

SALE DEED

**FLAT NO. 1801, & CAR PARKING SPACE
In**

RAHEJA ATLANTIS

Plot bearing C.S. No. 1/269,
Lower Parel Division, Ganpatrao Kadam Marg,
Lower Parel, Mumbai-400 018

**TRANSFEROR:
SHRI PAWAN KR. LOHIA**

**TRANSFEREES
SHRI HASMUKH THAKARSHIBHAI DHOLAKIA**

STATE OF CALIFORNIA, COUNTY OF SAN DIEGO

DEPARTMENT OF PUBLIC WORKS

STATE OF CALIFORNIA

DEPARTMENT OF PUBLIC WORKS



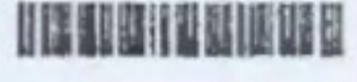
STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
STATE OF CALIFORNIA

STATE OF CALIFORNIA

IN

STATE OF CALIFORNIA, COUNTY OF SAN DIEGO

STATE OF CALIFORNIA



Tuesday, April 09, 2013
4:34 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 3699 दिनांक: 09/04/2013

गावाचे नाव: लोअर परेल

दस्तऐवजाचा अनुक्रमांक: बबइ1-3004-2013

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: हसमुख ठकरशीभाई डोलकीया

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 500.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 25

एकूण:

रु. 30520.00

आपणास हा दस्तऐवज अंदाजे 4:58 PM ह्या वेळेस मिळेल आणि सोबत थंबनेल प्रत व CD घ्यावी.

दुय्यम निबंधक, मुंबई-1

बाजार मुल्य: रु.24361500/-

मोवदला: रु.40500000/-

भरलेले मुद्रांक शुल्क : रु. 2025000/-

सह दुय्यम निबंधक
मुंबई शहर क्र. १

- 1) देयकाचा प्रकार: By Demand Draft रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 952788 दिनांक: 08/04/2013
बँकेचे नाव व पत्ता: Bank of India
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 520/-

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महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुद्रांकन अहवाल सन 2010

1. दस्ताचा प्रकार :- 07212011M अगस्टेद क्रमांक
2. सावरकर्त्याचे नाव :- श्री. हसनसुख ठकरालीभाई कुलकर्णी
3. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ला
4. गावाचे नाव :- 07212 4208
5. नगरमुामपन क्रमांक/सर्व्हे क्र./अंतिम मुखंड क्रमांक :- 1/269
6. मूल्या दरविभाग (ओन) :- 12 उपविभाग 91 औदयोगिक
7. मिळकतीचा प्रकार :- खुली जमीन गिवासी कार्यालय कुकन
- प्रति घी मी. दर :- 1,79,000/-
8. दर्तीत नमुद केलेल्या मिळकतीचे क्षेत्रफल :- 121.19 कर्सेट / बिल्ड अप चौ. मीटर / फूट
9. कारपाकिंग :- 11.15 गंधी :- गोटमाळा :-
10. मजला क्रमांक :- 12-वा उदवाहन सुविधा: आहे / नाही
11. बांधकाम वर्ष :- — वसारा :- —
12. बांधकामाचा प्रकार :- आरआरसी / इंग्र प्रकटे / अर्ध प्रकटे / कच्चे
13. बाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- — प्याचवे दिलेली घट /
14. भाडेकरू व्याप्त मिळकत असल्यास :- 1. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) :- —
2. गवीन इमारतीत दिलेले क्षेत्र :- —
3. भाड्याची रक्कम :- —
15. लिट अॅन्ड लायसन्सचा दस्त :- 1. प्रतिमांड भाडे रक्कम :- —
- निवासी/अनिवासी 2. अनामत रक्कम / आगाव भाडे :- —
3. कालावधी :- 2,43,615.00
16. निर्धारित केलेले बाजारमूल्य :- 4,05,00,000/-
17. दस्तामध्ये दर्शविलेली मोबदला :- —
18. देय मुद्रांक शुल्क :- 20,25,000/- भरलेले मुद्रांक शुल्क :- 20,25,000/-
19. देय नोंदणी फी :- 30,000/-



लिपीक

सह दुय्यम निबंधक

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INDIA NON JUDICIAL

Government of Maharashtra

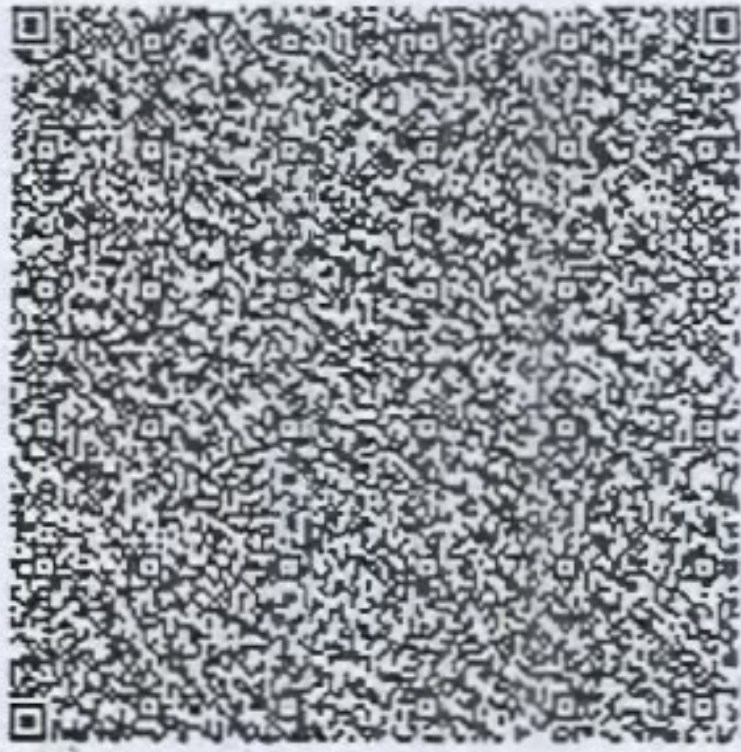


सत्यमेव जयते

e-Stamp

Issued by :
Stock Holding Corporation of India Ltd.
Location : SRO-CUSTOM
Signature :
Details can be verified at www.shcilestamp.com

Certificate No. : IN-MH17998671743100L
Certificate Issued Date : 08-Apr-20*3 12:53 PM
Account Reference : SHCIL (FI)/ mhshcil01/ SRO-CUSTOM/ MH-MUM
Unique Doc. Reference : SUBIN-MHMHSJCIL0118949290122625L
Purchased by : Shri Hasmukh Thakarshibhai Dholakia
Description of Document : Article 25(b)to(d) Conveyance
Property Description : Flat-1801, 12th Flr, C-wing and Stilt Car Prkg Space No.61, Raheja Atlantis, G K Marg, Lower Parel, Mum-18
Consideration Price (Rs.) : 4,05,00,000
(Four Crore Five Lakh only)
First Party : Shri Pawan KR Lohia
Second Party : Shri Hasmukh Thakarshibhai Dholakia
Stamp Duty Paid By : Shri Hasmukh Thakarshibhai Dholakia
Stamp Duty Amount(Rs.) : 20,25,000
(Twenty Lakh Twenty Five Thousand only)



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Pawan kr Lohia

Hasmukh

ZK 0001063967

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"



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SHCIL- MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012

Tel : 022-61778151

E-mail :

