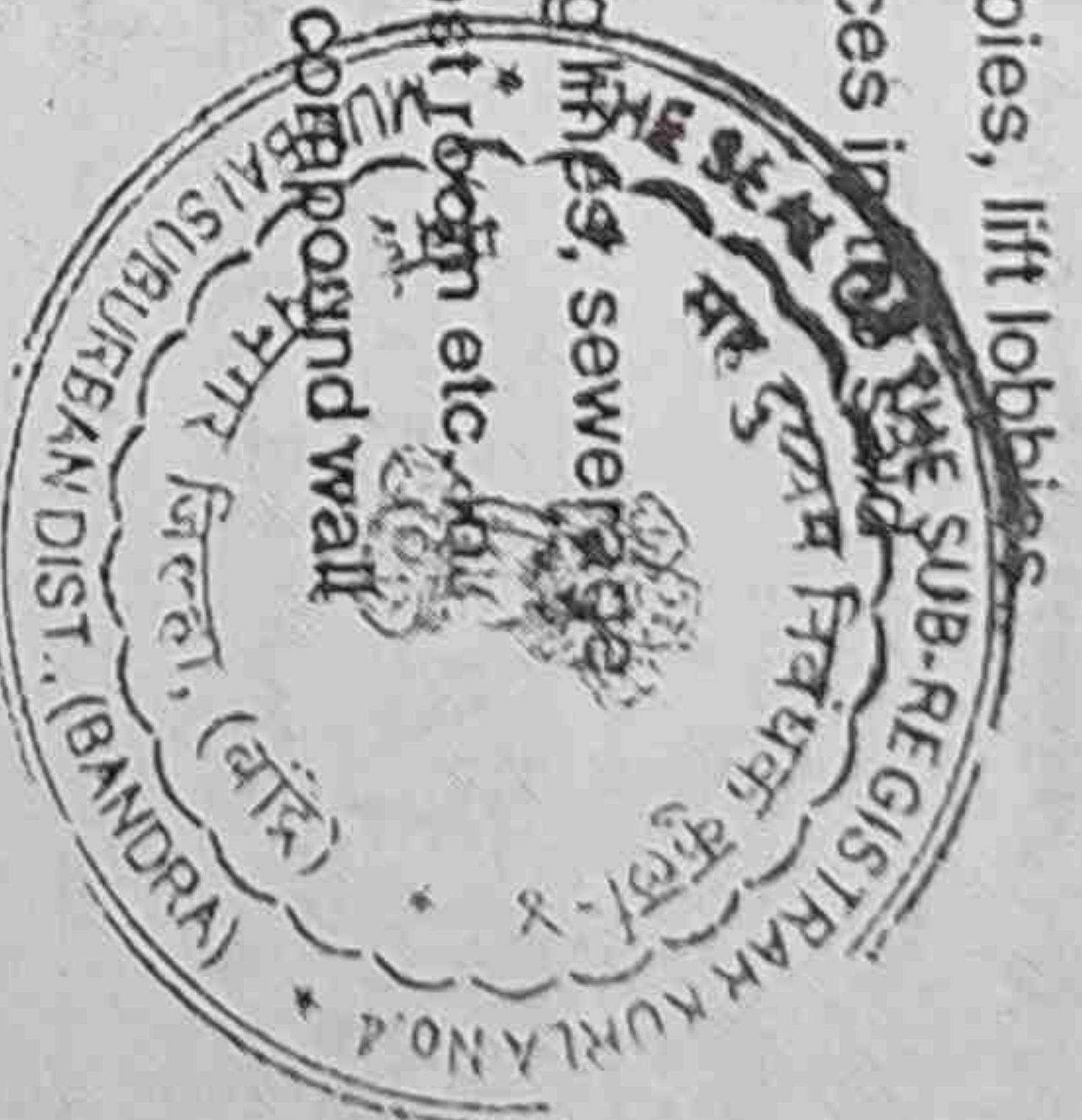


1.3 E  
25-27  
S | ↑

फर्मा-१४
३०६५
२००५

- b) Squash Court
- c) Community Hall
- d) Gymnasium
- e) Health club consisting of sauna, jacuzzi and chilled shower.
- f) Toilets and bathrooms
- g) Terrace / roof garden.
- 4. The open spaces, common entrances, common passages, lobbies, lift lobbies, staircases and landings, lifts and lift shafts and common terraces in building.
- 5. Substation/s, overhead and underground water tanks, plumbing pipes, sewerage and drainage lines, watchman cabins, toilets in the silt area, rest room etc. etc. basement condominium office, generator rooms, pump rooms, compound wall etc.



R.D.M  
A ✓

25-27  
507  
↕  
↗

BRIHANMUMBAI MAHANAGARPALIKA.

No CE/97/LSPES/AS

M/s Great Eastern Shipping Co. Ltd  
Mahindra Towers, 5th floor  
E M. Bhosale Marg, Worli,  
Mumbai-400 018

Sub:- Part occupation i.e. ~~full~~ occupation to Wing E of Building No 5  
on plot bearing CTS No.592/A, to F of village Kanjur, LBS Marg,  
'S' Ward

Sir,

The part development work of bldg. No. 5 i.e. ~~full occupation for Wing E~~  
~~comprising of basement + podium + still + 10 upper floors~~ on CTS No 592/A to F  
of village Kanjur, LBS Marg, 'S' Ward is completed under the supervision of Shri.  
Atul Shah having Licence No. CA/79/5379 & Structural Engineer Shri. R.H.  
Mahimtura having Lic. No.STR/M/63 may be occupied on the following  
conditions

1. That Certificate under Section 270-A of the Mumbai Municipal Corporation Act shall be submitted within 3-months.
2. That the balance / amended plan conditions shall be complied with before asking full occupation permission..

A set of certified completion plans is returned herewith in token of Municipal approval.

Note :- This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act.

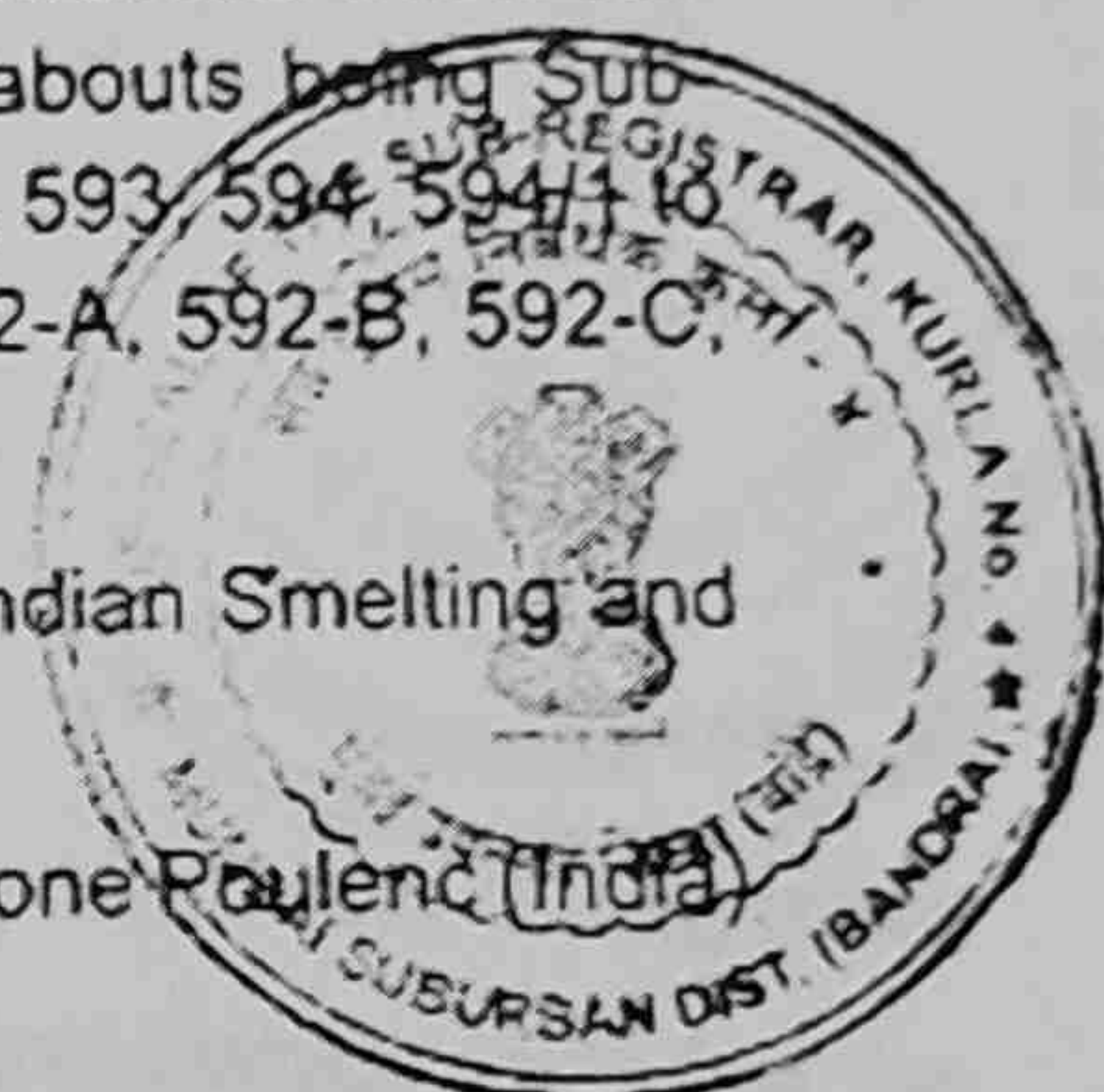
Yours faithfully,

*mausik*  
8/8/16  
Executive Engineer  
(Building Proposals)(E.S.).

Handwritten arrows pointing up and down.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**  
(Description of the said land)

ALL THOSE pieces or parcels of land situate lying and being in the Village of Kanjur in the Registration Sub-District and District of Mumbai City and Mumbai Suburban admeasuring in the aggregate 54996 square metres or thereabouts being Sub divided Plots A, B, C, D and E bearing Old City Survey Nos.592, 593, 594, 594/1 to 594/10, 595 and 595/1 to 595/35 and New City Survey Nos.592-A, 592-B, 592-C, 592-D, 592-E and 592-F and bounded as follows: -



On or towards the North by the property belonging to Indian Smelting and Refining Company

On or towards the South by the property belonging to Rhone Poulenc (India) Limited

On or towards the East by Central Railway Line and

On or towards the West by Lal Bahadur Shastri Marg and delineated

On the Plan No. I hereto annexed

221-28
Handwritten signature
2090

**THE SECOND SCHEDULE ABOVE REFERRED TO:**  
(Description of the portion of land on which Building "F" is constructed)

ALL THAT piece or parcel of land situate lying and being in the Village of Kanjur in the Registration Sub-District and District of Mumbai City and Mumbai Suburban admeasuring 551.01 square metres or thereabouts together with Building "F" thereon being Sub-divided Plot "A" (Part) and bearing Old City Survey No.592 (Part) and bounded as follows:

On or towards the North by Open Car Park

On or towards the South by Underground Tank

On or towards the East by Sub-station

On or towards the West by Additional Recreation Ground

Handwritten initials 'R.M.' and 'Q.' with a checkmark.



Friday, May 13, 2005  
11:28:39 AM

Original  
नोंदणी 39 म.  
Regn. 39 M

# पावती



पावती क्र. : 3070  
दिनांक 13/05/2005

गावाचे नाव कांजुर  
दस्तऐवजाचा अनुक्रमांक बदर14 - 03065 - 2005  
दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: रश्मी डे

नोंदणी फी :-  
नक्कल (अ. 11(1)), पृष्ठांकनाधी नक्कल (अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (86) :-  
एकूण रु.

30000.00	बदर-१४
720.00	
31720.00	
२०१०	

आपणास हा दस्त अंदाजे 11:41AM ह्या वेळेस मिळेल

*(Signature)*  
दुय्यम निबंधक  
सह दु.नि.का-कुर्ला 4

बाजार मुल्य: 2340745 रु. मोचदला: 3405790रु.  
भरलेले मुद्रांक शुल्क: 154100 रु.  
देवकावा प्रकार :डीडी/घनाकर्षाद्वारे;  
बँकेचे नाव व पत्ता: विजया बँक मुं. ;  
डीडी/घनाकर्ष क्रमांक: 525879; रक्कम: 30000 रु.; दिनांक: 25/04/2005

THE THIRD SCHEDULE ABOVE REFERRED  
(Description of the Apartment/ Family Unit)

**FAMILY UNIT BEARING No. 905**

It is a Polygon shaped apartment as specifically shown in Exhibit 'A' of this Deed. Its boundaries are as follows:

On or towards the North is Car Parking Area

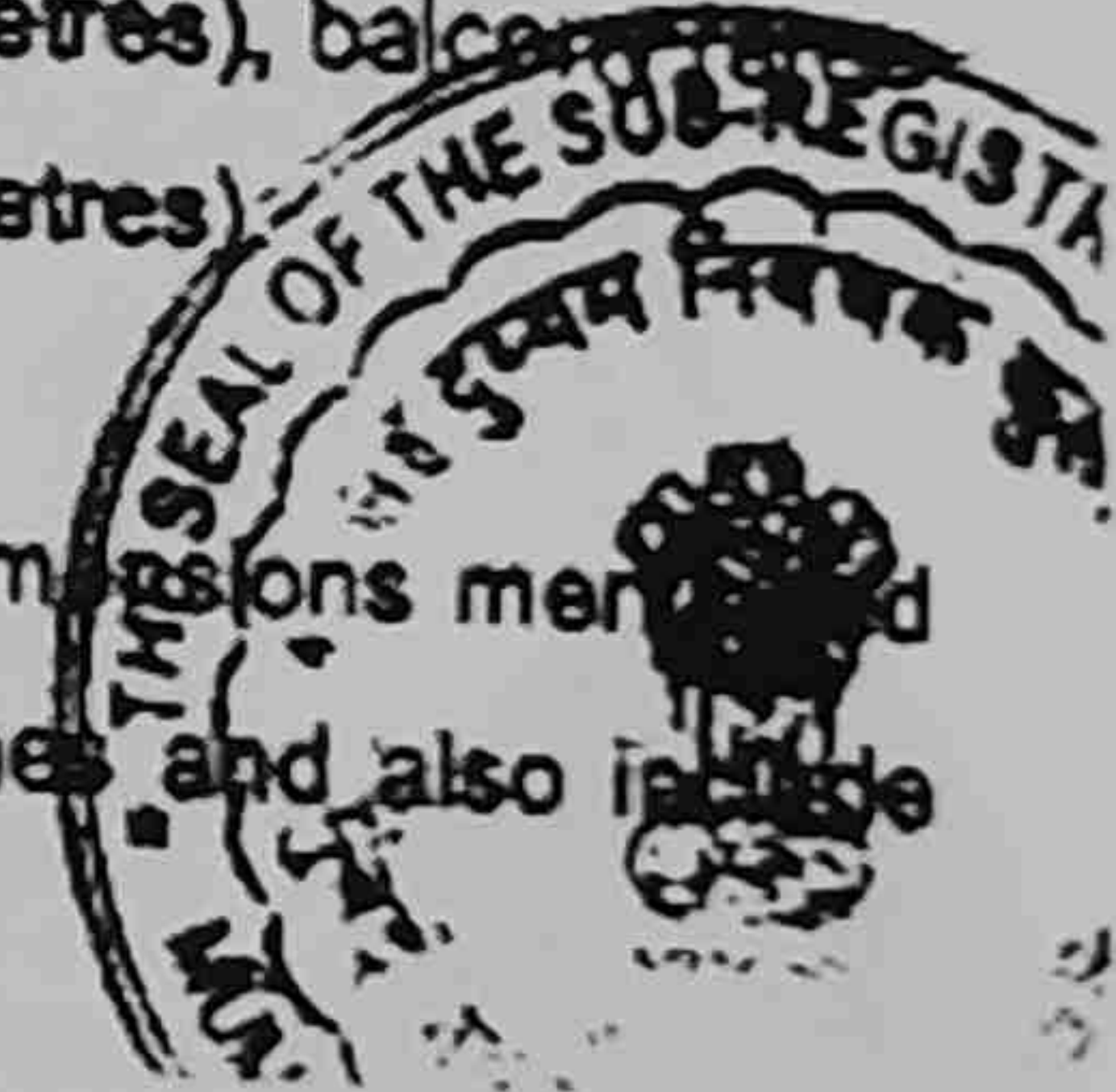
On or towards the South is Flat No. 901

Its main door has access to the lift lobby, staircase and lifts.

The Family Unit consist of the following rooms:

Entrance Passage (area 3.32 square metres), A combined living room and dining room (area 20.94 square metres) and a kitchen (area 8.58 square metres) which included the cooking platform with sink, one bedroom (area 13.96 square metres) and attached toilet (area 3.63 square metres), another bedroom (area 13.59 square metres) and a common toilet (area 3.78 square metres), and passage ( area 1.34 square metres), balcony (area 4.48 square meters) and Architectural Elevation (area 4.65 square metres)

The carpet area of the Family Unit is 78.45 square metres. The dimensions mentioned are unfinished dimensions, without plaster, skirting and other finishes and also include the balcony areas.



Handwritten notes: 'R.D.' and a signature.

बदर-१४	
बेज	१३
२०१०	

REG-18	25
3004	

Not more than one dwelling unit shall be sold/slotted as follows.

Existing tenants/occupants shall be rehabilitated by the redevelopment authority. You should submit the name and address of the structure, the area occupied by the tenants, the alternative proposed by you and the number of them, the alternative proposed by you to the number entered into each of the tenants by you to this effect entered into each of the existing tenants/occupants to ensure rehabilitation of existing tenants/occupants in accordance with their rules.

