती आढळून आल्यास दिलेली परवानगी रद्द करण्यात येईल.
- 43) सदर जागेच्या मालकीहक्काबाबत जागेच्या हद्दीबाबत मा. न्यायालयीन दाव्याबाबत व पोहोच रस्त्याबाबत सर्वरची जबाबदारी विकासकांची राहणार असून त्याबाबत महानगरपालिका जबाबदार राहणार नाही. तसेच याबाबत कोणत्याही प्रकारची विवादाची आढळल्यास सदर परवानगी रद्द समजणेत येईल.



ट.न.न. - 8	
दस्त क्रमांक 9200/2029	
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अन्वये खालीलप्रमाणेच्या इमारतीसाठी रेखांकन नकाशांना प्रस्तावित High Rise Committee च्या मान्यतेकरिता तत्त्वतः मंजूरी देण्यात येत आहे.

अ.क्र.	इमारतीचे नांव / प्रकार	संख्या	तळ + मजले	प्रस्तावित बांधकाम क्षेत्र (चौ.मी.)
1	विंग "अ"	1	2 बेसमेंट + पार्ट तळ + 2 पोजियम + 30	13041.20
2	विंग "बी"	1	2 बेसमेंट + स्टिल्ट + 2 पोजियम + 30	12023.46
3	विंग "सी"	1	2 बेसमेंट + स्टिल्ट + 2 पोजियम + 30	11326.68
4	विंग "डी"	1	2 बेसमेंट + स्टिल्ट + 2 पोजियम + 23	7473.01
5	विंग "इ"	1	2 बेसमेंट + स्टिल्ट + 2 पोजियम + 1	410.04
6	विंग "एफ"	1	2 बेसमेंट + पार्ट तळ + 2 पोजियम + 1	1082.41
7	विंग "जी"	1	स्टिल्ट + 3 पार्ट	226.60
8	विंग "एच"	1	तळ + 1	251.14
9	विंग "आय"	1	पार्ट तळ + 4 पार्ट	823.04
10	हॉल	1	तळ मजला	85.00
			एकूण बांधकाम क्षेत्र	46742.58

45) वरिलप्रमाणेच्या इमारतीपैकी सद्यस्थितीत खालीलप्रमाणेच्या इमारतीसाठी त्यासमोर दर्शविल्याप्रमाणे बांधकाम परवानगी देण्यात येत आहे.

अ.क्र.	इमारतीचे नांव / प्रकार	संख्या	तळ + मजले	प्रस्तावित बांधकाम क्षेत्र (चौ.मी.)
1	विंग "अ"	1	2 बेसमेंट + पार्ट तळ + 2 पोजियम + 19	8524.91
2	विंग "बी"	1	2 बेसमेंट + स्टिल्ट + 2 पोजियम + 19	7606.41
3	विंग "सी"	1	2 बेसमेंट + स्टिल्ट + 2 पोजियम + 19	7163.63
4	विंग "डी"	1	2 बेसमेंट + स्टिल्ट + 2 पोजियम + 19	6147.77
5	विंग "इ"	1	2 बेसमेंट + स्टिल्ट + 2 पोजियम + 1	410.04
6	विंग "एफ"	1	2 बेसमेंट + पार्ट तळ + 2 पोजियम + 1	1082.41
7	विंग "जी"	1	स्टिल्ट + 3 पार्ट	226.60
8	विंग "एच"	1	तळ + 1	251.14
9	विंग "आय"	1	पार्ट तळ + 4 पार्ट	823.04
10	हॉल	1	तळ मजला	85.00
			एकूण बांधकाम क्षेत्र	32321.24 चौ.मी.

46) शिर्षी पत्र क्र. मिमा/सनपा/नर/3464/2015-16 दि.30/11/2015 अन्वये देण्यात आलेली मंजूरी रद्द करण्यात येत आहे.

47) जागेवर रेन वॉटर हार्वेस्टिंगची व्यवस्था करणे तसेच त्याबाबतची यंत्रणा स्वतंत्र ओव्हरटॉक व प्लंबिंग लाईनसह कार्यान्वीत ठेवणे व त्याबाबत पाणीपुरवठा विभागाकडील प्रमाणपत्र सादर करणे बंधनकारक राहिल.

ज. न. न. न. 3302/2015-16 दि. 31/07/2015

- 48) प्रस्तावित इमारतीसाठी भोगवटा दाखल्यापूर्वी प्रती सदनिका 100 लिटर या क्षमतेची सौर उर्जा वरिल पाणी गरम करण्याची व्यवस्था (सोलार वॉटर हीटिंग सिस्टिम) बसवून कार्यान्वीत करणे व त्याबाबत सार्वजनिक बांधकाम विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- 49) भोगवटा दाखल्यापूर्वी वृक्ष प्राधिकरणाकडील नाहरकत दाखला सादर करणे बंधनकारक राहिल.
- 50) भोगवटा दाखल्यापूर्वी अग्निशमन विभागाकडील तात्पुरता नाहरकत दाखल्यामधील अटीशर्तीची पूर्तता करून अंतिम नाहरकत दाखला सादर करणे बंधनकारक राहिल.
- 51) मा. जिल्हाधिकारी, ठाणे यांचेकडील अकृषिक परवानगीच्या आदेशामधील अटीशर्तीची पूर्तता करणे आपणावर बंधनकारक राहिल. तसेच भोगवटा दाखल्यापूर्वी स.क्र. 92 साठीची सनद सादर करणे बंधनकारक राहिल.
- 52) शासन निर्देश क्र. TPS-1816/CR-443/16/RP Directives/UD-13, dt.13/04/2017 मधील अटीशर्तीचे पालन करणे बंधनकारक राहिल.
- 53) महाराष्ट्र प्रांतिक महानगरपालिका अधिनियम 1949 चे कलम 263 अन्वये भोगवटा दाखला घेणे आपणावर बंधनकारक राहिल.
- 54) सदरच्या जागेवर बांधकामासाठी 200 पेक्षा जास्त बांधकाम कामगार असल्यास काम करणा-या बांधकाम कामगारांसाठी महाराष्ट्र इमारत व इतर बांधकाम कामगार कल्याणकारी मंडळ यांचेमार्फत राबविण्यात येणा-या योजना, त्यासाठीचे अर्ज, त्यासंबंधी इतर आवश्यक माहिती तसेच पात्र बांधकाम कामगारांची नोंदणी करिता आवश्यक प्रक्रिया नोंदणी, नुतनीकरण, बांधकाम कामगारांचे बँक खाते उघडणे इत्यादी सर्व प्रकारची संबंधित कामे करणेसाठी Facilitation Centre उभारणे बंधनकारक राहिल.
- 55) इमारत पूर्ण झाल्यानंतर बांधकाम परवानगी मधील नमुद अटी व शर्तीचे पालन केल्याशिवाय बांधकाम पूर्णत्वाचे प्रमाणपत्र व भोगवटा दाखला देण्यात येणार नाही. अटीची पूर्तता न केल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 व मुंबई प्रांतिक महानगरपालिका अधिनियम 1949 अन्वये विकासकावर गुन्हा नोंद करून पुढील कार्यवाही करण्यात येईल.
- 56) शासनास हस्तांतरीत करावयाच्या सदनिका शासनास हस्तांतरीत करून त्याबाबतच्या नाहरकत दाखल्यासह शासनाच्या इतर विभागाकडील आवश्यक नाहरकत दाखले / परवानग्या प्राप्त करून घेणेची सर्वस्वी जबाबदारी विकासक व वास्तुविशारद यांची राहिल.
- 57) सदर जागेमध्ये माती भरणी किंवा खोदकाम करणेसाठी संबंधित महसूल प्राधिकरणाकडून परवानगी घेणे व त्याअनुषंगीक आवश्यक शुल्काचा भरण करणे बंधनकारक राहिल.
- 58) मंजूर विकास नियंत्रण नियमावलीमधील तरतूदीप्रमाणे आवश्यक वृक्ष लागवड करणे बंधनकारक राहिल.
- 59) सदर गृहसंकुलातील रहिवाश्यांसाठी 5 टन क्षमतेच्या जैविक खत निर्माती प्रकल्प उभारून कार्यान्वीत करणे आपणावर बंधनकारक राहिल.
- 60) सदर जागेबाबत शासन निर्देशाप्रमाणे आवश्यक असणा-या परवानग्या / नाहरकत दाखले प्राप्त करून घेणेची जबाबदारी विकासकाची राहिल.

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क्रमांक 9200/2029	
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61) मोकळ्या जागेच्या कराचा भरणा प्रत्येक वर्षाच्या आर्थिक वर्षामध्ये भोगवटा दाखला प्राप्त दिनांकापर्यंत भरणा करणे आपणावर बंधनकारक राहिल. कराचा भरणा न केल्यास आपणावर पुढील कायदेशीर कार्यवाही करण्यात येईल.

जा.क्र. मन्सा / तर / 3446 / 2015-16

दि. 31/05/2016



आयुक्त

मिरा भाईंदर महानगरपालिका

प्रत माहितीस्वरूप व पुढील कार्यवाहीस्वरूप

- १) विभाग प्रमुख
अतिक्रमण तथा अनाधिकृत बांधकाम नियंत्रण विभाग
- २) कर निर्धारक व संकलक अधिकारी
कर विभाग

ट.न.न. - ४	
दस्त क्रमांक 9300 / 2029	
३९	९२



मिरा भाईदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन, आर.बी.के. स्कूलच्या बाजूला, कनाकिरी, मिरारोड (पु.)



जा.क्र. मनपा/नर/ 3576/2018-19 - 20

दिनांक:- 90/90/2018

- वाचते :
- 1) वास्तुविशारद मे. दिशा डिझाईन कन्सल्टंट यांचा दि.06/05/2019 व दि.16/09/2019 रोजीचा अर्ज.
 - 2) या कार्यालयाचे पत्र क्र.मिभा/मनपा/नर/3576/2018-19 दि.31/08/2018 अन्वये सुधारित नकाशा मंजुरीसाठी ठाणे - ४ यांचे बांधकाम परवानगी.
 - 3) या कार्यालयाचे पत्र क्र.मिभा/मनपा/नर/5024/2018-19 दि.30/11/2018 अन्वये सुधारित नकाशा मंजुरीसाठी ठाणे - ४ यांचे बांधकाम परवानगी. (इनारत क्र. "डी" चे मर्यादित)
 - 4) वास्तुविशारद मे. दिशा डिझाईन कन्सल्टंट यांचा दि.30/08/2019 अन्वये इमारत पूर्णत्वाची दाखला.
 - 5) संरचना अभियंता मे. माहिमतुरा कन्सल्टंट प्रा. लि., यांचेकडील दि.24/04/2019 रोजीचा जोत्याचे बांधकाम तांत्रिकदृष्ट्या योग्यतेबाबतचे प्रमाणपत्र.
 - 6) केंद्र शासनाच्या पर्यावरण, वन व जलवायू परिवर्तन मंत्रालय यांचेकडील पत्र क्र. Desk/1/2018/ND/ESZ/2857/2019-20 दि.27/08/2019 अन्वयेची मंजूरी
 - 7) State Level Environment Impact Assessment Authority Maharashtra (SEIAA) यांचेकडील बैठक क्र.174 दि.29/08/2019 रोजीचे इतिवृत्त व दि.16/09/2019 रोजीची पर्यावरण मंजूरी.

// जोत्याचा दाखला //

(विंग "अ" भाग, "बी", "सी", "डी")

मीजे महाजनवाडी, स.क्र.13(92पै.) व 12(260पै) व 6(85)/5 या जागेतील मंजूर रेखांकन नकाशांमधील इमारत प्रकार / विंग "अ" (दुकान क्र. 5 ते 20 वगळून) विंग "बी" व विंग "सी" च्या जोत्याचे बांधकाम जा.क्र.मिभा/मनपा/नर/3576/2018-19 दि.31/08/2018 अन्वये मंजूर केलेल्या बांधकाम नकाशाप्रमाणे व इमारत प्रकार विंग "डी" च्या जोत्याचे बांधकाम जा.क्र.मिभा/मनपा/नर/5024/2018-19 दि.30/11/2018 अन्वये मंजूर केलेल्या बांधकाम नकाशाप्रमाणे पूर्ण केले आहे. म्हणून खालील अटी शर्तीनुसार जोता दाखला देण्यात येत आहे.

अटीशर्ती :-

- 1) जोत्याच्या वरिल बांधकाम खालील तपशिलात नमुद केलेल्या प्रमाणे सजले व बांधकाम क्षेत्र नर्यादित ठेवून मंजूर नकाशाप्रमाणे करणे आपणांवर बंधनकारक आहे.

अ.क्र.	इमारतीचे नांव / प्रकार	संख्या	तळ + मजले	प्रस्तावित बांधकाम क्षेत्र (चौ.मी.)
1	विंग "अ" (भाग) (दुकान क्र. 5 ते 20 वगळून)	1	2 बेसमेंट + पार्ट तळ + 2 पोजियम + 19	8524.91 - 513.47 = 8011.44
2	विंग "बी"	1	2 बेसमेंट + स्टिक्ट + 2 पोजियम + 19	7606.41
3	विंग "सी"	1	2 बेसमेंट + स्टिक्ट + 2 पोजियम + 19	7163.63
4	विंग "डी"	1	2 बेसमेंट + स्टिक्ट + 2 पोजियम + 19	6147.77

- 2) संदर्भ क्र.7 अन्वये State Level Environment Impact Assessment Authority Maharashtra (SEIAA) यांचेकडील सादर केलेल्या पर्यावरण मंजूरी पत्रातील अटी/शर्तीचे पालन करणे आपणांवर बंधनकारक आहे.
- 3) संदर्भ क्र.6 अन्वये वन विभाग, ठाणे यांचेकडील सादर केलेल्या मंजूरी पत्रातील सर्व अटी शर्तीचे पालन करणे आपणांवर बंधनकारक आहे.
- 4) मंजूर रेखांकनातील राष्ट्रीय महामार्ग लगतच्या इमारतीचे बांधकाम सुरु करणेपूर्वी बांधकाम प्रारंभपत्रातील अट क्र.26 नुसार राष्ट्रीय महामार्ग प्राधिकरणाकडील ताहकत दाखला सादर करणे आपणांवर बंधनकारक आहे.
- 5) मंजूर रेखांकनातील अन्य इमारती (इमारत प्रकार / विंग ई, एफ, जी, एच, आय व हॉल) चे जोता दाखल्यापूर्वी वा High Rise Committee चे मान्यतेसह 70.00 मी. उंचीवरील वाढीव मजल्यांना बांधकाम प्रारंभपत्रातील अट क्र.27 नुसार भूमी अभिलेख विभाग ठाणे यांचेकडील क्षेत्र दुरुस्तीसह अद्यावत मालमत्ता पत्रक व मोजणी नकाशा सादर करून त्याप्रमाणे सुधारित मंजूरी घेणे आपणांवर बंधनकारक आहे.
- 6) मंजूर रेखांकनातील अन्य इमारती (इमारत प्रकार / विंग ई, एफ, जी, एच, आय व हॉल) चे जोता दाखल्यापूर्वी वा High Rise Committee चे मान्यतेसह 70.00 मी. उंचीवरील वाढीव मजल्यांना बांधकाम प्रारंभपत्र घेण्यापूर्वी बांधकाम प्रारंभपत्रातील अट क्र.32 नुसार नागरी सुविधा क्षेत्र (2237.70 चौ.मी.) महानगरपालिकेस हस्तांतरित करणे आपणांवर बंधनकारक आहे.
- 7) वरिल नमुद अटीशर्तीसह संदर्भ क्र.3 व 4 अन्वये देण्यात आलेल्या बांधकाम प्रारंभपत्रातील सर्व अटीशर्तीचे पालन करणे आपणांवर बंधनकारक आहे.

मा. आयुक्त भो. यांचे मान्यतेने



(मिलिंद आवडे)

सहाय्यक संचालक, नगररचना
मिरा भाईदर महानगरपालिका

TITLE REPORT1 September 2018
MIM-192-0 VNP-896/2018
HIJ/SHR

Re: Property being all that piece and parcel of land bearing old Survey No. 92 (corresponding CTS No. 3815 and New Survey No. 13/1) admeasuring approx. 59700 sq. mts., ("said Property") situated at Village Mahajanwadi, Taluka and District Thane within the jurisdiction of Mira Bhayandar Municipal Corporation and bounded as follows:

- On or towards the East: By D. P. Road;
 On or towards the West: By Western Express Highway;
 On or towards the North: By Gulmohar Industry; and
 On or towards the South: By Singapore International School.

1) Man Vastucon LLP, a LLP registered under the provisions of the Limited Liability Partnership Act, 2008 and having its office at 12th Floor, Krushal Commercial Complex, G M Road, Chembur (West), Mumbai 400 089 ("Our Clients") have requested us to investigate the title of said Property.

2) Steps:

For the purpose of issuing this report, we have inspected the photocopies of the documents mentioned in Annexure A hereto.:

3) Brief History:

On perusal of the documents referred to in Annexure A, it appears that -

- (a) By, under and on the terms and conditions more particularly recorded in an Indenture dated 7th November, 1870, registered under serial no. 18 A at pages 57 to 113 Volume 9 of book no. 1 ("said 1870 Indenture") executed by and between the Secretary of State for India in Council (therein referred to as the Grantor) and one Ramchandra Laxmanji (therein referred to as the Grantee), various parcels of land comprised in villages Ghodbunder, Mira and Bhayander in the Island and sub district of Salsette in the Thane District were, granted and demised unto the Grantee therein for a period of 999 years having commenced on and from 1st August, 1863. in terms of the said 1870 Indenture the Grantee therein became entitled inter alia to a plot of land bearing Survey No 92 of village Mire more particularly described in the Third Schedule thereunder giving details inter alia of the waste land. For the sake of brevity hereinafter referred to as "the said Survey No. 92 Property". In terms of clause (xi) of the said 1870 Indenture, the Grantor therein or its assigns were allowed to assign or transfer, inter alia the said Survey No. 92 Property in its entirety or if only a part inter alia of the said Survey No. 92 Property was intended to be assigned then such part had to be severed from the remaining parcels of land (being the subject matter of the said 1870 Indenture) with the consent of the Collector and such severed portion had to be assigned in its entirety. Further prior permission from the Collector was required to be obtained for all other transfers and assignments. The effect to the aforesaid grant was given in the records of rights vide Mutation Entry No. 310 passed on 20th January, 1951.

