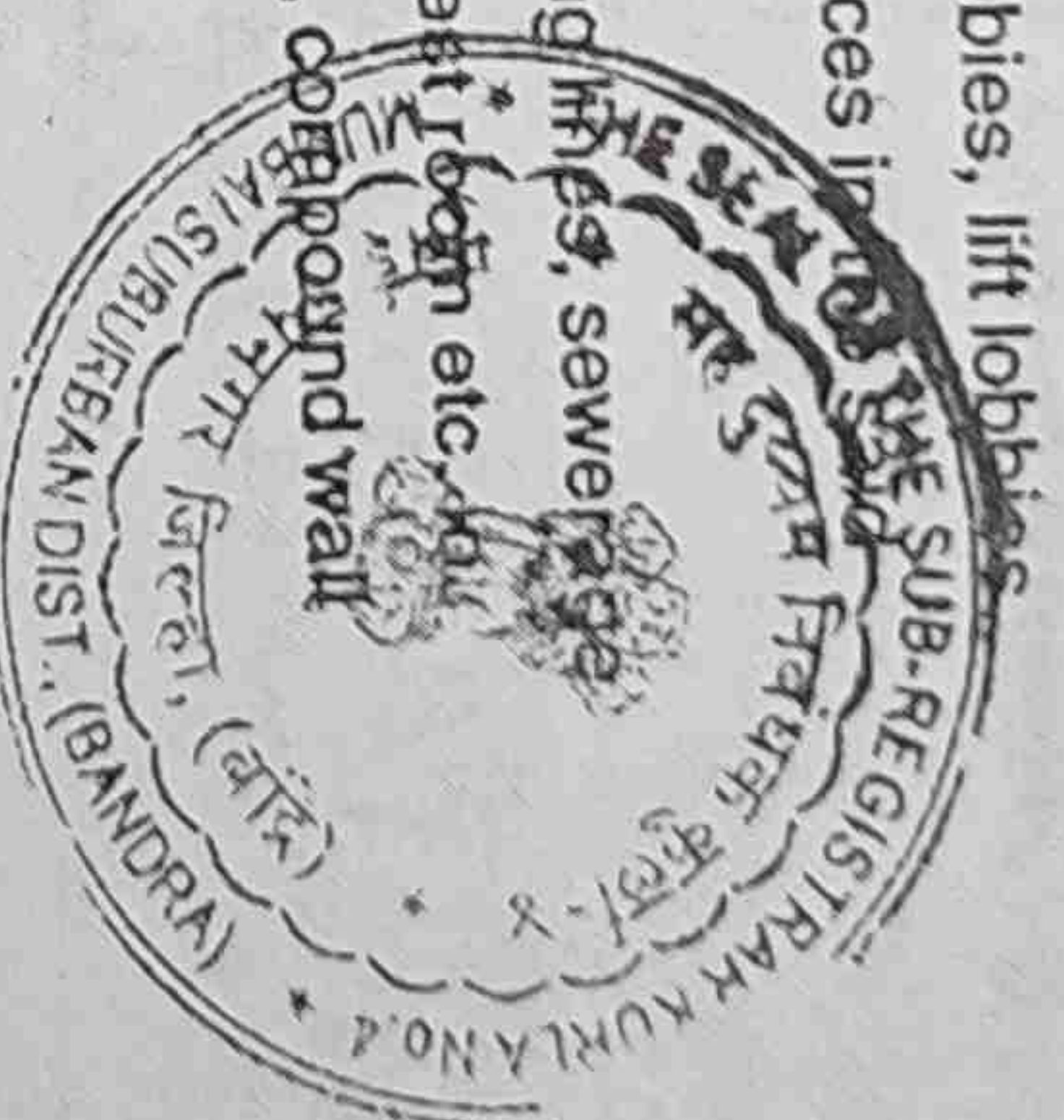


फर्मा-११४	
३०६५	३२
२००५	

- 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 stilt area, rest room etc. etc. basement condominium office, generator rooms, pump rooms, compound wall etc.



R.D.M
A

[Handwritten signature]

1.3 E
25-27
S | ↑

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 and scribbles at the top of the page.

