

Ram
SBS - HLST
DYNAMIX

20/12/2023

1

ECC-KONARK JOINT VENTURE
Dynamix House, Yashodham, General A. K. Vaidya Marg,
Goregaon (East), Mumbai 400063
Tel: +91 22 4249 0500 | + 91 22 2840 2304
dynamixgroup.co.in

14-08-2023

To,
The Assistant General Manager (HLS Marketing),
Home Loan Sales Department,
State Bank of India,
Mumbai LHO

Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENTS FOR PROJECT: LUMA TOWER A & B

We M/S ECC-KONARK JOINT VENTURE, a Company/Firm, having its registered office at Dynamix house yashodham Gen A.k vaidya marg goregaon east Mumbai-400063 are willing to enter into a Tie-up arrangement with your Bank for our Project LUMA TOWER A & B, situated at (address) Plot Bearing / CTS / Survey / Final Plot No 4 1A pt and 41B/1/2 pt at, Andheri, Mumbai Suburban, 400059

2. On approval of the Tie-up, we undertake to execute a Tripartite Agreement with the Bank and the Borrower on the format approved by the Bank, agreeing to
- deliver the Title Deeds in favour of the purchaser of the flat directly to the Bank,
 - insist on No-objection Certificate (NOC) from the Bank before cancellation of the Agreement of Sale and refund of payment(s) received, and
 - to convey Bank's security interest to the existing/proposed Society for noting Bank's charge in its records.

Yours faithfully,

Sahil N. [Signature]
Authorised Signatory
ECC KONARK JOINT VENTURE





ECC-KONARK JOINT VENTURE

Dynamix House, Yashodham, General A. K. Vaidya Marg,
Goregaon (East), Mumbai 400063

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| Sr. No | Parameter | Particulars |
|--------|--|--|
| 1 | Name of the Builder (Company/firm Name) | ECC-KONARK JOINT VENTURE |
| 2 | Registered Address | Dynamix House, Yashodham Gen.A.K.Vaidya Marg, Goregaon (East), Mumbai-400063. |
| 3 | Address for correspondence | Dynamix House, Yashodham Gen.A.K.Vaidya Marg, Goregaon (East), Mumbai-400063 |
| 4 | Contact Person Name, Mob.No. Email id | Beena Patel :- 9372750452, beena.patel@dynamixgroup.co.in Murli Salian:- 8956881387 Murli.salian@dynamixgroup.co.in |
| 4a | Whether Builder/His nominee is proposed to be engaged as Marketing Associate? If Yes, Name of the Marketing Associates | Yes, Mr. Jayvardhan Goenka |
| 6 | Date of establishment (MM /DD /YYYY) | NA |
| 7 | Constitution(Proprietor/Partnership, Company) | JOINT VENTURE |
| 8 | If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI,CREDAI/ISO certification | Yes |



| | | | | |
|---|---|---|--|---|
| | | | | |
| 10 | Profile of the partners/directors | | | |
| Sr. No | Name | Age | Qualifications | Comments on his/her experience, area of expertise etc. |
| 1 | Mr. Jayvardhan Goenka | 31 | Graduate | |
| 2 | Mr. Shonit Dalmia | 39 | Graduate | |
| | | | | |
| 11 | Details of last 3 residential projects | | | |
| Project Name | Parkwoods | Woodlands | Park Residence | |
| Location | Thane (West). | Malad (East) | Malad (East), Mumbai | |
| Whether approved by SBI? | No, Many home loans were disbursed on personal base | No, Many home loans were disbursed on personal base | No, Home loans were disbursed on personal base | |
| Month & Year of Commencement of Construction | July 2008 | 18/01/2011 | 06/06/2009 | |
| Present Status (Completed/Partially completed) | Completed June 2013 onwards | Completed on May 2016 | Completed on 23/10/2012 | |
| Total built up area of the project, in Sq.Mtr. | 63790.41 | 14684.68 | 5217.39 | |
| Number of floors | 30 | 15 | 16 | |
| No. of Dwelling Units in the project | 677 | 43 | 32 | |



| | | | |
|--|---|------------|------------|
| No. of units sold in the project | 677 | 43 | 32 |
| Hsg.Loan taken Through SBI (No.of flats) | 35 approx, | 1 | 2 |
| Date of Occupancy Certificate | 20/12/2013 for Tower B1,B2& C 20/11/2017 For Tower A | 06/05/2017 | 23/10/2012 |
| 12 | Details of the Present Project | | |
| Project Name | LUMA TOWER A & B | | |
| Location with Survey Nos. | Plot Bearing / CTS / Survey / Final Plot No 4 1A pt and 41B/1/2 pt at, Andheri, Mumbai Suburban, 400059 | | |
| Details of construction finance / loan, if any, availed by the builder for this project. | ICICI BANK | | |
| Status of encumbrance of the project land | No | | |
| If approved by Housing Finance Company like HDFC / LIC HFL | We will submit the documents to banks | | |
| Month & Year of Commencement of Construction | As per RERA 01/09/2017 | | |





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| | |
|--|--|
| | |
| Proposed construction Plan. (Please furnish details of No. of phases, No. of buildings in each phase, No. of floors, No. of dwelling Units in each building. Planned Schedule of completion of each building, phase, | 2 (TWO) Building 3basement + Ground + 16 habitable floors |
| Total carpet area of the project, in Sq. Mtrs. | 17007.60sqmt |
| No. of Dwelling Units in the project | LUMA TOWER A-66 UNITS & B-63 UNITS TOTAL-129 UNITS |
| No. of units sold in the project | 34 units sold out |
| Details of Development Agreement and POA if any | Development Agreement Dated -25-05-2005 |
| Status of receipt of approvals from Local Bodies/ Urban Development Authority | C.C. is now granted for the work upto top of sale building for A & B as per approved plans |
| | |





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| | | | |
|---|--|-------------------------------------|--|
| 13. Project Value | | | |
| Type of Flat/House | No. of Flats/House | Average price per flat/house | |
| Residential | LUMA TOWER A-66 UNITS & B-63 UNITS TOTAL-129 UNITS | 25000/-per sq.ft. (Rera Carpet) | |
| 15. Disbursement to be made In favour of RERA Account Name: RERA Account Number : Bank / Branch : IFSC code | ECC-KONARK JOINT VENTURE MASTER COLLECTION ESCROW ACCOUNT HDFC Bank Ltd., 57500000266781 Goregaon (East) 400063 HDFC0000212 | | |

Thanking You,

Yours Faithfully

ECC-KONARK JOINT VENTURE.

Sahil
Authorised Signatory





ECC-KONARK JOINT VENTURE

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AUTHORITY LETTER

We, the Members of "ECC-KONARK JOINT VENTURE", have unanimously decided that following signatories of the Joint Venture (JV) be and are hereby authorized jointly, comprising of any one of the signatories from Group-I (Eversmile Construction Company Private Limited) together with any one signatory from Group-II (Konark Conwell LLP), as given hereunder for and on behalf of the JV viz;

| No. | Group-I Eversmile Construction Company Private Limited | Group-II Konark Conwell LLP |
|-----|---|--------------------------------|
| 1. | Mr. Sahil Modi | Mr. Shonit Dalmia |
| 2. | Ms. Jessie Kuruvilla | Mr. Satyanarayan Bubna |

to sign, execute, present & lodge all Agreements for Sale of Flats/Units/Apartments and/ or commercial premises and /or such other relevant Agreement/s for Sale of TDRs, DRC, Utilisation Form including such related documents like Expression of Interest, Allotment letter, Sale Deed, Conveyance Deed, Rectification Deed, Cancellation Deed, Affidavits, Indemnity, Undertakings, NOCs and all necessary correspondence, applications, letters with Allottees, Banks, Financial Institutions and any other relevant documentations pertaining to the submissions to the MAHARERA and/or any other concerned/ Competent Authority and all other documents, papers, applications or writings in connection therewith from time to time and to do all other acts, deeds, matters and things as they may deem fit and expedient and to give effect of this authority letter for and on behalf of the firm, ECC-KONARK JOINT VENTURE in respect of its "LUMA" (comprising of Towers A & B and proposed phases situated at Bapnala Village, Andheri East, Mumbai -400059 and also register such Agreements with the Registering Authorities and accordingly all such Agreements and other writings executed by them are binding on the JV and enforceable.

The aforesaid Signatories are further authorised on behalf of the JV to appoint such attorneys as they deem fit and proper, for the specific purpose of appearing before the Registering Authorities and registering the said Agreements/ Documents so executed by them for and on behalf of the Joint Venture.

Yours Faithfully,

For ECC-KONARK JOINT VENTURE
EVERSMILE CONSTRUCTION COMPANY PVT. LTD

KONARK CONWELL LLP

MEMBER

Date: 28/08/2023



MEMBER

To,

Ref No. Luma/SBI/APF/840

Date: 14-07-2023

The Assistant General Manager (HLS Marketing),

State Bank Of India

Mumbai

SUB: bSubmission Of Required Documents for APF Of Project, LUMA TOWER A & B situated at Plot Bearing / CTS / Survey / Final Plot No 4 1A pt and 41B/1/2 pt at, Andheri, Mumbai Suburban, 400059.

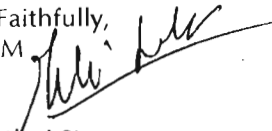
Dear Sir,

Please find attached herewith the following Required documents for APF of LUMA TOWER A & B,

- 1) Builder Profile
- 2) EFT letter
- 3) Pan card copy
- 4) RERA Certificate
- 5) Development Agreement
- 6) Title Search report
- 7) Commencement Certificate
- 8) NA Order
- 9) PRC
- 10) Environment Certificate
- 11) NOC for Height clearance (AAOI)
- 12) IOA & Plans

13) *Broucher*

Yours Faithfully,
For CRM


Authorised Signatory



4

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 :
P51800012155

Project: LUMA TOWERS A & B Plot Bearing / CTS / Survey / Final Plot No.: 41A pt and 41B/1/2 pt at Andheri, Andheri, Mumbai Suburban, 400059;

1. **Ecc-Konark Joint Venture** having its registered office / principal place of business at **Tehsil: Borivali, District: Mumbai Suburban, Pin: 400063.**
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 scheduled 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 **01/09/2017** and ending with **31/12/2025** 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.



Dated: 26/07/2023

Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 26-07-2023 11:21:37

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

MANAGING COMMITTEE
2023-2025

PRESIDENT
Dornic Romell

IMMEDIATE PAST PRESIDENT
Boman Irani

PRESIDENT-ELECT
Ajay Ashar

STRATEGIC ADVISOR
Abhishek Lodha

SENIOR VICE PRESIDENTS
Parag Shah
Jayesh Shah
Sukhraj Nahar
Sandeep Raheja
Rasesh Kanakia

VICE PRESIDENTS
Bandish Ajmera
Shailesh Puranik
Pritam Chivukula
Amit Thacker
Jackbastian Nazarethi

SECRETARY
Dhaval Ajmera

TREASURER
Nikunj Sanghavi

JOINT SECRETARIES
Tejas Vvas
Pratik Patel
Sunny Brijani
Rushi Mehta

JOINT TREASURER
Gurminder Singh Sraera

COMMITTEE MEMBERS
Shahid Balwa
Subodh Runwal
Parag Munot
Nainesh Shah
Mukesh Patel
Munish Doshi
Rajesh Prajapati
Shailesh Sanghvi
Parth Mehta
Harmohan Sahni
Jayvardhan Goenka
Urmang Kuvadia
Prashant Khandewal
Binitha Dalal
Ayushi Ashar
Samyag Shah
Ricardo Romell

SPECIAL ADVISORS
Dr. Hafeez Contractor
Adv. Parimal Shroff
Anni Puri

STATISTICS AND RESEARCH
Dr. Adv. Harshul Savia

INVITEE MEMBERS
Rahul Sagar
Ramkrishna Raheja
Nishant Agarwal
Harish Hiranandani
Ajay Naha
Azim H. Kapia
Chirag Ramakrishnan
Vijay Lakhani
Jayesh Chaudhari
Aditya Shah
Sriradhha Goradia
Sudhanshu Agarwal
Hussain Lalani
Sahil Parikh
Aditya Mirchandani
Rishi Ajmera

YOUTH WING CONVENOR
Nimish Shah

PROCUREMENT CONVENOR
Nimish Ajmera

WOMEN'S WING CHAIRPERSON
Sejal Goradia

CREDAI - MCHI

To Whomsoever It May Concern

This is to certify that **MR. JAYVARDHAN GOENKA** is a Life Member of **CREDAI-MCHI "LM-188"**.

His Company name is **CONWOOD CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED** and his address according to our records is **Dynamix House, Yashodham, Gen. A. K. Vaidya Marg, Goregaon East, Mumbai - 400063.**

For **CREDAI - MCHI**



Keval Valambhia
Head - Secretariat

Place : Mumbai
Date : 23/10/2023

Maharashtra Chamber of Housing Industry

Maker Bhavan II, 4th Floor, 18, V. Thackersey Marg, New Marine Lines, Mumbai - 400 020.
Tel: 42121421, Fax: 4212 1411/407 Email: secretariat@mchi.net Website: www.mchi.net

CREDAI-MCHI CHAPTERS : THANE | KALYAN-DOMBIVLI | MIRA BHAYANDAR | RAIGAD | NAVI MUMBAI |
BHIWANDI | PALGHAR BOISAR | SHAHAPUR-MURBAD | URAN-DRONAGIRI |
VASAI VIRAR | ALIBAG | KARJAT-KHALAPUR-KHOPOLI | YOUTH NMR



02 June 2023

| SAHAR SALE BLDG. NO . 1 - (WING - A) | | | | | | | | | | | | | 2034 |
|--------------------------------------|--------------|----------------|----------------|--------------|--------------|-------------|--------------------|--------------|------------------------------------|------------------------------------|---------------------------|-------------------------------------|-----------------|
| FLOOR NO | FLAT 1 | FLAT 2 | FLAT 3 | FLAT 4 | FLAT 4 | REFUGE AREA | FLOOR HEIGHT (Mt.) | NO. OF FLATS | Total FSI (Inc. Fungible) CONSUMED | Stalcase / Lift Lobby Area | Total Carpet Area / Floor | Construction Area / Floor (Sq. Ft.) | Height of Floor |
| | 3 BHK Carpet | 3 BHK Carpet | 1.5 BHK Carpet | 3 BHK Carpet | 2 BHK Carpet | | | | | | | | |
| TOTAL APT. NO. | 17 | 16 | 16 | 16 | 1 | | | | | | | | |
| BUILDING TOP | | | | | | | | | | | | | |
| TERRACE | | | | | | | | | | | | | 51.20 |
| 16 | 1121.50 | 1121.50 | 623.67 | 1121.50 | | 123.46 | 3.00 | 4 | 4458.66 | 634.54 | 3988.17 | 5231.52 | 48.20 |
| 15 | 1121.50 | 1121.50 | 623.67 | 1121.50 | | - | 3.00 | 4 | 4458.66 | 634.54 | 3988.17 | 5108.11 | 45.20 |
| 14 | 1121.50 | 1121.50 | 623.67 | 1121.50 | | 123.46 | 3.00 | 4 | 4458.66 | 634.54 | 3988.17 | 5231.52 | 42.20 |
| 13 | 1121.50 | 1121.50 | 623.67 | 1121.50 | | - | 3.00 | 4 | 4458.66 | 634.54 | 3988.17 | 5108.06 | 39.20 |
| 12 | 1121.50 | 1121.50 | 623.67 | 1121.50 | | 123.46 | 3.00 | 4 | 4458.66 | 634.54 | 3988.17 | 5231.52 | 36.20 |
| 11 | 1121.50 | 1121.50 | 623.67 | 1121.50 | | - | 3.00 | 4 | 4458.66 | 634.54 | 3988.17 | 5108.06 | 33.20 |
| 10 | 1121.50 | 1121.50 | 623.67 | 1121.50 | | 123.46 | 3.00 | 4 | 4458.66 | 634.54 | 3988.17 | 5231.52 | 30.20 |
| 9 | 1121.50 | 1121.50 | 623.67 | 1121.50 | | - | 3.00 | 4 | 4458.66 | 634.54 | 3988.17 | 5108.06 | 27.20 |
| 8 | 1121.50 | 1121.50 | 623.67 | 1121.50 | | 123.46 | 3.00 | 4 | 4458.66 | 634.54 | 3988.17 | 5231.52 | 24.20 |
| 7 | 1121.50 | 1121.50 | 623.67 | 1121.50 | | - | 3.00 | 4 | 4458.66 | 634.54 | 3988.17 | 5108.06 | 21.20 |
| 6 | 1121.50 | 1121.50 | 623.67 | 1121.50 | | - | 3.00 | 4 | 4458.66 | 634.54 | 3988.17 | 5108.06 | 18.20 |
| 5 | 1121.50 | 1121.50 | 623.67 | 1121.50 | | - | 3.00 | 4 | 4458.66 | 634.54 | 3988.17 | 5108.06 | 15.20 |
| 4 | 1121.50 | 1121.50 | 623.67 | 1121.50 | | - | 3.00 | 4 | 4458.66 | 634.54 | 3988.17 | 5108.06 | 12.20 |
| 3 | 1121.50 | 1121.50 | 623.67 | 1121.50 | | - | 3.00 | 4 | 4458.66 | 634.54 | 3988.17 | 5108.06 | 9.20 |
| 2 | 1121.50 | 1121.50 | 623.67 | 1121.50 | | - | 3.00 | 4 | 4458.66 | 634.54 | 3988.17 | 5108.06 | 6.20 |
| 1 | 1121.50 | 1121.50 | 623.67 | 1121.50 | | - | 3.00 | 4 | 4458.66 | 634.54 | 3988.17 | 5108.06 | 3.20 |
| GROUND FLOOR | 1121.50 | LOBBY/SERVICES | AMENITIES | | 1007.51 | - | 3.00 | 2 | 2563.55 | 639.70 | 2129.01 | 4525.19 | 0.20 |
| PLINTH | | | | | | | 0.20 | | | | | | |
| BASEMENT 1 | | | | | | | 3.75 | | | | | 3322.95 | 3.75 |
| BASEMENT 2 | | | | | | | 2.80 | | | | | 3712.07 | 6.55 |
| BASEMENT 3 | | | | | | | 2.80 | | | | | 2980.66 | 9.35 |
| TOTAL (SQ.FT.) | 19065.52 | 17944.02 | 9978.66 | 17944.02 | 1007.51 | 617.32 | | 66 | 73902.18 | 10792.31 | 65939.73 | 96887.14 | |
| TOTAL (SQ.M.) | 1771.23 | 1667.04 | 927.04 | 1667.04 | 10844.84 | 57.35 | | | 6865.68 | 1002.63 | 6125.95 | 9001.04 | |
| | | | | | | | | | | Carpet / FSI Ratio | 89.23% | | |
| FOR TYP. APT. | | | | | | | | | | Saleable Area / Construction Ratio | 112.30% | | |
| | | | | | | | | | | Total Saleable Area @ 1.65 | 108800.55 | Sq. Ft. | |



| SAHAR SALE BLDG. NO. 1 - (WING B) | | | | | | | | | | | | 2034 |
|-----------------------------------|-----------------------------------|----------------|--------------|----------------|-------------|--------------------|--------------|------------------------------------|------------------------------------|---------------------------|-------------------------------------|-----------------|
| FLOOR NO | FLAT 1 | FLAT 2 | FLAT 3 | FLAT 4 | REFUGE AREA | FLOOR HEIGHT (Mt.) | NO. OF FLATS | Total FSI (Inc. Fungible) CONSUMED | Staircase / Lift Lobby Area | Total Carpet Area / Floor | Construction Area / Floor (Sq. Ft.) | Height of Floor |
| | 1.5 BHK Carpet | 3 BHK Carpet | 3 BHK Carpet | 1.5 BHK Carpet | | | | | | | | |
| TOTAL APT. NO. | 17 | 16 | 16 | 14 | | | | | | | | |
| BUILDING TOP | | | | | | | | | | | | |
| TERRACE | | | | | | | | | | | | 51.20 |
| 16 | 623.67 | 1121.50 | 1121.50 | 623.67 | 115.93 | 3.00 | 4 | 4052.86 | 571.57 | 3490.33 | 4756.72 | 48.20 |
| 15 | 623.67 | 1121.50 | 1121.50 | 623.67 | - | 3.00 | 4 | 4052.86 | 571.57 | 3490.33 | 4640.79 | 45.20 |
| 14 | 623.67 | 1121.50 | 1121.50 | 623.67 | 115.93 | 3.00 | 4 | 4052.86 | 571.57 | 3490.33 | 4756.72 | 42.20 |
| 13 | 623.67 | 1121.50 | 1121.50 | 623.67 | - | 3.00 | 4 | 4052.86 | 571.57 | 3490.33 | 4640.79 | 39.20 |
| 12 | 623.67 | 1121.50 | 1121.50 | 623.67 | 115.93 | 3.00 | 4 | 4052.86 | 571.57 | 3490.33 | 4756.72 | 36.20 |
| 11 | 623.67 | 1121.50 | 1121.50 | 623.67 | - | 3.00 | 4 | 4052.86 | 571.57 | 3490.33 | 4640.79 | 33.20 |
| 10 | 623.67 | 1121.50 | 1121.50 | 623.67 | 115.93 | 3.00 | 4 | 4052.86 | 571.57 | 3490.33 | 4756.72 | 30.20 |
| 9 | 623.67 | 1121.50 | 1121.50 | 623.67 | - | 3.00 | 4 | 4052.86 | 571.57 | 3490.33 | 4640.79 | 27.20 |
| 8 | 623.67 | 1121.50 | 1121.50 | 623.67 | 115.93 | 3.00 | 4 | 4052.86 | 571.57 | 3490.33 | 4756.72 | 24.20 |
| 7 | 623.67 | 1121.50 | 1121.50 | 623.67 | - | 3.00 | 4 | 4052.86 | 571.57 | 3490.33 | 4640.79 | 21.20 |
| 6 | 623.67 | 1121.50 | 1121.50 | 623.67 | - | 3.00 | 4 | 4052.86 | 571.57 | 3490.33 | 4640.79 | 18.20 |
| 5 | 623.67 | 1121.50 | 1121.50 | 623.67 | - | 3.00 | 4 | 4052.86 | 571.57 | 3490.33 | 4640.79 | 15.20 |
| 4 | 623.67 | 1121.50 | 1121.50 | 623.67 | - | 3.00 | 4 | 4052.86 | 571.57 | 3490.33 | 4640.79 | 12.20 |
| 3 | 623.67 | 1121.50 | 1121.50 | 623.67 | - | 3.00 | 4 | 4052.86 | 571.57 | 3490.33 | 4640.79 | 9.20 |
| 2 | 623.67 | 1121.50 | 1121.50 | | - | 3.00 | 3 | 3294.43 | 571.57 | 2866.67 | 3882.36 | 6.20 |
| 1 | 623.67 | 1121.50 | 1121.50 | | - | 3.00 | 3 | 3294.43 | 571.57 | 2866.67 | 3882.36 | 3.20 |
| GROUND FLOOR | 623.67 | LOBBY/SERVICES | | | - | 3.00 | 1 | 1056.92 | 579.64 | 623.67 | 2719.85 | 0.20 |
| PLINTH | | | | | | | | | | | | 0.20 |
| BASEMENT 1 | | | | | | | | | | | 2707.68 | 3.75 |
| BASEMENT 2 | PARKING | | | | | | | | | | 4261.68 | 6.55 |
| BASEMENT 3 | | | | | | | | | | | 3463.10 | 9.35 |
| TOTAL (SQ.FT.) | 10602.32 | 17944.02 | 17944.02 | 8731.33 | 579.64 | | 63 | 64385.83 | 9724.74 | 55221.69 | 86467.75 | |
| TOTAL (SQ.M.) | 984.98 | 1667.04 | 1667.04 | 811.16 | 53.85 | | | 5981.59 | 903.45 | 5130.22 | 8033.05 | |
| | | | | | | | | | Carpet / FSI Ratio | 85.77% | | |
| FOR TYP. APT. | ABOVE CARPET AREA ARE RERA CARPET | | | | | | | | Saleable Area / Construction Ratio | 105.38% | | |
| Total Saleable Area @ 1.65 | | | | | | | | | | | 91115.79 | Sq. Ft. |





ECC-KONARK JOINT VENTURE
Dynamix House, Yashodham, General A. K. Vaidya Marg,
Goregaon (East), Mumbai 400063
Tel: +91 22 4249 0500 | + 91 22 2840 2304
dynamixgroup.co.in

APF Request Form
State Bank Of India

| Builder Information | | |
|---------------------|---|---|
| Sl. No | Component | Details |
| 1 | Name of the Builder Company/Firm | ECC- KONARK JOINT VENTURE |
| 2 | Name of Builder Group | Dynamix Group |
| 3 | Type of Company/Firm (Public limited, Pvt. Ltd., Proprietorship, Partnership, LLP Etc.) | JOINT VENTUR (AOP) |
| 4 | Company Incorporation Year | 07-03-2007 |
| 5 | Registered office Address with Landline numbers | Dynamix House Gen A.K Vaidya Marg Goregaon (East) Mumbai-400063 Land Line -42490500 |
| 6 | Other Address (if Any) | NA |
| 7 | Official Website (URL) @ Email Id | www.dynamixgroup.co.in |
| 8 | Name of Proprietor/Partners/Directors | Mr. Jayvardhan Goenka & Mr. Shonit Dalmia |
| 9 | Name of Key Contact Person | MS. BEENA PATEL & MR. MURLI SALIAN |
| 10 | Contact No of the key person | 9930274752 / 8956881387 |
| | | |



ECC-KONARK JOINT VENTURE

Dynamix House, Yashodham, General A. K. Vaidya Marg,
Goregaon (East), Mumbai 400063

Tel: +91 22 4249 0500 | +91 22 2840 2304

dynamixgroup.co.in

DYNAMIX

Business Information

| | | |
|----|--|--|
| 1 | No. of years in business (As a Developer). | 50+ years |
| 2 | Total Number of Projects Completed | 33 Completed Projects |
| 3 | Total Number of units/flats Completed | 7857 units |
| 4 | Total Built Up Area Completed till Date (In Sqft.) | 8238245.sqft |
| 5 | Total number of project under construction (WIP/Ongoing) | 4 Under Construction Projects |
| 6 | Total Number of unit under construction (WIP) | 1) Divum-208 Units 2) Astrum-104 Units 3) Parkwoods D5-421Units 4) <u>Avanya- 810 Units</u> Total-1481 units |
| 7 | Total Built Up Area under construction in Sqft. (WIP) | 1) Divum-5528.30 2) Astrum-4137.90 3) Avanya- 83142.35 4) Parkwoods D5- 37482.72 |
| 8 | Quality of Project & construction work done | Excellent |
| 9 | Past Project Segment (Premium/Luxury/Medium/Affordable) | Luxury |
| 10 | No of Project Delayed more than 6 months | NA |
| 11 | Upcoming Project Details if any | PARKWOODS D6 |
| 12 | list of Banking relationship | HDFC,SBI,ICICI,TCHFL,BAJAJ,YES BANK,AXIS BANK,PNB |

Builders Profile for SBI Bank



| Completed/Past Project details | | | | | | | | | | |
|---------------------------------|--|--------------------|-------------|------------------------------|------------------------------------|-----------------------|--------------------|--------------------|-----------------------|---|
| Sl. No | Project Name | Location/Addresses | RERA Number | No of Floor/Storied | No of Units/Flats | Built Up Area in sqft | No of units unsold | Total project Cost | Project Start Date | Project Completion date |
| 1. | Parkwoods (A,B1,B2,C) (Dyanamix) | Thane (West) | | A-30,B1-30, B2-30,C-30 floor | A-170 B1-169 B2-169 C-169 | 686640 sqft | 0 | 234.06 Cr | 18-07-2008 | End date C-21-11-2017 B2-20-12-2013 B1-20-12-2013 A-20-12-2013 |
| 2. | Woodland (Dynamix & Govindram Bros) | Malad (East) | | 15 Floor | 43 | 158066 Sqft | 0 | 76.00 Cr | Start Date 18-01-2011 | End Date 06-05-2017 |
| 3. | Park residence (Dynamix & Govindram Bros) | Malad (East) | | 16 Floor | 32 | 56160 Sqft | 0 | 17.13 Cr | Start Date 03-06-2009 | End Date 23-10-2012 |
| 4. | Boulevard (Dynamix & Govindram Bros) | Malad (East) | | 13 floor | 48 | 56080 Sqft | | 14.55 Cr | Start Date 18-01-2011 | End Date 06-05-2017 |
| N.B- At least for last 5 years. | | | | | | | | | | |





ECC-KONARK JOINT VENTURE
 Dynamix House, Yashodham, General A. K. Vaidya Marg,
 Goregaon (East), Mumbai 400063
 Tel: +91 22 4249 0500 | + 91 22 2840 2304
 dynamixgroup.co.in

Ongoing Project Details

| Sl.No | Project Name | Location | RERA Number | No of Floor/Storied | No of Units/Flats | Built Up Area | Total project Cost | Project Start Date |
|-------|-------------------------------------|----------------|---|---|-------------------|-------------------|--------------------|------------------------|
| 1. | Parkwoods D5 (Dyanamix) | Thane (West) | P51700007024 | 55 | 421 | 37482.72 sq.mtrs. | 185Cr | March 2019 |
| 2. | Divum (Dyanamix) | Malad (East) | P51800018784 | L.Gr+U.GR+6Podium+7 th E Deck+1 st To 37 th +38 th (PT) Upper Floors. | 208 | 5528.30 sq.mtrs. | | 05/12/2018 |
| 3. | Avanya Tower A, B & C (Dyanamix) | Dahisar (East) | Tower A- P51800003202 Tower B P51800026590 | No. of buildings - 4 No. of floors - A-37,B-37,C-36,D-36 | 810 | 83142.35 sq.mtrs. | | January 2020 |
| 4. | Astrum (Dynamix & Govindram Bros) | Malad (East) | P51800029353 | 3Basement + Ground + 22 habitable floors + 1 terrace | 104 | 4137.90 sq.mtrs | 75Cr | 18/05/2021 |
| 5 | Luma (Joint Venture ECC-Koanark JV) | Andheri East | P51800012155 | 2 (TWO) Building 3basement + Ground + 16 habitable floors | 129 | 17007.6 0sqmt | - | As per RERA 01/09/2017 |





ECC-KONARK JOINT VENTURE

Dynamix House: Yashodham, General A. K. Vaidya Marg,
Coregaon (East), Mumbai 400063

Tel: +91 22 4249 0500 | + 91 22 2840 2304
dynamixgroup.co.in

| Current Proposal | | |
|------------------|---|---|
| SL No. | Component | Details |
| 1 | Project Name | LUMA TOWER A & B |
| 2 | Project Address | Plot Bearing / CTS / Survey / Final Plot No 4 1A pt and 41B/1/2 pt at, Andheri, Mumbai Suburban, 400059 |
| 3 | RERA Number | P51800012155 |
| 4 | Total Number of Units | LUMA TOWER A-66 & B-63 UNITS TOTAL 129 UNITS |
| 5 | Unsold Unit /Inventory | 74 Unsold units |
| 6 | Project Start Date | As Per Developer : 01/09/2017 As Per RERA : 01/09/2017 |
| 7 | Expected Date of completion | As Per Developer : 31/12/2025 As Per RERA : 31/12/2025 |
| 8 | Approved by which bank and financial Institutions | Documents are submitted |
| 9 | Project Loan If Any | ICICI Bank |
| 10 | No of the bank from which project loan is availed | 1 |
| 11 | Current Stage of construction | Excavation |



Classification: Internal - Vendor Shareable



ECC-KONARK JOINT VENTURE
Dynamix House, Yashodham, General A. K. Vaidya Marg,
Goregaon (East), Mumbai 400063
Tel: +91 22 4249 0500 | + 91 22 2840 2304
Date: 03-11-2023 dynamixgroup.co.in

To

The Technical Manager
STATE BANK OF INDIA ,
BORIVALI

Sub : Confirmation of bank account details for the project : **LUMA TOWER A & B**

Company name / Account name: ECC-KONARK JOINT VENTURE ECC-KONARK
JOINT VENTURE PROJECT LUMA TOWER A & B
MASTER COLLECTION ESCROW ACCOUNT

- Name of the Bank: ICICI BANK
- Branch name: MALAD (EAST)

Account no. : 777705267205

- IFSC Code: ICIC0000281

Dear Sir,

We are confirming the following bank account details for the project **LUMA TOWER A & B**

This is also to confirm following are the authorized signatories for the project

| Sr. | Name of Authorised Person |
|-----|---------------------------|
| 1. | Ms. Jessie Kuruvilla |
| 2. | Mr. Sahil Modi |
| 3. | Mr. Satyanarayan Bubna |

Sincerely,
For ECC-KONARK JOINT VENTURE

Authorised Signatory



B. B. Jain & Associates



CA. B. B. Jain
B.Com., F.C.A.

