

ARIHANT

GHATKOPAR WEST

PROJECT BY PLAHA & MEHTA ASSOCIATES

520/22901

पावती

Original/Duplicate

Munday, November 28, 2022

नोंदणी क्र.: 39M

8:47 AM

Regn.: 39M

पावती क्र.: 24213 दिनांक: 28/11/2022

गावाचे नाव: घाटकोपर
दस्तावेजाचा अनुक्रमांक: करतस-22901-2022
दस्तावेजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: किशान प्रफुल गांधी

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 90

₹. 30000.00
₹. 1800.00

DELIVERED

एकूण:

₹. 31800.00

Joint S.R. Kulkarni

बाजार मूल्य: ₹. 10381568.08/-
मोबदला ₹. 13320760/-
भरलेले मुद्रांक शुल्क: ₹. 799250/-

सह. दुय्यम निबंधक
कुला-५ (वर्ग-२)

1) देयकाचा प्रकार: DHC रक्कम: ₹. 1800/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2511202211201 दिनांक: 28/11/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: ₹. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011146632202223E दिनांक: 28/11/2022
बँकेचे नाव व पत्ता:


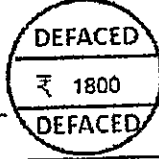
Paulli

| मूल्यांकन पत्रिका (बांधणी क्षेत्र - बांधणी) | | करल ५ | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-----------------------------------------------|
| Valuation No | 30221128112 | November 2022.08 31 AM | |
| मूल्यांकनाचे वर्ष जिल्हा मूल्य विभाग उप मूल्य विभाग ग्रहण नंबर / न भू क्रमांक | 2022 मुंबई उपनगर 103.घाटकोपर - किराळ - कुर्ला भूभाग - उत्तरेस लाल बाहादूर शास्त्री मार्ग, पूर्वेस वसंतदादा पाटील मार्ग, दक्षिणेस मुंबई रेल्वे, पश्चिमेस गाव हद्द या भूभागावधील खोली क्रमांक 103/489 वा भू-भाग वगळून उर्वरित भूभाग सि टी एस नंबर 3838 | २२२०७ | १२० |
| वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. स्थळी जमीन 55750 | निवासी सदनिळा 128166 | कार्यालम 147270 | दुकाने 168070 |
| आंशिक क्षेत्राची माहिती | | औद्योगिक 128166 | गोंजामापनावे एकक घोरस मीटर |
| बांधकाम क्षेत्र (Built Up) बांधकामाचे वर्गीकरण. उद्भवण स्थिती. रक्ता संमुख Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018 | 70.53 चौरस मीटर 1-अर सी सी आर मिळकतीचा वापर - मिळकतीचे वा. मजला - | मिळकतीचे क्षेत्र 0.00289 11th floor to 20th floor | मिळकतीचा प्रकार - बांधकामाचा दर - Rs 30250 |
| मजला निहाय घट/वाढ | = 110% apply to rate = Rs 140866/- | | |
| घटा.यानुसार मिळकतीचा प्रतिके ची मीटर मूल्यदर | = (((140866 - 55750) * (100 / 100)) + 55750) = Rs 140866/- | | |
| 1) मुख्य मिळकतीचे मूल्य | = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 140866 * 70.53 = Rs 9935278.98/- | | |
| 2) वरिष्ठ वाहन तळाचे क्षेत्र वरिष्ठ वाहन तळाचे मूल्य | 13.94 चौरस मीटर = 13.94 * (128060 * 25/100) = Rs 446289.1/- | | |
| Applicable Rules | = 10.4 It | | |
| एकत्रित अंतिम मूल्य | = A + B + C + D + E + F + G + H + I + J = 9935278.98 + 0 + 0 + 0 + 446289.1 + 0 + 0 + 0 + 0 + 0 = Rs 10381568.08/- | | |

सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)



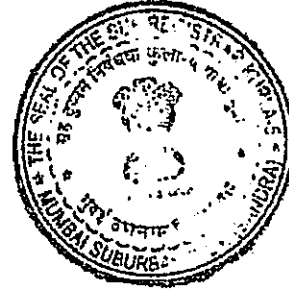
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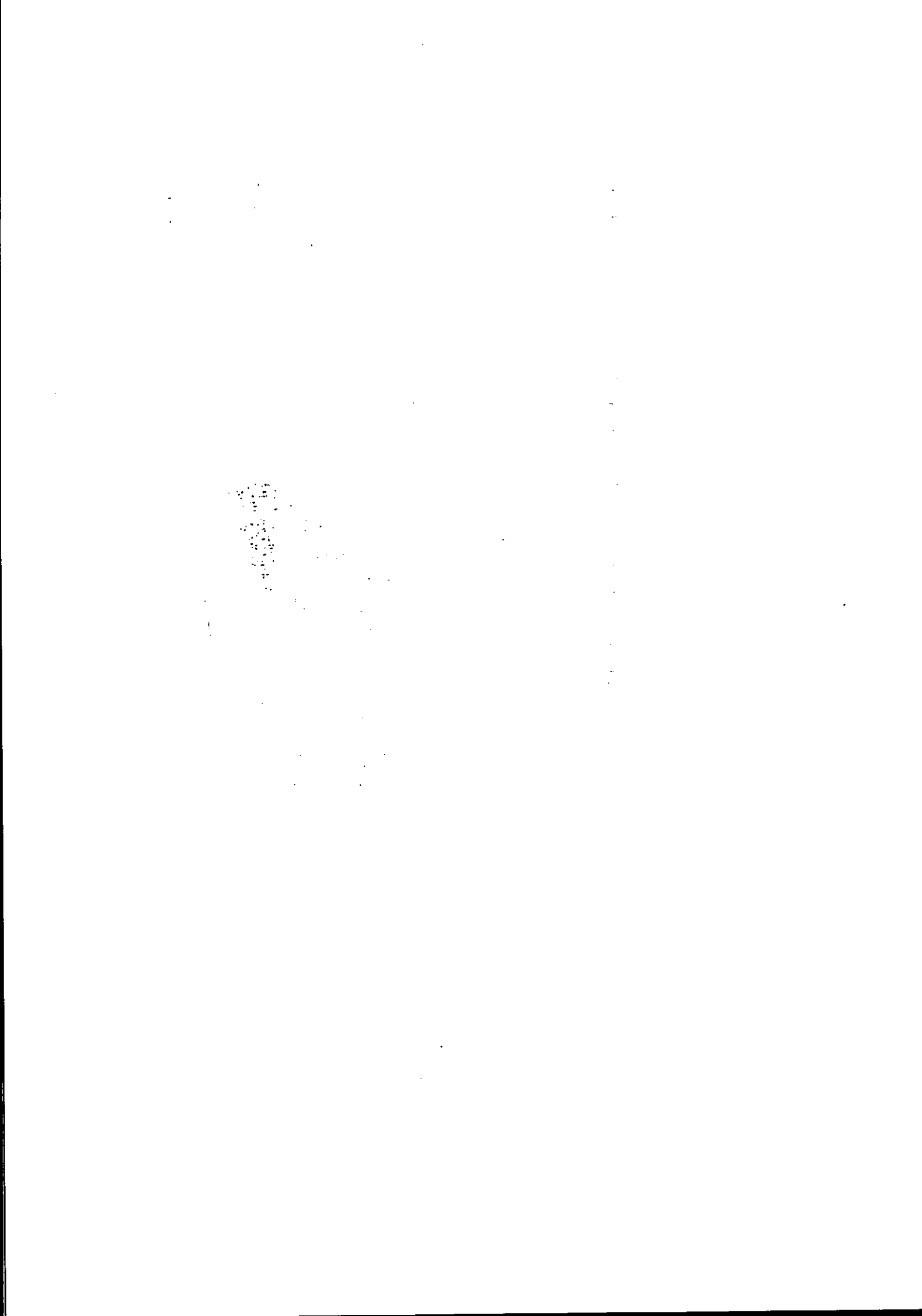
| | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
|  D ocument H andling C harges Inspector General of Registration & Stamps | |
| Receipt of Document Handling Charges | |
| PRN 2511202211201 | Receipt Date 28/11/2022 |
| Received from SELF, Mobile number 0000000000, an amount of Rs.1800/-, towards Document Handling Charges for the Document to be registered on Document No. 22901 dated 28/11/2022 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District. | |
|  | |
| Payment Details | |
| Bank Name IBKL | Payment Date 25/11/2022 |
| Bank CIN 10004152022112510429 | REF No. 2800789710 |
| Deface No 2511202211201D | Deface Date 28/11/2022 |
| This is computer generated receipt, hence no signature is required. | |



| Department of Stamp & Registration, Maharashtra | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Receipt of Document Handling Charges | |
| PRN 2511202211201 | Date 25/11/2022 |
| Received from SELF, Mobile number 0000000000, an amount of Rs.1800/-, towards Document Handling Charges for the Document to be registered((ISARITA) in the Sub Registrar office Joint S.R. Kurta 5 of the District Mumbai Sub-urban District. | |
| Payment Details | |
| Bank Name IBKL | Date 25/11/2022 |
| Bank CIN 10004152022112510429 | REF No. 2800769710 |
| This is computer generated receipt, hence no signature is required. | |

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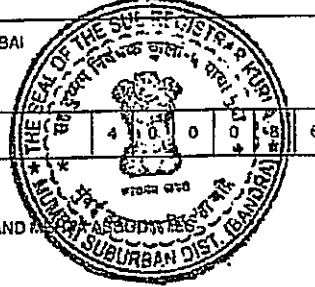
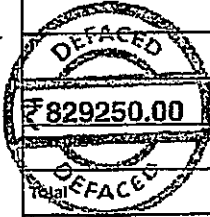




CHALLAN
MTR Form Number-6

करल - ५
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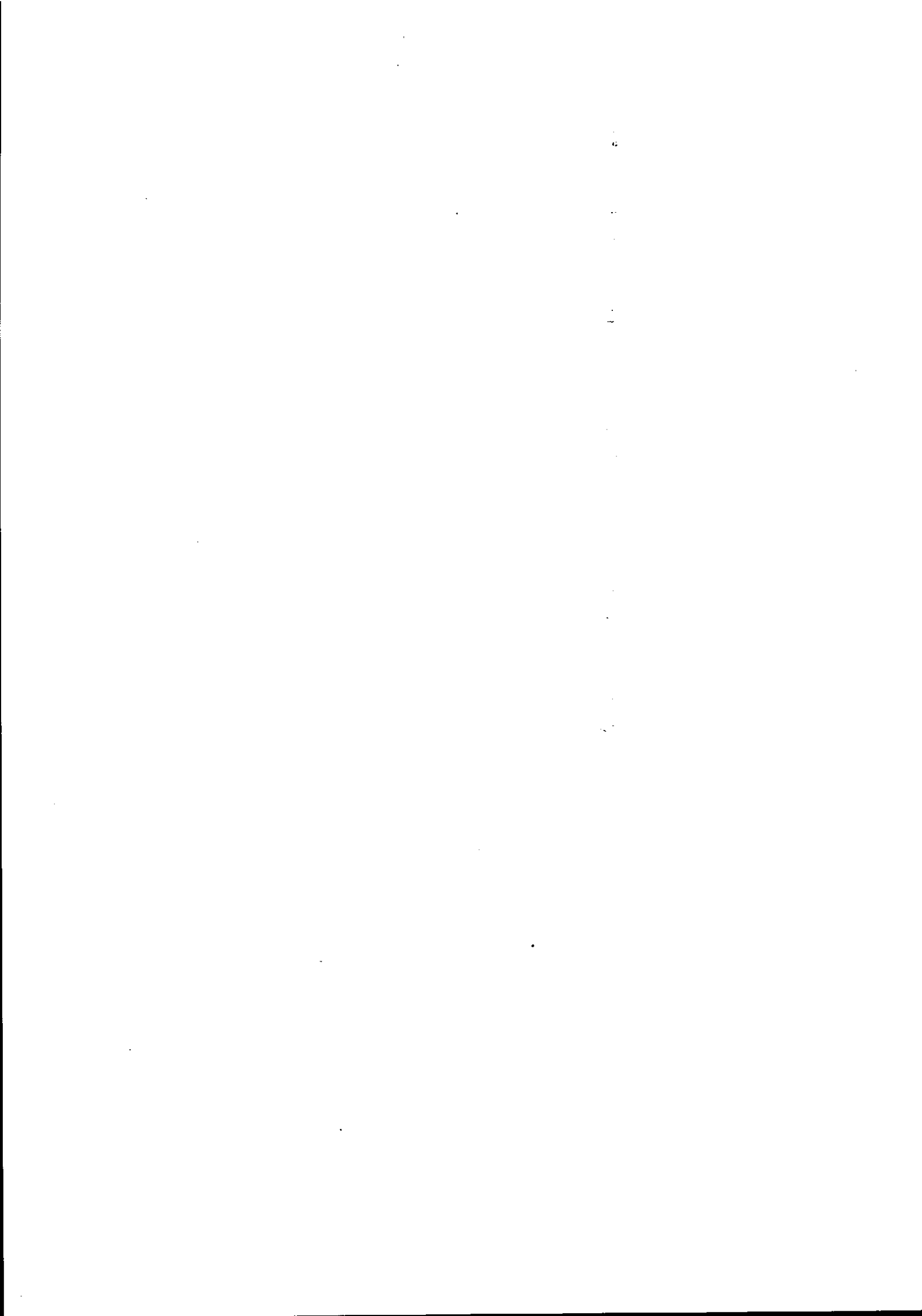
| | | | | | | | |
|----------------------|-----------------------------------|------------------------|--------------------|-------------------------------------------------|--------------------------------------------------------------------------|-----------------------|------|
| GRN | MH011146632202223E | BARCODE | Date | | 24/11/2022-15:59:14 | Form ID | 25 2 |
| Department | Inspector General Of Registration | | | Payer Details | | | |
| Type of Payment | Stamp Duty Registration Fee | TAX ID / TAN (If Any) | | | | | |
| | | PAN No.(If Applicable) | | | | | |
| Office Name | KRL5_JT SUB REGISTRAR KURLA NO 5 | | | Full Name | KISHAN PRAFUL GANDHI MAYURI KISHAN GANDHI PRAFUL PRAVINCHANDRA GANDHI | | |
| Location | MUMBAI | | | Flat/Block No. | FLAT NO.1101 11TH FLOOR WING B ARIHANT | | |
| Year | 2022-2023 One Time | | | Premises/Building | PLOT NO.30 J V ROAD GHATKOPAR WEST | | |
| Account Head Details | | Amount In Rs. | Road/Street | MUMBAI | | | |
| 0030046501 | Stamp Duty | 799250.00 | Area/Locality | MUMBAI | | | |
| 0030063301 | Registration Fee | 30000.00 | Town/City/District | MUMBAI | | | |
| | | | PIN | 400006 | | | |
| | | | Remarks (If Any) | SecondPartyName=PLAHA AND | | | |
| | | | Amount In | Eight Lakh Twenty Nine Thousand Two Hundred Fdy | | | |
| | | | Words | Rupees Only | | | |
| | | 8,29,250.00 | | | | | |
| Payment Details | IDBI BANK | | | FOR USE IN RECEIVING BANK | | | |
| Cheque/DD Details | | | Bank CIN | Ref. No. | 69103332022112418504 | 2778527595 | |
| Cheque/DD No. | | | Bank Date | RBI Date | 24/11/2022-16:00:54 | Not Verified with RBI | |
| Name of Bank | | | Bank-Branch | IDBI BANK | | | |
| Name of Branch | | | Scroll No. , Date | 100 . 25/11/2022 | | | |



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
यह चालान केवल दस्तावेज पंजीयन के लिए कर्ला कर्ला नगर क्षेत्र में ही वैध है। अन्यत्र के कर्ला कर्ला नगर क्षेत्र में नहीं लागू है।

Challan Defaced Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | Userid | Defacement Amount |
|-------------------------|----------------|------------------|---------------------|--------|-------------------|
| 1 | (IS)-520-22901 | 0005564510202223 | 28/11/2022-08:46:51 | IGR561 | 30000.00 |
| 2 | (IS)-520-22901 | 0005564510202223 | 28/11/2022-08:46:51 | IGR561 | 799250.00 |
| Total Defacement Amount | | | | | 8,29,250.00 |



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[Handwritten signatures]

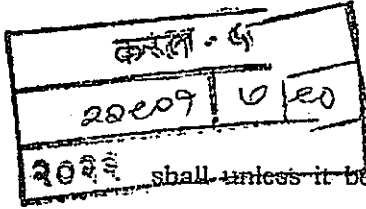
THIS AGREEMENT is made at Mumbai this 28th day of November 2022, Two Thousand and Twenty Two between

M/s. PLAHA AND MEHTA ASSOCIATES a registered partnership firm having their Office at 02, Radha Bhavan, L. J. Road, Dadar, Mumbai 400028, PAN No.AANFP1496N hereinafter called the "**BUILDERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being constituting the said firm and their respective heirs, executors, administrators and assigns) of the ONE PART

AND

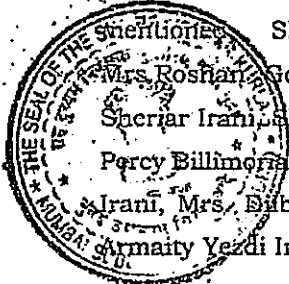
MR KISHAN PRAFUL GANDHI (PAN NO. AWSPG5456E), **MRS MAYURI KISHAN GANDHI** (PAN NO. BQEPR7766P) AND **MR PRAFUL PRAVINCHANDRA GANDHI** (PAN NO. AEQPG6255B) Indian Inhabitant/s residing at, Plot No 123, Block 3 Shree Shubh CHS Ltd, MP Vaidya Marg, Opp. Syndicate Bank Ghatkopar East, Mumbai 400077 hereinafter called the "**PURCHASER/S**" (which expression

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shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and permitted assigns) of the Other Part.

WHEREAS by a registered Deed of Conveyance dated 26th January, 2013 registered with the Sub-Registrar of Assurances at Kurla under Serial No.KRL-1-1009 of 2013 for consideration therein



Shapoor Khodadad Irani, Sheriar Khodadad Irani, Mrs. Roshan Gev Calagopi, Mrs. Mehroo Behram Irani, Khusroo Sheriar Irani, Sheriar Khusroo Irani, Porus Khusroo Irani Rukshana Percy Billimoria, and the said Jehanbux Sam Irani, Mrs. Gulrukh Sam Irani, Mrs. Dabar Faram Irani, Mrs. Meher Rohinton Sidhwa, Mrs. Armaity Yazdi Irani and Mrs. Shirin Sharukh Tafti sold and conveyed all that piece or parcel of land, hereditaments and premises being Final Plot No.30 of TPS-II of Ghatkopar and bearing C.T.S.Nos.3858, 3859, 3860 and 3861 admeasuring 1259.2 sq. mtrs. or thereabouts as per City Survey Property Register Cards alongwith building Merwan Mansion and Bakery structure standing thereon (which are now demolished) more particularly described in the First Schedule hereunder written (hereinafter for the sake of brevity referred to as "the said property") to the Builders herein absolutely and consequently the Builders are the absolute owners and in possession of the said property. The Index II in respect of the said Deed of Conveyance dated 26th January, 2013 is annexed hereto and marked **Annexure "1"**

AND WHEREAS City Survey Records in respect of the said property stands in the name of Builders. Copies of City Survey Property Register Cards are annexed hereto and marked **Annexures "2.1" to "2.4"** the area of the said property as per City Survey Records is 1259.2 sq.metres.

AND WHEREAS a portion of the said Final Plot No.30 which portion admeasures 243.60 sq. metres is reserved for Ghatkopar B.E.S. & T. bus station. In pursuance of an application made by the Owners' Architect M/s. K.K. Shah for issue of permission and/or NOC for development of the said Final Plot No. 30, the Estate Manager of B.E.S & T Undertaking by his letter dated 30th July, 2012 addressed to the Chief Engineer, Development Plan conveyed his acceptance to

the Owners' proposal for development of the said Final Plot No. 38 subject to the terms and conditions therein mentioned, a copy of which letter was forwarded by the Estate Manager, B.E.S & T Undertaking to the Owners' Architect M/s. K. K. Shah. A copy of the said letter dated 30th July, 2012 is annexed hereto and marked as **Annexure "3"**.

AND WHEREAS the Builders have got the building plans approved from the Municipal Corporation of Greater Mumbai vide the I.O.D letter No. CE/6642/BPES/AN dated 8th August, 2013. Amended The Plan vide I.O.D. Letter No. CE/6642/BPES/AN Dated 13.04.2015 again amended the Plan vide I.O.D. letter No. CE/6642/BPES/AN dated 31.03.2016. Further amended the Plan vide Letter No. CHE/ES/1092/N/337/(NEW)/FCC/1/Amend dated 07.07.2019. Builder also got amended the plan vide I.O.D. letter No. CHE/ES/1092/N/337/NEW dated 07/07/2020 for construction of a building consisting of two wings 'A' wing and 'B' wing on the said property. Hereto annexed and marked **Annexure "4"**, **"4.1"**, **"4.2"**, **"4.3"** and **"4.4"** are xerox copies of the all I.O.D. letter issued.

AND WHEREAS Builders have also received Commencement Certificate No. CE/6642/BPES/AN dated 6th November, 2013 for commencement of construction of building as per approved building plans. Further Builder also received the permission and CC on 16.04.2015, 12.04.2016, 18.10.2019 for the amendment IOD. Full CC for upto 12 floor and Top of the building issued vide Letter No CHE/ES/1092/N/337 (New)/FCC/3/Amend dated 14.07.2020 issued by MCGM and Xerox copy is annexed and marked as **Annexure "5"** and **"5.1"**.

