

any objection.

16.2.3 The Owners and/or PMC and/or any service provider appointed by PMC will levy charges for potable water, recycled water, electricity supply and gas consumption as per the prevailing market rates and the Purchaser/s shall make payment for the same, without delay or demur. Such payment to be made by the Purchaser to the owners and/or PMC and/or any service provider shall be exclusive and additional to the charges mentioned in Annexure "I" hereto. The Purchaser/s is aware that making timely payment for usage of these and/or related utilities is of paramount importance since the functioning of the entire development would be affected on account of non-payment by even a small number of Purchasers. The Purchaser/s agrees and confirms that any default in payment, subject to grace period of upto 30 days, shall inter-alia result in disconnection of the concerned services and the Purchaser/s agrees to not raise any objection to the same.

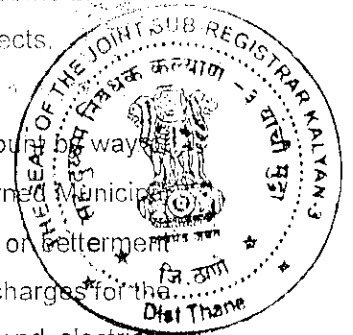
17 WAIVER:

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

18 This Agreement shall be subject to the applicable provisions of the MAO Act, MOFA, RERA and the rules thereunder for Maharashtra and other provisions of law applicable thereto or any other law applicable from time to time. The Purchaser/s hereby agrees to comply with, from time to time, all the requirements, requisitions, provisions etc. of the applicable Laws that may be in force and/or come into force in respect of the Projects.

19 The Purchaser/s hereby agrees that in the event of any amount by way of premium or security or any charges is payable to the concerned Municipal Authority or State Government or to the Utility Companies or other charges or development charges, tax or security deposit or charges for the purpose of giving water connection, drainage connection and electricity connector or any other tax or payment of similar nature becoming payable by the Owners, the same shall be paid by the Purchaser/s to the Owners

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दस्तावेज क्र. १२५४९	२०२३
१२/११/२३	१२/११/२३



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Owners

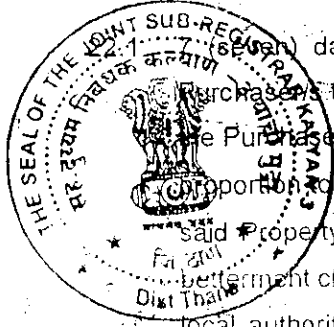
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N. G. Gaudari
Purchaser/s

in proportionate to the areas of the said Flat/Premises and in determining such amount the discretions of the Owners shall be conclusive and binding upon the Purchaser/s. It is agreed that the betterment charges referred to hereinabove shall mean and include pro-rate charges which the Purchasers may be called upon to pay the Owners in respect of installation of water line, water mains, sewerage lines, electric cables, electric sub-station (if any) making and maintaining of internal road, and access to the said Property drainages, layouts, etc. till handover of the premises/units to the organization of all purchasers and this amount shall be in addition to any other amount mentioned under this Agreement.

20 It is expressly agreed that the Purchaser/s shall be entitled to common area and facilities appurtenant to the said Flat/Premises and the nature, extent and description of such common areas and facilities which the Purchaser/s will enjoy in the common areas and facilities appurtenant to the said Flat/Premises agreed to be sold to the Purchaser/s as mentioned in the Annexure "J".


21 The Purchaser/s shall not ask for any partition, and/ or division towards his/ her rights in the said Flat/Premises or the said Building in which the said Flat/Premises is situated and/ or of the said Property and/ or shall not ask for independent rights, access in the said Building and/ or in the said Property and/ or any independent agreement or any other agreement of the said Flat/Premises.

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दस्तावेज क्र. ३५५५९	
५६२२	९४४
	OUTGOINGS:



7 (Seventeen) days after notice in writing is given by the Owners to the Purchaser/s that the said Flat/ Premises is ready for use and occupation, the Purchaser/s shall be liable to bear and pay the proportionate share (i.e. proportion to the floor area of the said Flat) of outgoing in respect of the said Property and said Buildings including but not limited to local taxes, betterment charges and/ or such other charges as levied by the concerned local authority and/ or Government, water charges, insurance, common lights, repairs and salaries of the clerk, bill collectors, watchmen, sweepers, liftman, electricians, club subscription and usage charges maintenance and upkeep of club house and all other expenses necessary and incidental to the Management and maintenance of the Property and said Building. Until the Organization is formed and the said Building is transferred to it, the


Owners

 N. G. Gaudari
Purchaser/s

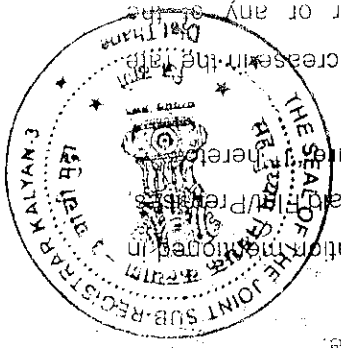
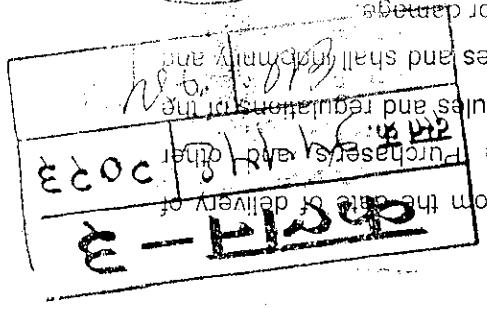
Purchasers shall pay to the Owners whether demanded or not at all times such proportionate share of outgoings in respect of the said premises, all rates, taxes, dues, duties, impositions, outgoings, burden, water charges, insurance premium, maintenance, common lights charges, repairs, salaries of employees (bill collector, watchmen, liftman, sweeper, etc.) and all other expenses of and incidental to the management and maintenance of the said Building and club house whether the same are charged separately or as a part of maintenance bills in the manner as the Owner may determine. The Purchasers further agrees that till the Purchasers' share is so determined the Purchasers shall pay to the Owner provisional monthly contribution as indicated in Annexure "I" per month towards the outgoings charges, payable in advance for 24 months. The amounts so paid by the Purchasers to the Owner shall be utilized/ spent for meeting the outgoing charges in respect of the said Flat/Premises/ Project and the same shall not carry any interest and balance if any shall remain with the Owner until the formation of Organization/ Deed of conveyance is executed in favour of the Organization/ Apex Body as aforesaid, subject to the provisions of the said Acts. Only the balance of the amounts namely maintenance charges paid in advance for 24 months and share money as mentioned in Annexure "I" shall be paid over by the Owner to the Organization/Apex Body on hand over. The Purchasers undertake to pay such provisional monthly contribution and such proportionate share of outgoing regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

22.2

The Purchasers agree and confirm that as from the date of delivery of possession of the said Flat/Premises, the Purchasers shall observe and perform all the rules and regulations of the Municipal Corporation and other statutory bodies and shall indemnify and keep indemnified the Owners against any loss or damage.

23.

a) The Purchasers shall in addition to sale consideration mentioned in this Agreement before the delivery of possession of the said Flat/Premises pay to the Owners, the amounts also detailed in Annexure "I" hereof, to be paid before the delivery of possession of the said Premises. In addition to the above payments/deposits, if there is any increase in the price of electricity service provider, gas services provider or any other abovementioned items or any services, same shall be payable by the Purchasers before possession of the said Premises. In addition to the



Signature
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OWNERS
Signature

above any goods and service tax and/or any other new levies/ tax or increases that may become due and payable at any time hereinafter on the aforesaid charges shall be borne and paid by the Purchaser/s alone.

c) The grill fitting in the said Premises, if any, will be done by the Purchaser/s, as per the design provided by the Owners. The Purchaser/s will have to pay extra for the grill and for fitting thereof. The Purchaser/s will not be provided a separate grill or allowed to make any change in the design or do any alteration with the grill. The Purchaser/s further undertakes not to fix or install the grill from outside of sliding window, which may damage, the elevation of the said Buildings.

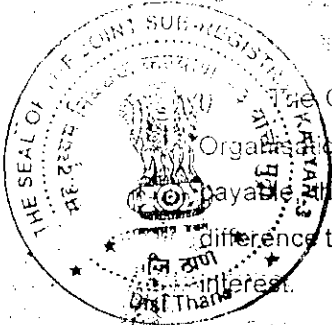
d) Before taking possession of the said Premises, the Purchaser/s will inspect the said Flat/Premises and will fully and completely satisfy himself/ herself/ themselves with the said Flat/Premises in respect of the area, item of work or quality of work or the materials used for construction of the said Building and the amenities provided, and after taking possession, the Purchaser/s will not raise any claims about the area, amenities provided by the Owner/s with respect to the said Flat/Premises.

e) The Owners shall utilize the sum as referred to hereinabove for meeting all legal costs, charges including the professional cost of the Attorney/ Advocates of the Owner in connection with formation of the Organization preparing its rules, regulations and bye-laws and the cost of preparing and engrossing this Agreement and the conveyance/ assignment of lease and in case of any short fall in the expenses, the Purchaser/s agree/s and accepts to pay the Owner for the same.

f) The Owner shall hand over the deposits or balance thereof to the Organization as aforesaid. In the event of any additional amount becoming payable the Purchaser/s shall forthwith on demand pay and deposit the difference to the Owner. The aforesaid amount/ deposit shall not carry any interest.


g) Subject to what is stated herein above, the Owners shall maintain a separate account in respect of sum received by the Owners from the Purchaser/s as advance or deposit, on account of the share capital of the Organization, outgoings, legal charges and shall utilize the same for the

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Owners




Purchaser/s

Mr. Soori
Mr. Soori

[Signature]

by email to the email address as specified in this Agreement. agree and undertakes to send/ receive any Notice to/ from the other Party

which the email has been sent by the concerned Party. The Parties hereto shall be deemed to be the date on

and the date of service of email Notice shall be deemed to be the date on for facsimile notice shall be the business day after sending of such delivery

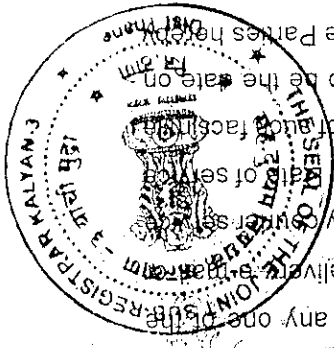
or registered letter shall be the actual date of such delivery, by facsimile. Date of service of a notice delivered personally, by courier service, personal delivery

modes viz. registered letter, courier service, personal delivery, if sent through any one of the above modes shall be deemed to have been properly given, if sent through any one of the above modes

other party in writing of any changes in his/its contact details. Notices shall be sent to such party's contact details as mentioned in their respective

description at the beginning of the agreement. Each party shall inform the party hereto in connection with this Agreement shall be in writing and shall

Any notice, demand letter, intimation or communication in any form shall be deemed to have been received, if sent to the party's contact details as mentioned in their respective



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<i>3</i>	<i>3</i>	<i>3</i>
<i>3</i>	<i>3</i>	<i>3</i>

NOTICES:

26.

attend such office and admit the execution thereof. Registration Act, 1908 and after due notice on this regard the Owner shall concerned Sub-Registrar of Assurances within the time prescribed by the shall at his/ her/ their cost and expenses, lodge this Agreement before the Agreement shall be borne and paid by the Purchasers. The Purchasers shall at his/ her/ their cost and expenses, lodge this Agreement before the The stamp duty and the registration charges of and incidental to this

STAMP DUTY AND REGISTRATION :

25.

irrevocable consent to recover/ set off/ adjust the amounts payable by the Purchaser/ s to the Owners including the total consideration, the said charges, interest and/ or liquidated damages from the amounts if any, payable by the Owner to the Purchasers. The Purchasers agrees and undertakes not to raise any objection or make any claims with regard to such adjustment/ set off and the claims, if any, of the Purchasers, in that regard, shall be deemed to have been waived.

SET OFF/ ADJUSTMENT

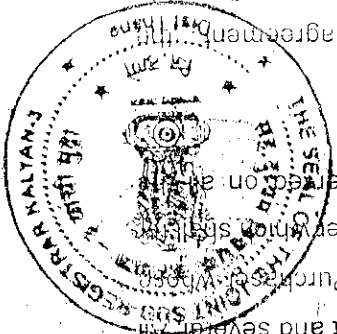
24.

24.1. The Purchaser/ s hereby grants to the Owner the unequivocal and purposes for which they have been received.

Michael Andrews

[Signature]

Education cess, Value Added Tax, W.C.T. tax, and/or any other levies, revised/ new Property/ Municipal Tax, Goods and Service tax, the Owners and/or to the appropriate authorities all the present/ future/ pay/ reimburse to the Owners immediately as and when demanded by Purchaser/s has/ have expressly agreed, accepted and confirmed to



Notwithstanding anything contained under this agreement...

purchasers.

all intents and purposes to consider as properly served on all name appears first and at the address given by him/her which shall be communications shall be sent by the Owner to the Purchaser of such obligations hereunder of such Purchaser shall be joint and several.

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d. If there is more than one Purchaser named in this Agreement...

enforcement of any such right or remedy. this Agreement shall preclude or restrict the further exercise of single or partial exercise or enforcement of any right or remedy under this Agreement shall constitute a waiver thereof and no

c. No failure to exercise or delay in exercising or enforcing any right or

stipulations of this Agreement or the validity of the Agreement itself.

b. The invalidity of any term, conditions or stipulation of this Agreement shall not affect the validity of the remaining terms, conditions or

parties hereto.

including sales brochures, marketing materials, models, photographs, and illustrations concerning the said Premises between the binding agreement between the parties hereto subject only to the terms available for the Purchaser's view. This Agreement shall form the only photographs, videos, illustrations, provided to the Purchaser/s or made any marketing material including sales brochures, models, Owners or any other person including, without limitation, arising out of made by the Owners, any agent, employee or representative of the or collateral agreements, express or implied, written or oral, whether hereto and there are no other representations, warranties, conditions by reference, constitute the entire agreement between the parties This Agreement and all annexures as incorporated into this Agreement

a.

taxes, cess, surcharge dues, duties, fine, penalty, interest, etc which may be under any name or terminology payable and/ or may become payable due to change/ amendment in the existing laws, rules or due to implementation/ enactment of any new laws/ rules by the local bodies, State Government, Central Government or by any competent authorities. In determining such amount, the decision of the Owners shall be conclusive and binding upon the Purchaser. The Purchaser/s shall pay such amount in additions to any amount mentioned under this agreement or otherwise. On the Purchaser/s committing default in paying any of the amounts as aforesaid, the Owner shall be entitled at its own option to terminate this Agreement.

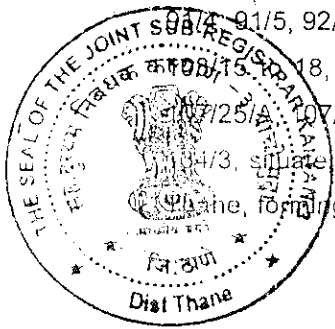
f. The Purchaser/s hereby declares that he/she/they/it has perused this Agreement entirely and all the documents related to the said Property and the said Premises and has expressly understood the contents, terms and conditions of the same and the Purchaser/s, after being fully satisfied, has entered and accepted this Agreement.

THE SCHEDULE A ABOVE REFERRED TO:
(Description of the said Larger Property)

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PART - I

All that piece and parcel of land or ground aggregately admeasuring 2,85,716 sq. mtrs. or thereabouts bearing Survey Nos.17/1, 17/2, 17/3A, 17/3B, 17/4, 17/5, 19/1 to 4, 20/3 to 5, 34/1, 36/1/A, 36/1/B, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4, 70/9, 70/10, 70/11, 71/1 to 4, 71/8, 91/1, 91/2, 91/3, 91/4, 91/5, 92/1, 92/2, 103/3 to 5, 103/6/A, 103/6/B, 103/7 to 13, 103/14B, 103/15, 103/16, 103/17, 103/18, 104, 106/2, 106/3, 106/6, 107/2/A, 107/2/B, 107/3 to 24, 107/25/A, 107/25/B, 107/26/A, 107/26/B, 108/1, 108/2, 134/1, 134/2, 134/3, situate lying and being at Village Usarghar, Tatuka Kalyan, District Thane, forming a part of Larger Property.



PART - II

All that piece and parcel of land or ground aggregately admeasuring 1,95,334 sq. mtrs. or thereabouts bearing Survey Nos.93 (part), 103/2,

[Signature]
Owners

[Signature]

[Signature]
Purchaser/s

N. Chandan

[Signature]

[Signature]



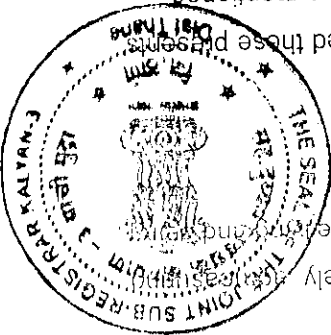
AUTHORIZED SIGNATORY

For HORIZON PROJECTS PRIVATE LIMITED

SIGNED SEALED AND DELIVERED
 By the within named OWNERS
 HORIZON PROJECTS PVT. LTD.
 By hand of its Authorized Signatory
 MR. Saurabh Nitya through
 Mr. Kishor Kumar Jain
 in the presence of
 1. *Ganesh Jaiswal*
 2. *[Signature]*

and the duplicate hereof the day and year first hereinabove mentioned.

IN WITNESS WHEREOF the parties hereto have executed these presents



at Village Usarghar, Taluka Kalyan, District Thane.

All that piece and parcel of land or ground aggregately 26284.72 sq. mtrs. forming a part of Larger Property, situated

(Description of the said Property)

THE SCHEDULE "B" ABOVE REFERRED TO:

108/3	107/1
109/3	109/3
107/1	108/3

the said larger property.

All that piece and parcel of land or ground aggregately admeasuring 62,470 sq. mts or thereabouts bearing Survey Nos. 2 and 21/1 situate, lying and being at Village Sandap, Taluka Kalyan, District Thane,

PART-III

Taluka Kalyan, District Thane, forming a part of Larger Property. 107/1, 108/3, and 109 (part) situate, lying and being at Village Usarghar,

SIGNED, SEALED AND DELIVERED

By the within named Purchaser/s

MR. NITEEN MUKESH NARIGADA

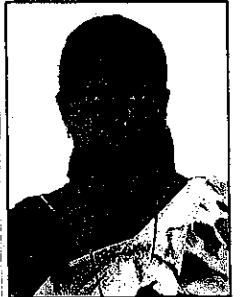
MRS. CHANDANI NITEEN NARIGADA



Niteen



Chandani



in the presence of

1. *Chandani*

2. BHASKAR MURLI GASULA



RECEIVED of and from the said Purchaser /s)

above named the sum of ₹. 3,69,930 /-)

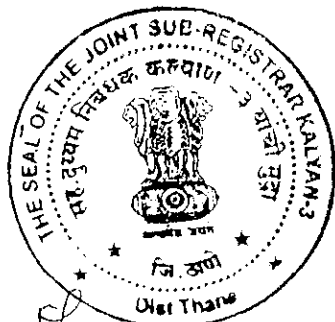
RUPEES THREE LAKH SIXTY NINE THOUSAND

NINE HUNDRED THIRTY ONLY)

no advance payment or deposit paid by the)

Purchaser/s to the Owners)

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108	984



Owners

Niteen *Chandani*

Purchaser/s

Mr. Cooper - N. Coombes



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E - 1240	

2. *[Signature]*

1. *[Signature]*

Witness:

We say received
 For Horizon Projects Pvt. Ltd.
[Signature]
 Authorized Signatory

(1) (3)

Annexure 'A'

To,
Horizon Projects Private Limited,
Runwal & Omkar Esquare,
5th floor, Eastern Express Highway,
Opp. Sion-Chunabhatti Signal,
Sion (East), Mumbai - 400 022.