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11th September 2018

In the interim by diverse mesne assignments, deeds and acts in law one Bai Jayabai widow of Bhadrassen Chabbildas became entitled to all the pieces and parcels of lands being the subject matter of the said 1870 Indenture, which included the property bearing the said Survey No. 92 Property for the residuary period of the term of 999 years of the said 1870 Indenture.

(The aforesaid is based on and derived from the recitals of Indenture dated 15th February, 1943 referred to hereinafter and we have not been provided with and thus not perused any document and/or Mutation entries regards the same.)

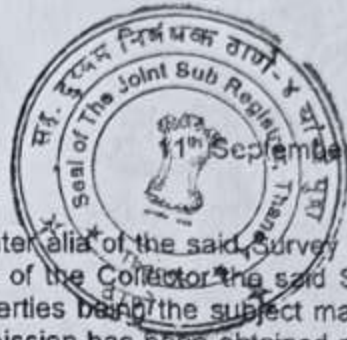
- (c) Thereafter, by and under an Indenture dated 15th February, 1943 registered under serial no. BOM/1573 of 1943 ("the said 1943 Indenture") entered into by Bai Jayabai widow of Bhadrassen Chabbildas (therein referred to as the **Assignor**) and Ram Narayan Shrilal (therein referred to as the **Confirming Party**) and Govindram Brothers Limited a Joint Stock Company, Ram Narayan Shrilal and Chiranji Lal Shrilal (therein collectively referred to as the **Assignees**), the Assignor therein with the consent and knowledge of the Confirming Party therein assigned and transferred unto the Assignees inter- alia the said Survey No. 92 Property to be held by the Assignees as tenants-in- common in the ratio of 9/16, 7/32 and 7/32 respectively for the consideration and on the terms and conditions more particularly recorded therein. The said Survey No. 92 Property is described sixthly in Schedule A of the said 1943 Indenture, giving details of various land parcels located in different villages.
- (d) By and under an Indenture dated 22nd March, 1945, registered under Serial No. BOM /1650 of 1945, entered into between M/s. Govindram Brothers Ltd. (therein referred to as "the Assignors") and The Estate Investment Company Limited (therein referred to as "the Assignees") the Assignors therein assigned and assured its 9/16th undivided share inter alia out of the said Survey No. 92 Property in favour of the Assignees therein (hereinafter for the sake of brevity referred to as "EICL") for the consideration and on the terms and conditions more particularly mentioned therein.
- (e) By and under an Indenture dated 5th April 1945 registered under Serial No. 1992/1945 entered into between Ram Narayan Shrilal and Chiranji Lal Shrilal (therein collectively referred to as the **Assignors**) and EICL (therein referred to as the **Assignees**) the Assignors therein assigned unto EICL their respective 7/32 undivided share inter alia in the said Survey No. 92 Property for the consideration and on the terms and conditions more particularly recorded therein. *(We have been provided with a typed copy of this Indenture, which we have relied upon and have based our observations on the same).*
- (f) In the circumstances aforesaid, EICL became well and sufficiently entitled inter alia to the said Survey No. 92 Property for the residue period of the said 1870 Indenture.
- (g) In the interim, the name of EICL was changed to Estate Investment Company Pvt. Ltd. We however, have not seen the certificate for change of name issued in this regard and have relied upon the name "Estate Investment Company Pvt. Ltd., recorded in the documents hereinafter referred to instead and in place of The Estate Investment Company Limited. The area of the said Survey No. 92 Property is not recorded in indenture dated 22nd March 1945 and Indenture dated 5th April 1945 respectively. Furthermore, none of these Indentures record whether prior permission of the Collector (being one of the conditions of the said 1870 Indenture) has been

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दस्त क्रमांक १३००/२०२
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advocates & solicitors



11th September 2018

obtained prior to assignment of rights in respect inter alia of the said Survey No.92 Property or whether with prior consent/permission of the Collector the said Survey No. 92 Property was severed from the other properties being the subject matter of the said 1870 Indenture. Assuming that such permission has been obtained prior to execution of the 1943 Indenture and Indenture dated 2nd March, 1945 and Indenture dated 5th April, 1945 respectively or the same was not required to be obtained as the property transferred was severed with prior permission of the Collector, it can be said that the rights in the said Survey No. 92 Property have been validly obtained by Estate Investment Company Private Limited under Indenture dated 2nd March, 1945 and Indenture dated 5th April, 1945 respectively. Alternatively, in the event that such permission was not obtained prior to assignment of the rights in the said Survey No. 92 Property in favour of EICPL under Indenture dated 2nd March 1945 and Indenture dated 5th April 1945 respectively, there would be a breach of the provisions of the said 1870 Indenture and the acquisition would not be perfect. This would expose the said Property to resumption by the Government. It may be noted that the right of the State Government to initiate proceedings against Estate Investment Company Private Limited for resumption of the said Survey No. 92 Property may not be sustainable on grounds of (i) limitation, we understand that the Government has not initiated any such proceedings against Estate Investment Company Private Limited till date (ii) the 7/12 extract reflects the name of Estate Investment Company Private Limited as "Occupant/Kabjedar" in relation to the said Property bearing CTS No. 3815 for substantial time and (iii) the revenue authorities have not questioned the rights of Estate Investment Company Private Limited to the said Property during the various proceeding held before them since the year 1950, due to non-availability of consent of the Collector (if not obtained). The said 1870 Indenture, Indenture dated 22nd March 1945 and Indenture dated 5th April 1945 respectively recorded that the said Survey No. 92 Property formed part of village Mira. Village Mira was subsequently divided into 3 (three) villages viz. Mire, Penkarpada and Mahajanwadi and that the said Survey No. 92 Property now forms part of village Mahajanwadi.

- (h) Thereafter, by and under a Memorandum of Understanding dated 9th August, 2005 ("2005 MOU") entered into between Estate Investment Company Pvt. Ltd. (therein referred to as "the Owners" and for the sake of brevity hereinafter referred to as "EICPL") and M/s. Conwood Construction Co. Pvt. Ltd., (therein referred to as "Conwood"), EICPL agreed to grant unto Conwood, development rights in respect of the said Survey No. 92 Property, for the consideration and on the terms and conditions more particularly recorded in the 2005 MOU. Under the 2005 MOU, EICPL had agreed that only after Conwood (i) clearing the said Survey No. 92 property of all the encroachments, if any, (ii) settling all claims made by parties in pending litigation being Annexure C to the 2005 MOU, (iii) fencing the compound of the said Survey No. 92 Property and (iv) putting up the required board on the said Survey No. 92 Property, EICPL shall grant in favour of Conwood, development rights in respect of 70% area of the said Survey No. 92 Property i.e. 60,299 sq. mtrs., or thereabouts without claiming and charging any further or other consideration of any nature and upon grant of such development rights, Conwood shall be entitled to all the benefits in respect of such 70% area including FSI and/or TDR permissible then or in future. Simultaneously, with the execution of the 2005 MOU, a Power of Attorney of even date was executed by EICPL in favour of (1) Conwood Construction Co. Pvt. Ltd., (2) Mr. Vinod K. Goenka and (3) Mr. Pramod K. Goenka, its Directors

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दस्ता क्रमांक 9200 / 2029	
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11th September 2018

and nominees (jointly and severally) to do all such acts, deeds and things as more particularly recorded in the power of attorney.

Thereafter, by and under an Agreement for Joint Venture dated 24th February, 2007 ("Joint Venture Agreement") entered into between Conwood Construction Company Private Limited ("Conwood") and D. B. Realty Limited ("DB"), Conwood and DB in joint venture or as an Association of Persons to be known as "Conwood-DB Joint Venture", subject to Conwood, complying with the obligations undertaken by it thereunder, agreed to undertake, commence, carry on and complete work of development of the said Survey No. 92 Property, on "as is where is basis". Some of the important terms of the Joint Venture Agreement were as under:

- (i) The net profit and/or losses of the Conwood-DB JV would be shared in the ratio of 10:90 between Conwood and DB;
 - (ii) DB would be in over all control and management and charge of the Joint Venture;
 - (iii) All contracts, agreements, bank accounts, policy decisions and mortgage deed etc., for and in the name of Joint Venture concerning the property being the subject matter thereof would be executed by one director each of Conwood and DB;
 - (iv) Conwood would not be required to bring in any finance and all finance required for the purpose of carrying on the activities of the joint venture would be obtained by DB alone, at the cost and consequences of the joint venture and further that DB alone shall be responsible for giving guarantee and indemnities to the lenders;
 - (v) The Joint Venture shall be entitled to sell, transfer, lease, license the tenements/premises as may be constructed on the land in terms of the JV Agreement and to utilise the proceeds thereof for development of the said property and/or as the parties may mutually determine from time to time; and
 - (vi) Both Conwood and DB would be required to obtain consent of each other for creation of mortgage or charge on its share in the assets or profits or rights of the Joint Venture or any assets or properties or debts due to or profits of the Joint Venture.
- (i) Thereafter, by and under a Sub-Development Agreement dated 9th March, 2007 ("Sub-Development Agreement") entered into between Conwood DB Realty Joint Venture and Neelkamal Realtors Suburban Private Limited, the joint venture agreed that upon Conwood receiving development rights in respect of the said Survey No. 92 Property, the joint venture shall cause Conwood to assign its right, title and interest with respect to a portion of land admeasuring about 11897.59 sq. mtrs., out of the said Survey No. 92 Property unto Neelkamal Realtors. Subsequently, vide a Deed of Cancellation dated 28th December 2011, entered into between Conwood DB Realty Joint Venture and Neelkamal Realtors Suburban Private Limited, the parties thereto mutually terminated the Sub-Development Agreement. We observe that the Joint Venture Agreement defines the name of JV as "Conwood-DB Joint Venture" whereas the Sub-Development Agreement refers to the joint venture name as "Conwood-DB Realty Joint Venture", the same appears to be a typographical error in the Sub-Development Agreement (which has subsequently been cancelled).

दस्त क्रमांक 9200/2029
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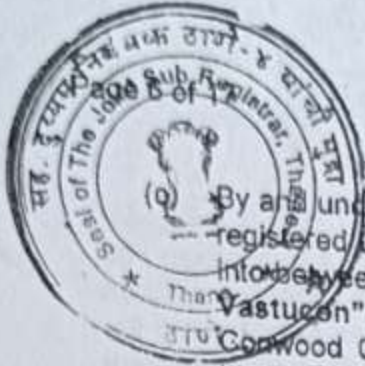


- (k) By and under a Development Agreement dated 16th April, 2007 registered under Sr. No. TNN/5971 of 2007 ("Development Agreement"), entered into between The Estate Investment Company Pvt. Ltd. ("the Owners") and Conwood Construction Company Private Limited ("the Developers"), the Owners therein granted unto the Developers, the right to develop the said Survey No. 92 Property, on an "as is where is basis" as regards its physical condition and title thereof, for the consideration and subject to the terms and conditions therein recorded. The grant of development rights were subject to the pending litigation and also the development rights were granted only in respect of the said Survey No. 92 Property and not the built-up area or FSI basis and Conwood were put into possession of the said Survey No. 92 Property on execution of the Development Agreement. In terms of the Development Agreement, Conwood became entitled to allot, sell, lease, transfer etc., the premises/units/galas etc., which would be constructed on the said Survey No. 92 Property or any part thereof and/or the buildings constructed/to be constructed on the said Survey No. 92 Property or any part thereof. Clause no. 8 of the Development Agreement states that on execution thereof, the Developers therein were put into possession of the said Survey No. 92 Property. In terms of Clause no. 12 of the Development Agreement, the Developers therein were entitled to amalgamate the said Survey No. 92 Property or any portion thereof, as the case may be with any adjoining or contiguous land. Further, in terms of Clause no. 20 of the Development Agreement, the Developers, subject to payment of balance consideration to the Owners therein, were entitled to create mortgage, charge, lien etc., in respect of the said Survey No. 92 Property or any part/s thereof and/or the building/s or premises as may be constructed/to be constructed thereon and/or deal with and dispose off or charge any TDR or FSI in lieu of TDR or create lease or license or encumbrance and/or charge or discount or kept in escrow the receivables from such sale, lease, transfer of rights therein granted or TDR or FSI in lieu of TDR and/or lease, sale, license etc.
- (l) We have been informed that the entire consideration payable by Conwood Construction Company Private Limited to The Estate Investment Company Pvt. Ltd., in terms of the Development Agreement, has been paid in full, we, have not been provided with any receipt/document executed in this regard.
- (m) Pursuant to the execution of the Development Agreement, on or about 14th June, 2007, a Power of Attorney was executed by The Estate Investment Company Pvt. Ltd., in favour of (1) Conwood Construction Company Pvt. Ltd., (2) Mr. Vinod Goenka and (3) Mr. Pranod Goenka to jointly and/or severally execute do and perform all acts, deeds, matters and things therein mentioned, in respect of the said Survey No. 92 Property, which also included the power to give consent on behalf of The Estate Investment Company Pvt. Ltd., to mortgage any portion(s) of the said Survey No. 92 Property.
- (n) Vide a Scheme of Amalgamation dated 23rd November 2007, Conwood Construction Private Limited (a wholly owned subsidiary of Conwood Construction and Developers Private Limited) and Conwood Investments Private Limited (a wholly owned subsidiary of Conwood Construction Private Limited) have merged into Conwood Construction and Developers Private Limited (for the sake of easy reference being hereinafter referred to as "CCDPL").

दस्त क्रमांक 9200/2029	
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11th September 2018



(p) By and under a Deed of Assignment of Development Rights dated 19th August, 2015 registered under serial No. TNN-10/12106/2015 ("the Assignment Deed") entered into between Conwood DB JV ("Conwood DB JV") and Man Vastucon LLP ("Man Vastucon") and The Estate Investment Company Private Limited ("EICPL") and Conwood Constructions & Developers Private Limited ("CCDPL") and DB Realty Limited ("DB Realty"), Conwood DB JV with the consent and confirmation of EICPL, CCDPL and DB Realty, have assigned and transferred its development rights in an area admeasuring about 59700 sq. mtrs., out of the said Survey No. 92 Property, for the consideration and on the terms and conditions therein recorded (area admeasuring 59700 sq. mtrs., for the sake of convenience is hereinafter referred to as "the said Property"). In terms of the Assignment Deed, Man Vastucon is required to develop the said Property together with land admeasuring 10509 sq. mtrs., forming part of Survey No. 260 (admeasuring in the aggregate 70209 sq. mtrs.) and seized and possessed of by Lion Pencils Limited. The Deed of Assignment was executed subject to the terms and conditions recorded in the provisional No Objection Certificate dated 2nd July 2015, issued by ECL Finance Limited unto Milan Theatres Private Limited, The Estate Investment Company Private Limited and The Conwood Construction and Developers Private Limited.

(p) Simultaneously with the execution of the Assignment Deed, Conwood DB JV (an Association of Persons comprising of CCDPL and DB) executed a Power of Attorney dated 19th August 2015 registered under Serial No. TNN-10/12107/2015 thereby nominating and appointing Man Vastucon (acting through any of its Designated Partners and/or duly authorised representatives or their nominees) to do all acts, deeds, matters and things relating to the development of the said Property in the manner more particularly set out in the Power of Attorney, which also included a power to create a mortgage on the said Property in favour of a bank / financial institution / housing finance company in accordance with the terms of the Assignment Deed.

(q) By and under two (2) Articles of Agreement both dated 9th June, 2016 (registered under Serial No. TNN-7/7663/2016 and TNN-7/7662/2016 respectively) entered into between the Estate Investment Co. Pvt. Ltd. (as the Owners) and Conwood Constructions & Developers Pvt. Ltd., (as the Developers) and the officer in charge of Mira Bhayander Municipal Corporation (as the Corporation), an area admeasuring about 8717 sq. mtrs., out of the said Property has been demarcated & reserved as 30 mtrs., wide DP Road and an area admeasuring about 5255 sq. mtrs., out of the said Property has been demarcated as Amenity Open Space respectively. We observe that our Clients were not made a party to these Agreements and Conwood Construction & Developers Pvt. Ltd., were defined as the Developers therein. Now therefore, reference to the term the said Property shall mean reference to an area admeasuring about 59700 sq. mtrs., of Old S. No. 92 (corresponding CTS No. 3815 and New S. No. 13/1) of Village Mahajanwadi, Taluka and District Thane, however, subject to an area admeasuring 8717 sq. mtrs., handed over to the Corporation i.e. MBMC for 30 mtrs., wide DP Road and an area admeasuring 5255 sq. mtrs., handed over to the Corporation i.e. MBMC as Amenity Open Space respectively as aforesaid.

(r) By and under a Conveyance dated 29th March 2017 registered on 5th July, 2017 under Sr. No. TNN-7/9359/2017, entered into between The Estate Investment

ट.न.न. - ४	
दस्त क्रमांक १३००/२०२१	
४६	०२

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Company Private Limited (as the Vendor) and Goan Hotels & Realty Private Limited ("Purchaser No. 1") and Horizontal Realty & Aviation Pvt. Ltd. ("Purchaser No. 2") and Eversmile Construction Company Private Limited ("Purchaser No. 3") (Purchaser No. 1, Purchaser No. 2 and Purchaser No. 3 being collectively referred to as "the Purchasers") and Conwood DB JV ("Conwood DB JV"), Conwood DB JV, assigned and transferred unto the Purchasers jointly all its rights, entitlements and obligations under the Deed of Assignment of Development Rights dated 19th August 2015 and at the request and direction of Conwood DB JV, the Estate Investment Company Pvt. Ltd., sold, transferred, conveyed and assigned 55% (fifty five percent) undivided right title and interest in favour of Purchaser No. 1, 35% (thirty five percent) undivided right title and interest in favour of Purchaser No.2 and 10% (ten percent) undivided right title and interest in favour of Purchaser No.3 respectively, for the consideration and on the terms and conditions therein recorded, however, subject to the rights of Man Vastucon under the said Deed of Assignment of Developers Rights dated 19th August, 2015 in respect of the said Property as also subject to the then existing mortgages.