AND WHEREAS wing 'A' of the said building consists of ground plus two upper floors and a terrace floor to be constructed by the Builders for B.E.S.& T. Undertaking and to be handed over to B.E.S.& T. Undertaking for Ghatkopar Bus Station which building is already constructed by the Builders. By handing Letter No CHE/016443/DP/ES/N dated 03.04.2018 said premises handed over to B.E.S.T. Undertaking. Photocopy of handing over letter mentioned here is annexed and marked as **Annexure "6"**.

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AND WHEREAS the Builders after getting all approval, proposed new building to be named as "ARIHANT" being constructed on the said property consists of ground and twelve upper floors, the ground and first floors are commercial floors, 2nd and 3rd floors are car parking plans and 4th floors onwards are residential floors.

AND WHEREAS Builders have also on 18.02.2020 got the Part Occupation Certificate upto three floor vide OC letter no. CHE/ES/1092/N/337/NEW/OCC/1 as per approved amended building plans. Hereto annexed and marked **Annexure "7A"**.

AND WHEREAS Builders have also on 15.02.2022 got the Part Occupation Certificate from four to twelve floor except unit 1293 vide OC letter no. CHE/ES/1092/N/337/NEW/OCC/2/NEW as per approved amended building plans. Hereto annexed and marked **Annexure "7B"**.

AND WHEREAS Builders have also on 09.06.2022 got the FULL Occupation Certificate vide OC letter no. CHE/ES/1092/N/337/NEW/OCC/3/NEW as per approved amended building plans. Hereto annexed and marked **Annexure "7C"**.

AND WHEREAS the Builders have registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai no P51800010147 authenticated copy is annexed hereto and marked **Annexure "8"**.

AND WHEREAS the Builders have appointed Mr. Kalpesh L. Shah of M/s. L.D. Shah & Associates, the Architects, Structural Engineer, Licensed Surveyor, Consulting & Government Approved Valuer registered with the Council of Architects for supervision over the said construction work during the course of construction and till the completion of the wing 'A' and wing 'B' the said building.

AND WHEREAS The Builders herein have got sole and exclusive right to develop the said property more particularly described in the First Schedule hereunder written by constructing wing 'A' and wing 'B' the said building thereon in accordance with the approved building plans and to sell shops and flats in wing 'B' of the

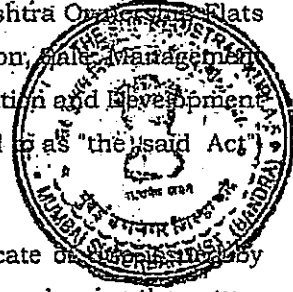
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said building being constructed by them ~~and also to enter into~~ agreements with the Purchaser/s of shops and flats and to receive the sale proceeds in respect thereof.

AND WHEREAS the Builders have given to the Purchaser/s inspection of all documents of title relating to the said property and the plans, designs and specifications prepared by the said Consulting Structural Engineer and Architects and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of the Construction, Sale, Management and Transfer) Act, 1963 and Real Estate (Regulation and Development) Act, 2016 (hereinafter for brevity's sake referred to as "the said Act") and the rules made thereunder.



AND WHEREAS the copy of certificate of title by M/s. Harakhchand & Co., Advocates and Solicitors showing the nature of title of the Builders to the said property more particularly described in the First Schedule hereunder written is annexed hereto and marked **Annexure "9"**

AND WHEREAS the Purchaser/s requested the Builders to sell to the Purchaser/s a flat No. 1101 admeasuring 690.00 sq.ft. of Rera carpet area on the 11th floor of wing 'B' of the said building to be named as "ARIHANT" and more particularly described in the Second schedule hereunder written (which shop/flat hereinafter for brevity's sake referred to as the said premises) and is shown on the plan thereof hereto annexed in red colour boundary lines and marked thereon as **Annexure "10"**.

AND WHEREAS under Section 4 of MOFA and Section 13 of the RERA of the said Act the Builders are required to execute an Agreement for Sale of the said shop/flat with the Purchaser/s and also to register said Agreement under the Registration Act, 1908 and accordingly parties hereto have agreed to sign and execute this agreement and the terms herein contained as hereinafter appearing.

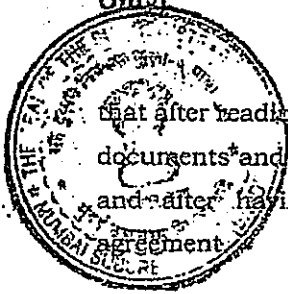
AND WHEREAS the Purchaser/s have agreed to pay the Builder a sum of Rs 1,33,20,760/- (Rupees One Crore Thirty Three Lakhs Twenty Thousand Seven Hundred and Sixty Only) being the

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| करल - 6 | | |
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| ROR: Total amount of a flat No. 1101 agreed to be sold by the Builder to the Purchaser/s. and, 1 slot/s in the lower stack of Stack Parking No. 55 on 3 rd Floor of the said Building, hereinafter referred to as "THE PARKING SPACE/S" for the price or consideration of Rs. <u>NIL</u> /- (Rupees NIL). The aggregate consideration amount for the said Flat including the Parking Space/s is thus <u>Rs.1,33,20,760/-</u> (Rupees One Crore Thirty Three Lakhs Twenty Thousand Seven Hundred and Sixty | | |

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Only



AND WHEREAS the Purchaser/s hereby declares that after reading and having understood the contents of the aforesaid documents and all the disclosures made by the Builders as aforesaid and after having full knowledge thereof have entered into this agreement.

AND WHEREAS the Purchaser/s hereby declare and inform the Builder that undivided share in the said flat and the said Shares shall be as under:

- Mr Kishan P Gandhi - 45%
- Mrs Mayuri K Gandhi - 30%
- Mr Praful P Gandhi - 25%

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

1. The Builders shall construct wing 'B' of the said building consisting of ground plus 12 upper floors on the said property in accordance with the plans, designs, specifications which are approved or which may hereafter be approved by B.M.C. with only such variations and modifications as the Builders may consider necessary to be made in them or any of them.

2. The Purchaser/s has/have prior to the execution of this Agreement satisfied himself/herself/itself about the title of the Builders to the said property and they shall not be entitled to further investigate the title of the Builders and no requisitions or objections shall be raised on any matter relating to the title.

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| करल - ५ | | |
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3. The Purchaser/s has/have seen the building plans as also the particulars of the specifications in accordance with which the said wing 'B' of the said building is to be constructed. The Builders shall be entitled to make such changes in the building plans but shall not make changes to the plan of the said shop/flat hereby agreed to be sold by the Builders to the Purchaser/s unless such variation and modification are carried out at the instance of the concerned local authority and/or government.

4. The Purchaser/s hereby agree to purchase from the Builders and the Builders hereby agree to sell to the Purchaser/s the said flat No. 1101 admeasuring 690.00 sq. ft. of Rera carpet area on 11th floor of wing 'B' of the said building to be named as **PRIPANT** which flat is more particularly described in the Schedule hereunder written which flat is shown on the plan thereof hereto annexed and surrounded by red coloured boundary lines and marked **Annexure "11"** (the said flat is hereinafter for brevity's sake referred to as the said premises) at or for the lump sum price of Rs. **1,33,20,760/- (Rupees One Crore Thirty Three Lakhs Twenty Thousand Seven Hundred and Sixty only)** including the proportionate price of the common areas and facilities. The said price is fixed and agreed to be paid is for the said premises only. The said price excludes Taxes (consisting of tax paid or payable by way of Value Added Tax, Service Tax and Cess, Goods and Services Tax or any other similar taxes.)

It is agreed that the aforesaid Rera carpet area of the Premises may vary as a result of physical variations due to structural members up to 3% of the carpet area, however the consideration shall not liable to change due to such variation. The Purchaser/s has/have paid to the Builders on or before the execution of this agreement a sum of Rs. **4,87,552/- (Rupees Four Lakhs Eighty Seven Five Hundred and Fifty Two Only)** (the payment and receipt whereof the Builders do hereby admit and acknowledge) and agree to pay the balance sum of Rs. **1,28,33,208/- (Rupees One Crores Twenty Eight Thirty Three Thousand Two Hundred and Eight Only)** in the following manner for the above said flat:

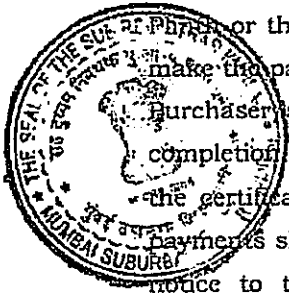
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ON OR BEFORE 45 DAYS FROM
EXECUTION OF THIS AGREEMENT

5. It is hereby expressly agreed that the time for the payment of each of the aforesaid instalments of the consideration amount shall be of the essence of contract. The certificate of the Architects of the Builders shall be conclusive proof that the plinth or the respective slab is completed and within seven days from the receipt of a notice from the Builders to the Purchaser/s, informing the Purchaser/s that the plinth or the respective slabs have been cast, the Purchaser/s shall make the payment as herein provided time being of the essence. The Purchaser/s shall not be entitled to raise any objections as regards completion of plinth or casting of the respective slabs or in regard to the certificate of the Builders' Architects. All the above respective payments shall be made within seven days of the Builders sending a notice to the Purchaser/s calling upon him/her/them to make payment of the same. Such notice is to be sent to the Purchaser/s under Certificate of Posting at the address of the Purchaser/s mentioned hereinafter and such posting will be sufficient discharge to the Builders, as regards giving of notice to the Purchaser/s.



6. Without prejudice to their rights under this Agreement and/or in law, the Builders shall be entitled to claim and the Purchaser/s shall be liable to pay to the Builders interest at the rate of 18% per annum, on all such amounts which may become due and payable by the Purchaser/s and remain unpaid for seven days or more after becoming due till the same are fully paid with interest

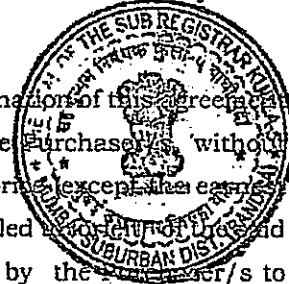
7. On the Purchaser/s committing default in payment of instalments on due date of any amount due and payable by the Purchaser/s to the Builders under this Agreement (including his/her /them proportionate share of taxes levied by the concerned local authority and other outgoings) and on the Purchaser/s committing breach of any of the terms and conditions herein contained, the Builders shall be entitled at their option to terminate this agreement and forfeit the earnest amount paid by the Purchaser/s to the Builders hereunder.

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PROVIDED ALWAYS that the power of termination hereinbefore contained shall not be exercised by the Builders unless and until the Builders shall have given to the Purchaser/s fifteen days prior notice in writing of their intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which Builders are intended to terminate this agreement and default shall have been made by the Purchaser/s in remedying such breach or breaches within the said period of fifteen days after receipt of such notice.

PROVIDED FURTHER upon termination of this agreement as aforesaid, the Builders shall refund to the Purchaser/s, without interest, the amounts of instalments of sale price, except the earnest money deposit which the Builders will be entitled to retain of the said premises which may till then have been paid by the Purchaser/s to the Builders but the Builders shall not be liable to pay to the Purchaser/s any interest on the amount so refunded. And upon termination of this agreement by the Builders as aforesaid, the Builders shall be at liberty to dispose off and sell the said premises to such person at such price as the Builders may in their absolute discretion think fit.



8. The fixtures, fittings and amenities to be provided by the Builders in the said wing 'B' of the said building and in the said premises are those as described in the Annexure "12" annexed hereto.

9. Commencing a week after notice in writing is given by the Builders to the Purchaser/s that the said premises are ready for use and occupation, the Purchaser/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the said premises etc.) of outgoings in respect of the said premises and wing 'B' of the said building namely local taxes, or such other levies by the concerned local authority and/or Government, water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, watchmen, sweepers and all other expenses necessary and incidental to the management and maintenance of the said premises and wing 'B' of the said building. Until the society is formed and the portion of land underneath wing 'B' of the said building and the said building is

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transferred to the said Society, the Purchaser/s shall pay to the Builders such proportionate share of outgoings as may be determined by the Builders. The Purchaser/s further agree/s that till the Purchaser/s share is so determined the Purchaser/s shall pay to the Builders provisional monthly contribution of Rs. 3,500/= per month towards the aforesaid outgoings. The amounts so paid by the Purchaser/s to the Builders shall not carry any interest and remain with the Builders till the Conveyance is executed as stated herein in favour of the Society formed by the Purchaser/s of shops/ flats in wing B of the said building as the case may be subject to the provisions of the Maharashtra Ownership Flats Act 1963 and RERA and Rules thereunder framed. On Conveyance being executed, the aforesaid deposits (less deduction provided for under this agreement) shall be paid over by the Builders to the Society at the time of execution of conveyance in favour of the said society. The Purchaser/s undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 7th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

10. The Flat Purchaser/s further agree/s that the Flat Purchaser/s shall pay a sum of Rs 60,000/- being the amount equal to 12 months provisional monthly contribution at the rate of Rs 5,000/- per month

The Builders shall utilize the sums referred above for meeting all legal costs, charges payable to local authorities and towards the professional cost of the advocates for his agreement and formation of the Society for which the Builders shall not be liable to render any accounts.

The aforesaid amounts and payments referred to hereinabove in this clause No.10 shall be paid by the Purchaser/s to the Builders by Pay Order and/or Demand Draft. However, if the Purchaser/s pays the said amount referred to hereinabove by cheques then and in that event the said cheques shall be received by the Builders subject to the realization thereof and the possession of the said premises shall be handed over to the Purchaser/s only after realisation of the said cheques.

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11. The Builders shall utilise ~~as mentioned in~~ clause (10) that will be paid by the Purchaser/s to the Builders for meeting all legal costs, charges and expenses including professional fees of the Solicitors and Advocates for preparing agreements and in connection with formation of the said Society as the case may be and preparing its rules, regulations and bye-laws.

12. The Builders shall not be liable to share the maintenance charges, electricity charges and water charges in respect of the shops, flats/parking spaces in wing 'B' of the said building.

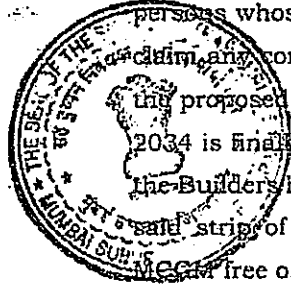
13. The Builders hereby represent & declare that the Purchaser/s is/are aware of and hereby confirms that

- a) The Builders hereby declare that the Floor (F.S.I.) available in respect of the said property is 2.7 time (two point two) plus TDR plus Fungible FSI as per rules and that no part of the said TDR/F.S.I. has been utilized by the Builders elsewhere for any purpose whatsoever. The Builders have utilized the entire Fungible F.S.I and T.D.R on the said property. The residual F.A.R. (F.S.I.) if any, in the said property shall be that of Builders. The Builders shall also be entitled to avail of the T.D.R., PAP, or any other additional FSI benefits in respect of the said property and shall also be entitled to use full F.S.I. that may be available at any time in future on the said property either acquired by way of T.D.R. by loading F.S.I. of any other property on the said property and also in the said property even after Occupation Certificate and completion certificate is issued by concerned authorities.
- b) The Purchaser/s is/are aware of the deficient joint open space on the adjoining property and shall not at any time hereafter object for the said deficient joint open space in the adjoining property or otherwise.
- c) The Builders have informed the Purchasers that the said Plot of land on which the said building consisting of wing 'A' & 'B' hereto is being constructed by the Builders is affected by proposed road/road widening under Draft Development Plan 2034 and that since the said Draft Development Plan 2034 is still a draft plan and is not yet sanctioned the MCGM has allowed the Builders to

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claim the FSI and full potential of the Plot including the said area going under the proposed road/road widening as per the Draft Development Plan 2034 including permissible TDR and that the Builders have given an undertaking to MCGM that neither the Builders nor their present or future partners their heirs, executors, administrators and successors or the registered society of the proposed purchasers/prospective buyers and persons whosoever derives the title of the said property shall not claim any compensation in any form subsequently as and when the proposed road/road widening under Draft Development Plan 2034 is finally sanctioned by the State Government and further the Builders have given an undertaking to MCGM to handover the said strip of land affected by proposed road/road widening to MCGM free of costs and free from encumbrances and to transfer the same in the name of MCGM in City Survey P.T.Card within six months from the date of sanction of the said draft development Plan 2034 by the State Government.



- d) The Builders are and shall always be entitled to make additions, alterations or put up any additional structures as may be approved by the Mumbai Municipal Corporation or the Government of Maharashtra or any other competent authority so as to consume the entire available and/or permissible F.S.I. on the said wing 'B' of the said building or on the said property and a covenant to this effect will be incorporated in the Conveyance that will be executed in pursuance of this agreement. Such additions structures or floors shall be the sole property of the Builders and the Builders will be entitled to deal with and dispose off the same in any manner as they deem fit without adversely affecting the said premises other than common area.
- e) The Purchaser/s hereby irrevocably agrees and undertakes to permit and give to the Builders all facilities for making any additions, alterations or to put up any additional floors or structures on the said wing 'B' of the said building. The Purchaser/s further agrees and undertakes not to obstruct or object or dispute to such construction on the ground of nuisance, annoyance and/or for any other reason whatsoever.

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- f) If any portion of the said property is acquired or notified to be acquired by the Government, or any other public body or authority, the Builders shall be entitled to receive all the benefits such as compensation, F.S.I. in lieu of compensation etc. in respect thereof or additional construction that may be permitted by the local body or concerned authority on the said property for any reason whatsoever including T.D.R. i.e. F.S.I. in respect of any adjoining or neighboring land/property or any other property. Such additional floor and structure will be the sole property of the Builders till the Conveyance or Conveyances/Agreements in respect of this property with wing 'A' and wing 'B' of the said building that will be constructed thereon is executed and completed and the Builders will be entitled to dispose off the same in any manner they choose and the Purchaser/s hereby irrevocably, consent/s to the same. Under the circumstances aforesaid, the Purchaser/s shall not be entitled to raise any objection or to any reduction in price of the said premises agreed to be purchased by him/her/them and/or for any compensation or damages on the ground of inconvenience or any other ground whatsoever
- g) The Builders shall have exclusive and absolute right to put up the said neon hoarding, advertising board, sign board and other mode of advertisement and the Purchaser/s or any of his/her/ their heirs, executors or successors or the society that may be formed of such purchaser/s of shops/flats including the purchasers herein shall have no right, claim of whatsoever nature in respect of and pertaining to the same and the Builders shall be entitled to the said rights pertaining to the said neon boards, advertising sign board and sign boards be incorporated in the Conveyance that would be executed in respect of the wing 'B' of the said building and land underneath thereto in favour of the Society and the said wing 'B' of the said building and land underneath thereto shall be transferred and conveyed when the Society is formed subject to the covenant herein contained.

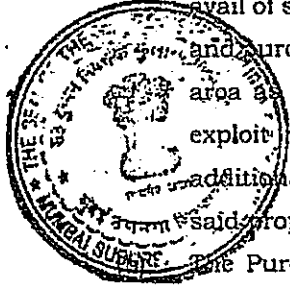
14. The builders hereby agree and the Purchaser/s hereby agree/s and confirm/s that:-

- (a) due to any change in the development rules and regulations or

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or any other concerned authorities any benefit of F.S.I. available (including on account of staircase, walls, lifts, balcony, passage, etc.) or T.D.R. (Transferable Development Right) or Additional Build-able Area are available in respect of the said property, then and in such event, the Builders alone shall be entitled to avail of such F.S.I./T.D.R. for which they are entitled to acquire and purchase such F.S.I. by way of T.D.R./Additional Build-able area as may be permissible and to use, utilize, consume and exploit the same by constructing additional structure or additional floors over wing 'B' of the said building and/or the said property.



The Purchaser/s hereby irrevocably agree/s and undertake/s that he/she/them shall not claim or demand any consideration/amount or compensation or benefit from the Builders in respect of the said benefit of additional and/or balance F.S.I. and/or T.D.R./additional build-able area available to the Builders to use, utilize, consume and exploit the same by constructing additional structure or additional floors over wing 'B' of the said building and or on the said property.

- (c) The Purchaser/s of flats/parking space etc. from the builders in respect of the said additional structure/additional floors which the Builders are entitled to construct by use of such extra or additional F.S.I. and/or T.D.R./additional build able area shall be accepted and admitted as members and shareholders of the Society and such Purchaser/s shall have all the privileges and be entitled to avail of the common amenities as may be available to the Purchaser/s herein in the said wing 'B' of the building.
- (d) It is expressly agreed and understood that though the right, title and interest of the Builders to avail the benefit of additional F.S.I. and/or T.D.R. benefit to use, utilize and consume the same in wing 'B' of the said building shall be absolute and permanent even after receipt of occupation certificate and/or Building Completion certificate in respect thereof.
- (e) The aforesaid consent, authority and covenants shall remain valid, continuous, irrevocable, subsisting, and in full force even

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after the possession of the premises handed over to the Purchaser/s and/or possession of the said wing 'B' of the said building is handed over to the society and vesting document is executed. The aforesaid covenants or such of them as the Builders may deem fit will be incorporated in the vesting document and they shall run with the property.

15. The Builders hereby agree to observe and comply with all the terms, conditions, stipulations and restrictions which may have been imposed by the concerned local authority at the time of sanctioning the building plans or thereafter and shall, before handing over possession of the said premises to the Purchaser/s obtain from the concerned local authority, a Completion Certificate in respect of wing 'B' of the said building including the said premises.

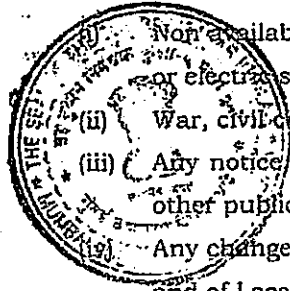
16. The Builders shall be at liberty to sell the remaining shops/flats etc., to any person for the purposes for which the same are earmarked as per B.M.C. Rules and regulations. The Purchaser/s shall have no objection if the Builders shall sell shops/ flats in the said wing 'B' of the said building for Banks, Hotels, Restaurants, clinic, nursing home, hospital, Guest house or for offices of any professional persons or for any commercial purpose/use permissible.