CHARTERED ACCOUNTANTS

301, Girnar Apartments, Off Mandpeshwar Road, Borivali (West), Mumbai - 400 092.
Tel.: (O) 2890 5267, (R) 2301 0777, Mob : 9819110778 • E-mail : bbjainandassociates@yahoo.com

To,
Asst. General Manager,
Home Loan Sales,
State Bank of India,
Local Head Office, Mumbai (Metro),
Synergy Building,
'G' Block, Bandra Kurla Complex,
Mumbai -400 051.

Sub. : Details confirming the stake of builder (cost incurred) for project approval under Builder tie-up to be submitted to State Bank of India

This is to certify that M/s. ECC-KONARK JOINT VENTURE has made an investment of Rs. **41,22,70,962/-** as on **30th June, 2023** which is more than 15% of the project cost estimated at Rs. **188,60,35,277/-** in their project named "LUMA TOWER A & B".

For M/s B. B. Jain & Associates
Chartered Accountants
Firm's Registration No. 103889W

BANSHILAL Digitally signed by
BANSHILAL
BHIKAMCH BHIKAMCHAND JAIN
Date: 2023.09.11
AND JAIN 11:57:18 +05'30'

Proprietor

Name: B. B. Jain

Membership No. 037357

UDIN: 23037357BGWFGT5922

Place: Mumbai

Date: 11th September, 2023



ECC-KONARK JOINT VENTURE

Dynamix House, Yashodham, General A. K. Vaidya Marg,
Goregaon (East), Mumbai 400063

Tel: +91 22 4249 0500 | + 91 22 2840 2304
dynamixgroup.co.in

Date: 05-10-2023

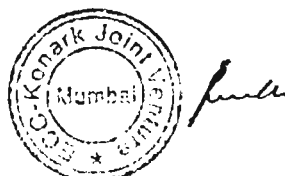
To,

Whomsoever it may concern

Sub: Litigation Clarity

As Requested, Please find below the Clarification on the litigation status. These pending suits are not affecting the title on the property, and we hereby confirm that the property and we hereby confirm that title of the property is cleared and marketable.

| Project Name | Court Name | Case No. | Case Type | Case details in Brief | Petition Name | Year | Present Status |
|-------------------|---------------------------|-----------------------------|-----------|---|---------------|------|--|
| Luma Towers A & B | City Civil Court | Civil Suit No. 1558 of 2011 | Civil | Plaintiff is claiming right in respect of CTS No. 36, 36/1 to 4, 37 and 37/1 of Village Bapnala along with structures known as Shri Ram Patil Chawl. He is also seeking reconstruction of the said Chawl allegedly demolished by the Company. | Suit | 2011 | CRA admitted |
| Luma Towers A & B | High Court Bombay | WP No. 2294 of 2002 | Civil | In the present case, Ever smile Construction Company Private Limited (with which earst while Veena Estate Private Limited has merged) with land owners Kapadia has challenged the order rejecting the refund of lucrative premium. | Writ Petition | 2002 | Matter kept for final hearing and final disposal |
| Luma Towers A & B | High Power Committee, SRA | Appeal No. 174 of 2016 | Civil | This appeal has been filed challenging the below mentioned order dated 12.07.2016 passed by the Collector (ENC) Mumbai in the matter filed under Section 33 & 38 of SRA Act for demolition of the hutments and in respect to the same on 18.03.2016 it was ordered by the Dy. Collector (ENC) in (in respect Notice No. Dy. Coll. (enc./removal)/ A-33-38 /SRA /2015 permitting the demolition. | Appeal | 2016 | Closed for Orders on 15.09.2023 |





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Goregaon (East), Mumbai 400063

Tel: +91 22 4249 0500 | + 91 22 2840 2304
dynamixgroup.co.in

| | | | | | | | |
|--------------------|------------------------|-----------------------------|-------|---|---------------|------|-----------------------------|
| Lurna Towers A & B | High Court Bombay | WP No. 3011 of 2002 | Civil | In the present case, Eversmile Construction Company Private Limited (with which earstwhile Væna Estate Private Limited has merged) with land owners Kapadia has challenged the illegal recovery of the various fees, chares etc. while approving the plan on the basis of commercial rate as against the residential user. | Writ Petition | 2002 | Matter kept for production. |
| Lurna Towers A & B | High Court Bombay | CRA No. 23 of 2014 | Civil | CRA has been filed challenging order dt. 25.10.2013 passed by Dindoshi Court. By the said order court has held that it has jurisdiction to entertained the suit on appel of u/s 9A of CPC taken by ECC. | Other | 2014 | Ongoing |
| Lurna Towers A & B | City Civil Court | Suit No. 1782 of 2006 | Civil | Suit is filed for declatation that Defendant No.1 (ECC) constructing structure without permision of Def.No.2 (MCGM) is illegal and unlawful. Def No.1 be restrained from dispossessing the Plaintiff from suit property ie land adm.200 Sq.Mts out of Survey NO.5, CTS No.31 of Village Bhapnala , Taluka Andheri, MSD AND Def.No.2 be ordered to take action for demolishing illegal constructon on the suit property. | Suit | 2006 | Ongoing |
| Lurna Towers A & B | Debt Recovery Tribunal | Application No. 170 of 2020 | Civil | The Applicant has filed this Application to recover the payments accrued as per the Facility Agreement, Indenture of Mortgage and such other relevant transaction documents executed from time to time, unto which the Respondents had availed facility from the Applicants and for such other reliefs as more particularly mentioned in the Application. | Appeal | 2020 | Ongoing |





ECC-KONARK JOINT VENTURE

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| | | | | | | | |
|-------------------|--|-------------------------|-------|--|--------|------|---------------------------------|
| Luma Towers A & B | Apex Grievance Redressal Committee | Appeal No. 32 of 2023 | Civil | This appeal has been filed challenging order dated 25.01.2023 passed by the Tahsildar-1(Special Cell) SRA, in the matter filed under Section 33 & 38 of SRA Act No. SRA/Tah-1(Special Cell)/33-38/23/KV-4617 for demolition of structures of the hutments who are not co-operating & permitting the demolition. | Appeal | 2023 | Ongoing |
| Luma Towers A & B | Apex Grievance Redressal Committee | Appeal No. 41 of 2023 | Civil | This appeal has been filed challenging order dated 25.01.2023 passed by the Tahsildar-1(Special Cell) SRA, in the matter filed under Section 33 & 38 of SRA Act No. SRA/Tah-1(Special Cell)/33-38/23/KV-4617 for demolition of structures of the hutments who are not co-operating & permitting the demolition. | Appeal | 2023 | Ongoing |
| Luma Towers A & B | Apex Grievance Redressal Committee | Appeal No. 110 of 2023 | Civil | This appeal has been filed challenging order dated 04.05.2023 passed by the Tahsildar-1(Special Cell) SRA, in the matter filed under Section 33 & 38 of SRA Act No. SRA/Tah-1(Special Cell)/33-38/23/KV-20160 for demolition of structures of the hutments who are not co-operating & permitting the demolition. | Appeal | 2023 | Closed for Orders on 15.09.2023 |
| Luma Towers A & B | Additional Collector and Competent Authority, WS | Appeal No. 1005 of 2023 | Civil | Appeal has been filed as Appellants claim that their structure is not part of the SRA scheme implemented at Bapnala and their name is wrongly inserted in the Annexure-II issued by the Competent Authority and therefore to cancel the Annexure-II and to re-survye of their structure and for appropriate direction. | Appeal | 2023 | Ongoing |
| Luma Towers A & B | Additional Collector and Competent Authority, WS | Appeal No. 1004 of 2023 | Civil | Appeal has been filed as Appellant claim that their structure is not part of the SRA scheme implemented at Bapnala and their name is wrongly inserted in the Annexure-II issued by the Competent Authority and therefore to cancel the Annexure-II and to re-survye of their structure and for appropriate direction. | Appeal | 2023 | Ongoing |



[Handwritten signature]



ECC-KONARK JOINT VENTURE

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Goregaon (East), Mumbai 400063

Tel: +91 22 4249 0500 | + 91 22 2840 2304
dynamixgroup.co.in

| | | | | | | | |
|-------------------|------------------------------------|--------------------------------------|-------|--|---------------|------|--|
| Luma Towers A & B | Apex Grievance Redressal Committee | Appeal No. ___ of 2023 | Civil | This appeal has been filed challenging order dated 30.06.2023 passed by the Tahsildar-1(Special Cell) SRA, in the matter filed under Section 33 & 38 of SRA Act No. SRA/Tah-1(Special Cell)/33-38/23/KV-29990 for demolition of structures of the hutments who are not co-operating & permitting the demolition. | Appeal | 2023 | Ongoing |
| Luma Towers A & B | High Court Bombay | Civil Writ Petition No. 9609 of 2023 | Civil | Writ Petition is filed by the Slum Dwellers of the project for quashing and set aside order dated 04.05.2023 passed by the Tahsildar -1(Special Cell)SRA, for demolition of structures of the hutment who are not co-operating & permitting the demolition and for quashing and set aside order of Apex Grievance Redressal Committee SRA which has upheld the Order dated 04.05.2023 by its Order dt. 20.07.2023. | Writ Petition | 2023 | Consent Terms filed in the Court on 07.09.2023 and as per Order dt. 07.09.2023 WP is disposed off. |
| Luma Towers A & B | High Court Bombay | Writ Petition (L) No. 19898 of 2023 | Civil | Writ Petition is filed by one of Structure holder of the SRA scheme for directing Competent Authority -4 SRA to consider their application for eligibility on priority basis and unless the Application is decided to restrain any other authority to passed any order for demolishing the structure and/or developer to demolish their structure. | Writ Petition | 2023 | Ongoing |

For ECC-Konark Joint Venture


Authorised Signatory / ies



SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/2949/KE/PL/AP 16 JUN 2015
COMMENCEMENT CERTIFICATE

TO,

SALE BUILDING

M/s. Eversmile Construction Co., Pvt. Ltd.
D.B. House, Yashodham,
Gen. A.K. Vaidya Marg, Goregaon (E),
Mumbai-400 063.

Sir,

With reference to your application No. 000128 dated 09/11/2012 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. _____
C.T.S. No. 10, 10/1, 11, 11/1 to 3, 12, 13, 28, 29, 31, 32, 32/1 to 4, 33, 34, 34,
35/1 to 3, 36, 36/1 to 4, 37, 37/1, 38, 39, 39/1 to 7, 40, 41A (pt.), 41B/1,
41B/2, 42, 42/1 to 2, 43, 43/1, 44 & 45
of vilage Bapnalla Sahar MSD T.P.S. No. _____
ward K/E Situated at Sahar Airport Road, Andheri (E), Mumbai.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned In LOI
U/R No. SRA/ENG/680/KE/PL/CI dt. 13/03/2012
IDA U/R No. SRA/ENG/2949/KE/PL/AP dt. 21/10/2013
and on following conditions.

1. The land vacated in consequence of 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 reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced 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 C.E.O. (SRA) 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 condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) 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 and 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 C.E.O. (SRA) has appointed SHRI A.S. RAC

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to top of basement of Sale building for Wing 'A'
& 'E' as per approved amended plans dtd. 21/10/2013.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

Executive Engineer (SRA) W.S.

FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

SRA/ENG/2949/KE/PL/AP 15 SEP 2017

This c.c. is re-endorsed upto top of basement for wing 'D' (earlier approved as wing 'E') & for wing 'E' - (earlier approved as wing 'A') as per approved amended plans dtd. 16/08/17.


Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2949/KE/PL/AP 27 SEP 2017

This c.c. is further extended upto 12th upper floor of Wing 'D' as per approved amended plans dt. 16-08-17.


Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2949/KE/PL/AP

08 DEC 2022

This C.C. is re-endorsed upto plinth level as per approved amended plans dated 01/09/2022.


Executive Engineer
Slum Rehabilitation Authority



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2949/KE/PL/AP

Date: 1 SEP 2022

To,
Shri. Jitendra B. Patel
Of M/s. Aakar Architects & Consultants
Ground Floor,
Satyanarayan Prasad Commercial Centre,
Dayaldas Road,
Vile Parle (E), Mumbai

Sub:- Amended IOA for Sale building no.1 in S.R. Scheme on plot bearing CTS No. 10, 10/1, 11, 11/1 to 3, 12, 13, 28; 29, 31, 32, 32/(1 to 4), 33, 34, 35, 35/1 to 3, 36, 36/1 to 4, 37,37/1, 38, 39,39/1 to 7,40, 41A(pt), 41B/1, 41B/2, 42, 42/1 to 2, 43, 43/1, 44 & 45 of Village Bapnalla Sahar MSD, Sahar Air Port Road, Andheri (E), Mumbai for "New Technical SRA CHS Ltd" & "Emanuel Lelewadi CHS Ltd".

Ref: Your letter dated 18/08/2022.

Gentleman,

With reference to above, the amended plan submitted by you for Sale building no.1 are hereby approved by this office subject to following conditions.

- 1) That all conditions of Revised letter of intent issued under No. SRA/ENG/680/KE/PL/LOI dated 12/08/04 & 13/03/12 & 14/10/2013 & 12/08/2022 shall be complied with.
- 2) That conditions of IOA under No. SRA/ENG/2949/KE/PL/AP dtd. 21/10/13 shall be applicable and should be complied with.
- 3) That revised drainage approval shall be obtained for proposed amended plans.

- 4) That Revised Structural design and calculations shall be submitted.

One set of amended plan is returned herewith as token of approval.

Yours faithfully,

-sd-

**Executive Engineer
Slum Rehabilitation Authority.**

Copy to:

- ✓ 1) M/s. Eversmile Construction Co. Pvt. Ltd.,
2) The Assistant Municipal Commissioner "K/E" Ward,
3) A. E. W. W. "K/E" Ward,
4) A. A. & C. "K/E" Ward,
5) H. E. dept. of MCGM,

For information please.

Pratik
20/09/22

**Executive Engineer
Slum Rehabilitation Authority.**



**KHAITAN
& CO**

Advocates since 1911

Mumbai
One Indiabulls Centre
13th Floor, Tower 1
841 Senapati Bapat Marg
Mumbai 400 013, India

T +91 22 6636 5000
F +91 22 6636 5050
E mumbai@khaitanco.com

5 October 2015

To
SICOM Limited
Solitaire Corporate Park
Building No 4, 6th Floor,
Andheri - Ghatkopar Link Road
Chakala, Andheri (East)
Mumbai 400093

KIND ATTN: MR JAYANT UDAR

Dear Sir

Re: Land admeasuring 16,994 square meters bearing City Survey Nos 10, 10/1, 11, 11/1 to 3, 12, 13, 28, 29, 31, 32, 32/1 to 4, 33, 34, 35, 35/1 to 3, 36, 36/1 to 4, 37, 37/1, 38, 39, 39/1 to 7, 40, 41A, 41B/1/1, 41/B/1/2, 42, 42/1 to 2, 43, 43/1, 44 and 45 lying, being and situate at Village Bapnala, Andheri (East), in the Registration District of Mumbai ("the said Land")

We have been instructed by you to provide you our report (hereinafter referred to as "this Report") in respect of the rights of Eversmile Construction Company Private Limited a private limited company incorporated deemed existing under the provisions of the Companies Act, 2013 and having its registered office at Conwood House, Yashodham, Gen A K Vaidya Marg, Goregaon (East), Mumbai 400063 (hereinafter referred to as "Eversmile") to develop the said Land under the provisions of Regulation 33 (10) of the Development Control Regulations of Greater Mumbai, 1991.

1. STEPS TAKEN FOR PREPARING THIS REPORT

For the purpose of preparing this Report, we have taken the following steps:

- 1.1 Perused photo copies of the documents and papers provided to us, the details of which are annexed hereto and marked as Annexure "A".
- 1.2 Caused search to be conducted in the records of the concerned Sub-Registrar of Assurances in Mumbai for the past 40 years, i.e. from 1975 to 2015 in respect to the said Land through Mr Vinod Sawant, Search Clerk, who has submitted his search report dated 24 June 2015 (hereinafter referred to as the "said Search Report"). The original of the said Search Report is annexed hereto and marked as Annexure "B".
- 1.3 Caused search to be conducted in the records of the Registrar of Corporate Affairs pertaining to the members of the said Joint Venture namely Eversmile Construction Company Private Limited, D B Realty Limited and Konark Conwell LLP through V Singhi & Associates, Company Secretaries, and have relied on their search report dated 29 June 2015 based on an online search on the website of the office of the Registrar of Corporate Affairs (hereinafter referred to as the "said ROC Report"). The original of the said ROC Report is annexed hereto and marked as Annexure "C".

1 | 25

| | | | | |
|-----------|---|---------------------|---------------------|----------------------------|
| Kolkata | Emerald House, 18 Old Post Office Street, Kolkata 700 001, India | T +91 33 2248 7000 | F +91 33 2248 7656 | E: kolkata@khaitanco.com |
| New Delhi | 1105 Ashoka Estate, 24 Barakhamba Road, New Delhi 110 001, India | T. +91 11 4151 5454 | F. +91 11 4751 5318 | E: delhi@khaitanco.com |
| Bengaluru | 5 th Fl., 2 nd Floor, 7/1 Ulsoor Road, Bengaluru (Bangalore) 560 042, India | T +91 80 4339 7000 | F +91 80 2559 7452 | E: bengaluru@khaitanco.com |



- 1.4 Raised general requisitions dated 23 March 2015 on the said Joint Venture (hereinafter referred to as the "said Requisitions") and further special requisitions from time to time. A copy of the aforesaid general requisitions raised along with the answers thereof is annexed hereto and marked as Annexure "D".
- 1.5 Caused public notices to be published in English and Marathi newspapers i.e. Free Press Journal, Mumbai Edition on 11 June 2015 and Navshakti Times, Mumbai Edition on 12 June 2015. The original public notices published in the aforesaid newspapers are annexed hereto and collectively marked as Annexure "E".
- 1.6 Relied on the Declaration dated 27 August 2015 executed by Eversmile and Declaration dated 1 September 2015 executed by the ECC DB Joint Venture.
- 1.7 Inspected the original title documents pertaining to the said Land as stated in paragraph 13 hereinbelow.

2. FLOW OF TITLE OF THE SAID LAND

- 2.1 It appears that A.H. Wadia Charity Trust was the owner of various parcels of land situated at Village Sahar and Bapnala, Andheri (East) ("Wadia Trust Land").
- 2.2 Kapadia Development Co-operative Housing Society Limited ("Kapadia Society") claimed ownership by way of adverse possession to the following lands admeasuring in aggregate 85,446.10 square meters forming part of Wadia Trust Land ("Kapadia Land"):

| Survey Nos | Area |
|-------------------------------|--|
| Survey No 5 | 2,833 square meters as per 7/12 extract (as per the below agreement and 7/12 extract) |
| Survey No 6 Hissa No 1 (part) | Areas not known as 7/12 extract is not provided to us. |
| Survey No 6 Hissa No 3 (part) | Areas not known as 7/12 extract is not provided to us. |
| Survey No 12 (part) | 37,806 square meters (as per below agreement) and 30,873 square meters (as per the two 7/12 extract provided to us), |
| Survey No 13 | 3,440 square meters as per 7/12 extract, |
| Survey No 14 | 19,728 square meters as per 7/12 extract |
| Survey No 98 (part) | 21,853.10 square meters as per 7/12 extract |



- 2.3 It appears that by and under a Letter Agreement dated 25 July 1981 addressed by A. H. Wadia Charity Trust to Century Builders, A.H. Wadia Charity Trust had agreed to sell the Wadia Trust Land to Century Builders subject to the rights of Kapadia Society by adverse possession to the Kapadia Land for the consideration and on the terms and conditions as stated therein.
- 2.4 Thereafter, by and under an unregistered Agreement for Sale cum Development Agreement dated 26 August 1986 executed between Kapadia Society (therein referred to as the Society of the First Part), Messer Century Builders (therein referred to as the Builders of the Second Part) and Veena Estate Private Limited (therein referred to as the Developers of the Third Part), Kapadia Society with the confirmation and concurrence of Century Builders granted in favour of Veena Estate Private Limited development rights in respect of the Kapadia Land in consideration of Veena Estate Private Limited *inter-alia* (i) constructing and handing over to the members of the Kapadia Society 50 Flats admeasuring 500 square feet each and (ii) paying a sum of Rs 5,00,00,000 (Rupees Five Crore) to Century Builders in the manner as stated therein and on the terms and conditions as stated therein. The aforesaid unregistered Agreement dated 26 August 1986 *inter-alia* states that Veena Estate Private Limited shall be entitled to assign the benefits of that agreement to any person or party and for that purpose it will not be necessary for Veena Estate Private Limited to obtain previous consent either from Kapadia Society or Century Builders. The agreement further states that neither Kapadia Society nor Century Builders shall be entitled to terminate the agreement.
- 2.5 By and under a Consent Decree dated 22 December 1994 passed by the Hon'ble High Court of Judicature at Bombay in Suit No 1170 of 1993 filed by Kapadia Society against Mary C P Wadia who seems to be the trustee of A.H. Wadia Charity Trust and others and registered at the office of the Sub-Registrar Assurances at Bombay under Serial No 4656 of 1995, the Hon'ble High Court of Judicature at Bombay *inter-alia* recorded that Kapadia Society (Plaintiff's therein) are owners of the Kapadia Land by adverse possession and are in possession of the Kapadia Land. Century Builders is also a party to the aforesaid Consent Decree and it has also confirmed the ownership of Kapadia Society to the Kapadia Land along with certain other lands. On perusal of the consent decree it appears that Kapadia Society had filed the aforesaid suit to declare itself as owners and for perpetual injunction against the A.H. Wadia Trust and the defendants therein from dealing with the Kapadia Land.
- 2.6 By and under an unregistered Supplemental Agreement dated 27 August 2004 executed between Kapadia Society (therein referred to as the Society of the First Part), Messer Century Builders (therein referred to as the Builders of the Second Part) and Veena Estate Private Limited (therein referred to as the Developers of the Third Part), the parties to the aforesaid agreement amended the consideration clause by stating that Veena Estate Private Limited would only be liable to provide 2 residential flats admeasuring 900 square feet each to 2 of the members of Kapadia Society and allot commercial premises admeasuring 4,247 square feet in favour of 8 members of Kapadia Society in common in the project known as Ascot Centre under construction on Kapadia Land instead of 50 flats admeasuring 500 square feet each subject to the terms and conditions as stated therein.



2.7 It appears that although city survey of Kapadia Land was undertaken and the survey numbers comprised in the Kapadia Land were allotted CTS Nos, but the aforesaid agreements and consent decree continued to describe the Kapadia Land only by way of survey numbers instead of CTS Numbers. We have reviewed the Kami Jasta Patrak ("KJP") provided by Eversmile and it appears that following CTS Numbers were allotted to the survey numbers comprised in the Kapadia Land:

| Survey Nos | Corresponding CTS Nos (prior to sub-division of the CTS Nos) as per the aforesaid Agreement dated 26 August 1986 and as per the KJP provided to us |
|-------------------------------|--|
| Survey No 5 | CTS Nos 28, CTS Nos 29, CTS Nos 30, CTS Nos 31 and CTS Nos 32 (part) |
| Survey No 6 Hissa No 1 (part) | CTS Nos 36 (part), CTS Nos 37 (part), CTS Nos 38 CTS Nos 39 (part) and CTS No 40 |
| Survey No 6 Hissa No 3 (part) | CTS Nos not known as we have not been provided with a copy of the relevant KJP. |
| Survey No 12 (part) | CTS Nos 10 (part), CTS Nos 11 (part), CTS Nos 12, CTS Nos 13, CTS No 33. CTS No 34 CTS No 35 (part) CTS No 36 (part) CTS No 39 (part) CTS Nos 41, CTS Nos 42 (part), CTS Nos 43 (part), CTS Nos 44 and CTS Nos 45 |
| Survey No 13 | CTS No 46 (part) |
| Survey No 14 | CTS No 47 (part) |
| Survey No 98 (part) | CTS No 145 (part) |



- 2.8 Upon perusal of the Property Register Card, it appears that some of the aforesaid CTS Nos comprised in Kapadia Land were sub-divided.
- 2.9 A portion of the Kapadia Land admeasuring 12,431.80 square meters bearing C.T.S Nos 10, 10/1, 11, 11/1 to 3, 12, 13, 28, 29, 30, 31, 32, 32/1 to 4, 33, 34, 35, 35/1 to 3, 36, 36/1 to 4, 37, 37/1, 38, 39, 39/1 to 7, 40 and 41 lying, being and situate at Village Sahar and Bapnala ("Notified Slum Land") was encroached by slums and the same was declared a slum vide notification dated 27 October 1977 bearing Reference No DC.ENC/A/41-BAPNALA under the provisions of Section 4(1) of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment Act), 1971.
- 2.10 We note that in the year 1977 land bearing CTS No 41 admeasuring 8,398 square meters was a part of the aforesaid slum declaration. On perusal of the entries recorded on the Property Register Card of land bearing CTS No 41A, we understand that pursuant to amalgamation and sub-divisions area comprised in land bearing CTS Nos 46 and 47 were added in land bearing CTS No 41, after which the area of land bearing CTS No 41 became 59,586.20 square meters. Thereafter, CTS No 41 was sub-divided into CTS Nos 41A admeasuring 10,625.70 square meters and CTS Nos 41B to 41E collectively admeasuring 48,960.50 square meters. These facts were recorded on the PR Card of CTS No. 41A on 24 December 1997. Further, on perusal of the remarks made on the Property Register Card of CTS No 41B/1/1 we understand that pursuant to amalgamation and sub-division CTS No 41B was further sub-divided into CTS No 41B/1 and 41B/2 and that area of land bearing CTS No 41B/2 admeasuring 1,875.10 square meters was added to CTS No 41B/1. Further, the said entry records that subsequently CTS No 41B/1 was further sub-divided into CTS No 41B/1/1 admeasuring 273 square meters and CTS No 41B/1/2 admeasuring 1,973.50 square meters. These facts were recorded on the PR Card of CTS No. 41B/1/1 on 5 February 2007.
- 2.11 By and under an order dated 9 January 2003 passed by the Hon'ble High Court of Judicature at Bombay in Company Petition No 805 of 2002 in Company Application No 198 of 2002, the Hon'ble High Court of Judicature at Bombay accorded its consent for a scheme of arrangement embodied in the Scheme of Amalgamation *inter-alia* between Veena Estate Private Limited with Eversmile Construction Company Private Limited on the terms and conditions as stated therein. The aforesaid order further records that the entire business and undertaking of Veena Estate Private Limited including its properties and assets both moveable and immovable, tangible and intangible of whatsoever nature and wheresoever situate such as land, buildings, factories, premises, installations, constructions, plants & machineries, industrial and intellectual properties, trading, rights etc without any further act or deed stand transferred to and vest in Eversmile Construction Company Private Limited pursuant to the provisions of Section 394 of the Companies Act, 1956.
- 2.12 Thereafter by and under an Agreement dated 25 May 2005 executed between Kapadia Society (therein referred to as the Society of One Part) and Eversmile Construction Company Private Limited (therein referred to as the Developers of the Other Part) and registered at the office of the Sub-Registrar of Assurances at Mumbai under Serial No 5321 of 2005, the Society therein confirmed the grant of the development rights in favour of Eversmile in respect of Notified Land (excluding CTS No 38 admeasuring 366.90 square meters and CTS



No 40 admeasuring 344.60 square meters, CTS No 41B/1/1 admeasuring 273 square meters and CTS No 41B/1/2 admeasuring 1,973.50 square meters (CTS 41B/1/1 and CTS 41B/1/2 earlier being a part of CTS No 41)) along with land bearing CTS Nos 41A (part), 42, 42/1 and 2, 43 and 43/1 collectively admeasuring 10,344.92 square meters for the consideration and on the terms and conditions as stated therein. The aforesaid Agreement dated 25 May 2005 states that the same has to be read in conjunction with the understanding arrived between the parties in 1986 and the understanding and agreement between the parties arrived in 1986 and in March 2005 is valid and subsisting. This Agreement records that all obligations of Eversmile under the earlier agreement have been complied with by Eversmile. Eversmile has informed and declared to us that the area of land bearing CTS No 41A (part) development rights of which were confirmed in the aforesaid Agreement dated 25 May 2005 is 6,828.52 square meters.