Mode of Receipt

Account Id mhshcil01

Receipt Id RECIN-MHMHSHCIL0117882734433385L

Account Name SHCIL- MAHARASHTRA

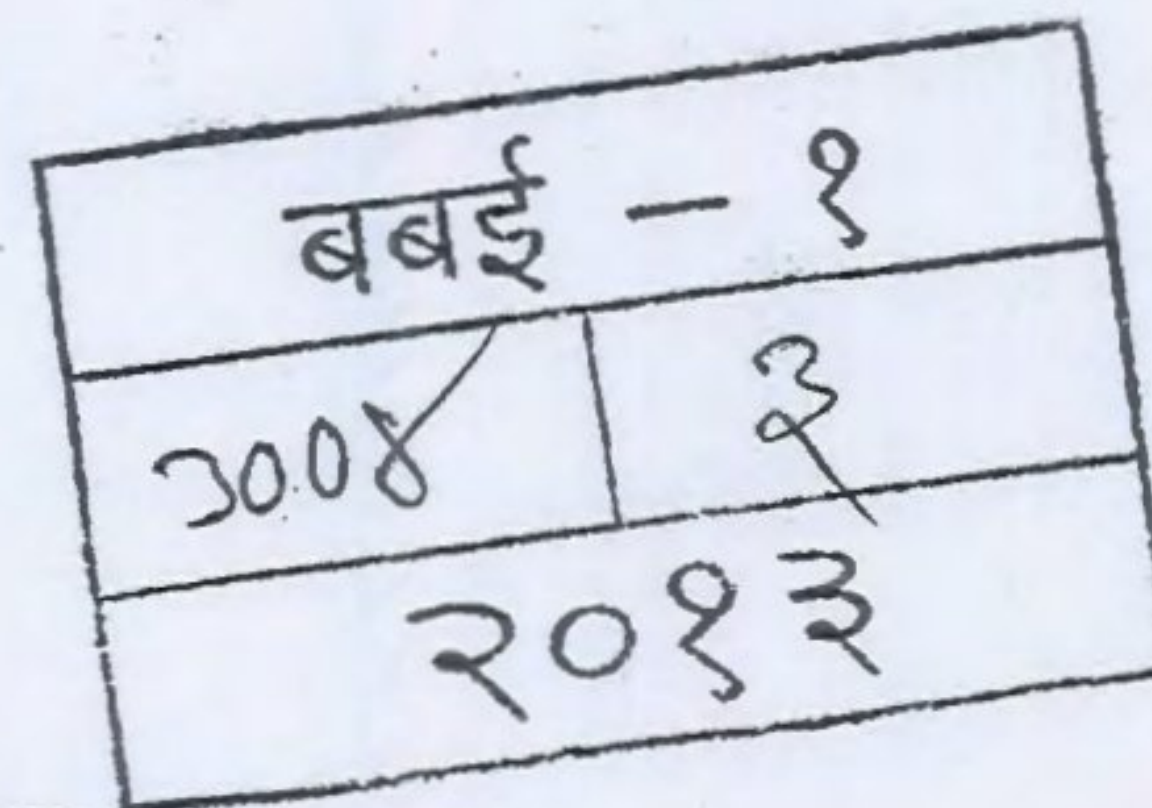
Receipt Date 08-APR-2013

Received From Shri Hasmukh Thakarshibhai Dholakia	Pay To
Instrument Type RTGS	Instrument Date 06-APR-2013
Instrument Number BKIDH13096417532	Instrument Amount 2025000 (Twenty Lakh Twenty Five Thousand only)
Drawn Bank Details	
Bank Name Bank of India	Branch Name Mumbai
Out of Pocket Expenses 0.0 ()	

Passen Dr Dholakia



Hasmukh





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SALE DEED

THIS SALE DEED made at Mumbai on this 09th day of April, 2013 between **SHRI PAWAN KR LOHIA** an adult, Indian inhabitant residing at 2C Dower Road, 5th floor, Dower Garden, Kolkatta, West Bengal-700 019 ~~013~~ hereinafter referred to as the "**TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, successors and assigns) of the **ONE PART**; AND **SHRI HASMUKH THAKARSHIBHAI DHOLAKIA**, an adult, Indian inhabitant residing at 1701, 17th Floor, Capital, Bandra Kurla Complex, Bandra (East), Mumbai-400 051 hereinafter referred to as the "**TRANSFEEEE**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs,

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executors, administrators, successors and assigns) of the
OTHER PART;

WHEREAS by an Agreement for Sale dated 12th September 2008 Shri Pawan KR Lohia (therein referred to as the "**Flat Purchaser**") purchased and acquired from M/s. K. Raheja Universal Ltd., (therein referred to as the "**Owner**"), the Flat No. 1801, measuring about 1304 sq.ft. built up area on the 12th habitable floor of "C-Wing" in "Raheja Atlantis" constructed on Plot bearing C.S. No. 1/269, Lower Parel Division, Ganpatrao Kadam Marg, Lower Parel, Mumbai-400 018 incidental to purchase of the Flat the owner allotted Stilt Car Parking space No. 61 in L Parking level for exclusive use by the Purchaser, (hereinafter the Flat and the Stilt Car Parking collectively referred to as the said "**Premises**" (more particularly described in the Schedule hereunder written). The said Agreement dated 12/09/2008 has been duly registered with Jt. Sub-Registrar of Assurances, Mumbai City-

1, under serial No. BBE-2-05764-2008 dated 12/9/2008.

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WHEREAS pursuant to said Agreement for Sale dated 12/09/2008 the Transferor paid full consideration for sale

and deposits as stated in the said Agreement for Sale. The Builders obtained occupation certificate and have put the Transferors in possession of said Premises.



WHEREAS several owners of the Premises in the said Raheja Atlantis building have formed a Co-operative Society known as Raheja Atlantis Co-operative Housing Society Limited

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registered under the Maharashtra Co-operative Societies Act, 1961 under Registration No. MUM/W-GS/HSG/TC-9056/2010-11 of 2010 dated 14/10/2010 (hereinafter referred to as the said "**Society**"), and the Transferors being member of the said society subscribed 5 Shares of Rs. 50/- each in the capital of said Society, however the society has yet to issue the share certificates, (hereinafter referred to as the said "**Shares**");

WHEREAS the Transferor has further represented to the Transferee as follows:

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- i. that, except the Transferor no other person has any claim, share, right, title or interest in the said Premises, the Transferor is in possession and occupation of the said Premises without any let or hindrance from anyone.
- ii. that the said Premises are free from all claims and encumbrances of any nature whatsoever and the same are not attached either before or after any judgment or at the instance of any tax authority and that the Transferor has absolute power and authority to deal with the said Premises and that there are no circumstances which prevent the Transferor from selling and transferring the said Premises as contemplated by this deed.



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iii. that the Transferor has not created any mortgage, charge, lien, tenancy, license or any encumbrances in respect of the said Premises and that the Transferor has not done any act whereby his rights in the said Premises may be prejudiced in any manner whatsoever.

iv. that there are no proceedings pending in any court as on date concerning, touching or affecting the said Premises.

v. that the Transferor has not entered into any arrangement, agreement or commitment in respect of the said Premises nor created any third party rights in the said Premises or any part thereof.

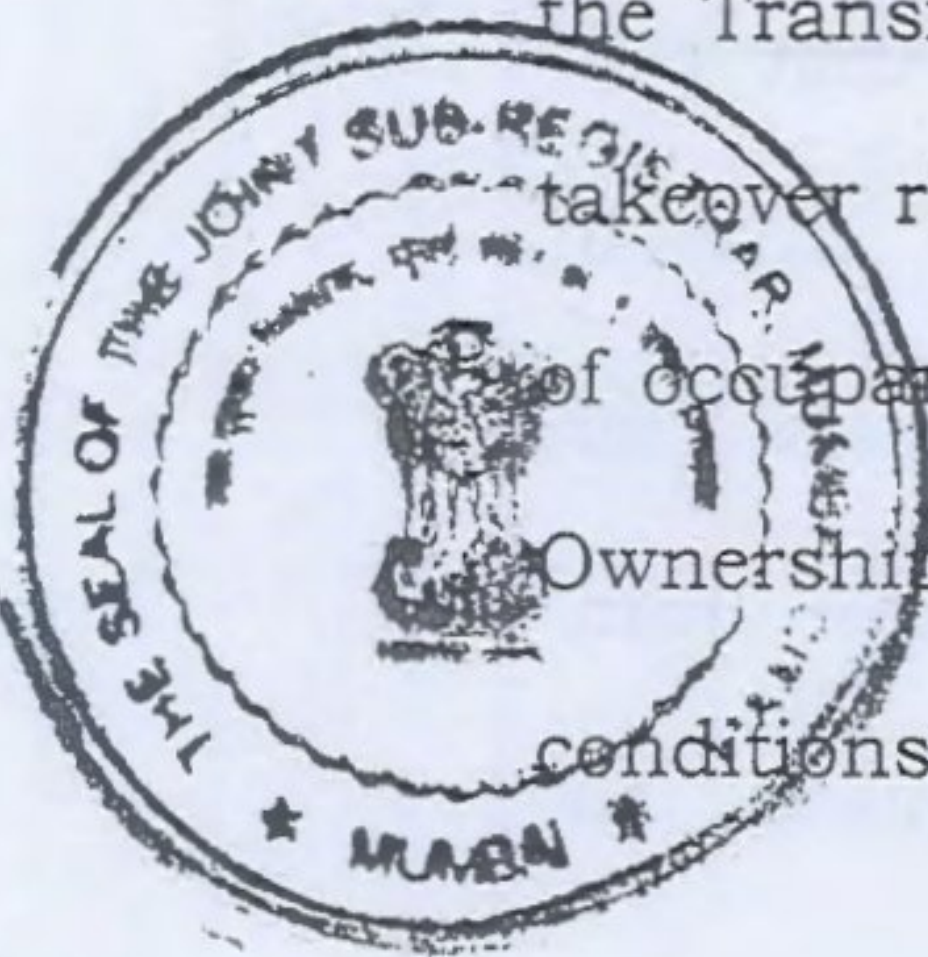
vi. that the Transferor has obtained NOC consent from said Society to transfer the said Premises to the

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Transferee as required under M.C.S. Rules 1961

AND WHEREAS relying upon the above representations made by the Transferor, which being the essence of this Sale-Deed,

the Transferee herein has agreed to purchase, acquire and takeover right, title and interest in said Premises with right of occupancy and use thereof, free of any encumbrances, on Ownership basis for the consideration and on terms and conditions as recorded hereinafter.