17. The Builders shall give possession of the said premises to the Purchaser/s within 15 days from receipt of full and final payment. If the Builders fail or neglect to give possession of the said premises to the Purchaser/s by the said date on account of Act of God, Natural calamity Force Major and for the reasons beyond their control then the Builders shall be liable on demand to refund to the Purchaser/s the amounts already received by them in respect of the said premises with simple interest at the rate of 6% per annum from the date the Builders received the sum till the date the amount and interest thereon are repaid. Till the entire amount and the interest thereon is refunded by the Builders to the Purchaser/s, they shall subject to prior encumbrances, if any, be a charge on the said property more particularly described in the First Schedule hereunder written, as well as the construction or building in which the said premises are

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PROVIDED THAT, the Builders shall be entitled to extension of time for giving delivery of possession of the said premises on the aforesaid date, of the completion of wing 'B' of the said building in which the said premises are to be situated is delayed on account of:-



- (i) Non-availability of steel, cement, other building material, water, or electric supply;
- (ii) War, civil commotion or Act of God;
- (iii) Any notice, order, rule, notification of the Government and/or other public or Competent Authority.
- (iv) Any change in D.C. Rule or any change in Policy of Government and of Local Authority.

The Purchaser/s shall take possession of the said premises within seven (7) days of the Builders giving written notice to the Purchaser/s intimating that the said premises are ready for use and occupation. As stated in the recital relating to occupation certificate resulting in possession of the said unit, Purchaser hereby declares that on possession he has physical inspected the flat and is fully satisfied with the amenities & specification provided by the Builder. Further, he will not raise any objections against the Builder against the same.

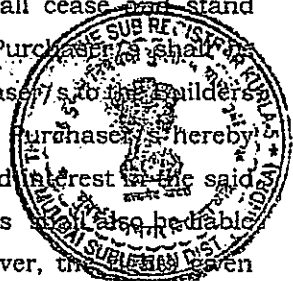
18. The Purchaser/s agree/s and undertake/s to pay all the amounts payable under this Agreement as and when called upon by the Builders and the Builders are not bound to give any notice and in the absence thereof shall not be admitted as an excuse for non payments of any amount/amounts on the due dates. The Purchaser/s further agree/s and undertake/s to observe and perform the terms, conditions and covenants contained in this agreement and to keep the Builders indemnified against the said payments and observance and performance of the said terms, conditions and covenants to be observed and performed by the Purchaser/s under this agreement.

19. If the Purchaser/s neglect/s, omit/s or fail/s for any reason whatsoever to pay to the Builders any of the amounts or dues

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payable by the Purchaser/s under the terms and conditions of this Agreement (whether before or after the delivery of possession) within the time herein specified and if the Purchaser/s in any way fail/s to perform and/or observe any of the terms, conditions, stipulations and covenants herein contained on their part to be observed and performed then this agreement shall cease and stand terminated and the earnest money paid by the Purchaser/s shall be forfeited and other amounts paid by the Purchaser/s to the Builders shall be refunded to the Purchaser/s and the Purchaser/s hereby agrees to forfeit all his/her/their right, title and interest in the said premises and in such an event, the Purchaser/s shall be liable to immediate ejection as trespasser. However, the rights reserved under this clause to the Builders shall be without prejudice to any other rights, remedies and claims whatsoever of the Builders available to them against the Purchaser/s under this Agreement and/or otherwise.



20. It is hereby expressly agreed that the Builders shall be entitled to sell the remaining flats in the said wing 'B' of the said building and other structures if any, on the said property for any use that may be permitted by the Mumbai Municipal Corporation and other authorities in that behalf and that the Purchaser/s or his/her/their permitted transferee and/or assignee shall not object to the use of any of the said premises for the aforesaid purposes at any time in future by the/respective acquirer/s Purchaser/s thereof. The Purchaser/s agree/s to bear and pay increase in local taxes, sales tax, value added tax (VAT), service tax, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or government and/or other public authority on account of change of use of the said premises by the Purchaser/s thereof.

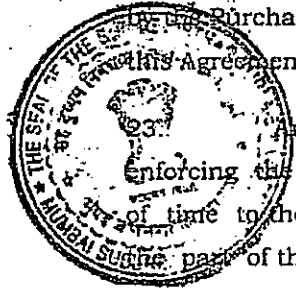
21. It is also hereby expressly agreed that so long as it does not in any way affect or prejudice the rights created in favour of the Purchaser/s in respect of the said premises, the Builders shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose off their right, title and interest in the said wing 'A' and wing 'B' of the building and/or in the said property or any part thereof or open space

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surrounding the said building and give them as open and/or stilt parking space or in any other manner they deem fit including to assign and/or give on lease or otherwise any portion or portions of the said property and the same shall be binding on the Purchaser/s.

22. The Builders shall have a first charge and lien on the said premises hereby agreed to be sold, in respect of any amount payable by the Purchaser/s to the Builders under the terms and conditions of this Agreement.



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

24. The Builders shall be entitled to enter into agreements with other buyers and Purchaser/s on such terms and conditions as the Builders may deem fit or alter the terms and conditions of the agreements already entered into by the Builders with other buyers and Purchaser/s, if any, without affecting or prejudicing the rights of the Purchaser/s herein in respect the said premises hereby agreed to be sold to the Purchaser/s.

25. The name of the building shall for ever be "ARIHANT" and name of the society shall bear the said name.

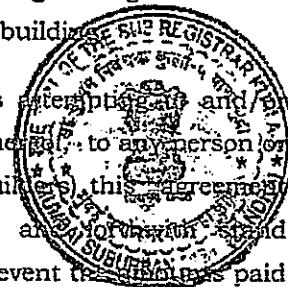
26. The Purchaser/s shall not let, sublet, sell, transfer, convey, assign, mortgage, charge or in any manner encumber or deal with or dispose off or part with his/her/their interest or the benefit of this agreement or any part thereof in the said premises until all the dues of whatsoever nature owing to the Builders are fully paid whether the same have become due or not and only if the Purchaser/s has/have not been guilty of breach of or of non compliance of any of the terms and conditions of this agreement and till such time, the conveyance or any other documents of transfer as hereinafter referred to is executed, they shall have to obtain the previous consent in writing of the Builders.

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27. The Purchaser/s and the person/s to whom the said premises are sold transferred or assigned or given possession of (after prior written permission of the Builders) shall from time to time sign all applications papers and documents and do all acts, deeds and things as the Builders may require for safeguarding the interest of the Builders in the said wing 'B' of the said building.

28. In the event of the Purchaser/s intending to sell or disposing of the said premises or any part thereof to any person or party (without the written consent of the Builders) this agreement shall without further notice automatically stand cancelled and revoked and then and in such event the amount paid till then by the Purchaser/s to the Builders under this agreement shall be refunded to the Purchaser/s without any interest and in the event if the possession of the said premises is handed over by the Builders to the Purchaser/s then and in that event the said amounts shall be refunded against the Purchaser/s handing over back the possession of the said premises to the Builders.



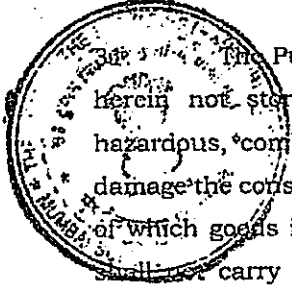
29. Nothing contained in this agreement is intended to be nor shall be constructed as a grant, demise or assignment in law of the said premises or of the said property and the said wing 'B' of the said building or any part thereof. The Purchaser/s shall have no claim save and except in respect of the said premises hereby agreed to be sold to him/her/ them and all open spaces, staircases, lobbies, unallotted parking spaces, terrace, garden if any etc., will remain the property of the Builders until the said wing 'B' of the said building with land underneath thereto is transferred to the cooperative housing society that will be formed by all the Purchaser/s of shops/flats in respect of the said wing 'B' of the said building together with the parking spaces in wing 'B' of the said building or on the land underneath thereto.

30. The Purchaser/s shall on receipt of possession as provided in the agreement use the said premises or any part thereof or permit the same to be used only for the purpose permissible under D.C.Regulations and/or for such other purpose as may be authorized by the Builders in writing and as may be permissible in law and/or

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by the concerned local authorities in that behalf and which is not likely to cause nuisance or annoyance to the other occupiers of the said wing 'B' of the said building and/or the owners and occupiers of the neighboring property or properties. The Purchaser/s shall use parking space only for the purpose of keeping or parking the Purchaser/s own vehicle.



The Purchaser/s shall on receipt of possession as provided herein not store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction of wings 'A' or 'B' the said building or storing of which goods is objected to by the concerned local authority and shall not carry or cause to be carried heavy packages which may damage or likely to damage the staircase, common passages, lift or any other structure of the said wing 'A' or wing 'B' of the said building and in case any damage is caused to the said wing 'A' or with 'B' of the said building or the said premises on account of negligence or default of the Purchaser/s in this behalf.

32. The Purchaser/s after receipt of possession of the said premises shall not demolish or cause to be demolished the same or any part thereof, nor at any time make or cause to be made addition or alteration of whatever nature on or to the said premises or any part thereof, nor any alteration in the elevation, M.S.Grill and outside colour scheme of the said wing 'B' of the said building in which the said premises is situated and shall keep the portions, sewers, drain pipes in the said premises and appurtenances thereto in good tenantable repair and condition and in particular, so as to support shelter and protect the other parts of the said wing 'B' of the said building in which the said premises are situated and shall not chisel or in any other manner damage the columns, beams, walls, slabs or RCC pardis or other structural members in the said premises without the prior written permission of the Builders and/or the Co-operative Housing Society.

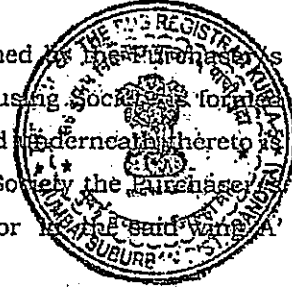
33. The Purchaser/s after receipt of the possession as stated in this agreement shall carry out at his/her/their own costs all internal repairs to the said premises and maintain the same in the

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same condition, state and order in which ~~2022~~ was delivered by the Builders, and shall not do or suffered to be done anything in or to the said wing 'B' of the said building or the said premises and shall abide by all the byelaws, rules and regulations of the Government and/or any other public authority.

34. It is expressly agreed and confirmed by the Purchaser/s hereto that till the proposed Co-operative Housing Society is formed and said wing 'B' of the said building and land underneath thereto is transferred to the said Co-operative Housing Society the Purchaser/s shall have no right in the said property and/or ~~in the said wing 'A'~~ or wing 'B' of the said building.



35. The Purchaser/s shall sign all papers and documents and do all other things that the Builders may require him/her /them to do and execute from time to time for more effectively enforcing this agreement and/or safeguarding the interest of all persons acquiring the shops/flats in the said wing 'A' of the said.

36. In the event of the Purchaser/s failing to sign any papers required by the Builders as hereinbefore provided, this Agreement shall stand terminated and the Purchaser/s shall have no claim in the said premises or against the Builders whatsoever except for refund of repayment of the amount paid so far by the Purchaser/s.

37. All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s under Certificate of Posting at his/her/their address mentioned above which will as below:

Mr Kishan P Gandhi, Mrs Mayuri K Gandhi and Mr Praful P Gandhi
Plot 123, Block No 03, Shree Shubh CHS Ltd, MP Vaidya Marg, Opp
Syndicate Bank, Ghatkopar East, Mumbai 400077
Email: kishangandhi9223@gmail.com

38. The Purchaser/s shall check up all the fixtures and fittings that will be provided in the said premises before taking possession of the same. Thereafter, the Purchaser/s shall have no claim against the Builders in respect of any item of work in the said or in the said wing 'B' of the said building which may be alleged

Handwritten signatures: Kishan P Gandhi, Mayuri K Gandhi, Praful P Gandhi

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not to have been carried out and/or completed and/or being not in accordance with the plans, specifications, and/or this agreement and/or otherwise howsoever in relation thereto.

39. The Purchaser/s shall permit the Builders and their Surveyors and agents with or without workmen and others at all reasonable times to enter upon their premises or any part thereof for the purpose of repairing any part of the building and/or cables, water covers, fittings, wires, structures and other convenience belonging to or serving or used for the said wing 'B' of the said building and also for the purpose of lying down, maintaining, repairing and testing drainage, gas and water pipes and electric wires and/or similar purpose and also for the purpose of cutting off the water supply to the premises or other shops/flats in the said wing 'B' of the said building in respect whereof the Purchaser/s or the occupier/s of such other shops/flats in the said wing 'B' of the said building as the case may be shall have committed default in paying their share of the water tax and/or other outgoings and electric charges.

40. The Purchaser/s shall not do or permit to be done any act or thing which may render void or void able any insurance of the said wing 'B' of the said building including any shops/flats and parking space or any part of the said wing 'B' of the said building or cause any increased premium to be payable in respect thereof or which may or likely to cause nuisance or annoyance to occupiers of the other shops/flats in the said wing 'B' of the said building and parking spaces in the stilt or surrounding the said wing 'B' of the said building.

41. Notwithstanding any other provisions of this agreement the Builders shall be entitled to at their sole and absolute discretion

- to have a Co-operative Housing Society to be formed and constituted in respect of the said wing 'B' of the said building as contemplated herein.
- to convey and/or transfer by way of lease the said wing 'B' of the said building together with land beneath thereto in favour of such Co-operative Housing Society.
- to convey and transfer by way of lease the said wing 'A' of the said building constructed for Ghatkopar Bus Station together

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with land underneath thereto to and in favour of B.E.S. & T. Undertaking as may be permissible in law and as may be mutually agreed by and between the Builders and B.E.S & T. Undertaking and the purchaser/s shall have no objection to the same.

- (d) to convey and/or transferred such appurtenances, if any, along with the conveyance and/or other documents for transfer of said wing 'B' of the said building with the land underneath thereto.
- (e) to decide and determine how and in what manner the infrastructure including the common utility and any other be transferred and/or conveyed to the said Society of the said B.E.S.& T. Undertaking as the case may be.
- (e) to provide for and incorporate covenants and restrictions and obligations with regard to the provision for maintaining the infrastructure and common amenities, if any.
- (f) to decide from time to time when and what sort of documents of transfer should be executed.

42. The Purchaser/s along with other buyers/Purchaser/s of the other shops/flats in the said wing 'B' of the said building shall join in forming and registering the Co-operative Housing Society to be known by the name of "ARIHANT" as the Builders may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for formation and registration of the Co-operative Housing Society and duly fill in, sign and return to the Builders within seven days of the same being forwarded by the Builders to the Purchaser/s, so as to enable the Builders to register the organization of the buyers/Purchaser/s under Section 10 of Maharashtra Ownership flats Act, 1963 and Real Estate (Regulation & Redevelopment) Act, 2016 and Rules framed thereunder. No Objection of Builders shall be taken by the Purchaser/s, if any changes or modifications are made in the draft-byelaws or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies as the case may be or any other Competent Authority.

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The Builders shall, after formation and registration of Co-operative Housing Society as aforesaid in respect of wing 'B' of the said building and after receipt of the Occupation/building Completion Certificate of wing 'A' and wing 'B' of the said building on the said property convey and/or transfer by way of lease (a) wing 'B' of the said building together with land underneath thereto to the said Cooperative Housing Society, and (b) wing 'A' of the said building together with land underneath thereto known as Ghatkopar Bus Station to B.E.S. & T. as permissible in law and as mutually agreed by the Builders and B.E.S. & T. Undertaking all the right, title and interest of the Builders in, upon and in respect of the said wing 'A' and wing 'B' of the said building as the case may be and such conveyance or conveyances and leases shall be in keeping with the terms and provisions of this Agreement.

44. The powers and authority of the Purchaser/s herein and of other buyers/Purchaser/s shall be subject to the overall power, control and authority of the Builders in all the matters concerning the said wing 'A' and wing 'B' of the said building and other structures if any on the said property the construction and completion thereof and all amenities pertaining to the same and in particular the Builders shall have absolute authority and control as regards the unsold shops/flats/parking spaces and the disposal thereof.

45. The Builders shall, if necessary, become a member of the Co-operative Housing Society in respect of their rights and benefits conferred herein or otherwise. If the Builders transfer, assign and dispose off such rights and benefits at any time to anybody, the assignee/transferee and/or the Purchaser/s thereof shall become the member of the Co-operative Housing Society in respect of the said rights and benefits. The Purchaser/s herein and the Co-operative Housing Society will not have any objection to admit such assignee/transferee as the member of the Co-operative Housing Society. Without demanding any transfer fees/charges, donation or of whatsoever nature.

46. Advocates & Solicitors of the Builders shall prepare and/or approve any deeds, and/or documents including Deed of Conveyance or Conveyances or Deed of Leases to be executed in

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pursuance of this agreement. Such Deed of Conveyance of Conveyances or Deed of Leases and all other deeds and documents to be executed in pursuance of this agreement shall be prepared by the Advocates of Builders and shall be approved by the Society's Advocates and the Advocates for B.E.S.& T. Undertaking as the case may be and all costs, charges and expenses including stamp duty, registration charges and all other expenses in connection with preparation and execution of Deed of Conveyance or Conveyances or Deed of Leases and all other deeds and documents in respect of wing 'A' of the said building and land underneath thereto shall be borne and paid by the Builders and/or B.E.S.& T. Undertaking as the case may be and in respect of wing 'B' of the said building and land underneath thereto shall be borne and paid by the Purchaser/s of shops/flats in the said wing 'B' of the building to be constructed on the said property in proportion to the areas of their respective premises and shops/flats. The Purchaser/s shall keep deposited with the Builders, a sum of Rs. NIL/= (Rupees _____ - _____ only) before taking possession of the said premises as a free of interest deposit in respect of the aforesaid payments and/or expenses. The said deposit shall not carry any interest and will remain with the Builders against faithful compliances of all the terms and conditions of this agreement on part of the Purchaser/s. The Deed of Conveyance/Conveyances and Deed of Leases and other deeds and documents in respect of 'B' wing and land underneath thereto title shall be prepared by the Advocate of the Builders at cost to be appropriated against the above deposit and the same will contain such covenants and conditions as the said Advocates of Builders shall think reasonable and necessary.

47. This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flats Act, 1963 and Real Estate (Regulation and Development) Act, 2016 and the rules made thereunder.

48. The Builders and Purchaser/s also agree to the following conditions:

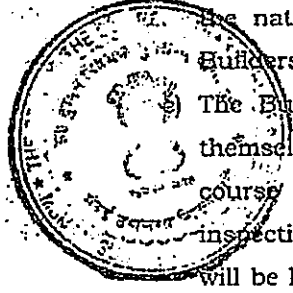
- a) if, after the date on which Purchaser/s has taken possession of the said Premises, any damage of whatsoever nature is

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caused to the said Premises, neither the Builders nor their Contractor will be held liable and/or responsible for the cost of reinstating or repairing the same and that Purchasers alone will be responsible for the same.

- b) Before carrying out the interior works in the said Premises the Purchasers should give Builders in writing, the details of the nature of interior works to be carried out and take Builders' prior written permission for the same.



The Builders shall have the right to inspect and satisfy themselves about the nature of Interior works during the course of execution of the said works and if after such inspection the Builders find that the nature of such works will be harmful to the building or any part thereof or to the other Premises, then the Builders will have the right to stop such interior works.

- d) The Purchaser/s will ensure that pursuant to the said interior works, the debris will be dumped in an area earmarked by the Builders or their Contractor for the same and the same will be cleared by the Purchaser/s at his/her own costs and expenses, on a daily basis and this should at no cost cause any nuisance or annoyance to the other Builders and to the other purchasers/occupiers of the shops/flats in the said building. All cost and consequences in this regard will be to the account of Purchaser/s.
- c) The Purchaser/s will ensure that the contractors and workers engaged by Purchaser/s during execution of the said internal work do not dump any waste material of whatsoever nature either in the toilet, waste water line or soil line, which may block the free flow of down take waste water, thus resulting in perennial choking and leakage.
- f) The Purchaser/s must ensure that contractors of Purchaser/s or workmen do not use or spoil the toilets inside the said Premises or in the said building and that they must use only the toilet earmarked by Builders;
- g) All materials brought to the said Premises/site for carrying out such interior works will be at the sole cost, safety,

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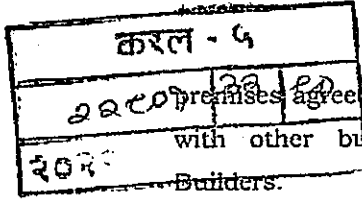
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security and consequences of Purchaser/s and that Builders will not be held responsible for the same.

- h) If during carrying out of such interior works any workmen sustain injury of whatsoever nature, the same will be properly taken care, attended to and treated by Purchaser /s by providing at his/her/their own cost, and consequent medical care and attention and that the Builders will not be held responsible for the same. All liabilities and damages arising out of such injury will be borne and paid by Purchaser/s alone.
- i) If during the period of carrying out of such interior works, if any of Purchaser's workmen misbehave or if found in a drunken state then the said workmen will be removed from the site forthwith and will not be allowed to re-enter the site again.
- j) The Purchaser/s must extend full cooperation to the Builders and contractors of Builders and ensure good governance of such works.
- k) The Purchaser/s must ensure that common passages/walkways are not obstructed or damaged during the course of carrying out such interior works or thereafter forever.
- l) No external or elevation change/s modifications of whatsoever nature will be permitted to be carried on by Purchaser/s;
- m) The Purchaser/s will abide by all regulations and requirements of Builders and contractors of Builders in this regard, which are all of/for common good and in no way cause any nuisance to the Builders of other Premises.
- n) The Purchaser/s will not change or alter the design of the Grills provided by Builders at any point of time

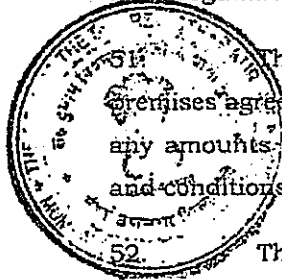
49. The Purchaser/s shall in addition to the price/ consideration and other amounts payable by the Purchaser/s to the Builders under this agreement shall also be liable to pay sales tax, if chargeable service tax, VAT at the prevailing rate or any other tax or levy then the same shall be payable by the Purchaser/s in respect of

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premises agreed to be sold to the Purchaser/s either alone or along with other buyers/purchasers/occupiers on demand from the Builders.