- 2.13 By and under a Joint Venture Agreement dated 7 March 2007 executed between Eversmile Construction Company Private Limited (therein referred to as Eversmile of the One Part) and DB Realty Limited (therein referred to as DB of the Other Part) Eversmile and DB constituted ECC-DB Joint Venture as an association of persons for jointly developing land admeasuring 15,140 square meters, subject to increase based on the actual consents, forming part of the said Land (as defined in paragraph 4.1 hereinbelow) in pursuance of the said LOI. Eversmile and DB Realty Limited are entitled to 25:75 % of the profit and losses of the ECC-DB Joint Venture. The aforesaid Joint Venture Agreement requires one director of DB Realty Limited and one director of Eversmile to execute mortgage deeds, if and when required. As per the aforesaid Joint Venture Agreement, Eversmile is responsible to obtain approvals and consents for development of the project on land admeasuring 15,140 square meters forming part of the said Land and DB Realty Limited is responsible to carry out and complete the development of the project as per the approvals and also arrange for requisite funding in the joint venture for the project either by itself or through borrowings in the name of ECC-DB Joint Venture. The overall control, management and charge of the ECC-DB Joint Venture has been vested with DB Realty Limited. The sale activity of the tenements are to be organized by DB Realty Limited in the name of the ECC-DB Joint Venture. We observe that land bearing CTS 37 and 39 were not included in the Schedule of the aforesaid Joint Venture Agreement for which joint development rights were granted in favour of DB Realty. Further we observe that land bearing Old CTS No 41/B/2 admeasuring 1,875.50 square meters corresponding to CTS No 41B/1/2 admeasuring 1,973.50 square meters was not included in the second schedule of the aforesaid joint venture agreement.

- 2.14 Thereafter, by and under a Deed of Conveyance dated 2 July 2010 executed between Kapadia Society (therein referred to as the Society of the One Part) and Eversmile Construction Company Private Limited (therein referred to as the Purchasers of the Other Part) and registered at the office of the Sub-Registrar of Assurances at Mumbai under Serial No 8034 of 2010, Kapadia Society sold, assigned, conveyed and transferred unto Eversmile following portions of the Kapadia Land collectively admeasuring 9881.68 square meters (not forming part of the Notified Land, excepting CTS No 38 admeasuring 336.90 square meters):

- (i) C.T.S Nos 38 admeasuring 336.90 square meters,
- (ii) CTS No 40 admeasuring 244.60 square meters,

6/25



- (iii) CTS No 41A (part) admeasuring 3,797.18 square meters,
- (iv) CTS No 41B/1/1 admeasuring 273 square meters,
- (v) CTS No 41B/1/2 admeasuring 1,973.50 square meters,
- (vi) CTS No 44 admeasuring 28.20 square meters,
- (vii) CTS No 45 admeasuring 17 square meters and
- (viii) CTS No 145B/10/2 admeasuring 3,211.30 square meters

for the consideration paid by the Purchasers therein under the Agreement dated 26 August 1986 as stated in paragraph 2.4 hereinabove and as modified by and under the Supplemental Agreement dated 27 August 2004 stated in paragraph 2.6 hereinabove (provide 2 residential flats admeasuring 900 square feet each to 2 of the members of Kapadia Society and allot commercial premises admeasuring 4,247 square feet in favour of 8 members of Kapadia Society in common in the project known as Ascot Centre) and on the terms and conditions as stated therein. In the aforesaid Deed of Conveyance Eversmile is entitled to deal with and dispose of the benefits that may accrue out of rehabilitation of the Slum Dwellers and/or from the development of the aforesaid land and to receive and appropriate the consideration thereof including sale component buildings. The portion of CTS No 41A (part) admeasuring 6,828.52 square meters covered under the Agreement dated 25 May 2005 is the balance portion of CTS 41A arrived at after deducting the area of 3,797.18 square meters covered under the aforesaid Deed of Conveyance dated 2 July 2010.

2.15 Although CTS No 145/B/10 admeasuring 3,211.30 square meters has been purchased by Eversmile under the aforesaid deed of conveyance but since the scope of this report is to verify and comment on the title of the said Land (as defined hereinbelow), we are not commenting on the title of CTS No 145/B/10 under this report. Further Eversmile has informed us that land bearing CTS No 38 admeasuring 336.90 square meters and CTS No 40 admeasuring 244.60 square meters are being used to construct the Rehab Component (as defined hereinbelow) and is not proposed to be mortgaged in your favour. The Land referred to in paragraph 2.14 hereinabove, except CTS No 145/B/10 admeasuring 3,211.30 square meters, CTS 38 admeasuring 336.90 square meters and CTS 40 admeasuring 244.60 square meters is hereinafter and hereinbefore referred to as "Eversmile Land" Eversmile Land admeasures 6,088.88 square meters.

2.16 By and under a Deed of Admission dated 26 May 2012 executed between Eversmile Construction Company Private Limited (therein referred to as Party of the First Part), DB Realty Limited (therein referred to as the Party of the Second Part) and Konark Developers, a partnership firm (therein referred to as Incoming Member of the Third Part), Konark Developers was inducted as a member of the association of person known as ECC-DB Joint Venture on the terms and conditions as stated therein. The profit and loss sharing ratio in the association of person under the aforesaid Deed of Admission has been changed to Eversmile -1%, DB Realty Limited - 75% and Konark -24% with effect from April 2012. As per



the aforesaid Deed of Admission, all obligation of DB Realty Limited as stated the aforesaid Joint Venture Agreement shall be jointly carried out by Konark Developers along with DB Realty Limited. Konark Developers has been vide Certificate of Registration on Conversion dated 3 February 2014 converted to a limited liability partnership under the provisions of Limited Liability Partnership Act, 2008 and is now known as Konark Conwell LLP and it presently comprises of Shonit Dalmia, Rakadevi Dalmia, Shikha Dalmia and Amitabh Kejriwal, as its partners having its office at Mittal Estate Building No 7, Andheri Kurla Road, Andheri (East), Mumbai 400059.

- 2.17 Thereafter, by and under an Agreement dated 12 March 2014 executed by Eversmile, DB Realty Limited and Konark Developers, it was *inter-alia* agreed between the members of the ECC-DB Joint Venture that land admeasuring 1,875.50 square meters bearing C/S No 41/B/2 be included in the second schedule of the aforesaid Joint Venture Agreement and ECC-DB Joint Venture shall be entitled to develop the same together with the land mentioned in the aforesaid Joint Venture Agreement.
- 2.18 By and under an Agreement dated 31 July 2015 executed by Eversmile, DB Realty Limited and Konark Developers, the members of the ECC-DB Joint Venture rectified the second schedule of the aforesaid Joint Venture Agreement to include land bearing CTS 37 admeasuring 33.70 square meters and 39 admeasuring 15.10 square meters in the second schedule thereof.

3. SLUM DWELLERS CONSENT / UNDERTAKING & ANNEXURE II

- 3.1 By and under an Undertaking / Consent dated 28 January 2002 executed by the Managing Committee / Promoters / Members of the New Technical Co-operative Housing Society (SRA) (proposed) as listed therein, the Managing Committee / Promoters / Members of the New Technical Co-operative Housing Society (SRA) (proposed) as listed therein *inter-alia* accorded their consent in favour of Veena Estate Private Limited for development of the said Land (as defined in paragraph 4.1 hereinbelow).
- 3.2 By and under an Undertaking / Consent dated 20 February 2002 executed by the Managing Committee / Promoters / Members of Old Technical Co-operative Housing Society (SRA) (Proposed) as listed therein, the Managing Committee / Promoters / Members of the Old Technical Co-operative Housing Society (SRA) (proposed) as listed therein *inter-alia* accorded their consent in favour of Veena Estate Private Limited for development of the said Land (as defined in paragraph 4.1 hereinbelow).
- 3.3 By and under an Undertaking / Consent dated 19 April 2005 executed by the Managing Committee / Promoters / Members of Emmanuel Lelewadi (SRA) Co-operative Housing Society (Proposed) as listed therein, the Managing Committee / Promoters / Members of the Emmanuel Lelewadi (SRA) Co-operative Housing Society (Proposed) as listed therein *inter-alia* accorded their consent in favour of Veena Estate Private Limited for development of the said Land (as defined in paragraph 4.1 hereinbelow).
- 3.4 We understand from Eversmile that Old Technical Co-operative Housing Society (SRA) (Proposed) has amalgamated with New Technical Co-operative Housing Society (SRA)



(Proposed) and therefore, one Society by the name of New Technical Co-operative Housing Society (SRA) (Proposed) is formed however, we have not been provided with any documents in this regard.

- 3.5 By and under its letter dated 24 January 2003 addressed by Additional Collector to the Slum Rehabilitation Authority, the Additional Collector certified a list of occupants situated on the said Land comprised in the Old Technical SRA Co-operative Housing Society Limited (Proposed) and New Technical SRA Co-operative Housing Society Limited. On perusal of aforesaid letter dated 24 January 2003 addressed by Additional Collector it appears that the Old Technical Co-operative Housing Society (SRA) (Proposed) and the New Technical Co-operative Housing Society (SRA) (Proposed) consists of 429 tenants.
- 3.6 On perusal of the Undertaking / Consent dated 28 January 2002 and 20 February 2002, we understand that Veena Estate Private Limited has obtained more than 70% consent of the tenants of Old Technical Co-operative Housing Society (SRA) (Proposed) and the New Technical Co-operative Housing Society (SRA) (Proposed) as listed therein. Eversmile has informed us that all the tenants who have given their consent are all eligible tenants and they comprise of more than 70% tenants.
- 3.7 By and under its letter dated 4 September 2008 addressed by the Additional Collector to the Slum Rehabilitation Authority, the Additional Collector certified a list of occupants situated on the said Land comprised in Emmanuel Lelewadi (SRA) Co-operative Housing Society (Proposed). On perusal of the aforesaid letter dated 4 September 2008 addressed by the Additional Collector we understand that Emmanuel Lelewadi (SRA) Co-operative Housing Society (Proposed) consists of 78 tenants out of which 28 tenants are eligible from which 20 tenants have given their consent for redevelopment.
- 3.8 On perusal of the Undertaking / Consent dated 19 April 2005 we understand that Veena Estate Private Limited has obtained more than 70% consent of the tenants of Emmanuel Lelewadi (SRA) Co-operative Housing Society (Proposed) as listed therein. Eversmile has informed us that all the tenants who have given their consent are all eligible tenants and they comprise of more than 70% tenants.

4. LETTER OF INTENT AND APPROVALS

- 4.1 By and under its letter dated 13 March 2012 bearing Reference No SRA/ENG/680/KE/PL/LOI issued by the Slum Rehabilitation Authority ("LOI") in favour of Eversmile Construction Company Private Limited, New Technical Co-operative Housing Society (SRA) (proposed) and Emmanuel Lelewadi (SRA) Co-operative Housing Society (Proposed), the Slum Rehabilitation Authority sanctioned a slum scheme in respect of land collectively admeasuring 16,994 square meters ("the said Land") on the terms and conditions as stated therein:

- (i) A portion of the Notified Slum Land admeasuring 4,012.60 square meters bearing C.T.S Nos 10, 10/1, 11, 11/1 to 3, 12, 13, 28, 29, 31, 32, 32/1 to 4, 33, 34, 35, 35/1 to 3, 36, 36/1 to 4, 37, 37/1, 38, 39, 39/1 to 7 and 40;
- (ii) the Eversmile Land; and



- (iii) Land bearing CTS No 42 admeasuring 12.70 square meters, CTS No 42/1 admeasuring 12.10 square meters, CTS No 42/2 admeasuring 9.70 square meters, CTS No 43 admeasuring 17.20 square meters, CTS No 43/1 admeasuring 12.90 square meters and CTS No 41A (part) admeasuring 6,827.82 square meters collectively admeasuring 6,892.42 square meters.

We have been informed by Eversmile and Eversmile has also declared to us that the CTS No 41A (part) recorded in the LOI pertains to the CTS No 41A (part) which was dealt with under the Development Agreement dated 25 May 2005 executed by Kapadia Society in favour of Eversmile and the area thereof is 6,828.52 square meters and the balance portion of CTS 41A (part) admeasuring 3,797.18 square meters was purchased by Eversmile under the aforesaid Deed of Conveyance.

- 4.2 Thereafter, by and under a letter dated 14 October 2013 bearing Reference No SRA/ENG/680/KE/PL/LOI ("Revised LOI") issued by the Slum Rehabilitation Authority in favour of Eversmile Construction Company Private Limited, the Slum Rehabilitation Authority revised the aforesaid letter of intent in the manner as stated therein. The aforesaid revised letter of intent dated 14 October 2013 permits Eversmile to construct 21,470.78 square meters rehabilitation component ("Rehab Built Up Area") and 21,470.78 square meters sale component ("Sale Built Up Area").
- 4.3 We have been informed by Eversmile that the Sale Built Up Area is proposed to be developed only on the Eversmile Land admeasuring 6,088.88 square meters and the balance portion of the said Land admeasuring 10,905.12 square meters is being used for constructing the Rehab Built Up Area and the Recreation Ground ("Rehab Land").
- 4.4 The Rehab Built Up Area and the Rehab Land is hereinafter referred to as the "Rehab Component". The Sale Built Up Area and the Eversmile Land is hereinafter referred to as the "Sale Component". The Rehab Land and the Sale Component is separated by a Nalla running through the said Land.
- 4.5 Eversmile has informed and declared to us that the following lands have not been declared slum under the provisions of the Maharashtra Slum Area (Improvement, Clearance and Redevelopment) Act, 1971 ("Slum Act"): land bearing CTS No 41B/1 admeasuring 273 square meters, CTS No 41B/2 admeasuring 1973.50 square meters, CTS No 42 admeasuring 12.70 square meters, CTS No 42/1 admeasuring 12.10 square meters, CTS No 42/2 admeasuring 9.70 square meters, CTS No 43 admeasuring 17 square meters, CTS No 43/1 admeasuring 12.90 square meters, CTS No 44 admeasuring 28.20 square meters, CTS No 45 admeasuring 17 square meters and CTS No 41A (part) admeasuring 3,157.06 square meters collectively aggregating to 5,513 square meters. The aforesaid lands are referred to in the LOI as non-slum land.
- 4.6 By and under its letter dated 4 January 2013 bearing Reference No SRA/ENG/294/KE/PL/LAY addressed by the Slum Rehabilitation Authority, the Slum Rehabilitation Authority approved the plans submitted in respect of the said Land subject to the terms and conditions as stated therein including the terms and conditions stated in document bearing Registration No. BDR9-9746 of 2012 dated 29 November 2012.



5. DP REMARK

5.1 The Development Plan Remark dated 30 March 2012 bearing Reference No CHE/1285/DPWS/K/E ("DP Remark") in respect of the said Land records that the said Land falls under District Commercial Zone (C2) and the DP Remark further records the following:

| | | |
|---------------------------------|---|--|
| Reservation Affecting the Land | : | Parking Ancillary to the Airport & Recreation Ground (both parts of larger reservation); |
| Reservations abutting the Land | : | Nil |
| Designations affecting the Land | : | Nil |
| Designations abutting the Land | : | Nil |
| D.P. Roads affecting the Land | : | DP Road (13.40 M) (2Nos) |
| Existing Roads | : | Present (27.45 M) |
| Zone | : | District Commercial Zone (C2) |
| Reservation if Relocated | : | Recreation Ground |

5.2 The DP Remark further records that the said Land partly falls within the Airport Boundary and hence specific remark from the Airport Authority / Mumbai International Airport Limited should be obtained separately before any development on the said Land.

5.3 The DP Remark further records that specific remarks of MMRDA should be obtained before commencing any development on the said Land.

5.4 The DP Remark further records that specific remarks of E.E.B.P (WS) H&K Wards should be obtained for layout / sub-division / amalgamation and the development of the said Land shall be as per the terms and conditions of the layout.

5.5 By and under its order dated 10 May 2012 passed by the Hon'ble High Court of Judicature at Bombay in Notice of Motion No 579 of 2010 in Writ Petition No 1152 of 2002, the Hon'ble High Court of Judicature at Bombay directed the State of Maharashtra and others to permit Eversmile to implement the slum rehabilitation scheme in terms of the minutes of the order dated 10 May 2012 annexed thereto.

5.6 The aforesaid Minutes of the order dated 10 May 2012 inter-alia states that the relocation of the Recreation Garden as per the plan annexed thereto is approved and the same shall not be less than 1,973.50 square meters. The Minutes of the order inter-alia further states that permission is granted to the Executive Officer, Slum Rehabilitation Authority to approve the slum rehabilitation scheme on the said Land subject to the terms and conditions as stated therein and including the following as stated in paragraph 2 (iii) of the Consent Terms recorded in the aforesaid order dated 10 May 2012:



- (i) Before grant of commencement certificate for construction of the last 25% of sale built up area, the boundary of the relocated DP Recreation Reservation shall be demarcated, cleared of all encroachment, developed and provided with compound wall around the same with proper gate opening to public access and handed over to the Municipal Corporation in accordance with Regulation 34 of the Development Control Regulations of Greater Mumbai, 1991.

5.7 The aforesaid Minutes of the order dated 10 May 2012 further states that the Chief Executive Officer, Slum Rehabilitation Authority is directed to ensure no permission for construction of the last 25% of the sale built up area is permissible on the said Land till such time the respective relocated reservation is fully developed and handed over to the Municipal Corporation.

5.8 We have been informed that the Recreation Ground has now been relocated from land bearing CTS No 41B/1/2 admeasuring 1,973.50 square meters to the land bearing CTS No 41A (part) admeasuring 1973.50 square meters which portion is adjoining the Rehab Land. Eversmile has informed and declared to us that the land bearing CTS No 41A (part) on which the Recreation Ground has been re-located does not form part of the Eversmile Land.

6. NON AGRICULTURAL ORDER

6.1 By and under its order dated 14 January 2011 bearing Reference No C/Desk-III-C/LND/NAP/SR-1958 passed by the Collector, Mumbai Suburban District, the Collector regularized the non-agricultural use in respect of a portion of the said Land excluding CTS No 41B/1/2 admeasuring 1,973.50 square meters to the Society to use the same as per the plans approved the Slum Rehabilitation Authority subject to the terms and conditions as stated therein.

6.2 Although no formal NA Order has been provided to us in respect of CTS No 41B/1/2 but the SRA has permitted development thereof and plans have been sanctioned in respect thereof. The aforesaid NA order dated 14 January 2011 includes the land area of 1973.50 square meters from CTS No.41A, which is directed by the Hon'ble High Court of Judicature at Bombay to be exchanged with CTS No.41B/1/2, which was earlier reserved for Recreation Ground. Once the Recreation Ground is completed and handed over to MCGM, a revised NA order would have to be obtained for land bearing CTS No 41B/1/2 and an order for a portion of CTS No 41A admeasuring 1973.50 square meters to be reflected as Recreation Ground.

6.3 Eversmile has informed and declared to us that they have been regularly paying the NA Assessment Tax in respect of the said Land and the aforesaid order dated 14 January 2011 has not been revoked and cancelled by the Government including the Collector.

7. URBAN LAND CEILING

7.1 The Additional Collector and Competent Authority vide its order dated 11 January 1984 bearing Reference No C/ULC/D-V/6(1)/SR-XIX-742 exempted land admeasuring 21,853 square meters by inter-alia stating that the provisions of Chapter III of the Urban Land (Ceiling & Regulation) Act, 1976 are not applicable to the holdings of the Kapadia Society as it falls in the exempted category under Section 19 (1) (V).



- 7.2 The Additional Collector and Competent Authority vide its order dated 28 October 1983 bearing Reference No C/ULS/SRI(1)-X-739, C/ULC/SR-I(1)XIII-516, C/ULC/SR-I(1)-VI-6 and C/ULC/SR-I(1) XIX-654 exempted land admeasuring 63,593 square meters under the provisions Section 19 (1) (V) of the Urban Land (Ceiling & Regulation) Act, 1976.
- 7.3 In light of the aforesaid two orders passed by the Additional Collector and Competent Authority, the entire Kapadia Land was exempted from the provisions of the Urban Land (Ceiling & Regulation) Act, 1976.
- 7.4 Eversmile and/or Kapadia Society had not obtained a Section 20 order under the Urban Land (Ceiling & Regulation) Act, 1976 in respect of the said Land and no proceedings have been initiated and hence after the implementation of the Urban Land (Ceiling and Regulation) Repeal Act, 1999 the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 would not apply to the said Land.

8. REVENUE RECORDS

8.1 PROPERTY REGISTER CARD

- 8.1.1 We have received and perused copies of the Property Register Card issued in the year 2012 and the relevant details recorded on the Property Register Card are set out in "Annexure F" hereto.
- 8.1.2 We notice that the other rights column in the PR Card reflects the names of (i) Ralf J Gonsalves on most of the portion of the said Land as reflected in "Annexure G" hereto and (ii) Bayo Putlaji Jhadav in respect of CTS No 44 and 45 collectively admeasuring 35.20 square meters, as tenants. Eversmile has informed us and declared that they were tenants in respect of structures standing on a portion of the said Land, however, they have surrendered their rights in favour of Eversmile and their structures have been demolished in pursuance thereof and no claims or litigations initiated by Ralf J Gonsalves and/or Bayo Putlaji Jhadav in respect to the said Land and/or any portion thereof.
- 8.1.3 We note that the names of Kapadia Society and Eversmile have not been updated in the property register card in relation to their respective portions comprising in the said Land. However, Kapadia Society has applied for mutation of its name on the Property Register Card on 22 May 2015 and the same is pending.

8.2 7/12 EXTRACTS

- 8.2.1 We have received and reviewed the copies of the 7/12 extracts dated 30 March 2015 in respect of the following Survey Nos, part of which is comprised in the said Land:
- (i) Survey No 5 admeasuring approximately 26 Gunthas reflecting the name of Kapadia Society as holder;



- (ii) Survey No 6 Hissa No 1/1(part) admeasuring approximately 37 Gunthas reflecting the name of Kapadia Society as holder;
- (iii) Survey No 12 (part) admeasuring 5 Acres and 39 Gunthas reflecting the name of Kapadia Society as holder;
- (iv) Survey No 6 Hissa No 1/1 (part) admeasuring 336.90 square meters reflecting the name of Eversmile as holder; and
- (v) Survey No 12 (part) admeasuring 4,115.38 square meters reflecting the name of Eversmile as holder.

8.2.2 We have not been provided with a copy of the 7/12 extract pertaining to Survey No 6 Hissa No 3. Eversmile has informed and declared to us that land bearing Survey No 6 Hissa No 3 does not form part of Eversmile Land and/or the said Land and the same belongs to the Central Government. We have not been provided the Mutation Entries reflected in the aforesaid 7/12 extracts and previous revenue records, save and except Mutation Entry No 119 dated 2 January 2012 by which the name of Eversmile was mutated on the revenue record in respect of Survey 6 Hissa No1/1/A and Survey No 12 (part).

8.2.3 We understand that instead of issuing a single 7/12 extract for Survey No 6 Hissa No 1 and Survey No 12 showing the names of both Kapadia Society and Eversmile as co-owners of their respective portions of the aforesaid Survey Numbers, the Revenue Department as a matter of practice has issued separate 7/12 extract for the same survey numbers for separate portions owned by Kapadia Society and Eversmile and therefore there are separate 7/12 extracts issued for the same survey number with different lands.

8.2.4 The 7/12 extract for Survey Number 12 (part) admeasuring 4115.38 square meters out of the Eversmile Land admeasuring 6,088.88 square meters is in the name of Eversmile. The Property Register Card of the balance land admeasuring 1973.50 sq. meters. (being land admeasuring 6,088.88 square meters less land admeasuring 4115.38 square meters) bearing CTS No.41B/1/2, which though purchased by Eversmile under the aforesaid Conveyance dated 2 July 2010, is shown as reserved for Recreation Ground for the Municipal Corporation. Once the exchange / relocation is completed as per the High Court order dated 10 May 2012, Eversmile would have to obtain mutation of the Property Register Card of CTS No.41B/1/2 to delete the reference to Recreation Ground and mutate its name thereon.

9. MORTGAGE

- 9.1 Eversmile has by and under an Agreement dated 25 June 2014 executed between Eversmile and ICICI Bank Limited bearing Registration No 4756 of 2014 mortgaged a portion of the Eversmile Land bearing CTS Nos 41A(part), 41B/1/1, 41B/1/2, 44 and 45 collectively admeasuring 6,088.88 square meters in favour of ICICI Bank.



- 9.2 Eversmile has informed and declared to us that the original title deeds of the Eversmile Land is in custody of HDFC Limited and HDFC Limited is holding the same for and on behalf of ICICI Bank Limited. Eversmile has further informed and declared to us that HDFC Limited has no charge of any nature whatsoever in the said Land and/or the said Eversmile Land. Eversmile has also declared to us that HDFC Limited will release the original title deeds of the said Eversmile Land in favour of Eversmile, on repayment of all dues of ICICI Bank Limited. Eversmile has further declared that save and except the aforesaid mortgage in favour of ICICI Bank Limited, no other mortgage is subsisting on the said Land or any part thereof.
- 9.3 Eversmile and/or ECC DB Joint Venture is not entitled to mortgage the Rehab Component and/or the land on which the Rehab Component is being constructed as the same has to be eventually conveyed in favour of the society of the slum dwellers.

10. LITIGATIONS

We have received few papers pertaining to the litigations from Eversmile, and a summary of the same is provided hereinbelow.

10.1 Suit No 1782 OF 2006

10.1.1 Malkit Singh and another had filed S.C. Suit No. 1782 of 2006 in the Hon'ble City Civil Court at Bombay against M/s Goenka Builders and the Municipal Corporation of Greater Mumbai inter-alia seeking (i) a declaration that the construction of structure admeasuring 40*35 on land admeasuring about 220 square meters bearing Survey No. 5, corresponding CTS No. 31 without the permission of MCGM is illegal and unlawful and (ii) an order of injunction to restrain M/s Goenka Builders from dispossessing Malkit Singh and another from land admeasuring about 220 square meters bearing Survey No. 5, corresponding CTS No. 31. Malkit Singh and another has filed the aforesaid suit claiming that he is in possession of the aforesaid land bearing CTS No 31 since 1976, however, the plaint does not disclose the document based on which the plaintiffs acquired possession of the aforesaid land bearing CTS No 31. We notice that neither Kapadia Society nor Eversmile nor SRA is a party to the aforesaid Suit.

10.1.2 Malkit Singh and another have also filed a Notice of Motion in Suit No 1782 of 2006 inter-alia for restraining Goenka Builders, their servants, agents, persons claiming through them from dispossessing the plaintiff therein. However, we have not been provided with copies of any order passed in the aforesaid Notice of Motion.

10.1.3 We note that Land bearing CTS No. 31 admeasuring 220 square meters of Village Bapnala does not form part of the Eversmile Land, however, it forms part of the Rehab Land If Malkit Singh and another finally succeed in the aforesaid suit then the Court may direct Eversmile to exclude the aforesaid Land (forming part of the Rehab Land) and its FSI arising therefrom from the SRA scheme which is presently being implemented on the said Land.



- 10.1.4 M/s Goenka Builders filed a Notice of Motion in the aforesaid Suit No 118 of 2010 and inter-alia raised preliminary issues under Section 9A of the Civil Procure Code, 1908. We have not been provided with a copy of the aforesaid Notice of Motion. However, we understand that through this Notice of Motion Goenka Builders had sought for return of the plaint to be presented to an appropriate forum on the grounds that the Civil Court is barred from entertaining the suit under Section 42 of the Slum Act as the aforesaid land bearing CTS No 31 is a declared slum and a SRA scheme has been approved.
- 10.1.5 By and under an order dated 2 September 2009 passed³ by the City Civil Court the City Civil Court allowed the Notice of Motion filed by M/s Goenka Builders and the Hon'ble Court returned the plaint to Malkit Singh and another to be filed in the appropriate forum, on the grounds that the suit is barred under Section 42 of the Slum Act as Goenka Builders had obtained a letter of intent from SRA and development of the property has progressed and the aforesaid land is a declared slum and the challenge should be made before the Competent Authority.
- 10.1.6 Being aggrieved by the aforesaid order dated 2 September 2009 passed by the Hon'ble City Civil Court, Malkit Singh and another filed an Appeal from Order No 118 of 2010 against Goenka Builders, and another in the High Court of Judicature at Bombay challenging the aforesaid order dated 2 September 2009 passed by the City Civil Court.
- 10.1.7 By and under an order dated 7 December 2010, the Hon'ble High Court of Judicature at Bombay has admitted the aforesaid Appeal from Order No 118 of 2010 filed by Malkit Singh and another, however, the same is pending hearing for disposal.
- 10.1.8 Goenka Builders has not filed a written statement in the aforesaid suit.