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The parties hereto have agreed to the terms and conditions as recorded hereinafter and therefore THIS SALE DEED WITNESSETH as follows:

1. The Transferor hereby sells, transfers and conveys to the Transferee, and the Transferee hereby purchase, acquire and takeover from the Transferor all his right, title and interest in the said Premises i.e. Flat No. 1801 measuring about 1304 sq.ft. built up area on the 12th habitable floor of "C-Wing" in "Raheja Atlantis" constructed on Plot bearing C.S. No. 1/269, Lower Parel Division, Ganpatrao Kadam Marg, Lower Parel, Mumbai-400 018, stilt Car Parking Space No. 62 on third level parking together with 5 shares of Rs. 50/- each in the capital of Raheja Atlantis co-op. Hsg. Soc. Ltd., and all the benefits, and privileges attached thereto by virtue of and arising out of Agreement for Sale dated 12/09/2008 and together with all the benefits of payments made to the Builders, for a total consideration of Rs. 4,05,00,000/- (Rupees Four Crore five lacs only) free of any claims, encumbrances and charges, if any.



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2. On or before execution of this Sale Deed, Transferor acknowledge receipt of Rs. 4,05,00,000/- (Rupees Four Crore five lacs only) being full consideration for sale, receipt whereof the Transferor doth hereby acknowledge.

In consideration of the sum received as stated hereinabove, the Transferor doth hereby acquit and discharge the Transferee from the payment thereof and the Transferor has handed over vacant and peaceful possession of the said Premises and delivered the original agreement for Purchase and original receipts for payments made to the builders, the transferee acknowledge receipt of all of them.



3. The Transferor hereby covenants with the Transferee as follows:

a) that the Transferor have the sole and absolute right in the said Premises, and no other person has or have any right, title, interest, property, claim or demand of any nature whatsoever unto or upon the said Premises, either by way of sale, charge, lien, gift, succession, trust, lease, easement or otherwise howsoever and that the Transferor has good right, full power and absolute authority to deal with and transfer the same to the Transferee.

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the Transferor has paid all the common maintenance charges, water charges and electricity bills, etc. upto the date hereof and that there are no claims or disputes pending in respect thereof. Transferor shall pay any such charges up to the date hereof.

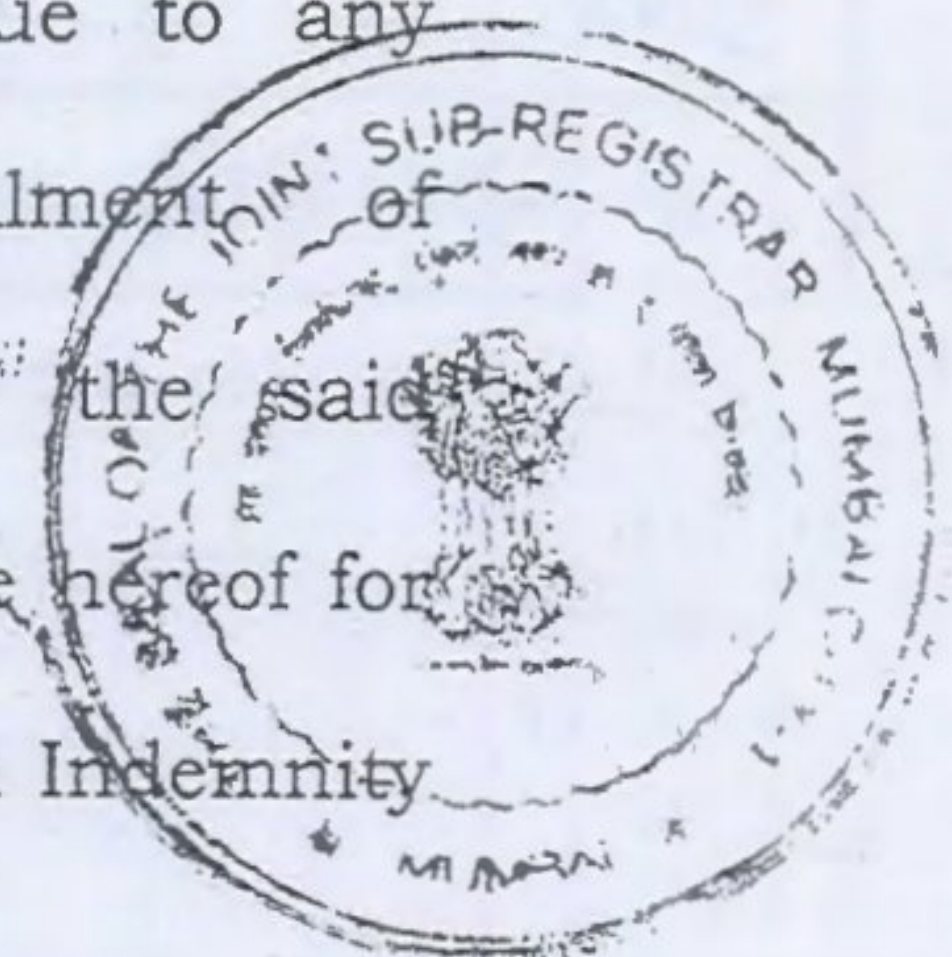
 

c) that there is no unresolved dispute and/or claim from any third party in respect of the said Premises.

d) that there is no prohibitory order issued by any revenue authority and/or court, and the Transferor is entitled to deal with the said Premises and there are no circumstances which prevent the Transferor from the said Premises.

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e) the Transferor shall indemnify and keep indemnified to the Transferee against any claims, demands, costs, expenses that the Transferee may be liable to pay or incur due to any misrepresentation and/or concealment of material information in respect of the said Premises for the period upto the date hereof for which the Transferor has executed an Indemnity Bond.



f) that the Transferor shall whenever required to do so, from time to time and at all times hereafter, execute and sign or cause to be executed and/or signed all such letters, forms, applications, deeds, documents and papers if any for more perfectly securing, assuring and

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effectually transferring the said Premises unto and to the use of the Transferee forever.

4. The Transferee hereby covenant with the Transferor as follows:

a) that the Transferee shall hereafter regularly pay his proportionate contribution towards municipal taxes, electricity, common maintenance charges and other outgoings payable in respect of the said Premises.

b) that the Transferee shall observe and perform and abide with the rules and regulations and

बवई - १ byelaws of the said society.

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The transfer fee, donation, or any amount payable to the said society for transfer of said Premises in favour of the Transferee shall be paid and borne by the Transferor and Transferee in equal proportion.



Stamp duty, registration charges and expenses incidental thereto if any payable in respect of this Sale Deed or any further agreement or conveyance relating to the said Premises shall be entirely borne and paid by the Transferee only.

7. Any and all disputes arising out of this indenture shall be subject to Mumbai Jurisdiction only.

[Handwritten signatures]

8. The Transferor and Transferee are assessed to Income Tax under following PAN Nos.:

SHRI PAWAN KR LOHIA : AAXPL0314R

SHRI HASMUKH THAKARSHIBHAI DHOLAKIA : ADHPD11929

SCHEDULE REFERRED TO HEREINABOVE

Flat No. 1801 measuring about 1304 sq.ft. built up area on the 12th habitable floor of "C-Wing" and Stilt car parking Space No. 61 on L level parking in "Raheja Atlantis" situated at Ganpatrao Kadam Marg, Lower Parel, Mumbai-400 018, Plot bearing C.S. No. 1/269, Lower Parel Division **बवई - १** Mumbai.

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In witness whereof the Parties hereunto have set their respective hands the day and year first hereinabove written:

SIGNED AND DELIVERED by the
withinnamed "**TRANSFEROR**"
SHRI PAWAN KR LOHIA

Pawan kr Lohia



in the presence of... *9.4.2013*



SIGNED AND DELIVERED by the
Withinnamed "**TRANSFEEER**"

Hasmukh Thakarshibhai Dholakia



SHRI HASMUKH THAKARSHIBHAI DHOLAKIA

in the presence of... *9.4.2013*



RECEIPT

RECEIVED a sum of Rs. 4,05,00,000/- (Rupees Four Crore five lacs only) from the Transferees, being full consideration for sale, received as follows:

P. O.	Date	Amount	Issued by
<u>cheque</u> <u>014824</u>	<u>18.1.2013</u>	<u>30,00,000/-</u>	
<u>109753</u>	<u>9.4.2013</u>	<u>1,75,00,000/-</u>	<u>Bank of India</u> <u>Opera House.</u>
<u>109760</u>	<u>9.4.2013</u>	<u>2,00,00,000/-</u>	<u>— u —</u>