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: -

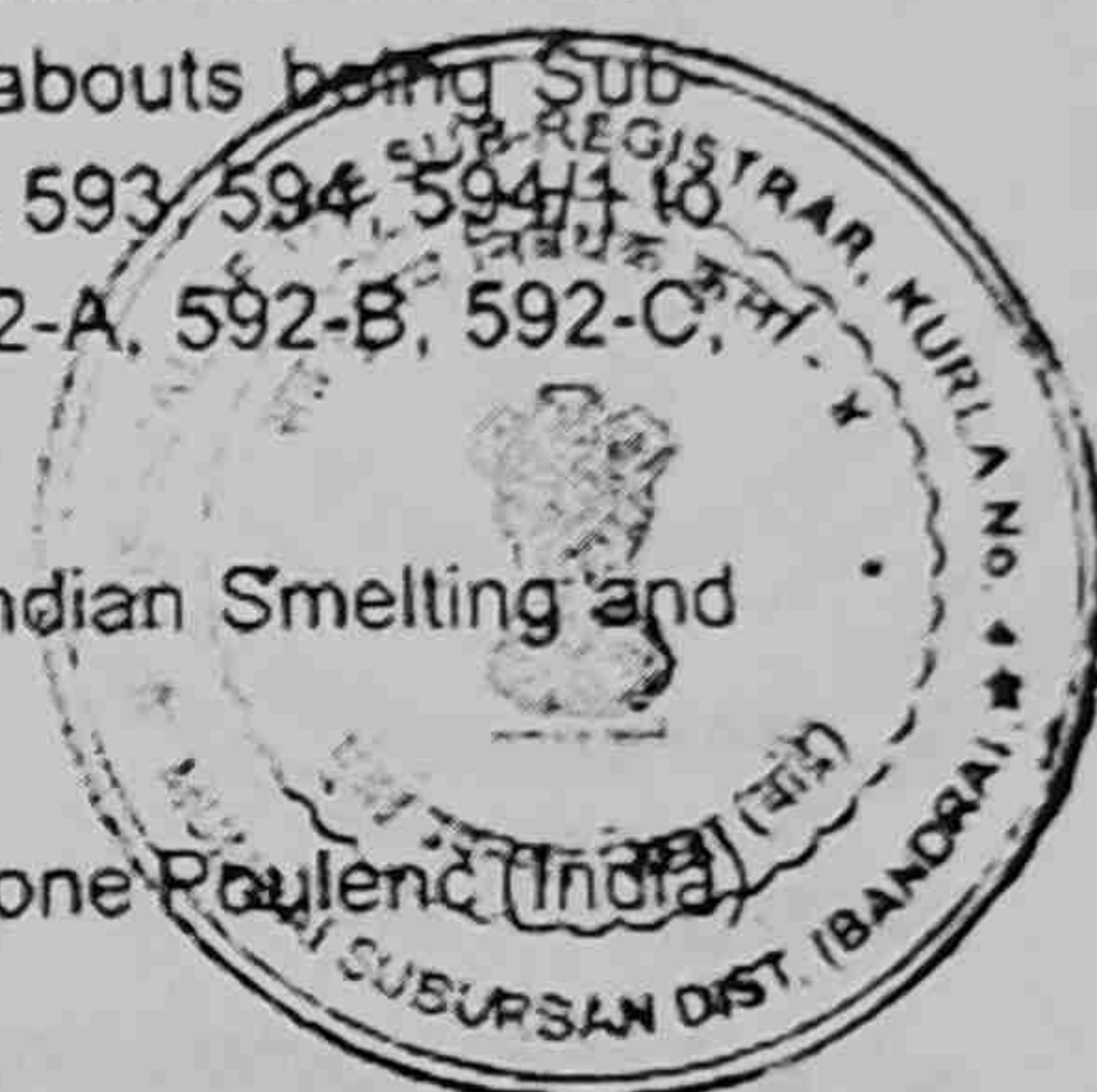
On or towards the North by the property belonging to Indian Smelting and Refining Company

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.1 hereto annexed



221-28	
Handwritten signature	22
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 a signature.



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 बदर 14 - 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: 3405790 रु.
भरलेले मुद्रांक शुल्क: 154100 रु.
देवकावा प्रकार : डीडी/घनाकर्षाद्वारे;
बँकेचे नाव व पत्ता: विजया बँक मु. ;
डीडी/घनाकर्ष क्रमांक: 525879; रक्कम: 30000 रु.; दिनांक: 25/04/2005

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 9th 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, 594/150/595, 595/150/595 of village Kanjur Taluka Kurla in BSD/Bombay City.

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 appertaining, 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. (Forty one thousand 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. /85% 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 of the premises 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 intent 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 flats occupied by the owner/tenant in the property exceeds 120 sqms. then the land holder would be entitled to construct smaller number of flats of an equivalent area in the same plot subject to a maximum of 300 sqms. plinth area for each

RECEIVED
17/08/94
CONSTRUCTION

22/04/94
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

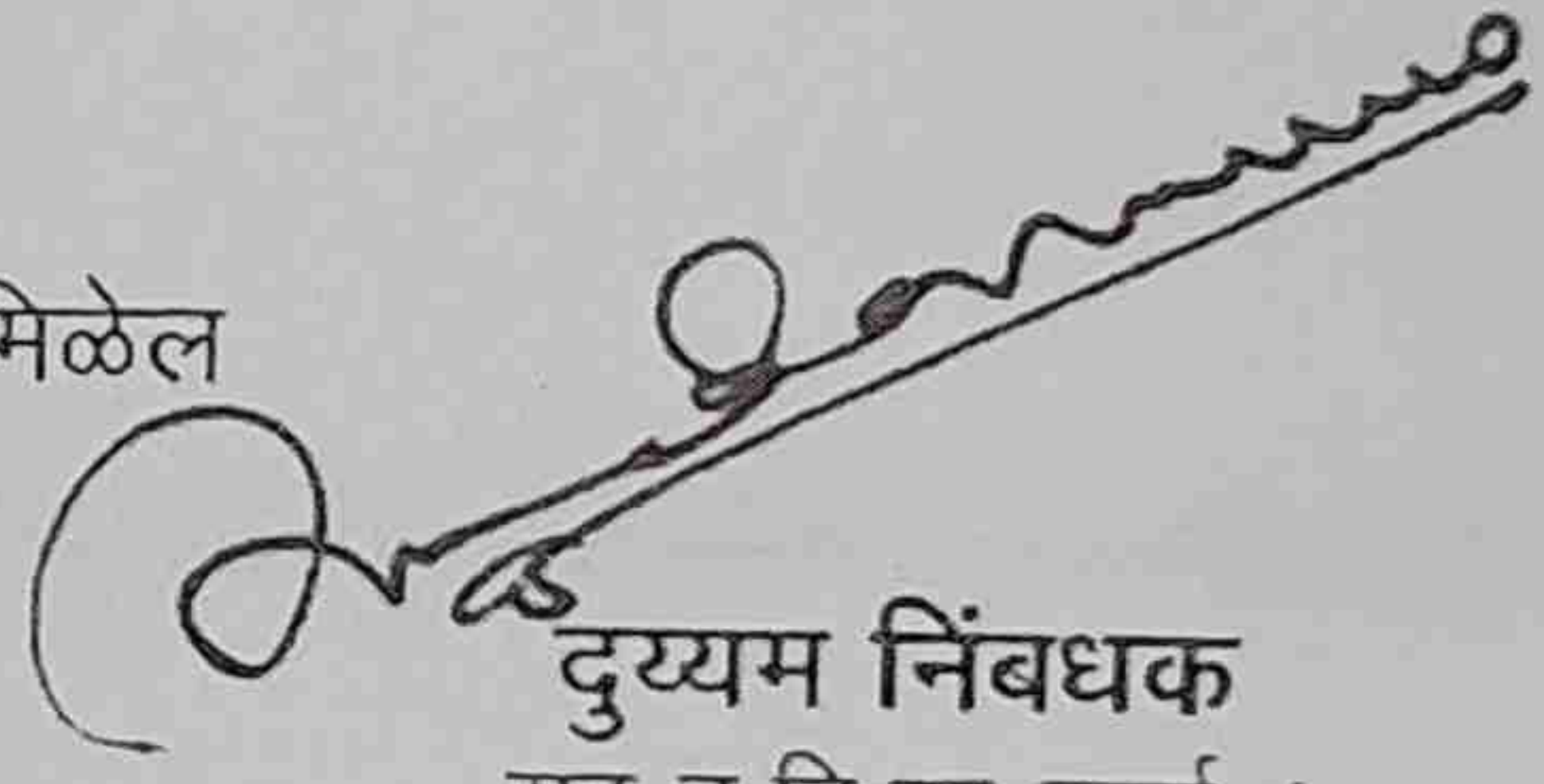
दस्तऐवजाचा अनुक्रमांक वदर14 - 03065 - 2005