- (s) Thereafter, by and under a Deed of Modification of Deed of Assignment of Development Rights dated 19th August, 2015; dated 18th August 2017 ("Modification Deed") registered at the office of Sub-registrar at Thane under Serial No. TNN7-11769-2017, entered into between Conwood DB JV, Goan Hotels & Realty Private Limited (Owner No. 1) and Horizontal Realty and Aviation Pvt. Ltd., (Owner No. 2) and Eversmile Construction Company Private Limited (Owner No. 3) and Man Vastucon LLP (as the Developer), some of the terms of the Deed of Assignment of Development Rights dated 19th August, 2015, were modified in the manner and to the extent therein recorded. Simultaneously, with the execution of the Modification Deed, an Irrevocable Power of Attorney of even date registered under Serial No. TNN7-11772-2017 was executed by Goan Hotels & Realty Private Limited, Horizontal Realty and Aviation Pvt. Ltd., and Eversmile Construction Company Private Limited in favour of Man Vastucon (acting through any of its Designated Partners and/or duly authorized representative/s or their nominees and each of them severally), thereby authorising our Clients, to do all acts, deeds and things in respect of the said Property, in the manner more particularly recorded therein.

4) **Zone and reservations of/on the said Property:**

On perusal of the Zone Certificate bearing No. MB/MNC/NR/3950/2017-18 dated 20th January 2018 (in Marathi language) provided to us, it appears that the said Property is partly in commercial zone and mainly in residential zone and further that the said Property is affected by:

- (a) Proposed DP Road admeasuring about 30 meters.
 (b) Maternity home and library.
 (c) Shopping centre.

दस्त क्रमांक १३२२/२०२१
४० / २२

5) **Usage of the said Property:**

The said Property is still an agricultural land. Therefore, as per Section 63(1) of the Maharashtra Tenancy and Agricultural Lands Act, 1949 ("MTAL"), no interest can be created in an agricultural land in favour of non agriculturist without prior permission of the Collector or an officer authorized by the Government and further as per Section 42 of the

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11th September 2018



Maharashtra Land Revenue Code, 1966, permission for change of user of the said Property from "agriculture" to "non-agriculture" was required to be obtained from the Collector prior to the development of the said Property. As the Development Agreement can be interpreted as creating interest in the Property and further as possession of the said Property has been delivered to CCDPL under the said Development Agreement, therefore prior to execution of the same prior permission of the Collector should have been obtained. In this regard, we have relied upon the contents of Notification published by the Government of Maharashtra in its official Gazette on 22nd December 2014, which inter alia state that no permission is required for change of use of land situate in the area covered by the Development Plan and the provisions of Section 42A of the Maharashtra Land Revenue Code, 1966, introduced in pursuance of this Notification.

6) **Charge created on the said Survey No. 92 Property and release thereof:**

(a) Vide an Indenture of Mortgage dated 5th February, 2009 registered under Serial No. 1060/2009, executed by (1) DB Realty Limited, (2) The Estate Investment Company Private Limited and (3) Conwood Construction and Developers Private Limited (collectively referred to as the Mortgagors) in favour of Infrastructure Development Finance Company Limited (as the Mortgagee), charge inter alia on the said Survey No. 92 Property was created for the purpose of securing the amount borrowed. Pursuant to repayment of the entire loan amount, by and under a Deed of Re-conveyance dated 31st March, 2010 executed by Infrastructure Development Finance Company Limited (as the Mortgagee) in favour of (1) DB Realty Limited, (2) The Estate Investment Company Private Limited and (3) Conwood Construction and Developers Private Limited (collectively referred to as the Mortgagors), the said Survey No. 92 Property, was re-conveyed, re-granted, reassured, retransferred and reassigned unto the Mortgagors. The copy of Deed of Re-conveyance provided to us appears to be unregistered. Deed of Re-conveyance is one of the documents which are required to be compulsorily registered as per provisions of Section 17(b) of the Registration Act, 1908. In the event, the same is not yet registered, then it would be construed that Infrastructure Development Finance Company Limited, still has a subsisting charge on the said Survey No. 92 Property.

Although the Search Report reflects the IDFC Mortgage, the ROC Search Report does not reflect the same and we understand from ROC Report that Form 17 (Satisfaction of Charge) has been filed.

(b) By and under an Indenture of Mortgage dated 16th March, 2012 registered under Serial No. TNN-4/2040/2012, executed by DB Realty Private Limited (as the Borrower) and The Estate Investment Company Pvt. Ltd., Conwood Construction and Developers Private Limited and DB Realty Limited (as the Mortgagors) in favour of ICICI Bank Limited (as the Mortgagees) for the purpose of securing the amount borrowed, charge inter alia on the said Property recorded to admeasure 59713 sq. mtrs., alongwith the proposed structure thereon, was created in favour of ICICI Bank Limited. Pursuant to repayment of the entire loan, vide a Deed of Re-conveyance dated 14th October, 2014 registered under Serial No. TNN-4/5932/2014, executed by ICICI Bank (as the Lendor) in favour of M/s. Y K Realty And Aviation Private Limited (as Borrower-1) and M/s. Estate Investment Company Private Limited (as Mortgagor-I) and M/s. Conwood Construction and Developers Private Limited (as Mortgagor-II) and M/s. D B Realty Limited (as Mortgagor-III), ICICI Bank, reassigned,

ट.न.न. - ४
दस्त क्रमांक १३९९ / २०२१
४८ / ९२

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retransferred, reassured and release unto the Mortgagee therein, the said Property therein recorded to admeasure 59713 sq. mtrs., and described in Part B of Schedule-I therein, on the terms and conditions therein recorded.

- (c) By and under an Indenture of Mortgage dated 13th October, 2014 registered under Serial No. BDR-15/8715/2014 executed by Milan Theatres Private Limited (as the Borrower/Mortgagor No. 1) and The Estate Investment Company Private Limited (as the Mortgagor No. 2) and The Conwood Construction and Developers Private Limited (as the Mortgagor No. 3) in favour of ECL Finance Limited (as the Lender/Mortgagee), the Mortgagor No. 1 therein created a charge on the said Survey No. 92 Property, for the purpose of securing repayment of the credit facility granted by ECL Finance Limited unto Milan Theatres Private Limited, on the terms and conditions therein recorded. Pursuant to repayment of the entire loan, vide a Deed of Re-conveyance dated 19th July, 2018 registered under Serial No. BDR-4/7297/2018, executed by ECL Finance Limited (as the Mortgagee) in favour of Milan Theatres Private Limited (as the Mortgagor No. 1/ Borrower) and Goan Hotels & Realty Private Limited (as the Mortgagor No. 2) and Horizontal Realty and Aviation Private Limited (as the Mortgagor No. 3) and Eversmile Construction Company Private Limited (as the Mortgagor No. 4), ECL Finance Limited, reassigned, retransferred, reassured and released unto the Mortgagees therein, the said Property therein described in A(ii) and (iii) of Schedule-I therein, on the terms and conditions therein recorded.
- (d) Vide an Indenture of Mortgage dated 20th October, 2015 registered under Serial No. TNN-10/15536/2015 executed by Man Vastucon (as the Borrower/Mortgagor) in favour of ECL Finance Limited (as the Mortgagee/Lender), for the purpose of securing due repayment of the credit facility granted to Man Vastucon, Man Vastucon created a charge inter alia of its right, title, interest, entitlements and benefits under the Deed of Assignment in favour of ECL Finance Limited. Pursuant to repayment of the entire loan, vide a Deed of Re-conveyance dated 12th January, 2018 registered under Serial No. TNN-10/323/2018 executed by ECL Finance Limited ("ECLFL") in favour of Man Vastucon LLP ("Mortgagor"), ECLFL has retransferred and re-conveyed unto the Mortgagor, inter alia the said Property (being described as "A" in the Schedule thereunder written) on the terms and conditions therein recorded.
- (e) By and under an Indenture of Mortgage dated 18th January, 2016 registered under Serial No. TNN-10/1051/2016 executed by Man Vastucon (as the Borrower/Mortgagor) in favour of Edelweiss Housing Finance Limited (as the Mortgagee/Lender), for the purpose of securing due repayment of the credit facility granted to Man Vastucon, Man Vastucon created a charge inter alia of its right, title, interest, entitlements and benefits under the Deed of Assignment in favour of Edelweiss Housing Finance Limited.
- (f) By and under an Indenture of Mortgage dated 11th September, 2017 registered under Serial No. TNN-7/12749/2017 executed by Man Vastucon (as the Borrower/Mortgagor) in favour of ECL Finance Limited and Edelweiss Finvest Private Limited (as the Mortgagee/Lender), for the purpose of securing due repayment of the credit facility granted to Man Vastucon, Man Vastucon created a charge inter alia of its right, title, interest, entitlements and benefits under the Deed

11th September, 2018
 Joint Sub Registrar, Thane



11th September 2018



Assignment and Deed of Modification in favour of ECL Finance Limited and Edelweiss Fininvest Private Limited.

7) **Urban Land Ceiling order:**

Vide order dated 29th July 1981 the ULC Authorities declared the said Land as "surplus land." Consequently vide the Order Ta.Hu.Kr. R.T.S./Vashi/1610 dated 26th October, 1987 a remark stating that the said Land is 'surplus land' was made in the 7/12 extract of the said Land.

EICPL preferred an appeal against the aforesaid order vide Appeal No. Appeal/Desk/ULC/3/91 Additional Commissioner, Konkan Division. The Additional Commissioner passed an order dated 23rd September 1993 and quashed the order passed by the ULC Authorities and directions were given for reinvestigation.

The aforesaid has been derived from the contents of Order dated 29th January 2009 passed by the Additional Collector, Mumbai.

8) **Salsette Act:**

On perusal of Order dated 18th August 1972 ("1972 Order") passed by the Commissioner Bombay Division, Bombay, in RTS 8153 filed by (1) Estate Investment Company Pvt. Ltd., and (2) Govind Bhiku Babar against the State, we observe as under:

The 1972 Order states that "After coming in to force of the Salsette Estate (Land Revenue Exemptions and Abolition) Act, 1951 ("Salsette Act") i.e. on 14th January 1952, the Mamlatdar, Borivali held an inquiry under section 4 of the Salsette Act and passed an order dated 3rd December 1966 ("1966 Order") holding that the lands acquired by EICPL through the 1870 Indenture did not vest in the Government under section 4 of the Salsette Act but vest in EICPL as appropriated excepting a small portion of the said property which was under public road which would vest in the village panchayat Mira. Against the 1966 Order, Revision Application bearing RTS No.3 was filed by the Mamlatdar, Thana, before the Additional Collector, Thana. Vide an Order dated 16 January 1971 ("1971 Order") passed by The Additional Collector, the Additional Collector set aside the 1966 Order and held that the lands acquired by EICPL through the 1870 Indenture were waste lands and unappropriated lands liable to vest in the Government under section 4 of the Salsette Act. The 1971 Order was challenged by EICPL and one Govind Bhiku Babar claiming tenancy over the said Property, by filing two appeals before the Division Commissioner, Bombay. As both the Appeals were against the same 1971 Order, both were dealt with together by the Commissioner Bombay Division, Bombay, in which an order dated 18 August 1972 ("1972 Order") has been passed and vide 1972 Order, the Division Commissioner, Bombay has set aside 1971 Order and upheld that 1966 order regarding certain lands including the said Property and further held that the said Property was appropriated lands and not waste lands as contemplated under section 4 of the Salsette Act. As regards the claim of Govind Bhiku Babar, under the 1972 Order the Division commissioner, Bombay held that the issue regarding tenancy or of ownership right by adverse possession as against EICPL was out of the scope of the present enquiry but observed that if the lands are in occupation of persons other than EICPL then their rights will remain unaffected by the 1972 Order and it will be for each party to pursue its claim in proper court if they wish to enforce its rights. The said section refers to various

ट.न.म.	
दस्त क्रमांक १३००/२०२१	
५०	०२

109

J

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orders passed by the concerned Authorities/High Court of Bombay/Supreme Court from time to time as stated therein.

Thus in can be concluded that although in the aforesaid proceedings the Collector was dealing only with the Eksali / Tenanted lands acquired by EICPL through the said 1870 Indenture and ramification of Salsette Act in relation thereto, the Collector has expressed its view on the interpretation of section 3 of the Salsette Act stating that the said section 3 converts the right of EICPL from lessee to owner / superior holder of all the lands (including the said Property) which were held by it under the said 1870 Indenture and due to such view the name of the EICPL has been recorded as Holder / Occupant in the 7/12 extract and the Property Register Card despite EICPL having originally acquired only leasehold rights of the said Property. However, needless to state the Hon'ble High Court at Bombay and the Hon'ble Supreme Court of India have clearly stated in the 2008 Order that the right title and interest of petitioners (who were claiming to be in possession of the lands) remains open despite collectors order and nothing prevents such petitioners, who are prejudicially affected, from approaching civil courts and once civil courts is seized of the proceedings.

We have been informed that no further appeal was filed against the 1972 Order.

9) Public notice:

For the purpose of investigating the right, title and interest of our Clients to the said Property, we have not issued any public notice. We however, have relied on the public notice issued by ALMT Legal, Advocates And Solicitors in Free Press Journal (an English daily) and Navshakti (a Marathi daily) on 25th November, 2017 and letter No. HJ/SC/RD/823/2018 dated 19th March, 2018, issued by ALMT Legal, Advocates And Solicitors inter alia stating about they not having received any claim/objections regards the right, title and interest of our Clients to the said Property pursuant to issuance of the aforesaid public notice.

10) Searches and Investigations:

(a) At the Office of Sub-registrar of Assurances:

We have not conducted search in the offices of Sub-Registrars of Assurances at Mumbai and Thane with respect to the said Property. We however have relied upon the Search Report dated 26th December 2017, issued by Mr. Chandrashekhar Athalye, Advocate, to ALMT Legal, Advocates and Solicitors, on the basis of search conducted by him in the offices of Sub-Registrar of Assurances at (i) Mumbai from 1988 to 2017 and (ii) Thane from 1988 to 2017, in respect of the said Property. Mr. Chandrashekhar Athalye has observed in his Search Report that, (a) Index-II in the Office of Sub-registrar at Mumbai, for the years 1988 to 2016 are NIL and Index-II for the year 2017 is Not Ready, (b) Index-II in the Office of Sub-registrar at Thane, for the years 1988 to 2006, 2008, 2010, 2011, 2013 are NIL, (c) Index-II in the Office of Sub-registrar at Thane, reflects documents mentioned at (1) paragraph no. 3K, (2) paragraph no. 6 (i) (save and except Deed of Re-conveyance dated 31st March, 2010, which is unregistered) to (iv) (save and except the Deed of Re-conveyance dated 12th January, 2018), (v) and (vi), (3) paragraph nos. 3(O), 3(Q), 3(R) and 3(S) above respectively and (4) many manual and computer Index Book Record are in

ट.न.न. - ४
दस्ता क्रमांक १२००/२०२१
५१ / ०२

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Juris Corp
advocates & solicitors

11th September 2018

Page

Conditions are not prepared properly in the Sub-Registrar's Office at Mumbai and Thane and that he has taken search as per available record.

(b) Litigation Search:

We have relied upon the report issued by Cubic Tree Technology Solutions Pvt. Ltd., addressed to ALMT Legal, Advocates and Solicitors, who have got conducted litigation search in the Supreme Court of India, the Hon'ble High Court at Bombay.

As per the Search Report, following litigations are still pending in respect of the said Property:

- (i) Appeal No. 1588 of 2017 filed before the Hon'ble Deputy Superintendent of Land Records, Thane, By the Ronak Shops & Industrial Premises Co-op Society Ltd. & Ors. against M/s. Estate Investment Company Pvt. Ltd. & Ors. We have been informed that this Appeal is with regard to an area admeasuring about 1800 sq. mtrs., out of the said Property, however, the same does not in any manner affect the development of the said Property as per the Masterplan;
- (ii) Appeal No.1602 of 2017 filed before The Hon'ble Deputy Superintendent Of Land Records, Thane Filed by M/s. Estate Investment Co. Pvt. Ltd against (1) M/s. Ronak Shops & Industrial Premises Co-op Society Ltd., (2) Smitchandra Shrinath Navalkar, (3) Atulchandra Shrinath Navalkar and (4) Dy. Superintendent of Land Records. We have been informed that this Appeal is with regard to an area admeasuring about 1800 sq. mtrs., out of the said Property, however, the same does not in any manner affect the development of the said Property as per the Masterplan; and
- (iii) Case No. Civil M.A./200292/2014 before Civil Court Senior Division Thane, by M/s Estate Investment Company Pvt. Ltd. against one Laxmibai Maruti Desai. We have been represented that this suit has become infructuous since the claim of Shelter Homes (referred to hereinbefore) are settled and the present owners are in possession of the said Property.

11) 7/12 EXTRACTS:

On perusal of the 7/12 extracts for the said Property bearing New Survey No. 13/1 and Old Survey No. 92 of Village Mahajanwadi, we observe as under:

The name of "The Estate Investment Company Pvt. Ltd.", has been recorded as the holder thereof. In the other rights column, remark has been made that the public road passing through this property belongs to Gram Panchayat Mira, for which a new 7/12 extracts bearing Survey No. 13/2 has been issued. In addition, the following mutation entries are reflected in the 7/12 extracts for the said Property bearing New S. No. 13/1, Old S. No. 92/part.

