



26/05/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 1

दस्त क्रमांक : 4589/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) आंबिवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	20714000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	22893000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 2705 विंग सी, माळा नं: 27, इमारतीचे नाव: मेट्रोपोलिस, ब्लॉक नं: अंधेरी प मुंबई, रोड नं: फोर बंग्लोस, इतर माहिती: दोन कार पार्किंग सह ((C.T.S. Number : 866B ;)) इतर हक्क :
(5) क्षेत्रफळ	1) 157.45 चौ.मीटर पोटखराब क्षेत्र : 0 NA
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- ह्रीसिंग डेव्हलपमेंट अँड इन्फ्रास्ट्रक्चर लीमिटेड चे ऑयॉरिटी सिग्रेटरी वेद प्रकाश शर्मा तर्फे मुखत्यार प्रवीण एस. वनकर वय:-36; पत्ता:- प्लॉट नं: 901, माळा नं: 9, इमारतीचे नाव: एच डी आय एल टॉवर, ब्लॉक नं: वांदरा ईस्ट मुंबई, रोड नं: अनंत काणेकर मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400051 पॅन नं:-AAACH5443F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- जयेश - मेहता वय:-47; पत्ता:- प्लॉट नं: 108, माळा नं: -, इमारतीचे नाव: अरिहंत वील्डींग, ब्लॉक नं: कार्नार बंदर, मुंबई, रोड नं: अहमदाबाद स्ट्रीट, महाराष्ट्र, मुंबई. पिन कोड:-400009 पॅन नं:-AACPM6405B
(9) दस्तऐवज करून दिल्याचा दिनांक	23/05/2015
(10) दस्त नोंदणी केल्याचा दिनांक	25/05/2015
(11) अनुक्रमांक, खंड व पृष्ठ	4589/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1145000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



पावती

Original/Duplicate

Monday, May 25, 2015

नोंदणी क्र.: 39म

11:27 AM

Regn.: 39M

पावती क्र.: 6217 दिनांक: 25/05/2015

गावाचे नाव: आंबिवली

दस्तऐवजाचा अनुक्रमांक: वदर1-4589-2015

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: जयेश - मेहता

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी


रु. 1920.00

पृष्ठांची संख्या: 96

एकूण:

रु. 31920.00

आपणास मूळ दस्त, ध्वनेल प्रिंट, सूची-२ व सीडी अंदाजे
11:39 AM ह्या वेळेस मिळेल.


दुय्यम निबंधक, अंधेरी-१

वाजार मुल्य: रु. 22893000/-

मोवदला: रु. 20714000/-

भरलेले मुद्रांक शुल्क : रु. 1145000/-

सह. दुय्यम निबंधक अंधेरी-१.

मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001089127201516S दिनांक: 25/05/2015

बँकेचे नाव व पत्ता:

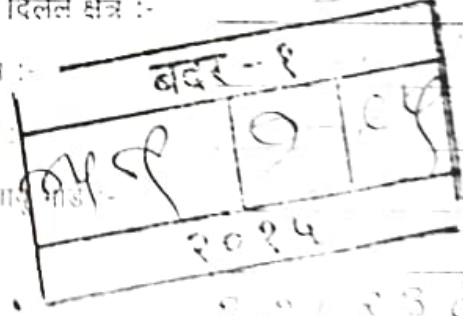
2) देयकाचा प्रकार: By Cash रक्कम: रु 1920/-

REGISTERED DOCUMENT
25/5/2015



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन 2015

1. दस्ताचा प्रकार :- 102120111 अनुच्छेद क्रमांक _____
2. सादरकर्त्याचे नाव :- डोयरी कोहता
3. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ला
4. गावाचे नाव :- सावित्रीवला
5. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- ६६६६
6. मूल्य दरविभाग (झोन) :- ४७ उपविभाग २३३
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दूकान औद्योगिक
प्रति चौ.मी.दर :- १,२१,६००/-
8. दस्तात नमूद केलेल्या मिळकतीने क्षेत्राफल १५७.४५ मीटर / कि.मी. चौ.मी.दर :- _____
9. कारपार्किंग :- २ गच्ची :- _____ पोटमाळा :- _____
10. मजला क्रमांक :- २७ वा उदवाहन सुविधा :- _____
11. बांधकाम वर्ष :- _____ घसारा :- _____
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- _____
14. भाडेकरू व्याप्त मिळकत असल्यास :- 1. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) :- _____
2. नवीन इमारतीत दिलेले क्षेत्र :- _____
3. भाड्याची रक्कम :- बदर - १
15. मिळकत जेन्वद नायसन्सचा दरत :- 1. प्रतिगाह भाडे रक्कम :- _____
निवासी / निवासी 2. अनामत रक्कम / आगास भाडे :- _____
3. कालावधी :- _____
16. निर्धारित केलेले बाजारमूल्य :- २,२७,२३,०००/-
17. दस्तामय दर्शविलेली मोकदता :- ३०,०००/-
18. देय मुद्रांक शुल्क :- ११,४४,०००/- भरलेले मुद्रांक शुल्क :- ११,४५,०००/-
19. देय नोंदणी फी :- ३०,०००/-



लिपीक

अहवाल निवेदक

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बैंक व कोषागार पावती

e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14039619262510

Bank/Branch: PNB/BKC BANDRA(7538)

Pmt Txn id : 230515M153006

Pmt DtTime : 23-05-2015@10:55:22

ChallanIdNo: 03006172015052250479

District : 7101/MUMBAI

Stationery No: 14039619262510

Print DtTime: 23-05-2015@13:22:18

GRAS GRN : MH001089127201516S

Office Name : IGR186/BDR1_JT SUB REGIST

StDuty Schm: 0030045501-75/Sale of Other NonJudicial Stamps SoS

StDuty Amt : R 11,25,000/- (Rs One One, Two Five, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Ordinary Collections IGR

RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25/Agreement to sale/Transfer/Assignment

Prop Mvblty: Immovable

Consideration: R 2,07,14,000/-

Prop Descr : Metropolis, Flat No. 2705, Wing C, 27 th Floor Four, Bunglows Andheri West
Mumbai, Maharashtra

Duty Payer: (PAN-aacpm6405b) Jayesh Mehta

Other Party: (PAN-AAACH5443F) HDIL

NILIMA MISHRA Nilima
Bank official1 Name & Signature

SUMIL KHALWADEKAR
Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---



[Handwritten signature]

2015 - 2		
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2014		

WHEREAS

- A. Mr. Mulraj Purshottam Kabali, the heirs of the said Vijaykumar Purshottam Kabali, mentioned hereunder and the heirs of the late Chandrasingh Purshottam Kabali, (hereinafter referred to as the "Said Kabali Branch") and Indrajit Jamnadas Thakkar, Ajit Jamnadas Thakkar and the heirs of the late Ranjit Jamnadas Thakkar mentioned hereunder (hereinafter referred to as the "Said Thakkar Branch") were the Co-Owners of all that piece and parcel of land bearing Survey Nos.111A, 111B and 111C and C.T.S. No.866, (New CTS Nos. 866A, 866B, 866C and 866D) admeasuring as per old 7/12 Extract, about 170,000 sq. yards equivalent to 142,141 sq. mtrs., and as per old Property Card admeasuring about 138680 sq. meters and as per new Property Cards admeasuring about 135,765.6 sq. meters, situated at Village Ambivali, Versova area, Taluka Andheri, Bombay Suburban District and more particularly described in the FIRST SCHEDULE hereunder written and hereinafter referred to as the "Said Entire Property".

The shares held by the aforesaid respective Co-Owners/Vendors in the Said Entire Property are as under:



- | | Share in the said entire property |
|--|---|
| a. Heirs of the late Vijaykumar Purshottam Kabali HUF
b. Pranav Vijaykumar Kabali | } 1/6 th Share
Collectively |
| 2] Mulraj Purshottam Kabali | |
| 3] Heirs of the late Chandrasingh Purshottam Kabali: | } 1/6 th Share
Collectively |
| a. Champabai Chandrasingh Kabali | |
| b. Dilip Chandrasingh Kabali | |
| c. Gayatri Chandrasingh Kabali | |
| d. Jayashri Ranchodlal Thakkar | |
| e. Kamalakshi Chandrasingh Kabali | |

- | | | | |
|----|--|---|--------------------------|
| 4) | Indrajit Jamnadas Thakkar | } | 21% Share |
| 5) | Ajit Jamnadas Thakkar | } | 21% Share |
| 6) | Heirs of late Ranjit Jamnadas Thakkar | } | 8% Share
collectively |
| a. | Sanjeev Ranjit Thakkar | | |
| b. | Mala Gul Bathija nee Mala Ranjit Thakkar | | |

B. By an under an Agreement dated 11.5.1983, the said Vijay Kumar alias Vishnu Purshottam Kabali, in his capacity as Karta of his respective Hindu Undivided Family, known as Vijay Kumar Purshottam Kabali (HUF), consisting of himself, his Wife - Mrs. Indumati Vijaykumar Kabali and his Son - Pranav Vishnukumar Kabali, agreed to sell to one Sandeep Jugalkishore Gupta, 1/6th undivided right, title and interest of the said HUF of Vijay Kumar Purshottam Kabali in the Said Entire Property. As certain disputes and differences arose between the said Vijay Kumar Purshottam Kabali (HUF) and the said Sandeep Jugalkishore Gupta, the said Sandeep Jugalkishore Gupta filed Suit No.1680 of 1987, in the Bombay High Court. The said Suit No.1680 of 1987 came to be settled in terms of the Consent Terms dated 29th April, 2008 filed in Civil Appeal No.20, 21 and 22 of 2008, in the Supreme Court.

C. By an Agreement dated 28.10.1984, made between Vijay Kumar alias Vishnu Purshottam Kabali in his capacity as Karta of his Joint Hindu Family known as Vijay Kumar Purshottam Kabali (HUF) and M/s. Lok Holdings, a Partnership Firm, the said Vijay Kumar Purshottam Kabali agreed to sell all his 1/6th undivided right, title and interest of the above Said Entire Property to the said M/s. Lok Holdings, on AS IS WHERE IS basis subject to the claim of the said Sandeep Jugalkishore Gupta.