Form No. V/Prescribed in rule No. 12 u/c-22 of the Act, shall be filed within a period of three months from the date of the existing structures. Question of issuing regular or special permits for the land falling vacant due to demolition of structures will be considered only after the existing structures will be demolished, and proposed building has been constructed or demolished, and proposed building has been completed or approved plans are on the verge of completion.

The construction work of redevelopment shall be completed within the period of 5 years from the date of issue of order of intent.

The holder will not utilize the FSI of the structures which are not demolished.

The dwelling unit purchased/slotted in the above scheme shall not be sold/transferred for a period of 5 years from the date of original transaction, which will have to be registered with the Sub-Registrar within the period as specified in the Urban Registration Act, 1908.

This letter of intent is valid for the period of three years from the date of its issue and would be lapse automatically if work is not commenced within the specified period. Areas and 41564.87 sqm. (Forty one thousand five hundred sixty four & eighty seven sqm.) including area under road set-back to the extent of 3608.62 sqm. of non-vacant land attributable by the landholders within the meaning of ULC Act, 1976. /Railway road.

1. The above conditions will be binding on all the owners/their assignees, constituted attorney, developers and transferees.
2. Statement u/E, G(1) of the Act by him, if any, will be decided separately.
3. The landholder should obtain clearance from this office by producing terms and agreement before getting further commencement certificate above the plinth level.

This letter of intent is also subject to your observing the following conditions:-

1. Clearance permission from any other authorities viz., the Bombay Municipal and Area Development Board, the Additional Collector, SD/Sub-Divisional Officer, BSD/Additional Dist. Dy. Collector, N. W. District, or any other authority, as applicable in your case under the respective Acts for all the provisions for the time being in force. This letter of intent shall be valid for you that your land to say the non-vacant area of four & eighty seven sqm. (Forty one thousand five hundred sixty four & eighty seven sqm.) including area under set-back adn. 3608.62 sqm. with the permission of the ULC Act, 1976, and that the acquisition of permission under sec. 22 may arise only after the said becomes vacant land on account of demolition of the building and proposed building has been constructed as per approved plans and is on the verge of completion.

/Railway road  
adn. 3884.00 sqm. existing n/a adn. 1513.75 sqm.  
adn. 4433.86 sqm.



R.D. 11

NR

Handwritten notes on the adjacent page include '1.30', '27', and '1.02' with arrows pointing to various parts of the document.

F.No.588

**ACKNOWLEDGEMENT OF RECEIPT OF  
TITLE DEEDS**  
(Registered A.D.)

Branch: Vashi  
Date : 12.10.2009

To  
Mrs. Rashmi Dey and Mr. Subrata Kumar Dey  
H-1405, Great Eastern Gardens  
Kanjur Marg (W), LBS Marg, Mumbai - 400 078

Dear sir/Madam,

We acknowledge receipt of the following title deeds of your immovable Properties that have already been placed with us so as to create security for the following credit limits availed/to be availed from us/from our Vashi Branch.

**LIST OF TITLE DEEDS**

S.No.	Particulars
1.	Original Agreement for sale dated 11.05.2005 executed between The Great Eastern Shipping Co. and Mrs. Rashmi Dey.
2.	Original registration receipt
3.	Original NOC issued by Developers to create mortgage.
4.	Original latest receipt of maintenance charge
5.	Copy of permission of redevelopment and commencement certificate.
6.	Copy of occupancy Certificate.

**Property description:** Flat No. 905, admeasuring 840 sq. ft carpet area and saleable area of 103.81 sq. mt equivalent to 1117 sq.ft on the 9<sup>th</sup> floor, and stilt car park space no. B/905, admeasuring 10.35 sq. mt in the building no. F known as "Royal Aster: situated, lying and being in the village of Kanjur in the Registration District of Bombay and sub district of Bandra bearing old No. CS No. 592,593,594,594/1 to 594/10, 595, and 595/1 to 595/35 and New CS no.s 592-A,592-B, 592-C, 592-D,592-E and 592-F being sub divided plots A,B,C,D&E.

Details of credit facilities for which the above properties stand as securities

Name of facility	Limit	Name of Loanee
Vidya Lakshmi Loan	Rs. 20.00 lacs	Ms. Shramana Dey, Mrs. Rashmi Dey and Mr. Subrata Kumar Dey



Yours faithfully,  
  
Manager.

(1107)

ANNEXURE - A

NO.C/ULC/D.III/22/5308.  
OFFICE OF THE ADDITIONAL COLLECTOR,  
C.A., ULC, GR. BOMBAY,  
NEW ADMINISTRATIVE BUILDING,  
OPP. MAITRALAYA, BOMBAY. 400003

20/04/94  
ASST. PLOCH,  
22/04/94

DATE: 16.08.1994

202

~~Subj: M/s. The Hindustan Cbs Coly Ltd.~~  
C/O. M/s The Great Eastern Shipping Co. Ltd.  
HONGKONG BANK BLDG. 60, MG Road,  
Bombay. 40001.



Subj: Permission for redevelopment of property bearing S.No.      CTSHO. 592, 593, 594, 594/15610, 595/114835 of village Kanjur Taluka Kurla in BSD/Bombay City.

Str/Mrdm/Gentlemen,

A. Please refer to your Architect's letter No. M11 dated 7.7.94 and your C.A.'s letter No. M11 dated 14.6.94, seeking permission for redevelopment of the above mentioned property.

B. At this stage, the land is not vacant and within the meaning of the U.L.(C&R) Act, 1976, because it is built up with Twenty Seven structures which containing Two dwelling units. The calculation of plinth area, land appertenant, additional land apprt. and the proportionate Tax percent R.G./etc. show that the land is non-vacant to the extent of 41564.87 sqms. (Forty one thousand five hundred sixty four & point eight seven sqms.) excluding area under Railway Road to the extent of 3608.62 sqms. Internal road adn. 3884.00 sqms., existing pala adn. 1513.75 sqms. and xls set-back adn. 4433.86 sqms. /8% amenity space

Thus, the question of permission under section-22 of the ULC Act, 76, in your case can be considered only when the land become vacant after all the structures are demolished with the consent of the existing occupants/tenants or the promisor and the proposed building has been constructed as per approved plans and is on the verge of completion. This order under sec.22 with permission to retain the above land usually contains the following conditions.:

1. The letter of intqpt. and permission under sec.22 shall be subject to the applicant's producing proof regarding the title ownership of the land, possession, area and war thereof. The CDMC should verify the same before issuing TOP/CC.
2. The permission is operative for redeveloping the property in accordance with the provisions of D.C. Regulations in force.
3. The maximum size of tenements should be 120 sqms. plinth area, if the size of the fls. to be occupied by the owner/tenant in the property exceeds 120 sqms. then the land holder would be entitled to construct smaller number of fls. to of an equivalent area in the same plot subject to a maximum of 300 sqms. plinth area for each



22/04/94







Friday, May 13, 2005

11:26:39 AM

पावती

Original  
नोंदणी 39  
Regn. 39 M

पावती क्र. : 3070

दिनांक 13/05/2005

गावाचे नाव कांजुर

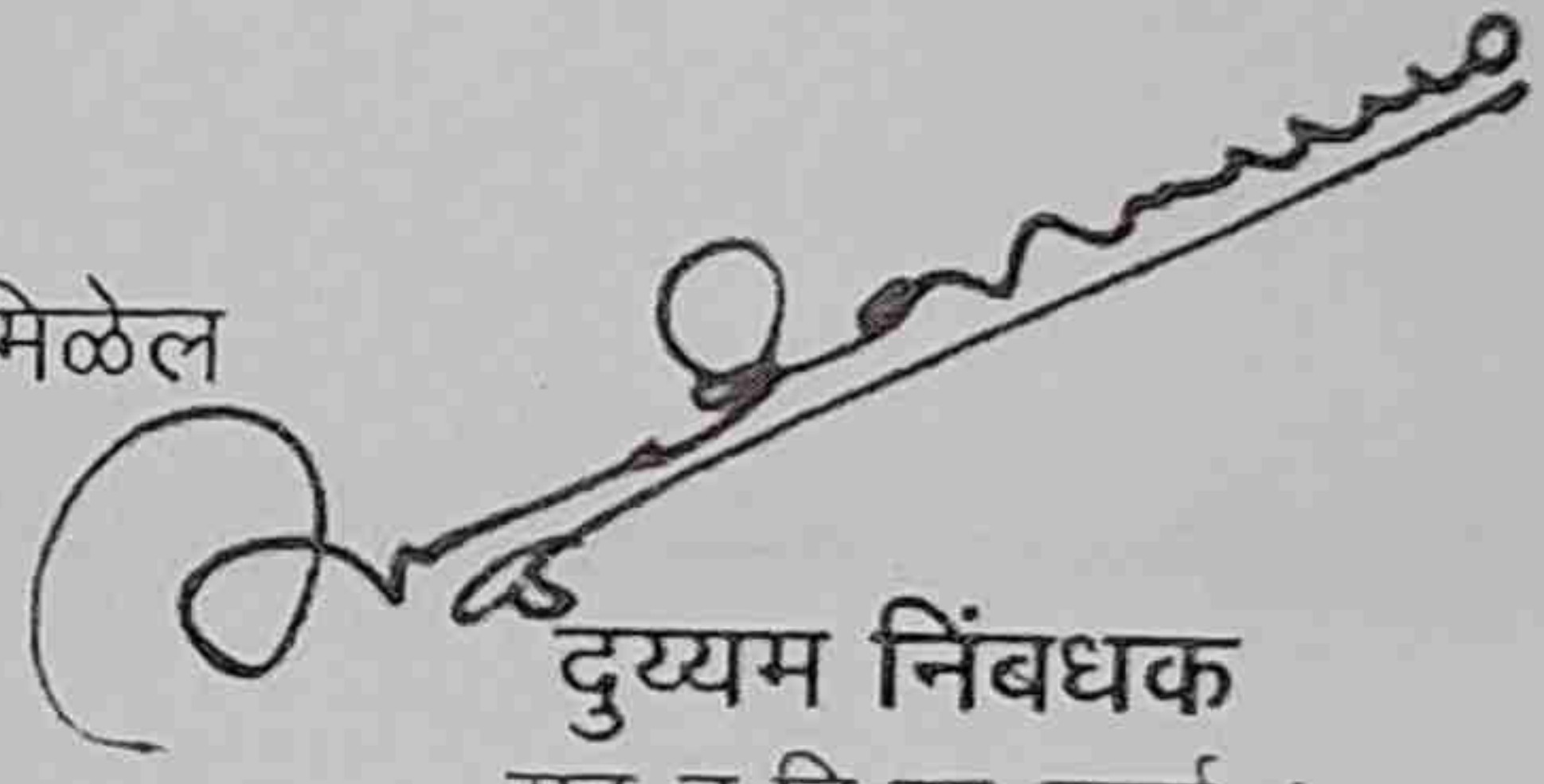
दस्तऐवजाचा अनुक्रमांक वदर14 - 03065 - 2005

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: रश्मी डे - -

नोंदणी फी	:-	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (86)	:-	1720.00
एकूण रु.		31720.00

आपणास हा दस्त अंदाजे 11:41AM ह्या वेळेस मिळेल

  
दुय्यम निबंधक  
सह दु.नि.का-कुर्ला 4

बाजार मुल्य: 2340745 रु. मोबदला: 3405790रु.

भरलेले मुद्रांक शुल्क: 154100 रु.

देयकावा प्रकार :डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: विजया बँक मुं. ;

डीडी/घनाकर्ष क्रमांक: 525879; रक्कम: 30000 रु.; दिनांक: 25/04/2005

201

ANNEXURE - A

Access Architects

looking beyond

Asia Publishing House, 4th Floor, Colicut Street, Ballard Estate, Mumbai - 400 038.  
Tel. : 6639 3401 • Fax : 6639 3404 • E-mail : arch@vsnl.com • Web : www.accessarchitect.com

20<sup>th</sup> Nov. 2008

TO WHOM SO EVER IT MAY CONCERN

This is to certify the building no. 5, "Wing F" at "The Great Eastern Garden", on property bearing new CTS Nos. 592A to 592F of village Kanjur in "S" Ward, Mumbai - 78, is constructed as per the plans approved by the Municipal Corporation of Greater Mumbai.

The table marked 'A' depicts the carpet areas including balcony & door jambs of each unit on designated floor.

TABLE 'A'

BUILDING NO. 5, WING F

S.NO.	FLOOR	CARPET AREA IN SQ.M.					TOTAL CARPET AREA IN SQ.M.	TOTAL CONSTR. SUB-REGISTERED AREA IN SQ.M.
		UNIT NO.1 IN SQ.M.	UNIT NO.2 IN SQ.M.	UNIT NO.3 IN SQ.M.	UNIT NO.4 IN SQ.M.	UNIT NO.5 IN SQ.M.		
1	BASEMENT							
2	GROUND FLOOR						152.83	
3	1ST FLOOR	69.59	105.97	105.97	105.99	73.80	451.32	
4	2ND FLOOR	69.59	105.81	105.81	101.48	69.32	452.01	
5	3RD FLOOR	69.59	105.97	105.97	105.99	73.80	451.32	
6	4TH FLOOR	69.59	105.81	105.81	101.48	69.32	452.01	
7	5TH FLOOR	69.59	105.97	105.97	105.99	73.80	451.32	
8	6TH FLOOR	69.59	105.81	105.81	101.48	69.32	452.01	
9	7TH FLOOR	69.59	105.97	105.97	105.99	73.80	451.32	
10	8TH FLOOR	69.59	105.81	105.81	101.48	0.00	382.69	
11	9TH FLOOR	69.59	105.97	105.97	105.99	73.80	451.32	
12	10TH FLOOR	69.59	105.81	105.81	101.48	69.32	452.01	
13	TERRACE FLOOR						0	
14	TOTAL						4497.33	
15	COMMON AREA			6294.9		4497.33	6294.90	

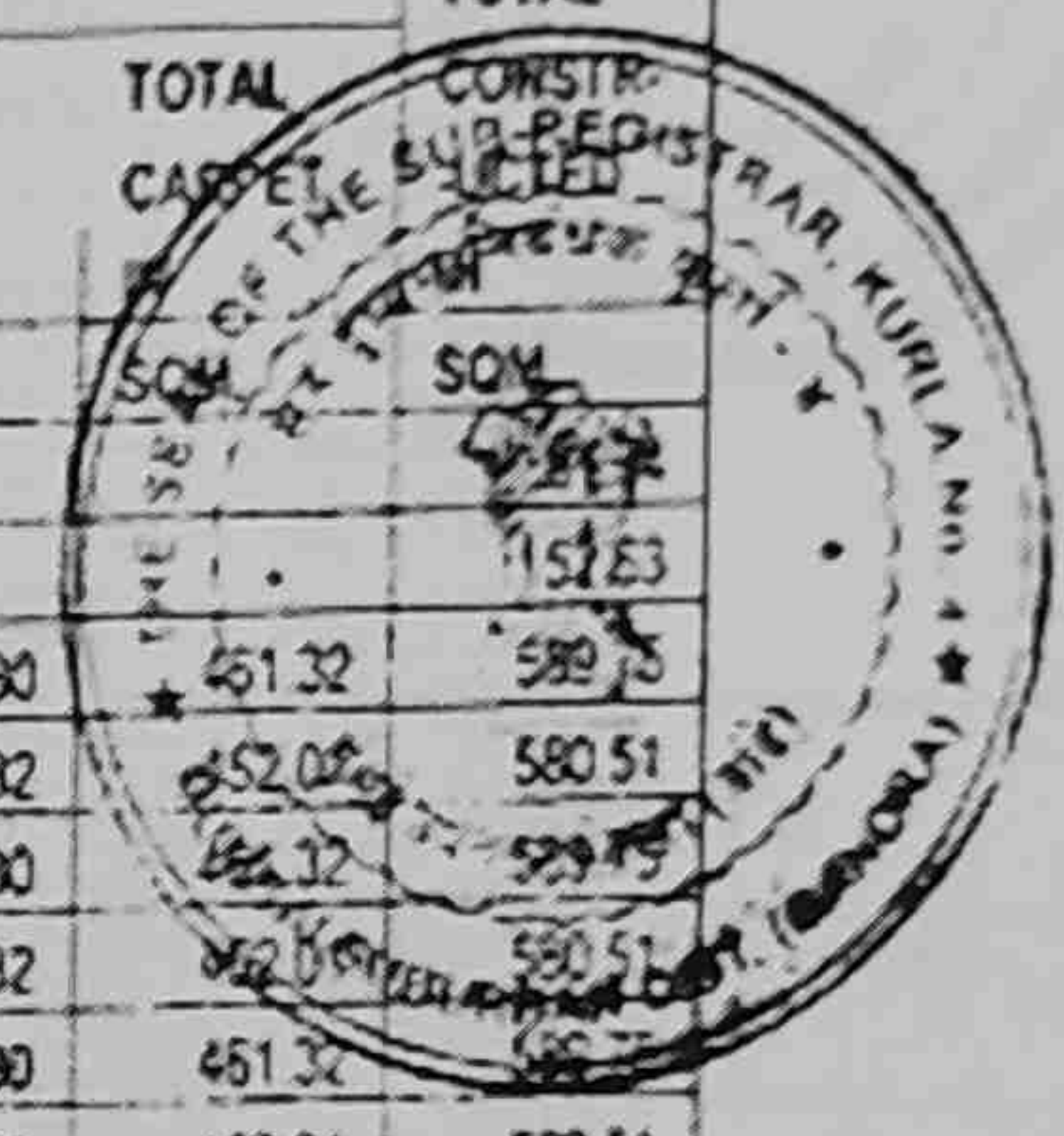


TABLE 'B'

BUILDING NO. 5, WING F

S.NO.	FLOOR	FLAT NO.	CARPET AREA	COMMON	TOTAL AREA
			IN SQ.M.	PROPORTIONATE AREA IN SQ.M.	IN SQ.M.
1	1ST FLOOR	101	69.59	27.81	97.40
2	1ST FLOOR	102	105.97	42.36	148.33
3	1ST FLOOR	103	105.97	42.36	148.33
4	1ST FLOOR	104	105.99	42.36	148.35
5	1ST FLOOR	105	73.80	29.50	103.30
6	2ND FLOOR	201	69.59	27.81	97.40
7	2ND FLOOR	202	105.81	42.29	148.10
8	2ND FLOOR	203	105.81	42.29	148.10
9	2ND FLOOR	204	101.48	40.56	142.04
10	2ND FLOOR	205	69.32	27.71	97.03
11	3RD FLOOR	301	69.59	27.81	97.40
12	3RD FLOOR	302	105.97	42.36	148.33

CONTD.....