CERTIFICATE RELATING TO TITLE

Re: All that piece and parcel of non-agricultural land and ground admeasuring 10 Hectares 55 Ares carved out of land Survey No. 93 admeasuring 11 Hectares 79 Ares situated at Village Usarghar, within the limits of Group Grampanchayat Katai, Taluka Kalyan, District Thane (hereinafter referred to as "the said Property No.1");

All that piece and parcel of non-agricultural land and ground bearing Survey No. 109 admeasuring 9 Hectares.32 Ares situated at Village Usarghar, within the limits of Group Grampanchayat Katai, Taluka Kalyan, District Thane (hereinafter referred to as "the said Property No.2").

The said Property No. 1" and "the said Property No.2" are hereinafter collectively referred to as "the said Property").

1. Title Documents:

For the purpose of this certificate, we have perused the following documents (originals and / or copies as stated below, and have relied upon the contents being true and correct):

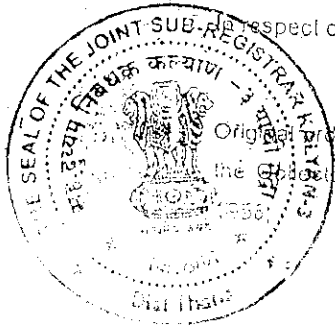
(i) Certified copy of 7/12 extract for the year 2010-2011 issued on 13th March 2012, in respect of the said Property No. 1;

कलन - 3	
दस्ता क्र. 9444E	Photocopy of Mutation Entries:-
UE	in respect of the said Property No. 1:
984	in respect of the said Property No. 2:

Certified copy of 7/12 extract for the year 2010 to 2012 Issued on 7 January 2012, in respect of the said Property No.2;

439, 453, 41/493, 869, 897, 902, 903, 909, 913, 914, 921 and 1054;

439, 452, 41/491, 897, 902, 903, 909, 913, 914, 921 and 1054;



Original Deed dated 9 March 1962, bearing No. R3/VLSP,PSR/2404 passed by the Collector, Thane under Section 55 of the Bombay Village Panchayat Act.

mentioned therein. Out of the said exempted land, a portion of land measuring 771,407 sq. mtrs. is to be used for test track and the balance land measuring 21,653 sq. mtrs. for forestry. As per the sale order dated 15 January 1954, prior permission of the State Government is required to be obtained. If PAL transfers the said exempted land to any person or party by way of sale, lease, mortgage or otherwise, We are not aware of the survey numbers comprising of the said exempted land as well as not having access to the exemption application. However, for the purpose of this Certificate relating to Title, we have assumed that the said sale and the subsequent sale of exempted land under the aforesaid order dated 15 January 1954.

By a Deed of Conveyance dated 07 May 1955 made and entered into between PAL, therein referred to as a Vendor of the One Part and PAL Purgat Limited (hereby known as Kalyan Motors Company Private Limited / Kalyan Motors Company Limited), therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar of Assurances, Kalyan under serial no. 1553 of 1955, PAL, sold, transferred and conveyed a portion of the said Land No.1 measuring 3 Acres (i.e. 31,672 sq. mtrs.) to the Purchaser Limited and on the terms and conditions appearing therein and a portion of the said Land No.1 measuring 10 Hectares 55 Ares (i.e. 1,06,550 sq. mtrs.) was retained by PAL. Accordingly, the Mutation Entry No. 167 dated 10 December 1955, name of PAL Purgat Limited was not entered in the record thereof, in the records of rights.

On the basis of the Mutation Entry No. 167 recorded by Deputy Secretary, Kalyan, Maharashtra, dated 10 December 1955, it appears that PAL was allowed to use exempted land measuring 31,672 sq. mtrs. for the purpose of 15% of market value of the said land. However, for the purpose of the Government of Maharashtra, We have been advised that the purchase consideration was paid by PAL.

From Mutation Entry No. 167 dated 10 December 1955, it appears that as per order of the Assistant Sales Tax Commissioner bearing no. U.S.M.C. (Funds)/K. (Collection)/Revenue/34 dated 20 June 2001 and Taluka order bearing no. T-10 K.V. 574 dated 16 July 2001, the said Property was attached for recovering a sum of Rs. 15,00,57,960/- (Rupees Fifteen Crores Two Lakhs Fifty Seven Thousand Nine Hundred Eighty One/-) by the Sales Tax Department and a further restriction was imposed that no sale or purchase transaction relating to the said Property shall be entered into without the permission of the Commissioner of Sales Tax, Maharashtra. Accordingly, an attachment of the Sales Tax Department was recorded in the other

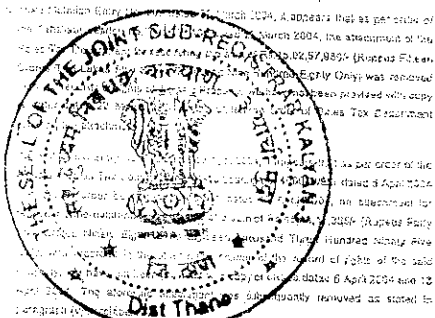
Owners

Page 76 of 128

Purchaser/s

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A copy of the record of rights in the Property, We have not received with the record of rights dated 10/12/2005.	

Mutation Entry No. 167 dated 10 December 1955, it appears that as per order of the Assistant Sales Tax Commissioner bearing no. U.S.M.C. (Funds)/K. (Collection)/Revenue/34 dated 20 June 2001 and Taluka order bearing no. T-10 K.V. 574 dated 16 July 2001, the said Property was attached for recovering a sum of Rs. 15,00,57,960/- (Rupees Fifteen Crores Two Lakhs Fifty Seven Thousand Nine Hundred Eighty One/-) by the Sales Tax Department and a further restriction was imposed that no sale or purchase transaction relating to the said Property shall be entered into without the permission of the Commissioner of Sales Tax, Maharashtra. Accordingly, an attachment of the Sales Tax Department was recorded in the other



By a letter bearing no. 10774 dated 30 October 2004, the Sub-Divisional Officer, Special Tahsilkar to record the nature of the said Property as "Class-II occupancy" (i.e. non-agricultural) vide letter dated 16 January 2005. Regularly issued directions to the Taluka to record the nature of the said Property as "occupancy class-II" (i.e. non-agricultural) and accordingly, the Mutation Entry No. 167 dated 10 December 1955, the Taluka order bearing no. T-10 K.V. 574 dated 16 July 2001 was cancelled in the respective 712 extracts of the said Property.

From the record of Rights (as recorded on stage of name) dated 14 March 2005 issued by Registrar of Dist. Kalyan, Maharashtra, Mumbai, it appears that the name of PAL was changed to Purgat Limited. The effect of change of name is not recorded in the record of rights and therefore the 712 extracts of the said Property do not reflect name of PAL as the owner of the said Property.

By a letter dated 27 June 2004 of Sub-Divisional Officer, the Sub-Divisional Officer confirmed that the said Property is "Class-II occupancy" land.

Owners

Page 76 of 128

Purchaser/s

On or before 1962, Group Grampanchayat Katal (Grampanchayat) was owner of lands bearing (i) Survey No. 83 measuring 28 Acres 5 Gunthas (said Land No.1) and (ii) Survey No. 100 measuring 23 Acres 1 Gunthas (said Land No.2) situated at Village Usghar, Taluka Kalyan, District Thane. (The said Land No.1 and the said Land No.2 are hereinafter collectively referred to as "the said Lands").

Vide an order bearing no. R2LBPGR/2484, dated 9 March 1962 passed by Collector of Thane, under Section 55 of the Bombay Village Panchayat Act, 1958, permission was granted to the Grampanchayat to sell and transfer the said Lands to The Premier Automobiles Limited ("PAL") and on the terms and conditions contained therein. As per the said order dated 9 March 1962, the said Lands were to be used for industrial purpose and cannot be sold, transferred, mortgaged, leased or encumbered in any manner whatsoever by PAL without prior written permission of the Collector. On breach of the terms and conditions of the said order dated 9 March 1962, the order shall be liable to be cancelled. The said order dated 9 March 1962, reflects area of (i) the said Land No.1 as 29 Acres instead and in place of 28 Acres 5 Gunthas and (ii) the said Land No.2 as 23 Acres instead and in place of 23 Acres 1 Gunthas. We have not been furnished with the complete and legible copy of the order dated 9 March 1962.

Pursuant to aforesaid order dated 9 March 1962, the Grampanchayat through its Sarpanch, Mr. Sakharom Ganpat Pardi sold, transferred and conveyed the said Lands to PAL vide Sale Deed dated 27 March 1962 and on the terms and conditions contained therein. The said Sale Deed dated 27 March 1962 is registered with the Sub-Registrar of Assurances, Kalyan under serial no. 358/1962. Accordingly, Mutation Entry No. 41493, dated 21 November 1962 was recorded and name of PAL was mutated as owner in the record of rights of the said Lands. On perusal of the said Sale Deed dated 27 March 1962, it appears that the said Lands are "guchharan" (grazing land). The 712 extract of the said Land No.2 erroneously reflects Mutation Entry No. 41491 instead and in place of 41493.

From Mutation Entry No. 439 dated 16 April 1971, it appears that the Maharashtra Weights and Measurements (Enforcement) Act 1956 and Indian Coinage Act, 1957 was implemented for the said Lands. Pursuant thereto, the area of the said Lands bearing (i) Survey No. 83 was converted from 28 Acres 5 Gunthas to 11 Hectares 78

Acres and (ii) Survey No. 100 measuring 23 Acres 1 Gunthas was converted to 9 Hectares 32 Acres (i.e. the said Property No.2).

The 712 extract of the said Property No.2 reflects Mutation Entry No. 452. A letter dated 5 February 2012 is issued by Taluka, confirming that Mutation Entry No. 452 is not available in the revenue records.

The 712 extract of the said Property No.1 reflects Mutation Entry No. 452. A letter dated 3 February 2012 is issued by Taluka, confirming that Mutation Entry No. 452 is not available in the revenue records.

By an order bearing no. RE/IN/CAP/22471 dated 5 June 1971 read with order dated 14 April 1972 both passed by the Collector, Thane under Section 42 read with Section 44 of Maharashtra Land Revenue Code 1956 ("MLRC"), the said Land No.1 and the said Property No. 2 has been converted from agricultural land to non-agricultural use and specifically for the industrial use, and on the terms and conditions contained therein, certain essential terms and conditions reproduced hereinafter:-

- (i) land may be used only for the purpose for which it is granted and not for any other purpose;
- (ii) to obtain prior permission from the Collector for commencing any further construction on land;
- (iii) occupancy shall begin on the date of the said order;
- (iv) prohibited to change the usage of the land.

By an order bearing no. U.C.U.L.S.(3)SR-400, dated 15 July 1974, passed by the Competent Authority, Urban and Urban Agglomeration under Section 8 (4) of Urban Land (Ceiling and Regulation) Act, 1974 ("ULC Act"), it appears that Survey No. 95 and the said Property No. 2 were declared as surplus and were directed to be converted.

By an order bearing no. AGL-1085/167030-XV, dated 13 January 1954, passed by Under Secretary, Housing and Special Assistance Department, Government of Maharashtra, it appears that land measuring 5,87,470 sq. mtrs. situated at Village Usghar, Sionap, Barvade and Shapur ("exempted land") owned by PAL was exempted under Section 20 of the ULC Act, for construction of test-track, for testing of cars/trucks, etc. and for forestry, on the terms and conditions

Owners

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Purchaser/s

1. Name of the Client
2. Name of the Property
3. Address of the Property

FACTS RELATING TO TITLE

1. The said land and parcel of land are bounded by Survey No. 103 Hissa No. 2 comprising 11 areas situated at Village Abhraj, within the limits of Group 2 of the District Thane, District Thane (hereinafter referred to as "the said Property No. 1").
2. The said land and parcel of land are bounded by Survey No. 107 Hissa No. 1 comprising 11 areas situated at Village Abhraj, within the limits of Group 2 of the District Thane, District Thane (hereinafter referred to as "the said Property No. 2").
3. The said land and parcel of land are bounded by Survey No. 105 Hissa No. 3 comprising 11 areas situated at Village Abhraj, within the limits of Group 2 of the District Thane, District Thane (hereinafter referred to as "the said Property No. 3").
4. The said land and parcel of land are bounded by Survey No. 104 Hissa No. 2 comprising 11 areas situated at Village Abhraj, within the limits of Group 2 of the District Thane, District Thane (hereinafter referred to as "the said Property No. 4").

The Documents:

1. In support of the title, we have perused the following documents (originals and copies) as stated here and have noted upon the contents being true and correct:

- 1. Certified copy of the 11 leases dated 19/12/1978 to 22/12/1978 in respect of the said Property No. 1;
- 2. The year 2011 to 2012 in respect of the said Property No. 2;
- 3. The year 2011 to 2012 in respect of the said Property No. 3;

Particulars of the said Property:

Area	1.00, 1.00, 1.00, 1.00, 1.00, 1.00, 1.00, 1.00, 1.00, 1.00, 1.00
Total Area	11.00
Area	1.00, 1.00, 1.00, 1.00, 1.00, 1.00, 1.00, 1.00, 1.00, 1.00, 1.00
Total Area	11.00

1. The said land and parcel of land are bounded by Survey No. 103 Hissa No. 2 comprising 11 areas situated at Village Abhraj, within the limits of Group 2 of the District Thane, District Thane (hereinafter referred to as "the said Property No. 1").

Purchaser's

Purchaser's

Owners

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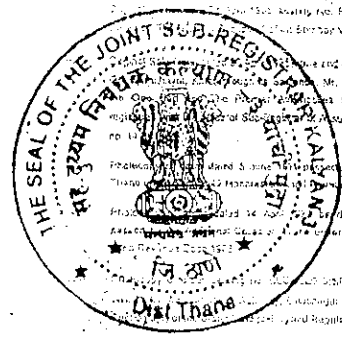
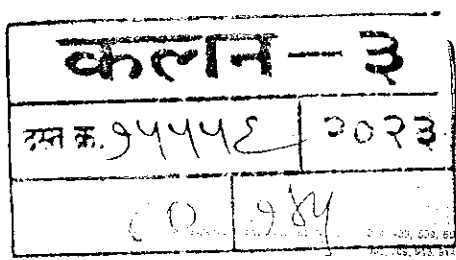
Purchaser's

1. Premier Limited has filed Petition No. 8701 of 2011 before the Honble High Court of Judicature at Bombay, against the State of Maharashtra and U/s, challenging the applicability of ULC Act to the said Property, thereby seeking declaration that the ULC Act does not apply to the said Property and for other reliefs as prayed therein. The Honble High Court by its order dated 22 November 2011 has admitted the said Petition and the same is pending.

2. We have letters both dated 11 October 2011 issued by SICOM, SICOM has confirmed that the principal outstanding as on 30 September 2011 is (i) Rs.50,00,000/- (Rupees Fifty Crores Only) against loan account no. F0299, (ii) Rs.2,00,00,000/- (Rupees Two Crores Only) against loan account no. F0568, (iii) Rs.1,69,00,000/- (Rupees One Crore Sixty Nine Lakhs Only) against loan account no. F0661 and (iv) Rs.50,00,000/- (Rupees Fifty Lakhs Only) against loan account no. F0661 plus aggregating to Rs.54,19,00,000/- (Rupees Fifty Four Crores Ten Lakhs Only). Similarly, vide a letter dated 12 October 2011 issued by HOPD, HOPD has confirmed that the loan outstanding amount as on 30 September 2011 is Rs.25,90,90,000/- (Rupees Twenty Five Crores Only).

3. From Mutation Entry No.195 dated 18 November 2011, it appears that vide order dated 3 October 2011 passed in case No. 201/3 by the Government read with other bearing no.ULC/ULN/2011/Anusar/378 dated 7 October 2011 passed by the Deputy Collector, restriction imposed by the Government that the said Property cannot be transferred without prior permission of the Government as the land is exempted for industrial purpose and the same has been recorded in the record of rights of the said Property.

- We have been informed by P4, that:
 - an underground water pipeline is laid by Maharashtra Water Supply and Sewage Board passes through the said Property No.2;
 - Sandap-Divd Road having width of approximately 10 meters passes through the said Property No. 2;
 - a portion of the said Property No.2 has been encroached upon by a brick manufacturer by erecting a temporary structure on the said Property No.2. We are not aware of the physical condition of such encroachment.



1. The said land and parcel of land are bounded by Survey No. 103 Hissa No. 2 comprising 11 areas situated at Village Abhraj, within the limits of Group 2 of the District Thane, District Thane (hereinafter referred to as "the said Property No. 1").

2. The said land and parcel of land are bounded by Survey No. 107 Hissa No. 1 comprising 11 areas situated at Village Abhraj, within the limits of Group 2 of the District Thane, District Thane (hereinafter referred to as "the said Property No. 2").

3. The said land and parcel of land are bounded by Survey No. 105 Hissa No. 3 comprising 11 areas situated at Village Abhraj, within the limits of Group 2 of the District Thane, District Thane (hereinafter referred to as "the said Property No. 3").

4. The said land and parcel of land are bounded by Survey No. 104 Hissa No. 2 comprising 11 areas situated at Village Abhraj, within the limits of Group 2 of the District Thane, District Thane (hereinafter referred to as "the said Property No. 4").

1. To investigate title of Premier Limited to the said Property, public notices were published by us in newspapers "Hindustan Times" and "Meyanathi" both dated 21 November 2011, Mumbai Edition, calling for objections, if any; in pursuance to the said public notices, we have not received any objection, till date.

2. Mr. Nevin Maheshwari, Advocate, has carried out search in records of Registrar of Companies and sent his Report dated 19 December 2011, charge of SICOM and HOPD in respect of the said Property is received.

3. Mr. Rishi Jagtap, Advocate, has carried out search of the industrial register maintained with the Sub-Registrar Offices, Kalyan, with respect to the said Property and he has submitted his Search Reports dated 1 January 2012.