D. The said Vijay Kumar alias Vishnu Purshottam Kabali died at Mumbai on or about 1.7.2003, leaving behind him as his next of kin and only legal heir, his Wife - Mrs.Indumati Vijaykumar Kabali and his Son - Shri. Pranav Vishnukumar Kabali. The said Indumati Vijayakumar Kabali also expired on 15th March, 2005 leaving behind her as her only living heir

बदर - १

8/12/09	१५
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Pranav Kabali.

E. Vide a Deed of Assignment dated 11.5.2006, the said Pranav Kabali as Manager and Karta of Vijay Kumar alias Vishnu Purshottam Kabali (HUF) assigned to M/s. Housing Development And Improvement India Limited the Developer herein, all rights, benefits and obligations, interalia amongst arising out of Suit No.1680 of 1987, filed by the said Sandeep Jugalkishore Gupta. The said suit was later settled vide aforesaid Consent Terms dated 29th April 2008. The said Deed of Assignment is registered with the Sub-Registrar of Assurances at Bandra under Serial No.BDR-9/4476/2006 on 12.5.2006.

F. Vide an Agreement dated 17.4.1995, the said Mulraj Purshottam Kabali agreed to sell his 1/6th undivided right, title and interest in the said entire property to M/s. Lok Holdings, a registered Partnership Firm on AS IS WHERE IS basis.

G. By an Agreement dated 15.7.1995, the legal heirs of the deceased Chandrasingh Purshottam Kabali agreed to sell to M/s. Lok Holdings, their 1/6th undivided right, title and interest of the above Said entire property on AS IS WHERE IS basis.



By an Agreement and Writing dated 18.1.2005, read with Agreement dated 12.8.2005, signed and executed between Lok Holdings & Constructions Limited as Assignor and M/s. Housing Development And Improvement India Private Limited as Assignee therein, being the Second Developer herein, the said Lok Holdings & Constructions Limited, being the successor of the erstwhile Partnership Firm known as Lok Holdings, agreed to assign in favour of the Second Purchaser, all their right, title and interest acquired by them under the aforesaid Agreement dated 28.10.1984, with Mr. Vijay Kumar alias Vishnu Purshottam Kabali, Agreement dated 17.4.1995, with Mr. Mulraj Purshottam Kabali and Agreement dated 15.7.1995, with the legal heirs of Chandrasingh Purshottam Kabali, in respect of their respective 1/6th undivided right, title and interest in the Said Entire Property on AS IS WHERE IS basis.

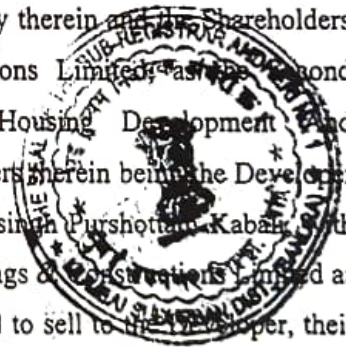
बदर - १		
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I. By an agreement dated 9.2.2005, the said Mr. Mulraj Purshottam Kabali as Vendor therein, Lok Holdings & Constructions Limited, the successors to the said Lok Holdings as First Confirming Party therein, the Shareholders of the said Lok Holdings & Constructions Limited as the Second Confirming Party therein and M/s. Housing Development And Improvement India Limited as the Purchaser therein and Developer herein, duly registered with the Sub-Registrar of Assurances at Bandra under Serial No.BDR-9/1666/2005 on 9.2.2005, the said Mulraj Purshottam Kabali agreed to sell on AS IS WHERE IS basis, his 1/6th undivided right, title and interest of the above Said Entire Property to the Developer and the said Lok Holdings & Constructions Limited, as the successors of Lok Holdings, confirmed the said Agreement.

J. By an Agreement dated 16.8.2005, entered into and made between the legal heirs of the said Chandrasingh Purshottam Kabali as Vendor therein, Lok Holdings & Constructions Limited being the successor of the said Lok Holdings, as the First Confirming Party therein and the Shareholders of the said Lok Holdings & Constructions Limited as the Second Confirming Party therein and M/s. Housing Development And Improvement India Limited as the Purchaser therein being the Developer herein, the legal heirs of the said Chandrasingh Purshottam Kabali with the consent and confirmation of Lok Holdings & Constructions Limited as successor of the said Lok Holdings, agreed to sell to the Developer, their 1/6th undivided right, title and interest in the above Said Entire Property, on AS IS WHERE IS basis. The said Agreement is registered with the Sub-Registrar of Assurances at Bandra under Serial No.BDR-1/8458/2005 on 17.8.2005.


K. Thus by the aforesaid separate agreements or Deeds duly registered with the sub-Registrar of Assurances the said Kabali Branch had agreed to sell their aggregate one half undivided right, title and interest in the Said Entire Property to the Developer. By diverse agreements said Thakkar branch had agreed to sell their aggregate one half undivided right, title and interest in the Said Entire Property to M/s. Ecstasy Investment Finance Company Pvt. Ltd., (hereinafter referred to as the "Said Ecstasy").



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बदा - १		
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२०१५		

L. The said Entire property was declared Surplus Land vide order No. C/ULC/6(i)/SR-VIII-224 dated 31.12.2005, of the Collector & Competent Authority (ULC) passed u/s 8(iv) of the U. L. (C&R) Act 1976. The said order was set aside in Appeal No. Appeal/Desk/ULC/142 of 2006 before the Addl. Commissioner, Konkan Division vide order dated 10th October 2006, under Section 33 of the ULC Act and the matter was remanded back to the Additional Collector to grant hearing to the co-owners of the said Entire Property. Pursuant to the said order dated 10th October 2006, the Additional Collector issued a notice dated 31st October 2006, fixing a hearing on 10th November 2006 and subsequent dates thereafter. The said matter was pending for hearing. During the pendency of the said matter a notice dated 9th August 2007 was issued by the State of Maharashtra under section 34 of the ULC Act the said notice was challenged by the said Mr. Mulraj Purshottam Kabali in Writ Petition No. 1944 of 2007 filed before the Hon'ble High Court. The said Writ Petition was disposed off in terms of Consent Terms dated 4th August 2008 (the Said Consent Terms), wherein the State of Maharashtra dropped the proceedings u/s.34 of the ULC Act.

M.  and Consent Terms dated 4th August 2008 (hereinafter referred to as the said Consent Terms) the said Kabali Branch and the said Thakkar Branch have agreed that they have sold their respective shares in the Said Entire Property to the Developer herein and the said Ecstasy respectively. The Government of Maharashtra and Mumbai Metropolitan Region Development Authority (MMRDA) and Collector of Bombay agreed that the Developer herein and said Ecstasy were entitled to develop the said Property as Owners thereof under the Development Control Regulation and that out of the Said Entire Property, area admeasuring 125,036.50 sq. mtrs., is without any encroachment (therein referred to as the "said Vacant Portion"). The Owners i.e. Said Kabali Branch, Said Thakkar Branch, HDIL and said Ecstasy agreed to convey an area admeasuring about 93,327.4 sq. mtrs., (therein referred to as the "Said MMRDA Portion") to MMRDA and HDIL and Ecstasy became entitled to retain and have retained as equal owners and became entitled to develop an area admeasuring 31,109.125 sq. meters (therein and herein referred to as the "Retained Portion"). One half of the Said Retained Portion

बदर - १

admeasuring 15,554.55 sq. mtrs., to the Developer, (hereinafter referred to as the "Said Large Land" more particularly described in the SECOND SCHEDULE hereunder written) and 15554.55 sq. mtrs., to said Ecstasy (hereinafter called the "Said Ecstasy Portion"). The said Consent Terms further provided that the Developer herein and the said Ecstasy shall be entitled to 75% of the FSI of the said Vacant Portion of 124436.5 sq. mtrs., and will further be entitled to load the TDR in respect of the Entire Vacant Portion i.e. 124,436.5 sq.mtrs., on the Said Large Land and the said Ecstasy Portion as Receiving Land in equal proportion.

N. In the premises, the Developer is entitled to develop the said Large Land more particularly described in the SECOND SCHEDULE hereunder written with the right to construct building/s of residential and commercial user and to use in the construction thereof FSI of 46,663.69 sq. mtrs., and TDR of 62,218.25 sq. mtrs., as Owners of the said Large Land.

O. The Developers have proposed to construct residential and commercial building/s on the said Large Land. The Developers have through the licensed Architect, M/s. Bidco Engineering Division, prepared the building plans for the residential buildings on part of the Said Large Land which part is admeasuring about 5378.04 sq. mtrs. (excluding the area under Internal Road admeasuring about 2041 sq. meters), remaining called the "Said PROPERTY" and is more particularly described in the THIRD SCHEDULE hereunder written, and submitted for approval. The Developer has also appointed M/s. Sura & Co., as Structural Engineers for preparing structural designs, drawings and specifications of the said Residential buildings and the Purchaser/s accept the professional supervision of the said Architect and said Engineers till the construction of the said residential complex, unless otherwise changed.

P. The Building plans for construction of residential complex known as "METROPOLIS" has been approved by the Municipal Corporation of Greater Mumbai (M.C.G.M.) and the Executive Engineer, Building Proposal (Western Suburbs), 'K' (West) Ward, under Intimation of Disapproval (I.O.D.) bearing No.CE/9509/WS/AK dated 24th March, 2009 and Commencement Certificate bearing No.CE/9509/WS/AK dated



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बदर - १		
२५/०८	२५	२५
२०१५		

as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "the Said MOFA Act") and Rules made thereunder as amended from time to time.

U. It is clarified by the Developer that the aforesaid sanctioned building plans, although approved by M.C.G.M. are liable to be amended or revised and/or changed by M.C.G.M. and other concerned public bodies and authorities. The Developer reserves to amend, revise and/or change the plans as may be required and this right of the Developer is acknowledged and accepted by the Purchaser/s.

V. The Purchaser/s has applied to the Developer to sell and/or allot to him/her/them, in accordance with the Terms and Conditions of this Agreement, flat/sh/p/offices, No. 2705 on 27th floor, of C Wing together with Open/Stilt/Stack/Parking Space No. — in the Building/Complex known as "METROPOLIS" hereinafter referred to as the "Said Premises," situated at Jai Prakash Road, ~~near~~ belows, Andheri (W), Mumbai 400052, Mumbai with full notice of and on the basis of the terms, conditions and provisions contained in the aforesaid agreements, documents, papers, plans, orders, schemes, etc., referred to herein and subject to the terms and conditions hereinafter appearing.