*Handwritten notes and signatures:*  
R.B. [Signature] Z

*Handwritten notes:*  
Very 9E

72-18
13/10/64
13/10/64

As per power entrusted with me, I hereby allow the above mentioned land for redevelopment purpose after the existing structures till the validity of this order.

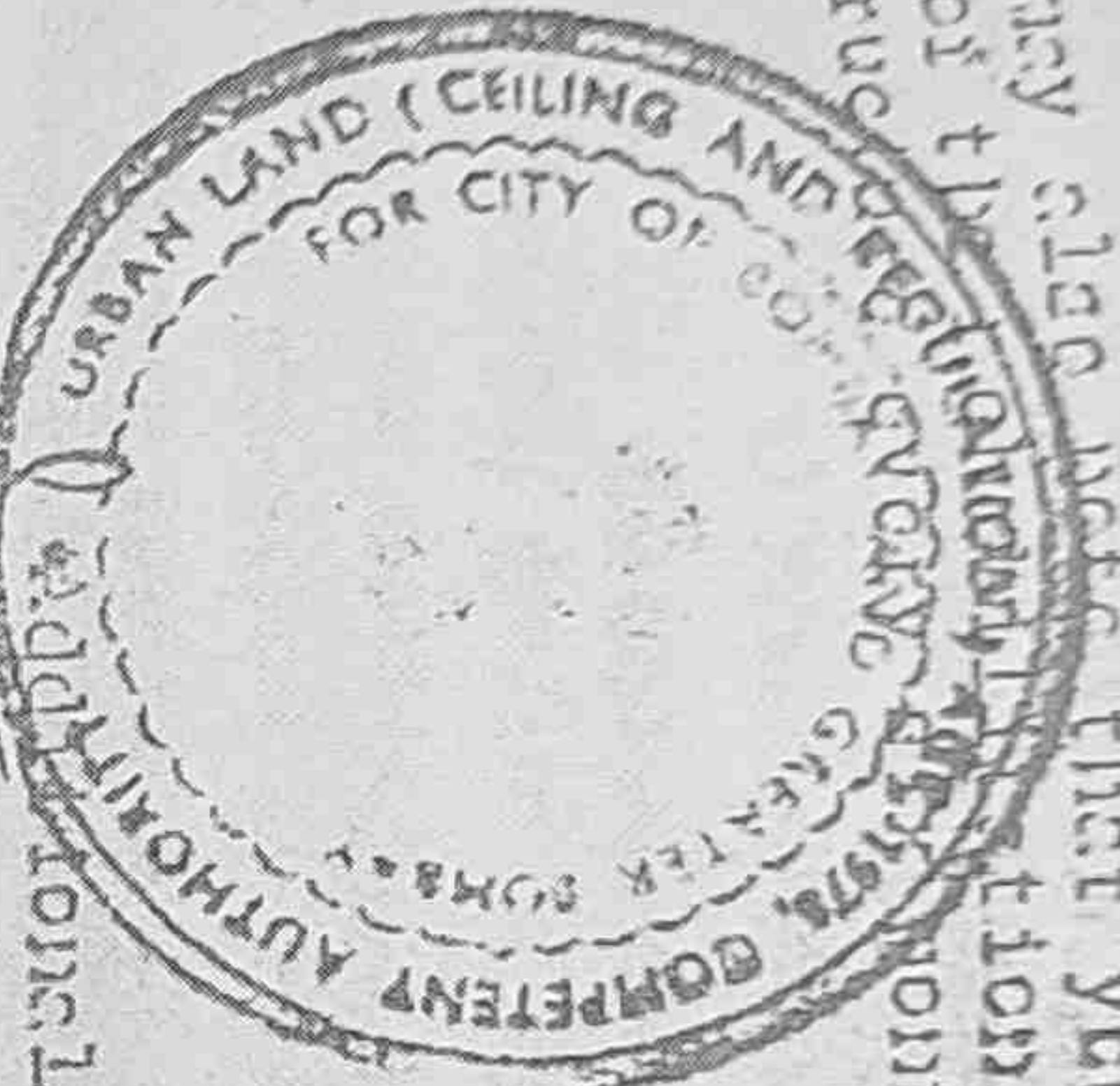
You may approach the GEMC with an undertaking that, all the above mentioned conditions are acceptable to you to get your

redevelopment proposal approved. You should apply for permission u/s. 22 of the Act, at the time mentioned in the condition No. 6 above.

You may also note that you would be required to submit the progress of the redevelopment work at the expiry of the month of the structure.

Yours faithfully,

*[Handwritten Signature]*



(S. B. Dharmadhikari.)

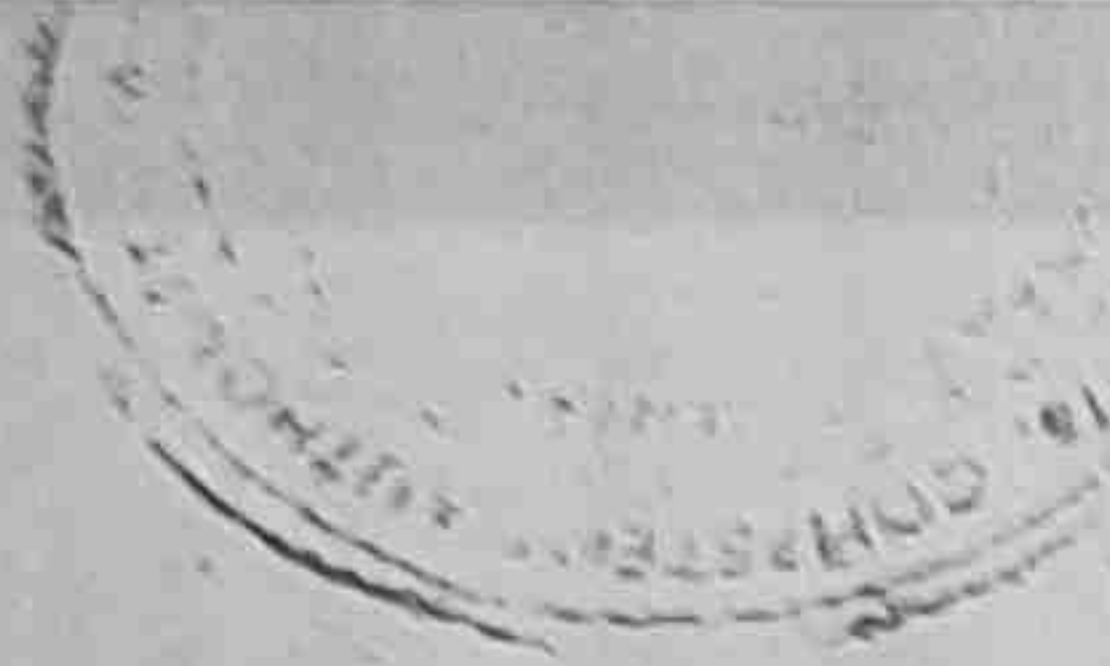
Additional Collector & C.A., ULC, Gr. Bombay

1. Copy i.w.c. to 1) The Dy. City Engineer (DP), DMC Mehrauliha Marg, Fort, Bombay. 400001, for information.
- 2) The Ex. Engineer (BP), City/Meston/Estorin Suburbs S Ward, Dy. Collector, Bandra, Matkoper, Bombay. 400077.

He is requested to inform this office after the existing structures have been demolished, to forward a copy of the undertaking furnished by the landowner/developer/concerned vide Para-F above and a copy of the IOD/CC is granted. Further requested that the CC upto plinth level may be granted to landholder and that no further CC shall be granted by the DMC without obtaining clearance from this office.

- to D.V to
3. Copy filed with statement u/s. 6(1) bearing No. C/ULC/6(1)/SF- IV-453, for information and record.

4. Copy i.w.c. to the Sub-Registrar, Collectoratd, Bombay.



*R. D. M*  
4



BILL NO (GGN) 000002144287802

ग्राहक प्रभाग : 000063132853 मोबाईल/ईमेल : 98XXXXXX56

M/S DEY RASHMI GREAT EASTERN GARDEN FLOOR KANJUR MARG PHASE II L B S KANJURMARG 400078

बीज पुरवठा देयक  
BILL OF SUPPLY FOR THE MONTH OF - सप्टेंबर-2023

File No: 1-24400-14  
CB 518

GSTIN: 27AAECM2833K1ZB

देयक दिनांक	:	14-09-2023
देयक रकम रु	:	

दाय दिनांक : 04-10-2023

बिलिंग युनिट : 4732/ISHWAR NAGAR S/DN./BHANDUP  
जर सेकेल : 92LT I Res 3-Phase  
घोल क्रमांक : 0  
श्री.श्री./चक्र+मार्ग+क्रम/रि.टी.सी. : 3/08/1267/0047/3555267  
मिटर क्रमांक : 065506331511  
रिडिंग गुण : 13

पुरवठा दिनांक : 21-09-2006  
मंजूर भार : 16.00 KW  
सुरक्षा ठेव जमा (रु) : 9730.00  
वास्तु रिडिंग दिनांक : 09-09-2023  
मागील रिडिंग दिनांक : 09-08-2023



QR कोडद्वारे मरणा केल्यास, मरणा दिनांकानुसार लागू असलेली वनर देयक मरणा नुट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

न्यायली वकील निवारण केंद्र 267  
800-21-2425, 800-23-2426, 92, 92

ग्राहकाच्या तक्रारीचे निवारण करण्याबाबतचे नियम व कार्यपद्धती महानिरीक्षण संकेत स्थळ  
www.mahadiscom.in > ConsumerPortal  
> CGRF यावर उपलब्ध आहे

**महत्त्वाचे**

भारत विना रचना किंवा साई नोंदणी करा व प्रत्येक दिवसात 10 क्वाटारा गो-ग्रीन डिस्कॉन्ट मित्रता, नोंदणी करण्यासाठी :  
<https://consumerservice.mahadiscom.in/gogreen.php> (GGN नंबर क्रमांक भरविता विनावर रचना, वास्तुता उद्या कॅम्पना मध्ये उपलब्ध आहे.)

युटिल मॉनिटरिंग रिडिंग संचालना: 09-10-2023 रजा वाचवता सर्वेस  
www.mahadiscom.in/ConsumerPortal/UtilityDetails  
www.mahadiscom.in/ConsumerPortal/UtilityDetails

ऑनलाईन कॅन्ट रीडिंग <https://mss.mahadiscom.in/mss> किंवा मोबाईल 3-न महानिरीक्षण केंद्रात, सुलभ आणि ऑनलाईन कॅन्ट रीडिंग उपलब्ध करा आणि 0.25% (जालंधी वारर रु.500) परत मित्रता सर्वेस प्रदानात करा आणि helpdesk\_dugimahadiscom.in वर संपर्क साधा.

ऑक्टो-2023	194	0	100	200	300	400
जुलै-2023	300					
जून-2023	460					
मे-2023	306					
एप्रिल-2023	377					
मार्च-2023	360					
फेब्रुवारी-2023	251					
जानेवारी-2023	297					
डिसेंबर-2022	322					
नोव्हेंबर-2022	313					
ऑक्टोबर-2022	314					
बीज वापर						331
सप्टेंबर - 2022						
सप्टेंबर - 2023						4

For making Energy Bill payment through RTGS/NEFT mode, use following details  
o Beneficiary Name: MSEDCL o Beneficiary account no.: MSEDCL01000063132853  
o IFS Code: SBIN0008965, Name of Bank: STATE BANK OF INDIA, Name of Branch: IFB BKC  
o Bill Amount: <As per bill>  
Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.

**तुमची परसंती आम्हाला सांगा**

ब्रँड, सामाजिक विषय तसेच वर्तमानाला मुद्यावर तुमचा दृष्टीकोण काय आहे?  
आपलं मत सांगा ज्याने तुमच्या गरजा आम्ही जास्त चांगल्या प्रकारे समजू शकू.  
9326508274 वर 'OPINION' व्हाट्सअप क्वे करिओ ऑप डाऊनलोड करा



QR कोड स्कॅन करा एव डाऊनलोड करा  
App मध्ये सर्वे करा आणि आर्थिक सर्वेस विजेक



For Advt : sales@axismyindia.org  
**axis MY INDIA** DELIVERING TRUST SINCE 1998  
India's No. 1 Consumer Data Intelligence Company.  
www.axismyindia.org

स्वायत्त बिलिंग युनिट : 4732	ग्राहक क्रमांक : 000063132853	श्री. सी. : 13	दर : 92
अंतिम तारीख	04-10-2023		

या तारखे पर्यंत भरल्यास	25-09-2023	
या तारखे नंतर भरल्यास	04-10-2023	

दोस्तो स्वायत्त : 4732 ग्राहक क्रमांक : 000063132853  
बिलिंग युनिट : 4732 ग्राहक क्रमांक : 000063132853  
श्री. सी. : 13 दर : 92



अंतिम तारीख	04-10-2023	
या तारखे पर्यंत भरल्यास	25-09-2023	
या तारखे नंतर भरल्यास	04-10-2023	

40

↑

2020  
02/08/20

IN WITNESS WHEREOF the parties hereto have executed these presents the day and year first hereinabove written.

SIGNED AND DELIVERED for and on behalf of the withinnamed Vendor THE GREAT EASTERN SHIPPING COMPANY LIMITED

By its duly Constituted Attorney / Authorised Representative Ms Reena Rebello in the presence of [Signature]



Authorised Signatory.

Reena Rebello

SIGNED AND DELIVERED the withinnamed Purchaser Mrs. Rashmi Dey and Mr. Subrata Kumar Dey.

In the presence of \_\_\_\_\_

Rashmi Dey

Subrata Kumar Dey

OR

~~THE COMMON SEAL of the withinnamed Purchaser Limited was hereunto affixed pursuant to a Resolution of the Board of Directors of the Company dated the \_\_\_ day of \_\_\_ in the presence of Mr. and Mr. Directors of the Company and Mr. Secretary of the Company who have in token thereof set and subscribed their respective hands in the presence of~~

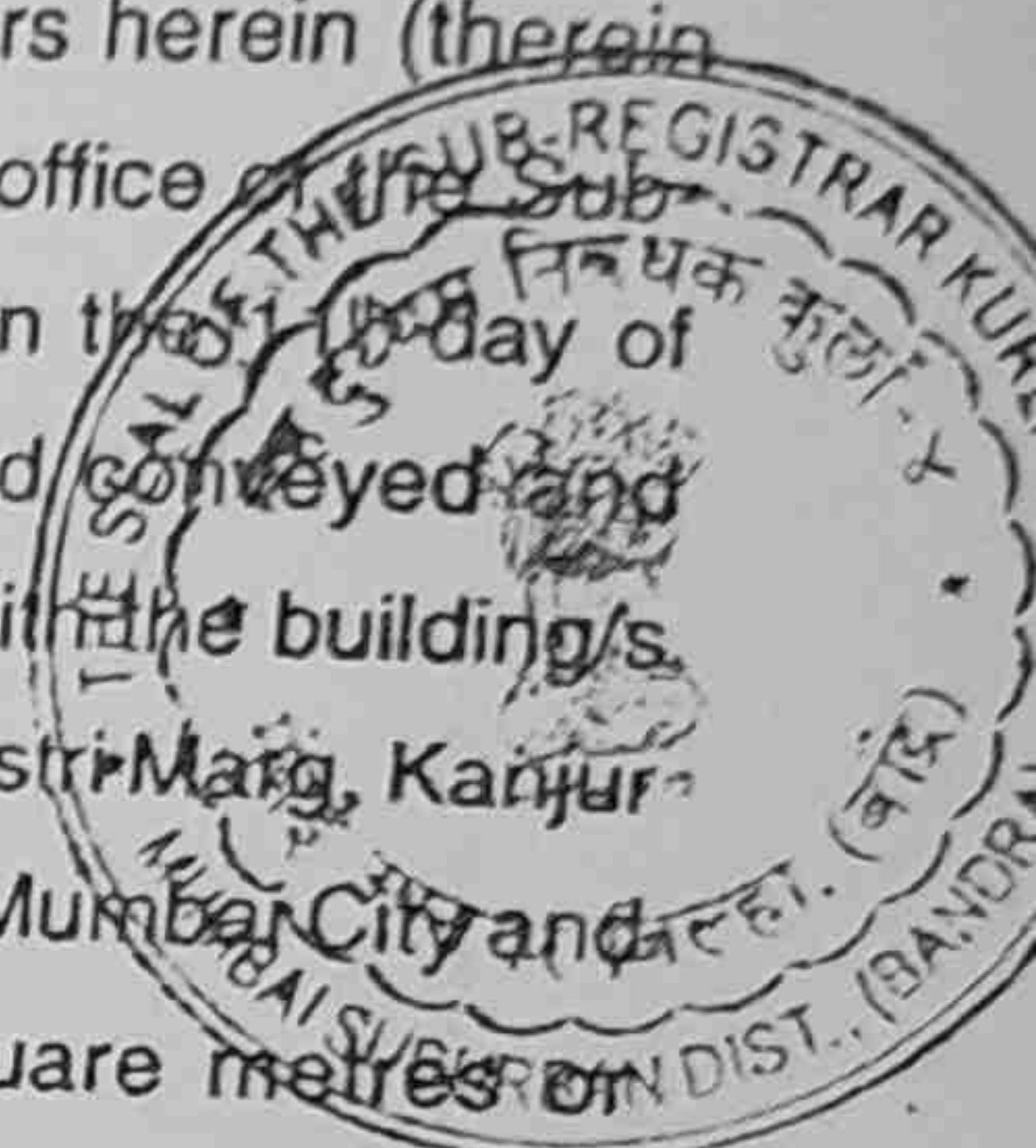


2.2.21

42-14  
30/11/2  
2004

WHEREAS:

- (a) By an Indenture dated 10<sup>th</sup> October 1994 between Hindustan Ciba Geigy Limited (therein called "the Vendor") of the One Part and the Promoters herein (therein called "the Purchaser") of the other part (and registered in the office of the Registrar of Assurances at Bombay under No. BBJ-1287/94 on the 10<sup>th</sup> day of October 1994) the said Hindustan Ciba Geigy Limited granted, conveyed and transferred to the Promoters ALL THAT piece of land together with the building/s and structures then standing thereon situated at Lal Bahadur Shastri Marg, Kanjur in Greater Mumbai in the Registration Sub-District and District of Mumbai City and Mumbai Suburban admeasuring in the aggregate 54,996 square metres or thereabouts and bearing Old City Survey Nos. 592, 593, 594, 594/1 to 594/10, 595 and 595/1 to 595/35 and New City Survey Nos. 592-A, 592-B, 592-C, 592-D, 592-E and 592-F being Sub-divided Plots A, B, C, D, and E more particularly described in the **First Schedule** thereunder and also in the **First Schedule** hereunder written (hereinafter called "the said Property") and shown on the **Plan No. I** hereto annexed and thereon surrounded by red colour boundary line for the consideration and on the terms and conditions therein contained.
- (b) The Promoters are absolutely seized and possessed of and otherwise well and sufficiently entitled to the said Property and are developing the same by constructing thereon several buildings and other structures in phase-wise manner collectively to be known as "The Great Eastern Gardens".
- (c) In reply to the application made by the said Hindustan Ciba Geigy Limited for permission for re-development of the said Property, by his letter No. C/ULC/D-III/22/5308 dated 16<sup>th</sup> August 1994 the Additional Collector and Competent Authority ULC Greater Bombay has indicated that an order under Section 22 of the Urban Land (Ceiling & Regulation) Act, 1976 with permission to retain the land usually contains the conditions stated in the said letter. The said letter was amended by Corrigendum No. C/ULC/D.III/22/5308 dated 29<sup>th</sup> April 1997 whereby condition Nos. 4 and 9 of the said letter are deleted. The said order is revalidated by their letter no C/ULC/D-III/22/5308 dated 4<sup>th</sup> November 2004. Copies of the said letter and Corrigendum are hereto annexed and marked **Annexure "A"** (Collectively). The Flat Purchaser has inspected the same.



R. Day

*[Handwritten signature]*

17. that the set back area and its' N. A. will be reduced after handing over to the Greater Mumbai Municipal Corporation.

18. that the grantees shall obtain prior permission for excavation & shall pay royalty to government as per rules.

over 1000 sq. ft.  
30/4/83  
royalty to  
2004

### SCHEDULE

Name of the Holder : M/s. Hindustan Ciba Geigy Limited.

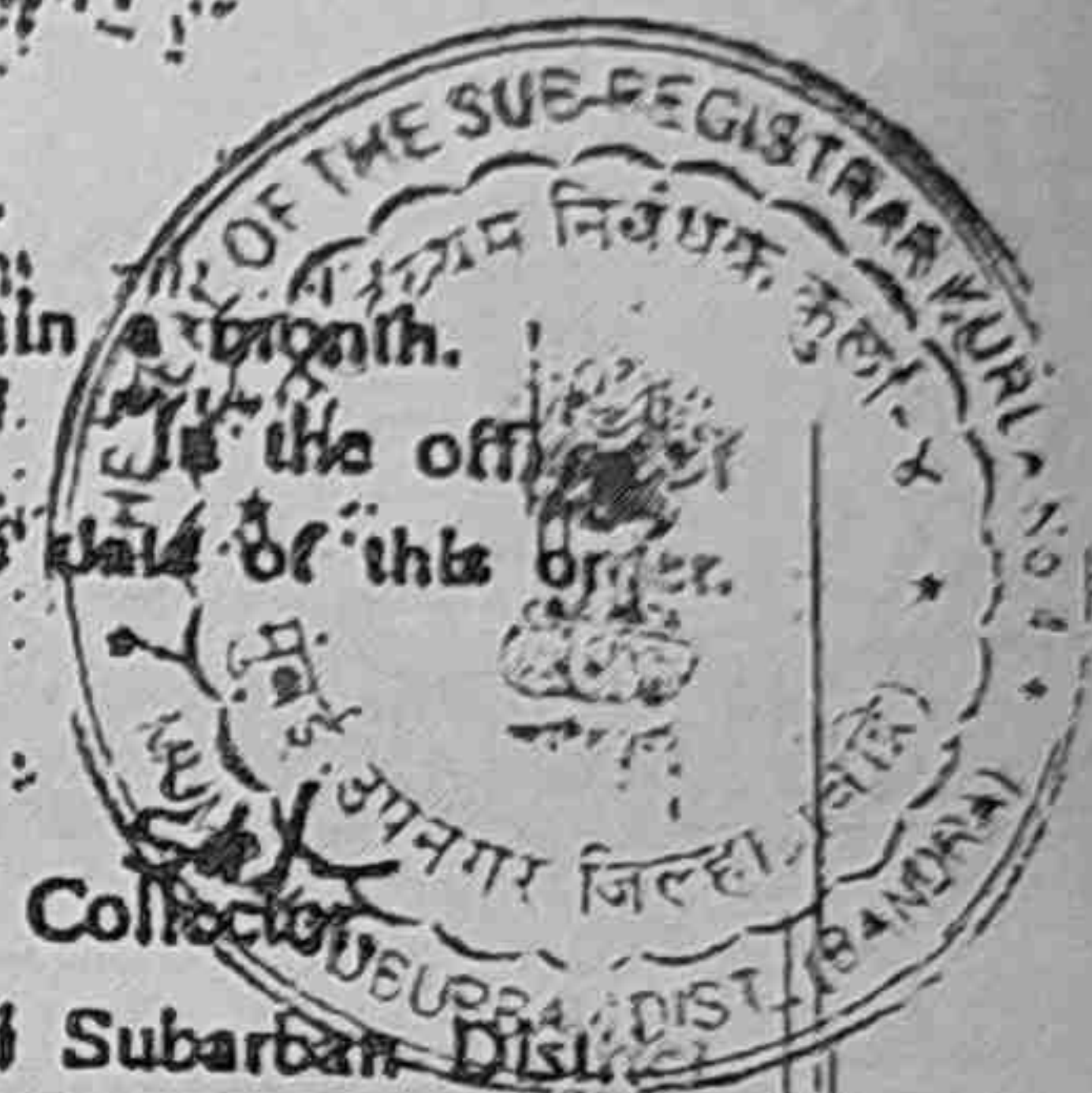
Village : Kanjur

Taluka : Kurla

District : M. S. D.

C. T. S. No. 592pt, 593pt, 594pt, 594/1 to 10pt, 595pt, 595/1 to 35pt.  
sub-divided Plot 'A' (Area 41597.20 sq. mtrs.)

- i) Area in sq. mtrs. purpose Commer/Industrial
- ii) Area in sq. mtrs. 41597.20 purpose Residential
- iii) Rate of annual N. A. Assessment Rs. 12895/-
- iv) Period from Revenue Year : 1997-98
- v) Conversion tax of Rs. 38685/- to be paid within a month.
- vi) the grantee shall pay total amount of Rs. 51580/- in the office of the Tahasildar, Kurla within a period of one month from the date of this order.



To : M/s. Hindustan Ciba Geigy Limited

Attn : M/s. Great Eastern Shipping Company Ltd., Mumbai Suburban District

To : Hongkong Bank Building, M.G. Road, Mumbai-400 001.

Encl: One copy of approved plan of Building.

1. Copy Submitted to the Commissioner, Konkan Division for favour of information.
2. Copy with a copy of approved plan, forwarded for information and necessary action to the Tahasildar, Kurla in duplicate. He should take an entry in taluka-form II and recover tax within a period of one month.
3. Copy to the Additional Tahasildar (N. A.) Kurla for information.
4. Copy with a copy of approved plan, forwarded to the C.T.S.O. Mq. Mulund Mumbai & M.S.D. He should recover the measurement fees from the applicant & carry out the actual measurement and report any difference of area in the actual holding as compared to the area for which N. A. assesment is levied, so that suitable corrigendum can be issued. He may also make entry in P. R. Card of all the holders, as shown in the schedule above, if it is not so done earlier.
5. Master file.

O/C signed by the Collector



Collector,  
Mumbai Suburban District.

TRUE COPY

ACCESS ARCHITECTS  
381-42, N. ROAD, 18-18 MAR BLDG.,  
THIRD FLOOR, FORT, BOMBAY-1.



1541001

**ICICI BANK LTD, FORT FRANKING DEPOSIT SLIP**

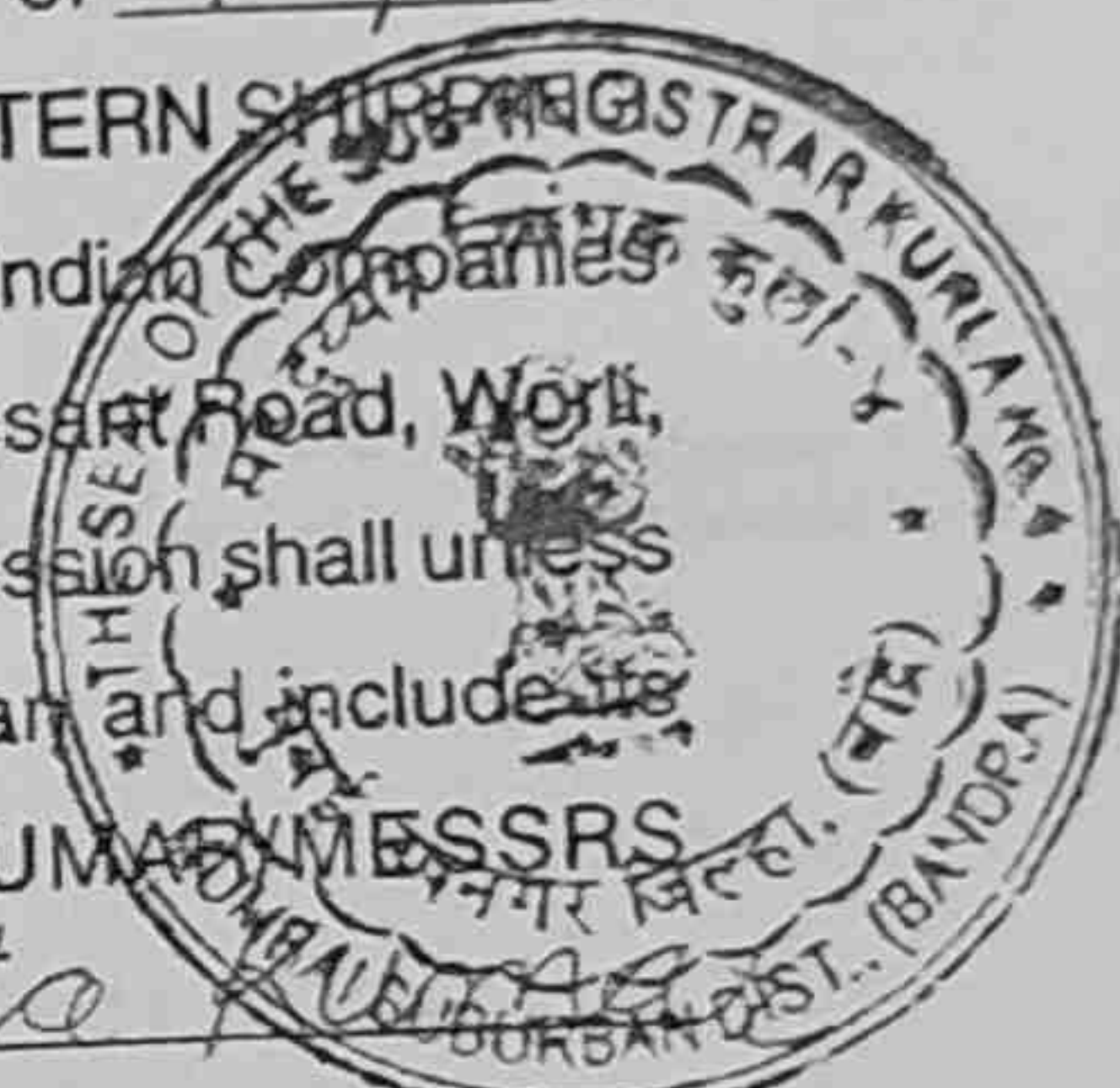
Customer Copy		Date: 5/5/05
Deposit Br. Fort CML	ICICI Bank A/c Stamp only	
Pay to:	Rs.	154100/-
Franking Value	Rs.	10/-
Service Charges	Rs.	154110/-
Total	Rs.	154110/-

Name of Stamp duty paying party: Ms. Rashmi Dey and others

Received With Thanks  
Rs 1,54,100/- Towards  
Payment of stamp duty  
359616  
DD / Cheque No. at sfstos  
Drawn on Bank medien bank  
Bbay 21

Trans ID: 9558  
(For Bank's Use only)

THIS AGREEMENT FOR SALE made at Mumbai this 11th day of May in the Christian year Two Thousand 05 BETWEEN THE GREAT EASTERN SHIP REGISTRATION COMPANY LIMITED a company incorporated under the provisions of the Indian Companies Act, 1913 and having its registered office at Ocean House, Dr. Annie Besant Road, Worli, Mumbai 400-018 hereinafter referred to as "the Promoters" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the One Part AND SHRI/SMT/KUMAR MESSRS Rashmi Dey and Mr. Subrata Dey.



of Mumbai Indian Inhabitant/s residing at A/14, Manek Complex Sector-29, Vashi, Navi Mumbai 400703.

~~\_\_\_\_\_ a partnership firm registered under the Indian Partnership Act 1932 and carrying on business at \_\_\_\_\_~~

~~\_\_\_\_\_ / a Company registered under the Indian Companies Act 1913 / Companies Act 1956 having its registered office at \_\_\_\_\_~~

hereinafter referred to as "the Flat Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof include in the case of an individual/s his or her heirs executors administrators and permitted assigns and in the case of a partnership firm the partners from time to time constituting the firm and the survivors or survivor of the firm and the heirs executors and administrators of the last surviving partner and their heirs executors and permitted assigns and in the case of Company or a Body Corporate its successors and permitted assigns) of the Other Part;

105

R.D. / A

ICICI Bank Ltd.  
30 Mumbai Samachar  
Marg, Fort, Mumbai-400001  
D-S/STP(V)/C.R. 1011/01/2004/7058-71  
Stamp Duty: R. 01541001-PB5134  
Stamp Duty: 104305  
Stamp Duty: 95558  
Stamp Duty: 104305  
Stamp Duty: 12:17  
Stamp Duty: MAY 06 2005  
Stamp Duty: MAHARASHTRA

15 One Lakh Fifty Four thousand

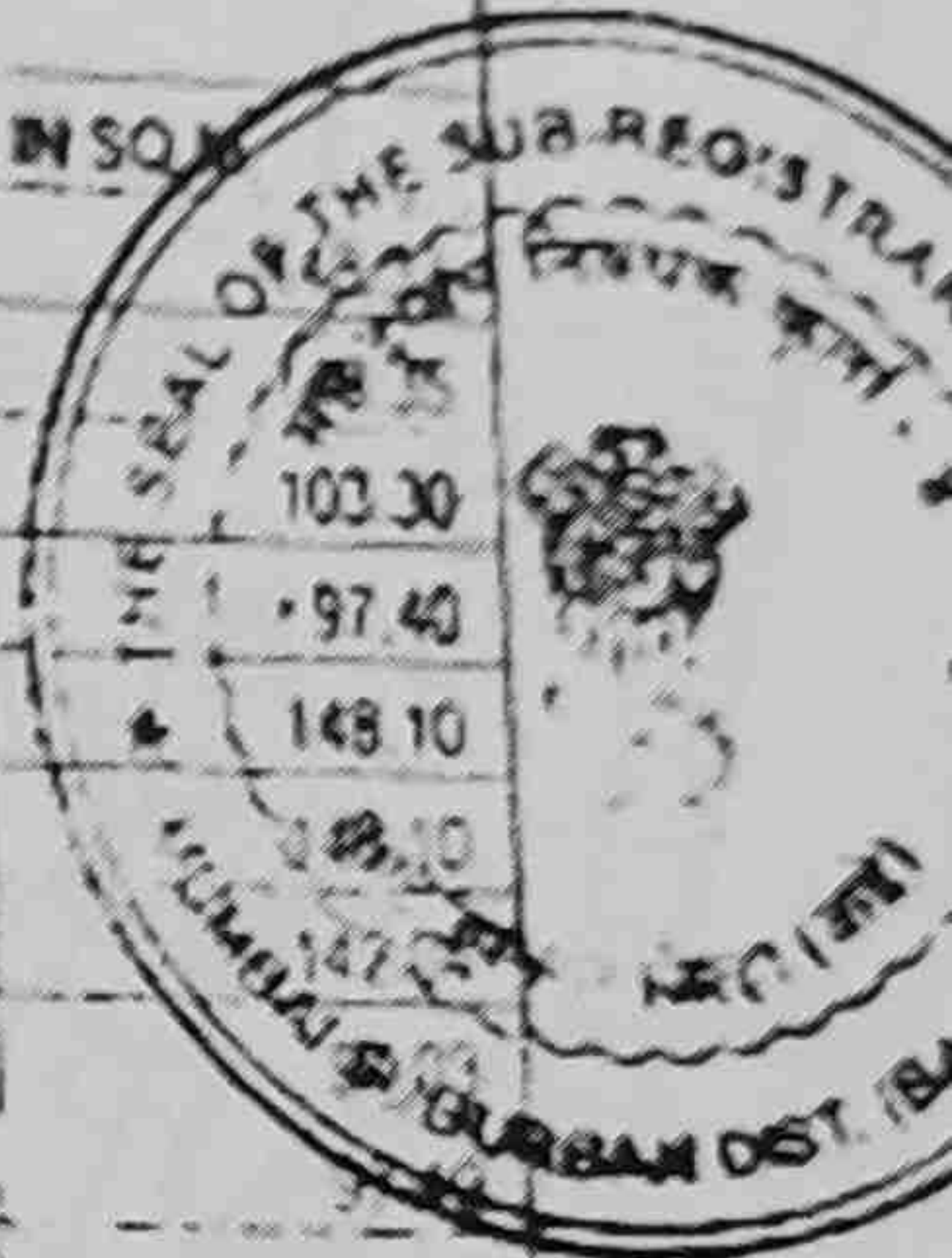
## ANNEXURE - A

## Access Architects

looking beyond

Asia Publishing House, 4th Floor, Calicut Street, Ballard Estate, Mumbai - 400 038.  
 Tel. : 6639 3401 • Fax : 6639 3404 • E-mail : arch@vsnl.com • Web : www.accessarchitect.com