50. The Builders shall not be responsible for the consequences arising out of change in law or change in municipal and other laws, rules regulations etc.



The Builders shall have the first charge on the said premises agreed to be purchased by the Purchaser/s in respect of any amounts due and payable by the Purchaser/s under the terms and conditions of this agreement.

52. The Purchaser/s shall present this agreement as well as the conveyance that will be executed in pursuance hereof at the proper registration office of Sub-Registrar within the time limit prescribed by the Registration Act and both the Purchaser/s and the Builders will attend such office and admit execution thereof.

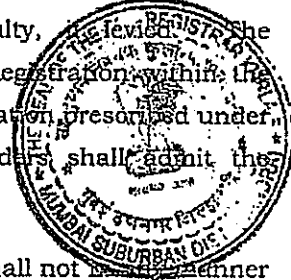
53. At the time of conveyance of the said wing 'A' and wing 'B' of the said building with the respective lands underneath thereto, if any, permission is required to be obtained or any compliance is to be effected of any Central or State legislation and/or any rules framed thereunder and/or under any other order, notification or ordinance whatsoever and by whatever name called, the same shall be complied with by the Purchaser/s and/or the body of buyers/ purchasers of other flats and/or the Co-operative Society and/or B.E.S.&T. Undertaking in consultation and cooperation with the Builders and all costs, charges and expenses, if any, that may have to be incurred in connection, the said wing 'A' and land underneath thereto shall be borne and paid by the Builders or the B.E.S. & T. Undertaking as the case may be and in connection with Wing 'B' and land underneath thereto the same shall be borne and paid by the Purchaser/s and/or the other buyers/purchasers/occupiers of the said premises and other shops/flats in the said wing 'A' of the said building.

54. All costs, charges, expenses including stamp duty, registration charges, premiums, penalties, VAT, Service Tax and all other incidental charges, taxes or duties as may be levied by the State

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Government, Central Government or Local Authority and as application and etc. payable in respect of this agreement and all documents including Deed of Conveyance to be executed in pursuance hereof shall be borne and paid and/or reimbursed by the Purchaser/s alone to the exclusion of the Builders. The Purchaser/s hereby agree/s to indemnify and to keep the Builders indemnified from any cause or financial claim, including interest or penalty. The Purchaser/s shall lodge this Agreement for Registration within the prescribed period before proper office of Registration prescribed under Indian Registration Act, 1908 and the Builders shall admit their execution the same.



55. It is specifically agreed that the Builders shall not be liable to pay stamp duty and the Registration Charges, VAT, Service Tax, etc. payable on this agreement as also any other deed or document that will be executed in pursuance hereof. It is further agreed that the stamp duty payable on this agreement shall be paid by the Purchaser/s before executing this agreement and after the said agreement is executed by the Builders herein it will be the responsibility of the Purchaser/s to register the said agreement with the Sub-Registrar of Assurances and intimate to the Builders under which number the said agreement has been lodged for registration so as to enable the Builders to remain present before the concerned Sub-Registrar of Assurances and to admit their execution and the Builders shall not be responsible and/or liable for not lodging the said agreement by the Purchaser/s for registration. The expenses for the registration shall be borne and paid by the Purchaser/s alone.

IN WITNESS WHEREOF the parties hereto have hereunto and on the duplicate hereof set and subscribed their respective hands and seals the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO:

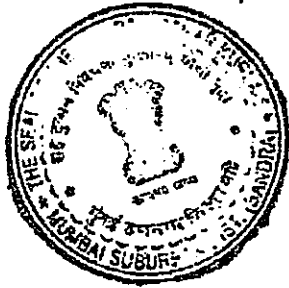
ALL THAT LAND situate, lying and being at Village Kiroi - Ghatkopar, Taluka Kuria, District Mumbai Suburban within the limits Registration District and Sub District of Mumbai and which is now falling within the local limits of "N" Ward of Mumbai Municipal

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Corporation bearing Final Plot No.30 of T.P.S.II of Ghatkopar and bearing -C.T.S. Nos. 3858, 3859, 3860 and 3861 of Village Kirol Ghatkopar admeasuring as per City Survey Property cards 1259.2 sq.metres thereabouts on which new building consisting of wing 'A' of Ghatkopar Bus Station for B.E.S.&T. Undertaking is being constructed and wing 'B' for prospective buyers/purchasers of shops/flats therein is being constructed.

M. J. [Signature] M. J. [Signature]



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THE SECOND SCHEDULE ABOVE REFERRED TO:

A shop/flat bearing No. 1101 admeasuring 690.00 sq.ft. of Rera carpet area on 11th floor of wing 'B' of new building to be named "ARIHANT" being constructed on the plot of land more particularly described in the First Schedule above referred to.

SIGNED AND DELIVERED)
 by the withinnamed "BUILDERS")
M/s. PLAHA AND MEHTA ASSOCIATES)
 Through its Partner)
RAJ RAMLAL YADAV)
 in the presence of)
 1. *[Signature]*)
 2. *[Signature]*)



[Signature]

SIGNED AND DELIVERED BY)
 the wi'hinnamed PURCHASER/S)
MR KISHAN PRAFUL GANDHI)
MRS MAYURI KISHAN GANDHI)
MR PRAFUL PRAVINCHANDRA GANDHI)
 in the presence of)
 1. *[Signature]*)
 2. *[Signature]*)



[Signature]



[Signature]



[Signature]



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02/07/2013

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दस्ता क्रमांक : 11077/2012

नोंदणी :

Regn:63m

माथाचे नाव : 1) घाटकोपर

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(1) विलेखाचा प्रकार करारनामा
 (2) मोबदला 117444000
 (3) वाजारभाव(भाडेपट्ट्याच्या वाढवित्तपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 86558396

(4) धू-मापन,पीठहिन्ना थ बदलनांक (असल्यास)

1) पालिकेचे नाव मुंबई महानगरपालिका, इतर माहिती: जमीन मालकी क्रमांक: 3858, 3859, 3860 & 3861 ;))

(5) क्षेत्रफळ

1) 1259.20 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असलेले तेंव्हा.

(7) दस्तऐवज करून देणा-या/विहून ठेवणा-या पक्षांमध्ये नाव किंवा दिवाणी न्यायालयाचा हस्तक्षेप किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता:

- 1) नाव:-शांभू खोटादाद इराणी वय:-64; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- मेर्वन मेन्शन , ब्लॉक नं. - , रोड नं. जे. व्ही. रोड, घाटकोपर पश्चिम , महाराष्ट्र, मुम्बई. पिन कोड:-400086 पॅन नं:-AAAP13888E
- 2) नाव:-शेरियर खोटादाद इराणी वय:-60; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- मेर्वन मेन्शन , ब्लॉक नं. - , रोड नं. जे. व्ही. रोड, घाटकोपर पश्चिम , महाराष्ट्र, मुम्बई. पिन कोड:-400086 पॅन नं:-AAAP11449K
- 3) नाव:-सुहास शेरियर इराणी वय:-72; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- मेर्वन मेन्शन , ब्लॉक नं. - , रोड नं. जे. व्ही. रोड, घाटकोपर पश्चिम , महाराष्ट्र, मुम्बई. पिन कोड:-400086 पॅन नं:-AFCPT5859B
- 4) नाव:-शेरियर सुहास इराणी वय:-44; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- मेर्वन मेन्शन , ब्लॉक नं. - , रोड नं. जे. व्ही. रोड, घाटकोपर पश्चिम , महाराष्ट्र, मुम्बई. पिन कोड:-400086 पॅन नं:-AAAP11082Q
- 5) नाव:-मोहन सुहास इराणी वय:-38; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- मेर्वन मेन्शन , ब्लॉक नं. - , रोड नं. जे. व्ही. रोड, घाटकोपर पश्चिम , महाराष्ट्र, मुम्बई. पिन कोड:-400086 पॅन नं:-AAJPI0117K
- 6) नाव:-रुक्माना परनी विलीनोचीया वय:-41; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- मेर्वन मेन्शन , ब्लॉक नं. - , रोड नं. जे. व्ही. रोड, घाटकोपर पश्चिम , महाराष्ट्र, मुम्बई. पिन कोड:-400086 पॅन नं:-ADPMB0812E
- 7) नाव:-रोशन नेव कासगोपी वय:-83; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- मेर्वन मेन्शन , ब्लॉक नं. - , रोड नं. जे. व्ही. रोड, घाटकोपर पश्चिम , महाराष्ट्र, मुम्बई. पिन कोड:-400086 पॅन नं:-ADEPC9413G
- 8) नाव:-महेश बहुधाम इराणी वय:-61; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- मेर्वन मेन्शन , ब्लॉक नं. - , रोड नं. जे. व्ही. रोड, घाटकोपर पश्चिम , महाराष्ट्र, मुम्बई. पिन कोड:-400086 पॅन नं:-AADPF1529H
- 9) नाव:-सदाशिव तान इराणी वय:-77; पत्ता:-प्लॉट नं. 1, माळा नं. तळ मजला , इमारतीचे नाव:- शिरिन वन , ब्लॉक नं. - , रोड नं. चौथा रोड, घाटकोपर पश्चिम , महाराष्ट्र, मुम्बई. पिन कोड:-400086 पॅन नं:-AAAP:1792B
- 10) नाव:-सुहास तान इराणी वय:-59; पत्ता:-प्लॉट नं. 1, माळा नं. तळ मजला , इमारतीचे नाव:- शिरिन वन , ब्लॉक नं. - , रोड नं. चौथा रोड, घाटकोपर पश्चिम , महाराष्ट्र, मुम्बई. पिन कोड:-400086 पॅन नं:-AAAP11793A

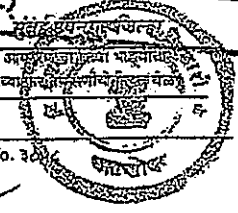


मालमत्ता पत्रक

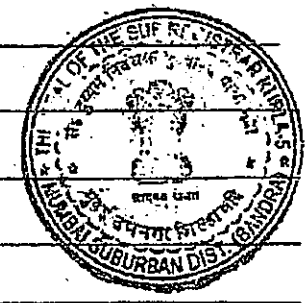
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| करल - ५ | |
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| २०२३ | |

विभाग/विणंजे - वाटकोपर-किराळ तालुका/न.मु.मा.का. -- न.मु.अ.वाटकोपर

| नाम भूखाने | साट नंबर | वाट नंबर | क्षेत्र | धारणाधरता | शासनाला दिल्ल्या अकराव्या क्रमांकाच्या फाट्यावेल्यान |
|--------------------|----------|----------|---------|-----------|--------------------------------------------------------|
| धरक/ धा. प्लॉ. नं. | | | चौ.नं. | | समगील आशिल्ल्या त्याच्या क्षेत्रावेल्यान घेतल्ल्या वेल |
| ३८६० | ३८६० | | | | |
| .. | | | | [[४४.३]] | न |
| .. | | | | ३७.३ | Sec C.T.S. No. ३००७ |



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| मुख्याधिकारी | -- |
| हक्काचा मूळ धरक धर्म १९५३ | (१) Khodad Saniar (२) Sam Saniar |
| पट्टेदार | -- |
| इतर भात | -- |
| इतर गेरे | -- |



| दिनांक | व्यवहार | खंड क्रमांक | नथिन धरक (आ) पट्टेदार (प) किंवा भात (भा) | साक्षात्करण |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| २४/०५/१९६५ | N.A. asstt. entered as per collector B.S.D's No. LNDA २२२१ dt. १२.३.५७ for १५०६ Sq. yds. up to ३१.७.१९६७ | | | हो - १९६५-६०-२८ न.मु.अ. धरकधरता |
| २४/०५/१९६५ | भा.स. ध्या १९५६ च्या वलन मापये कायद्यान्वयत म.स.स. च्या १९५८ अन्वयमाध्यानी मर्यादांनुसार व भा.स.ध्या नागें सधची कायद्यानुसार क्षेत्र आकाराचे उपांतर केलें. | | | हो - १९६५-६०-२५ न.मु.अ. धरकधरता |
| ३०/१४/१९७५ | न.मु.सुची र्गिन वाटगोपम नं. २५५७/६४२८ ता. ६.४.७३ प्रमाणे | | (H) खोदादाद शरीअर इराणी साम शरीअर इराणी | हो - १९७५-७९-२५ न.मु.अ. धरकधरता |
| ३०/१२/२०११ | वारसने अर्ज, जबाब, मृत्युवाक्यला व पतिलेखानुसार खोदादाद शरीअर इराणी हे दि.५/५/१९८०ची मयत झालेले त्याचे नाव काढून जले व न. मु.अ. ३८६० चे ३७.३ चौ.मी. क्षेत्रांतले ५०% क्षेत्रास पुढील प्रमाणे नवे दफ्तल केली. | | धा. खुसत शरीअर इराणी आदुर खोदादाद इराणी शंभान गद कालागीरी मंडळ बंधुसाम इराणी शरीअर खोदादाद इराणी रुपराना पारसो मिलीमोरोया नेरुत खुसत इराणी शरीअर खुसत इराणी | न.मु.अ. ३८६० प्रमाणे हो - २०/१२/२०११ न.मु.अ. धरकधरता |
| ३०/१२/२०११ | वारसने अर्ज, जबाब, मृत्युवाक्यला व पतिलेखानुसार सगळ्या शरीअर इराणी हे दि.२८/५/२००४ रोजी मयत झालेले त्याचे नाव काढून जले व न. मु.अ. ३८६० चे ३७.३ चौ.मी. क्षेत्रांतले ५०% क्षेत्रास पुढील प्रमाणे नवे दफ्तल केली. | | धा. (गिननेह साम इराणी) मुसलख साम इराणी दिलानर कराम इराणी महर शरीअरन सिध्या आरमापट्टी बंधुशरी इराणी न.मु.अ.साम इराणी शरान शाइरुफ सापट्टी | न.मु.अ. ३८६० प्रमाणे हो - ३०/१२/२०११ न.मु.अ. धरकधरता |

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| ३०२ | | |

मालमत्ता पत्रक

वेभाग/प्रांजे -- घाटकांयन-किरोळ तालुका/न.पु.म.का. -- न.पु.अ.घाटकोपर जिल्हा -- मुंबई उपनगर जिल्हा

| दिनांक | विवरण | खंड क्रमांक | नवेन घारक (घ) | साक्षात्कृत |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------------------------------------|-------------------------------------------------------|
| २८/०९/२०१२ | माहितीसाठी देण्याची को. दिनांक २०/९/२०१२ रोजी मध्यत आलेले दिनांक २०/९/२०१२ चे नवीनमालमत्ता किंवा नवे कमी करणे. | | | करल क्र.१२२ प्रमाणे घट्टे - ११/०९/२०१२ न.पु.अ.घाटकोपर |
| २३/०९/२०१५ | सह. पुण्यापिठ्याचे विकासास मुंबई उपनगर जिल्हा यांचेकडील नोंदणीकृत खासदार क्र. १००४/२०१३ दि. ३०/९/२०१३ अन्वये खासदार निवडणूक को. घाटकांयन सोरोपार दरागो य देत १३ कामेकडून मे.प्लाह अन्वये व्हलत अस्सीपिपट्टस घांनो खासदारने घेतल्याने खासदार घांने नोंद फनी करून घेतली घेणार घांने नवा राखल घेतले. | | नवेन घारक (घ) व्हिदार (घ) कित्या भार (भ) | करल क्र.१२५ प्रमाणे घट्टे - २३/९/२०१५ न.पु.अ.घाटकोपर |

तपासणी करणारा - खासदार - न.पु.अ.घाटकोपर मुंबई उपनगर जिल्हा

अर्जे क्रमांक. २०१४ अर्ज आल्याची तारीख. २१ ११ २०१५
 नवकरांचा शुल्क १६००० नवकर तयार तारीख २१ ११ २०१५
 नकरलेली प्रतिया तयार तारीख. २१ ११ २०१५
 तपासणी शुल्क. २००० तपासणी तारीख. २३ ९ २०१५
 अनावड शुल्क २००० नवकरांचा तारीख. ३० ९ २०१३
 एकुल शुल्क १६२०० खरी घट ३० ११ २०१५

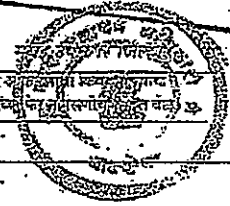
[Signatures]
 नगर मूलापन अधिकारी घाटकोपर

करल - ५
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मालमत्ता पत्रक

विभाग/भांजे - घाटकापर-किराळ तालुका/न.भू.म.का. - न.भू.अ.घाटकापर जिल्हा -

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|---------------------------|--------------------|--------------------------|---------|----------------------------------------------------|
| अशा पुस्तक नं. घा. भौ. प. | विट नं. घा. भौ. प. | अंश सं. मी. | धारणाधर | राज्यशासित भू-संपादन विभाग, महाराष्ट्र शासन, मुंबई |
| ३८५८ | ३८५८ | [१०५७] [१३५७] १०८५ | का. | Rs. Ps. ५०.३८ (C.T.S. No. ३८५८ 1st २८५८) |



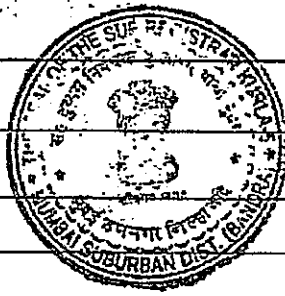
सुविधायित्वात -

हक्काचा मूळ धारक वर १९५३ [१] Khodad Seriar [२] Sam Seriar

पट्ट्यात -

इतर भाग -

इतर भाग -



| दिनांक | व्याख्या | उप प्रमाण | संविन धरणा (धा) मंजूर (१) किंवा गण (२) | साक्षीकन |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| १०/०३/१९६४ | Appli- २२.३.६४ Aren connected as per area shown in the Enquiry Register as १३९.७ Sq.yds. | | | अंश - १९६४-०३-१० न.पू.अ. घाटकापर |
| २४/०९/१९६५ | N.A. asst entered as per Collector B.S.D's No. LNDA २३४२ Dt. १३.१.६७ for १५०६ Sq.yds upto ३१.१०.१९९७ | | | अंश - १९६५-०९-२४ न.पू.अ. घाटकापर |
| ३४/०५/१९६९ | भा.स.व्या (१५-६) च्या वजन मर्यादे कायद्यानुसार प.ग.म.चा १९५८ अमलसमजावणी कायद्यानुसार व भा.स.व्या भागां तयारी जायदानुसार क्षेत्र आकाराचे तपान करणे. | | | अंश - १९६९-०५-३४ न.पू.अ. घाटकापर |
| २०/१२/१९७५ | २४. सुची रॉय घाटकापर पत्र नं. २५५०/६४२८ भा. ५. ८. ७७ प्रमाणे | | (11) जायदाद शरीअर इत्यादी साम गरीअर इत्यादी | अंश - १९७५-१२-२० न.पू.अ. घाटकापर |
| २०/१२/२०११ | वारसना अर्ज, जबाब, मृत्युसंश्लेषण व प्रा शिक्षकानुसार जायदाद शरीअर इत्यादी डी.दि. ११/१/१६ रोजी पयस झालेले त्यांचे नाव काढी केले व न.पू.अ. ३८५८ च्या १०८५ चौ.मी. क्षेत्रातील ५०% क्षेत्रास मुदतिल प्रमाणे नांव ठरविले जाई | | धा सुरास जैसिंग इत्यादी शाहू जैसिंग इत्यादी राक्षस गंग कालीगिरी मंहरु मंहराम इत्यादी गोरिणर जायदाद इत्यादी नरमना पारसो मिलोमोरीया गंगम घुसत इत्यादी गोरिणर खुसत इत्यादी | अंश - २०११-१२-२० न.पू.अ. घाटकापर |

करला - ५
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मालमत्ता पत्रक

विभाग/विजे -- वाटकोपर-किराळ तालुका/न.भु.न.का. -- न.भु.अ.घाटकोपर जिल्हा -- मुंबई उपनगर जिल्हा

कार पत्रक क्र. १५६३ दि. २०/१२/२०१२ धरणाधिकार मालमत्ता देण्याबाबतच्या ठरावाच्या अर्जावरून घेतलेल्या कर हप्त्याबाबतची निवृत्त घटक

| दिनांक | वृत्त क्रमांक | नॉमिन घटक (धा) पट्टा (धा) विलय वा (धा) | समाधान |
|------------|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| २०/१२/२०१२ | | धा [घनिष्ठ साम ठराव] / [निलंबन काम ठराव] दिलकर फसम ठराव वेडर वॉलंटियर नियुक्त अन्वयस्थी यंत्रणी ठराव नियुक्त साम ठराव गॅरिज शाकल्य ठराव | १०/१२/२०१२ घटक २०/१२/२०१२ न.भु.अ.घाटकोपर |
| २०/१२/२०१२ | | घनिष्ठ साम ठराव २०/१२/२०१२ रोजी मध्य ज्ञानने दिनांक २०/१२/२०१२ घे नार्दीमधील र्थाचे नांवःकमी घेतले | १०/१२/२०१२ घटक २०/१२/२०१२ न.भु.अ.घाटकोपर |
| २०/१२/२०१२ | | सह. मुख्य निबंधक कुर्ला-१ मुंबई उपनगर जिल्हा पोस्टाधिकार निदेशाद्वारे खरीदी दस्त क्र. १००१/२०१३ दि. ३०/१२/२०१३ अन्वये हदर मालमत्त धी. घुसक प्रोन्स्यार इरागी व इतर १३ वाघेकहून ये. वगळा अन्व गेठरा अन्वार्थिगदस घानी खरीदीने घेतलामने खरेचे देणू घांधे नांवे कमी फलन खरेदी घणार घांधे नांव राळल घेतले | १०/१२/२०१२ घटक २०/१२/२०१२ न.भु.अ.घाटकोपर |