W. This agreement is entered into by the Purchaser/s on a specific understanding that the Purchaser/s shall not insist upon the Conveyance/Lease being executed in favour of the proposed/said Organization (defined herein) until the development of the said Large Land including the Building/Complex known as "METROPOLIS" is complete in all respects.

X. Relying upon the said application, declarations and agreement herein contained the Developer has agreed to sell to the Purchaser/s the said Premises on the price and on terms and conditions hereinafter appearing.

Y. Prior to / at the time of execution of these presents, the Purchaser/s has paid to the Developer a sum of Rs. 15,00,000/- (Rupees Fifteen

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20th May, 2009, for the construction of multi-storied residential buildings comprising of A to C Wings or more on the Said Property, more particularly described in the THIRD SCHEDULE hereunder written and hereinafter called the "Said Property". The said building/s comprises of Three (3) lower basements, stilt, first podium + 28 or more Upper Floors and the said Residential building/s/Complex is known as "METROPOLIS" and hereinafter referred to as the "Said Building".

Q. The Developer has obtained the necessary and requisite sanctions and permissions as are required for the purposes of the construction of proposed residential and commercial buildings/s on the Said Large Land.

R. By the virtue of various Deeds, documents, agreements and the Said Consent Terms, the Developer alone has the right to sell, flats, shops, offices, parking spaces whether covered, open or under stilt, Stilt, Stack etc. in the Said Residential Building/Complex to be constructed/ constructed by the Developer on the Said Property to be known as "METROPOLIS" and to enter into Sale Agreements with various and diverse Purchaser/s and to receive Sale Price in respect thereof.

S. Copies of the following documents are attached hereto as Annexure I to VI.



i) Copy of the Property Card.

ii) Copy of Intimation of Approval bearing No.CE/9509/WS/AK dated 24th March, 2009.

iii) Copy of Commencement Certificate No. CE/9509/WS/AK dated 20th May, 2009.

iv) Certificate of Title given by H. J. Jain & Co., Advocates & Solicitors

v) Copy of typical Floor Plan.

T. The Purchaser/s has/ave demanded from the Developer and the Developer has given to the Purchaser/s inspection of all the documents of Title in respect of the Said Property and the Plans, Designs, Specifications prepared by the Developer, Architects and approved/sanctioned by

Municipal Corporation of Greater Mumbai and all such other documents

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the earnest payment of the sale price of the Said Premises, agreed to, sold by the Developer to the Purchaser/s, as deposit and the Purchaser/s has agreed to pay to the Developer the balance of the sale price of the Said Premises in the manner hereinafter appearing.

Z. Under section 4 of the Maharashtra Ownership Flat Act, 1963, the Developer is required to execute a written agreement for the Sale of the said Premises to the Purchaser/s, being in fact these presents and also to register the said Agreement under the Registration Act, 1908.

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

1. The recitals hereinabove shall form an integral and operative part of this Agreement as if the same were incorporated herein verbatim and to be interpreted and construed and read accordingly.

2. The Developer is developing the Said Property situated at Village Ambivala, Taluka Andheri, in the Registration District and Sub-District of Mumbai Suburban, being and situated at Jai Prakash Road, Andheri, Mumbai, in the District of Bombay City and Suburban, more particularly described in the THIRD SCHEDULE hereunder written, and hereinafter referred to as the "said Property."

3. The Developer is constructing a Residential Complex known as "METROPOLIS" consisting of multi-storied Building/s having A to C or more wings as per plans sanctioned by Municipal Corporation of Greater Mumbai (MCGM), under Intimation of Approval bearing No CE/9509/WS/AK dated 24th March, 2009 and Commencement Certificate bearing No CE/9509/WS/AK, dated 20th May, 2009, issued by Executive Engineer, Building Proposals, K (East) & K (West) Wards, copies of which are annexed hereto and marked Annexure II and III respectively

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and Commencement Certificate. The Purchaser/s further confirm/s that the copies annexed hereto are the true copies of the I. O. D. and Commencement Certificate inspected by the Purchaser/s.

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 The Purchaser/s hereby agree/s to purchase from the Developer and the Developer hereby agrees to sell FLATS/SHOP/OFFICE No. 2705 admeasuring 131.21 sq. mtrs., (Carpet Area) (Which is inclusive of carpet area of Balcones and internal Passage) on 27th Floor of C Wing. (hereinafter called the "Said Flat") together with open/stilt /stack/under stilt parking space no. — (hereinafter called the "Said Parking Space") in the Building/Complex known as "METROPOLIS" under construction on the said Property, and the Said Flat and the Said Parking Space is hereinafter collectively referred to as the "Said Premises" for the price of Rs. 2,07,14,000/- (Rupees Two Coore Seven Lakhs Fourteen Thousand)

Which price shall be paid by the Purchaser/s to the Developer/s as under:

(a) Rs. 15,00,000/- (Rupees Fifteen Lakhs Only) as

earnest money deposit paid before the execution of these presents and Rs. 26,42,800/- (Rupees Twenty Six Lakhs Forty Two Thousand Eight Hundred Only) at the time of execution of these presents, making an aggregate of

Rs. 41,42,800/- (Rupees Fourty One lakhs Fourty Two Thousand Eight hundred Only)

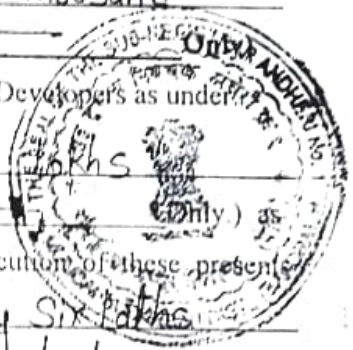
(the payment and receipt whereof the Developer doth hereby admit and Acknowledge.)

(b) Rs. 16571200/- (Rupees One Coore Sixty Five Lakhs Seventy one Thousand Two hundred Only.)

being the balance of the purchase price to be paid by Purchaser/s in the manner and by the installments mentioned hereunder:

(i) Rs. 2011400/- (Rupees Twenty Lakhs Seventy one Thousand Four hundred Only) on Casting of the 3rd basement/slab i.e. plinth slab.

(ii) Rs. 1627592/- on casting of 3rd floor/slab.



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- (iii) Rs. 1627528/- on casting of 7th floor slab;
- (iv) Rs. 1627528/- on casting of 11th floor slab;
- (v) Rs. 1627528/- on casting of 15th floor slab;
- (vi) Rs. 1627528/- on casting of 19th floor slab;
- (vii) Rs. 1627528/- on casting of 23rd floor slab;
- (viii) Rs. 1627528/- on casting of Top floor slab;
- (ix) Rs. 1553550/- on completion of brick work and
- (x) Rs. 1503554/- on completion of flooring and tiling;

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(xi) A sum of Rs. 50,000/- (Rupees Fifty Thousand only)



being the balance amount payable against possession of the said premises being offered by the Developer to the Purchaser/s as Licensee, pending execution of Document of Transfer i.e. Deed of Conveyance and or Deed of Transfer or Lease in favour of any Co-operative Society or Limited Company or Condominium of Apartments, as the case may be and upon execution of such Document of Transfer such License to enter upon and enjoy the said premises in favour of the Purchaser/s shall automatically become the absolute possession of the Purchaser. The Purchaser/s shall without fail and without any delay, default or demur pay the aforesaid installments on its respective due dates, as time in respect of each of the said payments, is OF THE ESSENCE OF THE CONTRACT. The Developer will forward to the Purchaser/s, intimation of the Developer having carried out/ commenced the aforesaid work at the address given by the Purchaser/s under this Agreement and the Purchaser/s will be bound to pay the amount of

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installments within eight days of Developer dispatching such intimation. The Developer shall keep the certificate of their Architect/s certifying that the Developer has carried out/commenced the aforesaid work and such certificate will be open for inspection to the Purchaser/s at the office of the Developer. The said certificate shall be valid and binding upon the Purchaser/s and the Purchaser/s agree/s not to dispute the same.

5. The Purchaser/s confirms that the installments payable by the Purchaser/s under these present shall be paid on its respective due dates without any delay, demur or default as TIME SHALL BE OF THE ESSENCE OF THIS AGREEMENT. Upon delay or default of the part of the Purchaser/s in payment of any installment or amount, the Developer shall be entitled to interest at the rate of 2% per annum on all such amounts and installments from the date of default till receipt of payment by the Developer. Without prejudice to their other rights in law and under these payments of any installments or any other amount or amounts, under these presents, on the due date (including his/her proportionate share of taxes, rates, cesses, Other charges, and all other outgoing), the Developer shall at their own option be entitled to terminate the Agreement PROVIDED AND ALWAYS that the power to terminate, herein contained, shall be exercised by the Developer after giving the Purchaser/s 15 days prior notice in writing of their intention to terminate this Agreement specifying the breach or breaches of the terms and conditions on the account of which the Developer intend to terminate the Agreement, and if the Purchaser/s fails in remedying such breach or breaches within the stipulated period of fifteen days from the date of such notice from the Developer. It is further agreed that upon termination of this agreement, as stated herein, the Developer shall refund to the Purchaser/s the installments of sale price if any, (excluding earnest money deposit Purchaser/s shall have no claim or right), which the Purchaser/s may have, till then, paid to the Developer. Upon termination of this agreement and refund of the aforesaid amount by the Developer, the



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and the F.S.I. available on the Said Property / Large Land is duly utilised by the Developer and the amount or amounts receivable by the Developer and all the obligations required to be carried out by the Purchaser/s herein and the other Purchaser/s of premises from the said Developer are fulfilled by them, the Developer shall not be bound and shall not be called upon or required to form the Said Organization and the Purchaser/s agree/s and irrevocably consent/s not to raise any demand or dispute or objection in that behalf.