S.NO.	FLOOR	FLAT NO.	CARPET AREA IN SQ.M.	COMMON PROPORTIONATE AREA IN SQ.M.	TOTAL AREA IN SQ.M.
13	3RD FLOOR	303	105.97	42.36	
14	3RD FLOOR	304	105.99	42.36	
15	3RD FLOOR	305	73.80	29.50	
16	4TH FLOOR	401	69.59	27.81	
17	4TH FLOOR	402	105.81	42.29	
18	4TH FLOOR	403	105.81	42.29	
19	4TH FLOOR	404	101.48	40.56	
20	4TH FLOOR	405	69.32	27.71	
21	5TH FLOOR	501	69.59	27.81	
22	5TH FLOOR	502	105.97	42.36	148.33
23	5TH FLOOR	503	105.97	42.36	148.33
24	5TH FLOOR	504	105.99	42.36	148.35
25	5TH FLOOR	505	73.80	29.50	103.30
26	6TH FLOOR	601	69.59	27.81	97.40
27	6TH FLOOR	602	105.81	42.29	148.10
28	6TH FLOOR	603	105.81	42.29	148.10
29	6TH FLOOR	604	101.48	40.56	142.04
30	6TH FLOOR	605	69.32	27.71	97.03
31	7TH FLOOR	701	69.59	27.81	97.40
32	7TH FLOOR	702	105.97	42.36	148.33
33	7TH FLOOR	703	105.97	42.36	148.33
34	7TH FLOOR	704	105.99	42.36	148.35
35	7TH FLOOR	705	73.80	29.50	103.30
36	8TH FLOOR	801	69.59	27.81	97.40
37	8TH FLOOR	802	105.81	42.29	148.10
38	8TH FLOOR	803	105.81	42.29	148.10
39	8TH FLOOR	804	101.48	40.56	142.04
40	9TH FLOOR	901	69.59	27.81	97.40
41	9TH FLOOR	902	105.97	42.36	148.33
42	9TH FLOOR	903	105.97	42.36	148.33
43	9TH FLOOR	904	105.99	42.36	148.35
44	9TH FLOOR	905	73.80	29.50	103.30
45	10TH FLOOR	1001	69.59	27.81	97.40
46	10TH FLOOR	1002	105.81	42.29	148.10
47	10TH FLOOR	1003	105.81	42.29	148.10
48	10TH FLOOR	1004	101.48	40.56	142.04
49	10TH FLOOR	1005	69.32	27.71	97.03
			4497.33	1797.57	6294.90



Thanking you,

Yours faithfully,

For ACCESS ARCHITECTS

*(Signature)*  
 (ATUL J. SHAH)  
 (LIC. NO. S 255)

R

#2. - 28
30 EY 139
2009

**THE FIRST SCHEDULE ABOVE REFERRED TO**

ALL THOSE pieces or parcels of land or ground situate, lying and being in the village of Kanjur in the Registration District of Bombay and Sub-District of Bandra admeasuring in the aggregate 54,996 sq.mts. or thereabouts together with structures thereon and bearing Old City Survey Nos.592, 593, 594, 594/1 to 594/10, 595 and 595/1 to 595/35 and New City Survey Nos.592-A, 592-B, 592-C, 592-D, 592-E and 592-F being sub-divided plots A, B, C, D and E and bounded as follows:

- On or towards the North : By the property belonging to Indian Shelling & Refining Company Ltd.
- On or towards the South : By the property belonging to R. D. D. (India) Ltd.
- On or towards the East : By Central Railway Line and
- On or towards the West by : Lal Bahadur Shastri Marg



**THE SECOND SCHEDULE ABOVE REFERRED TO**

ALL THOSE pieces or parcels of land or ground situate, lying and being in the village of Kanjur in the Registration District of Bombay and Sub-District of Bandra admeasuring in the aggregate 551.0175 sq.mts. or thereabouts :

- On or towards the North : By Open Car Park.
- On or towards the South : By Underground Tank.
- On or towards the East : By Proposed Building.
- On or towards the West by : By Additional Recreation Ground.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

1. Elevators – 2 nos.
2. Landscaped gardens with
  - a) Swimming Pool
  - b) Paddle Pool
  - c) Amphitheatre.
  - d) Children's play area with play equipment.
  - e) Chessboard.
  - f) Skating rink
3. Club House consisting
  - a) Reception area

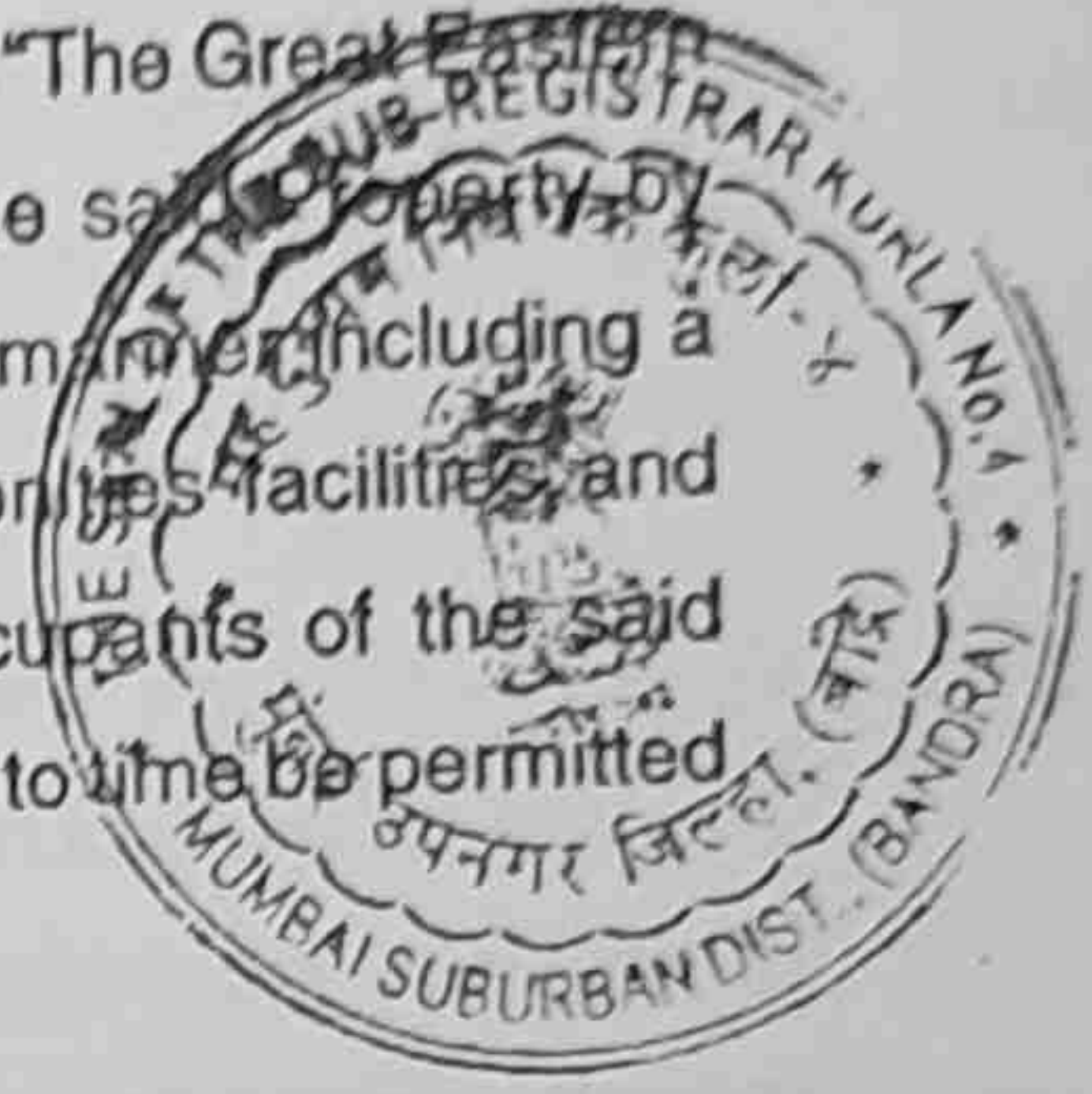
R. D. D. ✓

*(Handwritten signature)*

25-2

बंद-१४	
३०६५	३
DRAP/SR-	

- (d) The Collector, Mumbai Suburban District by Order No. C/Desk II/D/LN K-0161 dated 9<sup>th</sup> September 1998 has granted Non-Agricultural Permission in respect of the Sub-divided Plot A admeasuring 41597.20 Square Metres of the said property for residential purpose. Copy of the said Order is hereto annexed and marked Annexure "B". The Flat Purchaser has inspected the same.
- (e) The Promoters have evolved a development scheme known as "The Great Eastern Gardens" under which they have and continue to develop the said property by constructing new buildings and other structures in a phased manner including a Club-House and other structures thereon for providing amenities, facilities and conveniences for the more beneficial enjoyment of the occupants of the said buildings and structures (present and future) as may from time to time be permitted by the Municipal and other authorities concerned.
- (f) The Promoters have completed the construction of Four buildings viz. A, B, C & D and constructing building H on a part of the said Property and have sold / selling flats therein to various Flat Purchasers.
- (g) By a Project Management Agreement dated 5<sup>th</sup> July 2002, the Promoters have appointed Mahindra Gesco Developers Ltd. (then known as Gesco Corporation Ltd.) as the Project Managers to cause the development of the balance of the said Property on the terms, conditions and stipulations therein contained.
- (h) The Promoters have entered into an Agreement with Architect Messrs Access Architects and appointed Messrs Mahimtura Consultants Pvt. Limited as Structural Consultants for the preparation of the structural design and drawings of the new building/s and other structures to be constructed on the said Property, the documents of which have been inspected by the Flat Purchaser.
- (i) The Promoters through their Architect had submitted layout plans in respect of the said Property to the Brihanmumbai Municipal Corporation for sanction thereof and the said plans were sanctioned vide Order No. E.B/CE/905/BS/AS dated 6<sup>th</sup> April 2004. Copies of the said Intimation of Disapproval (IOD) is hereto annexed and marked Annexure "C". The Flat Purchaser has inspected the same.
- (j) With respect to the sanction of the said layout plans the Promoters also submitted for sanction to the Brihanmumbai Municipal Corporation, inter alia, the building



R. Day

REG-18	25
3004	

Not more than one dwelling unit shall be sold/allotted to you.

Existing tenants/occupants shall be rehabilitated by the redevelopment authority. You should submit the name and address of the structure, the area occupied by the tenants/occupants proposed by you and the number of them, the alternative proposed by you to the number entered into each of the tenants by you to this agreement to ensure rehabilitation of existing tenants/occupants in accordance with their rules.

Form No. VI prescribed in rule No. 12 u/c-22 of the Act, shall be filed within a period of three months from the date of the existing structures. Question of issuing regular title for the land falling vacant due to demolition of structures will be considered only after the existing structures will be demolished, and proposed building has been constructed or demolished, and proposed building has been completed or approved plans are on the verge of completion.

The construction work of redevelopment shall be completed within the period of 5 years from the date of issue of order of intent.

The holder will not utilize the FSI of the structures which are not demolished.

The dwelling unit purchased/allotted in the above scheme shall not be sold/transferred for a period of 5 years from the date of original transaction, which will have to be registered with the Sub-Registrar within the period as specified in the Urban Registration Act, 1908.

This letter of intent is valid for the period of three years from the date of its issue and would be lapse automatically, if work is not commenced within the specified period. Areas and plots 41564.87 sqm. (Forty one thousand five hundred sixty four & eighty seven including area under road set-back to the extent of 3608.62 sqm. @ only non-vacant land attributable by the landholder within the meaning of ULC Act, 1976. /Railway road.

1. The above conditions will be binding on all the owners/their assignees, constituted attorney, developers and transferees.
2. Statement u/c (1) of the Act by him, if any, will be decided separately.
3. The landholder should obtain clearance from this office by producing the site agreement before getting further commencement certificate above the plinth level.

This letter of intent is also subject to your obtaining clearance from any other authorities viz., the Development Permission from any other authorities viz., the Additional Collector, SD/Planning and Area Development Board, the Additional Collector, SD/Sub-Divisional Officer, BSD/Additional Dist. Dy. Collector, N. City, as applicable in your case under the respective Acts or rules for the Act for the time being in force. This letter of intent only applies for the time being in force. This letter of intent only applies for the area under set-back adn. 3608.62 sqm. @ within the meaning of the ULC Act, 1976, and that the acquisition of permission under sec. 22 may arise only after the said becomes vacant land on the completion of demolition of the building and proposed building has been constructed as per approved plans and is on the verge of completion.

/Railway road  
 adn. 3884.00 sqm. existing nala adn. 1513.75 sqm.  
 and nala, set-back adn. 4433.86 sqm.

R.D.11  
 All



Handwritten notes on the adjacent page include '1.30', '27', and a large arrow pointing to the right.

(1107)

ANNEXURE - A

NO.C/ULC/D.III/22/5308.  
OFFICE OF THE ADDITIONAL COLLECTOR,  
C.A., ULC, GR. BOMBAY,  
NEW ADMINISTRATIVE BUILDING,  
OPP. MAITRALAYA, BOMBAY. 400003

20/04/94  
ASST. PLOCH,  
22/04/94

DATE: 16.08.1994

202

~~Subj: M/s. The Hindustan Cbs Coly Ltd.~~  
C/O. M/s The Great Eastern Shipping Co. Ltd.  
HONGKONG BANK BLDG. 60, MG Road,  
Bombay. 40001.



Subj: Permission for redevelopment of property  
bearing S.No.      CTSHO. 592, 593, 594, 594/110/595,  
of village Kurla in DSD/Bombay City.  
Taluka Kurla

Str/Madam/Gentlemen,

A. Please refer to your Architect's letter No. M11 dated 7.7.94 and your C.A.'s letter No. M11 dated 14.6.94, seeking permission for redevelopment of the above mentioned property.

B. At this stage, the land is not vacant and within the meaning of the U.L.(C&R) Act, 1976, because it is built up with Twenty Seven structures which containing Two dwelling units. The calculation of plinth area, land appertenant, additional land apprt. and the proportionate Tax percent R.G./etc. show that the land is non-vacant to the extent of 41564.87 sqms. (Forty one thousand five hundred sixty four & point eight seven sqms.) excluding area under Railway Road to the extent of 3608.62 sqms. Internal road adn. 3884.00 sqms., existing pala adn. 1513.75 sqms. and xla set-back adn. 4433.86 sqms.  
/8% amenity space

Thus, the question of permission under section-22 of the ULC Act, 76, in your case can be considered only when the land become vacant after all the structures are demolished with the consent of the existing occupants/tenants or the promisor and the proposed building has been constructed as per approved plans and is on the verge of completion. This order under sec.22 with permission to retain the above land usually contains the following conditions: :

1. The letter of intqpt. and permission under sec.22 shall be subject to the applicant's producing proof regarding the title ownership of the land, possession, area and war thereof. The CDMC should verify the same before issuing TOP/CC.
2. The permission is operative for redeveloping the property in accordance with the provisions of D.C. Regulations in force.
3. The maximum size of tenements should be 120 sqms. plinth area, if the size of the fls. to be occupied by the owner/tenant in the property exceeds 120 sqms. then the land holder would be entitled to construct smaller number of fls. to of an equivalent area in the same plot subject to a maximum of 300 sqms. plinth area for each

RECEIVED  
MUMBAI SUBURBAN DISTRICT  
BANDRA

22/04/94  
M

130  
27

No. C/ULC/D. III/22/5308.

203

Additional Collector &  
Commissioner, Agriculture,  
(U. I., 1st Floor),  
New Ahmednagar Building,  
Mumbai  
Dated: 29.4.1997.

421-28
3024
2004

CORRIGENDUM.

Subject:- Permission for redevelopment of property bearing  
CTS No. 592, 593, 594, 594/1 to 10, 595, 595/1 to 35 of Village Kurla  
of Village Kurla Tal. Kurla. in MSD.  
Corrigendum to the Letter of Intent.