4. The issues mentioned above are required to be sorted out to make the said Property free, clear and marketable.

5. Subject to what is stated hereabove, in our opinion, Premier Limited is the owner of the said Property and has free, clear and marketable title to the said Property.

6. Consent

a. We have not visited the site on which the said Property is situated.

b. We express no view about the zoning/reservation/FSI or development of said Property as the same is within the scope of an architect review.

c. This Certificate relating to Title is issued by the matters, containing 13 Indian Laws (as on the date of this Certificate relating to Title) alone and we express no opinion on laws of any other jurisdiction.

Dated this 13th day of June, 2012.
For M/s. Hariani & Co.,
[Signature]
Advocate

Purchaser's

Purchaser's

Owners

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Purchaser's

From Mutation Entry No. 439 dated 16 April 1971, it appears that the Maharashtra Weights and Measurements (Enforcement, Act) 1956 and Indian Coinage Act, 1957 was implemented for the land bearing Survey Nos. 1 to 107 of Village Usarghar, Pursuant thereto, the area of (i) the said Land No. 1 was converted from 11 Gunthas to 11 Ares (i.e. the said Property No. 1), (ii) the said Land No. 2 was converted from 1 Acre 19 Gunthas to 1 Acre (i.e. the said Property No. 2) and (iii) the said Land No. 3 was converted from 6 Gunthas to 3 Ares (i.e. the said Property No. 3). The 712 extract of the said Property No. 3 erroneously does not reflect this Mutation Entry No. 439.

By an order dated 27 June 2005 of Sub-Divisional Officer, the Sub-Divisional Officer confirmed that the said Property is Class-II occupancy.

Premier Limited had filed Appeal Case No. 21A of 2005 before the Deputy Collector (Appeals), Thane, challenging the directions contained in the aforementioned letter dated 27 June 2005 of the Sub-Divisional Officer. The Deputy Collector vide its order dated 27 December 2005 passed in these proceedings, dismissed the case on the ground that the letter dated 27 June 2005 of the Sub-Divisional Officer, Thane Division is not a quasi-judicial order under Section 247 of Maharashtra Land Revenue Code 1956 (MLRC).

By an instrument of Mortgage dated 17 December 2005 executed by Premier Limited in favour of SICOIM Limited (SICOIM) and Housing Development Finance Corporation Limited (HDFC) read with instrument of Additional Security dated 19 December 2005, executed by Premier Limited in favour of SICOIM. Premier Limited has pledged the said Property for repayment of loans availed by it from SICOIM and HDFC and on the terms and conditions therein. The said instrument of Mortgage dated 17 December 2005 is registered with the Sub-Registrar of Assurances, Kalyan-1 under serial No. 124754 of 2005 and the instrument of Additional Security dated 19 December 2005 is registered with the Sub-Registrar of Assurances, Kalyan-1, under serial No. 76282005.

By an instrument of Mortgage dated 4 May 2006 executed by Premier Limited in favour of SICOIM, read with instrument of Additional Security dated 5 May 2006, executed by Premier Limited in favour of SICOIM, Premier Limited has pledged the said Property for repayment of loans availed by it from SICOIM and on the terms and conditions contained therein. The said instrument of Mortgage dated 4 May 2006 is registered with the Sub-Registrar of Assurances, Kalyan-1 under serial No. 11590106 of 2006 and the instrument of Additional Security dated 5 May 2006 is registered with the Sub-Registrar of Assurances, Kalyan-1, under serial No. 11590107 of 2006.

By an instrument of Mortgage dated 17 October 2006 executed by Premier Limited in favour of SICOIM, read with instrument of Additional Security dated 19 October 2006, executed by Premier Limited in favour of SICOIM, Premier Limited has pledged the said Property for repayment of loans availed by it from SICOIM and on the terms and conditions contained therein. The said instrument of Mortgage dated 17 October 2006 is registered with the Sub-Registrar of Assurances, Kalyan-1, under serial No. 124754 of 2006 and the instrument of Additional Security dated 19 October 2006 is registered with the Sub-Registrar of Assurances, Kalyan-1, under serial No. 76282006.

From Mutation Entry No. 439 dated 16 April 1971, it appears that the Maharashtra Weights and Measurements (Enforcement, Act) 1956 and Indian Coinage Act, 1957 was implemented for the land bearing Survey Nos. 1 to 107 of Village Usarghar, Pursuant thereto, the area of (i) the said Land No. 1 was converted from 11 Gunthas to 11 Ares (i.e. the said Property No. 1), (ii) the said Land No. 2 was converted from 1 Acre 19 Gunthas to 1 Acre (i.e. the said Property No. 2) and (iii) the said Land No. 3 was converted from 6 Gunthas to 3 Ares (i.e. the said Property No. 3). The 712 extract of the said Property No. 3 erroneously does not reflect this Mutation Entry No. 439.

By an order bearing no. ULC/ULG/318P-850, dated 15 July 1970, passed by the Component Authority, Ullhasnagar Urban Agglomeration under Section 6 (4) of Urban Land (Ceiling and Regulation) Act, 1974 (ULC Act), it appears that the said Property was declared as surplus and was directed to be surrendered.

By an order bearing no. ADL-1994(1973)D-XV, dated 13 January 1994, passed by Under Secretary, Housing and Special Assistance Department, Government of Maharashtra, it appears that land measuring 9,87,479 sq. metre, situated at Villages Usarghar, Sandap, Belavasa and Bhopar (exempted land) was exempted under Section 20 of the ULC Act, for construction of test track, for testing of aerobics, etc. and for forestry, on the terms and conditions mentioned therein. Out of the said exempted land, a portion of land measuring 7,71,407 sq. mtrs. is to be used for test track and the balance land measuring 96,063 sq. mtrs. for forestry. As per the said order dated 13 January 1994, prior permission of the State Government is required to be obtained. If PAL wishes the said exempted land to any person in any way by way of sale, lease, mortgage or otherwise, the same is not possible if the survey numbers comprising of the said exempted land as we did not have access to the exemption application. For the purpose of this Certificate relating to Title, we have assumed that the said Property is exempted under the aforesaid order dated 13 January 1994.

From the letter dated 15 September 1998 addressed by Deputy Secretary, Maharashtra State to PAL, it appears that PAL was allowed to use exempted land for industrial purpose subject to payment of 15% of market value of the said exempted land as transfer fee to the Government of Maharashtra. We have been informed that the transfer fee has not been paid by PAL.

From Mutation Entry No. 897 dated 3 March 2003, it appears that as per order of the Assistant Sales Tax Commissioner bearing no. J.S.V.O. (Funds) M-10

कलन - ३	
दस्ता क्र. १५५५६	२०२३
१२	१४५

By an instrument of Mortgage dated 2 October 2003, registered with the Sub-Registrar of Assurances, Kalyan-1, under serial No. 124754 of 2003 and the instrument of Additional Security dated 19 October 2003 is registered with the Sub-Registrar of Assurances, Kalyan-1, under serial No. 76282003 of 2003.

By an instrument of Mortgage dated 17 October 2006 executed by Premier Limited in favour of SICOIM, read with instrument of Additional Security dated 19 October 2006, executed by Premier Limited in favour of SICOIM, Premier Limited has pledged the said Property for repayment of loans availed by it from SICOIM and on the terms and conditions contained therein. The said instrument of Mortgage dated 17 October 2006 is registered with the Sub-Registrar of Assurances, Kalyan-1, under serial No. 124754 of 2006 and the instrument of Additional Security dated 19 October 2006 is registered with the Sub-Registrar of Assurances, Kalyan-1, under serial No. 76282006 of 2006.

By an instrument of Mortgage dated 17 October 2006 executed by Premier Limited in favour of SICOIM, read with instrument of Additional Security dated 19 October 2006, executed by Premier Limited in favour of SICOIM, Premier Limited has pledged the said Property for repayment of loans availed by it from SICOIM and on the terms and conditions contained therein. The said instrument of Mortgage dated 17 October 2006 is registered with the Sub-Registrar of Assurances, Kalyan-1, under serial No. 124754 of 2006 and the instrument of Additional Security dated 19 October 2006 is registered with the Sub-Registrar of Assurances, Kalyan-1, under serial No. 76282006 of 2006.

By an order dated 9 September 2007, Assistant, Kalyan (B) confirmed the Mutation Entry No. 295 dated 12 January 2005 and (B) upheld the directions contained in the order bearing no. 1027A dated 21 December 2004, accordingly, the Mutation Entry No. 301 dated 17 October 2007, the return of "Class-II occupancy" was struck again from the record of rights of the said Property.

By an order bearing no. ULC/ULG/318P-850, dated 15 July 1970, passed by the Component Authority, Ullhasnagar Urban Agglomeration under Section 6 (4) of Urban Land (Ceiling and Regulation) Act, 1974 (ULC Act), it appears that the said Property was declared as surplus and was directed to be surrendered.

By an instrument of Mortgage dated 2 October 2003, registered with the Sub-Registrar of Assurances, Kalyan-1, under serial No. 124754 of 2003 and the instrument of Additional Security dated 19 October 2003 is registered with the Sub-Registrar of Assurances, Kalyan-1, under serial No. 76282003 of 2003.

By an instrument of Mortgage dated 17 October 2006 executed by Premier Limited in favour of SICOIM, read with instrument of Additional Security dated 19 October 2006, executed by Premier Limited in favour of SICOIM, Premier Limited has pledged the said Property for repayment of loans availed by it from SICOIM and on the terms and conditions contained therein. The said instrument of Mortgage dated 17 October 2006 is registered with the Sub-Registrar of Assurances, Kalyan-1, under serial No. 124754 of 2006 and the instrument of Additional Security dated 19 October 2006 is registered with the Sub-Registrar of Assurances, Kalyan-1, under serial No. 76282006 of 2006.

By an instrument of Mortgage dated 17 October 2006 executed by Premier Limited in favour of SICOIM, read with instrument of Additional Security dated 19 October 2006, executed by Premier Limited in favour of SICOIM, Premier Limited has pledged the said Property for repayment of loans availed by it from SICOIM and on the terms and conditions contained therein. The said instrument of Mortgage dated 17 October 2006 is registered with the Sub-Registrar of Assurances, Kalyan-1, under serial No. 124754 of 2006 and the instrument of Additional Security dated 19 October 2006 is registered with the Sub-Registrar of Assurances, Kalyan-1, under serial No. 76282006 of 2006.

By an order dated 9 September 2007, Assistant, Kalyan (B) confirmed the Mutation Entry No. 295 dated 12 January 2005 and (B) upheld the directions contained in the order bearing no. 1027A dated 21 December 2004, accordingly, the Mutation Entry No. 301 dated 17 October 2007, the return of "Class-II occupancy" was struck again from the record of rights of the said Property.

By an order bearing no. ULC/ULG/318P-850, dated 15 July 1970, passed by the Component Authority, Ullhasnagar Urban Agglomeration under Section 6 (4) of Urban Land (Ceiling and Regulation) Act, 1974 (ULC Act), it appears that the said Property was declared as surplus and was directed to be surrendered.

Annexure 'B'

- 1. Copy of Resolution of Board of Directors of SICC Limited and Housing Development and Finance Corporation Limited;
- 2. Copy of Resolution of Board of Directors of SICC Limited dated 20/09/2009 passed by the Board of Directors of SICC Limited, Mumbai;
- 3. Copy of Resolution of Board of Directors of SICC Limited dated 20/09/2009 passed by the Board of Directors of SICC Limited, Mumbai;
- 4. Copy of Resolution of Board of Directors of SICC Limited dated 20/09/2009 passed by the Board of Directors of SICC Limited, Mumbai;
- 5. Copy of Resolution of Board of Directors of SICC Limited dated 20/09/2009 passed by the Board of Directors of SICC Limited, Mumbai;
- 6. Copy of Resolution of Board of Directors of SICC Limited dated 20/09/2009 passed by the Board of Directors of SICC Limited, Mumbai;
- 7. Copy of Resolution of Board of Directors of SICC Limited dated 20/09/2009 passed by the Board of Directors of SICC Limited, Mumbai;
- 8. Copy of Resolution of Board of Directors of SICC Limited dated 20/09/2009 passed by the Board of Directors of SICC Limited, Mumbai;
- 9. Copy of Resolution of Board of Directors of SICC Limited dated 20/09/2009 passed by the Board of Directors of SICC Limited, Mumbai;
- 10. Copy of Resolution of Board of Directors of SICC Limited dated 20/09/2009 passed by the Board of Directors of SICC Limited, Mumbai;
- 11. Copy of Resolution of Board of Directors of SICC Limited dated 20/09/2009 passed by the Board of Directors of SICC Limited, Mumbai;
- 12. Copy of Resolution of Board of Directors of SICC Limited dated 20/09/2009 passed by the Board of Directors of SICC Limited, Mumbai;
- 13. Copy of Resolution of Board of Directors of SICC Limited dated 20/09/2009 passed by the Board of Directors of SICC Limited, Mumbai;
- 14. Copy of Resolution of Board of Directors of SICC Limited dated 20/09/2009 passed by the Board of Directors of SICC Limited, Mumbai;
- 15. Copy of Resolution of Board of Directors of SICC Limited dated 20/09/2009 passed by the Board of Directors of SICC Limited, Mumbai;
- 16. Copy of Resolution of Board of Directors of SICC Limited dated 20/09/2009 passed by the Board of Directors of SICC Limited, Mumbai;
- 17. Copy of Resolution of Board of Directors of SICC Limited dated 20/09/2009 passed by the Board of Directors of SICC Limited, Mumbai;
- 18. Copy of Resolution of Board of Directors of SICC Limited dated 20/09/2009 passed by the Board of Directors of SICC Limited, Mumbai;
- 19. Copy of Resolution of Board of Directors of SICC Limited dated 20/09/2009 passed by the Board of Directors of SICC Limited, Mumbai;
- 20. Copy of Resolution of Board of Directors of SICC Limited dated 20/09/2009 passed by the Board of Directors of SICC Limited, Mumbai;

To,
Marika Projects Private Limited,
Floor-4, Citrus Esquare,
5th Floor Eastern Express Highway,
Opp. Sion-Chambha Road Signal,
Sion (East), Mumbai - 400 022.

CERTIFICATE RELATING TO TITLE

For: All that piece and parcel of land and ground bearing Survey No. 2 admeasuring 18.7 Acres, situated at Village Sandop, within the limits of Grampanchayat Kotal, Taluka Kalyan, District Thane (hereinafter referred to as 'the said Property').

The Documents:

For the purpose of this Certificate relating to Title, we have perused the following documents (originals and / or copies as stated below, and have called upon the contents being true and correct):

- 1) Certified copy of 7113 extracts for the years:
 - (a) 1983-1984, 1975-1978 and 1982 to 1998 issued on 18 December 2011;
 - (b) 1993 to 1995 and 1999 to 2010 issued on 7 January 2012;
- 2) Photocopy of the 7112 extract for the year 2010-2011 issued on 29 December, 2012
- 3) Photocopy of Mutation Entries Nos. 58, 136, 203, 204, 207, 214, 215, 220, 263 and 287;
- 4) Original permission dated 6-11 December 1983, bearing No. RBA/LB/PSR/2505 issued by the Collector, Thane;
- 5) Original order dated 5 June 1971 issued by the Additional Collector, Thane under Section 42 Maharashtra Land Revenue Code, 1956;
- 6) Original Sanad dated 14 April 1972 bearing no. RR/VINAP/PSR/471 issued by the Additional Collector, Thane under Section 44 of Maharashtra Land Revenue Code, 1956;
- 7) Photocopy of order bearing no. ULC/LLB(3)SR-950, dated 15 July 1978 passed by the Competent Authority, Uthangpur Urban Agglomeration under section 8(4) of the Urban Land (Ceiling and Regulation) Act, 1975;

1st Floor, 10, Buce Street, Hornet Road, Fort, Mumbai - 400 001, India.

Phone: 22021774, 22021775, 22021776, 22021777, 22021778, 22021779, 22021780, 22021781, 22021782, 22021783, 22021784, 22021785, 22021786, 22021787, 22021788, 22021789, 22021790, 22021791, 22021792, 22021793, 22021794, 22021795, 22021796, 22021797, 22021798, 22021799, 22021800, 22021801, 22021802, 22021803, 22021804, 22021805, 22021806, 22021807, 22021808, 22021809, 22021810, 22021811, 22021812, 22021813, 22021814, 22021815, 22021816, 22021817, 22021818, 22021819, 22021820, 22021821, 22021822, 22021823, 22021824, 22021825, 22021826, 22021827, 22021828, 22021829, 22021830, 22021831, 22021832, 22021833, 22021834, 22021835, 22021836, 22021837, 22021838, 22021839, 22021840, 22021841, 22021842, 22021843, 22021844, 22021845, 22021846, 22021847, 22021848, 22021849, 22021850, 22021851, 22021852, 22021853, 22021854, 22021855, 22021856, 22021857, 22021858, 22021859, 22021860, 22021861, 22021862, 22021863, 22021864, 22021865, 22021866, 22021867, 22021868, 22021869, 22021870, 22021871, 22021872, 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- 1. The Maharashtra Real Estate Act No. 29 of 2011 before the Hon'ble High Court, Government of Maharashtra, The State of Maharashtra and others, challenging the applicability of ULC Act to the said Property, thereby seeking declaration that the ULC Act does not apply to the said Property and for other reliefs as prayed therein. The Hon'ble High Court by an order dated 22 November 2011 has dismissed the said Petition and the same is pending.
- 2. The mortgage dated 19 October 2011 issued by SICOM, SICOM has confirmed that the principal outstanding as on 30 September 2011 is of Rs.10,00,000/- (Rupees Ten Crores Only) against loan account no. R0213, dated 10/10/2009 (Rupees Ten Crores Only) against loan account no. R0250, dated 10/10/2009 (Rupees Ten Crores Only) against loan account no. R0252 and (Rupees 100,00,000/-) (Rupees Fifty Lakhs Only) against loan account no. R0254 (Rupees 10,00,000/-) (Rupees Ten Lakhs Only). In fact, a letter dated 12 October 2011 issued by HDFC, HDFC has confirmed that the outstanding loan balance as on 30 September 2011 is Rs.10,00,000/- (Rupees Ten Crores Only).
- 3. From the T12 extract for the year 1993 to 1995, 2000 to 2010 issued on 7 January 2012, it appears that restriction imposed by the Government that the said Property cannot be transferred without prior permission of the Government as the land is exempted for industrial purpose and the same has been recorded in the records of rights of the said Property. For the purpose of this Certificate relating to T12, we have assumed that the aforesaid seems to have been recorded vide Mutation Entry No. 263, we have not been provided with copy of Mutation Entry No. 263.
- 4. By a Deed of Mortgage dated 5 June 2012, registered with the Sub-Registrar of Assurances under serial no.4522 of 2012, the charge of HDFC was released from the said Property, which was created pursuant to Deed of Mortgage dated 10 May 2012, registered with the Sub-Registrar of Assurances under serial no.2549 of 2009.
- 5. From the T12 extract for the year 1993 to 1995, 2000 to 2010 issued on 7 January 2012, it appears that restriction imposed by the Government that the said Property cannot be transferred without prior permission of the Government as the land is exempted for industrial purpose and the same has been recorded in the records of rights of the said Property. For the purpose of this Certificate relating to T12, we have assumed that the aforesaid seems to have been recorded vide Mutation Entry No. 263, we have not been provided with copy of Mutation Entry No. 263.