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

महावितरण

महाराष्ट्र राज्य विद्युत वितरण कंपनी महाराष्ट्र
N: LM0109MH2005SGG1K3M45

वीज पुरवठा देयक

BILL OF SUPPLY FOR THE MONTH OF - सप्टेंबर-2023

File No : 1-241400-M
CB 5.1.8

BILL NO (GGN): 000002144287602

ग्राहक क्रमांक : 000063132853

मोबाईल/ईमेल : 98xxxxxx56

M/S DEY RASHMI

GREAT EASTERN GARDEN FL905KANJUR MARG PHASE II L B S KANJURMARG 400078

GSTIN:27AAECM2933K1ZB

देयक दिनांक : 14-09-2023

देयक रक्कम रु :

देय दिनांक : 04-10-2023

या तारखे नंतर भरल्यास
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QR कोडद्वारे भरणा केल्यात, भरणा दिनांकानुसार लागू असलेली वर देयक भरणा नूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

मध्यवर्ती तक्रार निवारण केंद्र 24x7
800-212-3435, 800-203-3435, 972, 9729

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपध्दती महावितरणच्या संकेत स्थळ www.mahadiscom.in > ConsumerPortal > CGRF यावर उपलब्ध आहे.

आम्ही सधेदी उपलब्ध आहोत



बिलिंग युनिट : 4732/ISHWAR NAGAR S/DN./BHANDUP
दर संकेत ** : 92/LT I Res 3-Phase
पोल क्रमांक : 0
पी.सी./चक्र+मार्ग-क्रम/डि.टी.सी. : 3/08/1267/0047/3555267
मिटर क्रमांक : 06506331511
रिडिंग ग्रुप : 13

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

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

Meter Status: Normal
Bill Period: 1.03/

0 100 200 300 400

ऑगस्ट-2023	194
जुलै-2023	300
जून-2023	450
मे-2023	306
एप्रिल-2023	377
मार्च-2023	380
फेब्रुवारी-2023	251
जानेवारी-2023	297
डिसेंबर-2022	322
नोव्हेंबर-2022	313
ऑक्टोबर-2022	314

वीज वापर	
सप्टेंबर - 2022	331
सप्टेंबर - 2023	4

महामित्र

खरीत विला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलानागे 10 रुपयांना गो-ग्रीन डिस्काउंट मिळवा. नोंदणी करण्यासाठी :-
<https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर तुमच्या खरीत बिलावर वरच्या बाजूला छया कोपऱ्या मध्ये उपलब्ध आहे.)

पुढील महिन्याचे रिडिंग साधारणतः 09-10-2023 ह्या तारखेला होईल

तुमचा वापरलेला नंबर व इंग्रजीत वरच्या मुद्रिका अजाल्यास तुरंत करा त्वासाठी www.mahadiscom.in/ConsumerPortal/QuickAccess येथे मेट द्या.

ऑनलाइन पैसेट सुविधा <https://wss.mahadiscom.in/wss> किंवा मोबाईल अॅप महावितरणद्वारे सुरक्षित, सुलभ आणि ऑनलाइन पैसेट सुविधेचा अवलंब करा आणि 0.25% (जास्तीत जास्त रु500)सवलत मिळवा संबंधित प्रश्नांसाठी कृपया helpdesk_pg@mahadiscom.in वर संपर्क सावा.

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

ट्रेंड, सामाजिक विषय तसेच वर्तमानातल्या मुद्यांवर तुमचा दृष्टीकोण काय आहे?
आपलं मत सांगा ज्याने तुमच्या गरजा आम्ही जास्त चांगल्या प्रकारे समजू शकू.