I say received

Pawan Kr Lohia

SHRI PAWAN KR LOHIA

Date : 9.4.2013
Place : Mumbai -

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PROPERTY DETAILS

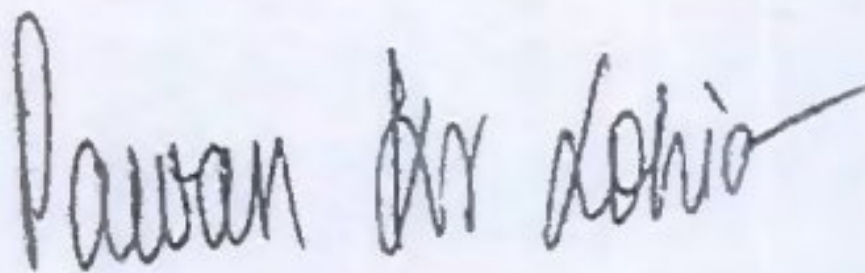
PREMISES : Flat No. 1801 on the 12th habitable floor of "C-Wing" and Stilt car parking Space No. 61 parking in "Raheja Atlantis" situated at Ganpatrao Kadam Marg, Lower Parel, Mumbai-400 018,

AREA : 1304 SQ.FT. BUILT UP

C.S. NO : C.S. No. 1/269,

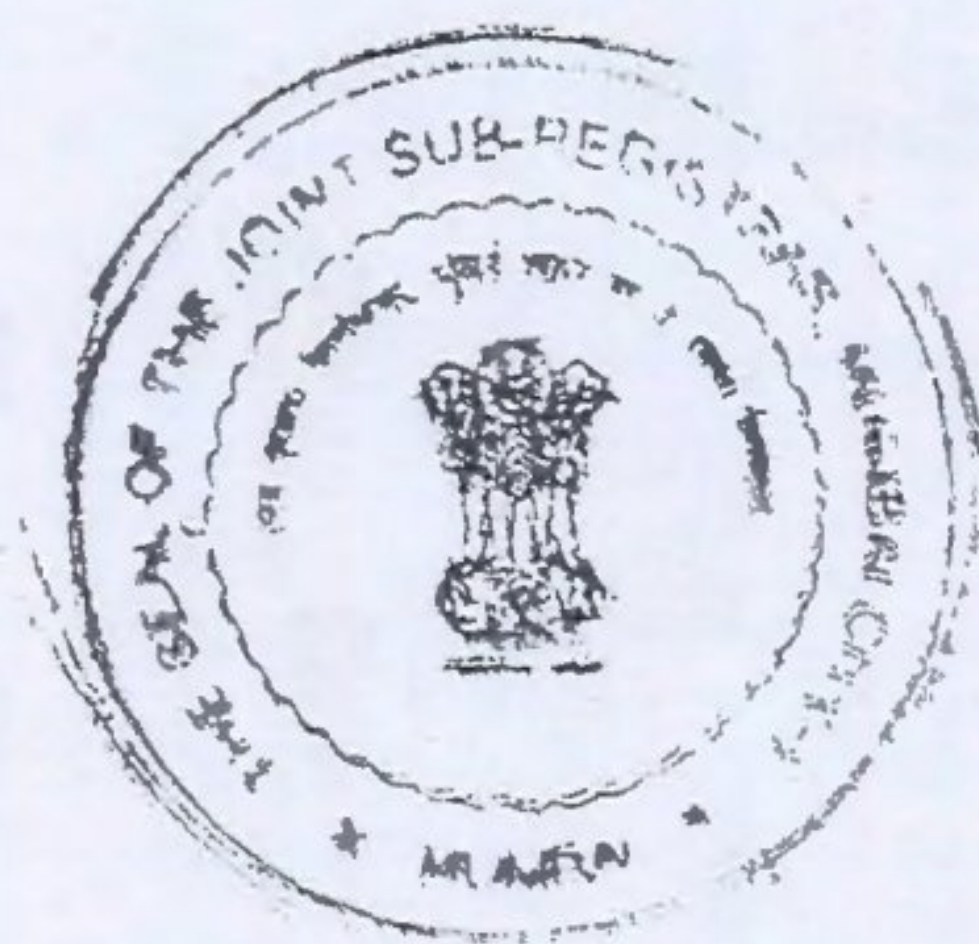
DIVISION : Lower Parel Division, Mumbai.

YEAR OF CONSTRUCTION : 2009


TRANSFEROR


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Date:13-02-2013

To,
Mr.Pawan Lohia
C-1801/1802& 1902, Raheja Atlantis Co-op. Hsg. Soc. Ltd.
Ganpatrao Kadam Marg,
Lower Parel, Mumbai 400 013.

Dear Sir,

Ref: Flat No. C-1801/1802 & 1902 in the above named society

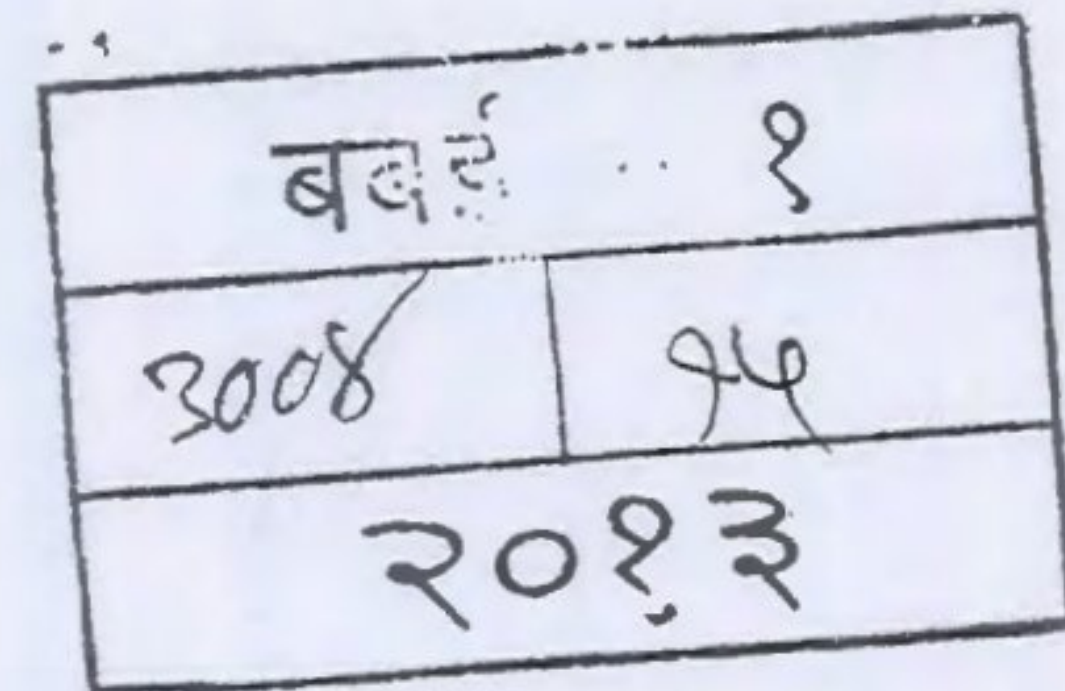
We are in receipt of your application dated 13-02-2013 proposing your intention to transfer your Shares and interest in the Capital/Property of the Society by way of "Sale".

Please note that we shall have no objection in the said matter subject to your complying with certain transfer formalities as mentioned below:

1. As required under Rule 24(i) (b) of the MCS Rule, 1961 you are requested to make an application under the prescribed Appendix 20(1) and 20(2) of the bye-laws.
2. A copy of the "Sale Deed" between both parties, duly registered with the Sub-Registrar of Assurances should be made available to us along with Index No. II.
3. Proper Stamp Duty should be paid on the instrument as per the present Bombay Stamps Act, and proof thereto should be submitted to us along with Society transfer fees of Rs.25000/- and other charges as per the society rules.
4. Transfer fee of Rs. 500/- to be paid by you and Entrance fee of Rs. 100/- to be remitted by the proposed transferee.
5. All transfer forms and undertakings there under, as required under the bye-laws should be dully filled in by the Transferor and the Transferee and should be submitted to the Society.
6. You will have to continue to pay all your dues towards Society charges and discharge all your liabilities till the date of cessation of your membership.
7. The above referred flat should be free from encumbrances whatsoever, prior to the said proposed transfer.
8. Meeting with Hon. Secretary between buyer & seller with prior appointment.

Yours faithfully,
For Raheja Atlantis CHS Ltd.

Kaval Mehra
(Hon. Secretary)



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13081
10/1/18
10/1/18



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Vertical text located at the bottom left of the page, possibly a date or reference number.

A single vertical line of text located at the bottom center of the page.

Vertical text located at the bottom right of the page.

Vertical text located at the bottom right of the page, possibly a page number or footer.



दुय्यम निबंधक: मुंबई शहर 2 (वरळी)

दस्तक्रमांक व वर्ष: 5764/2008

नोंदणी 63 म.

Friday, September 12, 2008

सूची क्र. दोन INDEX NO. II

Regn. 63 m.e.