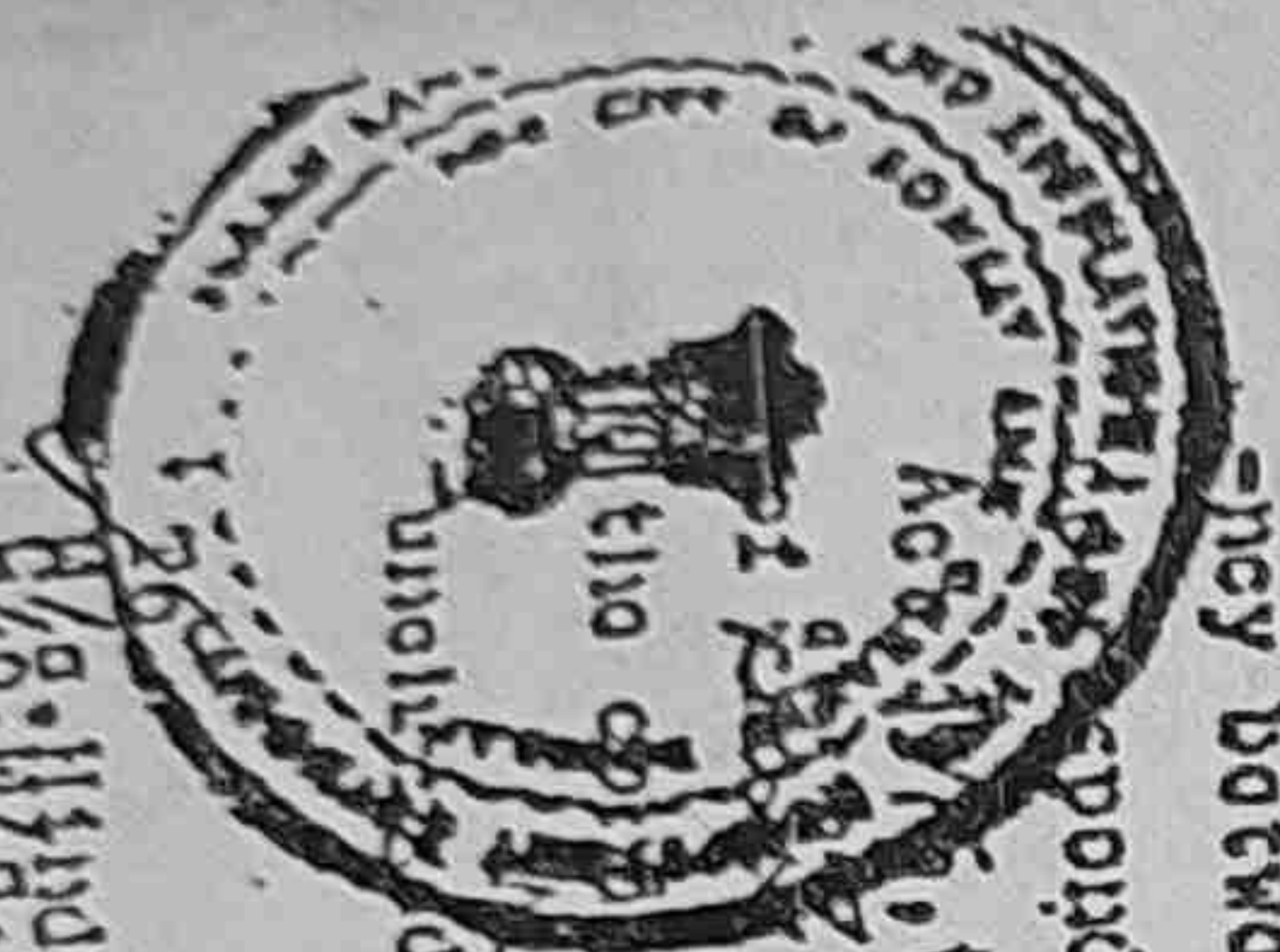
Part:- 1) This office LOI No. C/ULC/ D. III/22/5308, dt. 16.8.97, the  
2) M/s. Hindustan Ciba. Geigy Ltd.'s application

Permission for redevelopment of property bearing  
593, 594 & 594/1 to 10, 595, 595/1 to 35 of Village Kurla  
MSD was granted by this office vide LOI referred to  
for non-variant area s.n.s. 41564.87 sqm. excluding area  
Railway reservation s.n.s. 3608.62 sqm. historical road s.n.s.  
area, sitting s.n.s. 1513.75 sqm. s.n.s. set-back s.n.s. 4433.66 sqm  
and SVL Nil.

Now M/s. Hindustan Ciba. Geigy Ltd. vide their letter referred  
to at Sr. No. 2 above have applied for corrigendum to LOI for deletion  
of condition No. 4 and 9 of the said LOI. They have stated that,  
these conditions are unenforced because of the fact that, the  
total area of the plot is non-variant. They have further stated that  
these conditions could be made applicable for the plots where  
the area is more than 1 hectare whereupon the density pattern is  
governed by existing D.C. Rules in force. Therefore, the condition  
No. 4 restricts the freedom of buying the flats upto 120 sqm. as  
stated in the LOI. Further, they have stated that since the entire  
land is non-variant and hence, do not come under the purview of any  
scheme and therefore, do not attract the provisions on restriction  
on any time limit."

Considering above facts, it is necessary to mention conside-  
rations between D.C. Regulation 1991 for G.M. Urban Mun. Corp. and  
- regarding condition No. 4 of LOI for redevelopment w/d. 22 of ULC  
to avoid undue hardship being caused to applicant because  
between the provision in the future case. Therefore,  
condition Nos. 4 and 9 of the said LOI is deleted.  
1 other terms and conditions of the said LOI remain

Additional Collector &  
Commissioner, Agriculture,  
Mumbai  
Dated: 29.4.1997.



R. D. M. ✓



Friday, May 13, 2005

11:26:39 AM

पावती

Original  
नोंदणी 39  
Regn. 39 M

पावती क्र. : 3070

दिनांक 13/05/2005

गावाचे नाव कांजुर

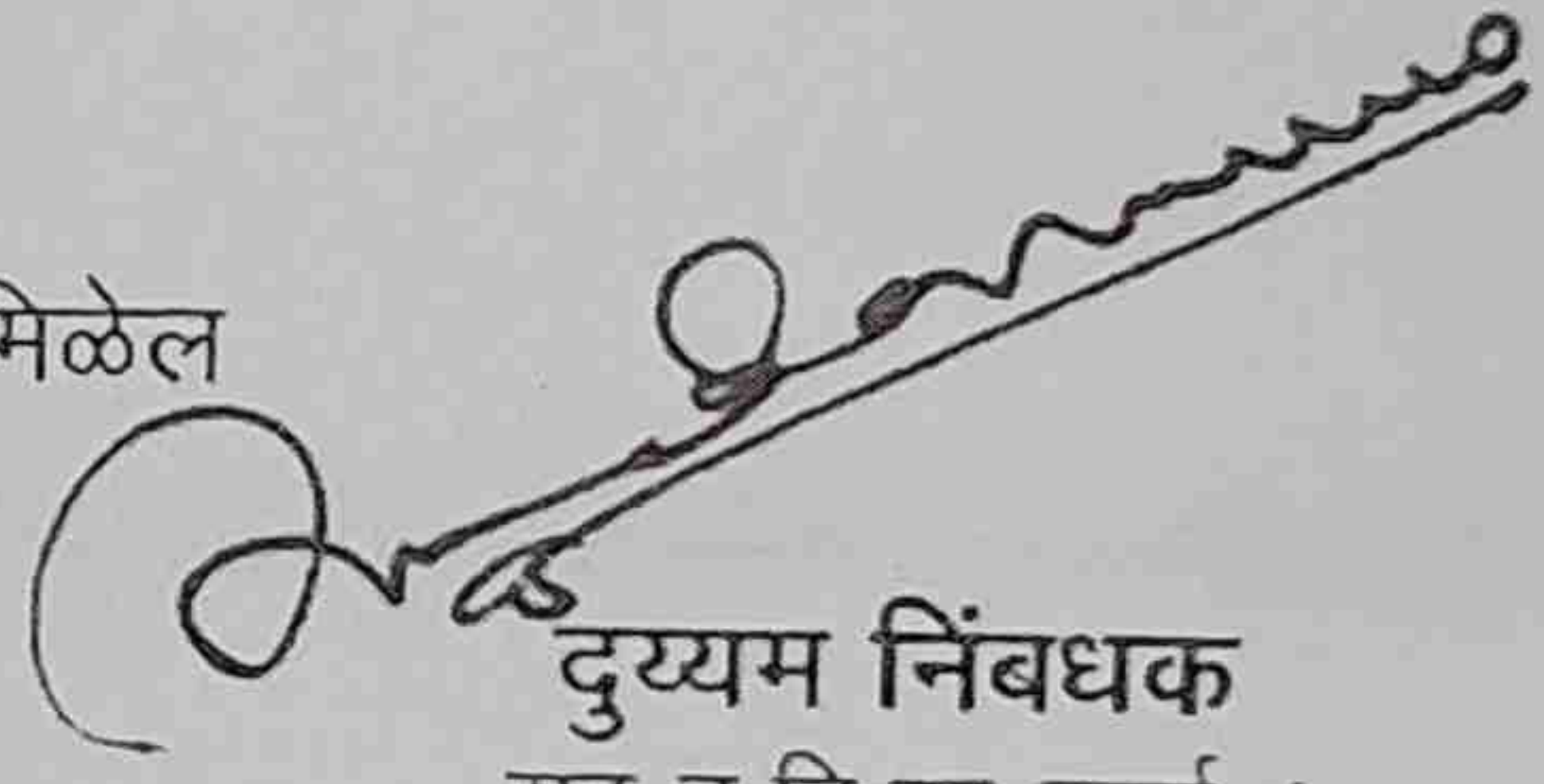
दस्तऐवजाचा अनुक्रमांक वदर14 - 03065 - 2005

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: रश्मी डे - -

नोंदणी फी	:-	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (86)	:-	1720.00
एकूण रु.		31720.00

आपणास हा दस्त अंदाजे 11:41AM ह्या वेळेस मिळेल

  
दुय्यम निबंधक  
सह दु.नि.का-कुर्ला 4

बाजार मुल्य: 2340745 रु. मोबदला: 3405790रु.

भरलेले मुद्रांक शुल्क: 154100 रु.

देयकावा प्रकार :डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: विजया बँक मुं. ;

डीडी/घनाकर्ष क्रमांक: 525879; रक्कम: 30000 रु.; दिनांक: 25/04/2005

201



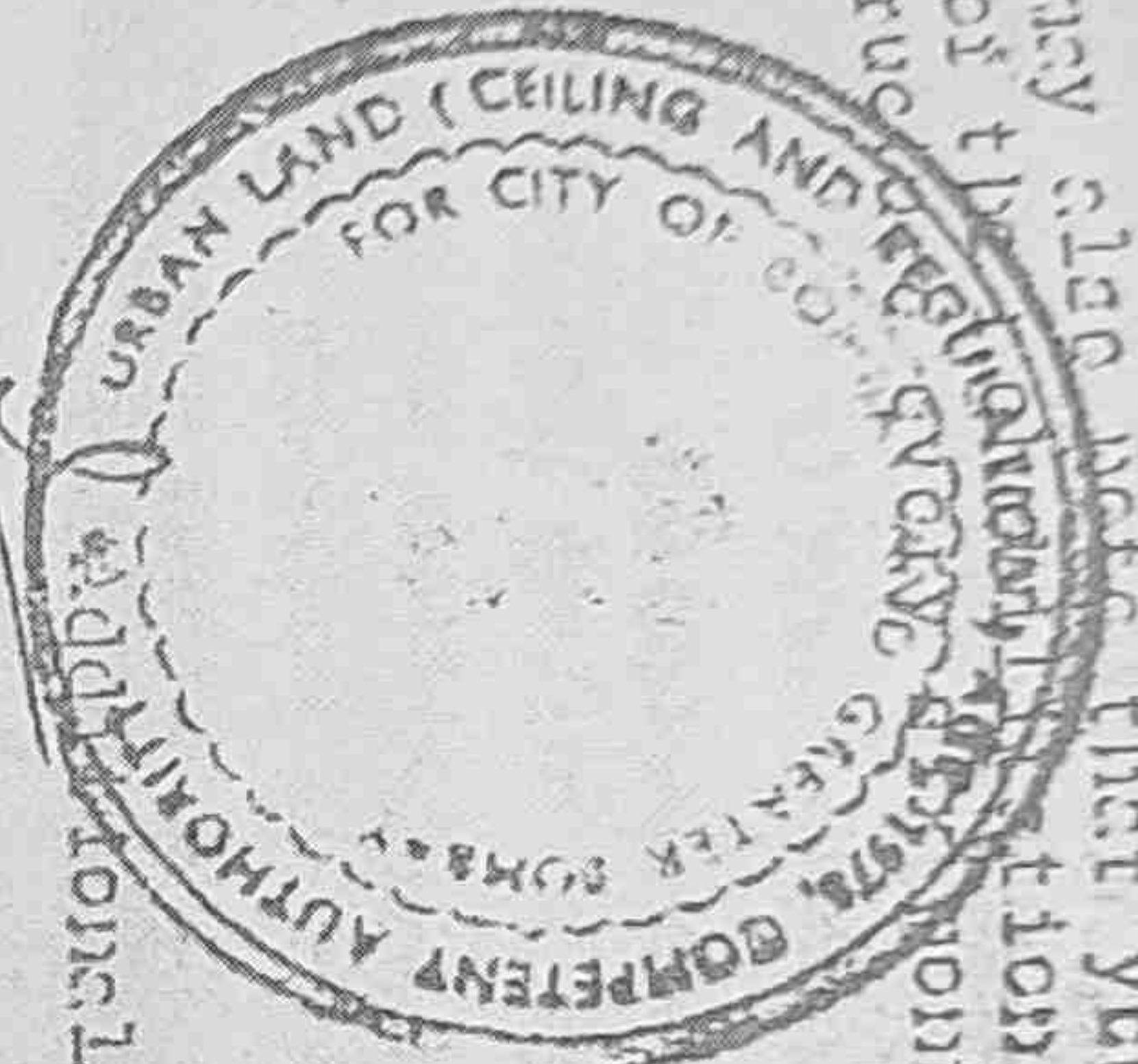
72-18
13/11/64
13/11/64

As per power entrusted with me, I hereby allow the above mentioned land for redevelopment purpose after the vacant land for redevelopment purpose after the vacant structures till the validity of this order.

You may approach the GEMC with an undertaking that, all the above mentioned conditions are acceptable to you to get your redevelopment proposal approved. You should apply for permission u/s. 22 of the Act, at the time mentioned in the condition No. 6 above.

You may also note that you would be required to submit the progress of the work within the next 3 months.

Yours faithfully,

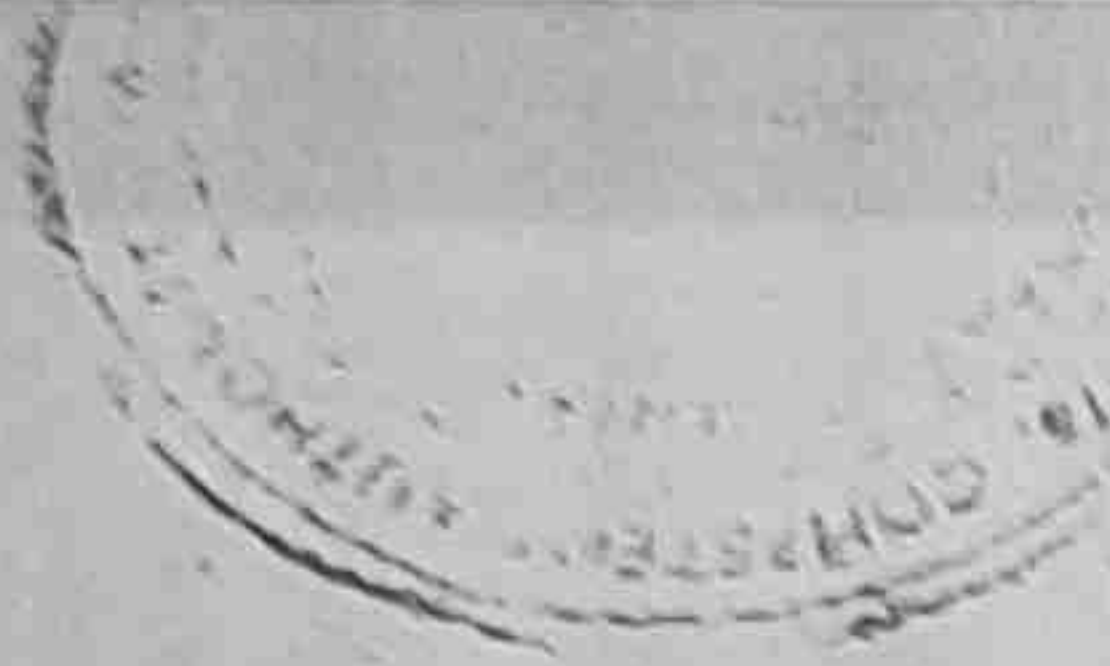


1. Copy i.w.c. to 1) The Dy. City Engineer (DP), DMC Mehrauliha Marg, Fort, Bombay. 400001, for information.
- 2) The Ex. Engineer (BP), City/Meston/Estern Suburbs S Ward, Dy. City Engineer, Malabar Hill, Matkoper, Bombay. 400077.

He is requested to inform this office after the existing structures have been demolished, to forward a copy of the undertaking furnished by the landowner/developer/concerned vide Para-F above and a copy of the IOD/CC is granted. Further requested that the CC upto plinth level may be granted to landholder and that no further CC shall be granted by the DMC without obtaining clearance from this office.

- to D.V to
3. Copy filed with statement u/s. 6(1) bearing No. C/ULC/6(1)/SF- IV-453, for information and record.