- 6. By an Indenture of Mortgage dated 4 May 2006 executed by Premier Limited in favour of SICOM, need with Indenture of Additional Security dated 5 May 2006, executed by Premier Limited in favour of SICOM, Premier Limited has mortgaged the said Property for repayment of loans availed by it from SICOM and on the terms and conditions contained therein. The said Indenture of Mortgage dated 4 May 2006 is registered with the Sub-Registrar of Assurances, Haveli No. 5 under serial no. 37512008 and the Indenture of Additional Security dated 5 May 2006 is registered with the Sub-Registrar of Assurances, Kalyan-1, under serial no. 2155/2006.
- 7. By an Indenture of Mortgage dated 6 October, 2006 executed by Premier Limited in favour of SICOM and HDFC need with Indenture of Additional Security dated 8 October, 2006 executed by Premier Limited in favour of SICOM, Premier Limited has mortgaged the said Property for repayment of loans availed by it from SICOM and HDFC and on the terms and conditions contained therein. The said Joint Indenture of Mortgage dated 6 October 2006, is registered with the Sub-Registrar of Assurances, Haveli-5, under serial no. 7854/2006 and the said Indenture of Additional Security dated 8 October 2006, is registered with the Sub-Registrar of Assurances, Kalyan-4 under serial no.4794 of 2006.
- 8. From Mutation Entry No. 216 dated 28 November 2006, it appears that as per order bearing no. ATST/40/1303 dated 26 November 2006, the attachment by the Government of Maharashtra, Sales Tax Commissioner (recorded vide an order of the Assistant Sales Tax Commissioner, A-10 bearing no. 440705/H dated 6 April 2004 and as per the Teluka Order bearing no. T-101571 dated 13 April 2004) for the sum of Rs.45,98,13,395/- (Rupees Forty Five Crores Ninety Eight Lakhs Eighteen Thousand Three Hundred and Ninety Five Only) was removed. Accordingly, the attachment of Government of Maharashtra, Sales Tax Commissioner was removed from the other rights column of the record of rights of the said Property. We have not been provided with the copy of the order dated 28 November 2006.
- 9. As per Resolution bearing no. ULC-1007/C.N.222A/ULCA-2 dated 23 November 2007 of Government of Maharashtra, it has been notified that permission for transfer of the land exempted under Section 20 of the ULC Act (i.e. which were earlier declared as vacant land in excess), lying in Industrial Zone of Thane Urban Agglomeration, can be granted on payment of 100% of the market value of such land as transfer fee, to the Government of Maharashtra. The said

Owners _____ Page 109 of 158 Purchaser/s _____

कलान - ३	
दस्ता क्र. १५५५६	२०१३
६	१४

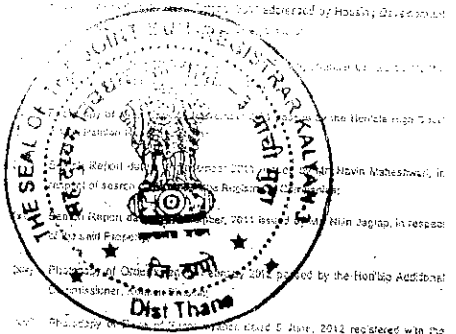
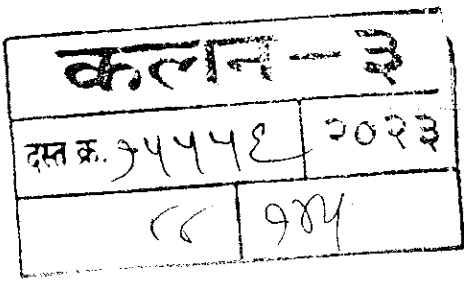


- 10. By a Deed of Mortgage dated 20 May 2009 executed by Premier Limited in favour of HDFC, Premier Limited has mortgaged the said Property for repayment of the loans availed by it from HDFC and on the terms and conditions more particularly mentioned therein. The said Deed of Mortgage is registered with the Sub-Registrar of Assurances under serial no. 2549 of 2009.
- 11. A Letter of Credit facility of Rs.20,00,00,000/- (Rupees Twenty Crores Only) was availed by Premier Limited from The Federal Bank Limited for which the charge was created against the said Property recorded in the Memorandum of Entry dated 20 January 2010.
- 12. By an Unregistered Agreement dated 21 July 2010, SICOM agreed to grant financial assistance by way of inter Corporate Deposit in the nature of Revolving Short Term Loan for tenure of six months for the sum of Rs.10,00,00,000/- (Rupees Ten Crores Only) to Premier Limited on terms and conditions contained therein. We are not aware whether the financial assistance of Rs.10,00,00,000/- (Rupees Ten Crores Only) was sanctioned and disbursed to Premier Limited.
- 13. By an Indenture of Mortgage dated 29 September 2010, executed by Premier Limited in favour of HDFC, Premier Limited has mortgaged the said Property for repayment of loans availed by it from HDFC and on the terms and conditions contained therein. The said Indenture of Mortgage dated 29 September 2010 is registered with the Sub-Registrar of Assurances, Kalyan-2, under serial no. 11380/2010.
- 14. By a letter bearing no. 6874/LHD dated 13 May, 2011 addressed by The Federal Bank Limited to Premier Limited, The Federal Bank Limited has confirmed releasing its charge/mortgage against the said Property.
- 15. By an Indenture of Mortgage dated 1 June, 2011 executed by Premier Limited in favour of SICOM, Premier Limited has mortgaged the said Property for repayment of loans availed by it from SICOM and on its terms and conditions contained therein. The said Indenture of Mortgage dated 1 June, 2011 is registered with the Sub-Registrar, Kalyan-2, under serial no. 8896/2011.

- 16. By a Deed of Mortgage dated 20 May 2009 executed by Premier Limited in favour of HDFC, Premier Limited has mortgaged the said Property for repayment of the loans availed by it from HDFC and on the terms and conditions more particularly mentioned therein. The said Deed of Mortgage is registered with the Sub-Registrar of Assurances under serial no. 2549 of 2009.
- 17. A Letter of Credit facility of Rs.20,00,00,000/- (Rupees Twenty Crores Only) was availed by Premier Limited from The Federal Bank Limited for which the charge was created against the said Property recorded in the Memorandum of Entry dated 20 January 2010.
- 18. By an Unregistered Agreement dated 21 July 2010, SICOM agreed to grant financial assistance by way of inter Corporate Deposit in the nature of Revolving Short Term Loan for tenure of six months for the sum of Rs.10,00,00,000/- (Rupees Ten Crores Only) to Premier Limited on terms and conditions contained therein. We are not aware whether the financial assistance of Rs.10,00,00,000/- (Rupees Ten Crores Only) was sanctioned and disbursed to Premier Limited.
- 19. By an Indenture of Mortgage dated 29 September 2010, executed by Premier Limited in favour of HDFC, Premier Limited has mortgaged the said Property for repayment of loans availed by it from HDFC and on the terms and conditions contained therein. The said Indenture of Mortgage dated 29 September 2010 is registered with the Sub-Registrar of Assurances, Kalyan-2, under serial no. 11380/2010.
- 20. By a letter bearing no. 6874/LHD dated 13 May, 2011 addressed by The Federal Bank Limited to Premier Limited, The Federal Bank Limited has confirmed releasing its charge/mortgage against the said Property.
- 21. By an Indenture of Mortgage dated 1 June, 2011 executed by Premier Limited in favour of SICOM, Premier Limited has mortgaged the said Property for repayment of loans availed by it from SICOM and on its terms and conditions contained therein. The said Indenture of Mortgage dated 1 June, 2011 is registered with the Sub-Registrar, Kalyan-2, under serial no. 8896/2011.

Owners _____ Page 110 of 158 Purchaser/s _____

- (i) Photocopy of RTI reply no. 24 of 2008 filed by Premier Limited before the Sub-Divisional Officer, Thane Division, Thane.
- (ii) Photocopy of order dated 17 April 2008 passed by the Sub-Divisional Officer, Thane Division, Thane.
- (iii) Photocopy of RTS Appeal No. 50 of 2008 filed by Premier Limited before the Deputy Collector (Appeals) Thane.
- (iv) Photocopy of Deed of Mortgage dated 20 May 2008 registered with the Sub-Registrar of Assurances under serial no. 2549 of 2008 executed by Premier Limited in favour of Housing Development and Finance Corporation Limited.
- (v) Photocopy of Memorandum of Understanding dated 20 January 2010 executed between Premier Limited and The Registrar of Companies.
- (vi) Photocopy of an undated order dated 23 July 2010 executed between SICOM Limited and Premier Limited with regards to the sanction of Inter City Telephone No. 11-11-11111111.
- (vii) Photocopy of Indenture of Mortgage dated 29 September 2010, registered with the Sub-Registrar of Assurances, Kalyan-4 on 1 December 2010, under Serial No. 1102/2010 executed by Premier Limited in favour of Housing Development and Finance Corporation Limited.
- (viii) Photocopy of Order dated 10 February 2011 passed by the Deputy Collector (Appeals), Thane in RTS Appeal No. 50 of 2008.
- (ix) Photocopy of letter bearing No. 8974/RHO dated 10 May 2011 addressed by The Registrar of Companies to Premier Limited.
- (x) Photocopy of Indenture of Mortgage dated 10 June 2011 registered with the Sub-Registrar of Assurances, Kalyan-4 under serial no. 6692/2011 executed by Premier Limited in favour of Housing Development and Finance Corporation Limited.
- (xi) Photocopy of Order dated 10 June 2011 filed by Premier Limited before the Sub-Divisional Officer, Thane Division, Thane.
- (xii) Photocopy of Order dated 10 June 2011 addressed by SICOM Limited to Premier Limited.



- (xiii) Photocopy of Order dated 10 February 2011 passed by the Hon'ble Additional Commissioner, Thane.
- (xiv) Photocopy of Indenture of Mortgage dated 5 June, 2012 registered with the Sub-Registrar of Assurances, Kalyan-4 under serial no. 4933 of 2012 executed by Premier Limited in favour of Housing Development and Finance Corporation Limited.
- (xv) Photocopy of Order dated 10 February 2011 passed by the Hon'ble Additional Commissioner, Thane.
- (xvi) Photocopy of letter dated 11 November 2012, addressed by the Deputy Collector and Competent Authority, Thane.
- (xvii) Photocopy of Review Application filed by Premier Ltd. before the Hon'ble Member for Revenue, State of Maharashtra on 10 September, 2012.
- (xviii) Photocopy of Deed of Reconveyance dated 01 December, 2012 registered with the Sub-Registrar of Assurances, Kalyan-4 under serial no. 7305 of 2012, executed by SICOM Limited in favour of Premier Limited.
- (xix) Photocopy of order bearing No. 1102/2010 under serial no. 28 December, 2010 passed by the Deputy Collector and Competent Authority.

- (vi) Original order dated 5 June 1971 issued by the Additional Collector, Thane under Section 42 Maharashtra Land Revenue Code, 1956.
- (vii) Original order dated 16 April 1972 bearing no. RBV/NAP/SRM/71 issued by the Additional Collector, Thane under Section 44 of Maharashtra Land Revenue Code, 1956.
- (viii) Photocopy of order bearing no. ULCA/ULB(3)SR-850, dated 15 July 1973 passed by the Competent Authority, Ulhasnagar Urban Agglomeration under Section 8(4) of the Urban Land (Ceiling and Regulation) Act, 1976.
- (ix) Original Agreement dated 19 September 1984 made and entered into between The Premier Automobiles Limited of the One Part and the Executive Engineer, Maharashtra Water Supply and Sewerage Project of the Other Part.
- (x) Photocopy of order dated 13 January 1994 bearing no. AOL/1997/(1973)D-XV passed by Under Secretary, Housing and Special Assistance Department, Government of Maharashtra under Section 20 (1) (a) of the Urban Land (Ceiling and Regulation) Act, 1976.
- (xi) Photocopy of Deed of Conveyance dated 27 May 1986 made and entered into between The Premier Automobiles Limited of the One Part and PAL Peugeot Limited of the Other Part.
- (xii) Photocopy of Index-II dated 30 September 1986 in respect of Deed of Conveyance dated 27 May 1986.
- (xiii) Photocopy of letter dated 15 September 1998 of Deputy Secretary, Maharashtra State addressed to The Premier Automobiles Limited.
- (xiv) Photocopy of letter bearing No. 1027A dated 26 December 2004 of Sub-Divisional Officer, Thane Division, Thane addressed to Tahsildar, Kalyan.
- (xv) Photocopy of Certificate of Incorporation (consequent on change of name) dated 28 March 2005 issued by Registrar of Companies, Maharashtra, Mumbai.
- (xvi) Photocopy of letter dated 27 June 2005 of Sub-Divisional Officer, Thane Division, addressed to The Premier Automobiles Limited.
- (xvii) Photocopy of Indenture of Mortgage dated 17 December 2005, registered with the Sub-Registrar of Assurances, Haveli No. 5, under Serial No. 9204/2005

- executed by Premier Limited in favour of SICOM Limited and Housing Development and Finance Corporation Limited.
- (xviii) Photocopy of Indenture of Additional Security dated 18 December 2005, registered with the Sub-Registrar of Assurances, Kalyan-4 under Serial No. 7626/2005 executed by Premier Limited in favour of SICOM Limited.
- (xix) Photocopy of order dated 27 December 2005 passed by the Deputy Collector in the RTS/Appeal Case No. 82A of 2005.
- (xx) Photocopy of Indenture of Mortgage dated 4 May 2006, registered with the Sub-Registrar of Assurances, Haveli No. 5, under Serial No. 3704/2006 executed by Premier Limited in favour of SICOM Limited.
- (xxi) Photocopy of Indenture of Additional Security dated 5 May 2006, registered with the Sub-Registrar of Assurances, Kalyan-4 under Serial No. 2155/2005 executed by Premier Limited in favour of SICOM Limited.
- (xxii) Photocopy of Joint Indenture of Mortgage dated 8 October 2006, registered with the Sub-Registrar of Assurances, Haveli No. 5, under Serial No. 7364/2006 executed by Premier Limited in favour of SICOM Limited and Housing Development and Finance Corporation Limited.
- (xxiii) Photocopy of Indenture of Additional Security dated 8 October, 2006 registered with the Sub-Registrar of Assurances, Kalyan-4 under serial no. 7/84 of 2006 executed by Premier Limited in favour of SICOM Limited.
- (xxiv) Photocopy of common Judgement and Order dated 16 October 2006 passed by the Sub-Divisional Officer, Thane Division in Appeal No. TD/2/Land/NAPS/007 to 313 of 2006.
- (xxv) Photocopy of RTS Appeal Case No. 5 of 2007 filed by Premier Limited before the Tahsildar.
- (xxvi) Photocopy of order dated 3 September 2007 passed by the Tahsildar, Kalyan in RTS Appeal Case No. 5 of 2007.
- (xxvii) Photocopy of Resolution bearing no. ULC-1007/C.N.222/ULCA-2 dated 25 November 2007 of Government of Maharashtra.

As per Resolution bearing no. JCR/2008/12000/CA-2 dated 23 November 2008, the said Property was sold to the said Purchaser by the said Seller.

The said Property was sold to the said Purchaser by the said Seller by way of a Sale Deed bearing no. 94448/2008/3 dated 23 November 2008.

A Letter of Credit facility of Rs.20,00,00,000/- (Rupees Twenty Crores Only) was availed by Premier Limited from The Federal Bank Limited for which the charge was created against the said Property recorded in the Memorandum of Entry No. 20, 21 January 2008.

An Amalgamated Agreement dated 20.11.2010, SICOM agreed to grant financial assistance by way of a loan of Rs.14,00,00,000/- (Rupees Fourteen Crores Only) to the said Purchaser on the terms and conditions as set out in the Memorandum of Entry No. 20, 21 January 2008.

The Memorandum of Mortgage dated 27 October 2010 executed by Premier Limited in favour of SICOM Limited in respect of the said Property for Rs.14,00,00,000/- (Rupees Fourteen Crores Only) and the terms and conditions thereof are set out in the Memorandum of Entry No. 20, 21 January 2008.

The letter bearing no. 004/2010 dated 12 May 2010 addressed by The Federal Bank Limited to Premier Limited, The Federal Bank Limited has created a charge in favour of Premier Limited in respect of the said Property.

Sales Tax, Maharashtra. Accordingly, an attachment of the Sales Tax Department was recorded in the other rights column of the record of rights of the said Property. We have not been provided with the copies of the orders dated 20 June 2001 and 18 July 2001.

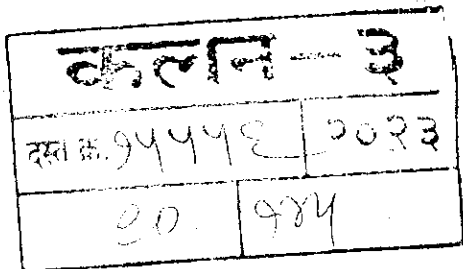
From Mutation Entry No. 203 dated 1 December 2003, it appears that vide order bearing no. CLR 2001/KLPan-1A, 1 dated 13 November 2002 passed by the Revenue and Forest Department, Government of Maharashtra for cancellation of the 7/12 extract and SA extract, corrections were carried out and accordingly the 7/12 records were updated.

From Mutation Entry No. 203 dated 22 March 2004, it appears that vide an order of the Tahsiladar bearing no. T-14KV, 160 dated 22 March 2004, the attachment of the Sales Tax Department for recovering the sum of Rs.10,02,57,980/- (Rupees Tenth Crores Two Lakhs Fifty Seven Thousand Nine Hundred Eighty Only) was removed from the record of rights of the said Property. We have not been provided with copy of the order dated 22 March 2004 or the underlying order of Sales Tax Department revoking the attachment.

From Mutation Entry No. 204 dated 13 April 2004, it appears that as per the order of the Assistant Sales Tax Commissioner, A-10 bearing no. 4000705/1 dated 6 April 2004 and Taluka order bearing no. T-10571 dated 13 April 2004, an attachment for recovering the outstanding Sales Tax of a sum of Rs.45,98,18,355/- (Rupees Forty Five Crores Ninety Eight Lakhs Eighteen Thousand Three Hundred Ninety Five Only) was recorded in the other rights column of the record of rights of the said Property. We have not been provided with the copies of the orders dated 6 April 2004 and 13 April 2004. The aforesaid attachment was subsequently removed as stated in paragraph (b) hereinbelow.