9326508274 वर 'OPINION' व्हाट्सअप्प करा किंवा अॅप डाऊनलोड करा



QR कोड स्कॅन करा व्हाट्सअप्प डाऊनलोड करा
App मध्ये सर्व भर आणि आकर्षक बहीस खिंब

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स्थळप्रत बिलिंग युनिट : 4732	ग्राहक क्रमांक : 000063132853	पी.सी. : 13	दर : 92	या तारखे पर्यंत भरल्यास	25-09-2023
अंतिम तारीख	04-10-2023			या तारखे नंतर भरल्यास	04-10-2023

बँकेची स्थळप्रत:

बिलिंग युनिट : 4732

473230000631328530410202300000000000000002509230000

डिजिटल क्र. : 3555267

पी.सी. : 13 दर : 92

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



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

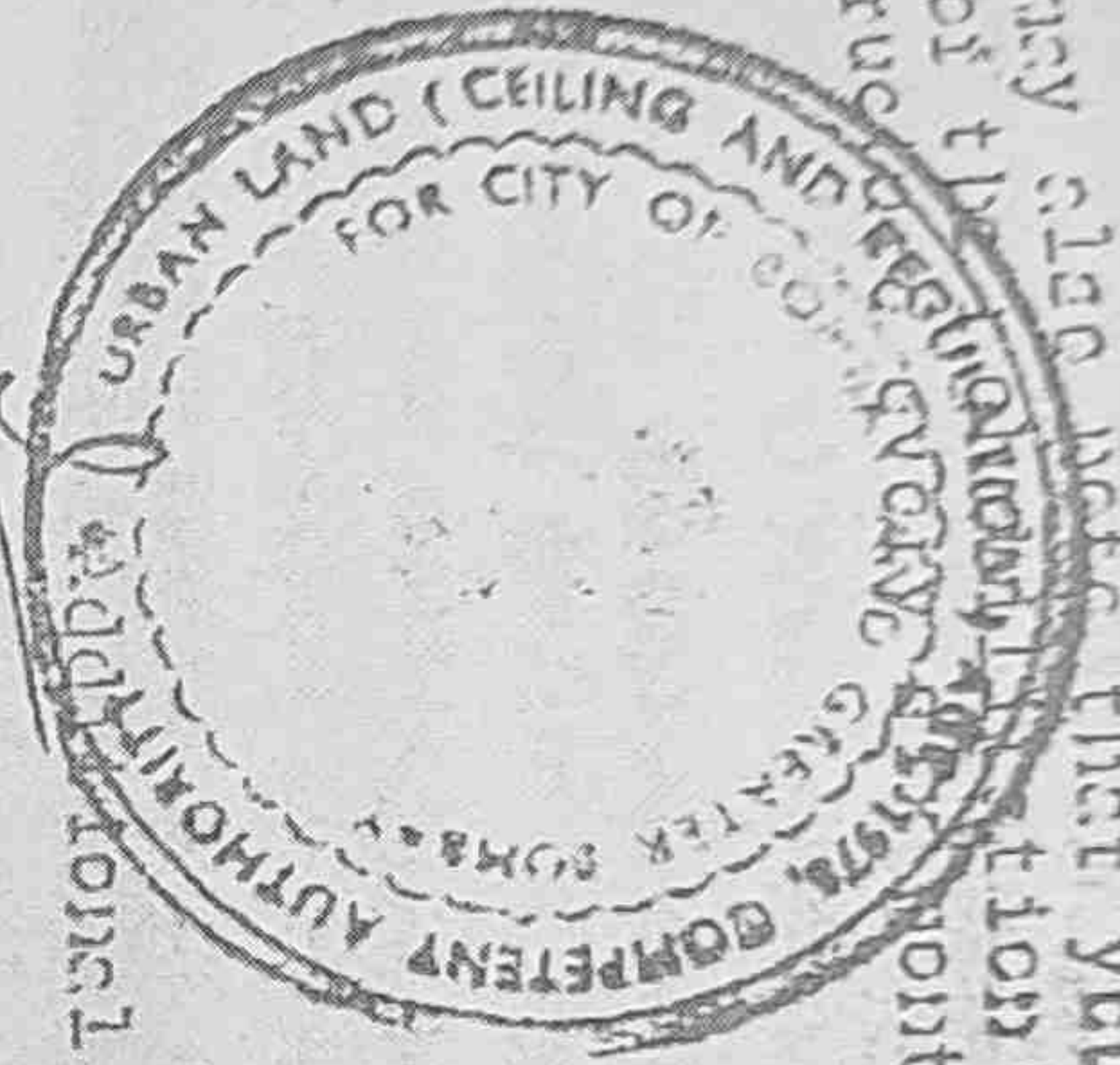
As per power entrusted with me, I hereby allow the above mentioned land for redevelopment purpose after the validity of this order.

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 undertaking within the existing tenants/occupants of the structure within the month.

Yours faithfully,

[Handwritten Signature]