11:46:43 AM

गावाचे नाव : लोअर परेल

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 32,232,228.00
बा.भा. रु. 13,690,202.00

- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

(1) सिटीएस क्र.: 1/269 वर्णन: विभागाचे नाव - लोअर परेल डिव्हिजन, उपविभागाचे नाव - 12/91 - भूभाग : पूर्वेस पश्चिम रेल्वे लाईन, पश्चिमेस ई.मोझेस रोड व जी.एम.मोसले मार्ग, उत्तरेस पांडुरंग बुधकर मार्ग, गोखले रोड वरुन बाळशेट मदुरकर मार्ग (कॅरल रोड) यामधील त्रिकोणाकृती भूभाग.. सदर मिळकत सिटीएस नं 1/269, सदनिका क्र 1801, 12वा सी विंग, रहेजा अटलांटीस बिल्डींग, 3 व्या लेव्हर वरील 1 कारपार्कींग स्थित कारपार्कींग क्षेत्र 11.15 चौ मी, गणपतराव कदम मार्ग मुं 12
(1) बांधीव मिळकतीचे क्षेत्रफळ 121.18 चौ.मी. आहे.

- (3) क्षेत्रफळ

- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1)-

- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

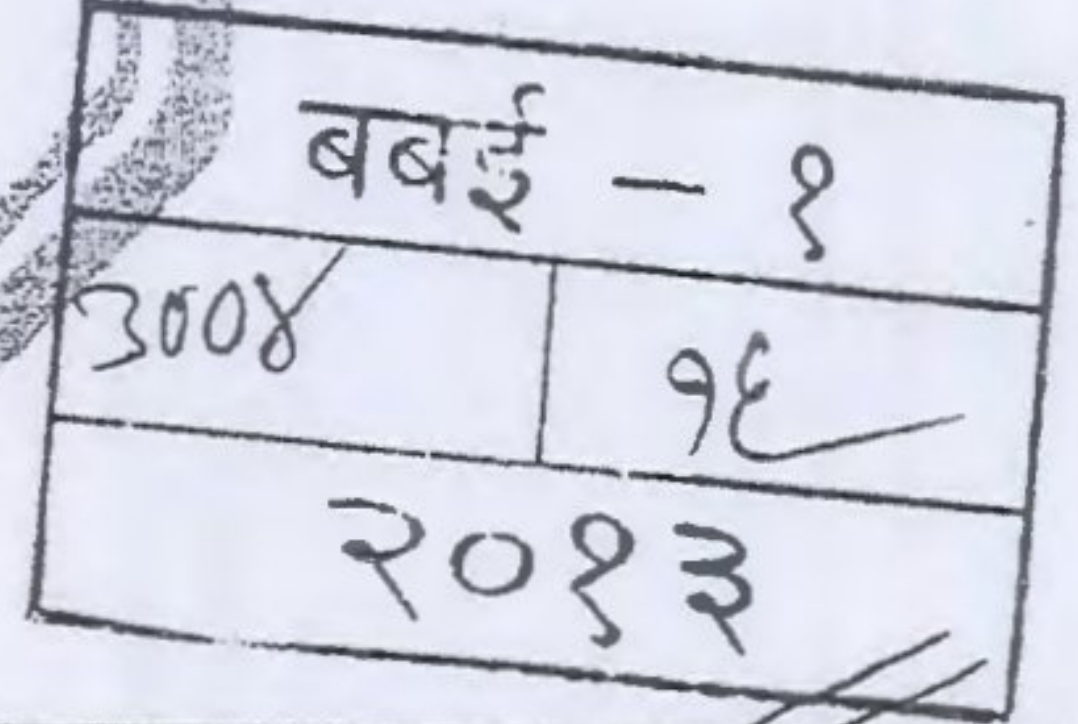
(1) रहेजा युनिव्हर्सल प्रा लि चे अशा सिगनेटरी अनिता कटारीया संपूर्ण दस्तऐवज संदिप कामत घर/प्लॉट नं: 294, रहेजा सेंटर पॉईंट, सी एस टी रोड, बांद्रा कला कॉम्प्लेक्स समोर, साताकुंडी म - 98, गल्ली/रस्ता: ईमार्तीचे नाव: -; ईमार्त नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पत्र नम्बर: -

- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) पवन के आर लोहिया घर/प्लॉट नं: 2, सी डॉवर रोड, 5 वा मजला, डॉवर गार्डन, कोलकता गल्ली/रस्ता: -; ईमार्तीचे नाव: -; ईमार्त नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पत्र नम्बर: -

- (7) दिनांक करून दिल्याचा 12/09/2008
(8) नोंदणीचा 2/09/2008
(9) अनुक्रमांक, खंड व पृष्ठ 5764/2008
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 1594225.00
(11) बाजारभावाप्रमाणे नोंदणी रु 30000.00

- (12) शेंरा

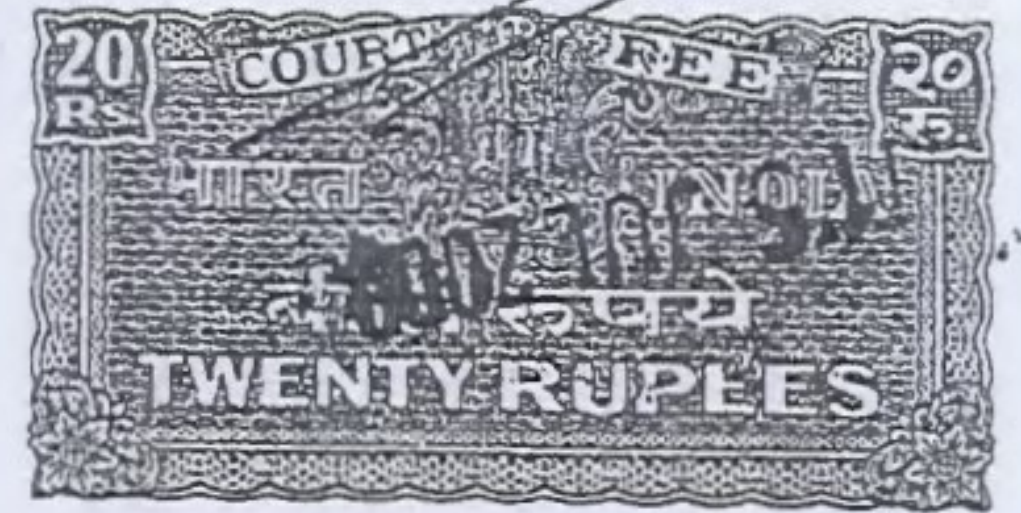


खरी प्रत

सह दुय्यम निबंधक, मुंबई-२

श्री विनायक कृष्णकर -
यांना त्याचे ता. 92/09/05 ज्या अर्जांनुसार
क्र 483 नदरता दिली तारीख 12/09/2008

सह दुय्यम निबंधक, मुंबई-२



CERTIFIED TO BE TRUE COPY

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Atlantis

Videocon
CC

MUNICIPAL CORPORATION OF GREATER MUMBAI

Engr. Eng. Bldg. Proposals (City)
E Ward Municipal Offices,
3rd Floor, 10-11, Hafizuddin
Mulla, BOMBAY - 400002

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

NO. EEBPC/5019 IGS IA of 6/7/99

COMMENCEMENT CERTIFICATE

To,

The owner,

M/s Videocon Ent. Ltd.,

Mittal Court, 17th floor, C wing

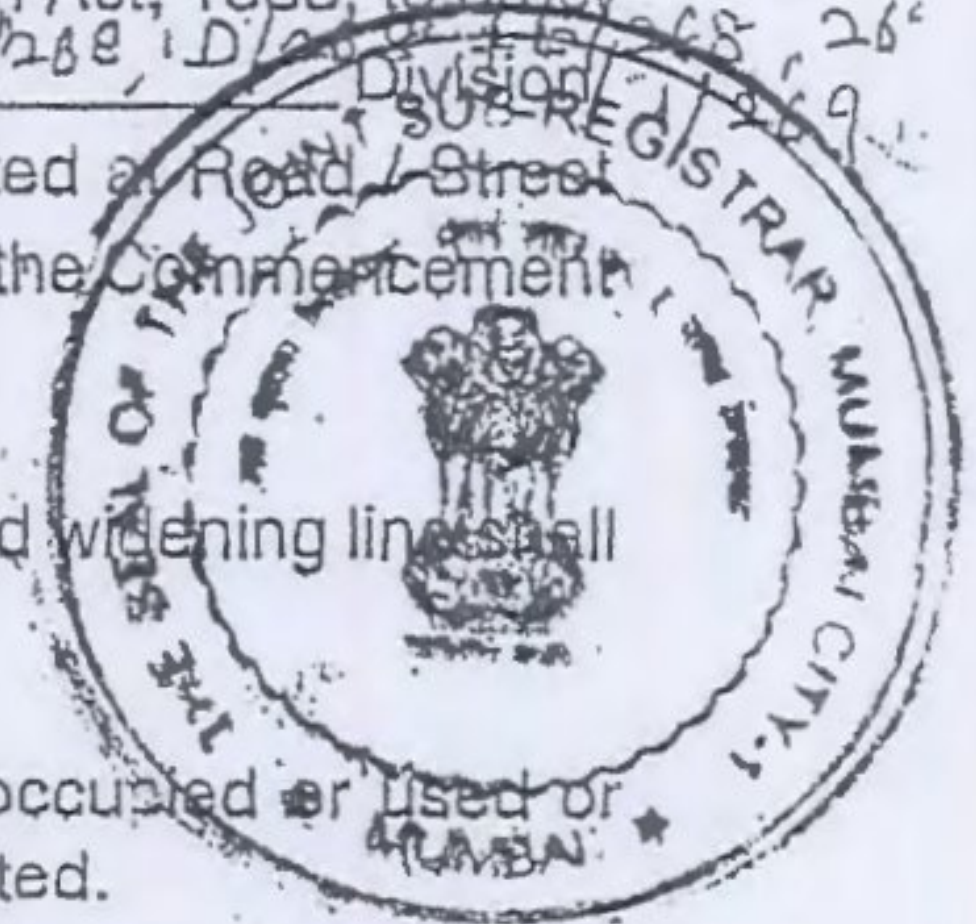
Nariman Point, Mumbai 400021.