From Certificate of Incorporation (consequent on change of name) dated 26 March 2005 issued by Registrar of Companies, Maharashtra, Mumbai, it appears that name of PAL was changed to Premier Limited. The effect of change of name is not recorded in the record of rights and therefore the 7/12 extracts of the said Property still reflect name of PAL as the owner of the said Property.

By an Indenture of Mortgage dated 17 December 2005 executed by Premier Limited in favour of SICOM Limited (SICOM) and Housing Development Finance Corporation Limited (HDFC) read with Indenture of Additional Security dated 19 December 2005 executed by Premier Limited in favour of SICOM, Premier Limited has mortgaged the said Property for repayment of loans availed



The said Property was sold to the said Purchaser by the said Seller by way of a Sale Deed bearing no. 94448/2008/3 dated 23 November 2008.

A Letter of Credit facility of Rs.20,00,00,000/- (Rupees Twenty Crores Only) was availed by Premier Limited from The Federal Bank Limited for which the charge was created against the said Property recorded in the Memorandum of Entry No. 20, 21 January 2008.

An Amalgamated Agreement dated 20.11.2010, SICOM agreed to grant financial assistance by way of a loan of Rs.14,00,00,000/- (Rupees Fourteen Crores Only) to the said Purchaser on the terms and conditions as set out in the Memorandum of Entry No. 20, 21 January 2008.

The Memorandum of Mortgage dated 27 October 2010 executed by Premier Limited in favour of SICOM Limited in respect of the said Property for Rs.14,00,00,000/- (Rupees Fourteen Crores Only) and the terms and conditions thereof are set out in the Memorandum of Entry No. 20, 21 January 2008.

The letter bearing no. 004/2010 dated 12 May 2010 addressed by The Federal Bank Limited to Premier Limited, The Federal Bank Limited has created a charge in favour of Premier Limited in respect of the said Property.

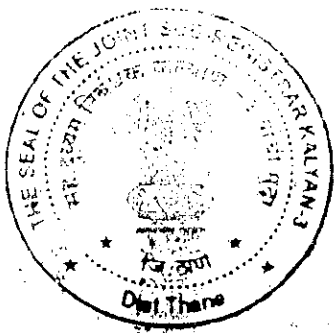
by it from SICOM and HDFC and on the terms and conditions contained therein. The said Indenture of Mortgage dated 17 December 2005, is registered, with the Sub-Registrar of Assurances, Haveli No. 5 under serial no. 07072005 and the Indenture of Additional Security dated 19 December 2005 is registered with the Sub-Registrar of Assurances, Kalyan-1, under serial no. 70202005.

By an Indenture of Mortgage dated 4 May 2008 executed by Premier Limited in favour of SICOM read with Indenture of Additional Security dated 5 May 2008, executed by Premier Limited in favour of SICOM, Premier Limited has mortgaged the said Property for repayment of loans availed by it from SICOM and on the terms and conditions contained therein. The said Indenture of Mortgage dated 4 May 2008 is registered with the Sub-Registrar of Assurances, Haveli No. 5 under serial no. 37017008 and the Indenture of Additional Security dated 5 May 2008 is registered with the Sub-Registrar of Assurances, Kalyan-1, under serial no. 21852008.

By a Joint Indenture of Mortgage dated 5 October 2008 executed by Premier Limited in favour of SICOM and HDFC read with Indenture of Additional Security dated 9 October, 2008 executed by Premier Limited in favour of SICOM, Premier Limited has mortgaged the said Property for repayment of loans availed by it from SICOM and HDFC and on the terms and conditions contained therein. The said Joint Indenture of Mortgage dated 5 October 2008, is registered with the Sub-Registrar of Assurances, Haveli No. 5, under serial no. 71547008 and the said Indenture of Additional Security dated 9 October 2008 is registered with the Sub-Registrar of Assurances, Kalyan-4 under serial no. 0724 of 2008.

From Mutation Entry No. 215 dated 28 November 2006, it appears that as per the order bearing no. R75/7-101153 dated 28 November 2006, the attachment by the Government of Maharashtra, Sales Tax Commissioner (referred vide an order of the Assistant Sales Tax Commissioner, A-10 bearing no. 4000705/1 dated 6 April 2004 and as per the Taluka order bearing no. T-10571 dated 13 April 2004) for the sum of Rs.45,98,18,355/- (Rupees Forty Five Crores Ninety Eight Lakhs Eighteen Thousand Three Hundred and Ninety Five Only) was removed. Accordingly, the attachment of Government of Maharashtra, Sales Tax Commissioner was removed from the other rights column of the record of rights of the said Property. We have not been provided with the copy of the order dated 28 November 2006.

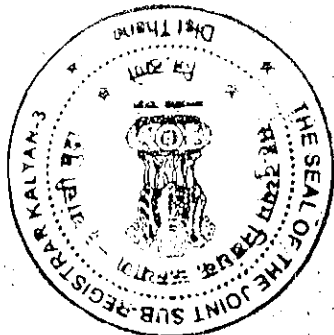
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M. Ganesan

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No. 26/08/20...
With reference to KDMC's letter

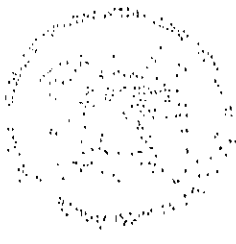
1. The Municipal Commissioner, Kalyan-Dombivli Municipal Corporation, Shanikar Chowk, Kalyan(W) - 421 301
2. The Collector, Thane, As required w/s 45 of MR & TP Act, 1958.

2. Architect Sandeep Prabh, 2nd floor, Naksatra, A wing, Near TMC, Almeida Road, Panchpakhadi, Thane (W) - 400 602

3. Director, M/s. Horizon Projects Pvt Ltd, Runwal & Omkar Square, 5th Floor, Opp. Churnabhatti Signal, Station (E), Mumbai-400 022

Copy to

Enclosure: Drawing No. 1/1 to 1/51 (Total No. 51).



Planning Division

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Planner

73. Applicant shall amend the layout of Integrated Township Proposal and show the plot for plots for Cremation Ground & Burial Ground as per notification of ITP.
74. Applicant shall amend the layout of Integrated Township Proposal and show the plot for Solid Waste Management as per notification of ITP.
75. That Registered undertaking cum indemnity Bond shall be submitted for abiding above conditions by applicant.

ANNEXURE 'F'

Sr. No	Particulars	Details
1.	Name of Purchaser/s	MR. NITEEN MUKESH NARIGADA MRS. CHANDANI NITEEN NARIGADA
2.	Address of Purchaser/s	02, GAFUR KHAN CHAWL, NEW MILL ROAD, SAMBHAJI CHOWK, KURLA WEST, MUMBAI - 400070
3.	Description of the said Flat/ Premises	1 BHK
4.	Project	MY CITY PHASE II (CLUSTER 04)
5.	Building Name	SERENITY
6.	Wing	CL04-12
7.	Floor	4
8.	Flat No.	404
9.	Carpet Area (sq.mtr. and sq. ft.) and an additional area of enclosed and/or open balcony and/or service area and/or open terrace appurtenant to the net usable area of the flat meant for exclusive use of the Purchaser/s; AND	Carpet area of flat 406.12 Sq. Feet equivalent to 37.73 Sq.mtr. of enclosed/ open balcony <u>NA</u> sq.mtr. equivalent to <u>NA</u> sq.ft. and/or Service/utility area <u>NA</u> sq.mtr. equivalent to <u>NA</u> sq.ft. and/or Open Terrace <u>NA</u> sq.mtr. equivalent to <u>NA</u> sq.ft. for which no additional consideration is payable.
10.	Additional Areas exclusive to the said Flat / Premises (limited areas and facilities available with the said flat / Premises).	a. <u>NA</u> Sq. Mts b. <u>NA</u> Sq. Mts c. <u>NA</u> Sq. Mts Also for which no additional consideration is payable
11.	No. of Car Parks included in the Agreement	NO CAR PARK
12.	Sale Consideration for said Flat/ Premises @ Carpet Area	Rs.4110360 /-
13.	Other Charges and Deposits	Rs.212177 /-
14.	PAID at Registration	AFKPN8218A. BGYPN2729G
15.	Details of Mortgage Charge as referred in Recital (g) of the Agreement	As on date the said Property has been mortgaged to ICICI Bank Ltd for the Project Finance availed by the Owners.
16.	Consent U/s 14 of the RERA Act 2016 (or any similar provision of the law)	To construct additional floors or reduce floors of the said Building, irrespective of whether such addition/reduction of floors is required as per prevailing rules & regulations, however, without affecting the area of the said Flat/Premises in any manner.
17.	Payment of	The Consideration amount currently is arrived at after considering the benefit of input credit under CST Laws. In case of non-availability of input credit, the Developer shall be entitled to increase the total consideration payable under the Agreement for Sale to the extent of the total cost (including all taxes, duties, charges and agreement value) that purchaser has agreed to incur in the GST regime as on the date of booking of the flat.

Stamp: 900 984



Owners *pf*

M. Niteen

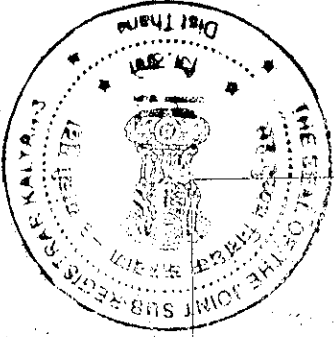
N. Chandani

AUTHORIZED SIGNATORY

FOR HORIZON PROJECTS PRIVATE LIMITED

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N. Chandan

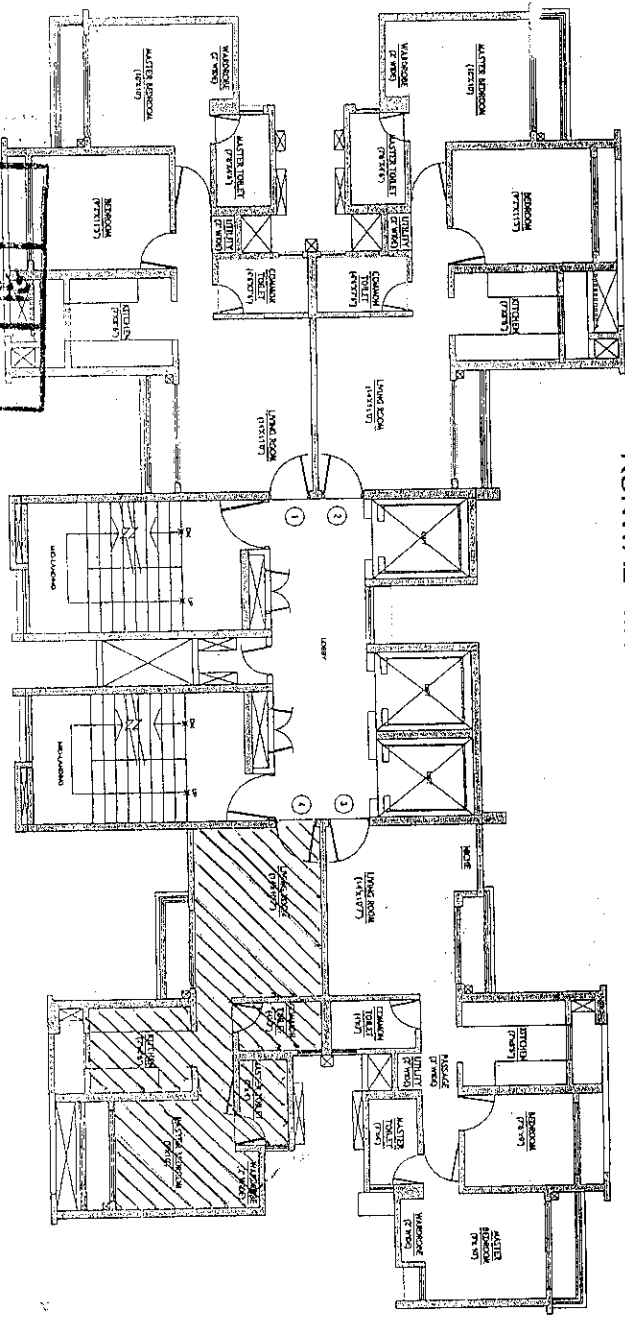


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TYPICAL FLOOR PLAN

RUNWAL - MY CITY PHASE II



BUILDING	.12
FLAT NO	404
FLOOR	4
CARPET AREA	406.1234

ANNEXURE 'G'

Project: MY CITY PHASE II (CLUSTER 04)

Flat No. 404 on 4 Floor in "CL04-12" Wing of "MY CITY PHASE II (CLUSTER 04)"

Rs.4110360/- (Rupees Forty One Lakh Ten Thousand Three Hundred Sixty Only)

Payment Terms:

Sl. No.	Particulars	Amount
1	Stamp	41104
2	BOOKING	328829
3	ON POSSESSION	3740427
	Total	4110360

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Owners

Purchaser/s

[Handwritten initials]

N. Chandan
[Signature]



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* The above charges are estimated & actual charges will be communicated at the time of possession.

* Plus GST and any other taxes as applicable

* Particular "Society Formation" & "Legal Charges" also includes Share Money and Other Charges and Expenses incurred for application and entrance

* Apex Body CAM Charges estimated @ Rs. 1,99/- per square foot on carpet area, including deck and utility area, EBVT area, if any (plus the applicable GST thereon) for 60 months. The actual charges will be communicated at the time of possession.

* Building CAM Charges estimated @ Rs. 7,56/- per square foot on carpet area, including deck and utility area, EBVT area, if any (plus the applicable GST thereon) for 24 months. The actual charges will be communicated at the time of possession.

* Towards Water, Electricity, Drainage and Sewage Charges.

Particulars	Amount in Rs.
1 Building Cam Charges To Be Paid In Advance	73686
2 Apex Body Cam Charges To Be Paid In Advance	48491
3 Electricity And Water Connection Charges	35000
4 Society Formation And Registration Charges	20000
5 Legal Charges	20000
6 Proportionate Share Of Property Tax Of Common Area	15000
Total	212177

ANNEXURE 'I'

ANNEXURE '3'

LIST OF AMENITIES IN THE FLAT

1. Vitrified tile flooring of renowned brand
2. Gypsum finished walls and ceiling with OBD Paint
3. Granite Kitchen Platform with S.S.Sink with 2 ft. Ht. dado tiles
4. Vitrified tile flooring and dado in toilets
5. Provision of Instant geysers in bathrooms
6. Provision for Exhaust fan in kitchen and toilets
7. Aluminium sliding window of reputed brand
8. Laminate finished external and internal doors with wooden frames
9. Branded hardware for all doors
10. Electrical switches of renowned brand

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Owners

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Page 160 of 188

Purchaser/s

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M. Govindan
M. Govindan

PS




984	984
2023	2023
984-3	

1. Elegantly designed Entrance lobby
2. Well-designed lift lobby
3. Gypsum finished walls and ceiling with OBD paint
4. High Speed elevators of reputed brand
5. DG back up for common areas and elevators
6. Well finished podium parking areas
7. CCTV Cameras in entrance lobby
8. Landscaped Garden
9. Jogging track
10. Party lawn
11. Multi-purpose court
12. Kid's play area
13. Senior Citizen's Corner
14. Club House Amenities
 - a. Reception Lounge
 - b. Indoor games zone
 - c. Party Hall
 - d. Gymnasium

LIST OF AMENITIES IN THE PROJECT

ANNEXURE 'K'

ANNEXURE "L"



Maharashtra Real Estate Regulatory Authority
REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
 (See rule 6(a))

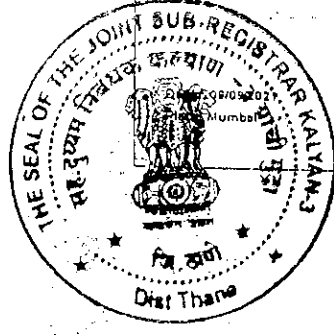
This registration is granted under section 5 of the Act to the following project under project registration number PS1700008440
Project: MY CITY - PHASE II - CLUSTER 4, Plot Bearing / CTS / Survey / Final Plot No.: SURVEY NOS AS DOCUMENTED at Usarpher, Helyan, Thane, 421201;

1. Project: My City Pvt Ltd having its registered office / principal place of business at **Thane: Mumbai City, District: Mumbai City, Pin: 400022.**
2. This registration is granted subject to the following conditions, namely:
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Para 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rate of Interest and Disclosures on Website) Rules, 2017.
 - The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5; CR
 - The entire of the amounts to be realized hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The registration shall be valid for a period commencing from 14/08/2017 and ending with 30/12/2022 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6, 7.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - The promoter shall take all the pending approvals from the competent authorities.
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

करता
 क्र. 9444/2017
 90E 984

Signature valid
 Digitally Signed by
 Dr. Vignesh Venkataraj Prabhur
 (Secretary, MahaRERA)
 Date: 09-09-2021 20:25:29

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



(Handwritten Signature)

(Handwritten Signature)

Owners

Purchaser/s

Regd. Office : Runwal & Omkar Esquare, 5th Flr, Opp. Sion Chunnabhalli Signal, Sion (E), Mumbai - 400 022.
 Tel. : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2409 3749 • E : corporate@runwal.com • www.runwal.com
 CIN : U 45400 MH 2011 PTC 213029

M. Chandekar

R

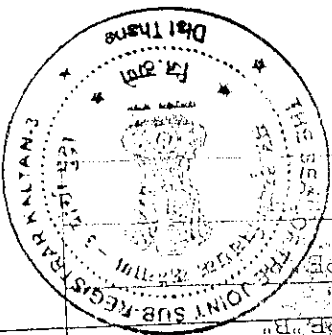
CHIEF ARCHITECT

PALLAVI MATKARI

For HORIZON PROJECTS PVT. LTD.