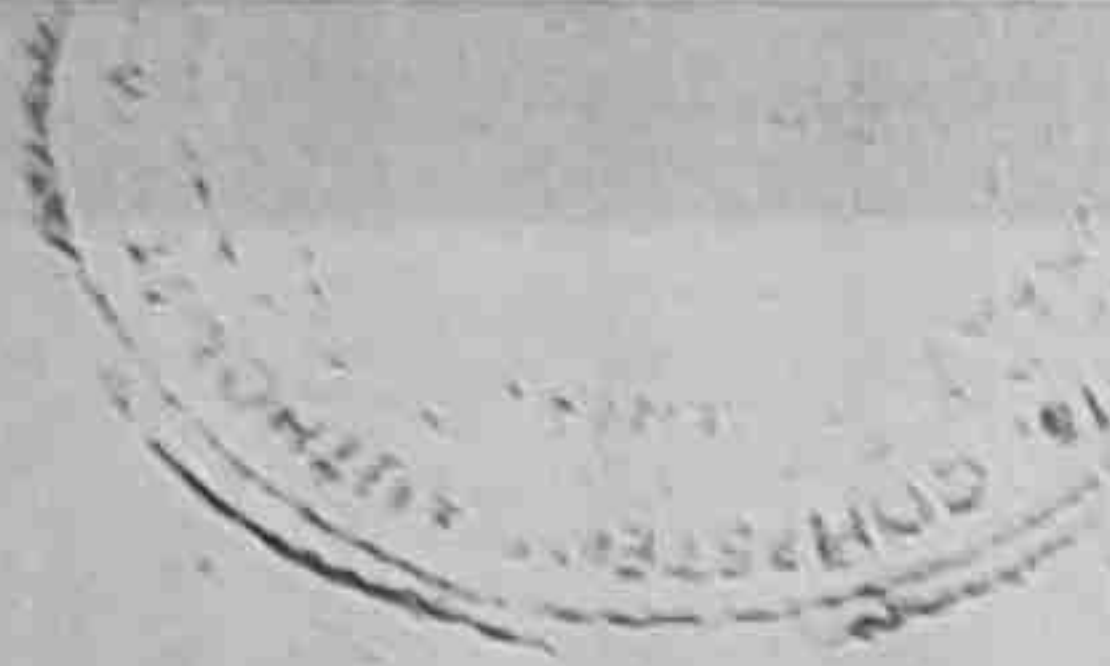


1. Copy i.w.c. to 1) The Dy. City Engineer (DP), DMC Mehrauliha Marg, Fort, Bombay. 400001, for information.
- 2) The Ex. Engineer (BP), City/Meston/Estorin Suburbs S Ward, Dy. City Engineer, Malviya, Matkoper, Bombay. 400077.

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

40

↑
↑

28-28
6/28/20
2020

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~~

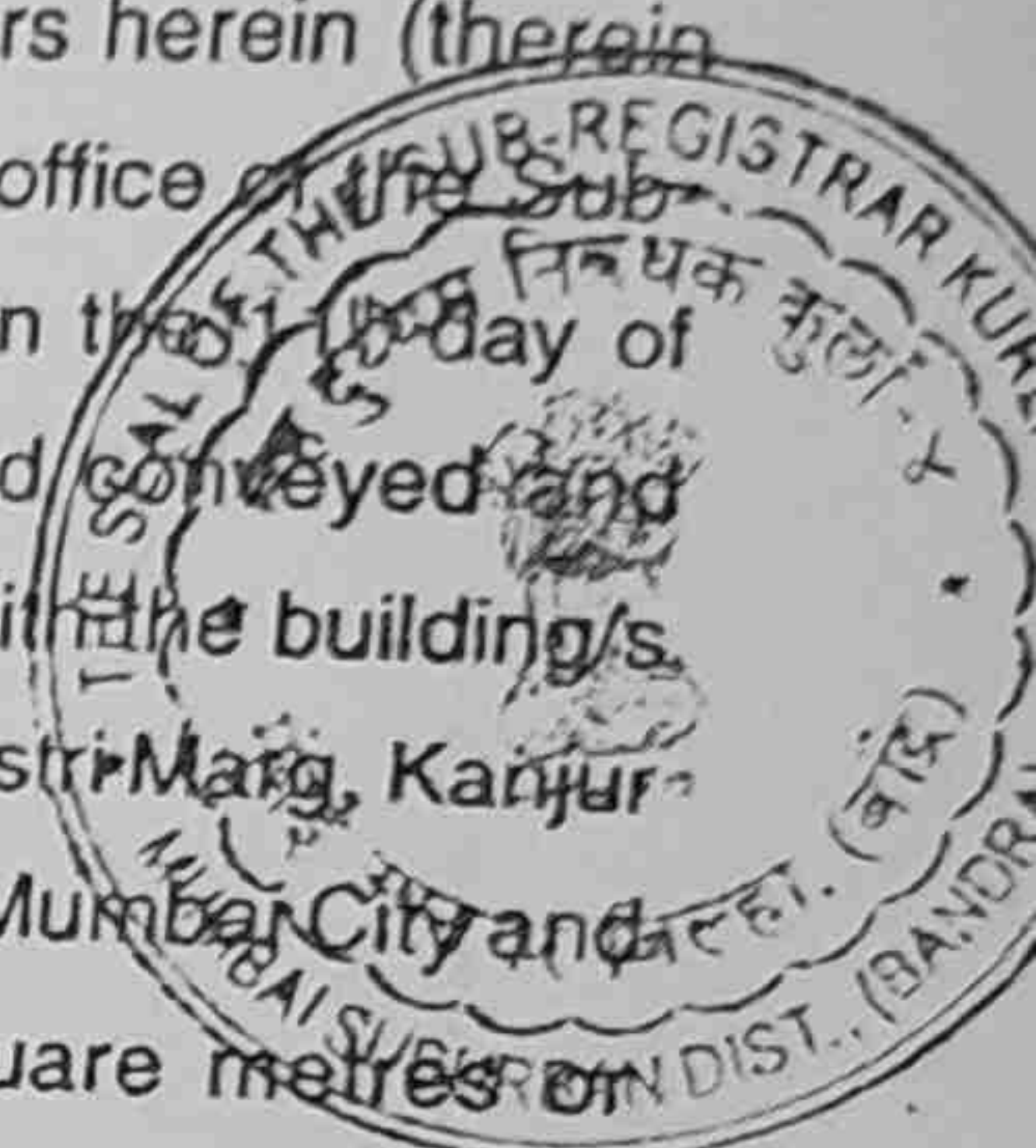


2.21

42-14
30/11/04
2004

WHEREAS:

- (a) By an Indenture dated 10th 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 10th 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 16th 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 29th 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 4th 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]