10.2 Suit No 1558 of 2011

- 10.2.1 Vijay Shriram Patil and Satish Shriram Patil claim that their father Shriram Uttamrao Patil was leased land admeasuring 6,000 square feet bearing CTS Nos 36, 36/1 to 4, 37 and 37/1 by one Mohammad Issac Muzaffarali vide Agreement of Lease dated 21 April 1962 and their father's name appears in the revenue record. Vijay Shriram Patil and Satish Shriram Patil further claim that a structure known as Shriram Patil Chawl consisting of 17 rooms was constructed on the aforesaid land bearing CTS Nos 36, 36/1 to 4, 37 and 37/1. Vijay Shriram Patil and Satish Shriram Patil have also claimed to be the legal heirs of Shriram Uttamrao Patil who demised on 3 August 1989 and they further state that their father Shriram Uttamrao Patil used to carry on business in the name of style of Patil Book Binding from the aforesaid Shriram Patil Chawl. Vijay Shriram Patil and Satish Shriram Patil further claim that their father was assisted by various relatives and friends and in lieu of such assistance their father had accommodated them in the Shriram Patil Chawl on gratuitous license basis. Vijay Shriram Patil and Satish Shriram Patil have alleged that Eversmile has demolished the Shriram Patil Chawl.



- 10.2.2 In pursuance of the aforesaid Vijay Shriram Patil and Satish Shriram Patil have filed Suit No 1558 of 2011 against the Slum Rehabilitation Authority and Eversmile in the City Civil Court of Bombay at Dindoshi wherein the Vijay Patil and another are claiming right in respect of land bearing CTS No. 36, 36/1 to 4, 37 and 37/1 of Village Bapnala along with structures known as Shriram Patil Chawl consisting of 17 rooms. Vijay Shriram Patil and Satish Shriram Patil have inter-alia prayed for (i) declaring that they have valid and subsisting right to reside and remain upon the land bearing CTS No. 36, 36/1 to 4, 37 and 37/1 of Village Bapnala and Eversmile cannot prevent the access of the plaintiff, (ii) declare that the demolition of the structures of the plaintiff by Eversmile is illegal and the same should be reconstructed and (iii) injunction restraining Eversmile, their servants, agents, assignee/s from entering into or carrying out any construction activities on land bearing CTS No. 36, 36/1 to 4, 37 and 37/1 of Village Bapnala. .
- 10.2.3 Vijay Shriram Patil and Satish Shriram Patil have also claimed that they have instituted the proceedings to protect their rights in the land and not for seeking alternate accommodation.
- 10.2.4 Eversmile has filed their written statement in the aforesaid Suit No 1558 of 2011 and have inter-alia contended that the suit is baseless, vexatious, devoid of any merits and it discloses no cause of action. Eversmile has further claimed that the aforesaid suit is barred under the provisions of Section 35 read with Section 42 of the Slum Act as the land is declared a slum and slum scheme has been implemented by Eversmile by obtaining all necessary permission/sanctions from the Competent Authority. Eversmile has further claimed that the Hon'ble City Civil Court does not have pecuniary jurisdiction to try and entertain the aforesaid suit and the jurisdiction issue be decided as a preliminary issue. Eversmile has contended that the Vijay Shriram Patil and Satish Shriram Patil have filed the aforesaid suit based on forged and fabricated documents and the aforesaid suit is filed to extort money from Eversmile. Eversmile has also contended that Vijay Shriram Patil and Satish Shriram Patil have not joined necessary parties to the aforesaid suit inter-alia being the relatives who used to allegedly reside in the alleged Shriram Patil Chawl and such relatives names are not produced and neither of them have approached the Court for reliefs. Eversmile has further stated that Eversmile has already created third party rights in the buildings to be constructed under the scheme who are not parties to the present suit. Eversmile has further informed the Court that they have acquired development rights from Kapadia Society. Eversmile has further informed the Court that the alleged lease deed relied upon by the plaintiff, is unregistered and hence no title would pass.
- 10.2.5 We note that Land bearing CTS No. 36, 36/1 to 4, 37 and 37/1 of Village Bapnala does not form part of the Eversmile Land however, it forms part of the Rehab Land If Vijay Shriram Patil and Satish Shriram Patil finally succeed in the aforesaid suit then the Court may direct Eversmile to exclude the aforesaid Land (forming part of the Rehab Land) and its FSI arising therefrom from the SRA scheme which is presently being implemented on the said Land. We further note that Vijay Shriram Patil and



Satish Shriram Patil are claiming to be lessee of aforesaid land admeasuring 6,000 square feet, whereas as per the Property Register Card of the aforesaid land, the total area aggregates to 138.70 square meters. Therefore, there appears to be a mismatch of the area claimed by Vijay Shriram Patil and Satish Shriram Patil.

- 10.2.6 Notice of Motion No 2277 of 2011 was also filed in Suit No 1558 of 2011 by Vijay Patil for ad-interim / interim reliefs. However, The Hon'ble City Civil Court has by and under its order dated 20 February 2015 dismissed the aforesaid Notice of Motion No 2277 of 2011 filed by Vijay Shriram Patil and Satish Shriram Patil on the grounds that the Notice of Motion is pending of 4 (four) years, the land has been declared a slum, the relatives of the Plaintiffs are not impleaded in the suit and it appears that Eversmile has after complying with procedural aspect commenced work. The Hon'ble Court further held that in rarest of rare case a mandatory injunction can be granted and the Hon'ble Court stated that it has not found prompt reaction on the part of the plaintiffs therein.
- 10.2.7 Eversmile has also filed a Notice of Motion No 2097 of 2011 in the aforesaid Suit No 1558 of 2011 for framing preliminary issue of whether the Hon'ble City Civil Court had jurisdiction to try and entertain the suit and also whether the suit is barred by limitation.
- 10.2.8 Thereafter, by and under an order dated 25 October 2013 passed by the Hon'ble City Civil Court, the Hon'ble City Civil Court ruled that the suit is not barred by limitation and that the Hon'ble City Civil Court has jurisdiction to entertain and try the suit.
- 10.2.9 Being aggrieved by the aforesaid order of the Hon'ble City Civil Court Eversmile has filed Civil Revision Application No 23 of 2014 against Vijay Patil and another in the High Court of Judicature at Bombay for quashing and setting aside the aforesaid order dated 25 October 2013.
- 10.2.10 By and under an order dated 20 January 2014, the Hon'ble High Court of Judicature at Bombay has admitted the aforesaid Civil Revision Application and the same is pending hearing.
- 10.3 Eversmile has informed and declared to us that no adverse orders have been passed in any of the aforesaid proceedings which shall impact the title of Eversmile to the Eversmile Land and/or the rights of Eversmile and/or the said Joint Venture to develop the said Land and/or the title of Kapadia Society to its portion of the said Land.

11. SEARCHES AND INVESTIGATIONS

11.1 ROC SEARCH

- 11.1.1 The ROC Search Report in respect of Eversmile records the following outstanding charges on the said Land:



- (a) ICICI Bank Limited amounting to Rs 30,00,00,000 (Rupees Thirty Crore) which was created on 25 June 2014 and registered with the ROC on 25 July 2014.
- (b) Allahabad Bank amounting to Rs 46,00,00,000 (Rupees Forty Six Crore) which was created on 29 December 2004 and registered with the ROC on 1 February 2005.

11.1.2 Eversmile has informed and declared to us that save and except mortgage in favour of ICICI Bank Limited there are no other mortgage subsisting on the said Land and that the aforesaid Allahabad Bank loan has been re-paid in full and their charge has been released. Eversmile has provided us a copy of the certificate of V M Kundaliya & Associates, Company Secretaries which shows that the aforesaid charge was satisfied on 12 April 2007.

11.1.3 The ROC Search Report in respect of DB Realty Limited records the following outstanding charges on the said Land:

- (a) Bank of India amounting to Rs 225,00,00,000 (Rupees Two Hundred Twenty Five Crore) which was created on 15 October 2013 and registered with the ROC on 14 November 2013.
- (b) Bank of India amounting to Rs 30,00,00,000 (Rupees Thirty Crore) which was created on 4 July 2013 and registered with the ROC on 7 August 2013.
- (c) Bank of India amounting to Rs 65,00,00,000 (Rupees Sixty Five Crore) which was created on 4 July 2013 and registered with the ROC on 7 August 2013.
- (d) ICICI Bank Limited amounting to Rs 30,00,00,000 (Rupees Thirty Crore) which was created on 25 June 2014 and registered with the ROC on 25 July 2014.

11.1.4 DB Realty Limited has informed and declared to us that save and except mortgage in favour of ICICI Bank Limited there are no other mortgage subsisting on the said Land and that the aforesaid Bank of India loan does not pertain to the said Land or any part thereof.

11.1.5 The ROC Search Report in respect of Konark Conwell LLP states that there are no outstanding charges in respect of the said Land vis-à-vis Konark Conwell LLP.

11.2 SUB-REGISTRAR SEARCH

11.2.1 All documents reflected in the Sub-Registrar Report is listed in Annexure G hereto.

11.2.2 We have been informed by Eversmile that documents listed at Serial Nos 1 to 4, 6, 7, 10 to 16, 18 to 21, 29 to 33, 37 and 38 does not pertain to the said Land.



11.2.3 Save and except the documents listed at Serial Nos 5, 17, 22 to 27, 34 to 36 we have not been provided with a copy of any of the other documents listed in Annexure G.

12. PUBLIC NOTICE

12.1 Public notice has been published on 11 June 2015 in the Free Press Journal, Mumbai edition and on 12 June 2015 in Navshakti, Marathi inviting objections in respect of the title of Eversmile to the Eversmile Land and the right of ECC-DB Joint Venture to develop the said Land under the provisions of Regulation 33 (10) of the Development Control Regulations of Greater Mumbai, 1991. However, we have not received any objection to the same.

13. INSPECTION OF ORIGINAL DOCUMENTS

13.1 ICICI Bank Limited has provided us inspection of the following original document which is in their custody:

The Deed of Conveyance dated 2 July 2010 executed between Kapadia Society (therein referred to as the Society of the One Part) and Eversmile Construction Company Private Limited (therein referred to as the Purchasers of the Other Part) bearing Registration No 8034 of 2010.

13.2 Save and except the original of the Joint Venture Agreement dated 7 March 2007 executed between Eversmile Construction Company Private Limited (therein referred to as Eversmile of the One Part) and DB Realty Limited (therein referred to as DB of the Other Part), Eversmile has provided us inspection of the following original documents:

13.2.1 Unregistered Agreement for Sale cum Development Agreement dated 26 August 1986 executed between Kapadia Society (therein referred to as the Society of the First Part), Messer Century Builders (therein referred to as the Builders of the Second Part) and Veena Estate Private Limited (therein referred to as the Developers of the Third Part);

13.2.2 Unregistered Supplemental Agreement dated 27 August 2004 executed between Kapadia Society (therein referred to as the Society of the First Part), Messer Century Builders (therein referred to as the Builders of the Second Part) and Veena Estate Private Limited (therein referred to as the Developers of the Third Part);

13.2.3 Agreement dated 25 May 2005 executed between Kapadia Society (therein referred to as the Society of One Part) and Eversmile Construction Company Private Limited (therein referred to as the Developers of the Other Part) and registered at the office of the Sub-Registrar of Assurances at Mumbai under Serial No 5321 of 2005;

13.2.4 Deed of Admission dated 26 May 2012 executed between Eversmile Construction Company Private Limited (therein referred to as Party of the First Part), DB Realty Limited (therein referred to as the Party of the Second Part) and Konark Developers, a partnership firm (therein referred to as Incoming Member of the Third Part);



13.2.5 Agreement dated 12 March 2014 executed by Eversmile, DB Realty Limited and Konark Developers ;

13.2.6 Agreement dated 31 July 2015 executed by Eversmile, DB Realty Limited and Konark Developers

14. INCOME TAX

We have been provided a certificate of the Statutory Auditor of Eversmile which shows that the said Land is a Stock in Trade / Project Work in Progress in the books of Eversmile and ECC-DB JV and hence a certificate from the Income Tax Authorities under Section 281 of the Income Tax Act, 1961 is not required for creating a charge / mortgage in respect of the said Eversmile Land and/or the development right relating to the Sale Component. We have been informed that there are no pending proceedings against Eversmile under the Income Tax Act, 1961 and the rules framed thereunder.

15. ARCHITECTURAL ASPECTS

We have not conducted any architectural due diligence in respect of the said Land and the structures intended to be constructed thereon, as we do not advise on any architectural aspects. We also do not conduct any site inspection. We have requested you to independently carry out all architectural due diligence in respect of the said Land including whether the structures intended to be developed on the said Land are being constructed in accordance with the sanctioned plans and the applicable rules and regulations. You shall also independently ascertain the permissive use of the said Land and structures intended to be developed thereon, whether the FSI used or intended to be used on the said Land has been duly and properly utilised, whether the said Land is affected by any reservation or road set back or land acquisition proceedings, whether the development intended to be carried out on the said Land is in accordance with the applicable Development Control Regulations and other applicable laws and regulations. You are also requested to independently examine the building permissions, approved layout, approvals, clearances (including zoning permissions, environmental clearances, crz approvals etc) obtained / to be obtained in respect of the structures constructed / to be constructed on the said Land. We also advise you to conduct inspection of the site to ascertain the exact boundaries and area of the said Land and also verify through an architect the location of the land on which Saleable Component, Rehab Component and Recreation Ground has been sanctioned.

16. ASSUMPTIONS

This Report is based on the following assumptions:

- 16.1 that photocopies of all documents furnished to us are complete, accurate and a faithful reproduction of the originals of which they purport to be copies;
- 16.2 that all public records and documents, and the entries therein, referred to or relied upon herein are true, accurate, current and have been validly made;



- 16.3 that all sanctions and permissions referred to or relied upon herein have been validly obtained and have not been cancelled or revoked at any time;
- 16.4 there are no facts or circumstances in existence and no events have occurred which render any of the documents referred to or relied upon in this Report void or voidable, repudiated or frustrated or capable of rescission for any reason and in particular, but without limitation by reason of lack of consideration, default, fraud or misrepresentation and that no authorization, whether under any power of attorney, resolution or otherwise, has been withdrawn, cancelled or revoked;
- 16.5 the genuineness of all signatures, the authenticity of the documents submitted to us and conformity in all respects of the copies of documents produced before us to the originals thereof;
- 16.6 the genuineness of the contents and authority of the sender in respect of the email messages and their attachments received by us;
- 16.7 For issuance of this Report we have relied on various factual details provided by Eversmile and ECC DB Joint Venture and we have assumed that the information which has been provided by Eversmile and ECC DB Joint Venture through their answers to the requisitions raised and also under their respective Declarations based on which this report has been prepared is valid and genuine and the same has not been independently verified by us;
- 16.8 CTS 41 admeasuring 8,398 square meters forms part of CTS No 41A and/or CTS no 41B/1/1 and/or CTS No 41B/1/2 and does not form part of CTS No 41C, 41D and 41E. That CTS No 41B has further been sub-divided into CTS No 41B/1 and CTS No 41B/2;
- 16.9 Reconciliation of all CTS Nos comprising in the said Land including CTS No 41 as is stated in paragraph no 2.11 and 2.13 hereinabove, as there seem to be sub-divisions and amalgamations of the same.

17. CONCLUSION

- 17.1 Subject to what is stated hereinabove, we observe that Eversmile Construction Company Private Limited is the owner of the Eversmile Land admeasuring 6,088.88 square meters (which forms part of the said Land) and its title to the same is clear, marketable and free from all encumbrances and Eversmile has a right to develop the same subject to the following:
- (a) mortgage created in respect of a portion of the Eversmile Land admeasuring 6,088.88 square meters in favour of ICICI Bank Limited as stated in paragraph 9 hereinabove;
- (b) rights created in favour of DB Realty Limited and Konark Conwell LLP in pursuance of the Joint Venture Agreement read with the Deed of Admission, the Agreement dated 12 March 2014 and Agreement dated 31 July 2015 as recorded in paragraph nos 2.13, 2.16, 2.17 and 2.18 respectively hereinabove, under which agreements the responsibility of development of the said Land and sale of the tenements thereof has been cast upon DB Realty Limited and Konark Conwell LLP;



- (c) rights of the slum dwellers and project affected persons in relation to the Rehab Component as per the LOI, Revised LOI and Regulation 33 (10) of the Development Control Regulations of Greater Mumbai, 1991 read with Appendix IV thereof and all notifications / circulars / resolutions issued by the Slum Rehabilitation Authority ("Regulation 33 (10)");
- (d) Compliance of LOI, Revised LOI and Regulation 33 (10), the terms and conditions of Minutes of the order dated 10 May 2012 as stated in paragraph 5 hereinabove and all other development related approvals and sanctions;
- (e) Right of the members of Kapadia Society to receive 2 residential flats admeasuring 900 square feet and 8 members of Kapadia Society to receive commercial premises admeasuring 4247 square feet in the project known as Ascot Centre under construction on Kapadia Land;
- (f) Obligations towards the Recreation Ground to be constructed as per the order of the Bombay High Court referred to in paragraph nos 5.5, 5.6 and 5.7 hereinabove.

17.2 Subject to what is stated hereinabove, we state that Eversmile has acquired development rights in respect of the balance portion of the said Land admeasuring 10,905.12 square meters (i.e. said Land minus Eversmile Land) from Kapadia Society, who is the owner thereof by adverse possession and also by virtue of the consents given by the slum dwellers and the LOI and Revised LOI, and such right of Eversmile is clear, marketable and free from all encumbrances subject to the following:

- (a) Outcome of the pending litigations in respect of the land bearing CTS Nos 31, 36, 36/1 to 4, 37 and 37/1 collectively admeasuring 358.70 square meters forming part of the Notified Land as stated in paragraph no 10 hereinabove on which we understand that the Rehab Component is being constructed. If Malkit Singh and another in respect of land admeasuring 220 square meters bearing CTS No 31 and Vijay Shriram Patil and Satish Shriram Patil in respect of land admeasuring 138.70 square meters as per the property register card (stated as 6,000 square feet in the plaint) bearing CTS Nos 36, 36/1 to 4, 37 and 37/1 finally succeed in their respective aforesaid suits then the Court may direct Eversmile to exclude the their respective lands (forming part of the Rehab Land) and the FSI arising therefrom from the SRA scheme which is presently being implemented on the said Land;
- (b) Obligations towards Recreation Ground to be constructed as per the order of the Bombay High Court referred to in paragraph nos 5.5, 5.6 and 5.7 hereinabove;
- (c) rights created in favour of DB Realty Limited and Konark Conwell LLP in pursuance of the Joint Venture Agreement read with the Deed of Admission, the Agreement dated 12 March 2014 and Agreement dated 31 July 2015 as recorded in paragraph nos 2.13, 2.16, 2.17 and 2.18 respectively hereinabove, under which agreements the responsibility of development of the said Land and sale of the tenements thereof has been cast upon DB Realty Limited and Konark Conwell LLP;



- (d) rights of the slum dwellers and project affected persons in relation to the Rehab Component as per the LOI, Revised LOI and Regulation 33 (10);
 - (e) Compliance of LOI, Revised LOI and Regulation 33 (10), the terms and conditions of Minutes of the order dated 10 May 2012 as stated in paragraph 5 hereinabove and all other development related approvals and sanctions; and
 - (f) Eversmile and/or ECC DB Joint Venture is not entitled to mortgage this portion of the said Land (i.e. the said Land minus Eversmile land) as it is being used for construction of the Rehab Component.
- 17.3 Subject to what is stated hereinabove, Eversmile is entitled to mortgage only (i) the ownership rights to the Eversmile Land and the (ii) development rights to the extent of the Sale Component subject to the obligation under the LOI, Revised LOI and Regulation 33 (10) including obligation of rehabilitating the slum dwellers and project affected persons and subject to the following:
- (a) Consent of DB Realty Limited and Konark Conwell LLP to be evidenced by execution of the instrument creating the mortgage;
 - (b) No objection Certificate of ICICI Bank or release of the mortgage created in favour of ICICI Bank Limited as stated in paragraph 9 hereinabove;
 - (c) Outcome of the pending litigations which is pertaining to the Rehab Component as stated in paragraph 10 hereinabove; and
18. **DISCLAIMER**
- 18.1 The contents of this Report are our views on the title to the Property based on our perusal of the Documents, and in no event shall we be liable for any consequential incidental or punitive losses, damages or expenses whatsoever.
- 18.2 We are unable to co-relate the area of the said Land as mentioned in the title document with the 7/12 extracts provided to us.
- 18.3 We have not undertaken any searches in the courts or any judicial forums for ascertaining whether any litigations have been initiated and/or pending in respect of the said Land.
- 18.4 To the extent that this Report contains or refers to reports, memoranda, lists, information, opinions or advice from any other person, that person remains exclusively responsible for the contents of such reports, memoranda, lists, information, opinions or advice.
- 18.5 For the purpose of this Report, we have relied upon the said Search Report of Mr Vinod Sawant and the ROC Search Reports of Sundeep Singhi and Associates. Please note that the process of searches in the registries and/or Governmental offices is often not reliable since the records are not updated / maintained properly.




**KHAITAN
& CO**

Advocates since 1911

- 18.6 The searches have been conducted in the offices of Sub Registrar of Assurances from 1975 to 2015 (40 years). However, the manual register for the year 2015 has not been binded yet. A few Index-II in the records of the Sub-Registrar are missing and pages of certain books are completely torn and therefore the report is subject to torn pages and missing documents.
- 18.7 This Report is issued for the sole use of the addressee and without our consent it is not to be referred to and relied upon by any other person whatsoever. The contents of this Report are confidential. Neither this Report nor any of its contents shall be copied, quoted, disclosed, referred to in any document or given to any third party, in whole or in part, other than you without our express written consent. We accept no responsibility or legal liability to any person other than you in relation to the contents of the Report even if the Report has been disclosed with our consent.
- 18.8 Our maximum aggregate liability to any involved parties arising from, or in relation to, this Report (In contract, tort, negligence or otherwise howsoever arising) shall not in any circumstances exceed the professional fee payable to us for this specific mandate.
- 18.9 This Report must be read together with all the Annexures annexed hereto. This Report is issued for the sole use of the addressee.

Yours faithfully
For Khaitan & Co



Mr. Anishek Sharma
Partner

Encl: As above.



8

**OFFICE OF THE
COLLECTOR, MUMBAI SUBURBAN DISTRICT**

10th floor Administrative Building, Government Colony, Bandra(E.), Mumbai-400 051

No.C/Desk-III-C/LND/NAP/SR-1958

Date :- 14 /01 /2011

Read :- 1) Application dt.12/10/10 from M/s. Kapadia Development Co.Op.Hsg.Soc.Ltd.,
2) I.O.D.No. SRA/Eng/1350/KE/PL/AP dt.10/8/06. 17/9/10 from Ex.Engineer
Building Proposals, K/E ward M.C.G.M

ORDER :-

Land bearing S.No.5, 6/1/1A, 11B, 12 pt. C.T.S. No.. 10, 10/1,11, 11/1 to 11/3, 12, 13, 21, 30, 31, 32, 32/1 to 32/4, 33, 34, 35, 35/1 to 35/3, 36, 36/1 to 36/4, 37, 37/1, 38, 39, 39/1 to 39/7, 40, 41A, 41B/1/1, 42, 42/1 to 42/2, 43, 43/1, 44, 45 of village Bafnalla Taluka Anheri Mumbai Suburban District, belongs to M/s. Kapadia Development Co.Op.Hsg.Soc.Ltd..

The owner has applied for grant of Non-Agricultural permission in respect of the above lands for Residential purpose.

The building plans have been approved by the S.R.A. vide their IOD No SRA/Eng/1350/KE/PL/AP dt.10/8/06. 17/9/10. The above lands are presently held for agricultural purpose.

In exercise of the powers delegated under Section 47 (b) of the M.L.R.Code. 1966. I the Collector, M.S.D. do hereby regularise the Non-Agricultural use to M/s. Kapadia Development Co.Op.Hsg.Soc.Ltd.to use the land specified in the schedule appended hereto. as per the plans approved by the S.R.A subject to the following conditions :-

1. that the regularization of N.A. use shall be subject to the provisions of the Code & Rules made thereunder.
2. that the grantee shall use the land together with the building or structure thereon, only for the purpose for which the land is permitted to be used and shall not use it or any part of the land or building thereon for any other purpose without obtaining the previous written permission to that effect from this office.
3. the grantee shall construct the building according to the plans approved by the S.R.A.
4. that the grantee shall not sub-divide the plot or subplot, if any, approved in this order, without getting the sub-division previously approved by the collector, Mumbai Suburban District
5. that the grantee shall pay the N.A. assessment in respect of the above land @ Rs.460/- per 100 sq. mtrs per annum for Residential purpose. The N.A. assessment for the year 2006 to 2011 comes to Rs.3,45,970/-
6. that the present N.A. rates mentioned in condition No.5 above. is guaranteed unto 31st July 2011 and will be revised thereafter for further guarantee period.
7. As mentioned in condition No.6 above the grantee shall be liable to pay the amount of difference due to revision and fixation of rates of N.A. assessment.

8. that the grantee shall pay the conversion tax as per the schedule, which is equal to five times of N.A. assessment within 30 days from the date of issue of this order, failing which the N.A. permission shall be liable to be cancelled.
9. that the grantee shall pay the measurement fees, to the concerned C.I.S. Officer, immediately.
10. that the area and it's assessment mentioned in this order and sanad shall be liable to be altered in accordance with the actual area found, on measuring the land by the concerned C.I.S. Officer.
11. that the grantee shall construct substantial building and/or other structure, if any, as per the approved plan of S.R.A. on the land within a period of three years from the date of commencement of the N.A. use of the land. This period may be extended by this office in discretion on payment by the grantee such fine premium as may be imposed as per the Government orders in force from time to time.
12. that the grantee shall be bound to execute a sanad in form as provided in Schedule appended to Maharashtra Land Revenue (Conversion of use of land & N.A. Assessment) Rules, 1969 embodying therein all conditions of this order, when called upon to do so.
13. that if the grantee contravene any of the foregoing conditions mentioned in this order and those to be incorporated in the sanad, the Collector may, without prejudice to any other penalty to which he may be liable under the provisions of the Code, continue the said land plot in the occupation of the grantee on payment of such fine and assessment as the Collector may direct.
14. that notwithstanding anything contained in condition 13 above, it shall be lawful for the Collector, Mumbai Suburban District, to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as specified in that behalf by him and no such removal or alteration not being carried out within the specified time, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee, as an arrears of land Revenue.
15. that the grant of this permission is subject to the provisions of any other laws and Rules for the time being in force and that may be applicable to the relevant other facts of the case i.e. the Urban Land (Ceiling and Regulation) Act-1976, Coastal Regulation Zone Development Control Rules, 1991, etc.
16. that the grantee shall plant 150 trees, before the completion of the building on this land and he shall take adequate care of their proper and healthy growth.
17. that the set back & proposed D.P. Road area and it's N.A. Assessment, if any, will be reduced after handing over the same to the Municipal Corporation of Greater Mumbai and also on receiving an intimation from Corporation to that effect.
18. that the grantee shall obtain the prior permission, for excavation & shall pay royalty to the Government as per Rules.
19. that the earlier N.A. Permission granted by the --- under No. --- dt. --- be treated as cancelled from the date of implementation of this order.
20. This permission is granted at the risk of applicant/Power of Attorney Holder/Occupant regarding Title of the land.
21. This permission is granted presuming that the papers submitted by the applicant are genuine and for any dispute arising out of document submitted the applicant/Power of Attorney Holder will be held responsible.
22. This order of N.A.A. is only for fiscal purposes of realisation of N.A. assessment as land has been put to Non-Agricultural use.

23. This order is issued subject to protection of rights. dispute or Court matter pending if any.

SCHEDULE

Name of the Holder : M/s. Kapadia Development Co.Op.Hsg.Soc.Ltd.

Village : Bafnalla Taluka : Andheri District : M.S.D.

CTS No. 10, 10/1, 11, 11/1 to 11/3, 12, 13, 28, 29, 30, 31, 32, 32/1 to 32/4, 33, 34, 35, 35/1 to 35/3, 36, 36/1 to 36/4, 37, 37/1, 38, 39, 39/1 to 39/7, 40, 41A, 41B/1, 42, 42/1 to 42/2, 43, 43/1, 44, 45

i) Area in Sq.Mtrs.Nil purpose Commercial. Industrial

Area in Sq. Mtrs.15,042.10 purpose Residential.

Amount of annual N.A. Assessment Rs.69,194/-

Paid from Revenue Year 2006 to 2011

Conversion tax of Rs 3,45,970/- to be paid.

2/- the grantee shall pay the Conversion tax amount of Rs.3,45,970/- in the office of the Tahasildar Andheri immediately.

3/- the grantee shall pay the N.A. Assessment amounting to Rs.3,45,970/- in the office of the Greater Mumbai Municipal Corporation.



o/g signed by the Collector

Y.S.M.
For Collector,
Mumbai Suburban District.

To,
Chairman,
M/s. Kapadia Development Co.Op.Hsg.Soc.Ltd.
Bhavani Nagar, plot No.16, Bldg No.1,
Marol Maroshi Road, Andheri (E),
Mumbai-59.