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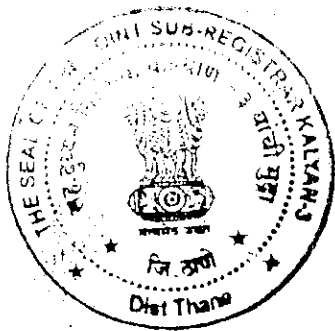
Tower No.	As per CC dtd: October 2017	Nomenclature representation for ease of understanding
T1	E1	CL04-E2 (T1) - TYPE "E"
T2	D2	CL04-D4 (T2) - TYPE "D"
T3	A3	CL04-A2 (T3) - TYPE "A"
T4	B4	CL04-B2 (T4) - TYPE "B"
T5	A5	CL04-A1 (T5) - TYPE "A"
T6	D6	CL04-D3 (T6) - TYPE "D"
T7	B7	CL04-B1 (T7) - TYPE "B"
T8	H8	CL04-G (T8) - TYPE "H"
T9	A9	CL04 (T9) - TYPE "A"
T10	B10	CL04 (T10) - TYPE "B"
T11	A11	CL04 (T11) - TYPE "A"
T12	H12	CL04 (T12) - TYPE "H"

We certify as below :

This is to certify that, M/s. Horizon Projects Pvt. Ltd. - Developers of Sion - Mumbai, have undertaken the Project Known as "Runwal - My City" situated on the plot bearing part of survey nos. 17/1, 17/2, 17/3A, 17/3B, 17/4, 17/5, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4, 70/9, 70/10, 70/11, 71/1, 71/2, 71/3, 71/4, 71/8, 91/1, 91/2, 91/3, 91/4, 91/5, 92/1, 92/2, 103/5A, 103/6/B, 103/7, 103/8, 103/9, 103/10, 103/11, 103/12, 103/13, 103/14/B, 103/15, 103/16, 103/17, 103/18, 107/13, 107/14, 107/15, 107/16, 107/17, 107/18, 107/19, 107/20, 108/1, 108/2, 108/3, 108/4, 108/5, 108/6, 108/7, 108/8, 108/9, 108/10, 108/11, 108/12, 108/13, 108/14, 108/15, 108/16, 108/17, 108/18, 108/19, 108/20, 108/21, 108/22, 108/23, 108/24, 108/25, 108/26, 108/27, 108/28, 108/29, 108/30, 108/31, 108/32, 108/33, 108/34, 108/35, 108/36, 108/37, 108/38, 108/39, 108/40, 108/41, 108/42, 108/43, 108/44, 108/45, 108/46, 108/47, 108/48, 108/49, 108/50, 108/51, 108/52, 108/53, 108/54, 108/55, 108/56, 108/57, 108/58, 108/59, 108/60, 108/61, 108/62, 108/63, 108/64, 108/65, 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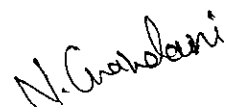
आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA
 HORIZON PROJECTS PRIVATE LIMITED
 01/02/2011
 AAFCR10040

कलन-३	
दस्तावेज क्र. १५५५६	००२३
१०८	१४५




 Owners


 P. Jillean


 N. G. Gadhani

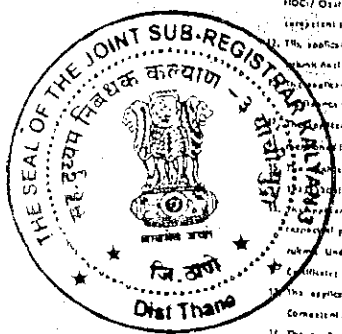
	11	312' x 1' Platform + 0" Platform + 1" Upper Floor	11.53	114.82	04
	12	312' x 1' Platform + 1" Platform + 1" Upper Floor	12.43	119.28	06
	13	312' x 1' Platform + 2" Platform + 1" Upper Floor	13.33	123.76	04
Functional Building	No.2	312' x 1' to 8" Upper Floor	13.23	8,854.81	-
Subtotal	No.1	Ground + 1" Upper Floor	18.10	10,012.31	-
Total	No.2	Ground + 1" Upper Floor	15.10	10,012.31	-
		TOTAL SQUARE SQM		1,19,810.22	2

- The permission/Commencement Certificate shall not entitle the applicant to build without complying with the conditions in any way.
- The Certificate is liable to be revoked by the Metropolitan Commissioner, Madras, if:
 - The development works in respect of which permission is granted under the provisions of the Act are not carried out or the work is not carried out in accordance with the sanctioned plan;
 - Any of the conditions specified in the sanction granted under any of the provisions contained in the Metropolitan Commissioner, Madras is contravened or is not complied with;
 - The Metropolitan Commissioner, Madras is satisfied that the time is elapsed through fraud or misrepresentation and he is not in a position to grant the same and the applicant is not ready to carry out the work or to carry out the work in accordance with the provisions of the Act and the Town Planning Act, 1966;
- The Commencement Certificate is valid for a period of one year from the date thereof and will not be renewed thereafter.
- The Commencement Certificate issued under Section 18(1) of the Act, No. 114/2012, Madras/2012/18(1) of 11/10/12 is hereby cancelled.
- This Commencement Certificate is renewable every year but each extended period shall not exceed three years, after which it shall lapse unless further extension is granted by the Metropolitan Commissioner, Madras, under section 18 of the Metropolitan Act, 1966.
- The provisions in the bye-laws which are not conforming to the Metropolitan Council regulations and bye-laws are deemed to be not enforceable.
- The applicant shall get certified to be a competent person from the Engineer-in-Charge, Engineer and Certificate shall be submitted to the Metropolitan Commissioner.
- Any development carried out in accordance with the provisions of the Commencement Certificate is liable to be treated as unauthorised and may be stopped at any time under section 18 of the Act, 1966, section 18 of the M.A. 1966, Act, 1966. The applicant undertakes to indemnify the Metropolitan Commissioner.

कलम - 3

संख्या 94449 / 2012

990 / 984



1. The applicant shall get the Building and other Construction Labour Welfare Card to the Competent Authority and submit a copy of the same to the Competent Authority.

2. The applicant shall obtain the necessary Best Bidder Completion Certificate of agreement relating to water supply, sewerage, SWD, Ties, CDD etc. from the Competent Authority before applying for the Commencement Certificate.

3. As soon as the Commencement permission for the new construction is obtained, the owner/developer shall install 'Display Board' on a conspicuous place on the building following details:

- Name and address of the owner/developer, architect and contractor;
- Survey No./ City Survey No./ Plot No. of the land under reference, with indication of its boundaries;
- Order No. and date of grant of development permission issued by the M.A.

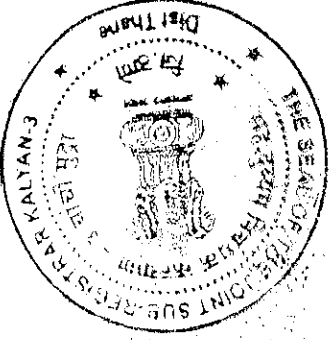
Owners

W. Arundale
Purchaser/s

M. Chandra

M. Chandra

demanded from the 1st and 2nd owners...
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1. The applicant shall provide E.O. in wide access to private lands locked and Governmental lands within the said Project and also surrounded by the said Project at his cost.

2. The development shall be strictly as per the MOEF Notification of 19/02/1983 as amended up-to-date. The applicant shall comply with all the conditions as mentioned in Environmental clearance of 13/02/2017 by State Level Environment Impact Assessment Authority. Applicant shall not carry out any development on lands for which Environmental Clearance is not obtained from the Competent Authority. Also, the conditions of Environmental Clearance dated 13/02/2017 are binding on the applicant. The applicant shall obtain Environmental Clearance for the additional GUN, proposed in the serial P before applying for convenience certificate in MOEF(A).

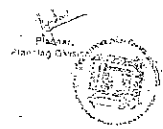
3. The responsibility of authenticity of documents rests with the Applicant and his Licensed Architect. All the documents submitted for approval to MMRDA shall be considered to be authentic on the basis of the warranties given by the Licensed Architect/ApPLICANT/Developer.

4. The applicant shall get the entire land within the proposed project surveyed and get the internal roads and development plan roads, amenity sites, developmental URA reservations etc. demarcated Post the TDR and accordingly submit a consolidated TDR map and get the same verified with approved plans, from the Lands & Estate Cell at MMRDA, prior to requesting for issuance of Occupancy Certificate.

5. In case any discrepancies are observed in the approved plans vis-à-vis the conditions as given by TDR which affect the layout, buildings are not to the requirements of DCRs or any conditions in the DCRs that are not submitted prior to this approval but are required to be or shall be submitted subsequently such as Roadway, Highway, Electric Authorities, for HT lines etc, the applicant will have to accordingly amend the layout, footprint of buildings etc, and submit fresh Commitment Certificate for the same from MMRDA and only then proceed with construction accordingly.

6. The permitted building area will be restricted only time to time on the basis of the minimum of land mass considering the minimum internal lines of boundaries of the layout, consolidated TDR maps by survey of external boundaries for the proposed project, actual area in possession as per survey maps and the land area as per ownership documents.

7. The conditions of NOC dated 09/11/2017 from Water Resources Department shall be binding on the Applicant.

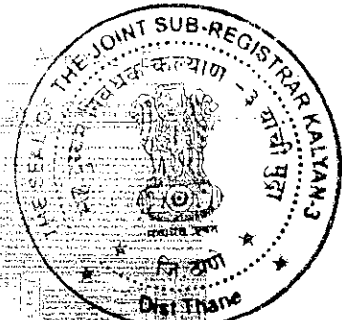


Owners

Page 173 of 178

Purchaser/s

कलान-३	
दस्ता क्र. १५५५६	२०२३
११४	१४५



Sl. No.	Name of the Applicant	Address	Area	Remarks
1
2

1. The applicant shall provide E.O. in wide access to private lands locked and Governmental lands within the said Project and also surrounded by the said Project at his cost.

2. The development shall be strictly as per the MOEF Notification of 19/02/1983 as amended up-to-date. The applicant shall comply with all the conditions as mentioned in Environmental clearance of 13/02/2017 by State Level Environment Impact Assessment Authority. Applicant shall not carry out any development on lands for which Environmental Clearance is not obtained from the Competent Authority. Also, the conditions of Environmental Clearance dated 13/02/2017 are binding on the applicant. The applicant shall obtain Environmental Clearance for the additional GUN, proposed in the serial P before applying for convenience certificate in MOEF(A).

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6. The permitted building area will be restricted only time to time on the basis of the minimum of land mass considering the minimum internal lines of boundaries of the layout, consolidated TDR maps by survey of external boundaries for the proposed project, actual area in possession as per survey maps and the land area as per ownership documents.

7. The conditions of NOC dated 09/11/2017 from Water Resources Department shall be binding on the Applicant.

Owners

Page 174 of 178

Purchaser/s

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- The responsibility of authenticity of documents rests with the Applicant and his Licensed Architect. All the documents submitted for approval to MMRDA shall be considered to be authentic on the basis of the warranties given by the Licensed Architect/ApPLICANT/Developer.
- The applicant shall get the entire land within the proposed project surveyed and get the internal roads and development plan roads, amenity sites, developmental URA reservations etc. demarcated Post the TDR and accordingly submit a consolidated TDR map and get the same verified with approved plans, from the Lands & Estate Cell at MMRDA, prior to requesting for issuance of Occupancy Certificate.
- In case any discrepancies are observed in the approved plans vis-à-vis the conditions as given by TDR which affect the layout, buildings are not to the requirements of DCRs or any conditions in the DCRs that are not submitted prior to this approval but are required to be or shall be submitted subsequently such as Roadway, Highway, Electric Authorities, for HT lines etc, the applicant will have to accordingly amend the layout, footprint of buildings etc, and submit fresh Commitment Certificate for the same from MMRDA and only then proceed with construction accordingly.
- The permitted building area will be restricted only time to time on the basis of the minimum of land mass considering the minimum internal lines of boundaries of the layout, consolidated TDR maps by survey of external boundaries for the proposed project, actual area in possession as per survey maps and the land area as per ownership documents.
- The conditions of NOC dated 09/11/2017 from Water Resources Department shall be binding on the Applicant.

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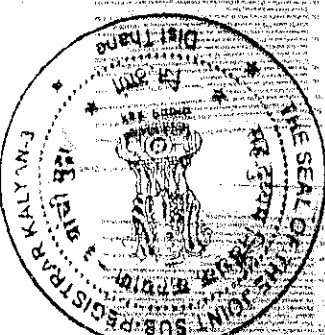
- The condition of NOC dated 16.04.2017 from Forest Conservation & Forest, Estate Department, Government of Maharashtra shall be binding on the Applicant.
- The condition of NOC dated 22/04/2017 issued by the Forest Department shall be binding on the Applicant.
- The condition of NOC dated 02/05/2016 issued by Collector, Thane shall be binding on the Applicant.
- The condition of NOC of 08/05/2017 from Archaeological Survey of India shall be binding on the Applicant.
- The condition of NOC of 12/05/2017 from Fisheries, Marine, Aquaculture, and Coastal Development Management Department shall be binding on the Applicant.
- The applicant shall have the required search charges to register the work from HRP&I, if any.
- The applicant shall provide E.O. in wide access to private lands locked and Governmental lands within the said Project and also surrounded by the said Project at his cost.
- The applicant shall get the entire land within the proposed project surveyed and get the internal roads and development plan roads, amenity sites, developmental URA reservations etc. demarcated Post the TDR and accordingly submit a consolidated TDR map and get the same verified with approved plans, from the Lands & Estate Cell at MMRDA, prior to requesting for issuance of Occupancy Certificate.
- In case any discrepancies are observed in the approved plans vis-à-vis the conditions as given by TDR which affect the layout, buildings are not to the requirements of DCRs or any conditions in the DCRs that are not submitted prior to this approval but are required to be or shall be submitted subsequently such as Roadway, Highway, Electric Authorities, for HT lines etc, the applicant will have to accordingly amend the layout, footprint of buildings etc, and submit fresh Commitment Certificate for the same from MMRDA and only then proceed with construction accordingly.
- The permitted building area will be restricted only time to time on the basis of the minimum of land mass considering the minimum internal lines of boundaries of the layout, consolidated TDR maps by survey of external boundaries for the proposed project, actual area in possession as per survey maps and the land area as per ownership documents.
- The conditions of NOC dated 09/11/2017 from Water Resources Department shall be binding on the Applicant.

TRUE COPY

Owners

Page 174 of 178

Purchaser/s



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Sl. No.	Particulars	Amount
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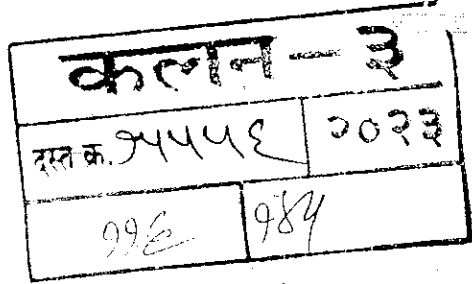
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Table showing building details for 'Scheme 2' with columns: Sl. No, Type, Nos. of Stories, Height in Meter, and BSA Area in Sq. m.

Summary table for 'Scheme 2' showing Building Type, Nos. of Stories, Height in Meter, and BSA Area in Sq. m.

Table showing building details for 'Scheme 3' with columns: Sl. No, Type, Nos. of Stories, Height in Meter, and BSA Area in Sq. m.

Summary table for 'Scheme 3' showing Building Type, Nos. of Stories, Height in Meter, and BSA Area in Sq. m.

Table showing building details for 'Scheme 4' with columns: Sl. No, Type, Nos. of Stories, Height in Meter, and BSA Area in Sq. m.

Summary table for 'Scheme 4' showing Building Type, Nos. of Stories, Height in Meter, and BSA Area in Sq. m.

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- Applicant shall comply and abide with all the conditions mentioned in all the RCC's from various competent authority with reference to the entire ITP prior to occupancy;
- Applicant shall comply and abide with all the conditions mentioned in the unceasing letters, representations submitted by applicant and architect with reference to the entire ITP prior to occupancy;
- Applicant shall complete the construction of social housing component along with surrounding infrastructure in proportionate to the regular tenements as per ITP regulations as required for the entire residential buildings of cluster 04 & cluster 05 and thereafter apply for take approval from MMRDA for occupancy certificate of social housing component prior to requesting for occupancy certificate of any building/structure in cluster 05;
- Applicant shall obtain necessary approval from Collector, Thane with the directions to be given to MMRDA for the development plan/development plan/development plan order dt. 16/09/2022 within 04 months from issuance of Occupancy Certificate of Residential buildings in Cluster 04 (Building No. 6, 7, 8, 9, 10, 11, 12);
- Applicant shall comply with the conditions of the ITP other than lands as mentioned in Collector Thane order dt. 16/09/2022 and collector Thane letter dt. 16/09/2022 for ITP dt. within 04 months from issuance of Occupancy Certificate of Residential buildings in Cluster 04 (Building No. 6, 7, 8, 9, 10, 11, 12);
- Applicant shall comply with the conditions from the Collector, Thane or fail to obtain the necessary approvals from the Collector, Thane or not to obtain the condition no (13) above within 04 months from issuance of Occupancy Certificate of Residential buildings in Cluster 04 (Building No. 6, 7, 8, 9, 10, 11, 12) then no any further developments shall be allowed in the ITP shall be issued until the necessary approval from Collector Thane regarding the same is obtained by applicant;
- If applicant fails to comply with the conditions no (18), (19), (20) then it will be binding on applicant to obtain revised/modified development approval on remaining land (other than Survey Numbers mentioned in Collector, Thane Order dt. 16/09/2022 and Collector, Thane office letter dt. 25/11/2022) as per applicable rules and regulations including FSI and all other requirements;
- That no under the said conditions bond shall be submitted for abiding the above conditions;

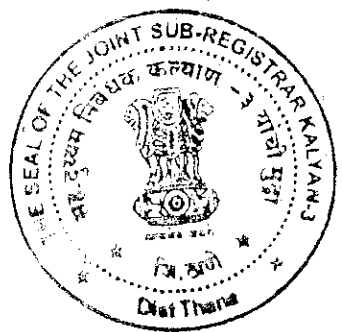
For
(Munika Suresh)
Planner
Planning Division, MMRDA

- Copy to:
- Architect: M/s. Saakar Architects, 222 Indira Nagar, A Wing, Near TMC, Above G.P. Office, Kalyan (W), Dist. Thane-421 002
 - Commissioner, Kalyan Municipal Corporation, Kalyan - 421 002
 - The Collector, Thane District

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OCCUPANCY CERTIFICATE

No. SRO2/Strength Centre/2401/06A11-CC/
Kalyan-Sandap-03/04-24/16/04/2022

Date: 12 DEC 2022

To,
Director, M/s. Horizon Projects Pvt. Ltd.,
Ranwal & Chhatra Esquire, 5th Floor,
Opp. Stan - Chhatrahatti Signal,
Siba (E), Malabar-400 022

Subj: Occupancy Certificate to Residential building in Cluster 04 (Building No. 6, 7, 8, 9, 10, 11, 12) in the Proposed Integrated Township Project (ITP) on land bearing S. Nos. 17/1, 17/2, 22/3/A, 27/3/0, 11/4, 17/5, 28/1, 13/5, 29/3, 19/4, 20/5, 20/6, 20/5, 34/1, 36/1/A, 36/1/B, 41/1, 37/2, 38/1, 38/2, 38/3, 30/4, 10/9, 70/5, 70/11, 71/2, 71/3, 71/3, 71/4, 71/8, 91/1, 91/2, 91/3, 91/4, 91/5, 92/1, 92/2, 93/0, 103/2, 101/5, 103/4, 203/5, 103/5/A, 103/6/B, 103/7, 103/8, 103/9, 183/10, 103/11, 103/12, 103/13, 203/14/B, 103/15, 103/16, 103/17, 103/18, 106/3, 107/1, 107/2A, 107/2B, 107/3, 107/4, 107/5, 107/6, 107/7, 107/8, 107/9, 107/10, 107/11, 107/12, 107/13, 107/14, 107/15, 107/16, 107/17, 107/18, 107/19, 107/20, 107/21, 107/22, 107/23, 107/24, 107/25A, 107/25B, 107/26A, 107/26B, 108/1, 108/2, 100/3, 100/4, 134/1, 134/2, 134/3 of Village Usarghar, Taluka Kalyan, Dist. Thane and S. No. 2, 21 (1) pt. of village Sandap, Taluka Kalyan, Dist. Thane