Mutation Entry No.	Date	Village	Description
310	20 th January, 1951	Mire	This Mutation Entry refers to the grant of the said Survey No. 92 Property by the Secretary in state for India in Council in favour of Ramchandra Laxmanji. However,

ट.न.न. - ४
दस्त क्रमांक १३९९/२०२१
५२ / ९२

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Mutation Entry No.	Date	Village	Description
			the copy provided to us is incomplete.
940	20 th May, 1967	Mire	This Mutation Entry records that as per Section 37(2) of the Maharashtra Land Revenue Code, name of The Estate Investment Company Private Limited, was entered. An enquiry u/s. 37(2) of Land Revenue Code, was conducted and an Order was passed on 3.12.66 and notice in "C" form was pasted and published to the concerned persons. 60 days period to file appeal got over and no appeal was filed; entry of Govt. - Barren was deleted and that of The Estate Investment Company Private Limited to be entered as per Taluka order dated 17 th May 1967 and road passing through S.no.92 is shown as public road and this remark has been recorded in the other rights column of 7/12 extracts.
1279	31 st March, 1983	Mire	This Mutation Entry records that vide Order dated 3 rd March 1983 passed by the Maharashtra Land Revenue Tribunal, Order dated 15 th October 1982 of the Sub-Divisional Officer Thane was stayed upto 3 rd March 1983. In view of duration of stay order being lapsed, as per order dated 18 th November 1972 of the Tahsildar Thane, name of Hasanali Hasmaullah Chaudhary as C.A. of Govind Bhika Baabar was recorded in other rights column of S. no.92/pt.
1297	9 th February, 1984	Mire	This Mutation Entry records that the Estate officer & Deputy Collector Mumbai in the Consolidation Final Land acquisition register has recorded that area admeasuring 0.06 of

ट.न.न. - ४
 दस्त क्रमांक १३००/२०२१
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Description	Village	Date	1798	9	1683	1378
Survey No.92 has been acquired for national highway and as per Order dated 9 th February 1984 of the Tahsildar, Thane the same was recorded in 7/12 extracts.						
This Mutation Entry records that as per Taluka Hukum and order dated 17 th December 1981 of the Additional Collector and Competent Authority, Mumbai, on page no 1521 of the Maharashtra Government Gazette published on 31 st December 1981 land has been declared as "Excess Land". In the other rights column entry has been recorded.		28 th October, 1987				
This Mutation Entry records that as per Taluka order name of Hasanali Hasmullah Chaudry is recorded in the 7/12 extracts. As per order dated 2 nd January 1995 of the Sub-Divisional Officer, Thane name of Hasanali Hasmullah Chaudry as C.A. of Govind Bhika Babar is deleted in S. no. 92/pt.	Mire	3 rd March, 1995				
As per this Mutation Entry, Kul Govind Bhika Babar died on 31 st March 1996. His legal heirs were (1) Gangubai Govind Babar, (2) Ekath Ekath Govind Babar, (3) Ramesh Govind Babar and (4) Manisha Raju Kataria. No other heirs except these.	MahaJanwadi	4 th August, 1997				
This Mutation Entry records that as per Order/letter dated 17 th June 2005 of the Range Officer, Yeor, as the lands have stood vested in Govt of Maharashtra, in 7/12 extracts effect has been given. In holders column of 7/12 extracts, holders name and in other rights column, name of the Government	Mire	21 st June, 2005				



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१

1st September 2018



Mutation Entry No.	Date	Village	Description
			of Maharashtra, Forest Department has been entered.
56	12 th January, 2006		This Mutation Entry records that, as per order dated 12 th June 2006 of the Tahsildar Officer, Thane, names of (1) Gangubai Govind Babar, (2) Eknath Eknath Govind Babar, (3) Ramesh Govind Babar and (4) Manisha Raju Kataria in the other rights column have been deleted.
57	22 nd May, 2006	Mahajanwadi	This Mutation Entry records that, as per letter of the Range officer, Year, as per provisions of Maharashtra Pvt. Forest Acquisition Act, 1975, in the 7/12 extracts in the holders column name of the holder and in other rights Column name of "Maharashtra Govt. Forest Dept." was recorded.
273	28 th November, 2011	Mahajanwadi	This Mutation Entry records that as per order dated 29 th January 2009 of the Additional Collector & Competent Authority (ULC) u/s. 6(1) of the ULC Act, an area was delineated as surplus land against which order in appeal was filed. The Appellant officer vide its order dated 23 rd September 1993 cancelled order passed u/s. 8(4) and order dated 29 th July 1981. Section 10(1) notification was cancelled and entry in the other rights column was deleted.

12) **INSPECTION OF DOCUMENTS:**

We have only perused the ordinary copies of the documents as listed in Annexure A as the originals were not made available to us for inspection the same presently being in custody of Edelweiss Finance Limited and Edelweiss Finvest Private Limited.

13) **CONCLUSION:**

Subject to whatever is stated herein, we observe that Man-Yastucon LLP, are entitled to develop the said Property, in terms of the registered Deed of Assignment of Development

Man-Yastucon LLP दस्त क्रमांक 9200/2029
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11th September 2018



Rights dated 19th August, 2015 read with Deed of Modification of Deed of Assignment of Development Rights dated 19th August, 2015; dated 18th August 2017 and also subject to compliance of obligations undertaken by it under diverse documents and also subject to the terms and conditions of the permissions/sanctions as may be granted by concerned authorities.

- 14) For the purpose of this Report we have assumed:
- (a) Copies provided to us are accurate copies of originals;
 - (b) Each document binds the parties intended to be bound thereby;
 - (c) Any statements in the documents, authorization or any certificates or confirmations relied upon by us for issuance of this Report are correct and otherwise genuine;
 - (d) The legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to us as certified or photocopies;
 - (e) That there have been no amendments or changes to the documents examined by us;
 - (f) The accuracy and completeness of all the factual representations made in the documents;
 - (g) That all prior title documents have been adequately stamped and registered;
 - (h) That all public records and documents and the entires therein referred to or relied upon herein, are true, accurate and validly made;
 - (i) That all sanctions and permissions referred to or relied upon herein have been validly obtained and have not been cancelled or revoked; and
 - (j) That the power of attorneys granted and/or the authorities given were not withdrawn, cancelled or revoked at any time.
- 15) For the purposes of this Report, we have relied upon information relating to:
- (a) Lineage, on the basis of revenue records and information provided to us by our Clients;
 - (b) Boundaries on the basis of information provided to us by our Clients; and
 - (c) Copies of 7/12 extract, mutation entries, Property Register Card in respect inter alia of the said Property provided to us.
- 16) We are not certifying the boundaries of the said Property nor are we qualified to express our opinion on physical identification of the said Property.
- 17) We have not verified issues relating to acquisition and/or reservation of the said Property or any portion thereof by Governmental Authorities and have relied on the documents provided to us in this regard.
- 18) We are not authorized or qualified to express an opinion relating to plan, permissions approval or development potential of the said Property.

ट.न.न. - ४	
दस्त क्रमांक १३०० / २०२१	
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Page 17 of 17

- 19) This Title Report is addressed to Our Clients alone. This Title Report may not be furnished, quoted or relied on by any person or entity other than Our Clients for any purpose without our prior written consent. It may however be disclosed or furnished by Our Clients as may be required in connection with any transaction or legal process or in relation to an inquiry or demand by any Indian governmental or regulatory authority.
- 20) In no circumstances shall the liability, if any, of Juris Corp, its Partners, Associates or employees related to the services provided in connection with the preparation of this Title Report exceed the professional fees paid by Our Clients, in that behalf.

Yours sincerely,


Hitesh Jain
Juris Corp

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दस्त क्रमांक १३९९ / २०२१
५७ / ९२



ANNEXURE A

Photocopies of documents relied upon:

- 1) Indenture dated 7th November, 1870, registered under serial no. 18 A at pages 57 to 113 Volume 9 of book no. 1 executed by and between the Secretary of State for India in Council (therein referred to as the Grantor) and one Ramchandra Laxmanji (therein referred to as the Grantee).
- 2) Indenture dated 15th February, 1943 registered under serial no. BOM/1573 of 1943 entered into by Bai Jayabai widow of Bhadrasen Chabbildas (therein referred to as the Assignor) and Ram Narayan Shrilal (therein referred to as the Confirming party) and Govindram Brothers Limited a Joint Stock Company, Ram Narayan Shrilal and Chiranji Lal Shrilal (therein collectively referred to as the Assignees).
- 3) Indenture dated 22nd March, 1945, registered under Serial No. BOM /1650 of 1945, entered into between M/s Govindram Brothers Ltd. (therein referred to as "the Assignors") and The Estate Investment Company Limited (therein referred to as "the Assignees").
- 4) Indenture dated 5th April, 1945 registered under Serial No. 1992/1945 entered into between Ram Narayan Shrilal and Chiranji Lal Shrilal (therein collectively referred to as "the Assignors") and EICL (therein referred to as "the Assignees").
- 5) Order dated 18th August, 1972 passed by the Commissioner Bombay Division, Bombay, in RTS 8153 filed by (1) Estate Investment Company Pvt. Ltd., and (2) Govind Bhiku Babar against the State (under Salsette Act).
- 6) Memorandum of Understanding dated 9th August, 2005 entered into between Estate Investment Company Pvt. Ltd. (therein referred to as "the Owners") and M/s. Conwood Construction Co. Pvt. Ltd., (therein referred to as "Conwood").
- 7) Power of Attorney dated 9th August, 2005 executed by Estate Investment Company Pvt. Ltd., in favour of (1) Conwood Construction Co. Pvt. Ltd., (2) Mr. Vinod K. Goenka and (3) Mr. Pramod K. Goenka, its Directors and nominees (jointly and severally).
- 8) Agreement for Joint Venture dated 24th February, 2007 entered into between Conwood Construction Company Private Limited ("Conwood") and D. B. Realty Limited ("DB").
- 9) Sub-Development Agreement dated 9th March, 2007 entered into between Conwood DB Realty Joint Venture and Neelkamal Realtors Suburban Private Limited.
- 10) Development Agreement dated 16th April, 2007 registered under Sr. No. TNN/5971 of 2007 entered into between The Estate Investment Company Pvt. Ltd. ("the Owners") and Conwood Construction Company Private Limited ("the Developers").
- 11) Power of Attorney dated 14th June, 2007 executed by The Estate Investment Company Pvt. Ltd. in favour of (1) Conwood Construction Company Pvt. Ltd., (2) Mr. Vinod Goenka and (3) Mr. Pramod Goenka jointly and/or severally.

दस्तावेज क्रमांक 9200/2029	
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- 12) Deed of Cancellation dated 28th December, 2011, entered into between Conwood DB Realty Joint Venture and Neelkamal Realtors Suburban Private Limited.
- 13) Deed of Assignment of Development Rights dated 19th August, 2015 registered under serial No. TNN-10/12106/2015 entered into between Conwood DB JV ("Conwood DB JV") and Man Vastucon LLP ("Man Vastucon") and The Estate Investment Company Private Limited ("EICPL") and Conwood Constructions & Developers Private Limited ("CCDPL") and DB Realty Limited ("DB Realty").
- 14) Power of Attorney dated 19th August 2015 registered under Serial No. TNN-10/12107/2015 executed in favour of Man Vastucon (acting through any of its Designated Partners and/or duly authorised representatives or their nominees).
- 15) Article of Agreement dated 9th June, 2016 (registered under Serial No. TNN-7/7662/2016) entered into between the Estate Investment Co. Pvt. Ltd. (as the Owners) and Conwood Constructions & Developers Pvt. Ltd., (as the Developers) and the officer in charge of Mira Bhayander Municipal Corporation (as the Corporation).
- 16) Article of Agreement dated 9th June, 2016 (registered under Serial No. TNN-7/7663/2016) entered into between the Estate Investment Co. Pvt. Ltd. (as the Owners) and Conwood Constructions & Developers Pvt. Ltd., (as the Developers) and the officer in charge of Mira Bhayander Municipal Corporation (as the Corporation).
- 17) Conveyance dated 29th March 2017 registered on 5th July, 2017 under Sr. No. TNN-7/9355/2017, entered into between The Estate Investment Company Private Limited ("the Vendor") and Goan Hotels & Realty Private Limited ("Purchaser No. 1") and Horizontal Realty & Aviation Pvt. Ltd., ("Purchaser No. 2") and Eversmile Construction Company Private Limited ("Purchaser No. 3") (Purchaser No. 1, Purchaser No. 2 and Purchaser No. 3 being collectively referred to as "the Purchasers") and Conwood DB JV ("Conwood DB JV").
- 18) Deed of Modification of Deed of Assignment of Development Rights dated 19th August, 2015; dated 18th August 2017 registered at the office of Sub-registrar at Thane under Serial No. TNN7-11769-2017, entered into between Conwood DB JV, Goan Hotels & Realty Private Limited ("Owner No. 1") and Horizontal Realty and Aviation Pvt. Ltd., ("Owner No. 2") and Eversmile Construction Company Private Limited (Owner No. 3) and Man Vastucon LLP ("the Developer").
- 19) Zone Certificate No. MB/MNC/NR/3950/2017-18 dated 20th January 2018 (in-Marathi language) issued by Mira Bhaindar Municipal Corporation.
- 20) Notification published by the Government of Maharashtra in the Official Gazette on 22nd December, 2014.
- 21) Indenture of Mortgage dated 5th February, 2009 registered under Serial No. 1060/2009, executed by (1) DB Realty Limited, (2) The Estate Investment Company Private Limited and (3) Conwood Construction and Developers Private Limited (collectively referred to as "the Mortgagors") in favour of Infrastructure Development Finance Company Limited (as "the Mortgagee").

20 th January 2018	ए.म.म. (in-Marathi)
22 nd December 2014	दस्तावेज ऑफिशियल गजेट्टे
5 th February 2009	1060/2009

Handwritten signature or mark.



Deed of Re-conveyance dated 31st March, 2010 executed by Infrastructure Development Finance Company Limited (as "the Mortgagee") in favour of (1) DB Realty Limited, (2) The Estate Investment Company Private Limited and (3) Conwood Construction and Developers Private Limited (collectively referred to as "the Mortgagors").

- 23) Indenture of Mortgage dated 16th March, 2012 registered under Serial No. TNN-4/2040/2012, executed by DB Realty Private Limited (as "the Borrower") and The Estate Investment Company Pvt. Ltd., Conwood Construction and Developers Private Limited and DB Realty Limited (as "the Mortgagors") in favour of ICICI Bank Limited (as "the Mortgagees").
- 24) Deed of Re-conveyance dated 14th October, 2014 registered under Serial No. TNN-4/5932/2014, executed by ICICI Bank ("the Lender") in favour of M/s. Y K Realty And Aviation Private Limited ("Borrower-1") and M/s. Estate Investment Company Private Limited ("Mortgagor-I") and M/s. Conwood Construction and Developers Private Limited ("Mortgagor-II") and M/s. D B Realty Limited ("Mortgagor-III").
- 25) Indenture of Mortgage dated 13th October, 2014 registered under Serial No. BDR-15/8715/2014 executed by Milan Theatres Private Limited ("the Borrower/Mortgagor No. 1") and The Estate Investment Company Private Limited ("the Mortgagor No. 2") and The Conwood Construction and Developers Private Limited ("the Mortgagor No. 3") in favour of ECL Finance Limited ("the Lender/Mortgagee").
- 26) Indenture of Mortgage dated 20th October, 2015 registered under Serial No. TNN-10/15536/2015 executed by Man Vastucon ("the Borrower/Mortgagor") in favour of ECL Finance Limited ("the Mortgagee/Lender").
- 27) Indenture of Mortgage dated 18th January, 2016 registered under Serial No. TNN-10/1051/2016 executed by Man Vastucon (as "the Borrower/Mortgagor") in favour of Edelweiss Housing Finance Limited (as "the Mortgagee/Lender").
- 28) Indenture of Mortgage dated 11th September, 2017 registered under Serial No. TNN-7/12749/2017 executed by Man Vastucon (as "the Borrower/Mortgagor") in favour of ECL Finance Limited and Edelweiss Finvest Private Limited (as "the Mortgagee/Lender").
- 29) Deed of Re-conveyance dated 12th January, 2018 registered under Serial No. TNN-10/323/2018 executed by ECL Finance Limited ("ECLFL") in favour of Man Vastucon LLP ("Mortgagor").
- 30) Order dated 29th January, 2009 passed by the Additional Collector, Mumbai under the Urban Land Ceiling Act.
- 31) 7/12 extracts for the said Property bearing New Survey No. 13/1 and Old Survey No. 92 of Village Mahajanwadi.
- 32) Mutation Entry Nos. 310, 940, 1279, 1297, 1378, 1683, 9, 1798, 56, 57 and 273.
- 33) Search Report dated 7th December, 2017, issued by Cubic Tree Technology Solutions Pvt. Ltd., to ALMT Legal, Advocates and Solicitors.

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दस्त क्रमांक १३०० /२०२१	
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- 34) Search Report dated 26th December 2017 addressed by Mr. Chandrashekhar Athalye, Advocate to ALMT Legal, Advocates And Solicitors.
- 35) Letter No. HJ/SC/RD/823/2018 dated 19th March, 2018, issued by ALMT Legal, Advocates And Solicitors to Man Vastucon LLP.
- 36) Deed of Re-conveyance dated 19th July, 2018 registered under Serial No. BDR-4/7297/2018, executed by ECL Finance Limited (as the Mortgagee) in favour of Milan Theatres Private Limited (as the Mortgagor No. 1/ Borrower) and Goan Hotels & Realty Private Limited (as the Mortgagor No. 2) and Horizontal Realty and Aviation Private Limited (as the Mortgagor No. 3) and Eversmile Construction Company Private Limited (as the Mortgagor No. 4).

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दस्त क्रमांक १३०० / २०२१
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ANNEXURE E



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 :
P51700017865
Project: **AARADHYA HIGH PARK - PROJECT 1 OF PHASE I** Bearing / CTS / Survey / Final Plot No.: **S. NO. 92 - CORRESPONDING NEW S. NO. 13-1 at Mira-Bhayandar (M Corp.), Thane, Thane, 401107;**

1. **Man Vastucon Llp** having its registered office / principal place of business at **Tehsil: Kurla, District: Mumbai Suburban, Pin: 400089.**
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 **24/09/2018** and ending with **31/03/2024** 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.