न.भु.अ.घाटकोपर मुंबई उपनगर जिल्हा

मज क्रमक्र. २००४ जन आल्यार्धी तारीख २१/११/२०१५
 नवकरा शुल्क १२०-०० नवकरा तव्हा तारीख २१/११/२०१५
 नवकराचेही प्रतिवार रामर करणार.
 तपासणी करणार. २१/११/२०१५
 कायद शुल्क ०-०० नवकरा देण्यार्धी तारीख. २१/११/२०१५
 एकुल शुल्क १२०-०० खरी प्रत २०/११/२०१५

घाटकोपर
 मुंबई उपनगर जिल्हा

करल - ५
२२७७ ४३ २०
२०२२

मालमत्ता पत्रक

विभाग/मोजे - घाटकांपर-किराठ तालुका/न.भु.ना.का. -- न.भु.अ.घाटकांपर

जिल्हा - मुंबई उपनगर जिल्हा

| | | | | | |
|--------------------------------------|----------|----------|---------------------|------------|---------------------------------------------------------------------------------------------------------------|
| नगर पंचायत क्रमांक / पंच. पत्र. क्र. | घाट नंबर | घाट नंबर | क्षेत्र क्षेत्र नं. | पारलयाचकार | शासनाधिकार प्राप्त क्षेत्र/पंचायत/ग्रामपंचायत/नगरपालिका आणि त्यांच्या अंतर्गत क्षेत्रांत (संपूर्ण क्षेत्रांत) |
| ३८५९ | ३८५९ | | [३२.८] २०.५ | क | |

Seq C.T.S. No. ३२

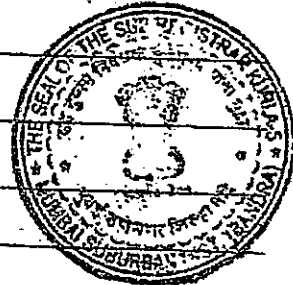
सुविधाधिकार -

हस्ताक्षर मूळ धारक नं. १९५३ [१] Khodad Saria, [२] Sama Saria

पट्टेदार -

इतर भाग -

इतर शीट -



| दिनांक | व्यवहार | उल्लेख क्रमांक | नवीन धारक (धा) पट्टेदार (प) किंवा भाग (भा) | साक्षात्कृत |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| २४/०९/१९६५ | N.A. assic. entered as per collector B.S.D's No. LNDA २३४२ dt. १६.१.४७ for १५०६ Sq.yrds upto ३६.७.१९९७ | | | सही - १९६५-१०-२८ न.भु.अ. घाटकांपर |
| २४/०५/१९६९ | म.स.च्या १९५६ च्या यजन भा.प.चे कायद्यानुसार म.स.च्या १९५८ अंमलपत्रावरील कायद्यानुसार क धा.स.च्या नावाचे संबंधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले. | | | सही - १९६९-१०-२५ न.भु.अ. घाटकांपर |
| २७/११/१९७५ | स्व.सुची रनि घाटकांपर नं. २५५०/६४१८ ता. ६.४.७२ प्रमाणे | | (H) खोदाबाद शरीरार इराणी साम शरीरार इराणी | सही - १९७५-१२-२५ न.भु.अ. घाटकांपर |
| २०/१२/२०११ | धारताने अर्ज, जबाब, मूल्यांकन व प्रतिकारानुसार खोदाबाद शरीरार इराणी हे दि.१४/१६२०ली मपत झालेने त्याचे नांव कमी केले व न. भू.क्र.३८५९ चे २७.५ चौ.मी. क्षेत्राचे ५०% क्षेत्रास पुढील प्रमाणे नावे पावला केले. | | धा. खुलर शरीरार इराणी शाहू खोदाबाद इराणी रोशन गेव फालगिणी मेरुत बेहराम इराणी शरीरार खोदाबाद इराणी रुक्साना धारसी मिलामोरीया पारुल खुलर इराणी शरीरार खुलर इराणी | कि.स.पु. क्र.८०८ प्रमाणे सही - २०/१२/२०११ न.भु.अ.घाटकांपर |
| २०/१२/२०११ | धारताने अर्ज, जबाब, मूल्यांकन व प्रतिकारानुसार साम शरीरार इराणी हे दि.१८/५/२००४ रोजी मपत झालेने त्याचे नांव कमी केले व न. भू.क्र.३८५९ चे २७.५ चौ.मी. क्षेत्राचे ५०% क्षेत्रास पुढील प्रमाणे नावे व रूपांतर केले. | | धा. [गोमजैठ साम इराणी] गुलसख साम इराणी दिलवर फराम इराणी मेहर शरीरार सिधवा आरमाथडी यदवी इराणी जहायस सान इराणी रोशन शाहूख तावडी | कि.स.पु. क्र.८०९ प्रमाणे सही - २०/१२/२०११ न.भु.अ.घाटकांपर |
| १४/०९/२०१२ | गोमजैठ साम इराणी हा दिनांक २०/१२/२०११ रोजी मपत झालेने दिनांक २०/१२/२०१२ चे नोंदीमधील त्याचे नांव कमी केले. | | | कि.स.पु. क्र.१६२ प्रमाणे सही - १४/०९/२०१२ न.भु.अ.घाटकांपर |

कारल - ५
 २२२०९ ४४ २०
 ३०२२

मालमत्ता पत्रक

विभाग/नाम -- घाटकोपर जिल्हा तालुका/न. भू. मा. का. -- न. भू. अ. घाटकोपर जिल्हा -- मुंबई उपनगर जिल्हा.
 नाम प्रमाण दिनांक/न. घाटकोपर क्षेत्र घाटकोपर वारिसनाम/दस्तावेज क्रमांक/न. घाटकोपर वारिसनाम आणि त्याच्या फेर तपसणीचे नियम प्रकळ

| दिनांक | खंड क्रमांक | नविन धारक (या) पत्तिका (म) किंवा पार (नं) | साक्षिकांक |
|------------|-------------|-------------------------------------------|-----------------------------------------------------------|
| २३/०४/२०१३ | १ | या मिरसत प्लाट अन्वये मिरसत अलशिरादूर | मिरसत क्र. ३१६५ प्रमाणे सही - २५/४/२०१५ न. भू. अ. घाटकोपर |

तपसणी न्यायालयात - घाटी नकदल - न. भू. अ. घाटकोपर मुंबई उपनगर जिल्हा

अर्ज क्रमांक २०१२ अर्ज आल्याची तारीख. २६/७/२०१५
 नवप्रतीचा शुल्क १६०-०० नकदल तयार तारीख २६/७/२०१५
 नकदलेची प्रतिकाय तयार उपनगर २४/७/२०१५
 तपसणी हस्तगत. घाटी नकदल
 कामद शुल्क २०० नकदल तयारी तारीख २४/७/१५
 एकुल शुल्क १६२-०० घाटी पत्र ३०/७/२०१५

[Signature]
 घाटकोपर जिल्हा
 घाटकोपर कार्यालय
 घाटकोपर

[Signature]
 नगर सुमामन अधिकारी
 घाटकोपर

करल - ५
 ३२७१ ४ २०
 २०२२

मालमत्ता पत्रक

विभाग/मौजे -- वाटकोपर-किरांडे तालुका/न. भु. मा. का -- न. भु. अ. वाटकोपर जिल्हा - मुंबई उपनगर पंचायत

नयाँ मूल्यांकन दिनांक/व. सं. न. शहर नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासकता विस्तार आदेशाचे दिनांक/व. सं. न. न. त्रयीत आदेश दिनांक/व. सं. न. न.

३८६१ ३८६१ [१२१८-६] फ Sec C.T.S. No. ३८६१
 १०८५.९

सुविधाधिकार -

हस्ताक्षर मूळ धारक क्रम ११५३ (१) Khodad Serial (२) Sum Serial

पट्टेदार -

इतर भाग -

प्लॉट नंबर -

| दिनांक | व्यवहार | उप-क्रमांक | नविन धारक (धा) पट्टेदार (प) किंवा भाग (भा) | संक्षिप्त |
|--------|---------|------------|--------------------------------------------|-----------|
|--------|---------|------------|--------------------------------------------|-----------|

| | | | | |
|------------|--------------------------------------------------------------------------------------------------------|--|--|----------------------------------------|
| २४/०९/१९६५ | N.A. asstt. entered as pu. collector B.S.D's No. LND.A २२४१ dt. १६.१.६७ for १५०६ Sq.yds upto ३१.७.१९९७ | | | रक - ११६५-१०-२८ न.भु.अ. पट्टेदार |
|------------|--------------------------------------------------------------------------------------------------------|--|--|----------------------------------------|

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| २४/०५/१९६९ | धा.न. ध्या १९५३ च्या वजन माप.चे कायद्यानुसार म.श.स. च्या १९५८ अमलबजावणी कायदा अनुसार व धा.न. ध्या न.प. संघी कायद्यानुसार क्षेत्र आकाराप रूपांतर केले. | | | रक - ११६९-१०-२५ न.भु.अ. पट्टेदार |
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|------------|---------------------------------------------------------|--|----------------------------------------------|----------------------------------------|
| २७/११/१९७५ | न्य.सुची रॉजि. वाटकोपर न २५,५०/६,४२८ सा. ५/२/७२ प्रमाणे | | (H) खंडादार शरीरधार इराणी सत्य शरीरधार इराणी | रक - ११७५-१०-२५ न.भु.अ. पट्टेदार |
|------------|---------------------------------------------------------|--|----------------------------------------------|----------------------------------------|

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|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| २०/१२/२०११ | धारसाले अन्व. जबाब्य. मूल्यांकनाचा व प्रतिशोधानुसार खंडादार शरीरधार इराणी हे दि.१/१/१९६०ची मध्याम झालेले त्यांचे नाव कमी केले व न. भु.स. ३८६१ चे २०८५.१ चौ.मी. क्षेत्राचे ५०% क्षेत्रास पुढील प्रमाणे नावे दाखल केली | | धा खुलस शरीरधार इराणी शुभर खंडादार इराणी संजय मीर फालगोनी महेश वेहराम इराणी शरीरधार खंडादार इराणी रुक्माना धारसी विलीनीरोया पोरस खुलस इराणी शरीरधार खुलस इराणी | न.भु.अ. ३८६० क्रमांक रक - २०/१२/२०११ न.भु.अ. ३८६० |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|

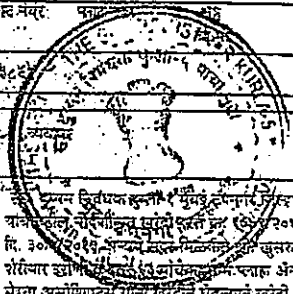
| | | | | |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| २०/१२/२०११ | धारसाले अन्व. जबाब्य. मूल्यांकनाचा व प्रतिशोधानुसार सत्य शरीरधार इराणी हे दि.१८/५/२००८ रोजी मध्याम झालेले त्यांचे नाव कमी केले व न. भु.स. ३८५६० चे ३७.३ चौ.मी. क्षेत्राचे ५०% क्षेत्रास पुढील प्रमाणे नावे दाखल केली. | | धा (मनिंदेह सान इराणी) खुलस सान इराणी शरीरधार सान इराणी नगर शक्तिन नियता अ.भा.भा.टी यशवी इराणी अ.भा.भा.टी सान इराणी शक्तिन सान इराणी | न.भु.अ. ३८६० क्रमांक रक - २०/१२/२०११ न.भु.अ. ३८६० |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|

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|------------|-----------------------------------------------------------------------------------------------------------------|--|--|------------------------------------------------------|
| ११/०९/२०१२ | मनिंदेह सान इराणी ह्या दिनांक २५/२/२०१२ रोजी मध्याम झालेले दिनांक २०/१२/२०११ चे नोंदीमधील त्यांचे नाव कमी केले. | | | न.भु.अ. ३८६० क्रमांक रक - ११/०९/२०१२ न.भु.अ. ३८६० |
|------------|-----------------------------------------------------------------------------------------------------------------|--|--|------------------------------------------------------|

കേരളം
 2007 ജൂ 20
 2007

മാലമത്താ പത്രക

വിभाग/भाँजे -- घाटकोपर-किरोळ तातुका/न. भू मा. का. -- न. भू. अ. घाटकोपर जिल्हा -- मुंबई उपनगर जिल्हा
 नाम पुस्तक दिनांक पत्रिका क्रमांक धारणाधिकार
 सात्त्विकता दिवसचा आंकडा/चाराचा क्रमांक/पाठ्यापत्र
 तपस्येन आदिना स्वाध्याय वेद उपनिषदोदी त्रिपय यत्न



| दिनांक | उड क्रमांक | नदिन घटक (PM) पुंरत (२) चिन्हा घर (PM) | साक्षीकरण |
|------------|------------|-------------------------------------------|------------|
| 2007/06/20 | 2007/06/20 | 2007/06/20 | 2007/06/20 |

नगरपालिका - श्री मकल - न. भू. अ. घाटकोपर
 मुंबई उपनगर जिल्हा

अज क्रमांक 2007 अज अल्लकाची कारास. 2011 2014
 नकपसोचा शुल्क 900-00 नककल तयार तारीख 2011 2014
 नककलेची प्रतिवात करणा करणार.
 लयासपणे शुल्क. तयारसपणी करणार 2011
 कायद शुल्क 100 नककल दिनाचारी तारीख 2011
 लुगु शुल्क 900-00 करी पत्र 2011 2014

श्री मकल
 नगर भूमापन अधिकारी
 घाटकोपर

The Brihan Mumbai Electric Supply & Transport Undertaking

(OF THE BRIHAN MUMBAI MAHANAGARPALIKA)

TELEPHONE : (022) 22856262
 FAX : (022) 22851244
 TELEX : 1185755 BEST IN
 TELEGRAM : BEST. MUMBAI-400 001.

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| 22-09-2012 | | |
| 2022 | | |
| BEST BHAVAN, BEST MAEG, POST BOX NO. 192, MUMBAI - 400 001. | | |

ADDRESS ALL COMMUNICATION BY TITLE
 NOT BY NAME

OUR REGM(C)/EM/4888/45809 /2012

DATE: 30 JUL 2012

The Chief Engineer (Development Plan)
 Brihan Mumbai Mahanagar Palika,
 4th floor, Municipal Head Office,
 Annexe Bldg., Fort,
 MUMBAI - 400 001.

Sub : Development of plot bearing F.P.No.30, TPS, Ghatkopar reserved for the Bus Station at the junction of J.N.Road Laxmi Narayan Mandir Lane at Ghatkopar (West).



Dear Sir,

Please refer to your letter dated 10.01.2012 addressed to the Assistant General Manager (Civil) of BEST Undertaking, wherein it was informed that the private Architect, M/s. K. K. Shah has approached you for your permission for development of subject plot under D.C. Regulation No. 9, by which the concerned user department would get buildable reservation i.e. 40% built up area with equivalent open land free of cost and therefore, the Undertaking's requirement were sought in this respect. Simultaneously, the Architect, M/s. K. K. Shah also has requested the Undertaking for issuing NOC for the subject development on the Undertaking's reserved plot.

It is now to inform you that your proposal has been examined and I have been directed by our Competent Authority to inform you that the said proposal has been accepted by the Undertaking on following main terms & conditions -

- i) The Developer shall provide built-up structure admeasuring 243.60 sqm. alongwith the open land measuring 243.60 sqm. duly developed as per

"BEST Travel Saves Fuel"

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the requirement of the Undertaking, free of cost complete in all respect i.e. obtaining Occupation Certificate, approvals from Statutory Authorities for use of premises by the Undertaking including commercial use, providing Water Supply, Electric Supply, Sanitary arrangement, etc. within the period of 24 months from the date of issue of Undertaking's

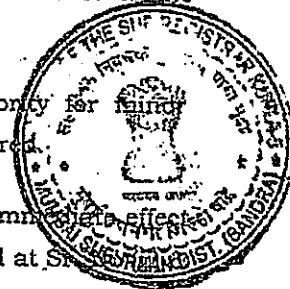
NOC. After handing over of amenity space, the owner / developer shall be allowed to develop the remaining 60% site under reservation.

The Developer shall deposit with the Undertaking an amount of Rs.60.90 lacs towards construction and handing over of built-up and open land to the Undertaking.

- iii) The Undertaking will forfeit the said deposit amount of Rs.60.90 lacs with immediate effect after completion of 24 months period if the developer fails to handover the amenity space.
- iv) The Developer shall pay the monthly rent to the Undertaking as a penal rent for the built up area proposed to be handed over, at prevailing market rate irrespective of use of the premises w.e.f. the stipulated handing over period as mentioned in Condition No.(i) above. If the Developer fails to pay the rent, it will be recovered with interest @ 21% p.a. Further, if the developer denies to pay the rent, in that eventuality the NOC issued will be withdrawn.
- v) The Developer will arrange to rectify the defects, if any, occurred in the built-up structure within defect liability period of one year from the date of handing over of possession of structure complete in all respect. The amount equivalent to 10% of deposit of Rs.7.00 Lacs would require to be deposited with the Undertaking by the Developer. The said amount will be refunded after completion of defect liability period and transferring the property thereon in the name of B.E.S.& T. Undertaking in the Revenue Records.

- vi) The Developer shall provide requisite sanitary arrangement, electricity connection with fittings, etc. as per the requirements of the Undertaking for the portion of built-up amenity to be provided free
- vii) The Developer shall pay necessary property taxes, N.A. Taxes, Increased Land Revenue and any other outgoing taxes to be levied by the concerned Statutory Authority till the structure is handed over to the B.E.S.& T. Undertaking.
- viii) The Developer shall approach to the respective Authority for modifications in the Development Plan as and when required.
- ix) The NOC of the Undertaking will be withdrawn with immediate effect if the developer fails to make the payments as mentioned at Sr. (v) within the period of one month from the date of issue of NOC. Thereafter, developer will have to obtain fresh sanction of the Undertaking, if required.
- x) The MCGM Authority shall not issue Commencement/Occupation Certificate to the Developer for its sale area till the confirmation regarding compliances of the conditions is received from the Undertaking.
- xi) The Developer shall confirm the area of bus station plot under reservation from the City Survey Office prior to processing the case.
- xii) The Developer shall submit an Undertaking agreeing to abide all the conditions of the Undertaking and also execute and register the agreement to this effect.
- xiii) The Developer shall execute the work of amenity space in consultation and under the supervision of our Zonal Office after obtaining the Undertaking's specific requirements.

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xiv) The Developer shall submit BMC drawings and other structural drawings, etc. to the Undertaking and obtain approval of the Undertaking prior to processing the case for approval with the Statutory Authorities. The said drawings shall be submitted immediately after issue of NOC letter by the Undertaking.

xv) The developer shall comply with all the terms & conditions if informed by the MCGM to them and also arrange to transfer the land & structure in the name of the Undertaking before handing over amenity structure to the Undertaking.

You are, therefore, requested to direct the developer / land owner to comply with the terms & conditions of the Undertaking.

Yours faithfully,

S.A.
(S. A.NENE)
ESTATE MANAGER

Copy forwarded with compliments to -

AGM(C)/EM/4888/ 45809 /2012

30 JUL 2012

✓ Shri. K. K. Shah
Architect, 1st floor,
Biradari Bldg., Jr. Of M.G.Road & Shradhanand Road,
Ghatkopar (West),
MUMBAI - 400 086.

S.A.
(S. A.NENE)
ESTATE MANAGER

Valid upto 07 AUG 2014.

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

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

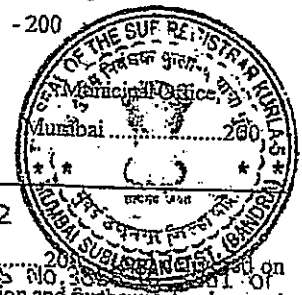
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08 AUG 2013

No. E.B./CE/ BS/A of 200 -200

MEMORANDUM

M/s Pisha & Mehta Associates



5711 18.12.2012

With reference to your Notice, letter No. 200 dated 20.12.2012 on Proposed redevelopment of building on land bearing C.Y. No. 3881 of Village Shaktapur-Kirol, T.P. No. 30, T.P.S. 11 at junction of S.V. Road and Leathia Narayan (Kor) Lane, Shaktapur (W), Mumbai 400086. Details of your buildings and details of your buildings as furnished to me under your letter, dated 200. I have to inform you that I cannot approval 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 Sec.45/69(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 road widening line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No.38(27).
 3. That the low lying plot will not be filled up to 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 leveled, rolled, consolidated and sloped towards road side before starting the work.
 4. That the Licensed Structural Engineer will not be appointed, and his supervision memo as per appendix XI Regulation 5(3)(ix) will not be submitted by him.
 5. That the structural design and calculations for the proposed work considering seismic forces as per I.S. Code Nos. 1893 & 4326 as per circular u.no.CE/PD/11945/1 dated 2.2.2006 for existing building showing adequacy thereof to take up additional load will not be submitted by him.
- That the agreement with existing tenants along with the plans for demolition of their tenements for acceptance of alternate accommodation will not be submitted before C.C.