- Location Clearance (Conditional) Issued by Urban Development Dept. Govt. of Maharashtra under No. 217/331/C. S-72/10/12 Dt. 21/08/2017 on approx. 52.835 Ha. land
- MMRDA's Conditional Letter of Intent (LOI) dt. 23/04/2018, 05/01/2020
- MMRDA's Layout Approval dt. 26/11/2016, dt. 17/14/2012, 09/01/2020, 19/05/2022
- MMRDA's C.C. dt. 23/12/2016, 17/10/2017, 03/04/2018, 03/01/2020 & 28/09/2020, 03/01/2021, 20/11/2020, 01/01/2022, 18/02/2021, 22/11/2021, 14/01/2022, 08/09/2022
- MMRDA's OC dt. 19/05/2022
- Letter of approval/consent from DTP, Pune dt. 11/06/2020
- M/s. Saakar Architects letter dt. 09/09/2022, dt. 23/09/2022, dt. 03/10/2022, dt. 10/10/2022, dt. 18/10/2021, dt. 19/10/2021, dt. 28/11/2022, dt. 28/11/2022
- MMRDA's occupancy letter dt. 28/09/2022, dt. 28/11/2022
- Collector, Thane order dt. 16/09/2022
- M/s. Horizon Projects Pvt. Ltd. letter dt. 14/11/2022, dt. 02/12/2022
- Collector Thane Office letter dt. 25/11/2022

The full/part development work of building/part building as mentioned in subject above is completed under the supervision of M/s. Saakar Architect, Shri. Sandeep Prabhu, Licensed Architect, License No. CA/92/34863 and Structural Engineer Shri. Anand Kulkarni, Epicos Consultants Pvt. Ltd may be occupied on the following conditions

Details of work on land u/r with the total built-up area as mentioned in the table below:

Cluster No.	Building No.	User	No. of Storey	Height (m)	No. of Wings	Total BUA In Sqm.	No. of Units
02	Building No. 6	Residential	Lower Stilt + Upper Stilt	68.90	02	7,708.02	79
	Building No. 7	Residential	Podium + 31st/Lobby level	68.90	01	5,943.38	79
	Building No. 8	Residential	1st to 20th Floors	68.90	01	4,501.66	79
	Building No. 9	Residential		68.90	01	8,527.28	213
	Building No. 10	Residential		68.90	01	6,974.60	29

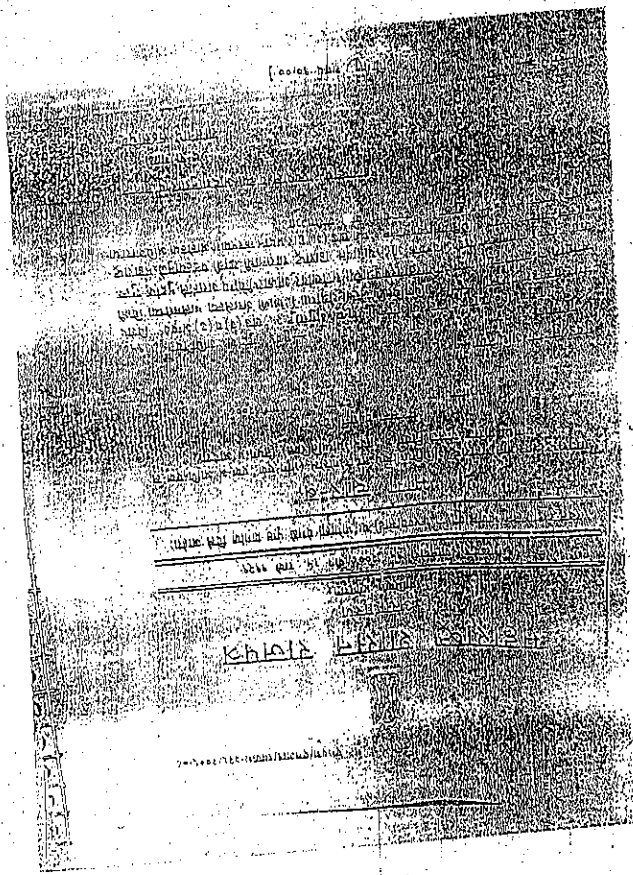
Mumbai Metropolitan Region Development Authority
Sub Regional Office: Multipurpose Hall, 2nd Floor, Near Oswald Park, Polbheran Road No. 2, Majajwadi, Thane (W) - 400 601.
Tel: (022) 2572197 / 2172197 Fax: (022) 2172197 E-mail: sro.thane@mmrda.maharashtra.gov.in

Building No. 11	Residential	09.90	01	8,586.00	121
Building No. 12	Residential	68.90	01	5,453.04	70
Society Office				20.00	
TOTAL				14,069.04	191

- This certificate is liable to be terminated by the Metropolitan Commissioner, MMRDA if:
 - Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner is contravened or is not complied with;
 - If the Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misinterpretation;
- This Certificate shall not enable the applicant to occupy the land which is not in his ownership in any way.
- The provisions in the proposal which are not conforming to applicable Development Control Regulation and other acts are deemed to be not approved.
- If any change in the use of constructed premises mentioned/depicted in completion/ as built drawings is found at any time without prior permission of MMRDA from this Occupancy Certificate granted to your premises will be treated as concealed & appropriate action will be taken.
- Any change in the constructed premises and use thereof, any time in future, would require prior approval of MMRDA.
- The permission is issued without prejudice to action, if any, under the SIA & ITP Act, 1956.
- Any condition mentioned in any of the NOC from any Competent Authority shall be complied with before occupying the property under reference.
- That the acceptance of Development Control Certificate will be issued only after satisfactory compliance of all the conditions of Occupancy Certificate and development of entire layout along with the supporting infrastructure such as road, street lights, landscaping, R.C. development, parking development, amenity development etc.
- Arrangements for disposing the solid waste shall be made for the entire project in regular basis.
- Applicant shall comply with all the conditions in CPD NOC from MMRDA.
- The applicant shall comply with MCGM's Circular no. G16/2721/CPD dated 06/11/2014 in respect of installation of detectors mentioned at sr. no. (b) to (d) in (ii) therein.
- Applicant shall submit request to apply for STP from MPCB for residential buildings 6, 7, 8, 9, 10, 11, 12 of Cluster 04 prior to occupancy of all.
- Applicant shall comply with the conditions mentioned in integrated township project (ITP) and location along with amendments from time to time, Issued by Collector (ITP) for the ITP issued by Govt. Letter of intent (LOI) issued by MMRDA, layout approvals issued by MMRDA, CC's issued by MMRDA with reference to the entire ITP prior to occupancy.



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CHIEF ARCHITECT
PALLADIUM KALYAN
For HORIZON PROJECTS PVT. LTD.

Tower No.	Apartment No.	Non-architectural representation for floor
11	B1	CL04-B1(A1) - TYPE 'E'
12	D1	CL04-D1(A1) - TYPE 'A'
13	A1	CL04-A1(A1) - TYPE 'A'
14	B4	CL04-B4(A1) - TYPE 'B'
15	A5	CL04-A5(A1) - TYPE 'A'
16	D4	CL04-D4(A1) - TYPE 'D'
17	B1	CL04-B1(A1) - TYPE 'B'
18	H1	CL04-H1(A1) - TYPE 'H'
19	A8	CL04-A8(A1) - TYPE 'A'
20	B10	CL04-B10(A1) - TYPE 'B'
21	A11	CL04-A11(A1) - TYPE 'A'
22	B12	CL04-B12(A1) - TYPE 'B'

This is to certify that the Horizon Project Pvt. Ltd., Developer, of Sit - Kalyan, Maharashtra, has been approved by the Government of Maharashtra, for the development of the project. The project is situated at Sit - Kalyan, Maharashtra. The project is approved for a total area of 10000 sq. m. The project is approved for a total height of 100 m. The project is approved for a total number of 1000 units. The project is approved for a total number of 1000 units. The project is approved for a total number of 1000 units.

HORIZON PROJECTS PVT. LTD.
Date: 20-05-2018



The Applicant Company shall obtain the necessary Development Certificate from the Department as per the provision 4.1(c) of the Regulation for development of Integrated Township Project to the Concerned Special Planning Authority before the Letter of Intent.

4. The terms and conditions imposed by the Integration Department and other concerned department of the State Government from time to time shall be binding to the Applicant Company. The existing rules, orders, etc., issued by the Integration Department shall not be binding on the Applicant Company.

5. It shall be binding on the Applicant Company to provide water supply as per the provision of the Special Planning Authority and other concerned department. The conditions imposed by the Integration Department in this regard, from time to time shall be binding on the Applicant Company.

6. The Applicant Company shall submit the proof regarding availability of water supply along with the necessary documents, etc. required for the said Integrated Township Project as per the provision of the Regulation, with the proposal of Master Plan being submitted to the Concerned Special Planning Authority for the approval. It shall be binding on the Applicant Company to provide the electricity as per the provision of Integrated Township Project regulation in their own cost and responsibility. The Concerned Special Planning Authority shall obtain the necessary sanction from the Applicant Company regarding the necessary permission and also the final connection of electricity for the entire Integrated Township Project from the concerned power supply authority within the approval of the Master Plan as per the provision of the Integrated Township Project regulation.

7. It shall be binding on the Applicant Company to submit the plan for the Integrated Township Project, as per the provision of the Integrated Township Project

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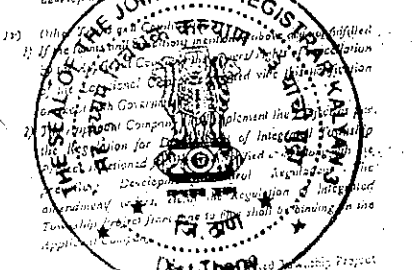
the provisions of the Regulation for development of Integrated Township Project to the Concerned Special Planning Authority before the Letter of Intent.

- (ii) With respect to Development-
- 1) The said Integrated Township Project of the Applicant Company has access of 8.00 m wide existing road. As per the provision of the Regulation for Integrated Township Project, the project should have the 18.00 m wide access. The Concerned Special Planning Authority shall ensure the availability of the 18.00 m wide road access before granting the Letter of Intent to the Applicant Company.
 - 2) The Applicant Company shall provide access road of required width as specified in prevailing Development Control Regulations but not less than 9.00m. in width to Private and Government lands surrounded by the said Integrated Township Project.
 - 3) It shall be binding on the Applicant Company to keep the public roads and other rights (pathways) intact in the said Integrated Township Project. The existing roads/Development Plan roads/proposed roads shall be kept open for general public.
 - 4) In the said Integrated Township Project area, the course width of C. D. work for the canal with the approval of the concerned department shall be done by the Applicant Company. Also in the said Integrated Township Project, the required distance as per the prevailing Development Control Regulations from the river, canal, ponds, lakes and other water resources shall be maintained by the Applicant Company.
 - 5) The concerned Special Planning Authority shall ensure the minimum of land having slope equal to or more than 1:5 as per the authorized Contour Plan, in the said project, whether such lands are specifically marked as such in the Regional Plan or not and also the said Applicant Company shall pay the premium as per the provision of the Integrated Township Project regulation for such lands to the concerned District Assistant Director of Town Planning before obtaining the Letter of Intent from the Concerned Special Planning Authority.

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The Applicant Company shall ensure the availability of water supply along with the necessary documents, etc. required for the said Integrated Township Project as per the provision of the Regulation, with the proposal of Master Plan being submitted to the Concerned Special Planning Authority for the approval. It shall be binding on the Applicant Company to provide the electricity as per the provision of Integrated Township Project regulation in their own cost and responsibility. The Concerned Special Planning Authority shall obtain the necessary sanction from the Applicant Company regarding the necessary permission and also the final connection of electricity for the entire Integrated Township Project from the concerned power supply authority within the approval of the Master Plan as per the provision of the Integrated Township Project regulation.



- The Applicant Company shall ensure the availability of water supply along with the necessary documents, etc. required for the said Integrated Township Project as per the provision of the Regulation, with the proposal of Master Plan being submitted to the Concerned Special Planning Authority for the approval. It shall be binding on the Applicant Company to provide the electricity as per the provision of Integrated Township Project regulation in their own cost and responsibility. The Concerned Special Planning Authority shall obtain the necessary sanction from the Applicant Company regarding the necessary permission and also the final connection of electricity for the entire Integrated Township Project from the concerned power supply authority within the approval of the Master Plan as per the provision of the Integrated Township Project regulation.
- 1) The Metropolitan Commissioner, East Metropolitan Region Development Authority, East Kurla Complex, Bandra (E), Mumbai.
 - 2) The Collector, Thane.
 - 3) The Joint Director of Town Planning, Kankar Division, Kankar Division, Thane Head, Kankar Division.
 - 4) The Assistant Director of Town Planning, Thane Branch, Thane.

DKALAWADSLUN-9411

04. This Notification shall come into force from the date of its publication in the Maharashtra Government Gazette.
05. This Notification shall also be available on the Government Website - www.maharashtra.gov.in

My written order in the name of the Governor of Maharashtra,

(Signature)
 (Anil K. Khandekar)
 Section Officer to Government

DKALAWADSLUN-9411

SCHEDULE-A
(Annexure to Govt. Notification No. 1117331/C.R.-12/17/UP-12
dated the 21st August, 2012)

Description of Lands Notified for Special Forwarding Project of
Village, USA/RGAN, Tal. Khaton, Dist. Thane, Area (Hectare)

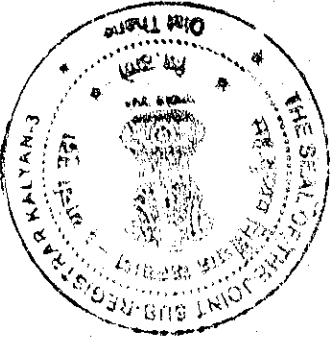
Sr. No.	Area (Hectare)	Remarks
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SCHEDULE-A
(Annexure to Govt. Notification No. 1117331/C.R.-12/17/UP-12
dated the 21st August, 2012)

Description of Lands Notified for Special Forwarding Project of
Village, USA/RGAN, Tal. Khaton, Dist. Thane, Area (Hectare)

Sr. No.	Area (Hectare)	Remarks
1	0.190	
2	0.070	
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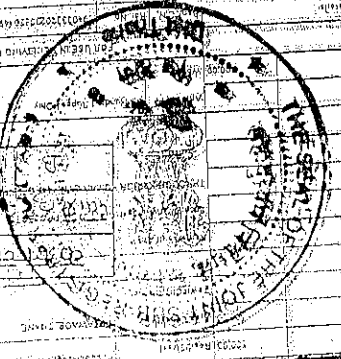


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Handwritten text and stamps in Kannada script, including a date stamp '15/12/2022'.

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71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100

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1	2	3	4	5	6	7	8	9	10
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91	92	93	94	95	96	97	98	99	100

Handwritten text and stamps in Kannada script, including a date stamp '15/12/2022'.

Receipt of Document Handling Charges

FRN : 24032024BY41	Receipt No: 24032023
Received from HORIZON PROJECTS PRIVATE LIMITED, Mobile number 7803411234, amount of Rs. 3600/- towards Document Handling Charges for the Document to be registered on Document No. 3079 dated 24/03/2023 at the Sub-Registrar, Mrs. Joti S.R. Kalyan, S of the District Thane.	
DEFACTOR ₹ 3600	
Payment Details:	
Invoice No: 1234	Payment Date: 24/03/2023
FRN No: 24032023032417375	REF No: 2424362954
Invoice No: 24032023187410	Debit Date: 24/03/2023

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

कलन - ५
वस्तु क्र. ३६२८/२०२३
७/३२



SPECIAL POWER OF ATTORNEY
(With Registration)

1. I, **HORIZON PROJECTS PRIVATE LIMITED**, a company incorporated in the territory of the Company Act, 2013, having its office at **Plot No. 1234, Sector 12, MIDC, Thane, Maharashtra - 400123**, do hereby authorize **Mr. Rishi K. Kalyan**, son of **Mr. S.R. Kalyan**, to do all such acts and deeds as may be required for the registration of the above mentioned documents at the Sub-Registrar, Thane District, Maharashtra.

2. The Company is a public limited company and is engaged in the business of **Real Estate Development**. The Company is currently engaged in the development of **Project Name** at **Plot No. 1234, Sector 12, MIDC, Thane, Maharashtra**. The Company has obtained all the necessary approvals and permissions from the relevant authorities for the development of the project.

3. The Company is in the process of constructing the project and has incurred a large amount of expenditure thereon. The Company has also received a large amount of money from the subscribers of the project. The Company is in the process of distributing the shares of the project to the subscribers. The Company is in the process of finalizing the accounts of the project and is in the process of distributing the dividends to the subscribers.

4. The Company is in the process of finalizing the accounts of the project and is in the process of distributing the dividends to the subscribers. The Company is in the process of finalizing the accounts of the project and is in the process of distributing the dividends to the subscribers.

5. The Company is in the process of finalizing the accounts of the project and is in the process of distributing the dividends to the subscribers. The Company is in the process of finalizing the accounts of the project and is in the process of distributing the dividends to the subscribers.

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7. The Company is in the process of finalizing the accounts of the project and is in the process of distributing the dividends to the subscribers. The Company is in the process of finalizing the accounts of the project and is in the process of distributing the dividends to the subscribers.

Page 1 of 4

कलन - ३

AND THESE PRESENTS WITNESSES that we **HORIZON PROJECTS PRIVATE LIMITED**, through its duly authorized representative **Mr. Rishi K. Kalyan**, do hereby severally and jointly, authorize **Mr. Rishi K. Kalyan**, son of **Mr. S.R. Kalyan**, to do all such acts and deeds as may be required for the registration of the above mentioned documents at the Sub-Registrar, Thane District, Maharashtra.

922 904

1. I, **HORIZON PROJECTS PRIVATE LIMITED**, a company incorporated in the territory of the Company Act, 2013, having its office at **Plot No. 1234, Sector 12, MIDC, Thane, Maharashtra - 400123**, do hereby authorize **Mr. Rishi K. Kalyan**, son of **Mr. S.R. Kalyan**, to do all such acts and deeds as may be required for the registration of the above mentioned documents at the Sub-Registrar, Thane District, Maharashtra.