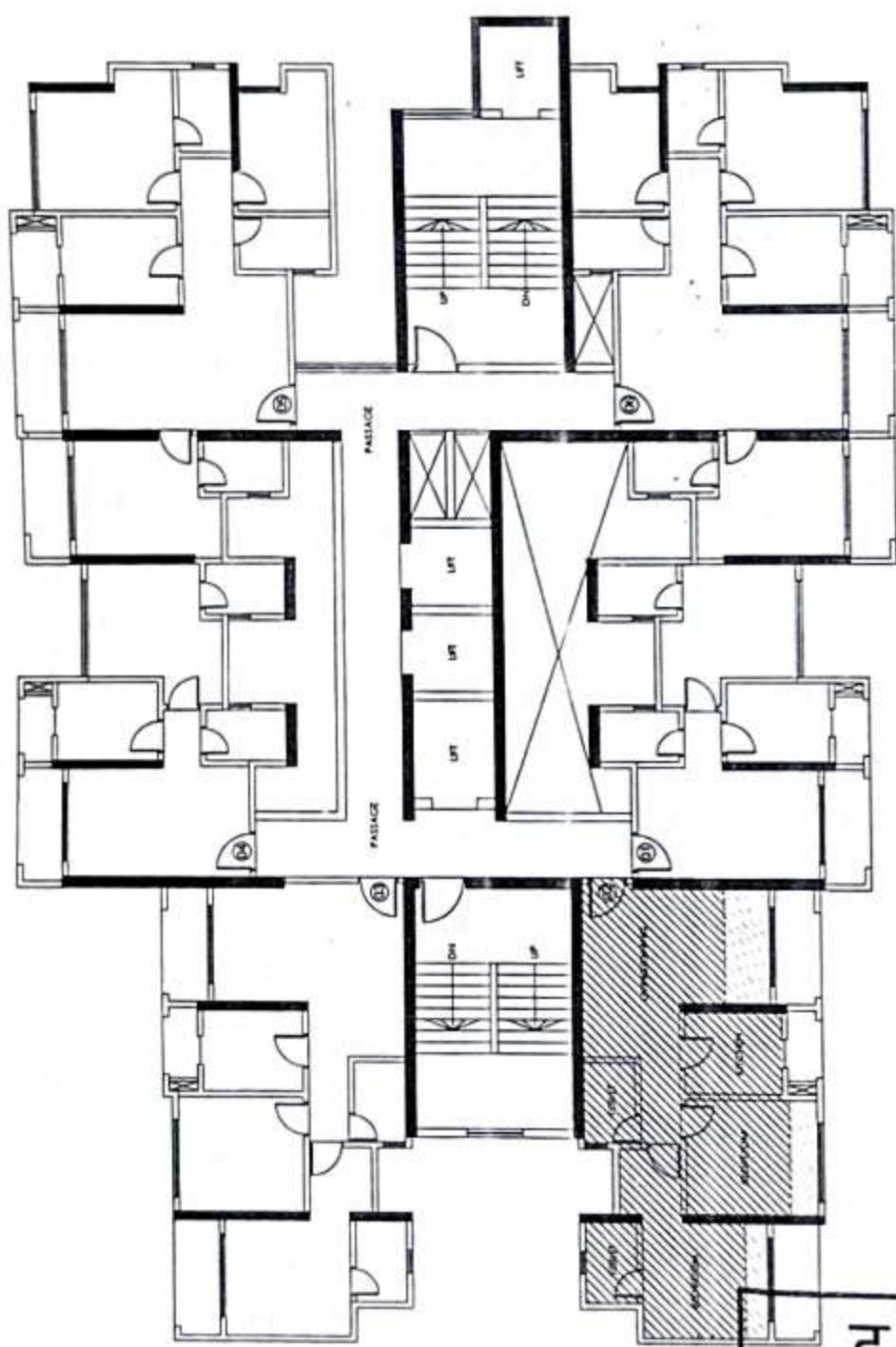
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दस्त क्रमांक १२०० / २०२१	
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Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 9/24/2018 7:28:02 PM

Dated: **24/09/2018**
Place: **Mumbai**

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

ANNEXURE " F "



Handwritten signatures:
 N. K. ...
 ...



RERA U.A. - 17.30 MF
 EBVT & OP AREA - 17.30 MF

WING - C FLOOR NO. - 30 FLAT NO. - 3002

Handwritten signature:

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 दस्त क्रमांक १३९९ / २०२
 ६३ / ०२

FLOOR PLAN

Proposed "AARADHYA HIGH PARK" Project Comprising of Residential Buildings with Shopline on Old S. No. 92 (Corresponding New S. No. 13/1) located at Western Express Highway, Near Singapore International School, Mira Road (E), Thane 401107.

ANNEXURE-G



CRF2106413684
14-01-2021

Man Vastucon LLP,
12th Floor, Krushal Commercial Complex, Above Shoppers Stop,
G.M.Road, Chembur (West), Mumbai - 400089



Dear Sir/Madam,

Re: Consent for release of mortgage over Flat no. of Building no. as mentioned below of the Project Aaradhya HighPark, located at survey no. 92 (corresponding G.P. No. 3815 and New Survey No.13/1) at village Mahajanwadi, Taluka and District Thane admeasuring about 15,776 square metres mortgaged to ICICI Bank Limited ("ICICI Bank") against the Facility amount provided by ICICI Bank, by way of an Indenture of Mortgage executed by the Borrower in favour of ICICI Bank.

You have informed ICICI Bank that you have agreed to sell the captioned unit (hereinafter the "said unit") to the person/s listed as below:

Name of the Purchaser	Bldg. No. / Unit No	Area of the Flat (sq ft)	Project Name	Agreement Value
FAKHRUDDIN S KAPASI / MUNIRA F KAPASI	C-3002	574.00	Aaradhya HighPark	11,800,000

You have requested us to release our mortgage right on the said unit to enable sale of the said unit to the Purchaser/s.

We state that consent is hereby accorded and the mortgage right over the said unit is hereby released, and that ICICI Bank shall have no claim, right title or interest in respect of the said unit whatsoever subject to the following conditions:

(i) This consent hereby granted is restricted to release of mortgage over the unit described above in order to enable sale of the said unit to the Purchaser/s. Notwithstanding anything contained hereinabove, the consent hereby granted shall not authorize Man Vastucon LLP to sell any other unit in the said project without applying to ICICI Bank for its consent.

(ii) The consent hereby granted is subject to the Purchaser/s depositing all the sale proceeds payable by him to Man Vastucon LLP as consideration for purchase of the said unit into the account no. 002605010534 opened by the Man Vastucon LLP with ICICI Bank. In case of default by the Purchaser in depositing the sale proceeds in the account, ICICI Bank shall not be bound by the consent given hereby and shall retain all rights and claims over the property mortgaged to ICICI Bank.

(iii) In the event the sale to the Purchaser/s is cancelled for any reason, the consent above accorded shall stand revoked forthwith and you shall have to apply for a fresh consent in relation to sale of the said unit to any other person.

Yours faithfully,
For ICICI Bank Limited



Authorised Signatory

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दस्त क्रमांक १२००/२०२१	
६०	०२

ICICI Bank Limited
Kailash Plaza, Final Plot 355,
V.B. Lane, Ghatkopar East,
Mumbai - 400 077,
Maharashtra, India.

Tel No.: 022 3057 8822
Website www.icicibank.com
CIN :L65190GJ1994PLC021012

Regd. Office : ICICI Bank Tower, Near Chakli Circle,
Old Padra Road, Vadodara 390 007,
India.
Corp. Office : ICICI Bank Towers, Bandra-Kurla
Complex, Mumbai 400051, India.

393/7993

Wednesday, October 10, 2018
4:10 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: महाजनवाडी

दस्तऐवजाचा अनुक्रमांक: टनन10-7993-2018

दस्तऐवजाचा प्रकार: पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: मन वास्तुकार्कॉन एल.एल.पी. चे डेजिगनेटेड पार्टनर श्री. मनन पी. साहू (मन इन्फ्रास्ट्रक्चर कर्पोरेशन लिमिटेड चे नोमिनी)

पावती क्र.: 9073

दिनांक: 10/10/2018



नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 27

एकूण:

रु. 640.00

सह/दुय्यम निदेश/सहकार्य २ ठाणे - 190

बाजार मुल्य: रु.0/-

मोबदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 540/-

“मुळ दस्त व स्कॅन्ड प्रिंट मिळाली”

10/10/2018

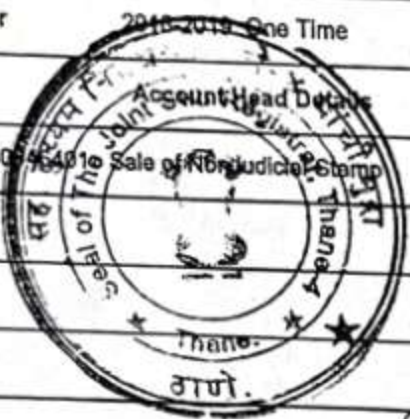
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दस्त क्रमांक 9200/2029	
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CHALLAN
MTR Form Number-6



GRN	MH007041497201819E	BARCODE	[Barcode]		Date	10/10/2018-11:58:33	Form ID	48(f)
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Sale of Non Judicial Stamps IGR Rest of Maha			TAX ID (If Any)				
Office Name	THN10_THANE NO 10 JOINT SUB REGISTR			PAN No.(If Applicable)	ACRFS8663E			
Location	THANE			Full Name	MAN VASTUCON LLP			
Year	2018-2019 One Time			Flat/Block No.	OLD SURVEY NO 92 NEW SURVEY NO.13/1,			
Account Head Details	0030964010 Sale of Non Judicial Stamp			Premises/Building	PROJECT- AARADHYA HIGH PARK			
Amount In Rs.	500.00			Road/Street	NEAR SINGAPOR INTERNATIONAL SCHOOL/OFF WESTERN EXPRESS HIGHWAY			
				Area/Locality	MIRA ROAD EAST/DIST.THANE			
				Town/City/District				
				PIN	4	0	1	1
				PIN			0	7
				Remarks (If Any)	PAN2=AESPA4499P-SecondPartyName=RISHI AURANGABADWALA AND FIVE OTHER-			
Total	500.00			Amount In Words	Five Hundred Rupees Only			
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572018101096563	IK00TYWDQ0	
Cheque/DD No.				Bank Date	RBI Date	10/10/2018-12:00:23	Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दफ्तर निबंध कार्यालय में ही कसबका दस्तावेजी लागू आहे. मोदणी व यस्तव्याच्या दस्तावेजांसाठी चालन लागू नाही.

ट.न.न. - ४
वस्तु क्रमांक १३००/२०२१

ह.न.न. १०
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१ २५

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(IS-393-7993)	0003965412201819	10/10/2018-15:57:55	IGR122	500.00
Total Defacement Amount					500.00

[Signature]



POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE:

1. Manan P. Shah, Designated Partner;
2. Ashok M. Mehta, Authorised Signatory;
3. Sameer S. Aurangabadwalla, Authorised Signatory;
4. ~~Durgesh S. Dingankar, Authorised Signatory;~~ and
5. Mukesh M. Sheth, Authorised Signatory;

ट. ज. ल. - १०
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३ / २०

दस्त क्रमांक १३००/२०२०
the Designated Partner/ Authorised Signatories of Man Vastucon LLP, a Limited Liability Partnership, registered under provisions of the Limited Liability Partnership Act, 2008 and having its address at Aaradhya HighPark, Near Singapore International School, Off Western Express Highway, Mira Road East, Thane-401107; **SEND GREETINGS:-**









WHEREAS:

A. We are the Designated Partner/ Authorised Signatories of Man Vastucon LLP (the LLP) and are carrying on business of builders and developers on the terms and conditions contained in the Limited Liability Partnership Agreement dated 9th June 2017.



B. By and under a Deed of Assignment of Development Rights dated 19th August 2015 registered under serial no. TNN-10/12106/2015 ("the Assignment Deed") and the Deed of Modification dated 18th August 2017 ("Modification Deed") registered at the office of Sub-registrar at Thane under Serial No. TNN7-11769-2017, the LLP acquired development rights in respect of all that piece and parcel of land admeasuring approx. 59,700 sq. mtrs bearing old Survey No. 92 (corresponding New Survey No.13/1) Village Mahajanwadi, Taluka and District Thane, within the jurisdiction of Mira Bhayandar Municipal Corporation (hereinafter referred to as the "Land"); subject to the Articles of Agreement dated 9th June 2016 (Regn No. TNN-7/7663/2016) recording handover of possession to Mira Bhayander Municipal Corporation an area 8717 sq. mtrs out of the S. No.92 Property that has been demarcated & reserved as 30 mtrs wide DP Road and further subject to the Articles of Agreement dated 9th June 2016 (Regn No. TNN-7/7662/2016) recording handover of possession to Mira Bhayander Municipal Corporation an area 5255 sq. mtrs out of the S. No.92 Property that has been demarcated as Amenity Open Space.

C. Subject to approvals from the concerned authorities, the LLP is constructing new buildings on the portion of said Land to be known as "Aaradhya HighPark" (the Project").

दस्तावेज क्रमांक 9200/2029



The LLP through its Designated Partner/ Authorised Signatories, shall execute documents including but not limited to Agreement(s) for Sale, Leave and License Agreement(s), Lease Agreement(s), Agreement(s) with the existing occupiers of the said Land for Permanent Alternate Accommodation (PAA) and such other documents including but not limited to declarations, undertakings, indemnities, Cancellation Deed(s), Confirmation Deed(s), Rectification Deed(s), Modification Deed(s), affidavits, undertakings, Power of Attorneys, submissions, confirmations, representations, and writings and other documents, in respect of Flats/ Shops in the aforesaid Project (hereinafter collectively referred to as "the Executed Documents").

6/23/20

Handwritten signatures and initials, including the name 'Rishi' and other illegible marks.

E. On account of business commitments, it may not be possible for the Designated Partner/ Authorised Signatories to appear personally before the office of the concerned Sub-Registrar of Assurances and to lodge the Executed Documents for registration and/or admit execution thereof.

F. In order to enable the aforesaid, the LLP is proposing to *severally* appoint, and authorize *any one* of:



(i) **Mr. Rishi Aurangabadwalla**, Indian adult, having his address at Aaradhya HighPark, Near Singapore International School, Off Western Express Highway, Mira Road East, Thane- 401107;

Mr. Chirag Mehta, Indian adult, having his address at having his address at Aaradhya HighPark, Near Singapore International School, Off Western Express Highway, Mira Road East, Thane- 401107

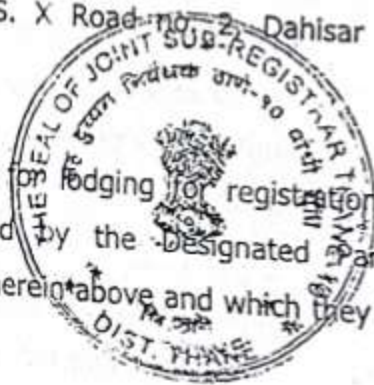
(iii) **Mr. Mohammed Ishaque**, Indian adult, having his address at having his address at Aaradhya HighPark, Near Singapore International School, Off Western Express Highway, Mira Road East, Thane- 401107;

(iv) **Mr. Kishor F. Gajre**, Indian adult, having his address at Plot no. 357/377, R. S. C-37, Opp. Mumbai District Bank, Gorai-2, Borivali West, Mumbai- 400092;

(v) **Mr. Yash K. Gajre**, Indian adult, having his address at Plot no. 357/377, R. S. C-37, Opp. Mumbai District Bank, Gorai-2, Borivali West, Mumbai- 400092; and

(vi) **Mr. Ravindra F. Gajre**, Indian adult, having his address at B-306, Shivalaya CHS Ltd., Opp. Matruchhaya School, C. S. X Road no. 2, Dahisar East, Mumbai- 400068;

to do all acts and things required to be done for lodging for registration and admission of agreements/ documents executed by the Designated Partner/ Authorised Signatories in the manner appearing herein above and which they have agreed to do.



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HOW KNOW YOU ALL BY THESE PRESENTS WITNESSETH THAT WE:

1. Manan P. Shah, Designated Partner;
2. Ashok M. Mehta, Authorised Signatory;
3. Sameer S. Aurangabadwalla, Authorised Signatory;
4. Durgesh S. Dingankar, Authorised Signatory; and
5. Mukesh M. Sheth, Authorised Signatory;

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[Signature]

the Designated Partner/ Authorised Signatories of **Man Vastucon LLP** hereby *severally* appoint, constitute and authorise *any one* of:

- (i) **Mr. Rishi Aurangabadwalla**, Indian adult, having his address at Aaradhya HighPark, Near Singapore International School, Off Western Express Highway, Mira Road East, Thane- 401107;
- (ii) **Mr. Chirag Mehta**, Indian adult, having his address at Aaradhya HighPark, Near Singapore International School, Off Western Express Highway, Mira Road East, Thane- 401107
- (iii) **Mr. Mohammed Ishaque**, Indian adult, having his address at Aaradhya HighPark, Near Singapore International School, Off Western Express Highway, Mira Road East, Thane- 401107;
- (iv) **Mr. Kishor F. Gajre**, Indian adult, having his address at Plot no. 357/377, R. S. C-37, Opp. Mumbai District Bank, Gorai-2, Borivali West, Mumbai- 400092;
- (v) **Mr. Yash K. Gajre**, Indian adult, having his address at Plot no. 357/377, R. S. C-37, Opp. Mumbai District Bank, Gorai-2, Borivali West, Mumbai- 400092; and
- (vi) **Mr. Ravindra F. Gajre**, Indian adult, having his address at B-306, Shivalaya CHS Ltd., Opp. Matruchhaya School, C. S. X Road no. 2, Dahisar East, Mumbai- 400068;



to be our lawful Attorneys with full authority and powers to do all following acts, deeds and things in the name and on behalf of the LLP and on our behalf and in the manner appearing herein after namely:-

म.म.म.
दस्त क्रमांक १३८८/२०२१
०९/०२

1. To present and lodge for registration in the office of concerned Sub-Registrar of Assurances various agreements and documents including but not limited to Agreement(s) for Sale, Leave and License Agreement(s), Lease Agreement(s), Agreement(s) with the existing occupiers of the said Land for Permanent Alternate Accommodation (PAA) and such other documents including but not limited to declarations, undertakings, indemnities, Cancellation Deed(s), Confirmation Deed(s), Rectification Deed(s), Modification Deed(s), affidavits, undertakings, Power of Attorneys, submissions, confirmations, representations, and writings and other documents, in respect of Flats/ Shops in the aforesaid Project (hereinafter collectively referred to as "the Executed Documents"); signed and executed by any one of the Designated Partner/ Authorised Signatories of the LLP and/or to appear before them and admit execution thereof and to do all acts and things that are necessary for effectively registering such documents and to receive such documents from the Sub-Registrar after registration and to give proper receipts and discharge for the same.