CERTIFIED TRUE COPY

Handwritten signature

Handwritten signature
Executive Engineer-Building Proposal
(Eastern Suburbs.)

करली - 6
 That property gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.
 That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the day of 200 , but not so as to contravance any of the provision of the said Act as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.



[Signature]
 Executive Engineer, Building Proposals,
 Zone, E.S.II 'T' Wards.

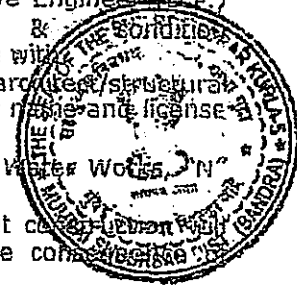
SPECIAL INSTRUCTIONS

- (1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
- (2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.
- (3) Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-
 "Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be--
 "(a) Not less than, 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street"
 "(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.)- of such building.
 "(c) Not less than 92 ft. () meters above Town Hall Datum."
- (4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.
- (5) Your attention if further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.
- (6) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.
- (7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.
- (8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes Accompanying this Intimation of Disapproval.

7. 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.
8. That the existing structure proposed to be demolished will not be demolished or necessary phase programme with agreement will not be submitted and got approved before C.C.
9. That the requirements of N.D.C. from Concerned electrical supply Co. will not be obtained and the requisitions, if any, will not be complied with before occupation certificate/B.C.C.
10. That the conditions mentioned in release letter of Executive Engineer (D.P.) under no.CHE/037347/DPES dt 20.02.2013 & u/no.CHE/013596/DP/ES dt 05.08.2013. will not be complied with.
11. That the qualified registered site supervisor through architect/structural engineer will not be appointed before applying for C.C. & his name and license No. duly revalidated will not be submitted.
12. That the No dues pending certificate from Asstt. Engineer, Water Works, Ward before C.C.
13. That adequate care in planning, designing and carrying out construction will not be taken in the proposed building to provide for the complete settlement of floors and plinth filling etc.
14. That adequate care will not be taken to safeguard the trees existing on the plot while carrying out construction work & remarks from S.G. shall not be submitted.
15. That the notice under Sec. 347(1)(a) of the Mumbai Municipal Corporation Act will not be sent for intimating the date of commencement of the work
16. That this office will not be intimated in prescribed proforma for checking the opens spaces and building dimensions as soon as the work upto plinth is completed
17. That the clearance certificate from assessment Department regarding up to date payment of Municipal taxes etc. will not be submitted.
18. That the requirement of bye law 4(C) will not be complied with before starting the drainage work and in case Municipal sewer is not laid, the drainage work will not be carried on as per the requirement of Executive Engineer (Sewerage Project), Planning & completion certificate from him will not be submitted.
19. That the copy of Intimation of Disapproval conditions & other layout or sub division conditions imposed by the Corporation in connection with the developmental site shall not be given to the would be purchaser and also displayed at site.
20. That a Janata Insurance Policy or policy to cover the compensation claims arising out of Workmen's Compensation Act 1923 will not be taken out before starting the work and will not be renewed during the construction of work.
21. That the development charges as per M.R.T.P.(Amendment) Act 1992 will not be paid.
22. That the carriage entrance shall not be provided before starting the work.
23. That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
24. That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on before starting the work.

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| for damages, risks, accidents, etc. and to the occupiers and an undertaking regarding no nuisance | | |
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Executive Engineer Building Proposal
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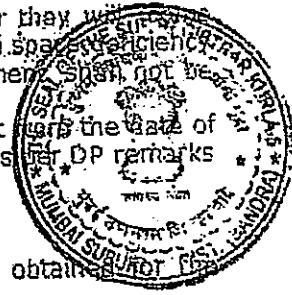
No. CE/5642/SPES/AM 08 AUG 2013

25. That the documentary evidence regarding ownership, area and boundaries of holding is not produced by way of extracts from District Inspector of Land Records, extracts from City Survey Record and Conveyance Deed etc.
26. That the debris will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work towards final compliance thereof.
27. That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with.
28. That the registered undertaking to form Co-op-Hsg. Society will not be submitted before starting of work.
29. That the society will not be formed & got registered and true copy of the registration of society will not be submitted.
30. That the proposal will contravene the section 251 (A)(A) of the Mumbai Municipal Corporation Act.
31. That the remarks from Asstt. Engineer, Water Works regarding location, size capacity of the suction tank, and overhead storage tank for proposed and existing work will not be submitted before starting the work and his requirements will not be complied with.
32. That the capacity of overhead tank will not be provided as per 'P' form issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate.
33. That the undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.
34. That the N.O.C. from Insecticide Officer shall not be submitted.
35. That the board mentioning the name of Architect/Owner shall not be displayed on site.
36. That the requirements as per Circular No.CE/PD/12387 of 17/03/2005 shall not be complied with during the execution of work.
37. That the necessary remarks for training of nalla/construction of S.W.D. will not be obtained from Dy.Ch.E.(S.W.D.)City & Central cell, before plinth C.C. and compliance of said remarks will not be insisted before granting full C.C. for the building.
38. That the debris management plan shall not be submitted to S.W.M. Department and NOC shall be obtained and submitted to this office.
39. 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 not be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall not be complied with.
40. That the register U/T shall not be submitted by Owner / Developer / Builder to sell the tenements / flats on carpet area basis only and abide by the provisions of Maharashtra Ownership flats ((Regulation of the promotion of construction, sale, Management & Transfer) Act; (MOFA) amended upto date Indemnity Bond indemnifying MCGM & its officers from any legal complications arising due to MOFA shall not be submitted.


 Executive Engineer Building Proposal
 (Eastern Suburbs)

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between 7.00 a.m. to 7.00 p.m.
2013

- 41. That the remarks from the existing road shall not be submitted from A.E.(Maint.) 'N' Ward.
- 42. That the work of construction shall not be carried out between 7.00 a.m. to 7.00 p.m.
- 43. That the Architect shall not submit the quarterly progress report of the proposed work.
- 44. That the debris generated / building material is dumped within a periphery of 50.00 mtr. From mangroves.
- 45. That all the conditions of E.E.(T.& C.) shall not be complied.
- 46. That the registered undertaking from applicant stating that they will give necessary consent to the neighboring plot holders, whenever they wish to forward for development of their plot, which may involve open spaces, shall not be submitted.
- 47. That the contribution charges of Rs.5840/- along with interest upto the date of effect i.e 02/12/1970 shall not be paid in the 'N' ward office as per DP remarks u/no. CE/ DP/1193/TPS/R dt 24.02.2012.



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

- 1. That the N.C.C. from Civil Aviation Department will not be obtained for proposed height of the building.

C) GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.


- 1. That some of the drains will not be laid internally with C.I. pipes of adequate size.
- 2. That the dust bin will not be provided as per C.E.'s circular No. CE/9296/11 of 26.6.1978
- 3. That the surface drainage arrangement will not be made in consultation with Executive Engineer (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate.
- 4. That 10 ft. wide paved pathway upto staircase will not be provided.
- 5. That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon and will not be levelled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
- 6. That the name plate/board showing plot No. name of the building etc. will not be displayed at a prominent place before O.C.C./B.C.C.
- 7. That the parking spaces shall not be provided as per D.C.Regulation No.36.
- 8. That B.C.C. will not be obtained and L.O.D.and debris deposit etc.will not be claimed for refund within a period of 6 years from the date of its payment.
- 9. That the provision will not be made for making available water for flushing and other non-potable purposes through a system of borewell and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the Corporation

[Signature]
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Executive Engineer Building Proposal
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Mumbai, Mahanagarpalika
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10. That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, termites, fixtures, joints in drainage pipes etc. and that the workmanship is found very satisfactory shall not be submitted.
 11. That the one set of plans mounted on canvas will not be submitted.
 12. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift shall not be submitted.
 13. That the adequate provision for post-mail boxes shall not be made at suitable location on ground floor.
 14. That the every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of Incharge Officer with provision of temporary but safe and stable ladder etc.
 15. That the final NOC from S.G. shall not be submitted.
 16. That the infrastructural works such as; construction of handholes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc required for providing telecom services shall not be provided.
 17. That the requisitions of clause No.45 & 46 of D.C.R.91 shall not be complied with.
 18. That the provision for rain water harvesting as per design prepared by approved consultant in the field shall not be made to the satisfaction of Municipal Commissioner.
 19. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations / individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM, shall not be provided to the satisfaction of Municipal Commissioner.
- 2) CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.
 That certificate under Section 270-A of the Mumbai Municipal Corporation Act will not be obtained from H.E.'s department regarding adequacy of water supply.


 Executive Engineer
 (Building Proposals)(E. S.)-II

NOTES

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- (1) The work should not be started unless objections are complied with
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed for any work even though no materials may be expected to be stabled in front of the property. Bricks, metal, sand, debris, etc. should not be deposited over footpaths or public street by the owner/ architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. _____ of _____ should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.

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- (20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 137(i) (II) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347 (1) (a) or your starting the work without removing the structures proposed to be removed, the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.
- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
- (i) Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the area in occupation of each.
 - (ii) Specially signed agreement between you and the existing tenants that they are willing to avail of the alternative accommodation in the proposed structure at standard rent.
 - (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) the bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 metre.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the nahanis and other appurtances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on tightly serving the purpose of a lock and the warning pipes of the ribbet pretessed with screw or dome shape pieces (like a garden man rose) with copper pipes with perforations each not exceeding 1.5 mm. in diameter. the cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be fixed an its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over corapound wall.
- (32) (a) Louvres should be provided as required by Bye-law No. 5 (b).
(b) Lintels or Arches should be provided over Door and Window opening.
(c) The drains should be laid as require under Section 234-1 (a).
(d) The inspection chamber should be plastered inside and outside.
- (33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.

Copy to Owner:
M/s. P. J. P. Associates

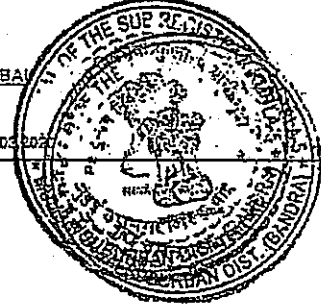

Executive Engineer, Building Proposals
Zones F.S.I. Wards.

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MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

File No. CHEESH10B2/N/337(NEW)/337/3/Amend dated 09.03.2022



To, CC (Owner),
KALPESH LAXMIDAS SHAH Pisha and Mohta Associates
79-81, BHAGYODAY BLDG., R-20/21, D-413 Naalkanth Business Park, Near
3RD FLOOR, NAGINDAS MASTER Bus Depot, Vidyavihar West, Mumbai
ROAD, FORT -400066

Subject: Proposed redevelopment of Commercial cum Residential building on plot bearing CTS No 3858 to 3881 of village Ghatkopar - Kiro, F.P.No 30, TPS II, Ghatkopar(W), Mumbai.

Reference: Online submission of plans dated: 05.02.2020

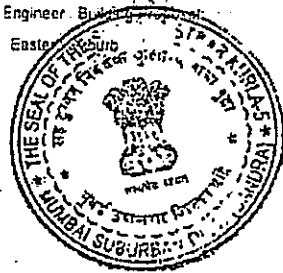
Dear Applicant/ Owner/ Developer,
There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction subject to the following conditions:

- 1) That the R.C.C. Design and calculations as per the amended plans for the proposed work considering seismic forces as per relevant I.S. Codes Nos should be submitted through the registered structural engineer before starting the work.
- 2) That the all requisite fees, premiums, development charges deposits shall be paid before commencement of C.C.
- 3) That the extra water & sewerage charges shall be paid to A.E. Waterworks in advance before C.C.
- 4) That the latest paid bill for A.E. Waterworks shall be submitted.
- 5) That the C.C shall be enclosed as per approved amended plan.
- 6) That all the conditions of O.B. under No. GE/564/SP/ESTAK dated 08.08.2019 and amended plan approval letter dated 19.11.2019 shall be complied with.
- 7) That requisitions of clause no. 49 of S.C.R. 2019 shall be complied with and records of quality of work, verification report etc.
- 8) That Janata Insurance policy shall be submitted before opening C.C.
- 9) That the mobile toilet shall be provided on site to keep proper sanitation as per circular no. CHE/D/PZ/3911/Gen dated 07.01.2019

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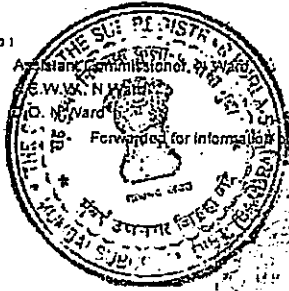
Name: LOTAN SUKADEO
 AHRE
 Designation: Executive Engineer
 Organization: Personal
 Date: 07-July-2020 20:31 Gs

For and on behalf of Local Authority
 Municipal Corporation of Greater Mumbai
 Executive Engineer, Building



Copy to 1

- 1) Assistant Commissioner, Ward
- 2) S.W.M. N. Ward
- 3) C.O. No. Ward



Gen-229-5800 (2)

MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
No. CE/ 6542 /BPES/MA

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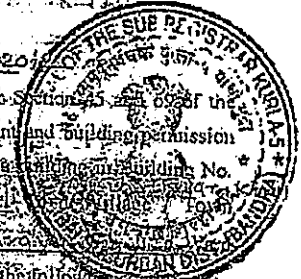
COMMENCEMENT CERTIFICATE

To,
M/S. Plaha & Mehta
Associates

Sir,

With reference to your application No. 6711 dt. 18/12/2015

for Development Permission and grant of Commencement Certificate under Section 43 and 44 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 146 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No. --- on plot No. 30 C.T.S.No. 5858 for --- Planning Scheme No. T.P.S. II situated at Road / Street ---



'N' the Commencement Certificate / Building permit is granted on the following conditions:-

- 1) The land vacated on consequence of the endorsement of the set back 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 occupation permission has been granted.
- 3) The commencement certificate/ development permission shall be 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 extension shall be in no case exceed three years provided further that such lapse shall not be a ground for application for fresh permission under section 44 of the Maharashtra Regional and 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 are 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 misrepresentation and the applicant and every person deriving title through or under him in such an even shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act 1966.



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7) The conditions of this certificate shall be binding not only on the architect but also on the contractor, excavators, masons, plumbers and carpenters and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri J. H. Patil Executive Engineer to exercise his powers and functions of the planning authority under section 45 of the said Act.

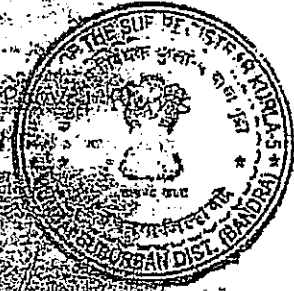
The C.C. is valid upto 03 NOV 2014

C.C. up to Plinth level as Per

dt. 08/08/2013

COPY TO ARCHITECT
Shri Karpesh Shah

For and on behalf of
The Municipal Corporation



Executive Engineer
Eastern Suburbs

6642 N
C.C. UP to 3rd floor i.e. up to height 17.50 mt. as Per
approved Plans dt. 08/08/2013

Executive Engineer
Eastern Suburbs

CEL 6642/RESIAN 17 APR 2014
FOR C.C. AS Per approved Plans dt. 08/08/2013

Executive Engineer
Eastern Suburbs

CEL 6642/RESIAN 17 APR 2014
FOR C.C. AS per approved plans dt. 08/08/2013

Assistant Engineer Building Proposal
Eastern Suburbs L&N Ward

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MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/ES/1092/N/337(NEW)/FCC/3/Amend

COMMENCEMENT CERTIFICATE



To,
M/s PLAHA & MEHTA ASSOCIATES
MUMBAI 3

Sr.

With reference to your application No. CHE/ES/1092/N/337(NEW)/FCC/3/Amend Dated. 16 Jun 2018 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 no 337 (New) dated 16 Jun 2018 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. 00 C.T.S. No. F.P.No 30, TPS II Division / Village / Town Planning Scheme No. situated at J.V.Road & Laxminarayan Mandir Lane Road / Street in N Ward Ward .

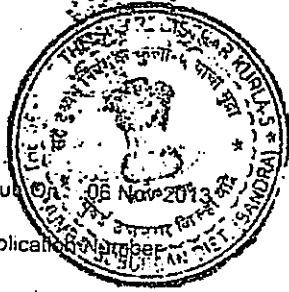
The Commencement Certificate / Building Permit is granted on the following conditions:-

1. The land vacated on 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 and 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 43 or 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. AE (BP) L&N Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 5/11/2014

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Issue On : 06 Nov 2013

Valid Upto : 05 Nov 2014

Application Number :

CHE/ES/1092/N/337(NEW) - CC

Remark :

C.C. up to plinth level as per approved plans dtd.08.08.2013

Approved By
J.H.TALREJA
Executive Engineer

Issue On : 22 Apr 2014

Valid Upto : 05 Nov 2014

Application Number :

CHE/ES/1092/N/337(NEW) - FCC 1

Remark :

CC upto 3rd floor i.e upto height 17.50mt as per approved plans dtd 08/08/2013.

Approved By
A.C.Wade
Executive Engineer

Issue On : 16 Apr 2015

Valid Upto : 05 Nov 2015

Application Number :

CHE/ES/1092/N/337(NEW)/FCC/1/New

Remark :

Full C.C. as per approved amended plans dtd.13.04 2015

Approved By
A.C.Wade
Executive Engineer

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Issue On : 12 Apr 2016 Valid Upto : 05 Nov 2016
Application Number : CHE/ES/1092/N/337(NEW)/FCC/1/New
Remark :
Full C.C. as per approved amended plan dated.31.03.2016.



Approved
P.S.Patil

Assistant Engineer (BP)

Issue On : 18 Oct 2019 Valid Upto : 05 Nov 2019
Application Number : CHE/ES/1092/N/337(NEW)/FCC/1/Amend

Remark :

Further CC i.e full CC to wing B upto top of terrace floor above 11th floor top + top of LMR/OHT as per approved amended plans dated 26.09.2019.

Approved By

Yash S Randeria

Assistant Engineer (BP)

Issue On : 20 Nov 2019 Valid Upto : 05 Nov 2020
Application Number : CHE/ES/1092/N/337(NEW)/FCC/2/Amend

Remark .

C.C. i.e. full CC to Wing B up to top of terrace floor above 11th floor - top of LMR/OHT as per last approved plan on 19.11.2019.

Approved By

Y.S.Randeria

Assistant Engineer (BP)

Issue On : 14 Jul 2020 Valid Upto : 05 Nov 2020
Application Number : CHE/ES/1092/N/337(NEW)/FCC/3/Amend

CHE/ES/1092/N/337(NEW)/FCC/3/Amend

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Remark :

CC is established for wing C. i.e full CC to wing B upto top of terrace floor above 12th floor+ top of staircase cabin/OT as per last approved plans dated 07.07.2020.



✓
 Name : YATISH SHRISH
 RANDERIA
 Designation : Assistant
 Engineer
 Organization : MCGM
 Date : 14-Jul-2020 17:43:03

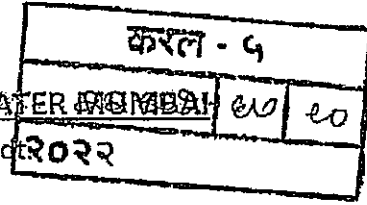
For and on behalf of Local Authority
 Municipal Corporation of Greater Mumbai
 Assistant Engineer, Building Proposal
 Eastern Suburb N Ward Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.

MUNICIPAL CORPORATION OF GREATER MUMBAI

No: CHE/ 016443/DP/ES/N of
(ACQ/BUA/N/07)



POSSESSION RECEIPT

Sub:- Proposed redevelopment of Property bearing Final Plot No. 30, TPS-II of Ghatkopar bearing CTS No. 3858, 3859, 3860 & 3861 of Village Ghatkopar Kirol known as Merwan Mandir Junction of J.V. Road & Laxminarayan Mandir Lane, Village Kirol, Ghatkopar (W), Mumbai-400086.

- Ref:** 1) Development Permission issued by E.E.D.P. u/no. CHE/037347/DPES dated 20.02.2013.
2) Plans approved by Estate Manager, BEST Undertaking AGM(c)/EM/4888/1282/2013 dated 04.01.2013.
3) NOC issued by Estate Manager, BEST Undertaking u/no. AGM(C)/EM/4888/674/2017 dated 31.07.2017.
4) Full Occupation Permission u/no. CHE/ES/1092/N/337(New) of 11.09.2017.
5) Letter of Shri Kalpesh L. Shah dated 11.09.2017.

Shri. Pramod U. Vaidya, Assistant Engineer, Development Plan on behalf of the Executive Engineer Development Plan, MCGM and Shri S. D. Dhatriak, Dy.Ch.E.(Civil) on behalf of BEST have handed over and taken over the possession of the above mentioned accommodation reservation.