बबई - १	
3008	76
२०१३	

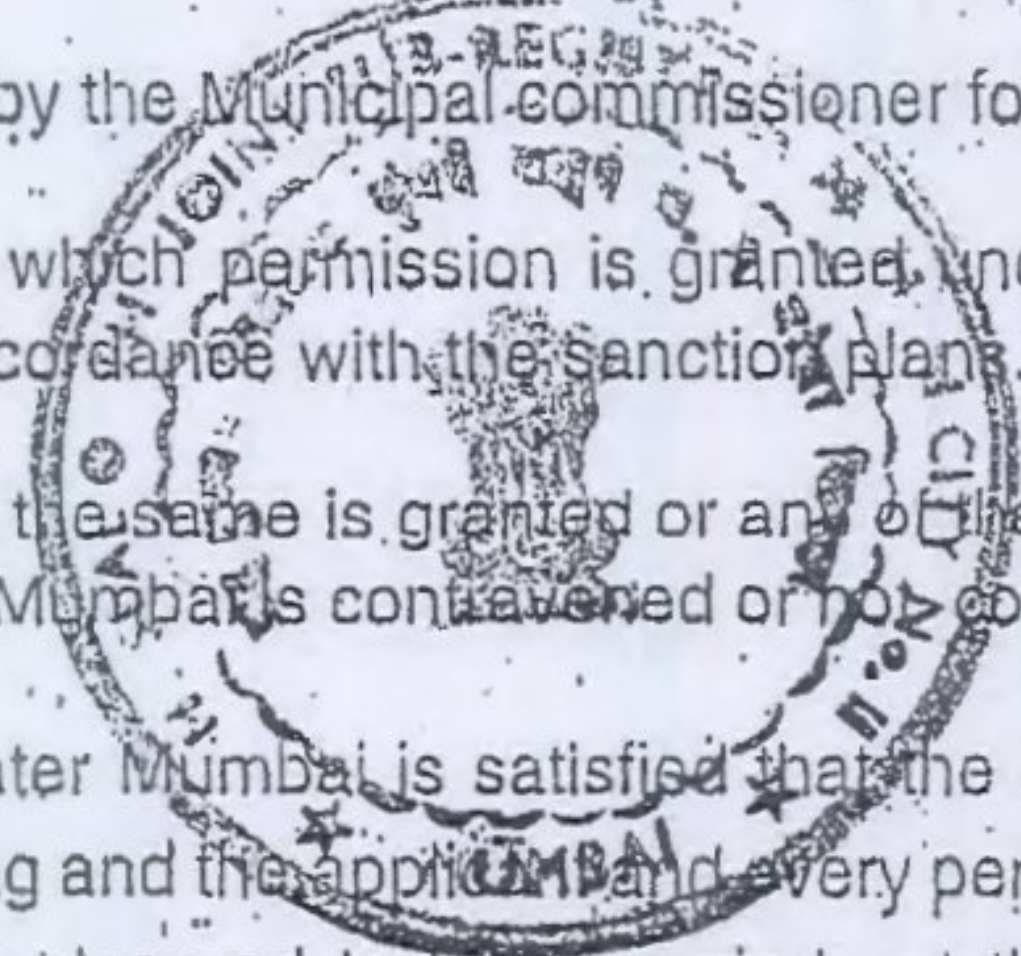
Sir,

With reference to your application No. KJ/2280/1099 dated 26/5/99 for Development Permission and grant of Commencement Certificate under Section 44 and 69 of the Maharashtra Regional and Town planning Act, 1966; to carry out development for Proposed residential bldg on property bears CS. No 1/268, 1A/268, 1D/268, 1E/268, 269(P1) & 1/269 Lower Parel Divn. Plot No 11, G.K. Marg and building permission under section 346 of the Bombay Municipal Corporation Act, 1888, to erect a building in Building No. _____ on Plot No./C.S.No./C.T.S. No. F 1/268, 1A/268, 1D/268, 1E/268, 269(P1) & 1/269 Village/Town Planning Scheme No. Lower Parel Divn. Situated at Road/Street G.K. Marg, Ward G/S the Commencement Certificate/ Building permit is granted on the following conditions:-

- 1) The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
- 2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- 3) The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop land which does not vest in you.
- 5) This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years; provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 6) This certificate is liable to be revoked by the Municipal commissioner for Greater Mumbai, if :-
 - a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanction plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresenting and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Sec 43 & 45 of the Maharashtra Regional and Town Planning Act, 1966.



बबई - १
 ५००८ / ७६
 २०१३



10000



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13) The conditions of this Certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successor and every person deriving title through or under him.

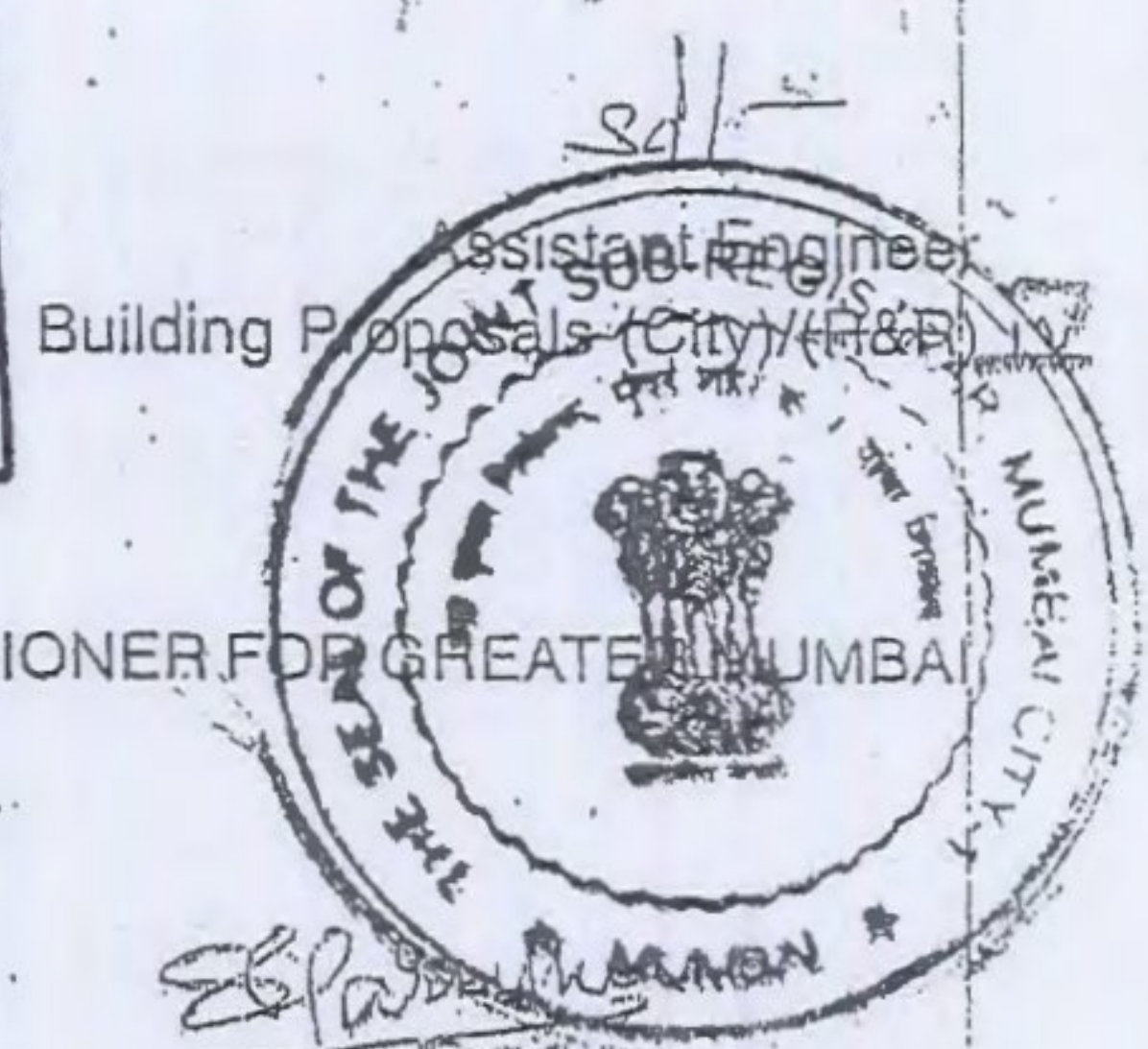
8) The Municipal Commissioner has appointed Shri. S. G. Parulkar Assistant Engineer, to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This Commencement Certificate is valid upto 5/7/2000