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Handwritten signatures of the designated partners and authorized signatories, including one clearly legible signature 'Rishi'.

2. This Power of Attorney shall be valid until cancelled and we do hereby ratify and confirm what the said Attorney will lawfully do pursuant to powers granted through this Power of Attorney.

IN WITNESS OF WHEREOF, we, the Designated Partners of within named Man Vastucon LLP, put our hands to these presents on this 10th day of October, 2018



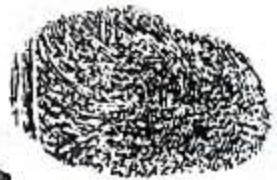
SIGNED AND DELIVERED by the
 Within named Man Vastucon LLP
 Through Designated Partner
Manan P. Shah (Nominee of Man Infraconstruction Ltd.)

In the presence of



(ii) Through Authorised Signatory
Ashok M. Mehta

In the presence of



(iii) Through Authorised Signatory
Sameer S. Aurangabadwalla

In the presence of



(iv) Through Authorised Signatory
Durgesh S. Dingankar

In the presence of



(v) Through Authorised Signatory
Mukesh M. Sheth

In the presence of



1)

2)

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दस्त क्रमांक 9300/2029	
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WE CONFIRM THE AFORESAID POWER:

(i) Rishi Aurangabadwalla *Rishi*

In Presence of *[Signature]*



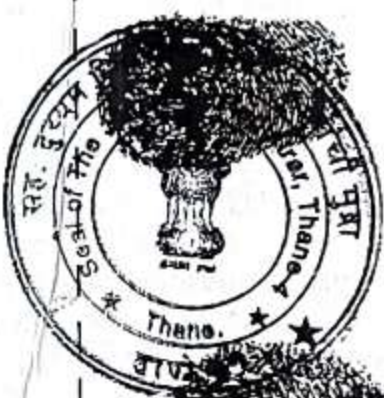
(ii) Mr. Chirag Mehta *Chirag Mehta*

In Presence of *[Signature]*



(iii) Mohammed Ishaque *Ishaque*

In Presence of *[Signature]*



(iv) Kishor F. Gajre *Gajre*

In Presence of *[Signature]*



(v) Yash K. Gajre *Gajre*

In Presence of *[Signature]*



(vi) Ravindra F. Gajre *Gajre*

In Presence of *[Signature]*



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८ / २७

ट.न.न. - ४
दस्त क्रमांक १३९९ / २०२१
७३ / ९२

MAN VASTUCON LLP

12th Floor, Krushal Commercial Complex, Above Shoppers Stop, G. M. Road, Chembur (West), Mumbai - 400 089.
Tel: +91 22 4246 3999 • E-mail: office@maninfra.com

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF PARTNERS OF MAN VASTUCON LLP HELD ON TUESDAY, 4TH SEPTEMBER, 2018, AT 12TH FLOOR, KRUSHAL COMMERCIAL COMPLEX, ABOVE SHOPPERS STOP, G. M. ROAD, CHEMBUR (W), MUMBAI - 400 089

AUTHORITY TO EXECUTE AGREEMENTS AND DOCUMENTS ON BEHALF OF THE LLP:

"RESOLVED THAT in connection with real estate project of LLP namely "Aaradhya HighPark", located at Western Express Highway, Near Singapore International School, Mahajanwadi, Mira Road East, within the jurisdiction of Mira Bhayander Municipal Corporation (MBMC), **any one** of Mr. Manan P. Shah, Designated Partner or Mr. Ashok M. Mehta, Authorised Signatory or Mr. Sameer S. Aurangabadwalla, Authorised Signatory or Mr. Durgesh S. Dingankar, Authorised Signatory or Mr. Mukesh M. Sheth, Authorised Signatory of the LLP be and are hereby **severally authorized** to sign and execute the Agreement(s) for Sale, Leave and License Agreement(s), Lease Agreement(s), Agreement(s) with the existing occupiers of the said Land for Permanent Alternate Accommodation (PAA) and such other documents including but not limited to declarations, undertakings, indemnities, Cancellation Deed(s), Confirmation Deed(s), Rectification Deed(s), Modification Deed(s), affidavits, undertakings, Power of Attorneys, submissions, confirmations, representations, and writings and other documents, in respect of Flats/ Shops in the aforesaid Project and to negotiate, finalise, and accept on behalf of the LLP such modifications thereof and to do all such acts, deeds, matters and things in their absolute discretion they may consider necessary, expedient or desirable and to settle any question or doubt that may arise in relation thereto in order to give effect to this resolution or otherwise considered by them in the best interest of the LLP.

RESOLVED FURTHER THAT any one of Mr. Manan P. Shah, Designated Partner or Mr. Ashok M. Mehta, Authorised Signatory or Mr. Sameer S. Aurangabadwalla, Authorised Signatory or Mr. Durgesh S. Dingankar, Authorised Signatory or Mr. Mukesh M. Sheth, Authorised Signatory of the LLP be and are hereby **severally authorized** to represent the LLP before the Registrar or Sub-Registrar or any other appropriate authority appointed by law having jurisdiction to register the aforesaid agreements/ documents and/ or admit registration of agreements/documents executed as above AND ALSO to appoint and nominate such person(s) as they may deem fit for admission of agreement/ document for registration executed as above and to sign, execute and register the Power of Attorney in favour of such person(s).

RESOLVED FURTHER THAT copy of this resolution duly signed the Designated Partners be furnished to such authorities as may be required from to time.

Certified true copy
For Man Vastucon LLP



Manan P. Shah
Designated Partner



Suketu P. Shah
Designated Partner



(Registered under the Limited Liability Partnership Act, 2008 on conversion from Samit Vastucon Private Limited [CIN: U70200MH2013PTC247368] to Samit Vastucon LLP w.e.f. 15.12.2014 and subsequent change in the name w.e.f. 05.01.2015 with LLPIN: AAD-0592)

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दस्त क्रमांक १३०९/२०२१	
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executed as above	90
sign, execute and	२०२६
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19/08/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 7

दस्त क्रमांक : 11769/2017

नोंदणी :

Regn 63m

गावाचे नाव : 1) महाजनवाडी

(1) विलेखाचा प्रकार

विकसन हक्काचे तबदीलपत्र

(2) मोबदला

1

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

1848648000

(4) भू-नापन, पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव:मिरा-भाईंदर मनपा इतर वर्णन : इतर माहिती: , इतर माहिती: मौजे महाजनवाडी,जुने सर्वे क्रमांक. 92 चा नवीन सर्वे क्रमांक.13/1 आणि जुने सर्वे क्रमांक. 260 पार्ट व नवीन सर्वे क्रमांक.12 ह्या दोन जागा अनुक्रमे 59700 चौ मी. व 10509 चौ मी. विकसन करिता कोन्वूड डी.बी.जेवी ह्यानी मन वस्तुकोन एल एल पी ह्या विकासकाला विकासा करिता डीड ऑफ असाईनमेंट ऑफ डेव्हलपमेंट राईट्स,दिनांक.19/08/2015 द्वारे दिले होते,व नोंदणी क्रमांक. टीएनएन-10/12106/2015 द्वारा नोंदण्यात आला होता,व 59700 चौ मी पैकी दस्त क्रमांक.टी.एन.एन.-7/7663/2016 द्वारे 8717 चौ मि. व दस्त क्रमांक.टी.एन.एन.-7/7662/2016 द्वारे 5255 चौ.मि. क्षेत्र अनुक्रमे रस्ता करिता व अमेनिटी ओपन स्पेस करिता मिरा भायंदर मुनिसिपल कोर्पोरेशन ला हस्तांतरीत केले.म्हणजेच उरलेले शिल्लक 45728 चौ. मि. क्षेत्र विकसन करिता राहत आहे. या वरील दर्शिलेले डीड ऑफ असाईनमेंट ऑफ डेव्हलपमेंट राईट्स,दिनांक.19/08/2015 मध्ये खालील प्रमाणे मोडीफीकेशन करण्यांत येत आहे. 1. कोन्वूड डी.बी.जेवी च्या जागी मालक हा उल्लेख केला गेला आहे,कारण मालक क्रमांक.1,2 व 3 ह्याने उपरोक्त जागा विकत घेतलेली आहे व त्या जागेचा खरेदीखत दिनांक 29/03/2017 ची नोंदणी क्रमांक.टी एन एन-7/7355/2017 दिनांक.04/07/2017 द्वारे नोंदला गेला आहे. 2. जिथे कोन्वूड डी.बी.जेवी प्रोपर्टी असे लिहिले होते तिथे एस.न.92 प्रोपर्टी लिहिले गेले आहे. 3 जिथे मोफा लिहिले होते तिथे ररा लिहिले गेले आहे. 4. कोन्वूड डी.बी.जेवी ह्यांना उत्पन्न विभागणी तत्वावर 35.01 टक्के मिळणार होते त्याचे अवेजी मालक क्रमांक.1,2 व 3 ह्यांना उत्पन्न विभागणीचे 25.20 टक्के ह्या दस्ता द्वारा मिळणार असे लिहिले आहे. ((Survey Number : जुने सर्वे क्रमांक. 92 चा नवीन सर्वे क्रमांक.13/1 आणि जुने सर्वे क्रमांक. 260 पार्ट व नवीन सर्वे क्रमांक.12))



(5) क्षेत्रफळ

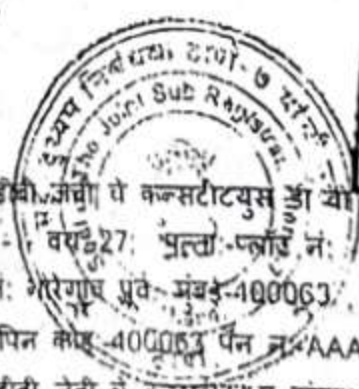
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(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,पतिवादिचे नाव व पत्ता.

1): नाव:-कोन्वूड डी.बी.जेवी चे कन्स्ट्रक्शन्स डी.बी.जेवी लिमिटेड सर्वे क्रमांक. 92 चा नवीन सर्वे क्रमांक.13/1 आणि जुने सर्वे क्रमांक. 260 पार्ट व नवीन सर्वे क्रमांक.12))
 मि जयधन गोयंका - वय: 27; पत्ता:- प्लॉट नं. 71, माळा नं. 71, इमारतीचे नाव: डी वी हाउस , ब्लॉक नं. गोरेगाव पूर्व, मुंबई-400063, रोड नं: जन ए.के. वैद्य मार्ग, गोरेगाव पूर्व, महाराष्ट्र, मुंबई. पिन कोड-400063 पॅन नं: AAAAC4855G
 2): नाव:-कोन्वूड डी.बी.जेवी चे कन्स्ट्रक्शन्स कोन्वूड कन्स्ट्रक्शन्स एंड डेव्हलपर्स प्रायव्हेट लिमिटेड चे संचालक श्री.एन पी वजाज - वय:-71; पत्ता:- , डी वी हाउस , गोरेगाव पूर्व, मुंबई-400063 जन ए.के. वैद्य मार्ग, गोरेगाव पूर्व, MAHARASHTRA, MUMBAI, Non-Government पिन कोड-400063

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 दस्त क्रमांक 9200/138
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 99 / 26



AAAAC4855G

3) नाव:-गोवन हॉटेल्स एंड रिगल्टी प्रायवेट लिमिटेड तर्फे अदिकृत हस्ताक्षरी श्री.आसिफ बालवा - वय:-46; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: डी बी हाउस, ब्लॉक नं: गोरेगाव पूर्व, मुंबई-400063, रोड नं: जन.ए.के.वैद्य मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400063 फॅन नं:-AACCG4949F

4) नाव:-होरीझॉन्टल रिगल्टी एंड एविएशन प्रायवेट लिमिटेड चे संचालक श्री.राजीव अग्रवाल - वय:-55; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: डी बी हाउस, ब्लॉक नं: गोरेगाव पूर्व, मुंबई-400063, रोड नं: जन.ए.के.वैद्य मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400063 फॅन नं:-AABCE8158R

5) नाव:-एवरस्माइल कन्सट्रक्शन कंपनी प्रा. लिमिटेड चे संचालक श्री.टी.एस. वैकटेश वय:-75; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: कोन्वूड हाउस, ब्लॉक नं: गोरेगाव पूर्व, मुंबई-400063, रोड नं: जन.ए.के.वैद्य मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400063 फॅन नं:-AAACE0875E

1) नाव:-नन वास्तूकोण एल.एल.पी चे भागीदार श्री.मनन पि शाह वय:-25; पत्ता:-प्लॉट नं:-, माळा नं: 12 वा मजला, इमारतीचे नाव: कृशल कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: चेंदूर पश्चिम, मुंबई -400089, रोड नं: जी.एम.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400089 फॅन नं:-ACRFS8663E

(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

(9) दस्तऐवज करून दिल्याचा दिनांक 11/08/2017

(10)दस्त नोंदणी केल्याचा दिनांक 19/08/2017

(11)अनुक्रमांक,खंड व पृष्ठ 11769/2017

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क 92432400

(13)बाजारभावाप्रमाणे नोंदणी शुल्क 39800

(14)शेरा

ट.न.स. = ४
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मुल्यांकनासाठी विचारा घेतलेली तपशील:-

मुद्रांक शुल्क आकारवताना निवडलेल्या

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



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स. पु. नि. व. क. ठाणे क्र. ७



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 :
P51700017865

Project: AARADHYA HIGHPARK - PROJECT 1 OF PHASE I Bearing / CTS / Survey / Final Plot No.: S. NO. 92 -
CORRESPONDING NEW S. NO. 13-1 at Mira-Bhayandar (M Corp.), Thane, Thane, 401107;

1. Man Vastucon Llp having its registered office / principal place of business at Tehsil: Kurla, District: Mumbai Suburban, Pin: 400089.

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 24/09/2018 and ending with 31/03/2024 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.



दस्तावेज क्रमांक १३००/२०२१
७७ / ०२

Signature valid
Digitally Signed by
Dr. Vasanti Premanand Prabhu
(Secretary, MahaRERA)
Date: 9/24/2018 7:28:02 PM

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

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१३ / २१०

Dated: 24/09/2018
Place: Mumbai

RELIANCE



BILL OF SUPPLY
 Bill No.: 100428287127 Bill Date: 03-08-2018

Account No.: 19212260/PT,85/5
 Name: STUCON LLP
 Address: WADL ORCHID OZONE, MIRAJ MIRA ROAD EAST, THANE 401107
 Phone: 9007191 (Please call 1800 200 3030 to update)

Registration No.: NORTHWZ3-BHANDAR (B)23/158 PAN: ACRF58C63E
 Cycle No.: 33 Tariff: LTII (C) GSTIN:
 Type of Supply: LT Category: COMMERCIAL

Your Electricity Bill for - JUL-18

You bill amount payable
 ₹ 195,330.00
 Due by: 24-08-2018
 *Refers only to current bill amount. Previous balance is payable immediately.

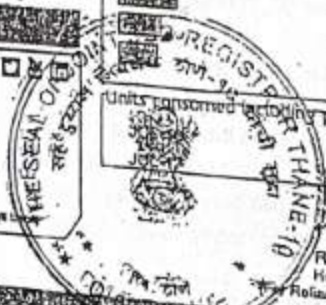
Round sum bill payable
 (including discount of ₹ 159,176)
 on or before discount date: 10-08-2018
 ₹ 3,9240.00

Round sum bill payable
 (including 0% of ₹ 247,871)
 after due date
 ₹ 198,280.00
 Payable until one month after due date, thereafter interest applicable as per MERC tariff order.

Track your consumption

Bar Graph	Units (kWh)	(MO)	(VA)	Month
12149	59.20	JUN-18		
13493	59.20	MAY-18		
14275	59.20	APR-18		
15103	59.20	MAR-18		
12786	59.20	FEB-18		
12472	59.20	JAN-18		
9338	59.20	DEC-17		
6366	59.20	NOV-17		
5460	59.20	OCT-17		
4042	59.20	SEP-17		
3626	59.20	AUG-17		

Units consumed during peak hour units:
 13415
 3751



Rajiv Nakhare
 Head - Business
 Reliance Infrastructure Ltd.

Important message
 Please pay this bill by Online / RTGS / NEFT / Demand Draft / Cheque / Cash on or before 24-08-2018.
 For preparing Aug-18 bill, please visit our website and update your PAN and GSTIN number to nearest Customer Care Centre or mail to energy.helpdesk@relianceinfra.com with copies of PAN and GSTIN for communication.



Connect
 Toll-free: 1800 200 3030 or 19122
 For power interruption complaint or restoration status:
 Give us a missed call on 1800 532 9998 from your registered mobile no.
 Just SMS: POWER <@> digit account no. to 7065313030 from any mobile no.
 For all other queries: www.relianceenergy.in
 9022 81 3030 (8am-8pm) Email: energy.helpdesk@relianceinfra.com
 Download our app: Android | iOS

Consolidated stamp duty paid by order no. CSOZ78/2017/1033 dated 19.03.2018

TIP FOR A GREEN PLANET

An LED bulb uses 80% less energy than an ordinary one.

9 years, 300 schools, 2,40,000 students

RELIANCE Energy

If paying by cheque, please remember:
 • Cheque should be account payee
 • Cheque should not be post-dated
 • Cheque should be payable through local clearing
 • Make cheque payable to Reliance Infrastructure Ltd.
 • Always attach payment slip. Do not staple.