1541001

ICICI BANK LTD, FORT FRANKING DEPOSIT SLIP

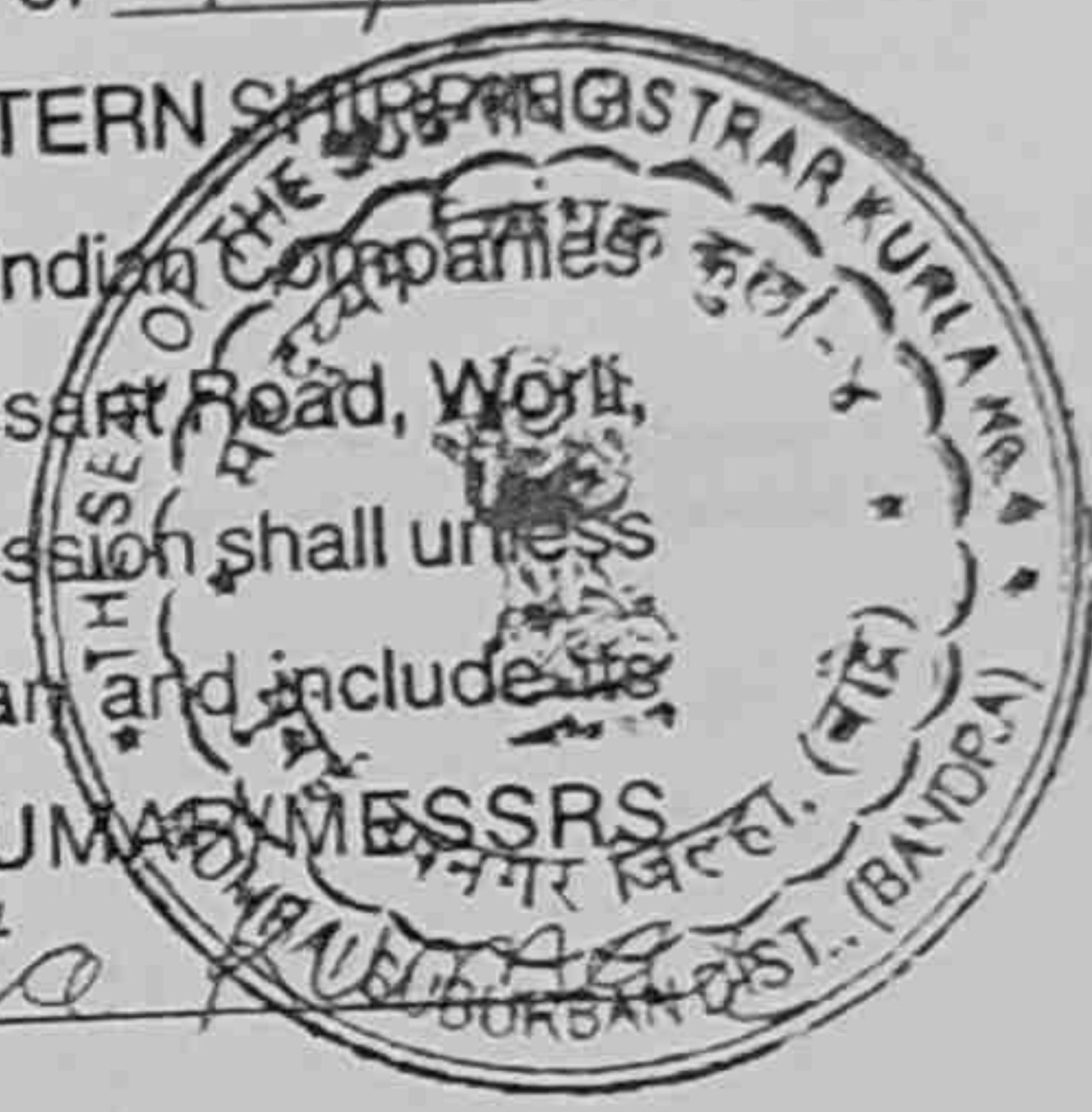
Customer Copy		Date: 9/5/05
Deposit Br. Fort CML	ICICI Bank A/c Stamp only	
Pay to:	Rs.	154100/-
Franking Value	Rs.	10/-
Service Charges	Rs.	154110/-
Total	Rs.	154110/-

Name of Stamp duty paying party: 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. 0154100/- PB5134
Stamp Duty: MAHARASHTRA
Special Adhesive MAY 06 2005
95558
104305
12:17

15 One Lakh Fifty Four thousand...

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.