महाराष्ट्र शासन

मालमत्ता पत्रक



73944307121

ULPIN: 73944307121

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर मूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

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|--------------------|----------|--|----------------|------------|--|
| गाव/पेठ : बाफनाळा | | तालुका/न.भू.का. : नगर मूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
| नगर मूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| १० | | | ६.१० | सी-१ | |

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| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | H |
| वर्ष : | विश्वस्थ-होरमसनीशेठ वाडीया कुर्ला इस्टेट विश्वस्थ पत्रकाने |
| पट्टेदार : | L राल्फ जे गन्सालवीस |
| इतर मार : | |
| इतर शोरे : | इमला मंगमसिंग बिनयसिंग यांचे मालकीचा आहे |

| दिनांक | व्यवहारीक | खंड क्रमांक | नविन धारक(वा), पट्टेदार(प, किंवा मार (इ)) | साक्षांकन |
|------------|---|-------------|--|---|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/ फे.क्र.१६/२०१५ दिनांक २३/०७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी सहा पूर्णांक एक दशांश चौ.मी दाखल केले. | | | फेरफार क्र. १६ प्रमाणे सही- 23/07/2015 न. भू. अ. विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk- IIIc/LND/NAP/SR-१९५८, DI-१४/११/२०११, इकडील बिनशेती मो.र.नं.२२३ दि.२४/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १०८९३, २८८४०, ४१३३, ४१३४/१/१, ४२८४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधीसाठी वार्षिक र.रु. ६९९९४/- मात्र बिनशेती साऱ्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 ऐवजी C केला. व न.भू.क्र. ३१, ३८, ४०, ४१ अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०८९३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्थ होरमसनीशेठ वाडीया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.भू.क्र. ३१, ३८, ४०, ४१ अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. यांचे नांव दाखल केले. | | H मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. | फेरफार क्र. २५ प्रमाणे सही- 02/07/2018 न. भू. अ. विलेपार्ले |

हि मिळकत पत्रिका (दिनांक 25/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिककाची आवश्यकता नाही.

8 अक्षराने एका मिळकतीवर दोन ठेकी आहे

मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 10:07:24 PM

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महाराष्ट्र शासन

मालमत्ता पत्रक



71632385605

ULPIN: 71632385605

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर मूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

| | | |
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| गाव/पेठ : बाफनाळा | तालुका/न.भू.का. : नगर मूमापन अधिकारी, विलेपार्ले | जिल्हा : मुंबई उपनगर |
| नगर मूमापन क्रमांक | शिट नंबर | प्लॉट नंबर |
| क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| १०/१ | | |
| | ५.१० | सी-१ |

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| सुविधाधिकार : |
| हक्काचा मूळ धारक : H |
| वर्ष : [विश्वस्त-होरमसजीशेठ वाडीया कुर्ला इस्टेट] [सि.स.न.१० प्रमाणे] |
| पट्टेदार : सि.स.न.१० प्रमाणे |
| इतर भार : |
| इतर शेरें : इमला मंगमसिंग विजयसिंग याचे मालकीचा आहे |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा भार (इ) | साक्षात्कृत |
|------------|--|-------------|---|---|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.५/मि.५/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/ फे.क्र.१६/२०१५ दिनांक २३/०७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी पाच पुर्णक एक दशांश चौ.मी दाखल केले. | | | फेरफार क्र. १६ प्रमाणे सही- 23/07/2015 न. भू. अ. विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील विनशेती आदेश No.C/DeSk-III c/LND/NAP/SR-१९५८, DT-१४/११/२०११, इकडील विनशेती मो.र.नं.२२३ दि.२४/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- मात्र विनशेती सान्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 ऐवजी C केला. व न.भू.क्र. ३१,३८,४०,४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्त होरमसजीशेठ वाडीया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.भू.क्र. ३१,३८,४०,४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस विनशेती आदेशाप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. यांचे नांव दाखल केले. | | H मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. | फेरफार क्र. २५ प्रमाणे सही- 02/07/2018 न. भू. अ. विलेपार्ले |

हि मिळकत पत्रिका (दिनांक 25/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 10:07:37 PM

वैधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSL/Login/VerifyPropertyCard> या संकेत स्थळावर 2206100001848115 हा क्रमांक वापरावा.



महाराष्ट्र शासन

मालमत्ता पत्रक



83147470356

ULPIN: 83147470356

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

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| गाव/पेट : बाफनाळा | | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील, आणि त्याच्या फेरतपासणीची नियत वेळ |
| ११ | | | ५.६० | सी-१ | न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.९ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- बिनशेतीसारा |

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| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वस्त - होरमसजी शेठ वाडीया कुर्ला इस्टेट सि.स.न.१० प्रमाणे] |
| वर्ष : | |
| पट्टेदार : | सि.स.न.१० प्रमाणे |
| इतर भार : | |
| इतर शेरे : | इमला श्री.भिकु गोविंद खारवी यांचे मालकीचा आहे. |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा भार (इ) | साक्षांकन |
|------------|--|-------------|---|---|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अमिलेख (म.रा.प.पुणे) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.५/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/ फे.क्र.१६/२०१५ दिनांक २३/०७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी पाच पुर्णक सहा दशांश चौ.मी दाखल केले. | | | फेरफार क्र. १६ प्रमाणे सही- 23/07/2015 न.भू.अ. विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील विनशेती आदेश No.C/Desk-III c/LND/NAP/SR-१९५८, Dt-१४/१/२०११, इकडील विनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १०ते१३, २८ते ४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.९ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- मात्र बिनशेती सान्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 ऐवजी C केला. व न.भू.क्र. ३१,३८,४०,४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्त होरमसजीशेठ वाडीया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.भू.क्र. ३१,३८,४०,४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. यांचे नांव दाखल केले. | | H मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. | फेरफार क्र. २५ प्रमाणे सही- 02/07/2018 न.भू.अ. विलेपार्ले |

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| <p>हि मिळकत पत्रिका (दिनांक 27/11/2019 12:11:00 AM रोजी) डिजिटल स्वक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.</p> <p>मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 10:07:53 PM</p> <p>वैधता पडताळणी साठी https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard या संकेत स्थळावर 2206100001849849 हा क्रमांक वापरावा.</p> | <p>3 आकारण करण विभागाचे अधिकारी आहे</p> |
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महाराष्ट्र शासन

मालमत्ता पत्रक



83885893200

ULPIN: 83885893200

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

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|--------------------|----------|--|----------------|------------|---|
| गाव/पेठ : बाफनाळा | | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या गाकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ११/१ | | | ६.६० | सी-१ | — |

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| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वस्त -होरमसजीशेट वाडीया कुर्ला इस्टेट सि.स.न.१० प्रमाणे] |
| वर्ष : | |
| पट्टेदार : | सि.स.न.१० प्रमाणे |
| इतर मार : | |
| इतर शेरें : | इमला सि.स.न.११ प्रमाणे. |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा मार (इ) | साक्षांकन |
|------------|---|-------------|--|---|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/३/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/ फं.क्र.१६/२०१५ दिनांक २३/०७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी सहा पुर्णांक सहा दशांश चौ.मी दाखल केले. | | | फेरफार क्र. १६ प्रमाणे सही- 23/07/2015 न. भू. अ. विलेपार्ले |
| 02/07/2018 | मा.जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील बिनशेती आदेश No.C/Desk-III C/LND/NAP/SR-१९५८, Dt-१४-१-२०११, इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र.१० ते १३, २८ ते ४०, ४१ अ, ४१ ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधीसाठी वार्षिक र.रु.६९९९४/- मात्र बिनशेती सान्याची नोंद केली. न.भू.क्र.१० ते १३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ता प्रकार C-1 ऐवजी C केला व न.भू.क्र.३१, ३८, ४०, ४१ अ या मिळकतीवरील सत्ताप्रकार C तसेच न.भू.क्र.४१ ब/१/१ या मिळकतीवरील सत्ता प्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.अ.क्र.१० ते १३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकतपत्रिकेवर धारक सदरी असलेले विश्वस्त होर मसजी शेट वाडीया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.भू.क्र.३१, ३८, ४०, ४१ अ या मिळकतपत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे कपाडीया डेव्हलपमेंट को.ऑप.हौ.सो.लि. यांचे नाव दाखल केले. | | H मे कपाडीया डेव्हलपमेंट को.ऑप.हौ.सो.लि | सही- 02/07/2018 न.भू.अ., विलेपार्ले |

हि मिळकत पत्रिका (दिनांक 27/11/2019 12:11:00 AM रोजी) डिजिटल स्वक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 28/07/2023 10:07:11 PM

वेद्यता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2206100001849859 हा क्रमांक वापरावा.





महाराष्ट्र शासन

मालमत्ता पत्रक



74617198049


ULPIN: 74617198049

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

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|--------------------|----------|--|----------------|------------|--|
| गाव/पेट : बाफनाळा | | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा माझ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ११/२ | | | १०.७० | सी-१ | |

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| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वस्त होरमसजीशेट वाडीया कुर्ला इस्टेट सि.स.न.१० प्रमाणे] |
| वर्ष : | |
| पट्टेदार : | सि.स.न.१० प्रमाणे |
| इतर भार : | |
| इतर शेरें : | इमला श्री मोहनराम आधिन यांचे मालकीचा आहे. |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा भार (इ) | साक्षात् न |
|------------|---|-------------|--|---|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.१/अक्षरी नोंद/२०१५ पुणे दि. १६/२/२०१५ व इकडील आदेश क्र.न.भू. बाफनाळा/ फे.क्र.१६/२०१५ दि.२३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र भेळत असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी दहा पुणांक सात दशांश चौ.मी दाखल केले. | | | फेरफार क्रं. १६ प्रमाणे सही- 23/07/2015 न.भू.अ.विलेपार्ले |
| 02/07/2018 | मा.जिल्हाधिकारी,मुंबई उपनगर जिल्हा यांचेकडील बिनशेती आदेशNo.C/Desk-# C/LND/NAP/SR-१९५८,DI-१४-१-२०११,इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र.१० ते १३,२८ ते ४०,४१ अ,४१ब/१/१,४२ते ४५ एकुण क्षेत्र १५०४२.१ चौ.मी.निवासी वापर सन २००६ ते २०११ कालावधीसाठी वार्षिक र.रु.६९१९४/- मात्र बिनशेती सान्याची नोंद केली.न.भू.क्र.१० ते १३,३२ ते ३७/१,३९/१ ते ७,४२ते ४५ या मिळकतीवरील सत्ता प्रकार C-1 ऐवजी C केला व न.भू.क्र.३१,३८,४०,४१ अ या मिळकतीवरील सत्ताप्रकार C तसेच न.भू.क्र.४१ब/१/१/या मिळकतीवरील सत्ता प्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.अ.क्र.१० ते १३,३२ते ३७/१,३९/१ते ७,४२ ते ४५ या मिळकतपत्रिकेवर धारक सदरी असलेले विश्वस्त होर मसजी शेट वाडीया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.भू.क्र.३१,३८,४०,४१अ या मिळकतपत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे कपाडीया डेव्हलपमेंट को.ऑप ही.सो.लि.यांचे नाव दाखल केले. | | मे कपाडीया डेव्हलपमेंट को.ऑप ही.सो.लि. | सही- 02/07/2018 न.भू.अ.विलेपार्ले. |

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| <p>हि मिळकत पत्रिका (दिनांक 27/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.</p> <p>मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 10:07:32 PM</p> <p>वेधता पडताळणी साठी https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard या संकेत स्थळावर 2206100001849860 हा क्रमांक वापरावा.</p> | <p>डिजिटल स्वाक्षरी तयार केली आहे</p>  |
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महाराष्ट्र शासन

मालमत्ता पत्रक



73323592676


ULPIN: 73323592676

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

| | | | | | |
|--------------------|----------|--|----------------|------------|--|
| गाव/पेठ : बाफनाळा | | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा माळ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| १२ | | | २३.२० | सी-१ | — |

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|--------------------|---|
| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वस्थ होरमसजी वाडीया कुर्ला इस्टेट विश्वस्थ पत्रकाने] |
| वर्ष : | |
| पट्टेदार : | श्री रायफ जे गनसालवीस |
| इतर भार : | |
| इतर शेरे : | इमला एस्.एम्.मांजरेकर यांचे मालकीचा आहे |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(धा), पट्टेदार(प) किंवा भार (इ) | साक्षात्कन |
|------------|--|-------------|---|--|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.५/अक्षरी नोंद/२०१५ पुणे दि. १६/२/२०१५ व इकडील आदेश क्र.न.भू. बाफनाळा/ फे.क्र/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी तेवीस पुणांक दोन दर्शांश चौ.मी दाखल केले. | | | फेरफार क्र. १६ प्रमाणे सही- 23/07/2015 न.भू.अ. विलेपार्ले |
| 02/07/2018 | मा.जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील बिनशेती आदेश No.C/Desk-III C/LND/NAP/SR-१९५८.DI-१४-१-२०११, इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र.१० ते १३, २८ ते ४०, ४१ अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.१ चौ.मी.निवासी वापर सन २००६ ते २०११ कालावधीसाठी वार्षिक र.रु.६९९९४/- मात्र बिनशेती साऱ्याची नोंद केली.न.भू.क्र.१० ते १३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ता प्रकार C-1 ऐवजी C केला व न.भू.क्र.३१, ३८, ४०, ४१ अ या मिळकतीवरील सत्ताप्रकार C तसेच न.भू.क्र.४१ब/१/१/या मिळकतीवरील सत्ता प्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.अ.क्र.१० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतपत्रिकेवर धारक सदरी असलेले विश्वस्थ होर मसजी शेट वाडीया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.भू.क्र.३१, ३८, ४०, ४१अ या मिळकतपत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे कपाडीया डेव्हलपमेंट को.ऑप ही.सो.लि.यांचे नाव दाखल केले. | | H मे कपाडीया डेव्हलपमेंट को.ऑप ही.सो.लि. | फेरफार क्र. २५ प्रमाणे सही- 02/07/2018 न.भू.अ. विलेपार्ले. |

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| <p>हि मिळकत पत्रिका (दिनांक 27/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.</p> <p>मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 10:07:52 PM</p> <p>वैधता पडताळणी साठी https://digitalsatbara.mahabhumi.gov.in/DSLRL/LogIn/VerifyPropertyCard या संकेत स्थळावर 2206100001849863 हा क्रमांक वापरावा.</p> | <p>मिळकत पत्रक किंवा सही करणे नसे</p>  |
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महाराष्ट्र शासन

मालमत्ता पत्रक



91628653008

ULPIN: 91628653008

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर मूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

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|--------------------|----------|--|----------------|------------|--|
| गाव/पेठ : बाफनाळा | | तालुका/न.मू.का. : नगर मूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
| नगर मूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| १३ | | | १४८.७० | सी-१ | |

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|--------------------|---|
| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विरवस्थ होरमसजी शेठ वाडिया कुर्ला इस्टेट सि.स.नं.१२ प्रमाणे] |
| वर्ष : | |
| पट्टेदार : | सि.स.नं.१२ प्रमाणे. |
| इतर मार : | |
| इतर शेर : | इमला दत्ता धर्मा नाईक यांचे मालकीचा आहे |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(घ) किंवा मार (इ) | साक्षांकन |
|------------|---|-------------|--|--|
| 14/08/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.मू.५/मि.५/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.मू. बाफनाळा/ फे.क्र.१७/२०१५ दिनांक १४/०८/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेदरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी एकशे अठ्ठ्याचास पूर्णांक सात दशांश चौ.मी. दाखल केले. | | | फेरफार क्रं. १७ प्रमाणे सही- 14/08/2015 न. मू. अ. विलेपार्ले |
| 02/07/2018 | मा.जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील बिनशेती आदेश No.C/Desk-III C/LND/NAP/SR-१९५८,DI-१४-१-२०११,इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.मू.अ. विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.मू.क्र.१० ते १३,२८ ते ४०,४१ अ,४१ब/५/१,४२ते ४५ एकुण क्षेत्र १५०४२.१ चौ.मी.निवासी वापर सन २००६ ते २०११ कालावधीसाठी वार्षिक र.रु.६९९९४/- मात्र बिनशेती साऱ्याची नोंद केली.न.मू.क्र.१० ते १३,३२ ते ३७/१,३९/१ ते ७,४२ते ४५ या मिळकतीवरील सत्ता प्रकार C-1 एवजी C केला व न.मू.क्र.३१,३८,४०,४१ अ या मिळकतीवरील सत्ताप्रकार C तसेच न.मू.क्र.४१ब/५/१ या मिळकतीवरील सत्ता प्रकार शेती कमी करून C दाखल केला तदनंतर न.मू.अ.क्र.१० ते १३,३२ते ३७/१,३९,३९/१ते ७,४२ ते ४५ या मिळकतपत्रिकेवर धारक सदरी असलेले विरवस्थ होर मसजी शेठ वाडिया कुर्ला इस्टेट विरवस्थ पत्रकाने तसेच न.मू.क्र.३१,३८,४०,४१अ या मिळकतपत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे कपाडीया डेव्हलपमेंट को.ऑप ही.सो.लि.यांचे नाव दाखल केले. | | मे कपाडीया डेव्हलपमेंट को.ऑप ही.सो.लि | सही- 02/07/2018 न.मू. अ. विलेपार्ले |

हे मिळकत पत्रिका (दिनांक 27/11/2019 12:11:00 AM रोजी) डिजिटल स्वक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 10:07:07 PM

वेधता पडताळणी साठी <https://digitalsatbars.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2206100001849864 हा क्रमांक वापरावा.





महाराष्ट्र शासन

मालमत्ता पत्रक



97052991472

ULPIN: 97052991472

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

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|--------------------|----------|--|----------------|------------|--|
| गाव/पेठ : बाफनाळ | | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा माझ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| २८ | | | २५.४० | जी | |

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|--------------------|---|
| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वस्थ होरमसजी शेट याडिया क्लर्क इस्टेट - विश्वस्थ पत्रकाने] |
| वर्ष : | |
| पट्टेदार : | [श्री रात्फ जे. गनसालवीस] |
| इतर भार : | |
| इतर शेरे : | [इमला श्री बटु प्रसाद यांचे मालकीचा आहे] |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(धा), पट्टेदार(प) किंवा भार (इ) | साक्षात्कन |
|------------|---|-------------|--|---|
| 31/08/2013 | अन्य रितीने / आदेशान्वयेमा.उप जिल्हाधिकारी (अति/निष्का) व ससम प्राधिकारी अंधेरी यांचेकडील क्र.उप जि/ अति.निष्का/अं.भूसंपादन/निवाडा/एकता व न्यु टेक्नीकल/२०१० दि.१६/१/२०१० चा निवाडा व महाराष्ट्र झोपडपट्टी (सु.नि.व.पु.) अधिनियम १९७१ चे कलम १४ नुसार महाराष्ट्र शासन-गृह निर्माण विभाग यांचेकडील दिनांक ६/१२/२००७ ची नोटीस क्र.डी.एल ए २००६/प्र.क्र.३३३/झोप.सु.१ दि.१४/१२/२००७ अन्वये मा.उच्च न्यायालय मुंबई यांचेकडून देण्यात येणा-या आदेशास अधिन राहून सदर मिळकतीचा निवाडा देण्यात येत आहे असे आदेश / निवाडा झालेने भूसंपादित झालेले क्षेत्रावर मिळकत पत्रिकेत दाखल असलेल्या इसमांची नावे कमी करून महाराष्ट्र शासनाचे नाव दाखल केले. | | H महाराष्ट्र शासन | फेरफार क्र. १५ प्रमाणे सही- 31/08/2013 न.भू.अ.विलेपार्ले |
| 23/07/2015 | मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू. बाफनाळ/ फे.क्र.१६/२०१५ दिनांक २३/०७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळत असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी पंचवीस पुणांक चार दर्शांग चौ.मी. दाखल केले. | | | फेरफार क्र. १६ प्रमाणे सही- 23/07/2015 न.भू.अ. विलेपार्ले |
| 26/10/2017 | मा. जिल्हा अधीक्षक भूमि अभिलेख, मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.न.भू.सं.७/अपील एस् आर.४३८/२०१७, दि.२८/०८/२०१७ अन्वये अपीलदार यांचे अपील अंशतः मान्य करणेत येत आहे व नगरभूमापन अधिकारी विलेपार्ले यांनी त्यांचेकडील फेरफार क्र.१०६० दि.१६/०८/२०१३ नुसार न.भू.क्र.२८ व न.भू.क्र.२९ वर घेतलेली नोंदी बाबत म.ज.म. अधि.१९६६ चे कलम २४४९(३) अन्वये चौकशी करून निर्णय घेणेचा आहे. अशी आदेशाची नोंद दाखल केली. | | | फेरफार क्र. २२ प्रमाणे सही- 26/10/2017 न.भू.अ. विलेपार्ले |

हे आकृत पत्रक मिळविले जाईल असे आहे

हि मिळकत पत्रिका (दिनांक 27/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 28/07/2023 10:07:33 PM

वैधता पडताळणीसाठी <https://digitalsatbara.mahabhumi.gov.in/DSLRL/VerifyPropertyCard> या संकेत स्थळावर 2206100001849997 हा क्रमांक वापरावा.



महाराष्ट्र शासन

मालमत्ता पत्रक



73589223168

ULPIN: 73589223168

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

| | | | | | |
|--------------------|--|----------------------|----------------|------------|--|
| गाव/पेठ : बाफनाळा | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले | जिल्हा : मुंबई उपनगर | | | |
| नगर भूमापन क्रमांक | शेट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| २९ | | | २८.९० | जी | |

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| सुविधाधिकार : |
| हक्काचा मूळ धारक : [विश्वस्थ होरमसजी शेट वाडिया कुला इस्टेट-विश्वस्थ पत्रकाने] |
| वर्ष : |
| पट्टेदार : सि.स.न.२८ प्रमाणे |
| इतर मार : |
| इतर शरे : [इमला मॉतू जोसेफ फर्नांडिस यांचे मालकीचा आहे] |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा मार (इ) | साक्षांकन |
|------------|--|-------------|--|--|
| 31/08/2013 | अन्य रितीने / आदेशान्वये मा.उप जिल्हाधिकारी (अति/निष्का) व स्वाम प्राधिकारी अंधेरी यांचेकडील क्र.उप जि/ अति.निष्का/अं.भूसंपादन/निवाडा/एकता व न्यु टेक्नीकल/२०१० दि.१६/१/२०१० चा निवाडा व महाराष्ट्र झोपडपट्टी (सु.नि.व.पु.) अधिनियम १९७१ चे कलम १४ नुसार महाराष्ट्र शासन गृहनिर्माण विभाग यांचेकडील दिनांक ६/१२/२००७ ची नोटीस क्र.डी.एल ए २००६/प्र.क्र.३३३/झोप.सु.१ दि.१४/१२/२००७ अन्वये मा.उच्च न्यायालय मुंबई यांचेकडून देण्यात येणा-या आदेशास अधिन राहून सदर मिळकतीचा निवाडा देण्यात येत आहे असे आदेश / निवाडा झालेने भूसंपादीत झालेले क्षेत्रावर मिळकत पत्रिकेत दाखल असलेल्या इसमांची नावे कमी करून महाराष्ट्र शासनाचे नांव दाखल केले. | | महाराष्ट्र शासन | फेरफार क्र. १५ प्रमाणे सही- 31/08/2013 न.भू.अ., विलेपार्ले |
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.७/मि.घ/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकेडील आदेश क्र.न.भू.बाफनाळा/ फे.क्र १६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी अड्यावीस पूर्णांक एक दशांश चौ.मी दाखल केले. | | | फेरफार क्र. १६ प्रमाणे सही- 23/7/2015 न.भू.अ., विलेपार्ले |
| 26/10/2017 | मा.जिल्हा अधीक्षक भूमि अभिलेख मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.न.भू.सं.७/अपील एस.आर.४३८/२०१७, अन्वये अपीलदार यांचे अपील अंशतः मान्य करणेत येत आहे व नगर भूमापन अधिकारी विलेपार्ले यांनी त्यांचेकडील फेरफार क्र.१०६०दि.१६/८/२०१३ नुसार न.भू.क्र.२८ व न.भू.क्र.२९ वर घेतलेली नोंदी बाबत म.ज.म.अधि १९६६चे कलम २५५ (३) अन्वये चौकशी करून निर्णय घेणेचा आहे अशी आदेशाची नोंद दाखल केली. | | | फेरफार क्र. २२ प्रमाणे सही- 26/10/2017 न.भू.अ., विलेपार्ले |

हि मिळकत पत्रिका (दिनांक 27/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 10:07:16 PM

वेद्यता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLRL/VerifyPropertyCard> या संकेत स्थळावर 2206100001850002 हा क्रमांक वापरावा.



महाराष्ट्र शासन

मालमत्ता पत्रक



73945478367

ULPIN: 73945478367

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

| | | |
|--------------------|--|--|
| गाव/पेट : बाफनाळा | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले | जिल्हा : मुंबई उपनगर |
| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर |
| ३० | | |
| क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा थाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| २१.०० | जी | ० |

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| सुविधाधिकार : | |
| हक्काचा मूळ धारक : वर्ष : | [विश्वस्थ होरमसजी शेठ वाडिया कुर्ला इस्टेट-विश्वस्थ पत्रकाने] |
| पट्टेदार : | सि.स.न.२८ प्रमाणे |
| इतर मार : | |
| इतर शरे : | [इमला गेंदालाल प्रसादीलाल यादव यांचे मालकीचा आहे] |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा मार (इ) | साक्षांकन |
|------------|---|-------------|---|---|
| 31/08/2013 | अन्य रितीने / आदेशान्वये मा.उप जिल्हा अधिकारी (अति/निष्का) व रस्सम प्राधिकारी अंधेरी यांचेकडील क्र.उप जि/ अति.निष्का/अं मूसंपादन/निवाडा/एकता व न्यु टेक्नीकल/२०१० दि.१६/१/२०१० चा निवाडा व महाराष्ट्र झोपडपट्टी (सु.नि.व.पु) अधिनियम १९७१ चे कलम १४ नुसार महाराष्ट्र शासन गृहनिर्माण विभाग यांचेकडील दिनांक ६/१२/२००७ ची नोटीस क्र.डी.एल ए २००६/प्र.क्र.३३३/झोप.सु.१ दि.१४/१२/२००७ अन्वये मा.उच्च न्यायालय मुंबई यांचेकडून देण्यात येणा-या आदेशास अधिन राहून सदर मिळकतीचा निवाडा देण्यात येत आहे असे आदेश / निवाडा झालेने भूसंपादीत झालेले क्षेत्रावर मिळकत पत्रिकेत दाखल असलेल्या इसमांची नावे कमी करून महाराष्ट्र शासनाचे नांव दाखल केले. | | म महाराष्ट्र शासन | फेरफार क्रं. १५ प्रमाणे सही- 31/08/2013 न.भू.अ., विलेपार्ले |
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नॉट/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/ फे.क्र १६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी एकवीस पूर्णांक शुन्य दशांश चौ.मी दाखल केले. | | | फेरफार क्रं. १६ प्रमाणे सही- 23/7/2015 न.भू.अ. विलेपार्ले |

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|---|--|
| <p>हि मिळकत पत्रिका (दिनांक 27/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.</p> <p>मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 10:07:31 PM</p> <p>वैधता पडताळणी साठी https://digitalsatbara.mahabhumi.gov.in/DSSLR/Login/VerifyPropertyCard या संकेत स्थळावर 2206100001850006 हा क्रमांक वापरावा.</p> | |
|---|--|



महाराष्ट्र शासन

मालमत्ता पत्रक



ULPIN: 79756793403

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर मूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

79756793403

| गाव/पेठ : बाफनाळा | | तालुका/न.भू.का. : नगर मूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
|--------------------|------------|--|----------------|------------|--|
| नगर मूमापन क्रमांक | शिफ्ट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा गाड्याचा तपशील आणि त्याच.। फेरतपासणीची नियत वेळ |
| ३१ | | | २७८९.१० | सी | न.भू.क्र. १०६९३, २८ते४०, ४१अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- बिनशेतीसारा |

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|----------------------|
| सुविधाधिकार : |
| हक्काचा मूळ धारक : H |
| वर्ष : [शेती] |
| पट्टेदार : |
| इतर भार : |
| इतर श्रे : : |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा भार (इ) | साक्षात्करण |
|------------|---|-------------|---|--|
| 14/08/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/ फे.क्र दिनांक १४/८/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी दोन हजार सातशे एकोणनवद पूर्णांक एक दशांश चौ.मी दाखल केले. | | | सही- 14/8/2015 न.भू.अ.विलेपार्ले |
| 08/05/2018 | मा. जिल्हाधिकारी मुंबई उपनगर अंधेरी यांचे कडील आदेश क्र.जि.अ.भू.३, ३-अ/न.भू. बाफनाळा/ शे.दु./ एस.आर.१६६९/२०१६ दि.८/२/२०१८ व इकडील अतितातडी/ विनशेती/ मो.र.नं.२२३/२०११, अन्वये मिळकत पत्रिकेवर दाखल असलेले न.भू.क्र. ३१ चे क्षेत्र २७८९.१ चौ.मी ऐवजी २७०९.३ चौ.मी न.भू.क्र. ३८ चे क्षेत्र ३३६.९ ऐवजी ३१३.० चौ.मी व न.भू.क्र. ४० चे क्षेत्र २४४.६ चौ.मी ऐवजी ३४८.३ चौ.मी दाखल केले. | | | फेरफार क्र. २४ प्रमाणे सही- 08/05/2018 न.भू.अ.विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-III C/LND/NAP/SR-१९५८, Dt-१४/१/२०११, इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १०६९३, २८ते ४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- मात्र बिनशेती साऱ्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 ऐवजी C केला. व न.भू.क्र. ३१, ३८, ४०, ४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्त होरमसनीशेठ वाडीया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.भू.क्र. ३१, ३८, ४०, ४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑफ. ही. सो. लि. यांचे नांव दाखल केले. | | मे. कपाडीया डेव्हलपमेंट को. ऑफ. ही. सो. लि. | फेरफार क्र. २५ प्रमाणे सही- 02/07/2018 न.भू.अ.विलेपार्ले |

हि मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 10:07:44 PM

वैधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2206100001850101 हा क्रमांक वापरावा.