2. The Company is a public limited company and is engaged in the business of **Real Estate Development**. The Company is currently engaged in the development of **Project Name** at **Plot No. 1234, Sector 12, MIDC, Thane, Maharashtra**. The Company has obtained all the necessary approvals and permissions from the relevant authorities for the development of the project.

3. The Company is in the process of constructing the project and has incurred a large amount of expenditure thereon. The Company has also received a large amount of money from the subscribers of the project. The Company is in the process of distributing the shares of the project to the subscribers. The Company is in the process of finalizing the accounts of the project and is in the process of distributing the dividends to the subscribers.

4. The Company is in the process of finalizing the accounts of the project and is in the process of distributing the dividends to the subscribers. The Company is in the process of finalizing the accounts of the project and is in the process of distributing the dividends to the subscribers.

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6. The Company is in the process of finalizing the accounts of the project and is in the process of distributing the dividends to the subscribers. The Company is in the process of finalizing the accounts of the project and is in the process of distributing the dividends to the subscribers.

7. The Company is in the process of finalizing the accounts of the project and is in the process of distributing the dividends to the subscribers. The Company is in the process of finalizing the accounts of the project and is in the process of distributing the dividends to the subscribers.



AND we do hereby agree and accept to ratify all lawfully acts, deeds and things done by the Attorney in pursuance of the Special Power of Attorney contained.

SCHEDULE

All that piece of land parcel of land situated at group address no. 1234, 1234 sq. meters or thereabout bearing survey no. 1234, situated at being **Plot No. 1234, Sector 12, MIDC, Thane, Maharashtra**, District Thane.

All that piece of land parcel of land situated at group address no. 1234, 1234 sq. meters or thereabout bearing survey no. 1234, situated at being **Plot No. 1234, Sector 12, MIDC, Thane, Maharashtra**, District Thane.

All that piece and parcels of land situated at group address no. 1234, 1234 sq. meters or thereabout bearing survey no. 1234, situated at being **Plot No. 1234, Sector 12, MIDC, Thane, Maharashtra**, District Thane.

Page 2 of 4

IN WITNESS WHEREOF we have secondarily signed our hands to this Special Power of Attorney this 24th day of March 2023.

SIGNED AND DELIVERED
By the authorized
HORIZON PROJECTS PRIVATE LIMITED,
Through its Director

Mr. Deshpande
Mr. Kalyan

In the presence of

1. **Mr. Rishi K. Kalyan**
2. **Mr. S.R. Kalyan**

We Accepted and Signed
with our free and full consent
HORIZON PROJECTS PRIVATE LIMITED
Signature of the Director

For HORIZON PROJECTS PVT. LTD.
Director

For HORIZON PROJECTS PVT. LTD.
Director

For HORIZON PROJECTS PVT. LTD.
Authorized Signatory

For HORIZON PROJECTS PVT. LTD.
Authorized Signatory

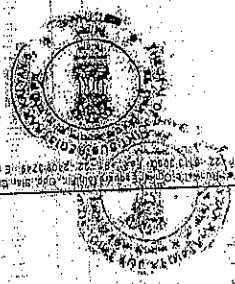
For HORIZON PROJECTS PVT. LTD.
Authorized Signatory

In the presence of

1. **Mr. Rishi K. Kalyan**
2. **Mr. S.R. Kalyan**

Page 3 of 4

Horizon Projects Pvt. Ltd. (Incorporated in India)
Registered Office: Plot No. 12, Sector 12, Noida, Uttar Pradesh - 201305, India.



Stamp with handwritten text: 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030.

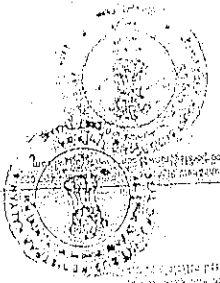
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RESOLVED THAT the Board of Directors of the Company, being duly constituted, has considered and approved the financial statements of the Company for the year ended 31st March 2024, as shown in the attached schedule and has resolved to recommend the same for approval by the shareholders of the Company at the Annual General Meeting to be held on 15th May 2024 at 10:00 AM at the registered office of the Company.

HORIZON PROJECTS PVT. LTD.



Financial statement table with columns for Particulars, 2023, and 2024. Includes a large circular stamp of the Ministry of Corporate Affairs. Handwritten text: 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030.



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RESOLVED THAT the Board of Directors of the Company, being duly constituted, has considered and approved the financial statements of the Company for the year ended 31st March 2024, as shown in the attached schedule and has resolved to recommend the same for approval by the shareholders of the Company at the Annual General Meeting to be held on 15th May 2024 at 10:00 AM at the registered office of the Company.

HORIZON PROJECTS PVT. LTD.



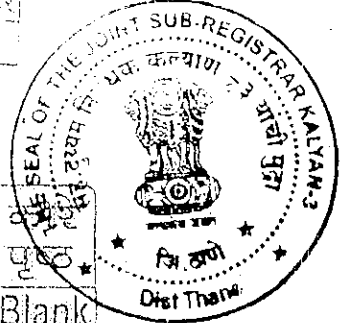
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कलन-३
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क.ल.न.-७
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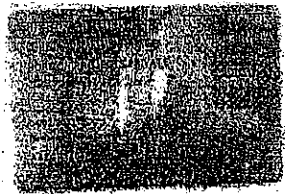
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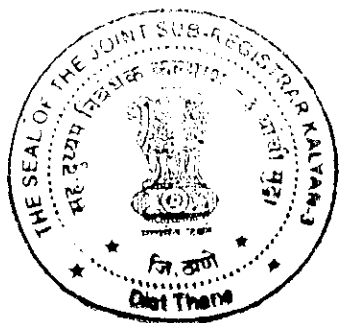
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कलान-३	
दस्ता क्र. १५५५६	२०२३
१३०	१४५



Receipt of Document Handling Charges

Received from HORIZON PROJECTS PRIVATE LIMITED, Mobile Number 9894112244 an amount of Rs.300/- towards Document Handling Charges for the registration of Document No. 3337 dated 24/03/2023 at the Sub Registrar's Office, S.R. Kalyan, 6 of the District Thane.

DEFACED
₹ 300
DEFACED

Payment Details

Bank Name: BKI	Payment Date: 23/03/2023
Bank A/c: 10004152003012417325	REF No: 2824302400
Branch: 140001234567890	Transaction Date: 24/03/2023

क.ल.न. - ९

व.स. २८७० / २०२३

५ २२



कलन - ३

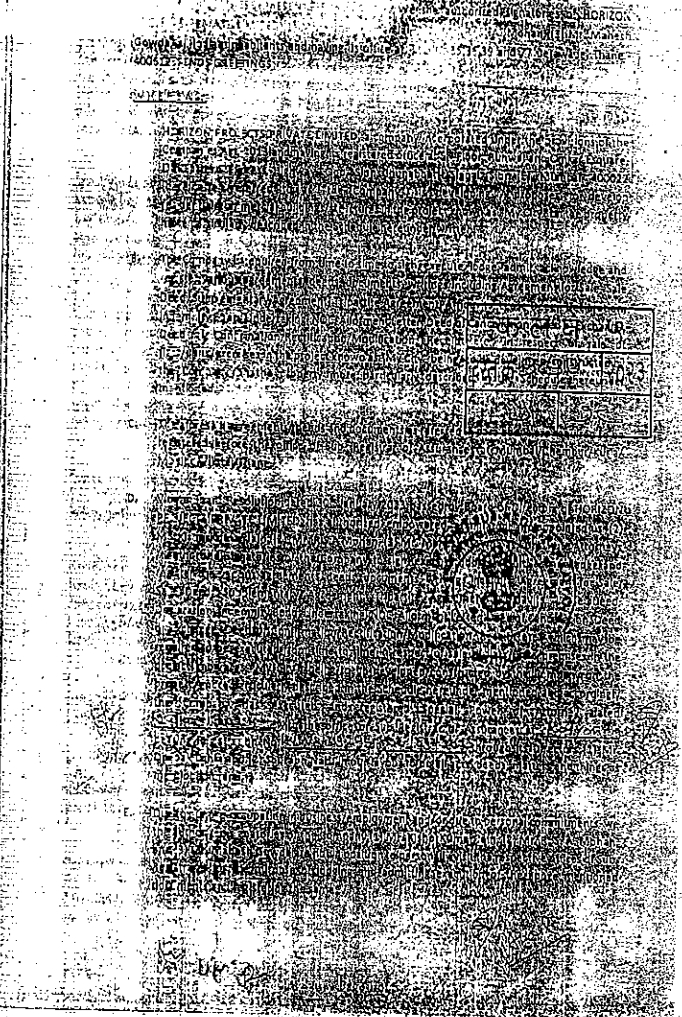
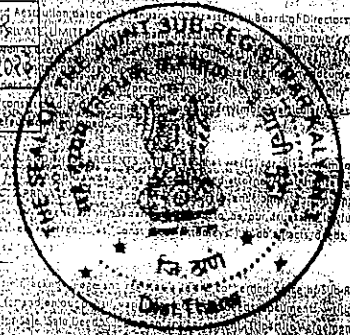
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५ २२

क.ल.न. - ५

व.स. २८७० / २०२३

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क.ल.न.-७
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3893-1062-533
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मेरा आधार, मेरी पहचान

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क.ल.न.-७
दस्तावेज क्र. २०२३
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कलन-३
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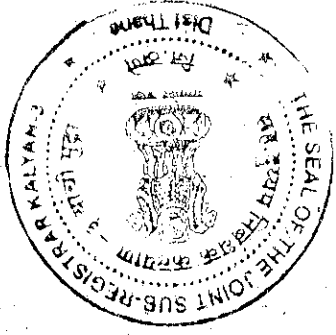
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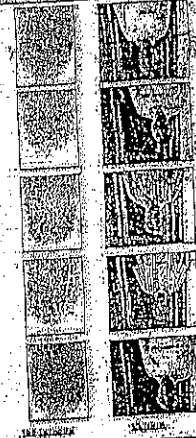


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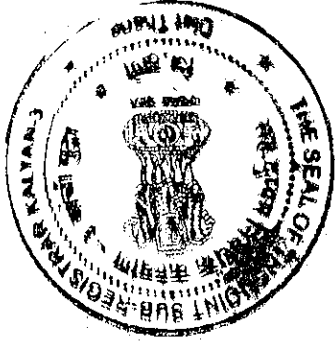
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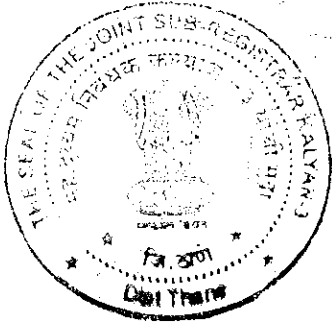
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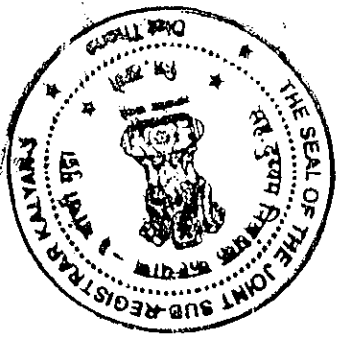
<p>Received from, JT SL B REGISTRAR KALYAN, Mobile number 8454819276, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 15556 dated 20/10/2023 at the Sub Registrar office Joint S.R.Kalyan 3 of the District Thane.</p>	
<p>Payment Details</p>	
Bank Name	SBIN
Bank CIN	10004152023092903319
REF No.	327256956194
Payment Date	29/09/2023
Deface No	0923290603587D
Deface Date	20/10/2023
<p>This is computer generated receipt, hence no signature is required.</p>	
<p>Receipt of Document Handling Charges</p>	
PRN	0923290603587
Receipt Date	20/10/2023
<p>Inspector General of Registration & Stamps</p>	

कलन - ३	
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कलम - ३	
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Handwritten signatures and notes at the top of the page, including the name 'N. Kulkarni' and a signature.

Handwritten text in Marathi, likely a note or instruction, mentioning 'Joint Sub-Registrar Kalyan' and 'Joint Sub-Registrar Kalyan'.

दस्तावेज प्रकार: करारनामा
 मुद्रांक शुल्क: (एक) कोणत्याही महीनारपणाकित्याही मुद्रांक शुल्कात असलेल्या कोणत्याही कटक क्षेत्राच्या क्षेत्रात किंवा कड-वड (जो) मध्ये मूद्रांक शुल्का कोणत्याही गावाची क्षेत्रात
 दिनांक: 120/10/2023 03:44:20 PM ची वेळ: (माद्रीकरण)
 दिनांक: 220/10/2023 03:45:56 PM ची वेळ: (फी)

Joint Sub Registrar Kalyan 3
 दस्तऐवज करणा-याची मदी:
 रकम रु. 30000.00
 रकम रीवाळची फी
 रकम रीवाळची फी: 145
 मूद्रांक शुल्क: 32900.00
 गावची दिनांक: 20/10/2023
 गावची: 17098
 सादरकरणाऱ्याचे नाव: नितीन मुंकाश मदीगाव
 रू. नि. मदी. रू. नि. कनम3 यांचे कायदायत
 अ. क. 15556 वर दि. 20-10-2023
 रोजी 3:44 म. म. गा. रु. कर केला.

दस्तऐवज क्रमांक: कनम3/15556/2023
 गाजार मूद्रांक: रु. 26,52,100/-
 मद्रांक शुल्क: रु. 1,85,000/-
 मुद्रांक शुल्क माफी असल्यास वगैरेल :-
 1) The Special Township Project : Mudrank-2006/UR 53/CR536/M1 Dated 15.01.2008, and Mudrank 2012/R.R. 56/C.R. 22/M1 dated 06.01.2015

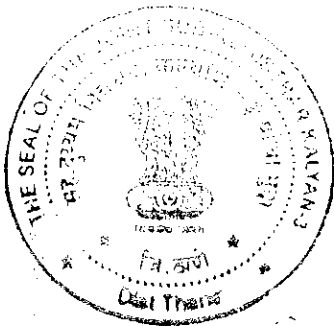
72/15556
 दिनांक: 20 ऑक्टोबर 2023 4:09 म. म.
 दस्तऐवज क्रमांक: 15556/2023
 दस्तऐवज क्रमांक: 15556/2023

कलान - ३

दस्तावेज क्र. १५५५६

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पृथी क.2

रूपम निबंधक : मह रू. नि. कल्याण 3

दस्ता नमांक : 15556/2023

नांदणी :

Regn:63m

20/10/2023

गावाचे नाव : उरसूर

करारनामा

4110360

2652100

(3) बाजारभाव(भाडेपट्टी)चा

नमुद कराव)

(4) रू.मापन,पेट्टिसा व परकामाक(असल्यास)

1) पालिकेचे नाव:कल्याण-होशिवली इतर वर्णन : इतर गाविकांचे विभाग नं. 47/15/11, नं.दस्ता: 63900/- गा. उरसूर स.नं. 17/1 व इतर गावांचे संदर्भस.नं. 2 व 21/1 बरील गा.प निदी क्रम 2 गा.उरसूर, नं.निदी

वि.सं.सं. 404, चौथा मजला, भौगोलिक-12, क्षेत्रफळ 406.12 चौ.फू.(37.73 चौ.मी.)कायदा नि. 21/08/2017 चा अधिसूचनेनुसार विशेष बांधकाम नियम विधीकरणानुसार मूळक गुणवत्तासूच

50% मजला(डीपीएस-12/17/33/1/भा.आर-72/17/चुई-12)(Survey Number : गा. उरसूर स.नं. 17/1, 17/2, 17/3/चु, 17/3/चु, 17/4, 17/5, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4, 70/9, 70/10, 70/11, 71/1, 71/2, 71/3, 71/4, 71/8, 91/1, 91/2, 91/3, 91/4, 91/5, 92/1, 92/2, 103/6/चु, 103/6/

डी, 103/7, 103/8, 103/9, 103/10, 103/11, 103/12, 103/13, 103/14/चु, 103/15, 103/16, 103/17, 103/18, 103/19, 107/2/चु, 107/2/चु, 107/3, 107/4, 107/5, 107/6, 107/7, 107/8, 107/9, 107/10, 107/11, 107/12, 107/13, 107/14, 107/15, 107/16, 107/17, 107/18, 107/19, 107/20,

108/1, 108/3, 134/1, 134/2, 134/3, 93(चुकी), 103/2, 107/1, 108/3, 108/4, 108/5, 108/6, 108/7, 2 व 21/1 :)

1)-37.73 चौ.मीटर

(6)आकारणी किंवा चुकी देण्यात असलेले वेव्हार.

(7) दस्तावेज करन देणा-या/लिहिलेले देवणा-या परकामाचे नाव किंवा दिवाणी न्यायालय/चा

हुकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

(8)दस्तावेज करन देणा-या परकामाचे व किंवा दिवाणी न्यायालय/चा हुकूमनामा किंवा आदेश

असल्यास,प्रतिवादिचे नाव व पत्ता

(9) दस्तावेज करन दिल्याचा दिनांक

(10)दस्ता नोंदणी करण्याचा दिनांक

(11)अतिक्रमक,खंड व पृष्ठ

(12)बाजारभावनामापण मुदतक शुल्क

(13)बाजारभावनामापण नोंदणी शुल्क

मुदतक शुल्क आकारवार्ता निवडलेला अनुषंग :- (i) Within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मुदतक शुल्क आकारवार्ता निवडलेला अनुषंग :-

मुदतक शुल्क आकारवार्ता निवडलेला अनुषंग :-

मुदतक शुल्क आकारवार्ता निवडलेला अनुषंग :-

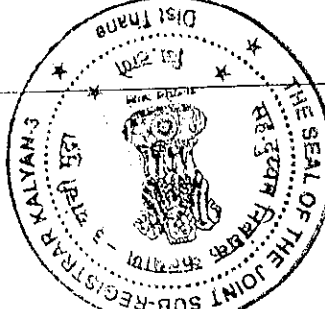
मुदतक शुल्क आकारवार्ता निवडलेला अनुषंग :-

मुदतक शुल्क आकारवार्ता निवडलेला अनुषंग :-

मुदतक शुल्क आकारवार्ता निवडलेला अनुषंग :-

मुदतक शुल्क आकारवार्ता निवडलेला अनुषंग :-

मुदतक शुल्क आकारवार्ता निवडलेला अनुषंग :-



Handwritten signature in Marathi script.

रूपम निबंधक मह रू. नि. कल्याण 3

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NITEEN MUKESH NARIGADA	eChallan	0923290603587	MH009814664202324E	185000.00	SD	0005151751202324	20/10/2023
2		DHC		1023202805323	900	RF	1023202805323D	20/10/2023
3		DHC		0923290603587	2000	RF	0923290603587D	20/10/2023
4	NITEEN MUKESH NARIGADA	eChallan		MH009814664202324E	30000	RF	0005151751202324	20/10/2023

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