12. The Developer is proposing to add further Wings to the Said Building in addition to Wings "A" to "C" for Residential/Shopping user and is preparing the plans in respect thereof. The Developer will submit such plans to the planning authority i.e. Municipal Corporation of Greater Mumbai and if sanctioned the Developer shall have the right to construct additional Wing to the said Proposed Building known as "METROPOLIS" and the Purchasers shall not have any objection in respect thereof and the Purchasers do give his/her/its specific consent in respect thereof.



13. It is specifically brought to the notice of the Purchaser/s and the Purchasers agree that the said Property and the proposed building "METROPOLIS" is part of the large Layout sanctioned in respect of the said Large Property and including the said Property or that may be sanctioned or the Layout that may be sanctioned in future upon revision from time to time and as such till the Said Organization is formed and registered and Document of Transfer in respect of the Said Property and the Building is executed, the Developer shall be entitled to utilize the entire available FSI including TDR loaded or to be loaded on the Said Large Land or which could be used on the Said Large Land whether sanctioned or not by making additions, alterations or putting up any additional structures to the said Building or separate buildings as per the plan that may be approved by the local authority or the Government of Maharashtra or any other Competent Authority, so as to consume the entire available FSI, including TDR in respect of the said Land that may be available even after registration of the Organization but before transfer of the Said Property to the name of the said Organization. Such

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14. In addition, structures or floors, shall be the property of the Developer and the Developer will be entitled to dispose off the same in any manner as the Developer may deem fit without adversely affecting the Said Flat agreed to be purchased by the Purchaser/s even after transfer of the Said Property.

The Developer has informed the Purchaser/s or brought to his/her/their

specific notice the terms and conditions of the Consent Terms dated 4th August, 2008 filed in Writ Petition No.1944 of 2007. Under Clause No.9(c) thereof, the Developer and the said Ecstasy are required to provide and maintain as open to sky, internal access road of the width of 16 mtrs., each on the Western and Eastern side of the Said Retainable Portion. The said Internal Access road will be available for ingress and egress on foot or on any vehicle, mechanized or otherwise by MMRDA i.e. Mumbai Metropolitan Region Development Authority, or their nominee or nominees. A part of the said internal access road admeasuring about 2041 sq. mtrs., and more particularly shown in shaded brown colour on the plan attached hereto as Annexure VI, though may at the discretion of the Developer be transferred to the name of the Said Organization.

either at the ease of the Conveyance or whichever other manner the Developer may decide. The said internal access road will always be kept open to the sky by the said Organization and/or all the Purchaser/s of the Said Property on the building of said METROPOLIS and that MMRDA and its nominee or nominees, including METRO ONE shall always have the right to pass and re-pass and or ingress and egress on the said internal road on foot or on any vehicle, mechanized or otherwise. The Purchaser/s of all the premises in the said building METROPOLIS, the said Organization and or their respective successors-in-title agree and undertake to abide by the said Consent Terms, as if they were individually parties to the said Consent Terms, especially in respect of the said Consent Terms especially in respect of the undertaking on the part of the Developer and Said Ecstasy as to the said internal access road.

15. It is expressly agreed that right of the Purchaser/s under this Agreement is only restricted to the premises agreed to be sold by the Developer and agreed to be acquired by the Purchaser/s and all the other premises and portion or portions of the said Building or proposed additional Wings and

15. It is expressly agreed that right of the Purchaser/s under this Agreement is only restricted to the premises agreed to be sold by the Developer and agreed to be acquired by the Purchaser/s and all the other premises and portion or portions of the said Building or proposed additional Wings and	8922
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the Said Property including the Lay out road, recreation ground etc., shall be the sole property of the Developer. The Developer shall be entitled to develop the same in whatsoever manner they may deem fit and proper, without any reference, resource, consent or concurrence from the Purchaser/s in any manner whatsoever. The Purchaser/s do/doth hereby confirms and consents to the irrevocable right of the Developer, to develop the Said Large Land including the said Complex known as "METROPOLIS", on the Said Property more particularly described in the THIRD SCHEDULE hereunder written, in whatsoever manner the Developer may deem fit and proper without any further reference or other consent or concurrence in future.

16. In the event of Developer permitting formation of the Said Organization, or Adhoc Committee of Purchaser/s, Building-wise, Zone wise, Wing-wise, Phase-wise on the Said Property more particularly described in the THIRD SCHEDULE or the SECOND SCHEDULE hereunder written or as the Developer may, in their sole discretion desire, such proposed Society or Limited Company or Adhoc Committee shall not call upon will not demand formation and registration of the Said Organization and shall not require the Developer to hand over the charge and administration of the said building or buildings or the said Complex until all the Wings of the said Building are duly completed by the Developer and till entire F.S.I. including TDR consumption benefits available in respect of the Said Property is duly utilised by the Developer together with any further or other F.S.I./TDR which may become available in respect of the Said Large Land is fully utilised by the Developer and all the Purchaser/s of Premises have observed and performed and fulfilled their obligations under the Agreement for acquiring the Premises with the Developer as contained herein without any delay or default. The Purchaser/s further confirm/s that any such Organization or Adhoc Committee shall be subject to over all paramount rights of control and management by the Developer alone.

17. Notwithstanding what is contained to the contrary, the Developer shall be entitled to convey, Lease or cause to be conveyed, Leased or demised the said Property or any part thereof, or portion or portions thereof either

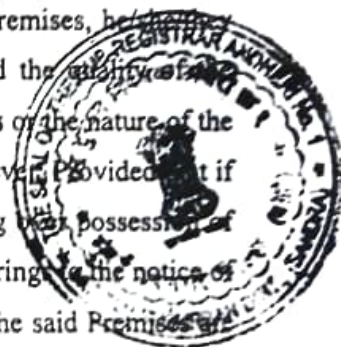


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respective Agreements with the Developer, the Developer shall cause the Owner to transfer the said Property on which the said Building/Complex know as 'METROPOLIS' is standing and the open space appurtenant thereto, in favour of the said Organization of various Purchaser/s respective premises. The open spaces, garden and recreation area, the "Said Common Facilities" (hereinafter called "the Common Facilities"), if any may be conveyed/leased to a federal or independent Society. The Purchaser/s however will, subject to Bye-Laws and regulations to be framed by the Developer of the said Building in the Said Property or the federal or independent Society from time to time, have the common right together with all other Purchaser/s in the various buildings being constructed on the Said Property, more particularly described in the THIRD SCHEDULE hereunder written, to access, use and enjoy.

26. Upon the Purchaser/s taking possession of the said Premises, he/she/they shall have no claim against the Developer as regard the quality of the building material used for construction of the Premises or the nature of the construction of the said Premises or otherwise howsoever. Provided that if within a period of two years from the date of handing over possession of the said Premises to the Purchaser/s, the Purchaser/s bring to the notice of the Developer, any defects to the building, in which the said Premises are situated, or the material used therein. Then, wherever possible such defects, shall be rectified by the Developer at their own cost and in case it is not possible to rectify such defects then the Purchaser/s shall be entitled to receive from the Developer reasonable compensation for such defect.

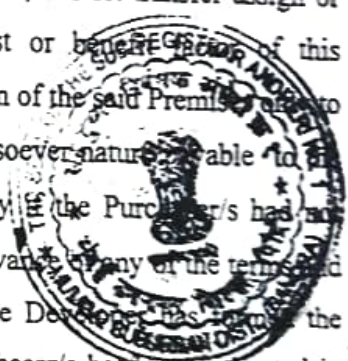
27. Notwithstanding anything to the contrary contained in this Agreement the Purchaser/s hereby agrees to contribute and pay his/her/their proportionate share towards the costs, charges, expenses, Municipal taxes, and outgoings in respect of the items specified in the FIFTH SCHEDULE hereto such share to be determined by the Developer having regard to the area of each Flat/Shop/Office/Premises/Garage. The Purchaser/s will not be entitled to ask for adjustment on the deposit amounts mentioned herein against the expenses, Municipal taxes and outgoings specified in the FIFTH SCHEDULE hereunder given.



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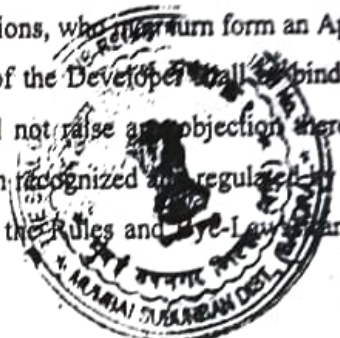
- c) Not to throw dirt, rubbish, garbage or refuse or permit the same to be thrown from the said Premises in the compound or any portion of the said property and the Building/s in which the said Premises is situated.
- d) To pay to the Developer within 7 days or on demand by the Developer his/her/their share or security deposit demanded by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said Premises by the Purchaser/s, Viz. user for any purpose other than stated herein. Such demand or payment shall not be deemed to be permission by the Developer for change of user unless specifically so granted in writing by the Developer.
- e) The Purchaser/s shall be entitled to, let, sub-let transfer assign or part with the said Premises interest or ~~part with the Possession of the said Premises~~ ^{part with the Possession of the said Premises} to the extent of his/her/their dues whatsoever nature payable to the Developer are fully paid up and only if the Purchaser/s had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and the Developer has not intimated in writing to the Developer and obtained prior consent in writing from the Developer in that behalf.
- f) The Purchaser/s and such other person to whom the said Premises are permitted to be transferred by the Developer, shall observe and perform all the rules and regulations which the said Organisation may adopt at its inception and the addition, alternations or amendments thereof that may be made from time to time for protection and maintenance of the said Building/s and the Premises therein and for the observance and performance of the Building/s rules, regulations and bye-laws the time being from the concerned Local Authority and of Government and other Public Bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the said Organisation regarding the



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applications papers and any other connected documents necessary for formation and registration of such organization and to become member and sign and return all the documents including bye-laws with seven days of receipt thereof, time being of the essence, so as to enable the Developer to register the Organisation of the Purchaser/s under Section 10 of the Said MOFA Act, within the time limit prescribed by Rule 8 of Maharashtra Ownership Flats Acts (Regulation of the Promotion, Construction, Sale, Management and Transfer) Rules 1964. No Objection shall be taken by the Purchaser/s if any changes or modifications are made in the draft bye-laws or the Memorandum of Association and Articles of Association as may be required by the Registrar of Co-operative Society/s or Registrar of companies and in the condominium of Apartment as the case may be or by any other Competent Authority. The Developer may decide to form one Society / Limited Company / Condominium of all the Purchaser/s of flats /Shops/Offices/ units in Building/s Prepared or Constructed by the Developer or one or more such organizations, who may form an Apex or federal Organisation. The Decision of the Developer shall be binding in this respect and the Purchaser/s shall not raise an objection thereto. The rights of the Purchaser/s will be then recognized and regulated by the provisions of the said Organisation and the Rules and Bye-Laws framed by such Organisation.