महाराष्ट्र शासन

मालमत्ता पत्रक



86803860190

ULPIN: 86803860190

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर मूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

| | | | | | |
|--------------------|----------|--|----------------|------------|--|
| गाव/पेठ : बाफनाळा | | तालुका/न.मू.का. : नगर मूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
| नगर मूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा माझ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ३२ | | | ११.८० | सी-१ | |

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|--------------------|--|
| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वस्थ होरमसजीशेठ वाडिया कुर्ला इस्टेट विश्वस्थ पत्रकाने] |
| वर्ष : | |
| पट्टेदार : | सि.स.न.१२ प्रमाणे |
| इतर मार : | |
| इतर शरे : | इमला श्री रामचंद्र काकुराम तांडेळ यांचे मालकीचा आहे |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(घ) किंवा मार (इ) | साक्षात्कन |
|------------|--|-------------|---|--|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.मू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/३/२०१५ व इकडील आदेश क्र.न.मू.बाफनाळा/ फे.क्र १६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी अकरा पूर्णांक आठ दशांश चौ.मी दाखल केले. | | | फेरफार क्र. १६ प्रमाणे सही- 23/07/2015 न.मू.अ.विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-III C/LND/NAP/SR-१९५८, Dt-१४/१/२०११, इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.मू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.मू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९१९४/- मात्र बिनशेती सात्याची नोंद केली. न.मू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 ऐवजी C केला. व न.मू.क्र. ३१,३८,४०,४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.मू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.मू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्त होरमसजीशेठ वाडिया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.मू.क्र. ३१,३८,४०,४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. यांचे नांव दाखल केले | | H मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. | फेरफार क्र. २५ प्रमाणे सही- 02/07/2018 न.मू.अ.विलेपार्ले |

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| <p>हि मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.</p> <p>मिळकत पत्रिका डाउनलोड दिनांक 28/07/2023 10:07:11 PM</p> <p>वैधता पडताळणी साठी https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard या संकेत स्थळावर 2206100001850109 हा क्रमांक वापरावा.</p> | <p>8 जलसंधारण प्रकल्प प्रतिक्रियात्मक अर्थसंकल्प अंमलबजावणी</p> |
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महाराष्ट्र शासन

मालमत्ता पत्रक



ULPIN: 74053728818

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

74053728818

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|--------------------|----------|--|----------------|------------|---|
| गाव/पेट : बाफनाळा | | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा माझ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ३२/१ | | | ८.४० | सी-१ | न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- बिनशेतीसारा |

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| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वस्थ होरमसजी शेट वाडिया कुर्ला इस्टेट- विश्वस्थ पंजकाने] |
| वर्ष : | |
| पट्टेदार : | सि.स.नं.१२ प्रमाणे |
| इतर भार : | |
| इतर शेर : | इमला सि.स.नं.३२ प्रमाणे |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा भार (इ) | साक्षात्कन |
|------------|---|-------------|---|--|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.रांज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१८/२/२०१५ व इकेडील आदेश क्र.न.भू.बाफनाळा/ फे.क्र.१६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी आठ पूर्णांक चार दशांश चौ.मी दाखल केले. | | | फेरफार क्र. १६ प्रमाणे सही- 23/07/2015 न.भू.अ.विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-# c/LND/NAP/SR-१९५८. D1-१४/१/२०१९, इकेडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०१९ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १०ते१३, २८ते ४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- मात्र बिनशेती साऱ्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 ऐवजी C केला. व न.भू.क्र. ३१, ३८, ४०, ४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्थ होरमसजीशेट वाडिया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.भू.क्र. ३१, ३८, ४०, ४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑफ. हौ. सो. लि. यांचे नांव दाखल केले. | | मे. कपाडीया डेव्हलपमेंट को. ऑफ. हौ. सो. लि. | फेरफार क्र. २५ प्रमाणे सही- 02/07/2018 न.भू.अ.विलेपार्ले |

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| हि मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही. | ३ महिन्यांचा पत्रक डिजिटल नोंद घेणे आहे |
| मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 10:07:19 PM | |
| वैधता पडताळणी साठी https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard या संकेत स्थळावर 2206100001850111 हा क्रमांक वापरावा. | |



महाराष्ट्र शासन

मालमत्ता पत्रक



72723678426

ULPIN: 72723678426

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

| | | | | | |
|--------------------|------------|--|----------------|------------|---|
| गाव/पेट : बाफनाळा | | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
| नगर भूमापन क्रमांक | शिफ्ट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा माझ्यावा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ३२/२ | | | १०.१० | सी-१ | न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- बिनशेतीसारा |


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| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वरथ होरमसजी शेठ वाडिया कुर्ला इस्टेट-विश्वरथ पत्रकाने] |
| वर्ष : | |
| पट्टेदार : | सि.स.न. १२ प्रमाणे |
| इतर भार : | |
| इतर शेरे : | इमला सि.स.नं. ३२ प्रमाणे |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(धा), पट्टेदार(ध) किंवा भार (इ) | साक्षांकन |
|------------|--|-------------|--|--|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अमिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/ फे.क्र.१६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र भेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी दहा पूर्णांक एक दशांश चौ.मी दाखल केले. | | | फेरफार क्रं. १६ प्रमाणे सही- 23/7/2015 न.भू.अ.विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desc-III c/LND/NAP/SR-१९५८, Dt-१४/४/२०११, इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १०ते१३, २८ते ४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- मात्र बिनशेती सान्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३८, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 ऐवजी C केला. व न.भू.क्र. ३१, ३८, ४०, ४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वरथ होरमसजीशेठ वाडिया कुर्ला इस्टेट विश्वरथ पत्रकाने तसेच न.भू.क्र. ३१, ३८, ४०, ४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. यांचे नांव दाखल केले. | | | सही- 02/07/2018 न.भू.अ.विलेपार्ले |

हि मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 10:07:28 PM

वेघता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLRL/VerifyPropertyCard> या संकेत स्थळावर 2206100001850112 हा क्रमांक वापरावा.





महाराष्ट्र शासन

मालमत्ता पत्रक



8661119793


ULPIN: 86611119793

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

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|--------------------|----------|--|----------------|------------|---|
| गाव/पेठ : बाफनाळा | | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ३२/३ | | | १५.४० | सी-१ | न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९१९४/- बिनशेतीसारा |

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| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वस्थ होरमसजी शेट वाडीया कुर्ला इस्टेट-विश्वस्थ पत्रकाने] |
| वर्ष : | |
| पट्टेदार : | सि.स.न. १२ प्रमाणे |
| इतर मार : | |
| इतर शेरें : | इमला श्री लक्ष्मण कानु रोकडे यांचे मालकीचा आहे |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा मार (इ) | साक्षांकन |
|------------|---|-------------|---|--|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नॉट/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/ फे.क्र.१६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी पंधरा पूर्णांक चार दशांश चौ.मी दाखल केले. | | | फेरफार क्र. १६ प्रमाणे सही- 23/7/2015 न.भू.अ.विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-III c/LND/NAP/SR-१९५८, DT-१४/१/२०११, इकडील बिनशेती मॉ.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.३/७/२०१८ चे आदेशाने न.भू.क्र. १०ते१३, २८ ते ४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९१९४/- मात्र बिनशेती सात्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 ऐवजी C केला. व न.भू.क्र. ३१, ३८, ४०, ४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्थ होरमसजीशेट वाडीया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.भू.क्र. ३१, ३८, ४०, ४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. हो. सो. लि. यांचे नांव दाखल केले. | | मे. कपाडीया डेव्हलपमेंट को. ऑप. हो. सो. लि. | फेरफार क्र. २५ प्रमाणे सही- 02/07/2018 न.भू.अ.विलेपार्ले |

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| <p>हे मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.</p> <p>मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 10:07:36 PM</p> <p>वैधता पडताळणी साठी https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard या संकेत स्थळावर 2206100001850113 हा क्रमांक वापरावा.</p> | <p>हे मालमत्ता पत्रक डिजिटरी गारंज केलेले आहे</p>  |
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महाराष्ट्र शासन

मालमत्ता पत्रक



85744300140

ULPIN: 85744300140

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

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|--------------------|----------|--|----------------|------------|---|
| गाव/पेठ : बाफनाळा | | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ३२/४ | | | ४.०० | सी-१ | न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- बिनशेतीसारा |

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| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वस्थ होरमसजी शेठ वाडिया कुर्ला इस्टेट- विश्वस्थ पत्रकाने] |
| वर्ष : | |
| पट्टेदार : | सि.स.न. १२ प्रमाणे |
| इतर भार : | |
| इतर श्रेे : | इमला सि.स.नं ३२ प्रमाणे |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा भार (इ) | साक्षांकन |
|------------|--|-------------|---|--|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.भाफनाळा/ फे.क्र १६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीदरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी चार पूर्णांक गुन्य दशांश चौ.मी दाखल केले. | | | फेरफार क्र. १६ प्रमाणे सही- 23/7/2015 न.भू.अ.विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-III c/LND/NAP/SR-१९५८, Dt-१४/१/२०११, इकडील बिनशेती मो.र.नं.३२३ दि.२५/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १०ते१३, २८ते ४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- मात्र बिनशेती सान्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 ऐवजी C केला. व न.भू.क्र. ३१, ३८, ४०, ४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्थ होरमसजीशेठ वाडिया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.भू.क्र. ३१, ३८, ४०, ४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. यांचे नांव दाखल केले. | | मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. | फेरफार क्र. २५ प्रमाणे सही- 02/07/2018 न.भू.अ.विलेपार्ले |

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| <p>हि मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.</p> <p>मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 10:07:44 PM</p> <p>वैधता पडताळणी साठी https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard या संकेत स्थळावर 2206100001850114 हा क्रमांक वापरावा.</p> | |
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महाराष्ट्र शासन

मालमत्ता पत्रक



91476267390

ULPIN: 91476267390

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

| गाव/पेठ : बाफनाळा | | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
|--------------------|----------|--|----------------|------------|---|
| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ३३ | | | १२.५० | सी-१ | न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९१९४/- बिनशेतीसारा |

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| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वस्थ होरमसजी शेट वाडिया कुर्ला इस्टेट- विश्वस्थ पत्रकाने] |
| वर्ष : | |
| पट्टेदार : | सि.स.न. १२ प्रमाणे |
| इतर भार : | |
| इतर शरे : | इमला श्री गोविंद गोरखनाथ गायकवाड यांचे मालकीचा आहे |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(घ) किंवा भार (इ) | साक्षांक न |
|------------|--|-------------|---|--|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/ फे.क्र.१६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी बारा पूर्णांक पाच दशांश चौ.मी दाखल केले. | | | फेरफार क्र. १६ प्रमाणे सही- 23/7/2015 न.भू.अ.विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-III C/LND/NAP/SR-१९५८, Dt-१४/१/२०११, इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९१९४/- मात्र बिनशेती साऱ्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 ऐवजी C केला. व न.भू.क्र. ३१,३८,४०,४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्थ होरमसजीशेट वाडिया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.भू.क्र. ३१,३८,४०,४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. यांचे नांव दाखल केले. | | मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. | फेरफार क्र. २५ प्रमाणे सही- 02/07/2018 न.भू.अ.विलेपार्ले |

हि मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 10:07:16 PM

वेधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2206100001850122 हा क्रमांक वापरावा.



महाराष्ट्र शासन

मालमत्ता पत्रक



86195623569

ULPIN: 86195623569

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

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| गाव/पेठ : बाफनाळा | | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
| नगर भूमापन क्रमांक | शिफ्ट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा मांड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ३४ | | | २१.०० | सी-१ | न.भू.क्र. १००१३, २८०६, ४१अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९४/- बिनशेतीसारा |

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| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वस्थ होरमसजी शेट वाडीया कुर्ला इस्टेट-विश्वस्थ पत्रकाने] |
| वर्ष : | |
| पट्टेदार : | सि.स.न. १२ प्रमाणे |
| इतर मार : | |
| इतर शेर : | इमला श्री बाबू आमीनखान यांचे मालकीचा आहे |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा मार (इ) | साक्षांकन |
|------------|---|-------------|---|---|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.ध/मि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/ फे.क्र १६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी एकवीस पूर्णांक शुन्य दशांश चौ.मी दाखल केले. | | | फेरफार क्रं. १६ प्रमाणे सही- 23/7/2015 न.भू.अ.विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-III c/LND/NAP/SR-१९५८, Dt-१४/१/२०११, इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १००१३, २८०६, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९४/- मात्र बिनशेती साऱ्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 ऐवजी C केला. व न.भू.क्र. ३१,३८,४०,४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १००१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्थ होरमसजी शेट वाडीया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.भू.क्र. ३१,३८,४०,४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. यांचे नांव दाखल केले. | | मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. | फेरफार क्रं. २५ प्रमाणे सही- 02/07/2018 न.भू.अ.विलेपार्ले |

हे मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 10:07:31 PM

वैधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DLSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2206100001850123 हा क्रमांक वापरावा.





महाराष्ट्र शासन

मालमत्ता पत्रक



74719635911


ULPIN: 74719635911

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

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|--------------------|----------|--|----------------|------------|---|
| गाव/पेट : बाफनाळा | | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ३५ | | | १०.०० | सी-१ | न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- बिनशेतीसारा |

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| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वस्थ होरमसजी शेट वाडिया कुर्ला इस्टेट- विश्वस्थ पत्रकाने] |
| वर्ष : | |
| पट्टेदार : | सि.स.नं.१२ प्रमाणे |
| इतर भार : | |
| इतर शेरे : | इमला श्री नायका तांदोराय यांचे मालकीचा आहे |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा भार (इ) | साक्षांकन |
|------------|---|-------------|---|--|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील पत्रक क्र.ना.भू.१/मि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/ फे.क्र १६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी दहा पूर्णांक शुच्य दशांश चौ.मी दाखल केले. | | | फेरफार क्र. १६ प्रमाणे सही- 23/7/2015 न.भू.विलेपार्ले |
| 02/07/2018 | मा.जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-III c/LND/NAP/SR-१९५८, Dt-१४/१/२०११, इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२७/७/२०१८ चे आदेशाने न.भू.क्र. १०ते१३, २८ते ४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- मात्र बिनशेती सान्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 ऐवजी C केला. व न.भू.क्र. ३१,३८,४०,४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्त होरमसजीशेट वाडिया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.भू.क्र. ३१,३८,४०,४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. यांचे नांव दाखल केले. | | मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. | फेरफार क्र. २५ प्रमाणे सही- 02/07/2018 न.भू.अ.विलेपार्ले |

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| <p>हि मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.</p> <p>मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 10:07:04 PM</p> <p>वेधता पडताळणी साठी https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard या संकेत स्थळावर 2206100001850125 हा क्रमांक वापरावा.</p> | <p>8 महाराष्ट्र राज्य भूमि अधिकारी महसूल विभाग अहमदनगर</p>  |
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महाराष्ट्र शासन

मालमत्ता पत्रक



77447932867

ULPIN: 77447932867

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

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| गाव/पेठ : बाफनाळा | | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा हि.वा माझ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ३५/१ | | | ११.२० | सी-१ | न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९४/- बिनशेतीसारा |

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| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वस्थ होरमसजी शेठ वाडिया कुर्ला इस्टेट-विश्वस्थ पत्रकाने] |
| वर्ष : | |
| पट्टेदार : | सि.स.न. १२ प्रमाणे |
| इतर भार : | |
| इतर शेरे : | इमला श्री रामसुंदर चैतु हरीजन यांचे मालकीचा आहे |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा भार (इ) | साक्षांकन |
|------------|---|-------------|---|--|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.५/मि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/ फे.क्र.१६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी अकरा पूर्णांक दोन दशांश चौ.मी दाखल केले. | | | फेरफार क्र. १६ प्रमाणे सही- 23/7/2015 न.भू.अ.विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-III C/LND/NAP/SR-१९५८, Dt-१४/५/२०११, इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२७/२०१८ चे आदेशाने न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९४/- मात्र बिनशेती साऱ्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 एवजी C केला. व न.भू.क्र. ३१,३८,४०,४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्थ होरमसजीशेठ वाडिया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.भू.क्र. ३१,३८,४०,४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को.ऑप.हौ.सो.लि. यांचे नांव दाखल केले. | | मे. कपाडीया डेव्हलपमेंट को. ऑप. हौ. सो. लि. | फेरफार क्र. २५ प्रमाणे सही- 02/07/2018 न.भू.अ.विलेपार्ले |

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हि मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डारनलॉड दिनांक 26/07/2023 10:07:12 PM

वेळता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2206100001850126 हा क्रमांक वापरावा.





महाराष्ट्र शासन

मालमत्ता पत्रक



83007858739

ULPIN: 83007858739

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर मूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

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|--------------------|----------|--|----------------|------------|---|
| गाव/पेठ : बाफनाळा | | तालुका/न.भू.का. : नगर मूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
| नगर मूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ३५/२ | ३५/२ | | १७.५० | सी-१ | न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.९ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- बिनशेतीसारा |

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| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वस्थ होरमसजी शेट वाडिया कुर्ला इस्टेट- विश्वस्थ पत्रकाने] |
| वर्ष : | |
| पट्टेदार : | सि.स.न. १२ प्रमाणे |
| इतर मार : | |
| इतर शोरे : | इमला सि.स.नं.३५/१ प्रमाणे |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(घ) किंवा मार (इ) | साक्षांकन |
|------------|---|-------------|---|--|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.५/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/ फं.क्र.१६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंली क्षेत्र अक्षरी सतरा पूर्णांक पाच दशांश चौ.मी दाखल केले. | | | फेरफार क्र. १६ प्रमाणे सही- 23/7/2015 न.भू.अ.विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-III C/LND/NAP/SR-१९५८, D1-१४/१/२०११, इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १०ते१३, २८ते ४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.९ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- मात्र बिनशेती साऱ्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 ऐवजी C केला. व न.भू.क्र. ३१,३८,४०,४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्थ होरमसजीशेट वाडिया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.भू.क्र. ३१,३८,४०,४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. हौ. सो. लि. यांचे नांव दाखल केले. | | H मे. कपाडीया डेव्हलपमेंट को. ऑप. हौ. सो. लि. | फेरफार क्र. २५ प्रमाणे सही- 02/07/2018 न.भू.अ.विलेपार्ले |

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| <p>हि मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.</p> <p>मिळकत पत्रिका डारनलोड दिनांक 26/07/2023 10:07:22 PM</p> <p>वेधता पडताळणी साठी https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard या संकेत स्थळावर 2206100001850127 हा क्रमांक वापरावा.</p> | |
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महाराष्ट्र शासन

मालमत्ता पत्रक



95839789123


ULPIN: 95839789123

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

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|--------------------|----------|--|----------------|------------|---|
| गाव/पेठ : बाफनाळा | | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा माझ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ३५/३ | | | १७.५० | सी-१ | न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- बिनशेतीसारा |

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| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वस्थ होरमसजी शेट वाडिया कुर्ला इस्टेट-विश्वस्थ पत्रकाने] |
| वर्ष : | |
| पट्टेदार : | सि.स.नं. १२ प्रमाणे |
| इतर मार : | |
| इतर शेरे : | इमला श्री बदलू गंगादिन यांचे मालकीचा आहे |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा मार (इ) | साक्षांकन |
|------------|--|-------------|---|---|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/ फे.क्र.१६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी सतरा पूर्णांक पाच दशांश चौ.मी दाखल केले. | | | फेरफार क्रं. १६ प्रमाणे सही- 23/7/2015 न.भू.अ.विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-8 c/LND/NAP/SR-१९५८, Dt-१४/१/२०११, इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १०ते१३, २८ते ४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- मात्र बिनशेती सान्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 ऐवजी C केला. व न.भू.क्र. ३१,३८,४०,४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्थ होरमसजीशेट वाडिया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.भू.क्र. ३१,३८,४०,४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. यांचे नांव दाखल केले. | | मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. | फेरफार क्रं. २५ प्रमाणे सही- 02/07/2018 न.भू.अ.विलेपार्ले |

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| <p>हि मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.</p> <p>मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 10:07:31 PM</p> <p>वैधता पडताळणी साठी https://digitalsatara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard या संकेत स्थळावर 2206100001850129 हा क्रमांक वापरावा.</p> | <p>मिळकत पत्रिका डिजिटली तयार केलेले आहे</p>  |
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महाराष्ट्र शासन

मालमत्ता पत्रक



77805357873

ULPIN: 77805357873

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

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| गाव/पेठ : बाफनाळा | | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा गाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ३६ | ३६ | | १२.२० | सी-१ | न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- बिनशेतीसारा |


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| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वस्थ होरमसजी शेठ वाडिया कुर्ला इस्टेट-विश्वस्थ पत्रकाने] |
| वर्ष : | |
| पट्टेदार : | सि.स.नं. १२ प्रमाणे |
| इतर मार : | |
| इतर शेरें : | इमला श्री श्रीराम उत्तमराव पाटील यांचे मालकीचा आहे |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा मार (इ) | साक्षात्कन |
|------------|---|-------------|---|---|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/ फे.क्र.१६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी बारा पूर्णांक दोन दशांश चौ.मी दाखल केले. | | | फेरफार क्रं. १६ प्रमाणे सही- 23/7/2015 न.भू.अ.विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-III C/LND/NAP/SR-१९५८, Dt-१४/१/२०११, इकडील बिनशेती मी.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १०ते१३, २८ते ४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- मात्र बिनशेती साऱ्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 ऐवजी C केला. व न.भू.क्र. ३१,३८,४०,४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्त होरमसजीशेठ वाडिया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.भू.क्र. ३१,३८,४०,४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. हौ. सो. लि. यांचे नाव दाखल केले. | | H मे. कपाडीया डेव्हलपमेंट को. ऑप. हौ. सो. लि. | फेरफार क्रं. २५ प्रमाणे सही- 02/07/2018 न.भू.अ.विलेपार्ले |

हि मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 10:07:57 PM

वेधता पडताळणी साठी <https://digitalsatbarsa.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2206100001850134 हा क्रमांक वापरावा.





महाराष्ट्र शासन

मालमत्ता पत्रक



72113402514


ULPIN: 72113402514

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

| गाव/पेट : बाफनाळा | | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
|--------------------|----------|--|----------------|------------|---|
| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ३६/१ | | | १२.२० | सी-१ | न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.९ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- बिनशेतीसारा |

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| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वस्थ होरमसजी शेट वाडिया कुर्ला इस्टेट- विश्वस्थ पत्रकाने |
| वर्ष : | |
| पट्टेदार : | सि.स.नं. १२ प्रमाणे |
| इतर भार : | |
| इतर शेरे : | इमला सि.स.नं. ३६ प्रमाणे |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा भार (इ) | साक्षात्करण |
|------------|---|-------------|---|--|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/ फे.क्र.१६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी बारा पूर्णांक दोन दशांश चौ.मी दाखल केले. | | | फेरफार क्र. १६ प्रमाणे सही- 23/7/2015 न.भू.अ.विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-III C/LND/NAP/SR-१९५८, Dt-१४/१/२०११, इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.९ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- मात्र बिनशेती सान्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 ऐवजी C केला. व न.भू.क्र. ३१,३८,४०,४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्थ होरमसजीशेट वाडिया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.भू.क्र. ३१,३८,४०,४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. यांचे नांव दाखल केले. | | मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. | फेरफार क्र. २५ प्रमाणे सही- 02/07/2018 न.भू.अ.विलेपार्ले |

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| <p>हि मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.</p> <p>मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 10:07:10 PM</p> <p>वैधता पडताळणी साठी https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard या संकेत स्थळावर 2206100001850139 हा क्रमांक वापरावा.</p> | <p>डिजिटल स्वाक्षरी करणे केलेले आहे</p>  |
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महाराष्ट्र शासन

मालमत्ता पत्रक



94890820518

ULPIN: 94890820518

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

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|--------------------|----------|--|----------------|----------------------|--|
| गाव/पेठ : बाफनाळा | | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले | | जिल्हा : मुंबई उपनगर | |
| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकृतीचा किंवा माझ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ३६/२ | | | १२.२० | सी-१ | न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- बिनशेतीसारखे |

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| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वस्थ होरमसजी शेट वाडिया कुर्ला इस्टेट-विश्वस्थ पत्रकाने] |
| वर्ष : | |
| पट्टेदार : | सि.स.नं. १२ प्रमाणे |
| इतर मार : | |
| इतर शेरे : | इमला सि.स.नं. ३६ प्रमाणे |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा मार (इ) | साक्षात्कन |
|------------|---|-------------|--|--|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अमिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.प/मि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/ फे.क्र.१६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी धारा पूर्णांक दोन दशांश चौ.मी दाखल केले. | | | फेरफार क्र. १६ प्रमाणे सही- 23/7/2015 न.भू.अ.विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-III c/LND/NAP/SR-.../२, Dt-१४/१/२०११, इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १०ते१३, २८ते ४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- मात्र बिनशेती साऱ्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 एवजी C केला. व न.भू.क्र. ३१, ३८, ४०, ४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्त होरमसजीशेट वाडिया कुर्ला इस्टेट-विश्वस्थ पत्रकाने तसेच न.भू.क्र. ३१, ३८, ४०, ४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. यांचे नांव दाखल केले. | | H मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. | फेरफार क्र. २५ प्रमाणे सही- 02/07/2018 न.भू.अ.विलेपार्ले |

हि मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 10:07:19 PM

वेधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSL/VerifyPropertyCard> या संकेत स्थळावर 2808100001850117 हा क्रमांक वापरावा.





महाराष्ट्र शासन

मालमत्ता पत्रक



95091580711

ULPIN: 95091580711

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

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| गाव/पेठ : बाफनाळा | | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा माझ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ३६/३ | | | १२.२० | सी-१ | न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- बिनशेतीसारा |

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| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वस्थ होरमसजी शेठ वाडिया कुर्ला इस्टेट-विश्वस्थ पत्रकाने] |
| वर्ष : | |
| पट्टेदार : | सि.स.नं. १२ प्रमाणे |
| इतर भार : | |
| इतर शेरें : | इमला सि.स.नं.३६ प्रमाणे |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा भार (इ) | साक्षांकन |
|------------|---|-------------|--|---|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.नं.भू.बाफनाळा/ फे.क्र.१६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमुद अंकी क्षेत्र अक्षरी बारा पूर्णांक दोन दशांश चौ.मी. दाखल केले. | | | फेरफार क्र. १६ प्रमाणे सही- 23/7/2015 न.भू.अ. विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-# c/LND/NAP/SR-१९५८, Dt-१४/१/२०११, इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १०ते१३, २८ते ४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- मात्र बिनशेती सत्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 ऐवजी C केला. व न.भू.क्र. ३१, ३८, ४०, ४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्थ होरमसजीशेठ वाडिया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.भू.क्र. ३१, ३८, ४०, ४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. हो. सो. लि. यांचे नांव दाखल केले. | | H मे. कपाडीया डेव्हलपमेंट को. ऑप. हो. सो. लि. | फेरफार क्र. २५ प्रमाणे सही- 02/07/2018 न.भू.अ. विलेपार्ले |

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| <p>हि मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.</p> <p>मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 10:07:28 PM</p> <p>वैधता पडताळणी साठी https://digitalsatbara.mahabhumi.gov.in/DSL/Logia/VerifyPropertyCard या संकेत स्थळावर 2206100001850118 हा क्रमांक वापरावा.</p> | <p>१ आकारवा एवढे विवरण संपूर्ण करावे असा</p> |
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महाराष्ट्र शासन

मालमत्ता पत्रक



89149250932

ULPIN: 89149250932

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर मूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

| | | | | | |
|--------------------|----------|--|----------------|------------|---|
| गाव/पेठ : बाफनाळा | | तालुका/न.भू.का. : नगर मूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
| नगर मूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा माझ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ३६/४ | | | १९.२० | सी-१ | न.भू.क्र. १०६९३, २८ते४०, ४१अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.९ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९४/- बिनशेतीसारा |


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| सुविधाधिकार : | |
| हक्काचा मूळ धारक : वर्ष : | [विश्वस्थ होरमसजी शेठ वाडिया कुर्ला इस्टेट विश्वस्थ पत्रकाने] |
| पट्टेदार : | सि.स.नं. १२ प्रमाणे |
| इतर भार : | |
| इतर शेरें : | इमला सि.स.नं.३६ प्रमाणे |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा भार (इ) | साक्षांकन |
|------------|--|-------------|---|--|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प/अक्षरी नॉट/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/फे.क्र.१६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी एकोणवीस पूर्णांक दोन दशांश चौ.मी दाखल केले. | | | फेरफार क्र. १६ प्रमाणे सही- 23/7/2015 न.भू.अ.विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-III C/LND/NAP/SR-१९५८, Dt-१४/१/२०११, इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १०६९३, २८ते४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.९ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९४/- मात्र बिनशेती साऱ्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-i ऐवजी C केली. व न.भू.क्र. ३१,३८,४०,४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेली कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्थ होरमसजीशेठ वाडिया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.भू.क्र. ३१,३८,४०,४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. यांचे नांव दाखल केले. | | मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. | फेरफार क्र. २५ प्रमाणे सही- 02/07/2018 न.भू.अ.विलेपार्ले |

हि मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 10:07:03 PM

वेधता पडताळणी साठी <https://digital.satbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2206100001850151 हा क्रमांक वापरावा.