4. Copy i.w.c. to the Sub-Registrar, Collectoratd, Bombay.



R. D. D. 1  
4

BILL NO (GGN) 000002144287802

मिटर क्रमांक : 000063132853 भोवनेल/दिनांक : 98xxxxxx56

M/S DEY RASHMI  
GREAT EASTERN GARDEN FLOOR KANJUR MARG PHASE II L B S KANJURMARG 400078

पत्राचार के पत्तिका  
दि. इलेक्ट्रिक माईटिंग प्रॉपर्टीस कानपुर मार्ग फेज 2 एरर भी एरर कानपुरमार्ग 400078

बीजा पुरवठा देयक  
BILL OF SUPPLY FOR THE MONTH OF - सप्टेंबर-2023

File No: 1-24400-14  
CS 8.18

GSTIN: 27AAECM2833K1ZB

देयक दिनांक : 14-09-2023  
देयक रकम रु. :

देय दिनांक : 04-10-2023  
या तारखे नंतर

QR कोड वरून देयक रकम देण्यासाठी  
Scan this QR Code when making any bill payment via UPI Payment

विलीन युनिट : 4732/ISHWAR NAGAR S/DN./BHANDUP  
उप सेक्टर : 92LT I Res-3-Phase  
घोल क्रमांक : 0  
श्री.सी./चक्र+मार्ग+क्रम/रि.टी.सी. : 3/08/1267/0047/3555267  
मिटर क्रमांक : 065506331511  
रिडिंग गुण : 13

पुरवठा दिनांक : 21-09-2006  
मंजूर भार : 16.00 KW  
सुरक्षा ठेव जमा (रु) : 9730.00  
वास्तु रिडिंग दिनांक : 09-09-2023  
मागील रिडिंग दिनांक : 09-08-2023

वास्तु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
24706	24702	1.00	4	0	4

Meter Status: Normal  
Bill Period: 1.034

0 100 200 300 400

ऑगस्ट-2023	194	██████████
जुलै-2023	300	██████████
जून-2023	460	██████████
मे-2023	306	██████████
एप्रिल-2023	377	██████████
मार्च-2023	360	██████████
फेब्रुवारी-2023	251	██████████
जानेवारी-2023	297	██████████
डिसेंबर-2022	322	██████████
नोव्हेंबर-2022	313	██████████
ऑक्टोबर-2022	314	██████████

बीजा वापर : 331  
सप्टेंबर - 2022 : 4  
सप्टेंबर - 2023 : 4

QR कोडद्वारे संपणा केल्यास, संपणा दिनांकानुसार लागू असलेली वनर देयक संपणा नूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.  
नववर्ती वकार विचारण कर 267  
800-21-2425, 800-23-2426, 92, 92

शाहकाच्या तक्रारीचे निवारण करण्याबाबतचे नियम व कार्यपद्धती महानिगरपालिका संकेत स्थळ  
www.mahadiscom.in > ConsumerPortal  
> CGRF यावर उपलब्ध आहे

आपली सेवाही उपलब्ध आहे



This Electricity Bill neither reflects a title nor is to be used as a proof of ownership of any Property or Premises

**महत्त्वाचे**

व्यक्तिगत विना रिडिंग साठी नोंदणी करा व प्रत्येक दिवसात 10 क्वॉटारा नोंदी नोंदविण्यात येतील. <https://consumerservice.mahadiscom.in/gogreen.php> (GGN नंबर) वरून नोंदी नोंदविण्यात येतील. <https://consumerservice.mahadiscom.in/gogreen.php> (GGN नंबर) वरून नोंदी नोंदविण्यात येतील. <https://consumerservice.mahadiscom.in/gogreen.php> (GGN नंबर) वरून नोंदी नोंदविण्यात येतील. <https://consumerservice.mahadiscom.in/gogreen.php> (GGN नंबर) वरून नोंदी नोंदविण्यात येतील.

For making Energy Bill payment through RTGS/NEFT mode, use following details  
o Beneficiary Name: MSEDCL o Beneficiary account no.: MSEDCL01000063132853  
o IFS Code: SBIN0008965, Name of Bank: STATE BANK OF INDIA, Name of Branch: IFB BKC  
o Bill Amount: <As per bill>  
Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.

**तुमची परसंती आम्हाला सांगा**

ब्रँड, सामाजिक विषय तसेच वर्तमानालाच्या मुद्यावर तुमचा दृष्टीकोण काय आहे? आपलं मत सांगा ज्याने तुमच्या गरजा आम्ही जास्त चांगल्या प्रकारे समजू शकू.

9326508274 वर 'OPINION' व्हाट्सअप्प कथा किंवा ऑप ड्राऊनलोड करा



QR कोड स्कॅन करा व्हाट्सअप वर किंवा ऑप ड्राऊनलोड करा  
App मध्ये सर्वे करा आणि आम्हाला कधीत दिवस



India's No. 1 Consumer Data Intelligence Company.  
www.axismyindia.org

स्वच्छता विलीन युनिट : 4732	शाहक क्रमांक : 000063132853	श्री. सी. : 13	दर : 92
अंतिम तारीख : 04-10-2023			

या तारखे पर्यंत भरल्यास	25-09-2023	
या तारखे नंतर भरल्यास	04-10-2023	

दुर्कची सहाय्यता:

विलीन युनिट : 4732

शाहक क्रमांक : 000063132853

रिडिंग क्र. : 3555267  
श्री. सी. : 13 दर : 92

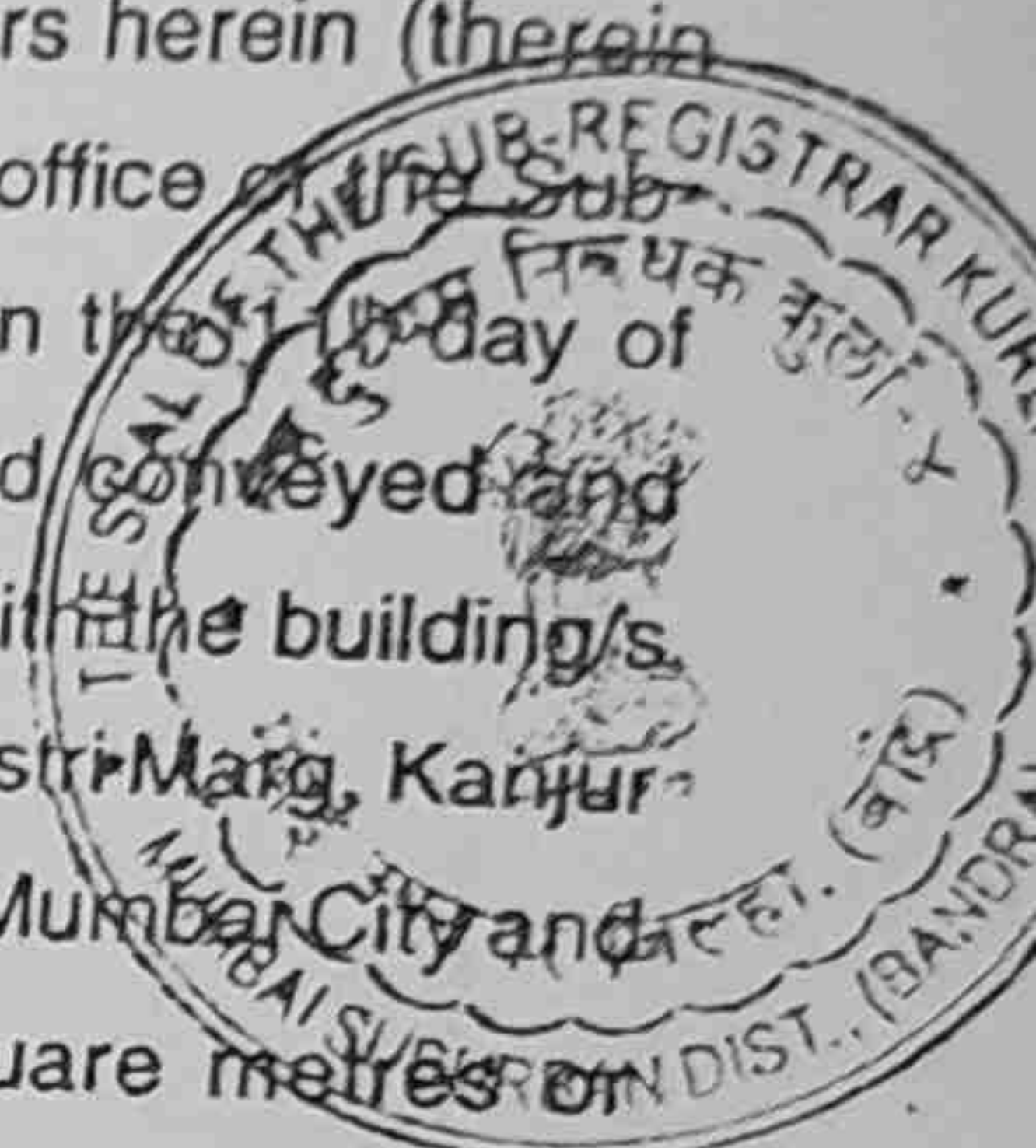


अंतिम तारीख	04-10-2023	
या तारखे पर्यंत भरल्यास	25-09-2023	
या तारखे नंतर भरल्यास	04-10-2023	

42-14  
30/11/04  
2004

WHEREAS:

- (a) By an Indenture dated 10<sup>th</sup> October 1994 between Hindustan Ciba Geigy Limited (therein called "the Vendor") of the One Part and the Promoters herein (therein called "the Purchaser") of the other part (and registered in the office of the Registrar of Assurances at Bombay under No. BBJ-1287/94 on the 10<sup>th</sup> day of October 1994) the said Hindustan Ciba Geigy Limited granted, conveyed and transferred to the Promoters ALL THAT piece of land together with the building/s and structures then standing thereon situated at Lal Bahadur Shastri Marg, Kanjur in Greater Mumbai in the Registration Sub-District and District of Mumbai City and Mumbai Suburban admeasuring in the aggregate 54,996 square metres or thereabouts and bearing Old City Survey Nos. 592, 593, 594, 594/1 to 594/10, 595 and 595/1 to 595/35 and New City Survey Nos. 592-A, 592-B, 592-C, 592-D, 592-E and 592-F being Sub-divided Plots A, B, C, D, and E more particularly described in the **First Schedule** thereunder and also in the **First Schedule** hereunder written (hereinafter called "the said Property") and shown on the **Plan No. I** hereto annexed and thereon surrounded by red colour boundary line for the consideration and on the terms and conditions therein contained.
- (b) The Promoters are absolutely seized and possessed of and otherwise well and sufficiently entitled to the said Property and are developing the same by constructing thereon several buildings and other structures in phase-wise manner collectively to be known as "The Great Eastern Gardens".
- (c) In reply to the application made by the said Hindustan Ciba Geigy Limited for permission for re-development of the said Property, by his letter No. C/ULC/D-III/22/5308 dated 16<sup>th</sup> August 1994 the Additional Collector and Competent Authority ULC Greater Bombay has indicated that an order under Section 22 of the Urban Land (Ceiling & Regulation) Act, 1976 with permission to retain the land usually contains the conditions stated in the said letter. The said letter was amended by Corrigendum No. C/ULC/D.III/22/5308 dated 29<sup>th</sup> April 1997 whereby condition Nos. 4 and 9 of the said letter are deleted. The said order is revalidated by their letter no C/ULC/D-III/22/5308 dated 4<sup>th</sup> November 2004. Copies of the said letter and Corrigendum are hereto annexed and marked **Annexure "A"** (Collectively). The Flat Purchaser has inspected the same.



R. Day

*[Handwritten signature]*

17. that the set back area and its N. A. will be reduced after handing over to the Greater Mumbai Municipal Corporation.

18. that the grantee shall obtain prior permission for excavation & shall pay royalty to government as per rules.

over 1000 sq. ft.  
30/4/83  
royalty to  
2004

### SCHEDULE

Name of the Holder : M/s. Hindustan Ciba Geigy Limited.

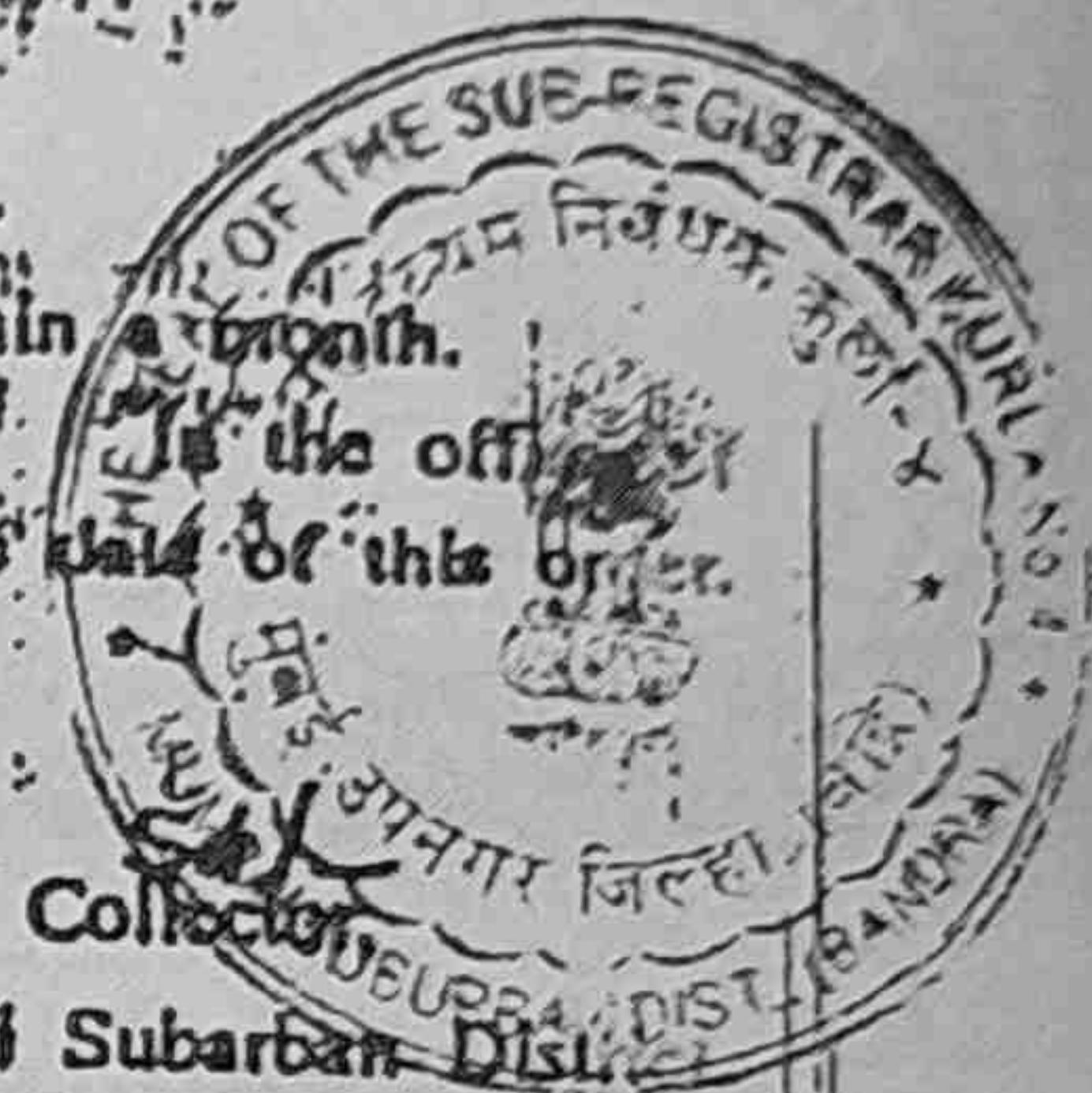
Village : Kanjur

Taluka : Kurla

District : M. S. D.

C. T. S. No. 592pt, 593pt, 594pt, 594/1 to 10pt, 595pt, 595/1 to 35pt.  
sub-divided Plot 'A' (Area 41597.20 sq. mtrs.)

- i) Area in sq. mtrs. purpose Commer/Industrial
- ii) Area in sq. mtrs. 41597.20 purpose Residential
- iii) Rate of annual N. A. Assessment Rs. 12895/-
- iv) Period from Revenue Year : 1997-98
- v) Conversion tax of Rs. 38685/- to be paid within a month.
- vi) the grantee shall pay total amount of Rs. 51580/- in the office of the Tahasildar, Kurla within a period of one month from the date of this order.



To : M/s. Hindustan Ciba Geigy Limited

Attn : M/s. Great Eastern Shipping Company Ltd., Mumbai Suburban District

To : Hongkong Bank Building, M.G. Road, Mumbai-400 001.

Encl: One copy of approved plan of Building.

1. Copy Submitted to the Commissioner, Konkan Division for favour of information.
2. Copy with a copy of approved plan, forwarded for information and necessary action to the Tahasildar, Kurla in duplicate. He should take an entry in taluka-form II and recover tax within a period of one month.
3. Copy to the Additional Tahasildar (N. A.) Kurla for information.
4. Copy with a copy of approved plan, forwarded to the C.T.S.O. Mq. Mulund Mumbai & M.S.D. He should recover the measurement fees from the applicant & carry out the actual measurement and report any difference of area in the actual holding as compared to the area for which N. A. assesment is levied, so that suitable corrigendum can be issued. He may also make entry in P. R. Card of all the holders, as shown in the schedule above, if it is not so done earlier.
5. Master file.

O/C signed by the Collector



*[Signature]*  
Collector,  
Mumbai Suburban District.

TRUE COPY

*[Signature]*  
ACCESS ARCHITECTS  
381-42, N. ROAD, 18-18 MAR BLDG.,  
THIRD FLOOR, FORT, BOMBAY-1.