34. The Purchaser/s hereby agrees, undertakes and covenants with the Developer that neither he/she/it/they, nor the said Organization shall at any time hereafter limit, curtail, revoke, cancel, or terminate any of the powers, rights, benefits, privileges or authorities reserved by or granted to the Developer under this Agreement or any other deed, document or writing that may be entered into and executed between the parties hereto, or those of the Developer as mentioned herein and the Purchaser/s and the said Organization shall be bound and liable to render to the Developer, all necessary assistance and co-operation, to enable them to exercise and avail of the same.
35. Nothing contained in this agreement is intended to be nor shall be construed as grant, demise, or assignment in law of the said premises and/or of the said Property and or building/s or any part thereof, the

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Terrace for regular check up and up keep for carrying out repairs to the tank/s and or during such times as may be mutually agreed upon by the Purchaser/s of the terrace premises and the society/said Organization.

37. Advocates and Solicitors of the Developer shall prepare the Deed of Lease, Conveyance and all other documents to be executed in pursuance of these presents as also the Bye-laws and/or the Memorandum and Article of Association in connection with the Co-operative Society or the Limited Company or the Condominium of Apartment / Owners as the case may be and all costs, charges and expenses including stamp duty, registration charges and other expenses in connection with the preparation and execution of the Conveyance/Lease Deed and other documents and the formation or registration or incorporation of the Said Organisation shall be borne and paid by all the Purchaser/s of the said Premises in the said Property in proportion to the respective area of the respective Premises.

38. The Purchaser/s shall have no claim save and except in respect of the said Premises and limited common areas appurtenant thereto hereby agreed to the acquired, i.e. all other areas including terrace etc., will remain the property of the Developer until the whole of the Said Property is, transferred to the Said Organisation as provided herein, subject to the right of the Developer as contained in this Agreement.



39. The Purchaser/s shall at no time demand partition of his/her/their interest in the said Building/s and/or complex and/or Said Property, it is being hereby agreed and declared by the Purchaser/s that his/her/their such interest in the said premises is impartable.

40. It is expressly agreed that the Developer shall be entitled to put a hoarding and/or cable network station mobile phone set up or station on the said Property or on the Building or Buildings on the Said Property and the said hoardings may be illuminated or comprising of neon sign or such other type or mode as the Developer may desire, and for their purpose Developer is fully authorized to allow temporary or permanent construction or erection in installation either on the exterior or the said

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name and this name shall not be changed without the written permission of the Developer.

43. The Purchaser/s hereby agrees and confirms that in the event of the said Organisation being formed and registered earlier than the Developer will have the right to deal with or dispose of the said Building/s on the said Property and in that event any allottee or Purchaser/s of premises from the Developer shall be admitted to such Organisation on being called upon by the Developer without payment of any premium or any additional charges and such allottee Purchaser/s or transferee thereof shall not be discriminated or treated prejudicially by such Organisation.
44. The Purchaser/s have been specifically informed and are aware that the Said Property more particularly described in the THIRD SCHEDULE hereunder written includes the common garden and/or recreation area as shown in the sanctioned layout which is common to all the buildings to be constructed on the Said Property more particularly described in the THIRD SCHEDULE hereunder written. The Purchaser/s agree, declare and confirm that the said common garden/recreation area is for the common use of all the Purchaser/s in various buildings to be constructed on the Said Property. The Purchaser/s further agree, declare and confirm that the he/she/they shall not raise any objection thereto. The Developer shall if they deem fit and necessary, make necessary provisions in the Deed of Conveyance, Lease and/or Transfer to be executed in favour of the Society of the Purchaser/s of the Flats in the Said Building "METROPOLIS" as contemplated herein.
45. All notices to be served on the Purchaser/s, as contemplated by the Agreement, shall be deemed to have been duly served if sent to the Purchaser/s by Courier at the address hereinafter stated:

108, Anihant Building
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(Regulation of Promotion, Construction, Sale, Management and Transfer Act 1963 - Maharashtra Act No.XV of 1997) and Rules made thereunder and any other provisions of Law Applicable thereto.

51. The Developer shall not be responsible for the consequences arising out of changes in law of changes in Municipal and other laws, rules, regulations etc.

THE FIRST SCHEDULE ABOVE REFERRED TO :

All that piece and parcel of land situate lying and being at Village Ambivali, Versova area, Taluka Andheri, Bombay Suburban District, bearing Survey Nos.111A, 111B and 111C and CTS No.866, (New CTS Nos. 866A, 866B and 866D) admeasuring as per old 7/12 Extract, about 170,000 equivalent to 142,141 sq. mtrs., or thereabouts and admeasuring about 138,680 meters as per old Property Register Card and 135,765.6 sq. meters as per new Property Cards, and bounded on South by Jaiprakash Road, on the East by Bombay Municipal Corporation Sewerage Plant / Pumping Station and on the West by Road passing through the said Entire Property.



THE SECOND SCHEDULE ABOVE REFERRED TO:

One - half right in all that piece and parcel of land situate lying and being at Village Ambivali, Versova area, Taluka Andheri, Bombay Suburban District, bearing Survey Nos.111A, 111B and 111C (part) and New CTS No.866 B (Part), admeasuring about 15,554.55 sq. mtrs., (out of the Said Retained Portion admeasuring 31,109.1 sq. mtrs.) and bounded as follows:

- On or towards the North: By CTS No.866 A (part).
On or towards the South: By Jaiprakash Road.
On or towards the East: By CTS No.866 A (part).
On or towards the West: By CTS No.866 B (part).

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THE THIRD SCHEDULE ABOVE REFERRED TO:

(The Said Property)

All that piece and parcel of land situate lying and being at Village Ambivali, Versova area, Taluka Andheri, Bombay Suburban District, bearing Survey Nos.111A, 111B and 111C (Part) and CTS No.866 B (Part), admeasuring 5378.04 sq. mtrs., or thereabouts, without taking into account the Internal Access Road Area admeasuring about 2041 sq. mtrs. (being the area out of the Said Large Land described in the SECOND SCHEDULE above), and bounded as follows:

- On or towards the North: By CTS No.866 A (Part).
On or towards the South: By CTS No.866 B(Part).
On or towards the East: By CTS No.866 B (Part).
On or towards the West: By CTS No.866 B (Part).



THE FOURTH SCHEDULE ABOVE REFERRED TO:

(Amenities)

- Living, Dining, Bedroom : Superior Quality Flooring, Extensive Electric Layout, Cable Point, Wooden Main Door.
- Kitchen: : Granite Kitchen Platform on two sides with designer Glazed Tiles Dado upto full height above platform.
- Toilet/Bath : Designer Tile Flooring and Dado wwith concealed good quality plumbing fittings, full height ceramic tile dado.
- Plumbing : Concealed Plumbing with high quality C.P. Fittings and thoughtfully planned layout.
- Electrification : Good Quality Electrical Fittings, Concealed Copper Wiring in all the rooms with adequate light and Power Points, 3 Phase connection.
- Entrance : Elegantly designed double height air-conditioned lobby with waiting area.
- Windows : Anodised sliding sound proof windows. French Windows for living room.

बदर - १		
४५६	२०५	०५
२०१५		

Handwritten signature and initials.

- Lifts : Reputed Brand of high speed elevator including stretcher lift.
- Parking : Stilt/Stack/Mechanical Car parking in basement & Stilt. Power backup generator for essential services.
- External Amenities : Club House, Swimming Pool, Multipurpose Hall, Gymnasium, Landscaped Garden, Closed Circuit Security with intercom.

THE FIFTH SCHEDULE ABOVE REFERRED TO

1. The expenses of maintaining, repairing, decorating, etc., of the main structure and in particular the common terraces, gutters and rain water pipes of the building, water pipes, lift and electric wire in, under or open the building and enjoyed or used by the flat premises holders in common with the other occupiers of flats and the main entrance, passages, landings, lift and staircases of the building as enjoyed by the flat holder/s used by him/her/them in common as aforesaid and the boundary walls of the building compound, terraces, etc.
2. The cost of cleaning and lighting the passages, water pump, landings, staircases, lift, common lights and other parts of the building used by the flat holder/s in common as aforesaid.
3. The cost of Salaries of Clerks, Bills Collectors, Lift man, Chowkidars, Pump-man, Sweepers, etc.
4. The cost of working and maintenance of common light, water pump, lift and other service charges.
5. Deposits for Building, water-meter, sewer line, etc.
6. Municipal and other taxes such as water charges bills, electricity charges, bill cesses, levy and revenue N.A., Taxes, etc.
7. Such other expenses as are necessary or incidental for the maintenance and upkeep of building.



IN WITNESS WHEREOF the Parties hereto have hereunto set and

12

बदर :- १ 35		
8/12	09	12
2024		

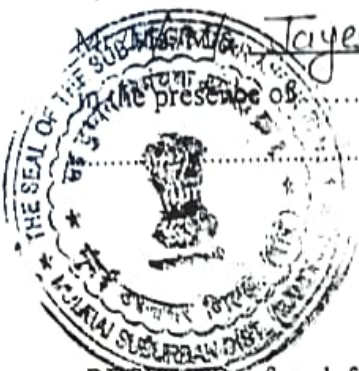
subscribed their respective hands and seals the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED)
 By the withinnamed "DEVELOPER")
 M/S.HOUSING DEVELOPMENT AND)
 INFRASTRUCTURE LIMITED)
 In the presence of)
)



Authorized Signatory
 PAN No. AAACH15443H

SIGNED, SEALED AND DELIVERED)
 By the withinnamed: "PURCHASER/S")
 At the presence of Taryesh Mehta)
)
)



A handwritten signature and a fingerprint impression of the purchaser.