महाराष्ट्र शासन

मालमत्ता पत्रक



88282340777

ULPIN: 88282340777

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

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| गाव/पेठ : बाफनाळा | | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा माझ्याचा तपशील अग्नि त्याच्या फेरतपासणीची नियत वेळ |
| ३७ | | | ३३.७० | सी-१ | न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- बिनशेतीसारा |

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| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वस्थ होरमसजी शेठ वाडिया कुर्ला इस्टेट- विश्वस्थ पत्रकाने] |
| वर्ष : | |
| पट्टेदार : | सि.स.नं. १२ प्रमाणे |
| इतर भार : | |
| इतर शरे : | इमला श्री श्रीराम उत्तमराव पाटील यांचे मालकीचा आहे |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा भार (इ) | साक्षात्कन |
|------------|--|-------------|---|---|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.मू.१/मि.प/अधारी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/ फं.क्र.१६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अधारी तेहे तीस पूर्णांक सात दशांश चौ.मी दाखल केले. | | | फेरफार क्रं. १६ प्रमाणे सही- 23/7/2015 न.भू.अ.विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-III C/LND/NAP/SR-१९५८, Dt-१४/१/२०११, इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १०ते१३, २८ते ४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- मात्र बिनशेती साऱ्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 ऐवजी C केला. न.भू.क्र. ३१, ३८, ४०, ४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्त होरमसजीशेठ वाडिया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.भू.क्र. ३१, ३८, ४०, ४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. यांचे नांव दाखल केले. | | मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. | फेरफार क्रं. २५ प्रमाणे सही- 02/07/2018 न.भू.अ.विलेपार्ले |

हे सारक्या पत्रक किंवा शिक्का कोठेही नसू

हि मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वसुरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 10:07:23 PM

वेधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLRL/LogIn/VerifyPropertyCard> या संकेत स्थळावर 2206100001850152 हा क्रमांक वापरावा.



महाराष्ट्र शासन

मालमत्ता पत्रक



71468928091

ULPIN: 71468928091

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर मूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

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|--------------------|------------|--|----------------|------------|---|
| गाव/पेठ : बाफनाळा | | तालुका/न.भू.का. : नगर मूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
| नगर मूमापन क्रमांक | शिफ्ट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा माझ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ३७/१ | | | ३७.०० | सी-१ | न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- बिनशेतीसारा |

सुविधाधिकार :

हक्काचा मूळ धारक :

[विश्वस्त होरमसजी शेठ वाडिया कुर्ला इस्टेट विश्वस्त पत्रकाने]

वर्ष :

पट्टेदार :

सि.स.नं. १२ प्रमाणे

इतर मार :

इतर शेरें :

इमला सि.स.नं.३७ प्रमाणे

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(फि) किंवा मार (इ) | साक्षात्कन |
|------------|--|-------------|--|--|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अमितेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/ फे.क्र १६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी सदोतीस पूर्णांक शुच्य दशांश चौ.मी दाखल केले. | | | फेरफार क्र. १६ प्रमाणे सही- 23/07/2015 न.भू.अ.विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-III C/LND/NAP/SR-१९५८, Dt-१४/१/२०११, इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १०ते१३, २८ते ४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- मात्र बिनशेती साऱ्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 एवजी C केला. व न.भू.क्र. ३१,३८,४०,४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्त होरमसजी शेठ वाडिया कुर्ला इस्टेट विश्वस्त पत्रकाने तसेच न.भू.क्र. ३१,३८,४०,४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑफ. ही. सो. लि. यांचे नांव दाखल केले. | | H मे. कपाडीया डेव्हलपमेंट को. ऑफ. ही. सो. लि. | फेरफार क्र. २५ प्रमाणे सही- 02/07/2018 न.भू.अ.विलेपार्ले |

हि मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्कांची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 10:07:36 PM

वेधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 220610001850154 हा क्रमांक वापरावा.



महाराष्ट्र शासन

मालमत्ता पत्रक



94385139002

ULPIN: 94385139002

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

| | | | | | |
|--------------------|----------|--|----------------|------------|---|
| गाव/पेठ : बाफनाळा | | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा माझ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ३८ | | | ३९३.०० | सी | न.भू.क्र.१० ते १३, २८ ते ४०, ४९अ, ४९ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.९ चौ.मी निवासी वापर सन २००६ ते २०११ कालावधीसाठी वार्षिक र.रु.६९९९४/- बिनशेती सारा. |

| |
|---------------------------|
| सुविधाधिकार : |
| हक्काचा मूळ धारक : [शेती] |
| वर्ष : |
| पट्टेदार : |
| इतर मार : |
| इतर शेरें : |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा मार (इ) | साक्षांकन |
|------------|---|-------------|--|--|
| 14/08/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अहारी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/ फे.क्र १७ दिनांक १४/८/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अहारी तीनशे छत्तीस पूर्णांक नऊ दशांश चौ.मी दाखल केले. | | | फेरफार क्र. १७ प्रमाणे सही- 14/08/2015 न.भू.अ.विलेपार्ले |
| 08/05/2018 | मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.जि.अ.भू.अ./३अ/न.भू.बाफनाळा/क्षे.दु./एस.आर.१६६९/२०१६, दि.८/२/२०१५ व इकडील अतितातडी/बिनशेती/मो.र.नं.२२३/२०११ अन्वये मिळकतपत्रिकेवर दाखल असलेले न.भू.क्र.३१७ क्षेत्र २७८९.३चौ.मी ऐवजी २७०९.३चौ.मी न.भू.क्र.३८ क्षेत्र ३३६.९चौ.मी ऐवजी ३१३.०चौ.मी व न.भू.क्र.४० क्षेत्र २४४.६चौ.मी ऐवजी ३४८.३चौ.मी दाखल केले. | | | फेरफार क्र. २४ प्रमाणे सही- 08/05/2018 न.भू.अ.विलेपार्ले |
| 02/07/2018 | मा.जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील बिनशेती आदेश NO.C/Dask-III C/ LND/ NAP/SR-१९५८, Dt-१४/१/२०११, इकडील बिनशेती मो.र.नं. २२३, दि.२५/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र.१० ते १३, २८ ते ४०, ४९अ, ४९ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.९ चौ.मी निवासी वापर सन २००६ ते २०११ कालावधीसाठी वार्षिक र.रु.६९९९४/- मात्र बिनशेती साऱ्याची नोंद केली न.भू.क्र.१० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ता प्रकार C-1 ऐवजी C केला व न.भू.क्र.३१,३८,४०,४९अ या मिळकतीवर सत्ता प्रकार C तसेच न.भू.क्र.४९ब/१/१, या मिळकतीवर सत्ता प्रकार शेती कमी करुन C दाखल केला. तदनंतर न.भू.क्र.१० ते १३, ३२ ते ३७/१, ३९ ते ३९/१ ते ७, ४२ ते ४५, या मिळकतपत्रिकेवर धारक सदरी असलेले विस्वस्त होरमजी गोट वाडीया कुर्ला इस्टेट विस्वस्त पत्रकाने तसेच न.भू.क्र.३१,३८,४०,४९अ, या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करुन संपुर्ण मिळकतीस बिनशेती आदेशा प्रमाणे धारक सदरी मे.कपाडीया डेव्हलपमेंट को.ऑप.ही.सो.लि. यांचे नाव दाखल केले. | | मे.कपाडीया डेव्हलपमेंट को.ऑप.ही.सो.लि | फेरफार क्र. २५ प्रमाणे सही- 02/07/2018 न.भू.अ.विलेपार्ले |

हे मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.
 मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 10:07:54 PM
 वैधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLRL/VerifyPropertyCard> या संकेत स्थळावर 2206100001850158 हा क्रमांक वापरावा.





महाराष्ट्र शासन

मालमत्ता पत्रक



76479674499

ULPIN: 76479674499

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर मूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

| | | | | | |
|--------------------|----------|--|----------------|------------|---|
| गाव/पेठ : बाफनाळा | | तालुका/न.भू.का. : नगर मूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
| नगर मूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा माझ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ३९ | | | १५.१० | सी-१ | न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- बिनशेतीसारा |

| | |
|--------------------|--|
| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वस्त होरमसजीशेट वाडीया कुर्ला इस्टेट विश्वस्त पत्रकाचे] |
| वर्ष : | |
| पट्टेदार : | सि.स.नं. १२ प्रमाणे |
| इतर मार : | |
| इतर शरे : | इमला श्री.बालकिसन माताप्रसाद यांचे मालकीचा आहे. |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा मार (इ) | साक्षांक नं |
|------------|---|-------------|--|---|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/ फे.क्र.१६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी पंधरा पूर्णांक एक दशांश चौ.मी दाखल केले. | | | फेरफार क्र. १६ प्रमाणे सही- 23/7/2015 न.भू.अ. विलेपार्ले |
| 02/07/2018 | मा. जिल्हा अधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-III C/LND/NAP/SR-१९५८, DL-१४/१/२०११, इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १०ते१३, २८ते ४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- मात्र बिनशेती सऱ्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-१ ऐवजी C केला. व न.भू.क्र. ३१,३८,४०,४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्त होरमसजीशेट वाडीया कुर्ला इस्टेट विश्वस्त पत्रकात तसेच न.भू.क्र. ३१,३८,४०,४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी म. कपाडीया डेव्हलपमेंट को. ऑफ. ही. सो. लि. यांचे नांव दाखल केले. | | म. कपाडीया डेव्हलपमेंट को. ऑफ. ही. सो. लि. | फेरफार क्र. २५ प्रमाणे सही- 02/07/2018 न.भू.अ. विलेपार्ले |

हि मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही संही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 10:07:16 PM

वैधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2206100001850166 हा क्रमांक वापरावा.



महाराष्ट्र शासन

मालमत्ता पत्रक



84882151314

ULPIN: 84882151314

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

| गाव/पेट : बाफनाळा | | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
|--------------------|----------|--|----------------|------------|---|
| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | आसनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ३९/१ | | | १३.७० | सी-१ | न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- बिनशेतीसारा |

| | |
|--------------------|--|
| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वस्त होरमसजीशेठ वाडीया कुर्ला इस्टेट - विश्वस्त पत्रकाने] |
| वर्ष : | |
| पट्टेदार : | सि.स.नं. १२ प्रमाणे |
| इतर भार : | |
| इतर शेरें : | इमला सि.स.नं.२९ प्रमाणे |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(धा), पट्टेदार(प) किंवा भार (इ) | साक्षांकन |
|------------|---|-------------|---|---|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अमिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५, व इकडील आदेश क्र.न.भू.बाफनाळा/ फे.क्र.१६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी तेरा पूर्णक सात दशांश चौ.मी दाखल केले. | | | फेरफार क्र. १६ प्रमाणे सही- 23/7/2015 न.भू.अ. विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-118 C/LND/NAP/SR-१९५८, Dt-१४/१/२०११, इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- मात्र बिनशेती साच्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 ऐवजी C केला. व न.भू.क्र. ३१,३८,४०,४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्त होरमसजीशेठ वाडीया कुर्ला इस्टेट विश्वस्त पत्रकाने तसेच न.भू.क्र. ३१,३८,४०,४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. यांचे नांव दाखल केले. | | मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. | फेरफार क्र. २५ प्रमाणे सही- 02/07/2018 न.भू.अ. विलेपार्ले |

१ महाराष्ट्र राज्य भूमि अधिकारी महसूल विभाग

हि मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 10:07:26 PM

वैधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLRL/VerifyPropertyCard> या संकेत स्थळावर 2206100001850167 हा क्रमांक वापरावा.



महाराष्ट्र शासन

मालमत्ता पत्रक



ULPIN: 84266261947

[महाराष्ट्र जमीन महसूल (गाव, नगर व अहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

84266261947

| | | | | | |
|--------------------|----------|--|----------------|------------|---|
| गाव/पेठ : बाफनाळा | | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ३९/२ | | | १५.१० | सी-१ | न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- बिनशेतीसारा |

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|--------------------|--|
| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वस्थ होरमसजी शेट वाडीया कुर्ला इस्टेट- विश्वस्थ पत्रकाने] |
| वर्ष : | |
| पट्टेदार : | सि.स.नं. १२ प्रमाणे |
| इतर मार : | |
| इतर शेरें : | इमला सि.स.न.३९ प्रमाणे |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा मार (इ) | साक्षांकन |
|------------|---|-------------|---|--|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अमितेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.प/गि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/ फे.क्र.१६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमुद अंकी क्षेत्र अक्षरी पंधरा एक दशांश चौ.मी. दाखल केले. | | | फेरफार क्रं. १६ प्रमाणे सही- 23/7/2015 न.भू.अ.विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-III c/LND/NAP/SR-१९५८, DI-१४/१/२०११, इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- मात्र बिनशेती सन्ध्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 एवजी C केला. व न.भू.क्र. ३१,३८,४०,४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्थ होरमसजी शेट वाडीया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.भू.क्र. ३१,३८,४०,४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. यांचे नांव दाखल केले. | | H मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. | फेरफार क्रं. २५ प्रमाणे सही- 02/07/2018 |

हि मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 10:07:36 PM

वेधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2206100001850169 हा क्रमांक वापरावा.





महाराष्ट्र शासन

मालमत्ता पत्रक



73696557436

ULPIN: 73696557436

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

| गाव/पेठ : बाफनाळा | | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
|--------------------|----------|--|----------------|------------|--|
| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा माझ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ३९/३ | | | ९३.७० | सी-१ | न.भू.क्र. १०ते१३, २८ते४०, ४९अ, ४९ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९४/- बिनशेतीसारा |

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| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वस्थ होरमसजी शेट वाडीया कुर्ला इस्टेट- विश्वस्थ पत्रकाने] |
| वर्ष : | |
| पट्टेदार : | सि.स.नं. १२ प्रमाणे |
| इतर भार : | |
| इतर शोरे : | इमला सि.स.नं. ३९ प्रमाणे |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(धा), पट्टेदार(प) किंवा भार (इ) | साक्षात्कन |
|------------|---|-------------|---|--|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/ फे.क्र १६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी तेरा पूर्णांक सात दशांश चौ.मी दाखल केले. | | | फेरफार क्र. १६ प्रमाणे सही- 23/7/2015 न.भू.अ.विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-III C/LND/NAP/SR-१९५८, Dt-१४/१/२०११, इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १०ते१३, २८ते ४०, ४९अ, ४९ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९४/- मात्र बिनशेती सात्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 ऐवजी C केला. व न.भू.क्र. ३१,३८,४०,४९अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४९ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्थ होरमसजीशेट वाडीया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.भू.क्र. ३१,३८,४०,४९अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. यांचे नांव दाखल केले. | | H मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. | फेरफार क्र. २५ प्रमाणे सही- 02/07/2018 न.भू.अ.विलेपार्ले |

हे आदेश पत्रक बिनशेती अर्थाने देण्यात आले

हि मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाऊनलोड दिनांक 26/07/2023 10:07:46 PM

वैधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSL/LogIn/VerifyPropertyCard> या संकेत स्थळावर 2206100001850170 हा क्रमांक वापरावा.



महाराष्ट्र शासन

मालमत्ता पत्रक



85709306226

ULPIN: 85709306226

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

| गाव/पेठ : बाफनाळा | | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले | | जिल्हा : मुंबई उपनगर | |
|--------------------|------------|--|----------------|----------------------|---|
| नगर भूमापन क्रमांक | शिफ्ट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा माझ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ३९/४ | | | ११.२० | सी-१ | न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- बिनशेतीसारा |

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|--------------------|--|
| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वस्थ होरमसजी शेट वाडीया कुर्ला इस्टेटविश्वस्थ पत्रकाने] |
| वर्ष : | |
| पट्टेदार : | सि.स.नं. १२ प्रमाणे |
| इतर मार : | |
| इतर शेरें : | इमला सि.स.नं. ३९ प्रमाणे |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा मार (इ) | साक्षात्कन |
|------------|--|-------------|---|--|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.प/मि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/ फे.क्र.१६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी अकरा पूर्णांक दोन दशांश चौ.मी दाखल केले. | | | फेरफार क्र. १६ प्रमाणे सही- 23/7/2015 न.भू.अ.विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-III c/LND/NAP/SR-१९५८, DI-१४/१/२०११, इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १०ते१३, २८ते ४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- मात्र बिनशेती साऱ्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 ऐवजी C केला. व न.भू.क्र. ३१, ३८, ४०, ४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्त होरमसजीशेट वाडीया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.भू.क्र. ३१, ३८, ४०, ४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. यांचे नांव दाखल केले. | | मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. | फेरफार क्र. २५ प्रमाणे सही- 02/07/2018 न.भू.अ.विलेपार्ले |

हि मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डारनलोड दिनांक 26/07/2023 10:07:56 PM

वैधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLRL/VerifyPropertyCard> या संकेत स्थळावर 2206100001850180 हा क्रमांक वापरावा.



महाराष्ट्र शासन

मालमत्ता पत्रक



94674987164

ULPIN: 94674987164

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर मूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

| | | | | | |
|--------------------|----------|--|----------------|------------|---|
| गाव/पेठ : बाफनाळा | | तालुका/न.भू.का. : नगर मूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
| नगर मूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ३९/५ | | | १०.७० | सी-१ | न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९१९४/- बिनशेतीसारा |

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| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वस्थ होरमसजी शेठ वाडीया कुर्ला इस्टेट - विश्वस्थ पत्रकाने] |
| वर्ष : | |
| पट्टेदार : | सि.स.नं. १२ प्रमाणे |
| इतर भार : | |
| इतर शेरें : | इमला सि.स.नं. ३९ प्रमाणे |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा भार (इ) | साक्षात्कन |
|------------|---|-------------|---|--|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अमिलेख (म.संस्थ) पुणे यांचेकडील परिपत्रक: क्र.ना.भू.५/मि.५/अक्षरी नॉट/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/ फे.क्र.१६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी दहा पूर्णांक सात दशांश, चौ.मी दाखल केले. | | | फेरफार क्र. १६ प्रमाणे सही- 23/7/2015 न.भू.अ.विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-III c/LND/NAP/SR-१९५८, Dt-१४/१/२०११, इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १०ते१३, २८ते ४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९१९४/- मात्र बिनशेती सान्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 एवजी C केला. व न.भू.क्र. ३१, ३८, ४०, ४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्थ होरमसजीशेठ वाडीया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.भू.क्र. ३१, ३८, ४०, ४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. हो. सो. लि. यांचे नांव दाखल केले. | | H मे. कपाडीया डेव्हलपमेंट को. ऑप. हो. सो. लि. | फेरफार क्र. २५ प्रमाणे सही- 02/07/2018 न.भू.अ.विलेपार्ले |

हे सूचना पत्रक डिजिटली नोंद घेतले आहे

हि मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 10:07:08 PM

वैधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2206100001850181 हा क्रमांक वापरावा.



महाराष्ट्र शासन

मालमत्ता पत्रक



95791689522

ULPIN: 95791689522

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

| | | | | | |
|--------------------|----------|--|----------------|------------|---|
| गाव/पेठ : बाफनाळा | | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या-आकारणीचा किंवा माझ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ३९/६ | | | ११.४० | सी-१ | न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- बिनशेतीसारा |


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| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वस्थ होरमसजी शेठ वाडीया कुर्ला इस्टेट - विश्वस्थ पत्रकाने] |
| वर्ष : | |
| पट्टेदार : | सि.स.नं. १२ प्रमाणे |
| इतर मार : | |
| इतर शेरे : | इमला सि.स.नं.३९ प्रमाणे |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा मार (इ) | साक्षात्कन |
|------------|---|-------------|---|---|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अमिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/ फे.क्र १६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी अकरा पूर्णांक चार दशांश चौ.मी दाखल केले. | | | फेरफार क्रं. १६ प्रमाणे सही- 23/7/2015 न.भू.अ.विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-III c/LND/NAP/SR-१९५८, Dt-१४/१/२०११, इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- मात्र बिनशेती साऱ्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 ऐवजी C केला. व न.भू.क्र. ३१,३८,४०,४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्त होरमसजीशेठ वाडीया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.भू.क्र. ३१,३८,४०,४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. यांचे नांव दाखल केले. | | मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. | फेरफार क्रं. २५ प्रमाणे सही- 02/07/2018 न.भू.अ.विलेपार्ले |

हि मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 10:07:18 PM

वैधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2206100001850182 हा क्रमांक वापरावा.





महाराष्ट्र शासन

मालमत्ता पत्रक



95134439782

ULPIN: 95134439782

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

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| गाव/पेठ : बाफनाळा | | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा माड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ३९/७ | | | ६.०० | सी-१ | न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.९ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- बिनशेतीसारा |

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| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वस्थ होरमसजी शेठ वाडीया कुर्ला इस्टेट - विश्वस्थ पत्रकाने] |
| वर्ष : | |
| पट्टेदार : | सि.स.नं. १२ प्रमाणे |
| इतर मार : | |
| इतर शेरे : | इमला सि.स.नं. ३९ प्रमाणे |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा मार (इ) | साक्षांकन |
|------------|--|-------------|---|--|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अमिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/ फे.क्र.१६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी सह। पूर्णांक शुन्य दशांश चौ.मी दाखल केले. | | | फेरफार क्र. १६ प्रमाणे सही- 23/7/2015 न.भू.अ.विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-III c/LND/NAP/SR-१९५८, Dt-१४/१/२०११, इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १०ते१३, २८ते ४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.९ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- मात्र बिनशेती सान्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 ऐवजी C केला. व न.भू.क्र. ३९, ३८, ४०, ४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्त होरमसजीशेठ वाडीया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.भू.क्र. ३९, ३८, ४०, ४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. यांचे नांव दाखल केले. | | मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. | फेरफार क्र. २५ प्रमाणे सही- 02/07/2018 न.भू.अ.विलेपार्ले |

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| <p>हि मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.</p> <p>मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 11:07:05 PM</p> <p>वैधता पडताळणी साठी https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard या संकेत स्थळावर 2206100001850183 हा क्रमांक वापरावा.</p> | <p>३ सार्वजनिक प्रवेशावळी साठी उघडले आहे</p> |
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महाराष्ट्र शासन

मालमत्ता पत्रक



94379750521

ULPIN: 94379750521

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

| गाव/पेठ : बाफनाळा | | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
|--------------------|----------|--|----------------|------------|---|
| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ४० | | | २४४.६० | सी | न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापरसून २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- बिनशेतीसारा |

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| सुविधाधिकार : |
| हक्काचा मूळ धारक : [शेती] |
| वर्ष : |
| पट्टेदार : |
| इतर मार : |
| इतर शरे : |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा मार (इ) | साक्षात्कृत |
|------------|---|-------------|---|--|
| 14/08/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अमिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/ फे.क्र.१६ दिनांक १४/८/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी दोनशे चव्वेवाळीस पूर्णांक सहा दशांश चौ.मी दाखल केले. | | | फेरफार क्र. १६ प्रमाणे सही- 14/8/2015 न.भू.अ.विलेपार्ले |
| 08/05/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.जि.अ.भू./३अ/न.भू.बाफनाळा/क्षे.दु/एस.आर.१६६९/ २०१६ दि.८/२/२०१८ व इकडील अतितातडी / बिनशेती /मो.र.नं.२२३/२०११ अन्वये मिळकत पत्रिकेवर दाखल असलेले न.भू.क्र.३१ चे क्षेत्र २७८९.१ चौ.मी ऐवजी २७०९.३ चौ.मी न.भू.क्र. ३८ चे क्षेत्र ३३६.९ चौ.मी ऐवजी ३१३.० चौ.मी व न.भू.क्र.४० चे क्षेत्र २४४.६ चौ.मी ऐवजी ३४८.३ चौ.मी दाखल केले. | | | फेरफार क्र. २४ प्रमाणे सही- 08/05/2018 न.भू.अ.विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-III c/LND/NAP/SR-१९५८, Dt-१४/१/२०११, इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १०ते१३, २८ते ४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सून २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- मात्र बिनशेती साऱ्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 ऐवजी C केला. व न.भू.क्र. ३१, ३८, ४०, ४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्त होरमसनीशेठ वाडीया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.भू.क्र. ३१, ३८, ४०, ४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. यांचे नांव दाखल केले. | | मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. | फेरफार क्र. २५ प्रमाणे सही- 02/07/2018 न.भू.अ.विलेपार्ले |

हि मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 11:07:29 PM

वैधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLRL/VerifyPropertyCard> या संकेत स्थळावर 2206100001850186 हा क्रमांक वापरावा.



महाराष्ट्र शासन

मालमत्ता पत्रक



74894296737

ULPIN: 74894296737

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

| गाव/पेठ : बाफनाळा | | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
|--------------------|----------|--|----------------|------------|---|
| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ४९/अ | | | १०६.२५.७० | सी | न.भू.क्र. १०ते१३, २८ते४०, ४९अ, ४९ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.९ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- बिनशेतीसारा |

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| सुविधाधिकार : |
| हक्काचा मूळ धारक : H |
| वर्ष : [शेती] |
| पट्टेदार : |
| इतर मार : |
| इतर शेरें : |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(धा), पट्टेदार(प) किंवा मार (इ) | साक्षात्कन |
|------------|--|-------------|---|---|
| 26/03/1987 | मा.अ.भू.अ.मुंबई उपनगर मुंबई यांचेकडील आदेश क्र.सिटीएस-३/नमू.एस.आर.४अ/८४०/८७ दि. (२७.२.८७) २४.३.८७ अन्वये न.भू.क्र.४१ चे क्षेत्र ९३९८.२ ऐवजी ३६८०४.८ चौ.मी. क्षेत्र दाखल केले. | | | सही- 26/03/1987 न.भू.अ. क्र.९ मु.उ.जि. मुंबई |
| 06/08/1992 | मा.न.भू.अ.मुंबई यांचेकडील पत्र दि.२२/७/९२ अन्वये व मा.जि.नि.भू.अ.तथा न.भू.अ.क्र.९ यांचे कडील आदेश दि.६/८/९२ अन्वयेदि.३/३/८७ च्या नोंदीच्या तारखा दुरुस्त केल्या. | | | सही- 06/08/1992 जि.नि.भू.अ तथा नमूअक्र ९ मु.उ.जि. |
| 24/12/1997 | मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील एकत्रिकरण/पोटविभाजन आदेश क्र.सी/कार्या-७ एकत्रीकरण/पो.वि/एस.आर.२६३१ दिनांक १४ मार्च १९९६ व नगर भूमापन अधिकारी क्र.९ यांचे कडील आदेश क्र.न.भू.अ.९/बाफनाळ/न.भू.क्र. ४१,४६, ४७ एकत्रिकरण/पो.वि. १७ दिनांक २४/१२/९७ व मो.रं.न.५०४/९७/एकत्रिकरण व पोटविभाजन कामी मूळ न.भू.क्र. ४१ यांमध्ये न.भू.क्र. ४६,४७ चे क्षेत्र सामील करून ४१ चे क्षेत्र ५९५८६.२ चौ.मी. दाखल केले. व त्यानंतर पोटविभाजनाप्रमाणे मूळ न.भू.क्र. ४१ ला ४१अ असा शेज देवून १०६२५.७ चौ.मी दाखल केले. व न.भू.क्र. ४१ब ते ४१ई च्या नविन मिळकत पत्रिका उघडून तीयर अनुक्रमे २२३४६.९ चौ.मी. ४२९४.१ चौ.मी. ७६११.५ चौ.मी. १४७०८.० चौ.मी. दाखल केले. व सत्ता प्रकार शेती दाखल केला. | | | सही- 24/12/1997 न.भू.अ.क्र.९ मु.उ.प.जि. मुंबई |
| 14/08/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.५/मि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळ/ फे.क्र १८ दिनांक १४/८/२०१५ अन्वये इकडील पोटविभाजन आदेशाने क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी दहा हजार सहाशे पंचवीस पूर्णांक सात दशांश चौ.मी दाखल केले. | | | फेरफार क्र. १८ प्रमाणे सही- 14/8/2015 न.भू.अ. विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-III C/LND/NAP/SR-१९५८, DI-१४/१/२०११, इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- मात्र बिनशेती सान्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 ऐवजी C केला. व न.भू.क्र. ३१,३८,४०,४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्त होरमसनीशेठ वाडीया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.भू.क्र. ३१,३८,४०,४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. यांचे नांव दाखल केले. | | मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. | फेरफार क्र. २५ प्रमाणे सही- 02/07/2018 न.भू.अ. विलेपार्ले |

डिजिटल स्वाक्षरी तयार करणे

हि मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 11:07:51 PM

वैधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2206100001850187 हा क्रमांक वापरावा.