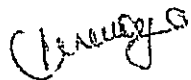
Particulars of which are mentioned as under:-

| Location | Description of Building | Built Up Area of accommodation reservation as per occupation Certificate dtd. 11.09.2017. |
|----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Final Plot No. 30, TPS-II of Ghatkopar bearing CTS No. 3858, 3859, 3860 & 3861 of Village Ghatkopar Kirol in N ward. | Building having Stilt (pt) + Ground (pt) + Mezzanine Floor + 2 Upper floors along with compound wall & Gate as per occupation plan. | Ground Floor = 37.51 sq.m. Mezzanine Floor = 9.76 sq.m. First Floor = 110.04 sq.m. Second Floor = 104.44 sq.m. Fungible area = 18.94 sq.m. Total = 280.69 sq.m. (including fungible area & appropriate land component) |


(In words Two Hundred Eighty point Sixty Nine Square Meters Only)

- ❖ The area of the buildable reservation has been ascertained on the basis of O.C. issued by EE(BP)ES u/no. CHE/ES/1092/N/337(New) of 11.09.2017.
- ❖ The developer to comply all the conditions as per the agreement registered u/no. KRL-5/12011/2016 dated 01.12.2016.
- ❖ The developer to provide security, free of cost for 90 days from today i.e. 3rd Day of the month of April, 2018 which is date of possession.
- ❖ The developer to transfer the said property including appropriate land component in the name of BEST

Handed over by


(Shri P.U. Vaidya)
Asstt. Engineer,
D. P. (N, S, T Ward)

Taken over by


(Shri S. D. Dhatriak)
Dy.Ch.E.(Civil)

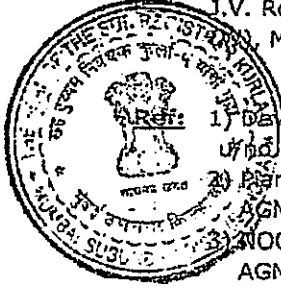
MUNICIPAL CORPORATION OF GREATER MUMBAI

No: CHE/016443/DP/ES/N dt.
(ACQ/BUA/N/07)

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POSSESSION RECEIPT

Proposed redevelopment of Property bearing Final Plot No. 30, TPS-II of Ghatkopar bearing CTS No. 3858, 3859, 3860 & 3861 of Village Ghatkopar Kirol known as Merwan Mansio, Junction of J.V. Road & Laxminarayan Mandir Lane, Village Kirol, Ghatkopar, Mumbai-400086.



- 1) Development Permission issued by E.E.D.P.(ES) u/no. CHE/037347/DPES dated 20.02.2013.
- 2) Plans approved by Estate Manager, BEST Undertaking u/no. AGM(c)/EM/4888/1282/2013 dated 04.01.2013.
- 3) NOC issued by Estate Manager, BEST Undertaking u/no. AGM(C)/EM/4888/674/2017 dated 31.07.2017.
- 4) Full Occupation Permission u/no. CHE/ES/1092/N/337(New) of 11.09.2017.
- 5) Letter of Shri Kalpesh L. Shah dated 11.09.2017.

Shri. Pramod U. Vaidya, Assistant Engineer, Development Plan on behalf of the Executive Engineer Development Plan, MCGM and Shri Jitendra Mehta, on behalf of Plaha & Mehta Associates have taken over and handed over the possession of the above mentioned accommodation reservation.

Particulars of which are mentioned as under:-

| Location | Description of Building | Built Up Area of accommodation reservation as per occupation Certificate dtd. 11.09.2017. |
|----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Final Plot No. 30, TPS-II of Ghatkopar bearing CTS No. 3858, 3859, 3860 & 3861 of Village Ghatkopar Kirol in N ward. | Building having Stilt (pt) + Ground (pt) + Mezzanine Floor + 2 Upper floors along with compound wall & Gate as per occupation plan. | Ground Floor = 37.51 sq.m. Mezzanine Floor = 9.76 sq.m. First Floor = 110.04 sq.m. Second Floor = 104.44 sq.m. Fungible area = 18.94 sq.m. Total = 280.69 sq.m. (including fungible area & appropriate land component) |

(In words Two Hundred Eighty point Sixty Nine Square Meters Only)

- ❖ The area of the buildable reservation has been ascertained on the basis of O.C. Issued by EE(BP)ES u/no. CHE/ES/1092/N/337(New) of 11.09.2017.
- ❖ The developer to comply all the conditions as per the agreement registered u/no. KRL-5/12011/2016 dated 01.12.2016.
- ❖ The developer to provide security, free of cost for 90 days from today i.e. 3rd Day of the month of April, 2018 which is date of possession.
- ❖ The developer to transfer the said property including appropriate land component in the name of BEST.

Handed over by
Developer

Shri Jitendra Mehta,
Partner of Plaha & Mehta Associates
Address: 413, D Wing,
Nilkanth Business Park,
Kirol Village, Vidyavihar (West),
Mumbai-400 086.

Taken over by

(Shri P.U. Vaidya)
Asstt. Engineer,
D. P. (N, S, T Ward)

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MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII
PART OCCUPANCY CERTIFICATE
[CHE/ES/1092/N/337(NEW)/OCC/1/New of 18 February 2020]

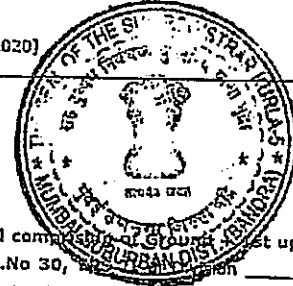
To,
M/S PLAHA & MEHTA ASSOCIATES
MUMBAI 3.

Dear Applicant/Owners,

The Part 2 development work of Resi+comm building comprising of Wing 'B' Commercial comprising of Ground, 1st upper floor for shops + 2nd & 3rd level podium floor on plot bearing C.S.No./CTS No. F.P.No 30, at Laxminarayan Mandir Lane, Near Railway Station, Ghatkopar (West) is completed under the supervision of Shri. KALPESH LAXMIDAS SHAH, Licensed Surveyor, Lic. No. S/507/LS, Shri. UDAY DINKAR CHANDE, RCC Consultant, Lic. No. STR/C/08 and Shri. Apurva Shah, Site supervisor, Lic.No. S/597/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/ES/1092/N/337/NEW- CFO/1/New dated 09 February 2020.

Copy To :

1. Asstt. Commissioner, N Ward
 2. A.A. & C., N Ward
 3. EE (V), Eastern Suburb
 4. M.I., N Ward
 5. A.E.W.W., N Ward
 6. Architect, KALPESH LAXMIDAS SHAH 79-81, BHAGYODAY BLDG., R-20/21, 3RD FLOOR, NAGINDAS MASTER ROAD, FORT
- For information please



✓
Name : LOTAN SUKADEO
AHIRE
Designation : Executive
Engineer
Organization : Personal
Date : 18-Feb-2020 11:12:57

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
N Ward



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MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII
PART OCCUPANCY CERTIFICATE
[CHE/ES/1092/N/337(NEW)/OCC/2/NEW of 15 February 2022]

To,
M/s PLAHA & MEHTA ASSOCIATES
S, Building No. 13, 2nd floor, 2nd Agyarl Lane, Opp. to Bombay Bullion Exchange, Mumbai- 400 028.



Dear Applicant/Owners,

The Part 3 development work of Resi+comm building comprising of part occupation of building for 1st floor extended portion, 4th to 12th upper floor for residential user and in continuation of existing 'B' Commercial comprising of Ground + 1st upper floor for shops + 2nd & 3rd level podium floor has been completed on 18.02.2020 and full OC granted on dated 11.09.2017 for wing 'A' comprising of stillt(pt) + Ground(pt) + Mezzanine floor + 2 upper floor for Best Bus Station. on plot bearing C.S.No./CTS No. F.P.No 30, TPS II of Division _____ at Laxminarayan Mandir Lane, Near Railway Station, Ghatkopar (West) is completed under the supervision of Shri. KALPESH LAXMIDAS SHAH, Licensed Surveyor, Lic.No. S/507/LS, Shri. UDAY DINKAR CHANDE, RCC Consultant, Lic. No. STR/C/OB and Shri. Apurva Shah, Site supervisor, Lic.No. S/697/SS-1 and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/ES/1092/N/337(NEW) dated 29 November 2021.

It can be occupied with the following condition/s.

- 1) That the balance conditions as per this office Intimation of Disapproval and amended plans approval conditions under even no. shall be complied with before requesting full OCC.
- 2) That the building for which part occupation permission as marked on accompanied plans shall be protected against any mishap & no FSI violations within the said portion shall be permitted by the developer.
- 3) That the prospective occupants of building shall be made aware of the balance works & MCGM shall be kept indemnified for any litigations, mishap etc.
- 4) That the prospective occupiers of building shall be made aware of the ongoing construction activities/ partially incomplete works & protective/ safety measures to be adopted at their end & no FSI violations within the said portion shall be permitted by the developer.
- 5) That the condition of transfer amenity building including appropriate land component as mentioned in possession receipt shall be complied with.

Copy To :

1. Asstt. Commissioner, N Ward
 2. A.A. & C., N Ward
 3. EE (V), Eastern Suburb
 4. M.I., N Ward
 5. A.E.W.W., N Ward
 6. Licensed Surveyor, KALPESH LAXMIDAS SHAH, 79-81, BHAGYODAY BLDG., R-20/21, 3RD FLOOR, NAGINDAS MASTER ROAD, FORT
- For Information please

Name : Lotan Sukadeo Ahire
Designation : Executive Engineer
Organization : Personal
Date : 15-Feb-2022 14: 48:39

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
N Ward

Annexure- 7C

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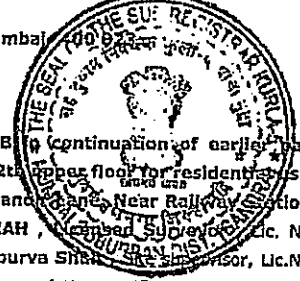
MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[CHE/ES/1092/N/337(NEW)/OCC/3/New of 09 June 2022]

To,
M/s PLAHA & MEHTA ASSOCIATES
5, Building No. 13, 2nd floor, 2nd Agyari Lane, Opp. to Bombay Bullion Exchange, Mumbai

Dear Applicant/Owners,

The full development work of Resi+comm building comprising of Full OCC for Wing B (Continuation of earlier part occupation of building for Wing 'B' comprising of 1st floor extended portion, 4th to 12th upper floor for residential use) on plot bearing C.S.No./CTS No. F.P.No 30, TPS II of Division _____ at Laxminarayan Mandir, Near Railway Station, Ghatkopar (West) is completed under the supervision of Shri. KALPESH LAXMIDAS SHAH, Licensed Surveyor, Lic. No. S/507/LS, Shri. Pritam Uday Chande, RCC Consultant, Lic. No. STR/C/47 and Shri. Apurva Shah, Site Supervisor, Lic.No. S/697/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/ES/1092/N/337(NEW) dated 25 November 2021. The same may be occupied and completion certificate submitted by you is hereby accepted.



Copy To :

1. Asstt. Commissioner, N Ward
 2. A.A. & C., N Ward
 3. EE (V), Eastern Suburb
 4. M.I., N Ward
 5. A.E.W.W., N Ward
 6. Licensed Surveyor, KALPESH LAXMIDAS SHAH, 79-81, BHAGYODAY BLDG., R-20/21, 3RD FLOOR, NAGINDAS MASTER ROAD, FORT
- For information please

Name : Lotan Sukadeo Ahire
Designation : Executive
Engineer
Organization : Personal
Date : 09-Jun-2022 17: 32:31

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
N Ward



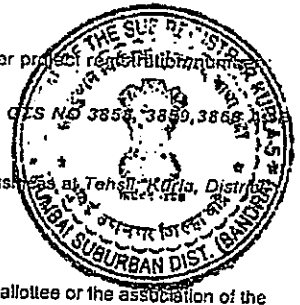


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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
(See rule 6(a))

This registration is granted under section 5 of the Act to the following project under project registration number PS1800010147
Project: Arhant, Plot Bearing / CTS / Survey / Final Plot No.: FINAL PLOT NO 30, CTS NO 3858, 3859, 3868, 3861 at Kurla, Kurla, Mumbai Suburban, 400086;

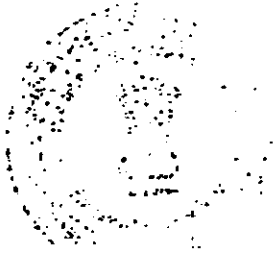
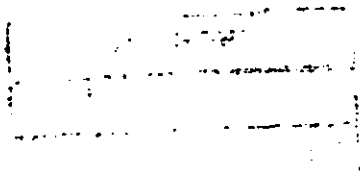


1. Pitha And Mehta Associates having its registered office / principal place of business at Tehsil: Kurla, District: Mumbai Suburban, Pin: 400086.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5:
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 24/08/2017 and ending with 31/12/2019 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant K. Pramanand Prabhu
(Secretary, MahaRERA)
Date: 24-08-2017 19:44:40

Dated: 24/08/2017
Place: Mumbai

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





HARAKHCHAND & CO.

ADVOCATES & SOLICITORS

2nd & 3rd Floor, Yashwanth Chambers, Bujari Bhaucha Marg, Fort, Mumbai - 400001.
Tel.: (C) 022-2267 3370, 2267 2107, Telefax: 022-2267 4152 E-mail: harakhchand.co@hotmail.com

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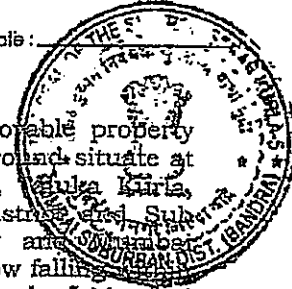
Harakhchand K. Gada
Advocate & Solicitor

Ref. No. 05/2013

Date: _____

TITLE CERTIFICATE

Re: In the matter of an immovable property being a piece of land or ground situate at Village Kiroi - Ghatkopar, Gula Buri, within the registration District of Suburban District of Mumbai City and Suburban and which is now falling within the local limits of "N" Ward of Mumbai Municipal Corporation bearing Final Plot No.30 of T.P.S.II of Ghatkopar and bearing C.T.S. Nos. 3858, 3859, 3860 and 3861 admeasuring as per City Survey Property Register cards 1259.2 sq.metres or thereabouts together with building known as Merwan Mansion (Ground plus 1st floor) and Bakery structure (ground floor structure) standing thereon.

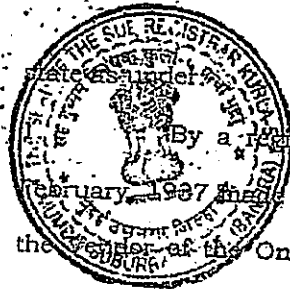


THIS IS TO CERTIFY that we have investigated title of

- (1) SHAPOOR KHODADAD IRANI, (2) SHERIAR KHODADAD IRANI,
3(a) KHUSROO SHERIAR IRANI, 3(b) SHERIAR KHUSROO IRANI,
3(c) PORUS KHUSROO IRANI, 3(d) MRS. RUKSHANA PERCY
BILLIMORIA (4) MRS. ROSHAN GEV CALAGOPI,
(5) MRS. MEHROO BEHRAM IRANI, (6) JEHANBUX SAM IRANI,
(7) MS. GULRUKH SAM IRANI, (8) MRS. DILBER FARAM IRANI,
(9) MRS. MEHER ROHINTON SIDHWA, (10) MRS. ARMAITY YEZDI
IRANI and (11) MRS. SHIRIN SHARUKH TAFTI to the above
property and as regards their title to the above property we have to

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2



By a registered Indenture of Conveyance dated 11th February, 1937 made between Rashid Jamsed Irani therein called the Vendor of the One Part and Sheriar Sam therein called the Purchaser of the Other part for consideration therein mentioned the said Rashid Jamsed Irani sold and conveyed original Plots 25 and 26 along with other plots of T.P.S. II of Ghatkopar absolutely as therein mentioned. The said Indenture of Conveyance is registered with the Sub-Registrar of Assurances at Bombay under serial No.181/1937 on 11th February, 1937

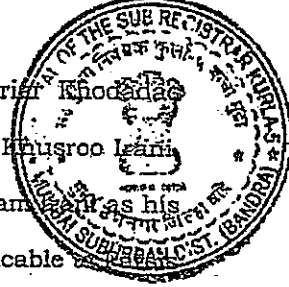
2. The said Sheriar Sam Irani died intestate at Mumbai (date of death not known) leaving behind him two sons Khodadad Sheriar and Sam Sheriar as his only heirs and legal representatives according to the law of succession applicable to Parsis by which he was governed at the time of his death and upon death of Sheriar Sam the said two original plots Nos. 25 and 26 along with his other properties devolved upon his two sons viz. Khodadad Sheriar Irani and Sam Sheriar Irani.

3. (a) The said Khodadad Sheriar Irani died intestate at Mumbai on 9th September 1996, leaving behind him surviving, his



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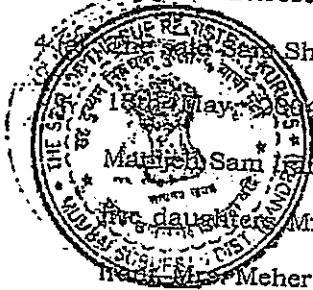
two sons- Shapoor Khodadad Irani and Sheriar Khodadad Irani and his three daughters Mrs. Kashmira Khusroo Irani, Mrs. Roshan Gev Calagopi, Mrs. Mehroo Behram Irani as his only heirs according to law of succession applicable by which he was governed at the time of his death. His wife Tehmina Khodadad Irani predeceased him and had died on 11th June, 1995.



- (b) The said Mrs. Kashmira Khusroo Irani also died intestate at Mumbai, on 17th August 2007 leaving behind her, her husband Khusroo Sheriar Irani and her two sons Sheriar Khusroo Irani, Porus Khusroo Irani and one daughter Rukshana Percy Billimoria as her only heirs, according to law of succession applicable to Parsis by which she was governed at the time of her death.
- (c) Accordingly the said Shapoor Khodadad Irani, Sheriar Khodadad Irani, Mrs. Roshan Gev Calagopi, Mrs. Mehroo Behram Irani, Khusroo Sheriar Irani, Sheriar Khusroo Irani, Porus Khusroo Irani and Rukshana Percy Billimoria (hereinafter called the First Co-owners), became entitled to the said properties having undivided one half share, right,

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title and interest in the above property.



Sheriar Irani also died intestate at Mumbai on 13th May, 2012, leaving behind him surviving his wife Manijeh Sam Irani, his one son Jehanbux Sam Irani and his five daughters Mrs. Gulrukh Sam Irani, Mrs. Dilber Faram Irani, Mrs. Meher Rohinton Sidhwa, Mrs. Armaity Yezdi Irani and Mrs. Shirin Sharukh Tafti, as his only heirs according to law of succession applicable to Parsis, by which he was governed at the time of his death.

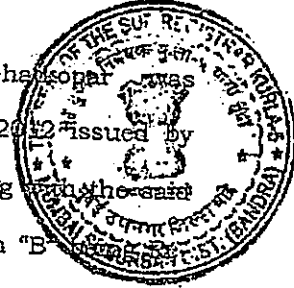
- (b) The said Mrs. Manijeh Sam Irani, died intestate at Mumbai on 20th February, 2012, surviving her one son Jehanbux Sam Irani and her five daughters Mrs. Gulrukh Sam Irani, Mrs. Dilbar Faram Irani, Mrs. Meher Rohinton Sidhwa, Mrs. Armaity Yezdi Irani and Mrs. Shirin Sharukh Tafti as her only heirs according to law of succession applicable to Parsis by which she was governed at the time of her death.
- (c) Accordingly the said Jehanbux Sam Irani, Mrs. Gulrukh Sam Irani, Mrs. Dilbar Faram Irani, Mrs. Meher Rohinton Sidhwa, Mrs. Armaity Yezdi Irani and Mrs. Shirin Sharukh Tafti (hereinafter called the Second Co-owners) are jointly



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entitled to the remaining one half share, right, title and interest in the above property.

5. The Town Planning Scheme II of Ghansopar finalized as per the letter dated 24th February, 2012 issued by Asstt. Engineer, Town Planning Scheme who along with the said letter dated 24th February, 2012 also issued Form "B" distribution and Valuation Statement under Rules 6(v) and 21 (i) under Town Planning Rules whereby in lieu of the aforesaid two plots Nos. 25 and 26, a Final Plot No. 30 was allotted to the Owners of the said original Plot No. 25 and 26 with effect from 2nd December, 1970.



6. The area of the said property as per City Survey Records is 1259.2 sq.metres.

7. A portion of the said Final Plot No. 30 which portion admeasures 243.60 sq. metres is reserved for B.E.S & T bus station. In pursuance of an application made by the Owners' Architect M/s. K.K. Shah for issue of permission and/or NOC for development of the said Final Plot No. 30, the Estate Manager of B.E.S & T Undertaking by his letter dated 30th July, 2012 addressed to the Chief Engineer, Development Plan conveyed his



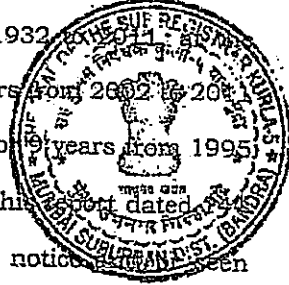
HARAKHCHAND & CO.
ADVOCATES & SOLICITORS

7

Continuation Sheet No. _____

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by Mr. Rakesh Kubal, who has taken search at the office of Sub-Registrar at Bombay for 80 years from 1932 to 2011 at the office of Sub-Registrar of Bandra for 80 years from 1932 to 2011 at the office of office at Kurla-1,2,3 & 4 for a period of 10 years from 2002 to 2011 and Sub-Registrar of Kurla (Chembur office) for 9 years from 1995 to 2003 and as per Search Notes/Report vide his report dated December, 2011 there are no encumbrances noticed to have been affecting the said property.



10. In the circumstances mentioned above, we state that the title of Shapoor Khodadad Irani and 13 others (the First and Second Co-owners) to the above property is marketable and free from encumbrances subject to what is stated hereinabove.

Dated this ^{4th} day of January, 2013.

For M/s. Harakhchand & Co.,

Harakhchand

Advocates & Solicitors.