RECEIPT

RECEIVED of and from the withinnamed Purchaser/s a sum of
 Rs. 15,00,000/- (Rupees Fifteen Lakhs
00 only) as
 earnest money paid by him/her/them to us as within mentioned the
 details of which are as under :

Date	Cheque No.	Drawn On	Amount (Rs.)
14/02/2011	205366	Barclays Bank	15,00,000/-
-	-	-	-
Total			15,00,000/-

WE SAY RECEIVED
 For M/S.HOUSING DEVELOPMENT AND
 INFRASTRUCTURE LTD.

WITNESS:
 1.
 2.

AUTHORISED SIGNATORY

अदर - १
 14/02/2011

Handwritten notes and stamps in the right margin, including a vertical stamp that reads 'पुस्तक' (Book).

Form 346
88

This I.O.D./O.C. is issued subject to the provision of Urban Land Ceiling and Regulation Act, 1971

in replying please quote No. and date of this letter.

City Engineer Bldg. Proposal (W, H and K - Wards)
Municipal Office, S. K. Palkar Marg, Vandra (West), Mumbai-400 056.

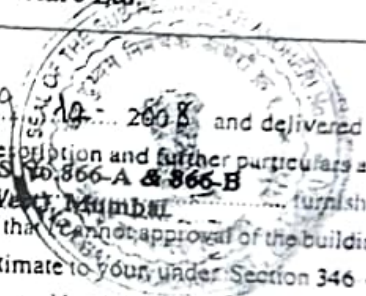
Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. E.E./CE/ NO. CE/9509/WS/AK BS/A of 200 - 200
24 MAR 2009

MEMORANDUM

Municipal Office,
Mumbai - 200

Owner- M/s. Housing Development & Infrastructure Ltd.
M/s. Ecstasy Realty Pvt. Ltd.



With reference to your Notice, letter No. 337 dated 29/10/2008 and delivered on 200 and the plans, Sections Specifications and Description and further particulars and details of your buildings at Proposed development on plot bearing C.T.S. No. 866-A & 866-B of Village Ambivadi at J.P. Road, Andheri (West), Mumbai furnished to me under your letter, dated 200. I have to inform you that I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

A. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK / BEFORE PLINTH C.C.

- 1) That the commencement certificate under section 44/69 (1)(a) of the M.R. T.P. Act will not be obtained before starting the proposed work.
- 2) That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding as per D.C. Regulation No.38(27) before starting the work.
- 3) That the low lying plot will not be filled upto a reduced level of atleast 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled and consolidated and sloped towards road side, before starting the work.
- 4) That the specifications for layout / D.P. / or access roads / development of setback land will not be obtained from E.E.R.C.(W.S.) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D. from E.E.R.C.(W.S) / E.E.S.W.D. of W.S. before submitting B.C.C.
- 5) That the Structural Engineer will not be appointed. Supervision memo as per appendix XI (regulation 5(3)(ix)) will not be submitted by him.
- 6) That the structural design and calculations for the proposed work and for existing building showing adequacy thereof to take up the additional load will not be submitted before C.C.

Handwritten signature and date 2009

24 MAR 2009

Ex. Engineer Bldg. Proposal [W.I.]
H and K. Wards
Municipal Office, R. K. Packer Marg,
Wardra (West), Mumbai-400 066

- 7) That the regular / sanctioned / proposed lines and reservations, C.R.Z. marking will not be got demarcated at site through A.E. (Survey) / E.E. (T&C) / E.E. (D.P.) / D.I.L.R. before applying for C.C.
- 8) That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout will not be submitted before C.C.
- 9) That the registered undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Asst. Commissioner [K West] that the ownership of the setback land will not be transferred in the name of M.C.C.M. before demolition of existing building.
- 10) That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C. starting the work.
- 11) That the requirements of N.O.C. of (i) Reliance Energy, (ii) S.G. (iii) P. & S. (iv) A.A. & C. K West, (v) S.P. (vi) S.W.D., (vii) M.T.N.L., (viii) I.E. will not be submitted before occupation requisitions if any will not be complied with before occupation.
- 12) That the basement will not comply with basement rules and registered undertaking for not nuisance the basement will not be submitted before C.C.
- 13) That the conditions mentioned in the release of No. _____ dated _____ will not be complied with before occupation.
- 14) That the qualified registered site supervisor through architect/structure engineer will not be appointed before applying for C.C.
- 15) That "All Dues Clearance Certificate" related to H.E.'s dept. from the concerned A.E. [K West ward] shall not be submitted before applying for C.C.
- 16) That the true copy of the sanctioned layout/sub-division/amalgamation approved under the terms and conditions thereof will not be submitted before C.C. and compliance thereof will not be done before submission of C.C.
- 17) That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.
- 18) That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible FSI shall not be submitted before asking for C.C.
- 19) That the N.O.C. from M.M.R.D.A., M.O.E.F. will not be submitted before asking for C.C.
- 20) That the requisite premium as intimated will not be paid before applying for C.C.
- 21) That the registered undertaking shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.
- 22) That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by the Insecticide Officer for inspection of water tanks by providing safe but stable ladders, etc. and requirements as communicated by the Insecticide Officer shall be complied with.



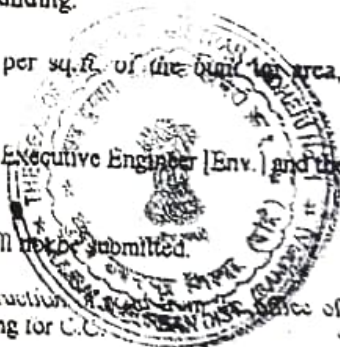
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NO. CE/9509/W/S/AK

24 MAR 2009

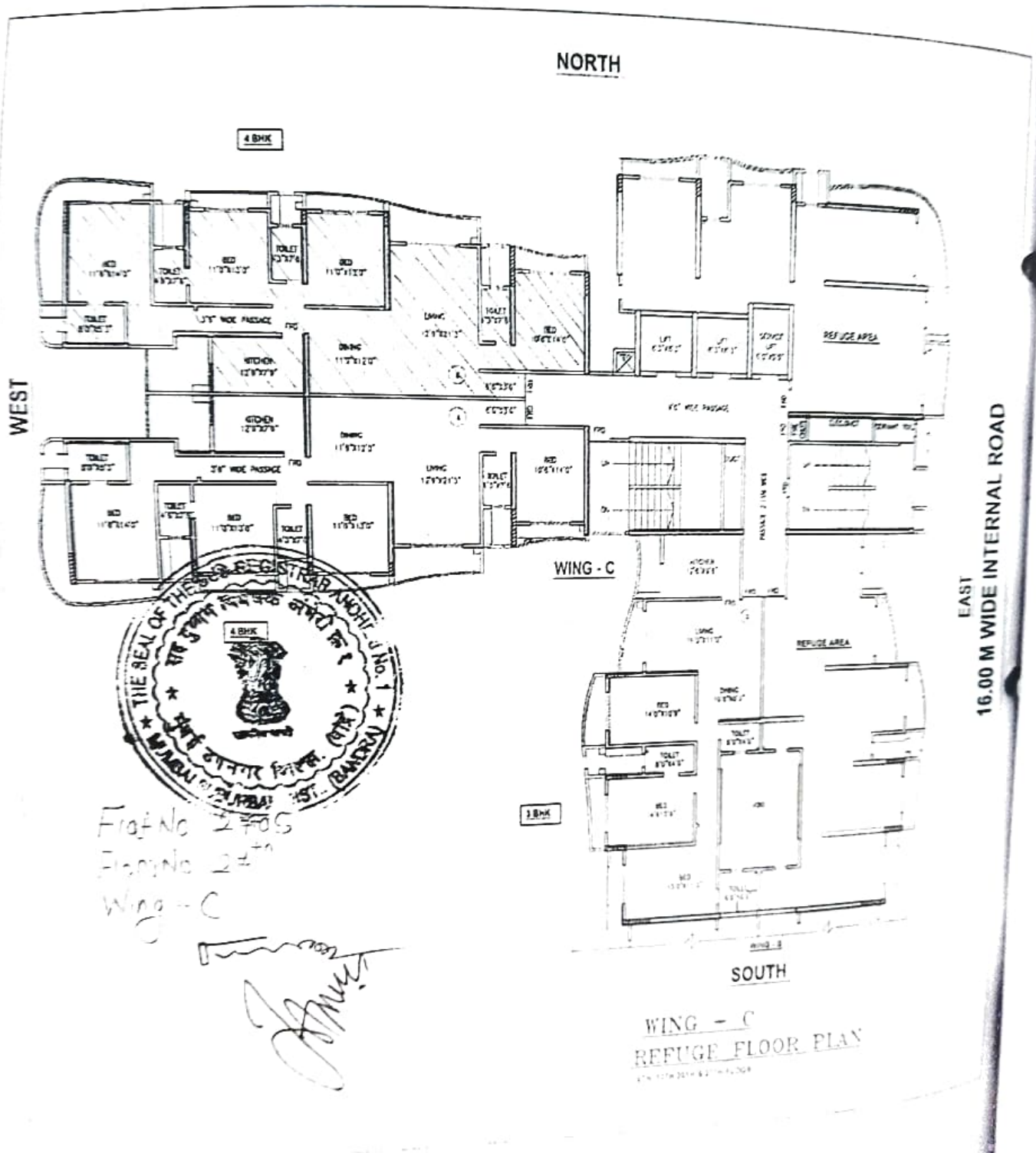
- 39) That the design for Rain Water Harvesting System from Consultant as per Govt. notification under Sec.37(2) of MR&T.P. Act, 1966 under No.TPB-4307/396/CR-124/2007/UD-11 dt.6/6/2007 shall not be submitted.
- 40) That the N.O.C. from E.E. Mech. (E.I.) P&D for the provision of artificial light, ventilation and / or A.H.U. shall not be submitted.
- 41) That the sheet piling along with diaphragm wall shall not be constructed taking all the precautionary measures under the strict supervision of registered Structural Engineer before actual work of basement is taken in hand.
- 42) That the layout is not got approved.
- 43) That the compliance of order of bearing passed by Asstt. Commissioner K/West Ward regarding unauthorized excavation and construction of side office as per court order in I.C.Suit No.460 of 2009 is not submitted.
- 44) That the necessary remarks for training of nalla/construction of SWI will not be obtained from Dy. Ch.Eng. (SWD) City and Central Cell before plinth C.C. and compliance of said remarks will not be insisted before granting full C.C. for the building.
- 45) That the debris removal deposit of Rs. 45,000/- or Rs. 2- per sq.ft. of the built up area, whichever is less will not be paid before further C.C.
- 46) That the 'Debris Management Plan' shall not be got approved from Executive Engineer (Env.) and the conditions therein shall not be complied with.
- 47) That the N.O.C. from Collector - M.S.D. for excavation of land shall not be submitted.
- 48) That remarks, specifications regarding formation level and construction of road from Dy. Chief Engineer (Roads) W.S. shall not be obtained before applying for C.C.



B. CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C.

1. That the notice in the form of appendix XVI of D.C.R. shall not be submitted on completion of plinth.
2. That N.O.C. from Civil Aviation department will not be obtained for the proposed height of the building.
3. That the debris shall not be transported to the respective Municipal dumping site and challan to that effect shall not be submitted to this office for record.
4. That the N.O.C. from A.A. & C. (K/West) shall not be submitted.
5. That the plinth stability certificate from R.C.C. consultant shall not be submitted.
6. That the work-start notice shall not be submitted.
7. That the N.O.C. of High rise committee shall not be submitted.
8. That the design of the road crust obtained from the Road Consultant of the office of Dy. Chief Engineer (Roads) W.S. to carry out the construction of road upto sub-base level as per the design shall not be complied with before asking for C.C.

24/3/09		
24/3/09	49	el
20/3/09		



WEST

NORTH

EAST
16.00 M WIDE INTERNAL ROAD



Floor No 2nd
Floor No 2nd
Wing - C

[Handwritten Signature]

WING - C
REFUGEE FLOOR PLAN

बदर - ?		
8ycc	ux	ey
2024		

BMP-1649-2002-10,000 Forms.

Duplicate CC

This I.O.D/J.C.C. is issued subject to the provision of Urban Land Celling and Regulation Act, 1976

C-3
MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE/9509/BSH/WS/AH/AK of
COMMENCEMENT CERTIFICATE

12 MAY 2009

To, Shoving Development
& Infrastructure Ltd.

Ex. Engineer Bldg. Proposal (W.S
H and K Wards
Municipal Office, R. K. Patkar Marg
Bandra (West), Mumbai - 400 050

Sir,

With reference to your application No. 4763 dated 29/12/2008 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building

To the development work of Proposed development
at premises at Street J.P. Road village Ambiv
No. - situated at Andheri (W) Ward 12

The Commencement Certificate/Building Permit is granted on the following conditions:-

1. The land vacated in consequence of the endorsement of the set back line/road widening lines shall form part of the public street.
2. That no new building or part there of shall be occupied or allowed to be occupied or be permitted to be used by any person until occupancy permission has been obtained.
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 sanctioned 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 of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation 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 Section 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.

7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him. The Municipal Commissioner has appointed Shri. N. S. Kalay

Assistant Engineer to exercise the powers and functions of the Municipal Authority under Section 45 of the said Act.
This CC is valid upto 11 9 MAY 2010

This Commencement certificate is for top of basement carrying out the work upto For only for A-1 wing at Commercial and B,C wings at Residential Bldgs. As per approved plans. 11.04.2009

बदर - १
Suce Vyey
For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai
2009

EX. ENGR. BLDG. PROPOSAL
WESTERN (W.S.) EAST/WEST WARDS
FOR
MUNICIPAL CORPORATION OF GREATER MUMBAI



HDIL Creating Value

Microstructures | Megastructures | Infrastructure
Housing Development & Infrastructure Ltd.

Regd. office :
5-01, HDIL Towers,
Anant Kankar Marg,
Bandra (E)
Mumbai 400 051
T : +91 22 2578 3500
F : +91 22 2578 3535
www.hdil.in

LETTER OF ALLOTMENT

Mr. Jayesh Mehta
108, Arihant Building,
Ahmedabad Street,
Mumbai – 400 009

Dear Madam,

Ref: Booking of Flat No. 2705 on 27th floor in "C" Wing of the building "Metropolis Residences" situated at C.T.S. No. 866/B, Village Ambivali, Andheri (West), Mumbai.

This is to confirm and record that we have agreed to allot on your request Flat No. 2705 on 27th floor in "C" Wing in "Metropolis Residences" for the aggregate value of Rs.1,57,14,000/- (Rupees One Crore Fifty Seven Lakhs Fourteen Thousand only) on exclusive of all other charges & deposits etc. as applicable. You will have to pay Stamp Duty and Registration Charges separately.

In case, if the area of the flat is altered / changed (increased or decreased) then in that event you shall pay to us for the area increased and in case if the area of the flat decreased, we shall refund you the amount of the area decreased.

Mumbai dated this 20th day of April 2012.

FOR: HOUSING DEVELOPMENT & INFRASTRUCTURE LTD.

AUTHORISED SIGNATORY.

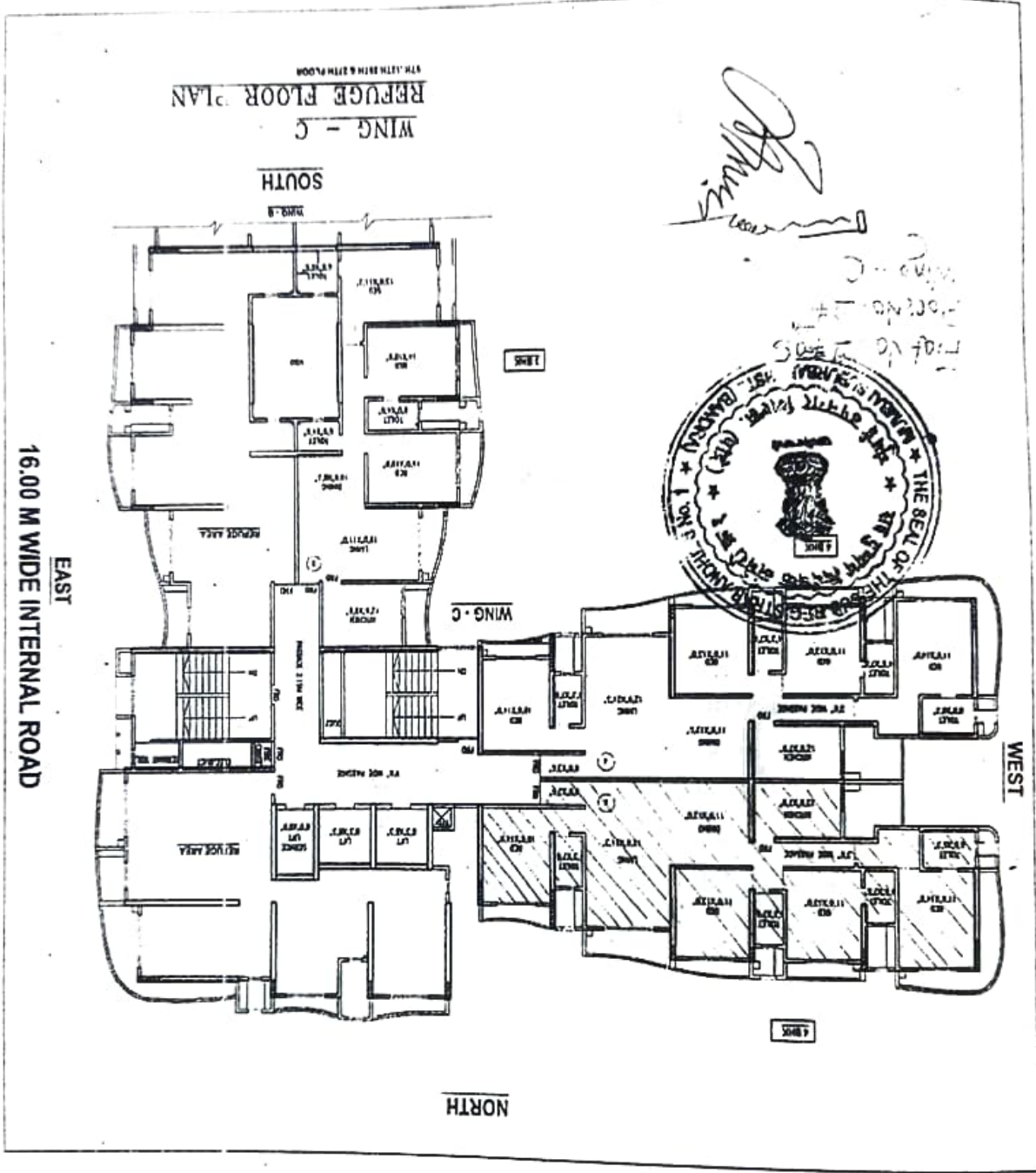
We confirm

Purchaser: Mr. Jayesh Mehta

Witness :

2084		
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8-122		

REFUGEE FLOOR PLAN
WING - C



J. J. J.
 10/10/84
 10/10/84
 10/10/84



Flat C/2705 Metropolis

15-10-2019

Valuation Report of Immovable Property

Details of the property under consideration:

Name of client: Mr. Jayesh A.Mehta & Mrs.Nisha J.Mehta

Flat No.C-2705,27th Floor along with 2 Car Parking Spaces in the Building known as "Metropolis", Wing C, Jai Prakash Road, Opp.Gurudwara, Four Bungalows, Andheri (West), Mumbai-400058

Valuation Done for:

Union Bank of India,
Mid Corporate Branch, Union Bank Building,
Nariman Point, Mumbai-400021

**JATIN BHUTA & ASSOCIATES
VALUERS**

JATIN BHUTA & ASSOCIATES

Architects, Engineers, Valuers & Project Management Consultants
OFFICE:- A/3, Pranav C.H.S., 2nd Floor, Bldg. No.44, Gandhi Nagar, Bandra East, Mumbai- 400 051.
Tel:- 26512628/9324632106. Email:- j.b.architects@gmail.com Web:- www.jatinbhuta.com