9) This C.C. is issued upto plinth level i.e. upto the top of first stilt level

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

बळी - १	
3008	१८
२०१३	



For MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

This C.C. is re-endorsed upto 30th floor
 Plan dt. 09.05.2007
 Copy to Architect
 19/07/2007

Copy to Architect

A.E.B.P. (City) IV

EB/5019/GS/A 9/2/2005

This C.C. is endorsed up to plinth level i.e. 3rd floor parking floors + podium + double height stilt above podium i.e. upto 19.55 meters as per approved plans dated 2/12/2004.



EB/5019/GS/A

Which
A.E.B.P. (C) VI

This C.C. is extended further for habitable floors starting from 7th + 29th upper floor (i.e. 1st to 23rd upper floors) as per amended approved plans dt. 2/12/2004

4004 / EE
2006

EB/5019/GS/A

Which
A.E.B.P. (C) VI

The further C.C. is re-endorsed for habitable floors starting from 7th to 29th upper floors (i.e. 1st to 23rd upper floors as per the amended plans approved on 12/06/06.

Which
A.E.B.P. (C) VI



5066	10/1/2011	10/1/2011

MUNICIPAL CORPORATION OF GREATER MUMBAI

No.EEBPC/ 5019/GS/A

9/5/07

Ex. Eng. Bldg. Proposal (City)

Ward Municipal Officer

K. K. Halize

Mumbai - 400 008.

To,
Shri. R.V. Kulkarni
Architect,
Raheja Centre Point Building,
Near NAPHA Bus Stop,
Kalina University, Vidynagari Marg,
Santacruz (E),
Mumbai-400 099.

Sub: Proposed Highrise Building on Plot bearing
C.S.No.1/268,1A/268,1/269,of Lower Parel
Division, Plot No.1F, Mahalaxmi Flats Estate,
G.K.Marg, Worli, Mumbai.

Ref: Your letter dated 05.05.2007.

Sir,

With reference to above letter this is to inform you that the amended plans
submitted by you are hereby approved subject to following conditions:

1. That all the conditions of I.O.D. under even No. dated 3.7.97 and amended plan approved letter dated 18.5.99, 2.12.04 and 12.06.2006 shall be complied with.
2. That the Registered Undertaking against misuse of the greater height structure and entrance lobby shall be submitted.
3. That the Registered Undertaking against misuse of part terraces in wings A, B & C at 31st & 32nd floor level shall be submitted.
4. That the Registered Undertaking against misuse of elevation projections above terrace shall be submitted.
5. That the amended layout incorporating the relocation of 5% amenity open space with internal 6.00 mt. wide layout road shall be submitted.
6. That the N.O.C. from C.F.O. for 31st & 32nd floor shall be submitted.
7. That the Bank Guarantee for the construction cost of amenity building shall be submitted before issue of C.C.

approval.

A set of amended plans duly stamped/signed is hereby returned as a token of

वर्क १	
३००४	१९
२०१३	

Yours faithfully,

Sd/-

Executive Engineer,
Building Proposals(City)-I

No.EEBPC/ 5019/GS/A

9/5/07

Copy to: 1. Shri. Ashish S. Raheja,
M.D., K. Raheja Universal Pvt. Ltd.
Raheja Centre Point Building,
Near NAPHA Bus Stop,
Kalina University, Vidynagari Marg,
Santacruz (E), Mumbai-400 099.

2. Asslt. Commissioner G/S Ward
3. A.E.W.W. G/S Ward
4. Dy.A.& C. City
5. Asslt. Commissioner (Estates)
6. O.S.(B.P.) City
7. Collector of Mumbai

वर्क-२	
५७६५	६७
२००६	

Executive Engineer,
Building Proposals(City)-I



Page 1 of 1

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 PAWAN KUMAR LOHIA
 NAVRANG RA. LOHIA
 23/11/1961
 Permanent Account Number
 AAXPL0314R
 Pawan
 Signature

बवई - १	
3008	20
20१३	

स्थाई-लेखा संख्या / PERMANENT ACCOUNT NUMBER
 ADHPD1192Q
 नाम / NAME
 HASMUKH THAKERSIBHAI
 DHOLAKIA
 पिता का नाम / FATHER'S NAME
 THAKERSHIBHAI VALJIBHAI
 DHOLAKIA
 जन्म तिथि / DATE OF BIRTH
 01-03-1974
 हस्ताक्षर / SIGNATURE
 आयकर आयुक्त, सुरत
 COMMISSIONER OF INCOME TAX, SURAT



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MAHARASHTRA STATE MOTOR VEHICLE LICENCE
 DL No. MH01 20100103427 DOI : 07-10-1987
 Valid Till : 06-10-2017 (NT) DLR 12-10-2012

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
 COV DOI
 LMV 30-10-1987
 MCWG 07-10-1987

Name : NARAYANCHAND GANDHI
 S/D/W of: PADAMCHAND GANDHI
 Add : SHANTI BUNGLOW
 NO2, D N ROAD, MUMBAI
 DOB : 01-08-1947 BG :

PIN : 400006
 Signature & ID of Issuing Authority: *J. S. Joshi* MH01 2012191
 Signature/Thumb Impression of Holder




आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT OF INDIA

RAJENDRA KRISHNA PANINDRE
 KRISHNA RAGHO PANINDRE
 18/12/1972
 Permanent Account Number
 AMWPP7530Q

Rajendra
 Signature



बबई - १	
3008	29
२०१३	

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A/c Payee Only



बैंक ऑफ इंडिया

बैंक ऑफ इंडिया **BANK OF INDIA**
भारत डायमंड बोर्स शाखा / Bharat Diamond Bourse Br.
400 013 165

BANKER'S CHEQUE

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D D M M Y Y Y Y
08-04-2013

Pay

JT. SUB REGISTRAR, MUMBAI CITY - 1

को या उनके आदेशपर Or Order

Rupees रुपये

Thirty Thousand only

अदा करें

₹ *****30,000.00

खा. सं. 952786
A/c. No.

30000.00

कृते बैंक ऑफ इंडिया FOR BANK OF INDIA

NOT OVER ₹

जरी लिये जाने से छः महिने तक वैध हैं
Valid for six months from the date of issue

Freeliv

क्रम सं./Sr.No.
180297

जरी किये जाने से तीन महिने तक वैध हैं
Valid for three months from the date of issue

क्रम सं./Sr.No.