1541001

**ICICI BANK LTD, FORT FRANKING DEPOSIT SLIP**

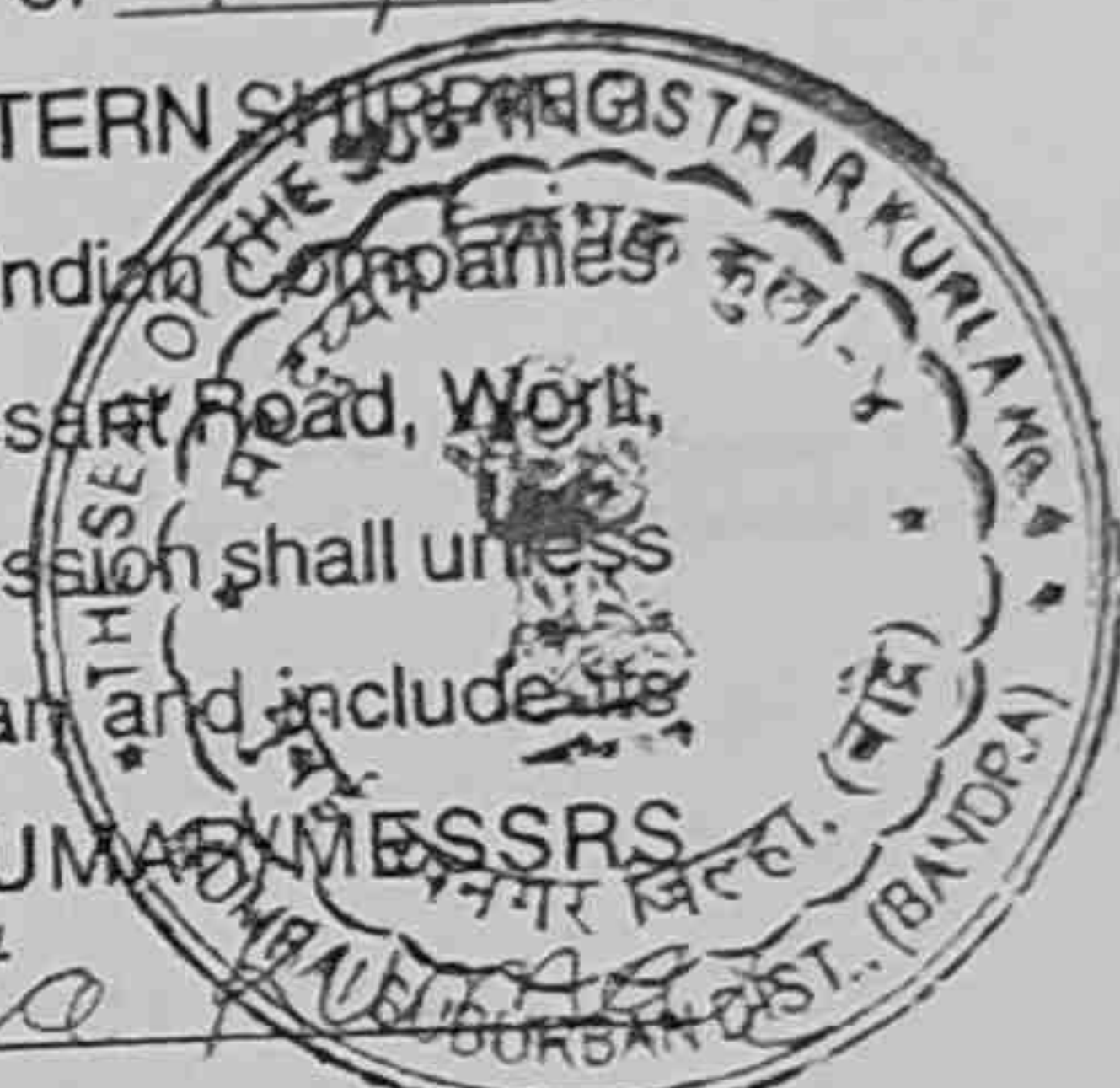
Customer Copy		Date: 9/5/05
Deposit Br. Fort CML	ICICI Bank A/c Stamp only	
Pay to:	Rs.	154100/-
Franking Value	Rs.	10/-
Service Charges	Rs.	154110/-
Total	Rs.	154110/-

Name of Stamp duty paying party: Mrs. Rashmi Dey and others

Received With Thanks  
Rs 1,54,100/- Towards  
Payment of stamp duty  
359616  
DD / Cheque No. at sfstos  
Drawn on Bank medien bank  
Bbay 21

Trans ID: 9558  
\* (For Bank's Use only)

THIS AGREEMENT FOR SALE made at Mumbai this 11th day of May in the Christian year Two Thousand 05 BETWEEN THE GREAT EASTERN SHIP REGISTRATION COMPANY LIMITED a company incorporated under the provisions of the Indian Companies Act, 1913 and having its registered office at Ocean House, Dr. Annie Besant Road, Worli, Mumbai 400-018 hereinafter referred to as "the Promoters" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the One Part AND SHRI/SMT/KUMAR MESSRS Rashmi Dey and Mr. Subrata Dey.



of Mumbai Indian Inhabitant/s residing at A/14, Manek Complex Sector-29, Vashi, Navi Mumbai 400703.

~~\_\_\_\_\_ a partnership firm registered under the Indian Partnership Act 1932 and carrying on business at \_\_\_\_\_~~

~~\_\_\_\_\_ / a Company registered under the Indian Companies Act 1913 / Companies Act 1956 having its registered office at \_\_\_\_\_~~

hereinafter referred to as "the Flat Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof include in the case of an individual/s his or her heirs executors administrators and permitted assigns and in the case of a partnership firm the partners from time to time constituting the firm and the survivors or survivor of the firm and the heirs executors and administrators of the last surviving partner and their heirs executors and permitted assigns and in the case of Company or a Body Corporate its successors and permitted assigns) of the Other Part;

105

R.D. / A

15 One Lakh Fifty Four thousand

ICICI Bank Ltd.  
30 Mumbai Samachar  
Mang. Fort: Mumbai-400001  
D-S/STP(V)/C.R. 1011/01/2004/7058-71  
Stamp Duty: R. 0154100/- PB5134  
Stamp Duty: MAHARASHTRA  
Special Adhesive MAY 06 2005  
95558  
104305  
12:17

#2. - 28
30 EY 139
2009

**THE FIRST SCHEDULE ABOVE REFERRED TO**

ALL THOSE pieces or parcels of land or ground situate, lying and being in the village of Kanjur in the Registration District of Bombay and Sub-District of Bandra admeasuring in the aggregate 54,996 sq.mts. or thereabouts together with structures thereon and bearing Old City Survey Nos.592, 593, 594, 594/1 to 594/10, 595 and 595/1 to 595/35 and New City Survey Nos.592-A, 592-B, 592-C, 592-D, 592-E and 592-F being sub-divided plots A, B, C, D and E and bounded as follows:

- On or towards the North : By the property belonging to Indian Shelling & Refining Company Ltd.
- On or towards the South : By the property belonging to Phoenix Paper Mills (India) Ltd.
- On or towards the East : By Central Railway Line and
- On or towards the West by : Lal Bahadur Shastri Marg



**THE SECOND SCHEDULE ABOVE REFERRED TO**

ALL THOSE pieces or parcels of land or ground situate, lying and being in the village of Kanjur in the Registration District of Bombay and Sub-District of Bandra admeasuring in the aggregate 551.0175 sq.mts. or thereabouts :

- On or towards the North : By Open Car Park.
- On or towards the South : By Underground Tank.
- On or towards the East : By Proposed Building.
- On or towards the West by : By Additional Recreation Ground.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

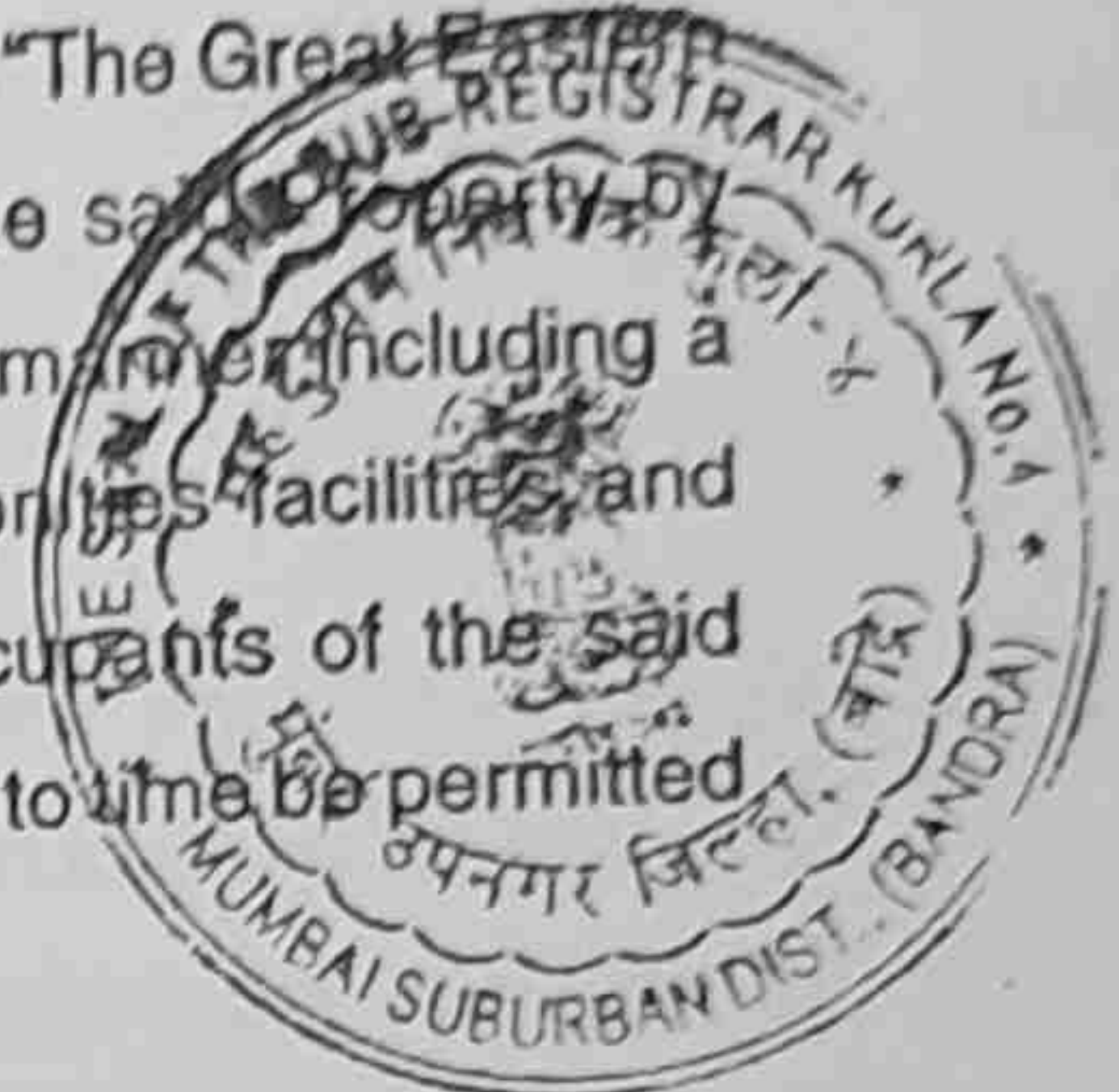
1. Elevators – 2 nos.
2. Landscaped gardens with
  - a) Swimming Pool
  - b) Paddle Pool
  - c) Amphitheatre.
  - d) Children's play area with play equipment.
  - e) Chessboard.
  - f) Skating rink
3. Club House consisting
  - a) Reception area

R. D. J. ✓

M

बंद-१४	
३०६५	३
DRAP/SR-	

- (d) The Collector, Mumbai Suburban District by Order No. C/Desk II/D/LN K-0161 dated 9<sup>th</sup> September 1998 has granted Non-Agricultural Permission in respect of the Sub-divided Plot A admeasuring 41597.20 Square Metres of the said property for residential purpose. Copy of the said Order is hereto annexed and marked Annexure "B". The Flat Purchaser has inspected the same.
- (e) The Promoters have evolved a development scheme known as "The Great Eastern Gardens" under which they have and continue to develop the said property by constructing new buildings and other structures in a phased manner including a Club-House and other structures thereon for providing amenities, facilities and conveniences for the more beneficial enjoyment of the occupants of the said buildings and structures (present and future) as may from time to time be permitted by the Municipal and other authorities concerned.
- (f) The Promoters have completed the construction of Four buildings viz. A, B, C & D and constructing building H on a part of the said Property and have sold / selling flats therein to various Flat Purchasers.
- (g) By a Project Management Agreement dated 5<sup>th</sup> July 2002, the Promoters have appointed Mahindra Gesco Developers Ltd. (then known as Gesco Corporation Ltd.) as the Project Managers to cause the development of the balance of the said Property on the terms, conditions and stipulations therein contained.
- (h) The Promoters have entered into an Agreement with Architect Messrs Access Architects and appointed Messrs Mahimtura Consultants Pvt. Limited as Structural Consultants for the preparation of the structural design and drawings of the new building/s and other structures to be constructed on the said Property, the documents of which have been inspected by the Flat Purchaser.
- (i) The Promoters through their Architect had submitted layout plans in respect of the said Property to the Brihanmumbai Municipal Corporation for sanction thereof and the said plans were sanctioned vide Order No. E.B/CE/905/BS/AS dated 6<sup>th</sup> April 2004. Copies of the said Intimation of Disapproval (IOD) is hereto annexed and marked Annexure "C". The Flat Purchaser has inspected the same.
- (j) With respect to the sanction of the said layout plans the Promoters also submitted for sanction to the Brihanmumbai Municipal Corporation, inter alia, the building

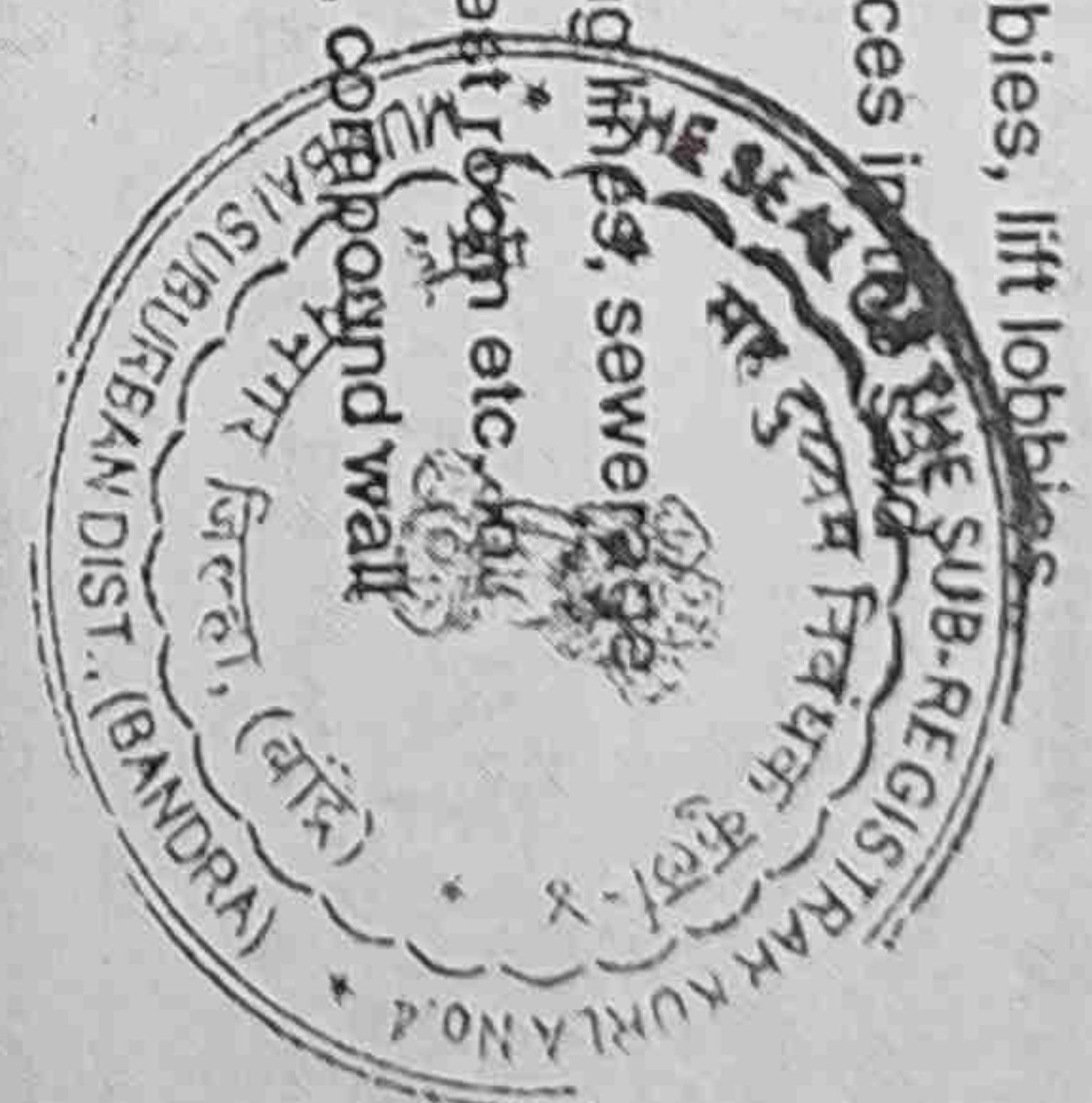


R. Day

1.3 E  
25-27  
S | ↑

फर्मा-११४
३०६५
२००५

- b) Squash Court
- c) Community Hall
- d) Gymnasium
- e) Health club consisting of sauna, jacuzzi and chilled shower.
- f) Toilets and bathrooms
- g) Terrace / roof garden.
- 4. The open spaces, common entrances, common passages, lobbies, lift lobbies, staircases and landings, lifts and lift shafts and common terraces in building.
- 5. Substation/s, overhead and underground water tanks, plumbing pipes, sewerage and drainage lines, watchman cabins, toilets in the silt area, rest room etc. etc. basement condominium office, generator rooms, pump rooms, compound wall etc.



R.D.M  
A