Round sum payable: ₹ 195,330.00
 Due date: 24-08-2018
 Discounted amount (Round sum): ₹ 194,240.00
 Discount date: 10-08-2018
 Amount after due date (Round sum): ₹ 198,280.00

Infrastructure Ltd. A/C No. 1921226071
 Ref. No. b/7
 9C 20

ट.न.न. - 8
 दस्त क्रमांक 9200/2019
 06/02

Your Current Consumption			MAN VASTUCON LLP THE KARADHYA		Joint Sub Registrar - Thane	
Meter No.	L984638		Received Date:	9/8/18		13415
Multiplying Factor	80		Certified Date:	10/8/18		1575
Energy consumption	Reading	Present: 2278.74 Previous: 2111.05	Certified Amount:	1,95,830.00		2570
	Consumption (kWh)	13415	Due Date:	24/8/18		5024
TOD energy consumption (9:00 Hrs to 12:00 Hrs)	Reading	Present: 225.78 Previous: 206.09	V.P / Gen. Manager:	<i>[Signature]</i>		44.00
	Consumption (kWh)	1575	DGM/SPM:	<i>[Signature]</i>		44.00
TOD energy consumption (18:00 Hrs to 22:00 Hrs)	Reading	Present: 478.92 Previous: 446.79	Billing Incharge:	<i>[Signature]</i>		4341
	Consumption (kWh)	2570				
TOD energy consumption (02:00 Hrs to 06:00 Hrs)	Reading	Present: 913.66 Previous: 850.86				
	Consumption (kWh)	5024				
Max. demand (MD) (Recorded between 06:00 Hrs to 22:00 Hrs)	Reading	0.550				
	MD (kVA)	44.00				
Subsidiary demand (SD) (Recorded between 00:00 Hrs to 24:00 Hrs)	Reading	0.550				
	SD (kVA)	44.00				
Reactive energy consumption	Reading	Present: 718.94 Previous: 664.68				
	kVArh	4341				

Billing Demand is 148.00kVA, 45% of Contract demand. Billing Engineer's Demand is 148.00kVA. Demand for penalty is 0.00kVA. Load Factor: 0.0000%. Average Power Factor: 95.10%

How your bill was calculated

Category	Rate	Amount
Electrical Energy (HSN Code 27160000)		
Demand/fix charge		14900.00
Wheeling Charges		2524.95
Regulatory Assol Charge		1.05
Energy Charge		13415.00
TOD 9 Hrs to 12 Hrs energy charge		2570.00
TOD 18 Hrs to 22 Hrs energy charge		2570.00
TOD 22 Hrs to 06 Hrs energy charge		2570.00
Fuel Adj. Chg. (FAC)†		1765.00
Penalty for exceeding contract demand	59.30	79331.0
Power factor (PF) penalty/incentive		0.00
Government Electricity Duty		0.00
Mah. Govt. Tax on sale of electricity	21.00%	30627.30
Current month's bill amount (A)		2221.97
Others/Load factor incentive		195829.87
Delayed Payment Charge (DPC) levied		0.00
Incentive on payment mode (ECS/Internet)		0.00
Interest on arrears		0.00
Adjustments		0.00
Net other charges in current bill (B)		0.00
Total current month charges (A+B)		0.00
Previous month's bill amount		195829.87
Payment received up to 19-07-2018		174300.00
Prompt payment discount		0.00
Net previous balance (C)		0.00
Total bill amount (A+B+C)		195829.87
Amount deferred		0.00
DPC payable after discount		2441.87
Total bill amount with DPC		198271.74

If paying by cheque, please remember:
 - Cheque should be Account Payee of local clearing and not post-dated.
 - Always attach payment slip. Do not staple.
 - Mention A/c No. and respective amount on back of the cheque, when making multiple bill payments by single cheque.
 - Make cheque payable to Reliance Infrastructure Ltd, A/C No.: 152256871
 - Cheque payment subject to realization, any dishonored cheque will result in payment of bills by DD for subsequent 3 months
 - Attract a penal amount of ₹250 per bill
 You can also pay your bills using Survidha/PayPoint outlets

Only for grievances unresolved by IGRG, reach Consumer Grievance Red Forum at Reliance Infrastructure Ltd, 1st Floor, Devidas Lane, Off SVP Road, Near Devidas Lane Telephone Exchanges, Borivali West, Mumbai 400 103 • Tel: 3009 4247 email: consumer.forum@criinfra.org.in • website: criinfra.org.in

All units	250	7.60	1.53	1.67
Tax (in addition to above base tariff)				
0600 to 0900 Hrs		0.00		
0900 to 1200 Hrs		0.50		
1200 to 1800 Hrs		0.00		
1800 to 2200 Hrs		1.00		
2200 to 0600 Hrs		0.75		

*VAC is being included in your monthly charges in accordance with MRC (MYS) 3rd Amendment) Regulation, 2014 dated 8th May 2014

They have said "YES have you?"

9 years, 300 schools
 2,40,000 Students
 3,10,000+ Facebook fans

#YoungEnergySaves | www.youngenergysaves.in

RELIANCE Energy

ट.न.न. - 8
 दस्त क्रमांक 9200/2029
 00 / 02

**THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE**

DL No. MH02 20140032457 DOI: 17-07-2014
Valid Till: 16-07-2034 (NT)



AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
COV DOI
LMV 17-07-2014
MCWG 17-07-2014

FORM 7
RULE 16 (1)



Mansi Gajre

DOB: 01-04-1996 BG

Name: MANSI GAJRE
S/DW of KISHOR GAJRE
Add: PLOT NO 357/377, RSC 37, GORAI 2,
BORIVALI (W),
MUMBAI.
PIN: 400082
Signature & ID of Issuing Authority: MH02 2014388

Mansi Gajre
Signature/Thumb Impression of Holder



**THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE**

DL No. MH02 19850047350 DOI: 23-12-1985
Valid Till: 17-03-2021 (TR)



AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
COV DOI
LMV-TR 23-12-1985

FORM 7
RULE 16 (1)



Mohan

DOB: 10-03-1965 BG

Name: MOHAN
S/DW of: PARAGODAN
Add: 405, DURGA DEVI CHS., BENGALI COMPD.,
GEN A K V MARG GOREGAON (E)
MUMBAI
PIN: 400063
Signature & ID of Issuing Authority: MH02

Mohan
Signature/Thumb Impression of Holder

Mohan

द.न.न.-१०	
०६६३ २०१६	
२०	२०

द.न.न. = ४	
बस क्रमांक १२६६ / १०६१	
८०	६२

आयकर विभाग
INCOME TAX DEPARTMENT
MAN VASTUCON LLP



भारत सरकार
GOVT. OF INDIA

15/12/2014
Permanent Account Number
ACRFS8663E

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MANAN PARAG SHAH
PARAG KISHORE SHAH
02/07/1992
Permanent Account Number
BGWPS7586Q



Signature

Manan Parag Shah

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASHOK MANHARLAL MEHTA
MANHARLAL MANILAL MEHTA
05/07/1964
Permanent Account Number
ANWPM9357K



Signature

Ashok Manharlal Mehta

धुमचिंता

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

Permanent Account Number
ACRPA5711P
Name
RAMBER SATISH AURANGZADWALLA
Father's Name
SATISH CHANDMAL AURANGZADWALLA
Date of Birth
29/02/1968



Signature

Ramber Satish Aurangzadwalla

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GURGESH SUHAS DINGANKAR
SUHAS DAMODAR DINGANKAR
07/03/1981
Permanent Account Number
AIGPD5534



Signature

Gurgesh Suhas Dingankar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MUKESH MANSUKHLAL SHETH
MANSUKHLAL SHETH
25/05/1962
Permanent Account Number
AFCPS7811L



Signature

Mukesh Mansukhlal Sheth

Mansukhlal Sheth

Signature



ट.न.न. - ९०
७९९३ २०२०
२२ २०

ट.न.न. - ४
दस्त क्रमांक १६९९/२०२१
८१ ९२

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

Permanent Account Number Card
AESPA4498P

नाम (Name)
RISHI BATESH AURANGABADWALLA

पिता का नाम (Father's Name)
SATISH CHANDMAL AURANGABADWALLA

रिशी




Rishi

PERMANENT ACCOUNT NUMBER
AICPM4584F

नाम (Name)
CHIRAG MEHTA

पिता का नाम (Father's Name)
JITENDRA MEHTA



Chirag Mehta



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ट.न.न. - MOHAMMAD ISHAQUE

दस्त क्रमांक 9200

25/07/1977

Permanent Account Number
AICPM4584F

ल२

भारत सरकार



Ishaque

ट. न. न. - 9200

वेर 23

20

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

KISHOR FARASRAM GAJRE
FARASRAM NARAYAN GAJRE
08/10/1994
Permanent Account Number
ADJHPG8685P



Signature



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

YASH KISHOR GAJRE
KISHOR GAJRE
08/10/1994
Permanent Account Number
BGXPG0078C




Signature

Yash

ट.न.न. - ००
७२२३
२४ २०

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADJPG1134H



नाम / NAME
RAVINDRA FARASRAM GAJRE

पिता का नाम / FATHER'S NAME
PHARASRAM NARAYAN GAJRE

जन्म तिथि / DATE OF BIRTH
08-09-1957

हस्ताक्षर / SIGNATURE
Ravindra

आयकर आवुक्त (कम्प्यूटर केन्द्र)
Commissioner of Income-tax (Computer Operations)

Ravindra

ट.न.न. - ४
दस्त क्रमांक १३००/२०२१
७३ / ०२

393/7993

बुधवार, 10 ऑक्टोबर 2018 4:10 म.नं.

दस्त गोषवारा भाग-1

टनन10

29/20

दस्त क्रमांक: 7993/2018

दस्त क्रमांक: टनन10 /7993/2018

बाजार मूल्य: रु. 00/-

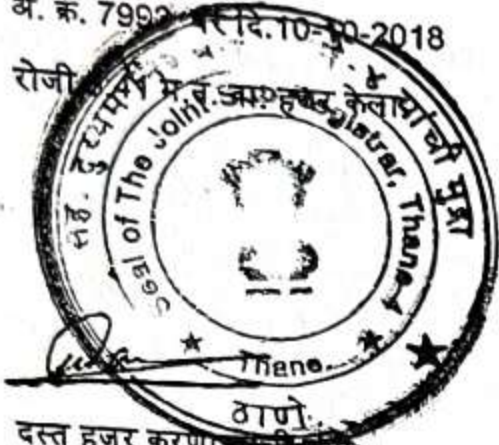
मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

ड. नि. सह. ड. नि. टनन10 यांचे कार्यालयात

अ. क्र. 7993 दि. 10-10-2018

रोजी



दस्त हजर करणाऱ्याची सहा.

पावती:9073

पावती दिनांक: 10/10/2018

सादरकरणाराचे नाव: मन वास्तुकॉन एल.एल.पी. चे डेजिगनेटेड पार्टनर श्री. मनन पी. शाह (मन इन्फ्राकन्सट्रक्शन लिमिटेड चे नोमिनी)

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 540.00

पृथांची संख्या: 27

एकूण: 640.00

Joint Sub Registrar Thane 10

Joint Sub Registrar Thane 10

दस्ताचा प्रकार: पॉवर ऑफ अटॉर्नी

मुद्रांक शुल्क: (48-ह) (अ) ते (ग) खेरीज@ इतर कोणत्याही प्रकरणात

शिक्षा क्रं. 1 10 / 10 / 2018 03 : 41 : 42 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 10 / 10 / 2018 03 : 43 : 35 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सादर दस्तावेजात ही नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे, दस्तावेजात संपूर्ण मजकूर निष्पादक व्यक्ती, पाहणीदार व मोयत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्तावेजाची सत्यता, वैधता, कायदेशीर मातकी इत्यादी बाबीबाबी दस्त निष्पादक व नोंदणीकारक, हे संपूर्णपणे जबाबदार राहतील.



ट.न.न. - ४

दस्त क्रमांक 9300/2029

L8 / 02

Summary-2(दस्त गोपवारा भाग - २)



10/10/2018 4 16:40 PM

दस्त क्रमांक :टनन10/7993/2018

दस्ताचा प्रकार :-पॉवर ऑफ अटॉर्नी



- | अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार |
|----------|--|--|
| 1 | नाव:श्री रिषी औरंगाबादवाला
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आराध्या हायपार्क, ब्लॉक नं: सिंगापूर इंटरनेशनल शाळे जवळ, मिरा रोड ठाणे-401107, रोड नं: ऑफ वेस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, ठाणे.
पॅन नंबर: AESPA4499P | पॉवर ऑफ अटॉर्नी
होल्डर
वय :-42
स्वाक्षरी:-
<i>Rishi</i> |
| 2 | नाव:श्री चिराग मेहता
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आराध्या हायपार्क, ब्लॉक नं: सिंगापूर इंटरनेशनल शाळे जवळ, मिरा रोड ठाणे-401107, रोड नं: ऑफ वेस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, ठाणे.
पॅन नंबर: AICPM4584F | पॉवर ऑफ अटॉर्नी
होल्डर
वय :-35
स्वाक्षरी:-
<i>Chirag</i> |
| 3 | नाव:मोहम्मद इशाक
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आराध्या हायपार्क, ब्लॉक नं: सिंगापूर इंटरनेशनल शाळे जवळ, मिरा रोड ठाणे-401107, रोड नं: ऑफ वेस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, ठाणे.
पॅन नंबर: ARHPM6678C | पॉवर ऑफ अटॉर्नी
होल्डर
वय :-41
स्वाक्षरी:-
<i>Ishaq</i> |
| 4 | नाव:श्री किशोर एफ. गजरे
पत्ता:प्लॉट नं: 357/377, माळा नं: तळ मजला, इमारतीचे नाव: -, ब्लॉक नं: मुंबई डिस्ट्रिक्ट बँक समोर, गोरार्ड 2, बोरीवली पश्चिम, मुंबई-400092, रोड नं: आर.एस.सी 37, महाराष्ट्र, मुम्बई.
पॅन नंबर: AJHPG8685P | पॉवर ऑफ अटॉर्नी
होल्डर
वय :-64
स्वाक्षरी:-
<i>Kishore</i> |
| 5 | नाव:श्री यश के. गजरे
पत्ता:प्लॉट नं: 357/377, माळा नं: तळ मजला, इमारतीचे नाव: -, ब्लॉक नं: मुंबई डिस्ट्रिक्ट बँक समोर, गोरार्ड 2, बोरीवली पश्चिम, मुंबई-400092, रोड नं: आर.एस.सी 37, महाराष्ट्र, मुम्बई.
पॅन नंबर: BGXPG0078C | पॉवर ऑफ अटॉर्नी
होल्डर
वय :-24
स्वाक्षरी:-
<i>Yash</i> |
| 6 | नाव:श्री रविंद्र एफ. गजरे
पत्ता:प्लॉट नं: बी/306, माळा नं: 3 रा मजला, इमारतीचे नाव: शिवालय को-ओप. ही.सो. लिमिटेड, ब्लॉक नं: मातृछाया शाळेच्या समोर, दहियार पूर्व, मुंबई-400068, रोड नं: सी.एस.क्रॉस रोड नं-2, महाराष्ट्र, मुम्बई.
पॅन नंबर: ADJPG1134H | पॉवर ऑफ अटॉर्नी
होल्डर
वय :-61
स्वाक्षरी:-
<i>Ravindra</i> |
| 7 | नाव:मन वास्तुकॉन एल.एल.पी. चे डेजिगनेटेड पार्टनर श्री. मनन पी. शाह ((मन इन्फ्राकन्सट्रक्शन लिमिटेड चे नोमिनी)
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आराध्या हायपार्क, ब्लॉक नं: सिंगापूर इंटरनेशनल शाळे जवळ, मिरा रोड ठाणे-401107, रोड नं: ऑफ वेस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, ठाणे.
पॅन नंबर: ACRFS8663E | कुलमुखत्यार देणार
वय :-26
स्वाक्षरी:-
<i>Mann</i> |
| 8 | नाव:मन वास्तुकॉन एल.एल.पी तर्फे अधिगृह्य हस्ताक्षरी श्री जसोक एम. मेहता
पत्ता:प्लॉट नं: 9200/2029, माळा नं: -, इमारतीचे नाव: आराध्या हायपार्क, ब्लॉक नं: सिंगापूर इंटरनेशनल शाळे जवळ, मिरा रोड ठाणे-401107, रोड नं: ऑफ वेस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, ठाणे.
पॅन नंबर: ACRFS8663E | कुलमुखत्यार देणार
वय :-54
स्वाक्षरी:-
<i>Jasok</i> |



9200/2029
49 / 02



भाग - २)

नाव: मन वास्तुकॉन एल.एल.पी तर्फे अधिकृत हस्ताक्षरी कुलमुखत्यार देणार
 श्री सुनील अरंगावणे गोला वय :-50
 पत्ता: प्लॉट नं: -, इमारतीचे नाव: आराध्या स्वाक्षरी:-
 हायपार्क, ब्लॉक नं: सिंगापूर इंटरनेशनल शाळे जवळ,
 मिरा रोड ठाणे-401107, रोड नं: ऑफ वेस्टर्न एक्सप्रेस
 हायवे, महाराष्ट्र, ठाणे.
 पॅन नंबर: ACRFS8663E



10 नाव: मन वास्तुकॉन एल.एल.पी तर्फे अधिकृत हस्ताक्षरी कुलमुखत्यार देणार
 श्री दुर्गेश एस. डिंगणकर वय :-37
 पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आराध्या स्वाक्षरी:-
 हायपार्क, ब्लॉक नं: सिंगापूर इंटरनेशनल शाळे जवळ,
 मिरा रोड ठाणे-401107, रोड नं: ऑफ वेस्टर्न एक्सप्रेस
 हायवे, महाराष्ट्र, ठाणे.
 पॅन नंबर: ACRFS8663E



11 नाव: मन वास्तुकॉन एल.एल.पी तर्फे अधिकृत हस्ताक्षरी कुलमुखत्यार देणार
 श्री मुकेश एम. शेट वय :-56
 पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आराध्या स्वाक्षरी:-
 हायपार्क, ब्लॉक नं: सिंगापूर इंटरनेशनल शाळे जवळ,
 मिरा रोड ठाणे-401107, रोड नं: ऑफ वेस्टर्न एक्सप्रेस
 हायवे, महाराष्ट्र, THANE.
 पॅन नंबर: ACRFS8663E



वरील दस्तऐवज करून देणार तयाकथीत पॉवर ऑफ अॅटर्नी चा दस्त ऐवज करून दिल्याचे कबुल करतात.
 शिक्षा क्र.3 ची वेळ: 10 / 10 / 2018 03 : 52 : 36 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखत, व त्यांची ओळख भटविताई ०१८
 अनु क्र. पक्षकाराचे नाव व पत्ता

ट. ज. न. - १०
०१८
२६ / ०२
ध्यायचित्र
जगट्याचा मुसा

1 नाव: मोहन परागोदन - -
 वय: 33
 पत्ता: 405, दुर्गा देवी सोसायटी, बॅंगाली कॉम्प, गेन ए के व्ही मार्ग, स्वाक्षरी
 गोरगांव पू मुंबई
 पिन कोड: 400063