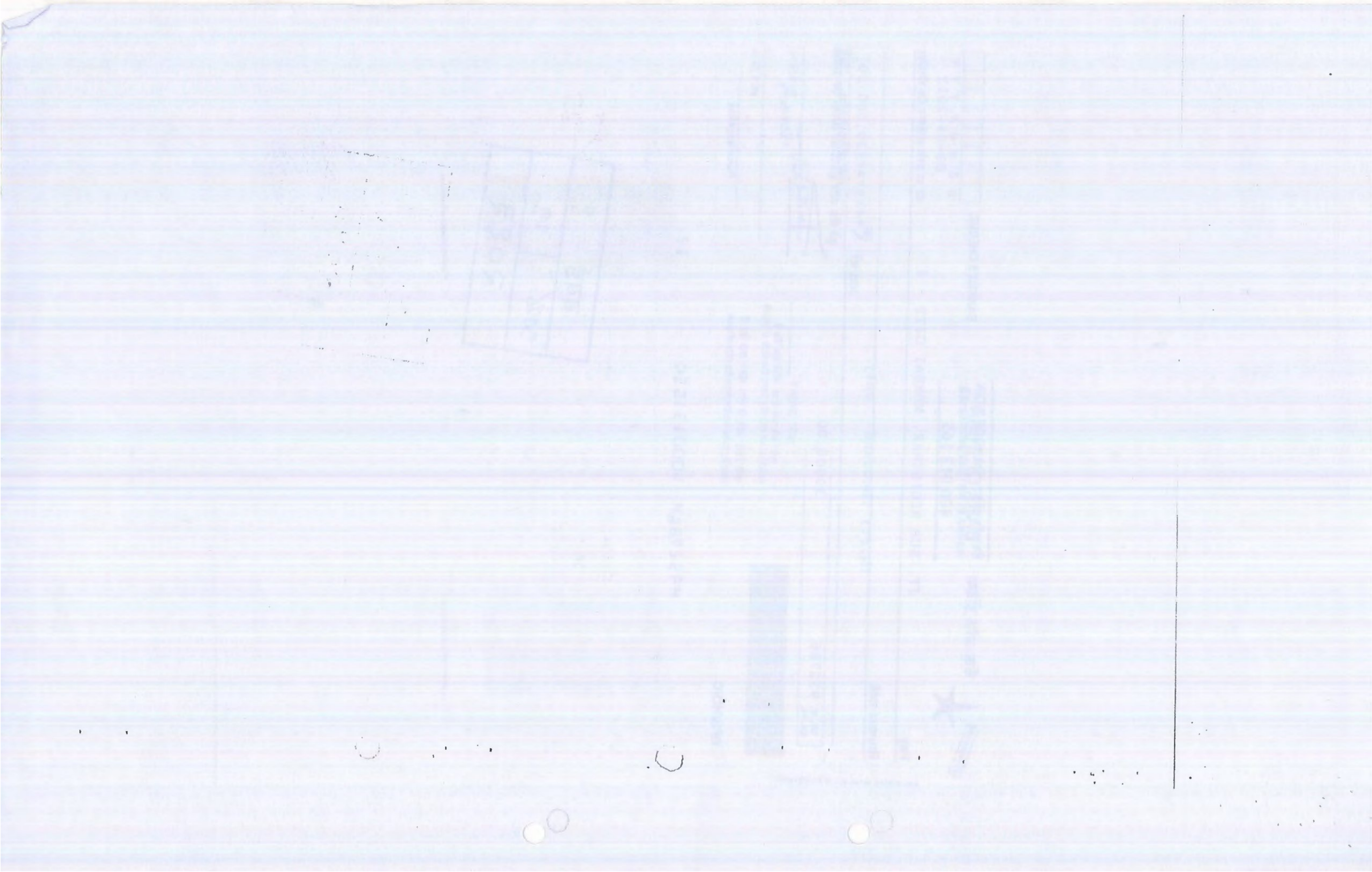
Please sign above

BFS/HO/C

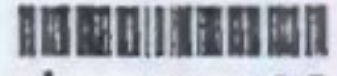
⑈952786⑈ 400013165⑈

12

बर्बई - ?	
2008	22
2013	



Summary1 (GoshwaraBhag-1)



मंगळवार, 09 एप्रिल 2013 4:34 म.नं.

दस्त गोषवारा भाग-1

बबई1

दस्त क्रमांक: 3004/2013

23

दस्त क्रमांक: बबई1 /3004/2013

बाजार मूल्य: रु. 2,43,61,500/- मोबदला: रु. 4,05,00,000/-

भरलेले मुद्रांक शुल्क: रु.20,25,000/-

दु. नि. सह. दु. नि. बबई1 यांचे कार्यालयात

पावती:3699

पावती दिनांक: 09/04/2013

अ. क्र. 3004 वर दि.09-04-2013

सादरकरणाराचे नाव: हसमुख ठकरशीभाई ढोलकीया

रोजी 4:38 म.नं. वा. हजर केला.

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 500.00

डाटा एन्ट्री रु. 20.00

पृथांची संख्या: 25

दस्त हजर करणाऱ्याची सही:

एकूण: 30520.00

दुय्यम निबंधक, मुंबई-1

दुय्यम निबंधक, मुंबई-1

दस्ताचा प्रकार: करारनामा

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

शिक्षा क्रं. 1 09 / 04 / 2013 04 : 38 : 24 PM ची वेळ: (सादरीकरण)

प्रमाणित करणेत येते की या दस्तामध्ये एकूण 23 पाने आहेत

शिक्षा क्रं. 2 09 / 04 / 2013 04 : 38 : 45 PM ची वेळ: (फी)

पुस्तक क्रमांक १, बंबई-१/३००४/२०१३ अन्वये नोंदला

दिनांक: 09 APR 2013

प्रतिज्ञापत्र

*सादर दस्तऐवज हा नोंदणी करणाराच्या जपूरी कारणां नोंदणीस दाखल केलेला आहे. सादर करणारा व सोबत जोडलेल्या दस्तऐवजांच्या वैधता कायदेशीर बाबत तपासणीस राहतील.

लिहून देणारे:

लिहून घेणारे:

सह. दुय्यम निबंधक मुंबई शहर





Summary-2(दस्त गोषवारा भाग - २)

09/04/2013 4 36:16 PM

दस्त गोषवारा भाग-2





बबई1

दस्त क्रमांक:3004/2013

28

दस्त क्रमांक :बबई1/3004/2013





दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:हसमुख ठकरशीभाई ढोलकीया पत्ता:प्लॉट नं: 1701, माळा नं: 17 वा मजला, इमारतीचे नाव: कॅपिटल बी के सी, ब्लॉक नं: बांदा, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:ADHPD1192Q	लिहून घेणार वय :-39 स्वाक्षरी:-		
2	नाव:पवन के आर लोहीया पत्ता:प्लॉट नं: 2 सी, माळा नं: पाचवा मजला, इमारतीचे नाव: डोवर गार्डन, ब्लॉक नं: डोवर रोड, रोड नं: कलकत्ता वेस्ट बंगाल, पश्चिम बंगाल, कॉळकाटा. पॅन नंबर:AAXPL0314R	लिहून देणार वय :-52 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:09 / 04 / 2013 04 : 39 : 39 PM

ओळख:-

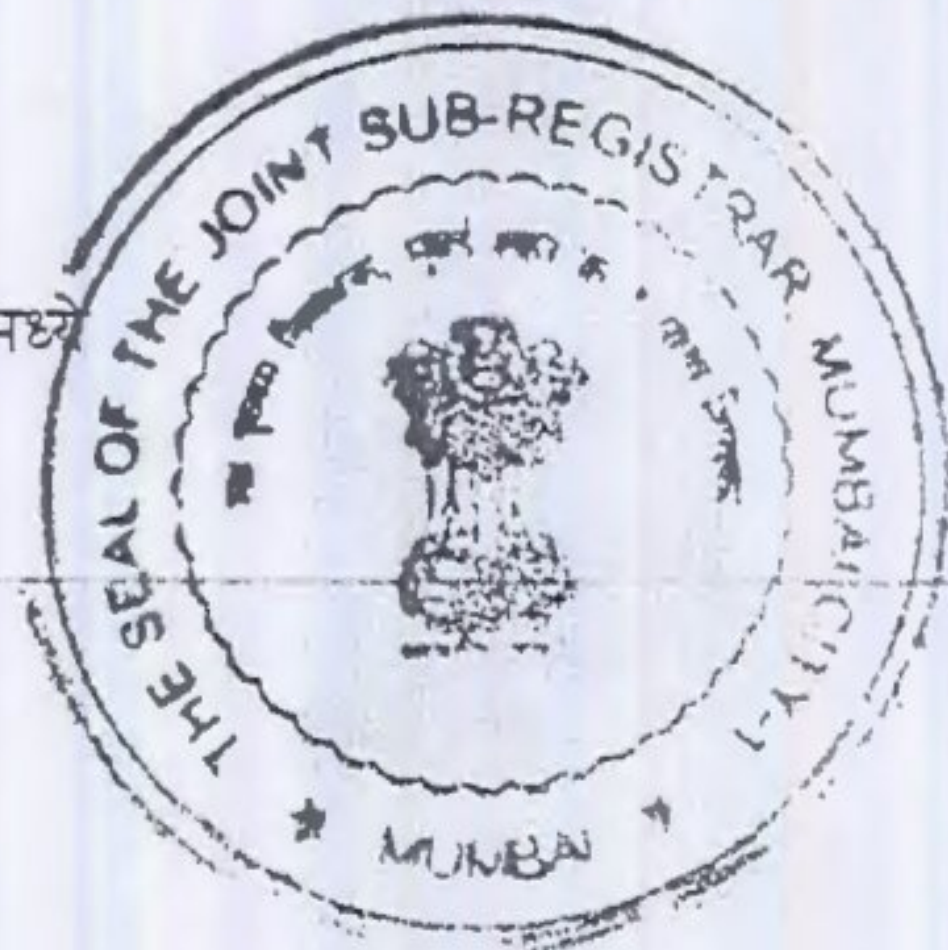
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:एन सी गांधी वय:67 पत्ता:301 अ अमन चेंबर्स आपेरा हाऊस मुंबई पिन कोड:400004	स्वाक्षरी		
2	नाव:राजू . पाणिंद्रे वय:37 पत्ता:वरीलप्रमाणे पिन कोड:400004	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:09 / 04 / 2013 04 : 40 : 13 PM

शिक्का क्र.5 ची वेळ:09 / 04 / 2013 04 : 40 : 16 PM नोंदणी पुस्तक 1 मध्ये

दुय्यम निबंधक, मुंबई-1



3004 / 2013





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