1000

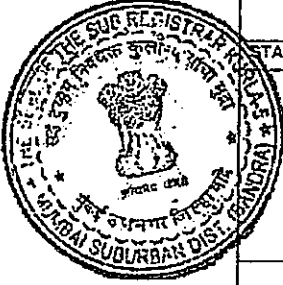


PROFORMA - B

SHEET NO.2/4

करणा ५
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PART OCCUPATION OF BUILDING FOR WING 'B' COMPRISING OF EXTENDED PORTION OF 1ST FLOOR + 4TH FLOOR TO 12TH UPPER FLOOR FOR RESIDENTIAL USER EXCEPT FLAT NO. 1203 OF 12TH FLOOR AS SHOWN IN PLAN AND IN CONTINUATION OF EARLIER FULL OCCUPATION FOR WING 'A' COMPRISING OF STILT(PT) + MEZZANINE FLOOR + 2 FLOOR FOR BEST BUS STATION DATED :- 11TH SEPTEMBER 2017 AND PART OCCUPATION PERMISSION OF WING 'B' COMMERCIAL COMPRISING OF GROUND + 1ST UPPER FLOOR FOR SHOPS + 2ND & 3RD LEVEL PODIUM FLOOR HAS BEEN GRANTED UNDER NO. CHEESH/092/N/337(NEW)/OCCH/NEW OF 16TH FEBRUARY 2020.



STAMP OF DATE OF RECEIPT OF PLANS

Lotan
Sukadeo
Ahire

**EXECUTIVE ENGINEER
(BUILDING PROPOSAL) E.S. - II**

Jagdish
Prakash
Sarang

Sandeep
Atmaram
Kolhe

S.E.(B.P.)

A.E.(B.P.) L&N

CONTENTS OF SHEET

2ND FLOOR PLAN FOR CAR PARKING & BEST WING
3RD FLOOR PLAN FOR CAR PARKING & BEST WING
4TH TO 10TH FLOOR PLAN (REFUGE AT 6TH, 8TH & 10TH FLOOR
M/D LANDING LEVEL)
4TH TO 10TH FLOOR PLAN AREA LINE DIAGRAM
4TH TO 10TH FLOOR BUILT UP AREA CALCULATION

NAME OF THE OWNER

M/S PLAGHA & MEHTA ASSOCIATES

6, 2ND FLOOR, BUILDING NO 12, 2ND ADYARI LANE,
CPA, TO BOMBAY GULLION EXCHANGE,
MUMBAI-400 022.

RAJ
RAMLA
L
YADAV
Digitally signed by
RAMLA YADAV
Date
2022.02.11
19:12:35
+05'30'

DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT OF PROPERTY BEARING
FINAL PLOT NO 20, T.P.S. II OF GHATKOPAR BEARING
CTS NO 3858, 3859, 3860 & 3851 KNOWN AS
MERWAN MANSION, JUNCTION OF J.V. ROAD &
LAXMINARAYAN MANDIR LANE, VILLAGE KIROI,
GHATKOPAR (WEST), MUMBAI 400085. (N - WARD)

SIGNATURE NAME AND ADDRESS OF ARCHITECT

KALPESH L. SHAH
LICENSED SURVEYOR, PROJECT CONSULTANT
AND GOVERNMENT APPROVED VALUER
78/1, BHADYOGAY BUILDING, NAGINDAS MASTER ROAD,
2ND FLOOR, FORT, MUMBAI 400 011.

Kalpesh
Laxmidas
Shah

DRAWN BY: CHECK BY: JOB NO. SCALE DATE

NORTH

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| PROFORMA - B | | SHEET NO.2 / 4 | | |
| STAMP OF APPROVAL OF PLAN | | CHE/ES/1092/L-N/337/NEW | | |
| CONTENTS OF SHEET | | | | |
| 2ND FLOOR PLAN FOR CAR PARKING & BEST WING 3RD FLOOR PLAN FOR CAR PARKING & BEST WING 4TH TO 10TH FLOOR PLAN (REFUGE AT 6TH, 8TH & 10TH FLOOR MID LANDING LEVEL) 4TH TO 10TH FLOOR PLAN AREA LINE DIAGRAM 4TH TO 10TH FLOOR BUILT UP AREA CALCULATION | | | | |
| STAMP OF DATE OF RECEIPT OF PLANS | | | | |
| THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO CE/6642/BPES/AN DATED 19.11.2019 | | | | |
| APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER AUTODOR NO. CHE/ES/1092/N/337 (NEW) | | | | |
| LOTAN SUKADE O AHIRE | | EXECUTIVE ENGINEER BUILDING PROPOSAL (E.S.)-II | | |
| JAGDISH P SARANG | | YATISH SHIRISH RANDERIA | | |
| S.E.(BP) L/E & N/W | | AE(B.P.) L & N | | |
| NAME OF THE OWNER | | | | |
| M/S PLAHA & MEHTA ASSOCIATES 5, 2ND FLOOR, BUILDING NO 15, 2ND AGYARU LANE, OFF. TO BOMBAY GULLION EXCHANGE, MUMBAI 400 073. | | RAJ RAML AL YADAV | | |
| DESCRIPTION OF PROPOSAL | | | | |
| PROPOSED REDEVELOPMENT OF PROPERTY BEARING FINAL PLOT NO 30, T.P.S. II OF GHATKOPAR BEARING CTS NO 3558, 3559, 3560 & 3561 KNOWN AS MERWAN MANSION, JUNCTION OF J.V. ROAD & LAXMINARAYAN MANDIR LANE, VILLAGE KROL, GHATKOPAR (WEST), MUMBAI 400088. (N - WARD) | | | | |
| SIGNATURE NAME AND ADDRESS OF ARCHITECT | | | | |
| KALPESH L. SHAH LICENSED SURVEYOR, PROJECT CONSULTANT AND GOVERNMENT APPROVED VALUER 78/1, BHAKTIKADY BHALDYO, NAAGINDAS MASTER ROAD, 3RD FLOOR, PORT, BOMBAY 400 004. | | Kalpesh Laxmidas s Shah | | |
| DRAWN BY: | CHECK BY: | JOB NO. | SCALE | DATE |
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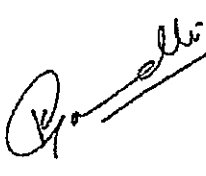
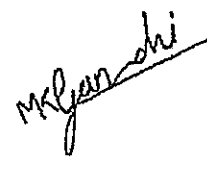
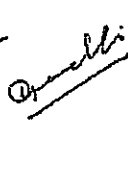
AMENITIES

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LIST OF AMENITIES AND SPECIFICATIONS

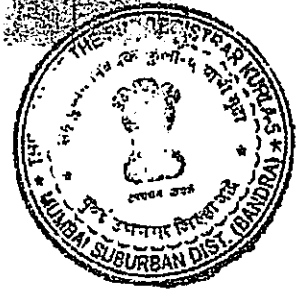
- R.C.C. framed structure.
- External and internal 6" brick walls.
- Acrylic paint internally and sand faced plaster with good quality cement paint externally.
- Vitrified Tiles flooring in all the rooms with matching skirting.
- Ceramic tile flooring and dado upto 7' for toilets with European tiles.
- Granite kitchen platform with stainless steel sink and dado upto window sill.
- Attractive Main Door with good quality teakwood frame and polish from outside and painting from inside along with all necessary fixtures.
- All internal doors will be flush doors with oil painting from both sides and all necessary fixtures.
- W.C. bath and toilet doors shall be Syntax doors with Marble frames.
- Aluminum sliding window of good quality.
- Concealed copper wiring with modular switches and point for cable, computer and telephone.
- Total concealed plumbing for hot and cold-water mixer arrangement with good quality fitting.
- Good Quality elevators.



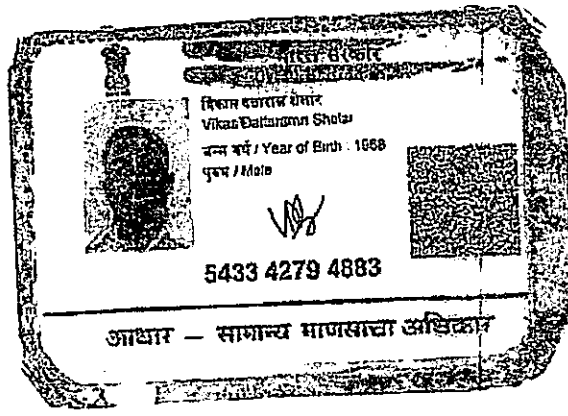
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आयकर विभाग
 INCOME TAX DEPARTMENT
 P. L. SHAH AND MEHTA ASSOCIATES
 भारत सरकार
 GOVT OF INDIA
 07/11/2011
 Permanent Account Number
 AANPE1496N



आयकर विभाग
 INCOME TAX DEPARTMENT
 GOVT OF INDIA
 SHRI RAMLAL ABAY
 RAMLAL MAHABALABAD
 24081972
 ABAY2670H

(Handwritten signature)



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520/22901

सोमवार, 28 नोव्हेंबर 2022 8:47 म.पू.

दस्त गोमवारा भाग-1

करलस

दस्त क्रमांक: 520/22901/2022

दस्त क्रमांक: करलस /22901/2022

बाजार मूल्य: रु. 1,03,81,568/-

मोबदला: रु. 1,33,20,760/-

भरलेले मुद्रांक शुल्क: रु.7,99,250/-

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| 28209 | रु. 20 |
| 2022 | |

दु. नि. सह. दु. नि. करलस यांचे कार्यालयात

पावती: 24213

पावती दिनांक: 28/11/2022

अ. क्र. 22901 वर दि. 28-11-2022

सादरकरणाचा नाव किशान प्रकुल गांधी

रोजी 8:43 म.पू. वा. हजर केला.

नोंदणी फी

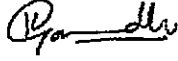
रु.

30000.00

दस्त हाताळणी फी

रु. 1800.00

पृष्ठाची संख्या: 90



दस्त हजर करणाऱ्याची सही:

एकुण 31800.00

सह. दु. नि. सह. दु. नि. निबंधक

कॉर्पा-4 (वर्ग-2)

दस्ताचा प्रकार: करारनामा

Joint S. K. Kulkarni

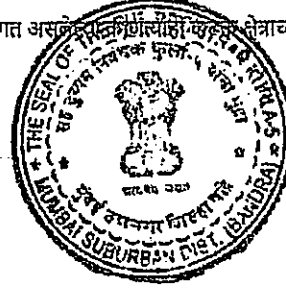
सह. दु. नि. सह. दु. नि. निबंधक

कॉर्पा-4 (वर्ग-2)

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

शिक्का क्रं. 128 / 11 / 2022 08 : 43 : 24 AM ची वेळ (सादरीकरण)

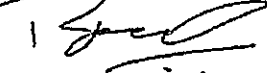
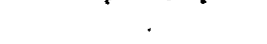

शिक्का क्रं. 228 / 11 / 2022 08 : 44 : 14 AM ची वेळ (फी)

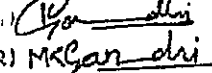




प्रांतज्ञापत्र

"सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरदुतीनुसारच नोंदणीस द्याव्यात केलेला आहे. दस्तातील संपूर्ण गजकूर, निबंधक दस्तऐवज, निबंधक कागदपत्रांची आणि "दस्तातील संपूर्ण निबंधक कागदपत्रांची खालील दस्त निबंधक कार्यालयात नोंदणीसाठी सादर राहतील. तसेच, दस्तातील संपूर्ण निबंधक कागदपत्रांचा कोणताही प्रारूप, नमूद न केलेल्या कोणत्याही क्षेत्रात नाही."

लिहून देणारे

१) 
२) 
३) 

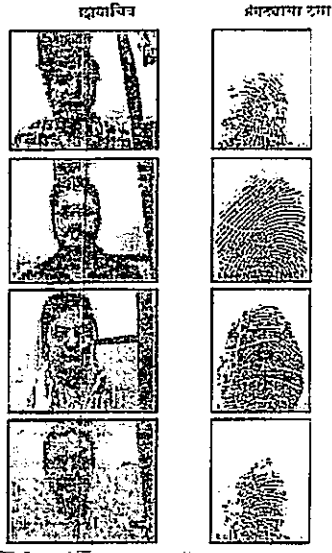
१) 
२) 
३) 

28/11/2022 9 02:53 AM
 डलन क्रमांक : 22801/2022
 डलनाचा प्रकार : वसुधामाता

करल - ५
 22809 | १६ | १०
 2022

करल 5
 डलन क्रमांक: 22801/2022

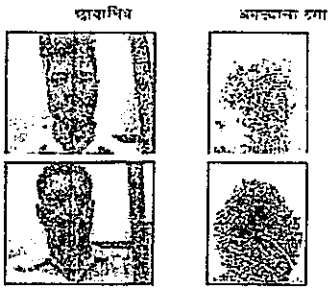
- अनु क्र. वसुधामाता नाव व पत्ता वसुधामाता प्रकार
- नाम:नेमारी प्यारत अंजु मंडला भागीसाथीय पूर्व भागीदार राज रामलाल विठ्ठल देवारा
 पत्ता:प्लॉट नं: श्रीविठ्ठल-02, भाळा नं: .. इमारतीचे नाव: गणेश भवन ,
 ब्लॉक नं: बाळर, गेट नं: मंगू, ले गेट, महागट, MUMBAI.
 पिन संख्या: AANFP1486A
 - नाम:विश्वनाथ दत्तुबा गोरी
 पत्ता:प्लॉट नं: प्लॉट नं 123, भाळा नं: .. इमारतीचे नाव: श्री भुम
 ही अंजु ही मोगावडी, निमित्तर, ब्लॉक नं: ब्लॉक 3 मधली गेट
 मार्ग, श्री. निमित्तर गेट पारखोण पूर्व, गेट नं: .. महागट, MUMBAI.
 पिन संख्या: AWPSPG8456E
 - नाम:मयुरी किशान मारुति
 पत्ता:प्लॉट नं: प्लॉट नं. 123, भाळा नं: .. इमारतीचे नाव: श्री भुम
 ही अंजु ही मोगावडी, निमित्तर, ब्लॉक नं: ब्लॉक 3 मधली गेट
 मार्ग, श्री. निमित्तर गेट पारखोण पूर्व, गेट नं: .. महागट, MUMBAI
 पिन संख्या: BQEP7766P
 - नाम:प्रफुल्ल प्रवीणचंद्र गोरी
 पत्ता:प्लॉट नं: प्लॉट नं 123, भाळा नं: .. इमारतीचे नाव: श्री भुम
 ही अंजु ही मोगावडी, निमित्तर, ब्लॉक नं: ब्लॉक 3 मधली गेट
 मार्ग, श्री. निमित्तर गेट पारखोण पूर्व, गेट नं: .. महागट, MUMBAI.
 पिन संख्या: AEQPG6255B



इतिहास क्रमांक 28 / 11 / 2022 08 : 54 : 47 AM

सोळाव्या: कार्यालयीन दलन अंजु निवेदीय करमाग ही वे दलन संख्या वसुधामाता कार्यालयीन: श्री. विठ्ठल देवारा, व त्याची अंजु वसुधामाता

- अनु क्र. वसुधामाता नाव व पत्ता
- नाम:नीलम मारुति
 वय: 24
 पत्ता: 10, नीलकण्ठ, चंचु नु
 पिन संख्या: 400071
 - नाम:विश्वनाथ अंजु
 वय: 55
 पत्ता: 10, नीलकण्ठ, चंचु नु
 पिन संख्या: 400077



शिक्का क्र. 4 ची वेळ: 28 / 11 / 2022 08 : 55 : 12 AM

शिक्का क्र. 5 ची वेळ: 28 / 11 / 2022 09 : 00 : 08 AM मंगळी पुन्हा 1 मध्ये

Joint S.R. ...
 सह. दुय्यम निवेदीय

| Sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Dafaca Number | Dafaca Date |
|-----|-----------------------------------------------------------------------|----------|------------------------|--------------------|-----------|---------|------------------|-------------|
| 1 | KISHAN PRAFUL GANDHI MAYURI KISHAN GANDHI PRAFUL PRAVINCHANDRA GANDHI | eChallan | 69103332022112418504 | MH011146832202223E | 799250.00 | SD | 0005564510202223 | 28/11/2022 |
| 2 | | D | | 2511202211201 | 1800 | RF | 2511202211201D | 28/11/2022 |
| 3 | KISHAN PRAFUL GANDHI MAYURI KISHAN GANDHI PRAFUL PRAVINCHANDRA GANDHI | | | MH011146832202223E | 30000 | RF | 0005564510202223 | 28/11/2022 |



(SD: Stamp Duty) [RF: Register of Companies] (Handling Charges)

22601/2022

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2. Get print immediately after registration.

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| | | |
|---------|----|----|
| करल - ५ | | |
| २२६०१ | ६० | ६० |
| २०२२ | | |

प्रमाणित करण्यात येते कि या दस्तामध्ये
एकूण (.....६०.....) पाने आहेत.
करल-५/२२६०१ /२०२२
पुस्तक क्रमांक १ क्रमांकावर
नोंदला
दिनांक २६/११/२०२२

सह. दुय्यम निबंधक, कुली - ५
मुंबई उपनगर जिल्हा





28/11/2022

सूची क्र.2

दुय्यम निबंधक : सह.दु.दि.कुर्ला 5

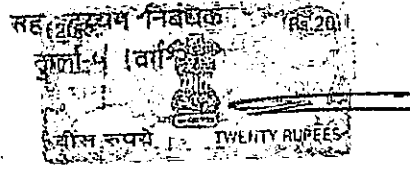
दस्ता क्रमांक : 22901/2022

नोंदणी :

Regn.63m

गावांचे नाव : घाटकोपर

| | |
|-------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1) विलेखाचा प्रकार | फरारनामा |
| (2) मोबदला | 13320760 |
| (3) बाजारनाम (बाबेपट्ट्याच्या वाचविल्ल्यापट्ट्याकार आकारणी वेळी की पट्टेदार ते तसुद कराचे) | 10381568.08 |
| (4) मू.गायन,पोस्टाद्विस्तार व परळमांक(असल्यास) | 1) घालिपेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :वदनिफा नं: 1101, माळा नं: 11 था मजला,बी विंग, इमारतीचे नाव: अरिंदू, ब्लॉक नं: फायनल प्लॉट नं- 30,बे. बी. रोड, रोड : घाटकोपर पश्चिम मुंबई 400086, इतर माहिती: मोठे घाटकोपर किरोळ,सयनिकेचे क्षेत्रफळ 690 चौ. फुट रेश फारपेट व सोबत 1 लोपर स्टॅक स्टॅक पार्किंग नं. एच -5 सहित ((C.T.S. Number : 3858, 3859, 3880 and 3881, F. P. No.30, TPS II :)) |
| (5) क्षेत्रफळ | 1) 690 चौ.फुट |
| (6) आकारणी किंवा जुदी देण्यात आलेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/विद्वान देवना-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश अस्तव्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-नेतर्त प्लाट अॅड मेहुडा असतोसिएट्स लॅफे प्रायोदर राज रामलाल चावय वय:-50; पत्ता:-प्लॉट नं: ऑफिस-02, माळा नं: , इमारतीचे नाव: राधा ववन . ब्लॉक नं: बायट, रोड नं: एल. डे रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400028 पॅन नं:-AANFP1496N |
| (8) दस्तऐवज करून घेणा-या पत्रकाराचे द किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश अस्तव्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-फिरान प्रकूल गोपी वय:-30; पत्ता:-प्लॉट नं: प्लॉट नं.123, माळा नं: , इमारतीचे नाव: श्री शुभ को.ऑफ.ही.सोसायटी.लिमिटेड, ब्लॉक नं: ब्लॉक 3 एमपी वेश मार्ग,ऑफ.सिन्डिकेट बँक घाटकोपर पूर्व, रोड नं: , महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AWSPG5458E 2): नाव:-मनुरी विसाव गोपी वय:-30; पत्ता:-प्लॉट नं: प्लॉट नं.123, माळा नं: , इमारतीचे नाव: श्री शुभ को.ऑफ.ही.सोसायटी.लिमिटेड, ब्लॉक नं: ब्लॉक 3 एमपी वेश मार्ग,ऑफ.सिन्डिकेट बँक घाटकोपर पूर्व, रोड नं: , महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-BQEPJR7766P 3): नाव:-प्रकूल प्रवीणचंद्र गोपी वय:-61; पत्ता:-प्लॉट नं: प्लॉट नं.123, माळा नं: , इमारतीचे नाव: श्री शुभ को.ऑफ.ही.सोसायटी.लिमिटेड, ब्लॉक नं: ब्लॉक 3 एमपी वेश मार्ग,ऑफ.सिन्डिकेट बँक घाटकोपर पूर्व, रोड नं: , महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AEQPG8255B |
| (9) दस्तऐवज करून दिव्याचा दिनांक | 28/11/2022 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 28/11/2022 |
| (11) मनुक्रमांक, संद व पृष्ठ | 22901/2022 |
| (12) बाजारनामप्रमाणे मुद्रांक शुल्क | 799250 |
| (13) बाजारनामप्रमाणे नोंदणी शुल्क | 30000 |
| (14) घेरा | |



मुल्यांकनासाठी विचारत घेतलेला घट्टीमः-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह. दुय्यम निबंधक
कुर्ला-4 (वर्ग-2)

Payment Details

| Sr. | Purchaser | Type | Verification no/Vendor | GRN/Leance | Amount | Used At | Deface Number | Deface Date |
|-----|--------------------------------------------------------------------------------------|----------|------------------------|--------------------|-----------|---------|------------------|-------------|
| 1 | KISHAN PRAFUL GANDHI MAYURI KISHAN GANDHI PRAFUL PRAVINCHANDRA GANDHI | eChallan | 69103332022112418504 | MH011146632202223E | 799250 00 | SD | 0005564510202223 | 28/11/2022 |
| 2 | | DHC | | 2511202211201 | 1500 | RF | 2511202211201D | 28/11/2022 |
| 3 | KISHAN PRAFUL GANDHI MAYURI KISHAN GANDHI PRAFUL PRAVINCHANDRA GANDHI | eChallan | | MH011146632202223E | 30000 | RF | 0005564510202223 | 28/11/2022 |

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