2 नाव: मानसी किशोर गजरे
 वय: 22
 पत्ता: 357/377, आर.एस.सी 37, गोरई 2, बोरीवली पश्चिम, स्वाक्षरी
 मुंबई-400092
 पिन कोड: 400092



दस्त क्रमांक १३००/२०२९
 २६ / ०२

शिक्षा क्र. 4 ची वेळ: 10 / 10 / 2018 03 : 53 : 26 PM

शिक्षा क्र. 5 ची वेळ: 10 / 10 / 2018 03 : 54 : 02 PM नोंदणी पुस्तक 4 मध्ये

प्रमाणित करण्यात येते की, सदर दस्त क्रमांक
 ०११३ मध्ये २६ पाने आहेत
 पुस्तक क्रमांक १३०० दर नोंदता
 दिनांक १०/१०/२०१८

Joint Sub Registrar Thane 10

EPayment Details.

sr. Epayment Number
 1 MH007041497261819E

सह इयम निबंधक वर्ज २ ठाणे क्र. १०
 Defacement Number
 0003865412201819



7993 / 2018

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घोषणापत्र

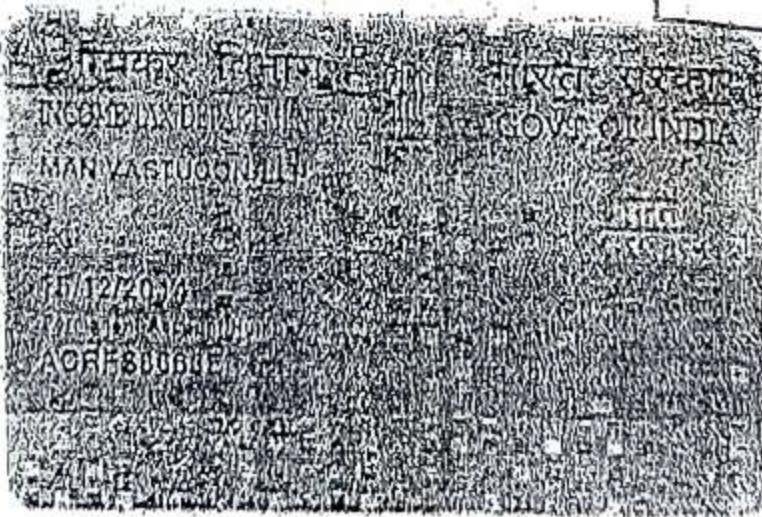
मी श्री रिषी औरंगाबादवाला / श्री चिराग मेहता / मोहम्मद इशाक / श्री. किशोर एफ. गजरे / श्री. यश के. गजरे / श्री. रविंद्र फरसराम गजरे ह्या द्वारे घोषित करतो की, दुय्यम निबंधक ठाणे-४ यांचे कार्यालयात करारनामा या शिर्षकांचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मन वास्तुकॉन एल.एल.पी. चे डेजिगनेटेड पार्टनर श्री. मनन पी. शाह / मन वास्तुकॉन एल.एल.पी चे अधिकृत हस्ताक्षरी श्री अशोक एम मेहता / श्री समीर औरंगाबादवाला / श्री दुर्गेश एस. डिंगणकर / श्री मुकेश एम. शेठ यांनी नोंदणी दस्त क्रमांक. टनन-१० / ७९९३ / २०१८ दिनांक १०/१०/२०१८ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे व निष्पादीत दस्ताचे कबुली जवाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार/देणारे यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक: 29/11/2021

Sub

कुलमुखत्यारपत्रधारकाचे नावे
व सही

ट.न.न. - ४
दस्त क्रमांक ७३००/२०२१
८० / ८२



Sub

प्रपत्र - ब

स्वयं-साक्षांकनासाठी स्वयंघोषणापत्र

मन वास्तुकेन एल. एल. जी. चे अधिकृत हस्ताक्षर



अर्जदाराची सही

[Signature]

अर्जदाराचे नाव

1) मी मुकेश एम. शेठ श्री. १२, कृशात्म यांचा मुलगा/मुलगी वय 58
वर्ष आधार क्रमांक (असल्यास) कमार्थीयम कोम्प्लेक्स व्यवसाय
राहणार शोपर्स स्टोप चेन्नूर (प) मुंबई - 400089 याद्वारे घोषित करतो / करते की, मी स्वयं
साक्षांकित केलेल्या प्रती या मुळ कागदपत्रांच्याच सत्य प्रती आहेत. त्या खोद्या असल्याचे आढळून
आल्यास, भारतीय दंड संहिता आणि / किंवा संबंधित कायद्यानुसार माझ्यावर खटला भरला व
त्यानुसार मी शिक्षेस पात्र राहीन याची मला पूर्ण जाणीव आहे.



अर्जदाराची सही

[Signature]

अर्जदाराचे नाव

2) मी फारुखुद्दीन एस. कपासी श्री. १२०२, पुनम यांचा मुलगा/मुलगी वय 51
वर्ष आधार क्रमांक (असल्यास) टीवर, जोशी कॉम्प्लेक्स व्यवसाय
राहणार मिरा रोड हाणे - 401187 याद्वारे घोषित करतो / करते की, मी स्वयं
साक्षांकित केलेल्या प्रती या मुळ कागदपत्रांच्याच सत्य प्रती आहेत. त्या खोद्या असल्याचे आढळून
आल्यास, भारतीय दंड संहिता आणि / किंवा संबंधित कायद्यानुसार माझ्यावर खटला भरला व
त्यानुसार मी शिक्षेस पात्र राहीन याची मला पूर्ण जाणीव आहे.

ठिकाण:-

दिनांक:-



अर्जदाराची सही

[Signature]

अर्जदाराचे नाव

3) मी प्रुनिरा एफ. कपासी श्री. यांचा मुलगा/मुलगी वय 45
वर्ष आधार क्रमांक (असल्यास) व्यवसाय
राहणार पत्ता वरून (२) नुनार याद्वारे घोषित करतो / करते की, मी स्वयं
साक्षांकित केलेल्या प्रती या मुळ कागदपत्रांच्याच सत्य प्रती आहेत. त्या खोद्या असल्याचे आढळून
आल्यास, भारतीय दंड संहिता आणि / किंवा संबंधित कायद्यानुसार माझ्यावर खटला भरला व
त्यानुसार मी शिक्षेस पात्र राहीन याची मला पूर्ण जाणीव आहे.

ठिकाण:-

दिनांक:-



अर्जदाराची सही

[Signature]

अर्जदाराचे नाव

मी फातिमा एफ. कपासी श्री. यांचा मुलगा/मुलगी वय 22
वर्ष आधार क्रमांक (असल्यास) व्यवसाय
राहणार पत्ता वरून (२) नुनार याद्वारे घोषित करतो / करते की, मी स्वयं
साक्षांकित केलेल्या प्रती या मुळ कागदपत्रांच्याच सत्य प्रती आहेत. त्या खोद्या असल्याचे आढळून
आल्यास, भारतीय दंड संहिता आणि / किंवा संबंधित कायद्यानुसार माझ्यावर खटला भरला व
त्यानुसार मी शिक्षेस पात्र राहीन याची मला पूर्ण जाणीव आहे.

ठिकाण:-

दिनांक:-

ट. नं. - ४
दस्ता 9200, 2029
LL / 22

प्रपत्र - न

स्वयं-साक्षांकनासाठी स्वयंचोषणापत्र



मी ~~सैफुद्दीन हसनल्लाह अलीपासी~~ ~~मिल्लर पार्क~~ यांचा मुलगा/मुलगी वय ~~४३~~

अर्जदाराची सही

[Signature]
अर्जदाराचे नाव

वर्ष आधार क्रमांक (असल्यास) ~~३०३~~ ~~नर्मदा नगरी ३ सोसायटी~~
राहणार ~~जंटाई कोम्प्लेक्स मिरा रोड~~ ~~होण - ४११०३३~~ याद्वारे घोषित करतो / करते की, मी स्वयं साक्षांकित केलेल्या प्रती या मुळ कागदपत्रांच्याच सत्य प्रती आहेत. त्या खोट्या असल्याचे आढळून आल्यास, भारतीय दंड संहिता आणि / किंवा संबंधित कायदयानुसार माझ्यावर खटला भरला व त्यानुसार मी शिक्षेस पात्र राहीन याची मला पूर्ण जाणीव आहे.



फोटो

ठिकाण:-
दिनांक:-

मी.....श्री.....यांचा मुलगा/मुलगी वय.....

अर्जदाराची सही

वर्ष आधार क्रमांक (असल्यास).....व्यवसाय.....
राहणार.....याद्वारे घोषित करतो / करते की, मी स्वयं साक्षांकित केलेल्या प्रती या मुळ कागदपत्रांच्याच सत्य प्रती आहेत. त्या खोट्या असल्याचे आढळून आल्यास, भारतीय दंड संहिता आणि / किंवा संबंधित कायदयानुसार माझ्यावर खटला भरला व त्यानुसार मी शिक्षेस पात्र राहीन याची मला पूर्ण जाणीव आहे.

अर्जदाराचे नाव

ठिकाण:-
दिनांक:-

फोटो

मी.....श्री.....यांचा मुलगा/मुलगी वय.....

अर्जदाराची सही

वर्ष आधार क्रमांक (असल्यास).....व्यवसाय.....
राहणार.....याद्वारे घोषित करतो / करते की, मी स्वयं साक्षांकित केलेल्या प्रती या मुळ कागदपत्रांच्याच सत्य प्रती आहेत. त्या खोट्या असल्याचे आढळून आल्यास, भारतीय दंड संहिता आणि / किंवा संबंधित कायदयानुसार माझ्यावर खटला भरला व त्यानुसार मी शिक्षेस पात्र राहीन याची मला पूर्ण जाणीव आहे.

अर्जदाराचे नाव

ठिकाण:-
दिनांक:-

फोटो

मी.....श्री.....यांचा मुलगा/मुलगी वय.....

अर्जदाराची सही

वर्ष आधार क्रमांक (असल्यास).....व्यवसाय.....
राहणार.....याद्वारे घोषित करतो / करते की, मी स्वयं साक्षांकित केलेल्या प्रती या मुळ कागदपत्रांच्याच सत्य प्रती आहेत. त्या खोट्या असल्याचे आढळून आल्यास, भारतीय दंड संहिता आणि / किंवा संबंधित कायदयानुसार माझ्यावर खटला भरला व त्यानुसार मी शिक्षेस पात्र राहीन याची मला पूर्ण जाणीव आहे.

अर्जदाराचे नाव

ठिकाण:-
दिनांक:-

ट.न.न. - ४
दस्त क्रमांक ९३९९/२०२१
८९ ९२

कर विभाग
TAX DEPARTMENT
FATMA FAKHRUDDIN S KAPASI
KAPASI
59
Account Number
K0723F



भारत सरकार
GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MUNIRA F KAPASI
ABDEALI TAYEBALI DHORAJIWALA

06/10/1975

Permanent Account Number

AMRPK1817C

Munira
Signature



Fatma

MKapasi



भारत सरकार
GOVERNMENT OF INDIA



फातेमा फखरुद्दीन कपासी
Fatema Fakhruddin Kapasi
जन्म तारीख / DOB : 12/12/2000
महिला / FEMALE



4900 6971 5264



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Government of India

आधार - सामान्य माणसाचा अधिकार

नोंदविण्याचा क्रमांक / Enrollment No 1218/17788/00103

To,
मेफुद्दीन हेपुल्लाभाई कपासी
Sairuddin Heptullabhai Kapasi
Near Silver Park 203/Narmada Jangid Society Jangid
Complex
Mira Road PO
Mira Road Thane
Maharashtra 401107

21/04/2012

ट.न.न. - 8

दस्त क्रमांक 9200 / 2029

Ref 547 / 03F / 348068 / 348124 / P

EO / E2



UE544015501IN



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
१२०२ / पूनम टोवर एम टी एन एल
रोड जंगिड कॉम्प्लेक्स समोर, मिरा
रोड पूर्व, ठाणे, महाराष्ट्र, 401107

Address:
1202 / Poonam Tower M T N L
Road Opp Jangid Complex, Mira
Road PO, Thane, Maharashtra,
401107



आपला आधार क्रमांक / Your Aadhaar No. :

6588 6247 9094

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



मेफुद्दीन हेपुल्लाभाई कपासी
Sairuddin Heptullabhai Kapasi
जन्म वर्ष / Year of Birth : 1938
पुरुष / Male



6588 6247 9094

आधार - सामान्य माणसाचा अधिकार

Sairuddin

1847
1800 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bempaluru-560 501

MKapasi

Summary I (GoshwaraBhag-1)

76/1399

शुक्रवार, 29 जानेवारी 2021 9:51 म.पू.

दस्त गोषवारा भाग-1

टनन4

179/02

दस्त क्रमांक: 1399/2021

दस्त क्रमांक: टनन4 /1399/2021

बाजार मूल्य: रु. 52,95,000/- मोवदला: रु. 1,18,00,000/-

भरलेले मुद्रांक शुल्क: रु.3,54,000/-

दु. नि. सह. दु. नि. टनन4 यांचे कार्यालयात

पावती:1700

पावती दिनांक: 29/01/2021

अ. क्र. 1399 वर दि.29-01-2021

सादरकरणाराचे नाव: फखरुद्दीन एस. कपासी

रोजी 9:50 म.पू. वा. हजर केला.

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1840.00

पृष्ठांची संख्या: 92

एकुण: 31840.00

दस्त हजर करणाऱ्याची सही:

Fakrudin

[Signature]

Joint Sub Registrar, Thane 4

[Signature]

Joint Sub Registrar, Thane 4

दस्ताचा प्रकार: करारनामा

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

शिक्षा क्र. 1 29 / 01 / 2021 09 : 50 : 47 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 29 / 01 / 2021 09 : 51 : 24 AM ची वेळ: (फी)





29/01/2021 10 06:33 AM

दस्त क्रमांक : टनन4/1399/2021

दस्ताचा प्रकार :- करारनामा

दस्त गोषवारा भाग-2

टनन4

दस्त क्रमांक: 1399/2021

९२/९२

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मन वाम्तुकॉन एल.एल.पी चे अधिकृत हस्ताक्षरी धी मुकेश एम. शेठ तर्फे मुखत्यार धी यश किशोर मजरे पत्ता: प्लॉट नं: -, माळा नं: 12 वा मजला , इमारतीचे नाव: कृशल कमर्शियल कोम्प्लेक्ष, ब्लॉक नं: शोपर्स स्टोप च्या वर, चेंबूर पश्चिम, मुंबई-400089, रोड नं: जी.एम. रोड, महाराष्ट्र, मुंबई. पिन नंबर: ACRFS8663E	विहून घेणार वय :- 26 स्वाक्षरी:- <i>Posh</i>		
2	नाव: फखरुद्दीन एम. कपामी पत्ता: प्लॉट नं: 1202, माळा नं: -, इमारतीचे नाव: पूनम टॉवर, ब्लॉक नं: जागीड कोम्प्लेक्ष समोर, मिरा रोड, ठाणे-401107. रोड नं: एम टी एन एन रोड, महाराष्ट्र, ठाणे पिन नंबर: AWVPK0723F	विहून घेणार वय :- 51 स्वाक्षरी:- <i>Fakhrudin</i>		
3	नाव: मुनिरा एक. कपामी पत्ता: प्लॉट नं: 1202, माळा नं: -, इमारतीचे नाव: पूनम टॉवर, ब्लॉक नं: जागीड कोम्प्लेक्ष समोर, मिरा रोड, ठाणे-401107. रोड नं: एम टी एन एन रोड, महाराष्ट्र, ठाणे पिन नंबर: AMRPK1817C	विहून घेणार वय :- 45 स्वाक्षरी:- <i>Munira</i>		

वरील दस्तऐवज करून देणार तयारकीत करारनामा चा दस्त ऐवज करून दिव्याचे बंधुल करतात.
शिक्का क्र.3 ची वेळ: 29 / 01 / 2021 10 : 04 : 30 AM

ओळख:-
खालील इनाम अने निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: सैफुद्दीन हेतुल्लाभाई कपामी वय: 82 पत्ता: सिल्वर पार्क जवळ, 203, नर्मदा जागीड सोसायटी, जागीड कोम्प्लेक्ष, मिरा रोड, ठाणे-401107 पिन कोड: 401107		
2	नाव: फातेमा फखरुद्दीन कपामी वय: 20 पत्ता: 1202, पूनम टॉवर, एम टी एन एन रोड, जागीड कोम्प्लेक्ष समोर, मिरा रोड, ठाणे-401107 पिन कोड: 401107		

शिक्का क्र.4 ची वेळ: 29 / 01 / 2021 10 : 06 : 05 AM
शिक्का क्र.5 ची वेळ: 29 / 01 / 2021 10 : 06 : 09 AM नोंदणी पुस्तक 1 मध्ये
Joint Sub Registrar, Thane 4

प्रमाणित करण्यात येते की,
द. क्र. ९२/९२ / २०२१ मध्ये
९२ पाने आहेत

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	सदर दस्त Amount	पुस्तक At	Deface Number	वेळ Date
1	FAKHRUDDIN S KAPASI AND MUNIRA F KAPASI	eChallan	10000502021123102662	MH009505662202021P	354000.00	SD	0005015719202021	29/01/2021
2		By Cash			1840	RF	109	2021
3	FAKHRUDDIN S KAPASI AND MUNIRA F KAPASI	eChallan		MH009505662202021P	30000	RF	0005015719202021	29/01/2021

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



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1399 /2021

AGREEMENT FOR SALE

THIS DAY OF _____ 20____

MAN VASTUCON LLP - Promoters / Developers

12th Floor, Krushal Commercial Complex, Above Shoppers Stop,
G. M. Road, Chembur (W), Mumbai - 400 089, Maharashtra (India)

AND

..... the Flat / Shop Purchaser/s

Flat / Shop No on the floor of the wing in the project



Site Address :

MAN VASTUCON LLP

Aaradhya HighPark,

Next to Singapore International School,

Western Express Highway, Mira Road - 401 107, Thane.

Website : www.aaradhyahighpark.com