UBI/19-20/00106
Date: 15.10.2019

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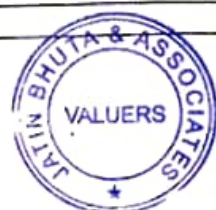
To,
The Asst.General Manager,
Union Bank of India
Mid Corporate Branch, Union Bank Bldg.,
Nariman Point,
Mumbai-400021

VALUATION REPORT (IN RESPECT OF FLATS)

I. GENERAL		
1.	Purpose for which the valuation is made	To Assess the fair Market Value of the Property for the purpose of advance
2.	a) Date of inspection	: 10.10.2019
	b) Date on which the valuation is made	: 15.10.2019
3.	List of Documents produced for perusal	
	i)	: 1) Copy of Agreement dated 04.06.2015. 2) Copy of Old Valuation Report of M/s.A.V.Shetty & Associates dated 24.05.2016.
4.	Name of the owner(s) and his/ their address (es) with Phone No. (details of share of each owner in case of joint ownership)	: Mr.Jayesh A.Mehta & Mrs.Nisha Jayesh Mehta
5.	Brief description of the property	: Flat No.C-2705,27th Floor along with 2 Car Parking Spaces in the Building known as "Metropolis", Wing C, Jai Prakash Road, Opp.Gurudwara, Four Bungalows, Andheri (West), Mumbai-400058
6.	Location of property	
	a) Plot No. / Survey No./C.T.S. No.	: Survey No.111A, 111B, 111C(Part) and CTS.No.866(B) Part
	b) Door No.	: Flat No.C-2705
	c) T. S. No. / Village	: Ambivall
	d) Ward / Taluka	: Andheri
	e) Mandal / District	: Mumbai Suburban District



7.	Postal address of the property	:	Flat No.C-2705,27th Floor along with 2 Car Parking Spaces in the Building known as "Metropolis", Wing C, Jai Prakash Road, Opp.Gurudwara, Four Bungalows, Andheri (West), Mumbai-400058	
8.	City /Town	:	Mumbai	
	Residential Area	:	Residential	
	Commercial Area	:	-	
	Industrial Area	:	-	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	MCGM	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	No.	
12.	Boundaries of the Property			
	North	:	Evergreen Apartment	
	South	:	Open Plot	
	East	:	Shraddhanand Road	
	West	:	Bldg Under Construction	
13.	Dimensions of the site	:	a	b
			As per the Deed	Actuals
		:	Carpet area= 1412 sq.ft	Carpet area= 1412 sq.ft
14.	Extent of the Site	:	As mentioned in 13 above.	
15.	Extent of the site considered for valuation (least of 13a & 13b)	:	Carpet area = 1412 sq.ft Built up Area = 1694 sq.ft	
16.	Whether occupied by the owner/ tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant	
II. FLAT BUILDING				
Sr. No	Description	:	Remarks	
1.	Nature of the Flat	:		
2.	Location	:	Flat No.403, 4 th Floor	
3.	T.S. No.	:	-	
	Block No.	:	-	
	Ward No.	:	K/East	
	Village / Municipality/ Corporation	:	MCGM	
	Door No., Street or Road (Pin Code)	:	Flat No.C-2705,27th Floor along with 2 Car Parking Spaces in the Building known as "Metropolis", Wing C, Jai Prakash Road, Opp.Gurudwara, Four Bungalows, Andheri (West), Mumbai-400058	
	Description of the locality Residential/Commercial/Mixed.	:	Residential	
4.	Year of Construction	:	2016	
5.	Number of floors	:	Ground+Stilt+ 13 Upper Floors	
6.	Type of structure	:	RCC	



7.	Number of Dwelling units in the building	:	-
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities available	:	
	Lift	:	2 Lifts
	Protected Water Supply	:	Available
	Underground Sewerage	:	Available
	Car Parking - Open / Covered	:	-
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	TENEMENT		
1	The floor in which the tenement is situated	:	27th Floor
2	Door No. of the Tenement	:	Flat No.C-2705
3	Specifications of the Tenement	:	
	Roof	:	RCC
	Flooring	:	Vitrified Tiles Flooring
	Doors	:	Teak Wood Door
	Windows	:	Aluminum Sliding window
	Fittings	:	Good Quality
	Finishing	:	Good Quality
4	House Tax	:	-
	Assessment No.	:	-
	Tax paid in the name of	:	-
	Tax amount	:	-
5	Electricity Service connection No.	:	-
	Meter Card is in the name of	:	-
6	How is the maintenance of the flat?	:	-
7	Sale Deed executed in the name of	:	-
8	What is the undivided area of land as per Sale Deed?	:	-
9	What is in the plinth area/Built up area of the Tenement?	:	1694 sq.ft
10	What is the floor space Index (app.)	:	-
11	What is the Carpet Area of the flat?	:	1412 sq.ft
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose	:	Residential
14	Is it Owner-occupied or let out?	:	Vacant
15	If rented, what is the monthly rent?	:	Rs. 1,95,000/- Per Month
IV	MARKETABILITY		
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	It is situated about 2km-3km from Andheri Railway Station
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate		



	After analyzing the comparable sale instances, what is the composite rate for a similar office with same specifications in the adjoining locality?	:	On making inquiries with local estate agents and with magicbricks.com, 99acars.com etc., the prevailing market value of similar residential cum commercial tenement in the vicinity is ranging from Rs. 34,000/- to Rs. 38,000/- lump sum. We estimate Rs. 35,000/- per sq.ft as fair and reasonable value of the property under reference
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (given details).	:	Rs.35,000/- per sq.ft
3	Break - up for the rate	:	-
i)	Building + Services	:	Not Applicable
ii)	Land + others	:	Not Applicable
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs. 1,37,500/- per sq.mt. i.e. Rs.12,774/- per sq.ft
	Total Life of the building estimated	:	65 years subject to periodic maintenance
IV COMPOSITE RATE ADOPTED AFTER DEPRECIATION			
a	Depreciated building rate	:	We have done the valuation by adopting comparable sale instances technique & we have not adopted the depreciation method
	Replacement cost of flat with services (v(3)i)	:	
	Age of the building	:	03 years
	Future Life of the building estimated	:	62 years subject to periodic maintenance and Structural Audit
	Depreciation percentage assuming the salvage value of 10%	:	-
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for valuation	:	-
	Depreciated building rate VI (a)	:	-
	Rate for Land & other V (3) ii	:	-
	Total Composite Rate	:	-



Details of Valuation

Sr. No.	Description	Qty.	Rate per unit in Rs. & Saleable /Super Built up area	Estimated value Rs.
1	Present value of the tenement (car parking, if provided)	1	1694 sq.ft x Rs.45,000/-	7,62,30,000/-
2	Wardrobes			
3	Showcases/			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others		Nil	
	Total			Rs. 7,62,30,000/-

The Reinstatement/Insurance Value of the Flat Shall be Rs. 45,73,800/- (Rupees Forty Five Lakhs Seventy Three Thousand Eight Hundred only)

Approach to Valuation: After making inquiries with local estate agents & Developers and also analyzing the rates in magickbrick.com & 99acres.com, we are the opinion that the fair market value of the property is **Rs. 7,62,30,000/-** There is no threat of acquisition of the property by govt. or any other agency. The CRZ provisions are not applicable.

As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications in **Rs. 7,62,30,000/-** (Rupees Seven Crores Sixty Two Lakhs Thirty Thousand only). Realizable value (book Value) Value of the above property is Rs. 6,86,07,000/- (Rupees Six Crores Eighty Six Lakhs Seven Thousand only). And the distress value is Rs. 6,09,84,000/- (Rupees Six Crores Nine Lakhs Eighty Four Thousand Only).



Jatin Bhuta
Jatin Bhuta
Approved Valuer

Place: Mumbai
Date: 15.10.2019

The undersigned has inspected the property detailed in the Valuation Report dated 04.10.2019 on _____ . We are satisfied that the fair and reasonable market value of the property is Rs. _____ (Rupees _____ only).

Signature

METROPOLIS CO-OPERATIVE HOUSING SOCIETY LIMITED
J P ROAD, FOUR BUNGLOWS, ANDHERI (W), MUMBAI-400053
EMAIL ID:- Metropolischslimited@gmail.com
MUM/WKW/HSG/TC/160502017-2018
GST NO. 27AAGAM4054K1ZD TAX INVOICE STATE CODE: 27
TAX INVOICE

Name : MR JAYESH MEHTA **Bill No. : 1868**
Flat No. : C2705 Wing : WING C **Area : 2120.00 Sq.ft**
Phone No. : 9821134409
Bill for the Month of July 2019 **Bill Date : 10/07/2019**
Due Date : 31/07/2019

Sr.No.	Particulars	Amount ₹
1	Electricity Charges	2947.00
2	Service Charges	7420.00
3	Municipal Tax	1738.00
4	Repairing Fund	3312.00
5	Sinking Fund	1105.00
6	Water Charges	438.00
7	C G S T 9%	966.00
8	S G S T 9%	966.00
Total ₹		18892.00
Add : Previous Dues		[Credit Bal.] (261336.00)
Add : Interest on Dues		0.00
Net Advance		(242444.00)

- MEMBERS ARE REQUESTED TO PAY BILL AMOUNT ON OR BEFORE DUE DATE OTHER WISE SIMPLE INTEREST WILL BE CHARGED @ 21% P.A
- SOCIETY HAS RIGHT TO RECTIFY ANY ERROR OR CHANGE IN BILL.
- CHEQUE TO BE DRAWN IN FAVOUR OF "METROPOLIS CO-OP HSG SOC LTD
- BANK NAME:- HDFC BANK A/C NO. 50200028476890
IFSC CODE:- HDFC0000019
- GST IS APPLICABLE ON CHARGES MARKED "*" @ 18% SAC CODE:- 999599
- INTERST NOT CHARGED ON OUTSTANDING DUES TO CONCERN MEMBERS TILL PENDING ISSUES ARE RESOLVED & SAME WILL BE RECTIFIED
- NOC CHARGED FROM APRIL 19 ONWARDS W.E.F DATE OF NOC GIVEN
For METROPOLIS CO-OPERATIVE HOUSING SOCIETY LIMITED

E. & O. E.

ITS COMPUTERISED BILL SIGN NOT REQD

19217 - S. Exp.
12268 - MMCT-Duronto Exp.
B2/52/LB - 1009 15

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