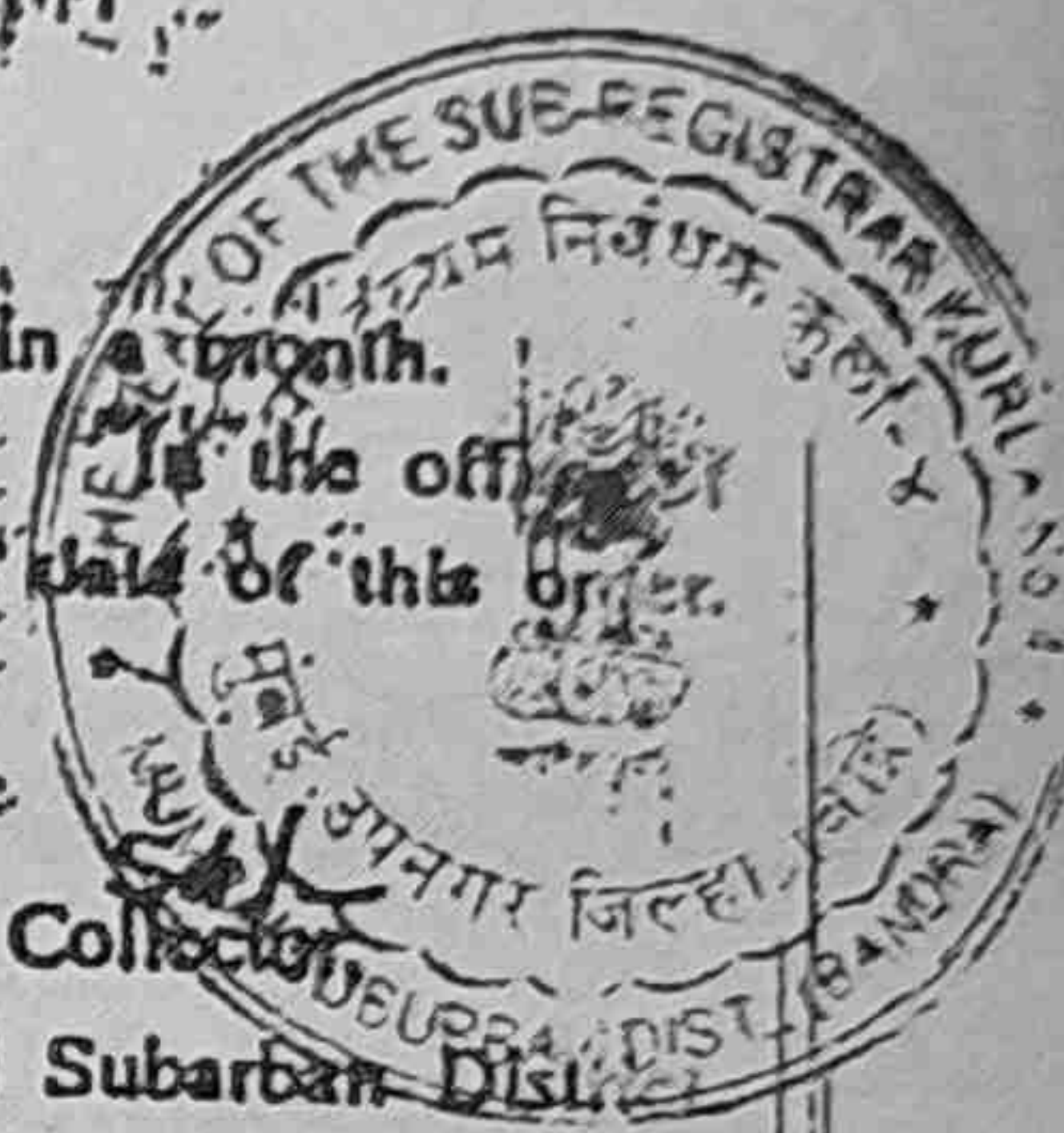
Village : Kanjur

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-ISMAIL BLDG.,
THIRD FLOOR, FORT, BOMBAY-1.

#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

25-2

100/-

HDFC BANK LTD.

PART III

For the Customer
ACKNOWLEDGEMENT

Serial No.: 275893

The Great Eastern Shipping

Received From :

Franking Amount : 100/-

Charges :

Total : 100/-

Vide P/O No. / Cash / Transfer Cheque

Drawn on

or Cash towards banking of document

Signature / Stamps of Bank

Signature of Customer: *[Signature]*
I confirm that I have checked the value franked and the bank is not liable for anything related to this document.



THIS DEED OF APARTMENT made at Mumbai this 11th day of October / 2010 BETWEEN THE GREAT EASTERN SHIPPING COMPANY LIMITED a Company incorporated and registered under 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 Vendor" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its successors and assigns) of the One Part AND SHRI/SMT/KUMARI/MESSRS Rashmi Dey And Mr. Subrata Kumar Dey Indian Inhabitants residing at A/14, Manek Complex, Sect. 29, Vashi Navi Mumbai 400703. A partnership firm registered under the Indian Partnership Act 1932 and carrying on business at

~~Partners are _____ of which firm the present _____ registered under the Indian Companies Act 1913/Companies Act 1956 having its Registered Office at _____ hereinafter referred to as "the 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 or their heirs executors administrators and assigns and in the case of a partnership firm the~~

WITNESSES
HDFC Bank Legal
Department: Mumbai Metro Corporation
Lower Panel Mumbai-400013
D-5751/C R 101003/2004/2012-4A

INDIA
STAMP
OT
BAHARASHTRA
R. 0001001-1001-P85135
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OCT 06 2010
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101492

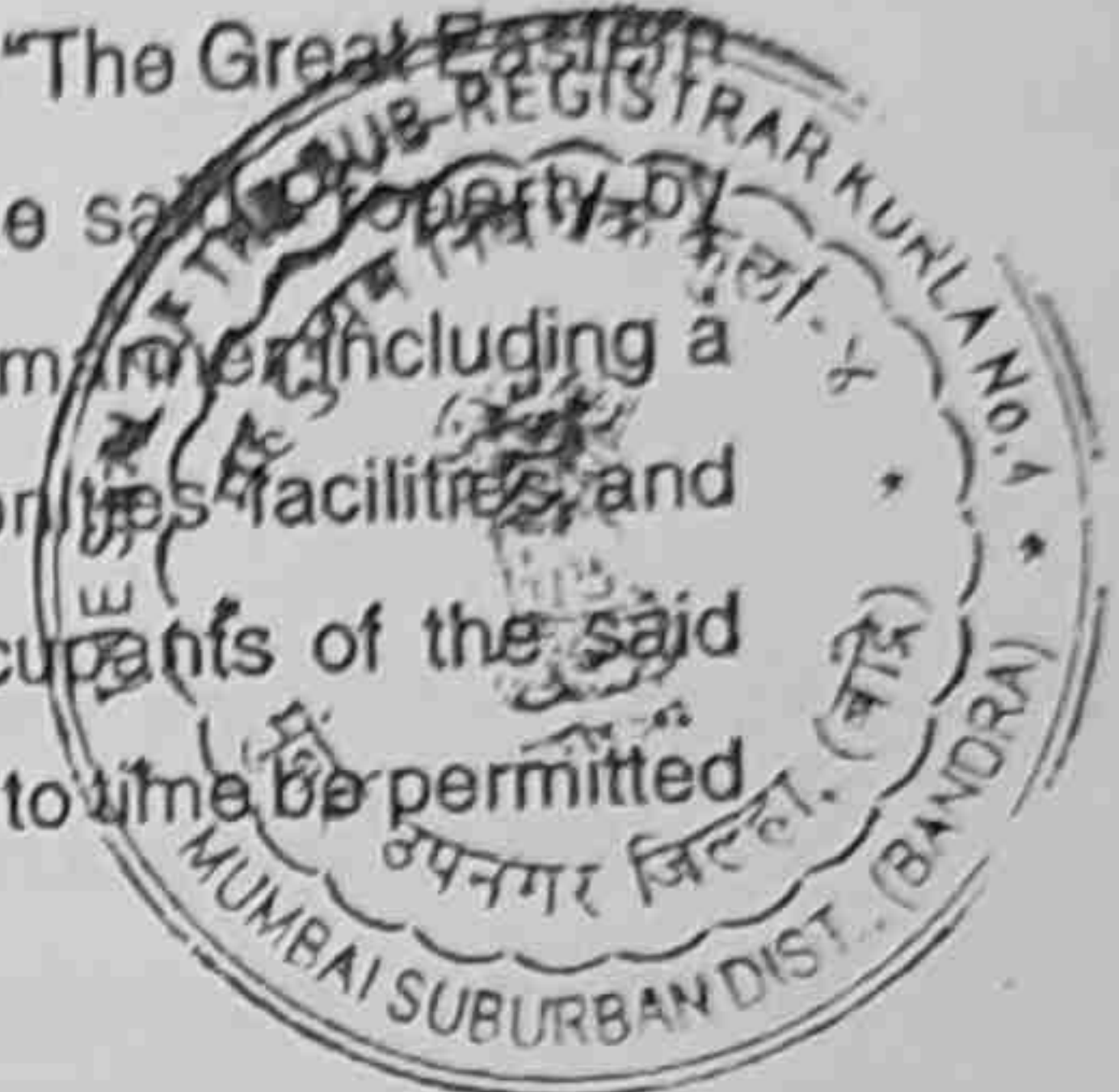
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25-27
50.11

बंद-१४	
३०६५	३
DRAP/SR-	

- (d) The Collector, Mumbai Suburban District by Order No. C/Desk II/D/LN K-0161 dated 9th 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 5th 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 6th 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



Monday, October 11, 2010

12:10:06 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 8009

गावाचे नाव कांजुर

दिनांक 11/10/2010

दस्तऐवजाचा अनुक्रमांक

वदर14 - 07964 - 2010

दस्ता ऐवजाचा प्रकार

अपाटर्मेट डीड

सादर करणाराचे नाव: रश्मी डे

DELIVERED

नोंदणी फी

:-

200.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (37)

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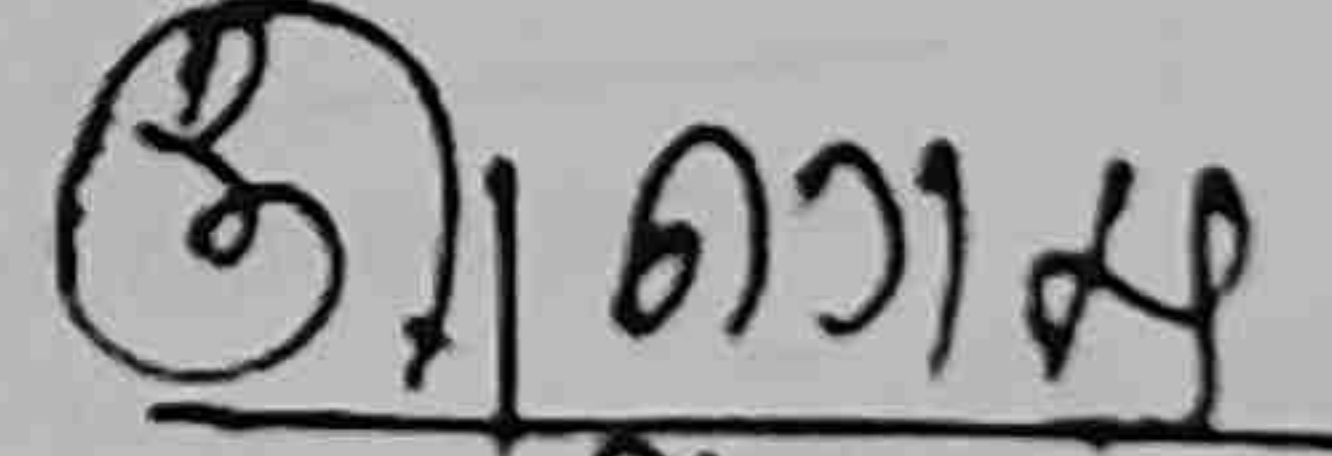
740.00

एकूण

रु.

940.00

आपणास हा दस्त अंदाजे 12:24PM ह्या वेळेस मिळेल



दुय्यम निबंधक

सह. द. नि. का. कार्या

राष्ट्र दुय्यम निबंधक कुली क्र.

गंधर्व उपनगर त्रिस्ता.

बाजार मुल्य: 0 रु.

मोबदला: 0रु.

भरलेले मुद्रांक शुल्क: 100 रु.