महाराष्ट्र शासन

मालमत्ता पत्रक

ULPIN: 77267057392

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]



77267057392

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|--------------------|----------|--|----------------|----------------------|---|
| गाव/पेठ : बाफनाळा | | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले | | जिल्हा : मुंबई उपनगर | |
| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा तड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ४९/ब/९/९ | | | २७३.०० | शेती | न.भू.क्र. १०ते१३, २८ते४०, ४९अ, ४९ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.९ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- बिनशेतीसारा |

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| सुविधाधिकार : |
| हक्काचा मूळ धारक : |
| वर्ष : |
| पट्टेदार : |
| इतर मार : |
| इतर गेरे : |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा मार (इ) | साक्षात्कन |
|------------|---|-------------|---|--|
| 24/12/1998 | न.भू.क्र.४९ब/३ प्रमाणे, मा. जिल्हाधिकारी मुंबई उप. यांचेकडील शुध्दीपत्रक क्र.सी/कार्या-७/पो.वि/एस.आर.२६३९ दि.२६/११/९८ अन्वये क्षेत्र ३७९.० चौ.मी. दाखल केले. धारकाकडे | | | सही- 24/12/1998 न.भू.अ., विलेपार्ले |
| 05/02/2007 | मा.जिल्हाधिकारी मुंबई उपनगर यांचेकडील एकत्रीकरण पोटविभाजन आदेश क्र.सी/कार्या-क एकत्रीकरण/पो.वि/एस.आर.अं. ९१७ दिनांक १३/११/०६ इकडील मो.र.न. १३५/०६ अन्वये न.भू.क्र. ४९ब/१ मध्ये न.भू.क्र.४९ब/२ ते क्षेत्र १८७५.५ चौ.मी. क्षेत्र सामील करून एकूण क्षेत्र २२४६.५ चौ.मी. कायम केले व त्याला न.भू.क्र. ४९ब/१/१ असा शेज दिला. त्यातून न.भू.क्र. ४९ब/१/२ करीता नवीन मि.प. उघडून क्षेत्र १९७३.५ चौ.मी. कमी केले व धारक सदरी बृह-मुंबई महानगर पालीकेच्या आर जी आरक्षणाची नोंद केली. न.भू.क्र. ४९ब/१/१ क्षेत्र २७३.० चौ.मी. कायम ठेवून धारक सदरी पूर्वीची नोंद कायम केली. | | | फेरफार क्र. ९ प्रमाणे सही- 05/02/2007 न.भू.अ., विलेपार्ले |
| 14/08/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.घ/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/ फे.क्र १८ दिनांक १४/८/२०१५/२०१५ अन्वये इकडील पोटविभाजन आदेशान्वये क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी दोनशे त्र्यहत्तर पूर्णाक शुन्य दशांश चौ.मी दाखल केले. | | | फेरफार क्र. १८ प्रमाणे सही- 14/8/2015 न.भू.अ. विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-III C/LND/NAP/SR-१९५८, Dt-१४/१/२०११, इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १०ते१३, २८ते४०, ४९अ, ४९ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.९ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- मात्र बिनशेती साच्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 ऐवजी C केला. व न.भू.क्र. ३१, ३८, ४०, ४९अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४९ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्त होरमसनीशेठ वाडीया कुलई इस्टेट विश्वस्थ पत्रकाने तसेच न.भू.क्र. ३१, ३८, ४०, ४९अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. यांचे नांव दाखल केले. | | मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. | फेरफार क्र. २५ प्रमाणे सही- 02/07/2018 न.भू.अ. विलेपार्ले |

हि मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डारुनलोड दिनांक 26/07/2023 11:07:12 PM

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महाराष्ट्र शासन

मालमत्ता पत्रक



90261815495

ULPIN: 90261815495

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

| | | | | | |
|--------------------|----------|--|----------------|------------|--|
| गाव/पेठ : बाफनाळा | | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा माझ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ४९/ब/९/२ | | | ९९७३.५० | अ | |


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|--------------------|
| सुविधाधिकार : |
| हक्काचा मूळ धारक : |
| वर्ष : |
| पट्टेदार : |
| इतर भार : |
| इतर श्रेे : |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(धा), पट्टेदार(प) किंवा भार (इ) | साक्षात्कन |
|------------|---|-------------|---|---|
| 05/02/2007 | न.भू.क्र. ४९ब/१/२ करीता मि.प.उघडून न.भू.क्र. ४९ब/१/१ मधून वर्ग झालेले क्षेत्र ९९७३.५ चौ.मी. नोंद घेवून मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील एक त्रीकरण/पोटवियाजन आदेश क्र.सी/कार्या-३/एकत्री/पो.वि. एस. आर.अ. ९९७ दिनांक १३/११/२००६ नुसार धारकाची नोंद केली. | | शेती बृह मुंबई महानगर पालिकेच्या (आर.जी.साठी आरक्षित) | फेरफार क्र. ९ प्रमाणे सही- 05/02/2007 न.भू.अ., विलेपार्ले |
| 14/08/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.५/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/फे.क्र.१८ दिनांक १४/०८/२०१५अन्वये इकडील पोट विभाजन आदेशान्वये क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्रअक्षरी एक हजार नऊशे त्र्याहत्तर पुर्णांक पाच दशांश चौ.मी दाखल केले. | | | फेरफार क्र. १८ प्रमाणे सही- 14/08/2015 न.भू.अ. विलेपार्ले |

हि मिळकत पत्रिका (दिनांक 26/03/2019 12:03:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 11:07:23 PM

वैधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2206100001795896 हा क्रमांक वापरावा.





महाराष्ट्र शासन

मालमत्ता पत्रक



74369140702

ULPIN: 74369140702

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

| | | | | | |
|--------------------|----------|--|----------------|------------|--|
| गाव/पेठ : बाफनाळा | | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ४२ | | | १२.७० | सी-१ | न.भू.क्र. १०८९३, २८ते४०, ४१अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९१९४/- बिनशेतीसारा |

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| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वस्थ होरमसजी शेट वाडिया कुर्ला इस्टेट विश्वस्थपत्रकाने] |
| वर्ष : | |
| पट्टेदार : | सि.स.नं. १२ प्रमाणे |
| इतर मार : | |
| इतर शेर : | इमला श्री.के.पी.रमेश यांचे.मालकीचा आहे |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा मार (इ) | साक्षांकन |
|------------|--|-------------|---|---|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/ फे.क्र.१६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी बारा पूर्णांक सात दशांश चौ.मी दाखल केले. | | | फेरफार क्रं. १६ प्रमाणे सही- 23/7/2015 न.भू.अ.विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-III c/LND/NAP/SR-१९५८, Dt-१४/१/२०११, इकडील बिनशेती मो.र नं.२२३ दि.२५/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९१९४/- मात्र बिनशेती साऱ्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 ऐवजी C केला. व न.भू.क्र. ३१, ३८, ४०, ४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्थ होरमसजी शेट वाडिया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.भू.क्र. ३१, ३८, ४०, ४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. यांचे नांव दाखल केले. | | मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. | फेरफार क्रं. २५ प्रमाणे सही- 02/07/2018 न.भू.अ.विलेपार्ले |

हे मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 11:07:39 PM

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महाराष्ट्र शासन

मालमत्ता पत्रक

ULPIN: 78847902234

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर मूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]



78847902234

| | | | | | |
|--------------------|----------|--|----------------|------------|---|
| गाव/पेट : बाफनाळा | | तालुका/न.भू.का. : नगर मूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
| नगर मूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा माझ्याचा तपशील आणि त.च्या फेरतपासणीची नियत वेळ |
| ४२/१ | | | १२.१० | सी-१ | न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९१९४/- बिनशेतीसारा |

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| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वस्थ होरमसजी शेट वाडीया कुर्ला इस्टेट . विश्वस्थपत्रकाने] |
| वर्ष : | |
| पट्टेदार : | सि.स.नं. १२ प्रमाणे |
| इतर मार : | |
| इतर श्रे : | इमला सि.स.न. ४२ प्रमाणे. |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा मार (इ) | साक्षांकन |
|------------|--|-------------|--|---|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अमिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.प/मि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/ फे.क्र १६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी बारा पूर्णांक एक दशांश चौ.मी दाखल केले. | | | फेरफार क्रं. १६ प्रमाणे सही- 23/7/2015 न.भू.अ.विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-III C/LND/NAP/SR-१९५८, Dt-१४/१/२०११, इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १०ते१३, २८ते ४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९१९४/- मात्र बिनशेती साऱ्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 ऐवजी C केला. न.भू.क्र. ३१,३८,४०,४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्थ होरमसजीशेट वाडीया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.भू.क्र. ३१,३८,४०,४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. यांचे नांव दाखल केले. | | मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि | फेरफार क्रं. २५ प्रमाणे सही- 02/07/2018 न.भू.अ.विलेपार्ले |

हि मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सहो शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 11:07:46 PM

वैधता पडताळणी साठी <https://digitalsathara.mahabhumi.gov.in/DSL/VerifyPropertyCard> या संकेत स्थळावर 2206100001850195 हा क्रमांक वापरावा.



महाराष्ट्र शासन

मालमत्ता पत्रक



73083460238

ULPIN: 73083460238

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर मूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

| | | | | | |
|--------------------|----------|--|----------------|------------|---|
| गाव/पेठ : बाफनाळा | | तालुका/न.भू.का. : नगर मूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
| नगर मूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणी, किंवा माझ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ४२/२ | | | ९.७० | सी-१ | न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- बिनशेतीसारा |

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|--------------------|--|
| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वस्थ होरमसजी शेठ वाडीया कुर्ला इस्टेट- विश्वस्थपत्रक] |
| वर्ष : | |
| पट्टेदार : | सि.स.नं. १२ प्रमाणे |
| इतर भार : | |
| इतर शरे : | इमला सि.स.न. ४२ प्रमाणे. |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा भार (इ) | साक्षांकन |
|------------|--|-------------|---|--|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अनिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/ के.क्र.१६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्रअक्षरी नऊ पूर्णांक सात दशांश चौ.मी दाखल केले. | | | फेरफार क्र. १६ प्रमाणे सही- 23/7/2015 न.भू.अ.विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-III c/LND/NAP/SR-१९५८, Dt-१४/१/२०११, इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १०ते१३, २८ ते ४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- मात्र बिनशेती साऱ्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 ऐवजी C केला. व न.भू.क्र. ३१, ३८, ४०, ४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्त होरमसजीशेठ वाडीया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.भू.क्र. ३१, ३८, ४०, ४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. यांचे नांव दाखल केले. | | मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. | फेरफार क्र. २५ प्रमाणे सही- 02/07/2018 न.भू.अ.विलेपार्ले |

हि मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 11:07:57 PM

वैधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLRL/VerifyPropertyCard> या संकेत स्थळावर 2206100001850196 हा क्रमांक वापरावा.



महाराष्ट्र शासन

मालमत्ता पत्रक



99492732252

ULPIN: 99492732252

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

| गाव/पेठ : ब्वाफनाळा | | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
|---------------------|----------|--|----------------|------------|---|
| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ४३ | | | १७.२० | सी-१ | न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.९ चौ.मी. निवासी वापर सन २००६ ते २०१९ कालावधी साठी वार्षिक र.रु. ६९९९४/- बिनशेतीसारा |


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| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वस्थ होरमसजी शेठ वाडीया कुर्ला इस्टेट- विश्वस्थपत्रकाने] |
| वर्ष : | |
| पट्टेदार : | सि.स.नं. १२ प्रमाणे |
| इतर भार : | |
| इतर शेरें : | इमला सि.स.नं.४२ प्रमाणे. |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा भार (इ) | साक्षांकन |
|------------|---|-------------|---|--|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अमिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.वाफनाळा/ फे.क्र १६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी सतरा पूर्णांक दोन दशांश चौ.मी दाखल केले. | | | फेरफार क्र. १६ प्रमाणे सही- 23/7/2015 न.भू.अ.विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-III c/LND/NAP/SR-१९५८, Dt-१४/१/२०१९, इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०१९ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.९ चौ.मी. निवासी वापर सन २००६ ते २०१९ कालावधी साठी वार्षिक र.रु. ६९९९४/- मात्र बिनशेती सान्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 ऐवजी C केला. व न.भू.क्र. ३१,३८,४०,४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्त होरमसजीशेठ वाडीया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.भू.क्र. ३१,३८,४०,४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. यांचे नांव दाखल केले. | | मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. | फेरफार क्र. २५ प्रमाणे सही- 02/07/2018 न.भू.अ.विलेपार्ले |

हि मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 11:07:09 PM

वैधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLRL/VerifyPropertyCard> या संकेत स्थळावर 2206100001850197 हा क्रमांक वापरावा.





महाराष्ट्र शासन

मालमत्ता पत्रक



72009623462

ULPIN: 72009623462

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर मूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

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|---------------------|----------|--|----------------|------------|---|
| गाव/पेठ : ब्राफनाळा | | तालुका/न.भू.का. : नगर मूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
| नगर मूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ४३/१ | | | १२.२० | सी-१ | न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- बिनशेतीसारा |

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| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वस्थ होरमसजी शेट वाडिया कुर्ला इस्टेट विश्वस्थ पत्रकाने] |
| वर्ष : | |
| पट्टेदार : | L सि.स.नं. १२ प्रमाणे सि.स.न. १२ प्रमाणे |
| इतर भार : | |
| इतर शरे : | इमला श्री.आर.जे.गनसालविस यांचे मालकीचा आहे. |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा मार (इ) | साक्षात्कन |
|------------|--|-------------|--|--|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अमिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/ फे.क्र.१६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी बारा पूर्णांक नऊ दशांश चौ.मी दाखल केले. | | | फेरफार क्र. १६ प्रमाणे सही- 23/7/2015 न.भू.अ.विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-III C/LND/NAP/SR-१९५८, Dt-१४/१/२०११, इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १०ते१३, २८ते ४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- मात्र बिनशेती सान्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 ऐवजी C केला. व न.भू.क्र. ३१, ३८, ४०, ४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्त होरमसजीशेट वाडिया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.भू.क्र. ३१, ३८, ४०, ४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. यांचे नांव दाखल केले. | | मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि | फेरफार क्र. २५ प्रमाणे सही- 02/07/2018 न.भू.अ.विलेपार्ले |

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| <p>हि मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.</p> <p>मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 11:07:15 PM</p> <p>वैधता पडताळणी साठी https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard या संकेत स्थळावर 2206100001850210 हा क्रमांक वापरावा.</p> | <p>8 2023/07/2023 11:07:15 AM</p> |
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महाराष्ट्र शासन

मालमत्ता पत्रक



80876383448

ULPIN: 80876383448

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

| | | | | | |
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| गाव/पेठ : बाफनाळा | | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
| नगर भूमापन क्रमांक | शिफ्ट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ४४ | | | २८.२० | सी-१ | न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९१४/- बिनशेतीसार |

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| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वस्थ होरमसजी शेठ वाडीया कुर्ला इस्टेट विश्वस्थ पत्रकाने] |
| वर्ष : | |
| पट्टेदार : | L वायो पुंतलाजी जाधव वायो पुतलाजी जाधव |
| इतर मार : | |
| इतर शेरे : | इमला.श्री.जोजेफ.अंतोनी.रेगो.यांचे मालकीचा आहे. |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा मार (इ) | साक्षात्करण |
|------------|---|-------------|---|--|
| 23/07/2015 | भा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.५/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/ फे.क्र १६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी अष्टावीस पूर्णांक दोन दशांश चौ.मी दाखल केले. | | | फेरफार क्र. १६ प्रमाणे सही- 23/7/2015 न.भू.अ.विलेपार्ले |
| 02/07/2018 | भा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-III c/LND/NAP/SR-१९५८, Dt-१४/१/२०११, इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १०ते१३, २८ ते ४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९१४/- मात्र बिनशेती साऱ्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 ऐवजी C केला. व न.भू.क्र. ३१,३८,४०,४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्थ होरमसजीशेठ वाडीया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.भू.क्र. ३१,३८,४०,४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. हौ. सो. लि. यांचे नांव दाखल केले. | | मे. कपाडीया डेव्हलपमेंट को. ऑप. हौ. सो. लि. | फेरफार क्र. २५ प्रमाणे सही- 02/07/2018 न.भू.अ.विलेपार्ले |

हे मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 11:07:26 PM

वैधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2206100001850211 हा क्रमांक वापरावा.



महाराष्ट्र शासन

मालमत्ता पत्रक



88940953404

ULPIN: 88940953404

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर मूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

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|--------------------|----------|--|----------------|------------|---|
| गाव/पेठ : बाफनाळा | | तालुका/न.मू.का. : नगर मूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
| नगर मूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपश्ल आणि त्याच्या फेरतपासणीची नियत वेळ |
| ४५ | | | १७.०० | सी-१ | न.मू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- बिनशेतीसारा |


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| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वस्थ होरमसजी शेठ वाडिया कुर्ला इस्टेट- विश्वस्थ पत्रकाने] |
| वर्ष : | |
| पट्टेदार : | L बायो पुतलाजी जाधव |
| इतर मार : | |
| इतर शेरें : | इमला संतान सिक्वेरा यांचे मालकीचा आहे. |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(घ) किंवा मार (इ) | साक्षांकन |
|------------|--|-------------|---|--|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.मू.बाफनाळा/ फे.क्र.१६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी सतरा पूर्णांक शुन्य दशांश चौ.मी दाखल केले. | | | फेरफार क्र. १६ प्रमाणे सही- 23/7/2015 न.मू.अ.विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-II C/LND/NAP/SR-१९५८, Dt-१४/१/२०११, इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.मू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.मू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- मात्र बिनशेती साऱ्याची नोंद केली. न.मू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 ऐवजी C केला. व न.मू.क्र. ३१, ३८, ४०, ४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.मू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.मू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्थ होरमसजीशेठ वाडिया कुर्ला इस्टेट विश्वस्थ पत्रकाने तसेच न.मू.क्र. ३१, ३८, ४०, ४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. यांचे नांव दाखल केले. | | मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. | फेरफार क्र. २५ प्रमाणे सही- 02/07/2018 न.मू.अ.विलेपार्ले |

हि मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 11:07:39 PM

वेधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/D5LR/Login/VerifyPropertyCard> या संकेत स्थळावर 2206100001850212 हा क्रमांक वापरावा.





महाराष्ट्र शासन

मालमत्ता पत्रक



76479674499

ULPIN: 76479674499

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

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|--------------------|----------|--|----------------|------------|---|
| गाव/पेठ : बाफनाळा | | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले : | | | जिल्हा : मुंबई उपनगर |
| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ३९ | | | १५.१० | सी-१ | न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.९ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- बिनशेतीसारा |

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| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विश्वस्त होरमसजीशेठ वाडीया कुर्ला इस्टेट विश्वस्त पत्रकाचे] |
| वर्ष : | |
| पट्टेदार : | सि.स.नं. १२ प्रमाणे |
| इतर मार : | |
| इतर शेर : | इमला श्री. बालकिसन माताप्रसाद यांचे मालकीचा आहे. |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा मार (इ) | साक्षांकन |
|------------|---|-------------|---|---|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अमिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.५/मि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/ फे.क्र.१६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी पंधरा पूर्णांक एक दशांश चौ.मी दाखल केले. | | | फेरफार क्र. १६ प्रमाणे सही- 23/7/2015 न.भू.अ. विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश No.C/Desk-III c/LND/NAP/SR-१९५८, DL-१४/१/२०११, इकडील बिनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ. विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १०ते१३, २८ते ४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.९ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- मात्र बिनशेती साऱ्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 ऐवजी C केला. व न.भू.क्र. ३९,३८,४०,४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विश्वस्त होरमसजीशेठ वाडीया कुर्ला इस्टेट विश्वस्त पत्रकाने तसेच न.भू.क्र. ३९,३८,४०,४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस बिनशेती आदेशाप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. यांचे नांव दाखल केले. | | मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. | फेरफार क्र. २५ प्रमाणे सही- 02/07/2018 न.भू.अ. विलेपार्ले |

हि मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिककाची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 10:07:16 PM

वेधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLRL/LogIn/VerifyPropertyCard> या संकेत स्थळावर 2206100091850166 हा क्रमांक वापरावा.



महाराष्ट्र शासन

मालमत्ता पत्रक



84266261947

ULPIN: 84266261947

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

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|--------------------|----------|--|----------------|------------|---|
| गाव/पेठ : बाफनाळा | | तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले | | | जिल्हा : मुंबई उपनगर |
| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा माझ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ३९/२ | | | १५.१० | सी-१ | न.भू.क्र. १०ते१३, २८ते४०, ४१अ, ४१ब/१/१, ४२ ते ४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- विनशेतीसारा |

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| सुविधाधिकार : | |
| हक्काचा मूळ धारक : | [विरवस्थ होरमसजी शेठ वाडीया कुर्ला इस्टेट- विरवस्थ पत्रकाने] |
| वर्ष : | |
| पट्टेदार : | सि.स.नं. १२ प्रमाणे |
| इतर मार : | |
| इतर शेरें : | इमला सि.स.नं.३९ प्रमाणे |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा), पट्टेदार(प) किंवा मार (इ) | साक्षात्कन |
|------------|--|-------------|---|---|
| 23/07/2015 | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.५/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बाफनाळा/ फे.क्र.१६ दिनांक २३/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी पंधरा एक दशांश चौ.मी दाखल केले. | | | फेरफार क्र. १६ प्रमाणे सही- 23/7/2015 न.भू.अ.विलेपार्ले |
| 02/07/2018 | मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील विनशेती आदेश No.C/Desk-III o/LMD/NAP/SR-१९५८, Dt-१४/५/२०११, इकडील विनशेती मो.र.नं.२२३ दि.२५/७/२०११ व न.भू.अ.विलेपार्ले यांचे दि.२/७/२०१८ चे आदेशाने न.भू.क्र. १०ते१३, २८ते ४०, ४१अ, ४१ब/१/१, ४२ते४५ एकूण क्षेत्र १५०४२.१ चौ.मी. निवासी वापर सन २००६ ते २०११ कालावधी साठी वार्षिक र.रु. ६९९९४/- मात्र विनशेती साऱ्याची नोंद केली. न.भू.क्र. १० ते १३, ३२ ते ३७/१, ३९, ३९/१ ते ७, ४२ ते ४५ या मिळकतीवरील सत्ताप्रकार C-1 ऐवजी C केला. व न.भू.क्र. ३९,३८,४०,४१अ या मिळकतीवर सत्ताप्रकार C तसेच न.भू.क्र. ४१ब/१/१ या मिळकतीवरील सत्ताप्रकार शेती कमी करून C दाखल केला तदनंतर न.भू.क्र. १०ते१३, ३२ ते ३७/१, ३९/१ ते ७, ४२ ते ४५ या मिळकत पत्रिकेवर धारक सदरी असलेले विरवस्थ होरमसजीशेठ वाडीया कुर्ला इस्टेट विरवस्थ पत्रकाने तसेच न.भू.क्र. ३९,३८,४०,४१अ या मिळकत पत्रिकेवर धारक सदरी असलेले शेती कमी करून संपूर्ण मिळकतीस विनशेती आदेशाप्रमाणे धारक सदरी मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. यांचे नांव दाखल केले. | | मे. कपाडीया डेव्हलपमेंट को. ऑप. ही. सो. लि. | फेरफार क्र. २५ प्रमाणे सही- 02/07/2018 |

हि मिळकत पत्रिका (दिनांक 28/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 26/07/2023 10:07:36 PM

वैधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2206100001850169 हा क्रमांक वापरावा.

भारतीय विमानपत्तन प्राधिकरण

पश्चिमी क्षेत्र मुख्यालय
No. BT-1/NOC/SNCR/WEST/B/062812/042
M/s Eversmile Construction Co. Pvt. Ltd.
D.B. House, Gen. A. K. Vaidya Marg,
Goregaon(East),
Mumbai - 400 063



दुतगामी डाक / SPEED POST

AIRPORTS AUTHORITY OF INDIA

WESTERN REGION HQRS.
Date: 31.07.2018

Revised NOC
Valid Upto 17.06.2026

NO OBJECTION CERTIFICATE FOR HEIGHT CLEARANCE

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th September 2015 for Safe and Regular Aircraft Operations.
2. This office has no objection to the construction of the proposed structure as per the following details :-

| | |
|----------------------------------|--|
| NOC Case no | SNCR/WEST/B/062812/042 (MUM/13/33) |
| Applicant Name * | M/s Eversmile Construction Co. Pvt. Ltd. Mumbai |
| Type of Structure * | Building |
| Site Address * | Plot bearing C.T.S. No. 10, 10/1, 11, 11/1 to 3, 12, 13, 28, 29, 31, 32, 32/1 to 4, 33, 34, 35, 35/1 to 3, 36, 36/1 to 4, 38, 39, 39/1 to 7, 40, 41-A(Pt), 42, 42/1 to 2, 43, 43/1 of Village Bapnala, Sahara MSD, Sahara Airport Road, Andheri (East) Mumbai. |
| Site Plot Coordinates * | 19 06 20.271 N 072 52 10.027 E 19 06 24.842 N 072 52 13.211 E 19 06 21.616 N 072 52 9.083 E 19 06 23.125 N 072 52 15.341 E 19 06 25.487 N 072 52 11.013 E 19 06 19.600 N 072 52 13.660 E |
| Permissible Top Elevation (AMSL) | 64.58 Meter AMSL (Sixty Four Decimal Five Eight Meter AMSL) |

* Details as provided by the applicant:

3. This NOC is subject to the terms and conditions as given below :-
 - a. Permissible top elevation has been issued on the basis of Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules 1994"
 - b. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.
 - c. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and trees etc) Rules, 1994.
 - d. No radio / TV Antenna, lighting arresters, staircase, Mumtee, Overhead Water tank and attachment of fixtures of any kind shall project above the Permissible Top Elevation indicated in para 2 above.
 - e. Only use of oil fired or electric fired furnace is mandatory within 8 KM of the Aerodrome Reference point.
 - f. The certificate is valid for a period of 8 years from the date of its issue. If the construction of structure / chimney is not commenced within the period, a fresh 'NOC' from the Designated Officer of Airports Authority of India shall be obtained. However, if construction work has commenced, onetime revalidation request, for a period not exceeding 8 years from the date of issue of NOC in respect of building/structure and for a period not exceeding 12 years from the date of issue of NOC in respect of chimney, may be considered by AAI. The date of completion of the structure should be intimated to this office.

Contd...2/-

प्रतिष्ठित
31-7-2018

संयुक्त प्रशासक (ए.टी.एस. अडमिनि.) पश्चिमी क्षेत्र
Jt. General Manager (ATM & AOC), Western Region
पश्चिमी विमानपत्तन क्षेत्र - Airports Authority of India
मुंबई / Mumbai - 400 099

क्षेत्रीय कार्यपालक निदेशक का कार्यालय, पारसीवाडा के सामने, सहार रोड, विलेपार्ले (पूर्व), मुंबई - 400 099.
Office of The Regional Executive Director, Opp. Parsiwada, Sahar Road, Vile Parle [E], Mumbai - 400 099.

☎ 91-22-29217400

ए.टी.एस. कॉम्प्लेक्स, सहार कार्गो के पास, सुतार पखाडी रोड, सहार, मुंबई - 400 099.
ATS Complex, Near Sahar Cargo, Sutar Pakadi Road, Sahar, Mumbai - 400 099.

☎ 91-22-26819300

No. BT-1/NOC/SNCR/WEST/B/062812/042

Date: 31.07.2018

- g. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.
- h. The applicant will not complain / claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.
- i. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part 1 Section 4, available on DGCA India website : www.dgca.nic.in.
- j. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose / claim whatsoever. including ownership of land etc.
- k. This NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defence, if the site lies within jurisdiction.
- l. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.
- m. In case of any dispute w.r.t. site elevation and/or AGL height, top elevation in AMSL shall prevail.
1. This authorization is issued as per the approval of the Appellate Committee of Ministry of Civil Aviation on 22.05.2018
2. The height being authorized vide this letter is restricted to the Plot coordinates mentioned above.
3. The height has been cleared through Aeronautical Study and therefore it shall not give shielding benefit to any other structures.
4. The mitigation measures as mentioned under sub para (A, (b) & (c) shall be adopted to fulfil the requirements of :-
- i) A pilot's need to be made aware of potentially hazardous condition; and
 - (ii) The responsibility of the State to publish deviations from standards that would otherwise be assumed under licensing status
- a) The Airport Operator should publish the obstacle, to fulfil the above requirement, before its penetration of the Obstacle Limitation Surface. It is the responsibility of the applicant/owner to notify the Airport Operator, i.e., MIAL at CSI Airport accordingly.
- b) The day marking and night lighting shall be provided by the applicant/owner as per the guidelines specified in DGCA Civil Aviation Requirement Series B Part-1 Section 4, in co-ordination with and to the satisfaction of the Airport Operator/Airport Director.
- (c) Any temporary structure such as crane, being used for the purpose of construction, should not exceed the permissible top elevation without the written permission of the Airport Operator/Airport Director.

31.07.2018
31.7.2018

संयुक्त महासंचालक (ए.टी.एन.-अपरलिमिटेड), फीनिक्स सिटी
Jt. General Manager (ATM NOC) Phoenix City
भारतीय विमानपत्तन निगम लि. (भारतीय विमानपत्तन निगम लि.)
मुंबई / Mumbai - 400 002

No. BT-1/NOC/ SNCR/WEST/B/062812/042

Date: 31.07.2018

- n. This NOC issued as per AAI-CHQ, New Delhi letter no.CHQ file AAI/20012/113/2016-ARI (NOC) dated 18.06.2018.
- o. This NOC supersedes NOC Letter dated 20.06.2013 issued on behalf of GM (Aero) WR

Your's faithfully.

For Chairman NOC Committee
Region Name : WEST
Address : General Manager,
Airports Authority of India
Regional Head Quarter, Western Region
Opp. Parsiwada, Sahar Road,
Vile Parle (E), Mumbai
Email ID : gnatmwri@aaiaero
Contact No. 022-29217562

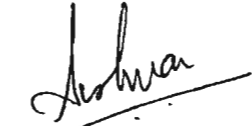
पिपिहा शिवाफता

31-7-2018

संयुक्त प्रशासक (ए.टी.ए. - अंतर्राष्ट्रीय), सिकंदरे रोड
Jt. General Manager (ATM) - W. Region
पारसवाडा, साह्यार रोड, विले पार्ले (ई), मुंबई
मुंबई / Mumbai - 400 059

Copy to

1. The Executive Director(ATM),AAI, Rajiv Gandhi Bhavan, Safdarjung Airport, New Delhi - 110 003.
2. Asstt. Engineer (Survey) (WS) H&K Ward, Municipal Office Bldg, 1st floor, R.K. Patkar Road, Bandra (West), Mumbai – 400 050.
3. The President, Mumbai International Airport Pvt. Ltd. 1st Floor, Terminal 1-B, CSI Airport, Santacruz, Mumbai 400099.
4. The Jt. General Manager (Vigilance),WR.
5. Guard File.



Prepared by

Lushma R. Jadhav.
SR-Sept (lg)

Verified by

P.K. Sinha
AGM (ATM - NOC)

ENVIRONMENTAL
CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive,
and Virtuous Environmental Single-Window Hub)



Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), MAHARASHTRA)

To,

The Director
EVERSMILE CONSTRUCTION COMPANY PVT LTD
Dynamix House, Gen. A. K. Vaidya Marg, Yashodham, Goregaon (East),
Mumbai - 400063. -400063

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/MH/INFRA2/404799/2022 dated 03 Nov. 2022. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|--|
| 1. EC Identification No. | EC23B038MH167717 |
| 2. File No. | SIA/MH/INFRA2/404799/2022 |
| 3. Project Type | New |
| 4. Category | B. |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Residential and Commercial Building Project "Ascot Centre- II" under SRA scheme on plot CS No. 10, 10/1, 11, 11/1 to 3, 12, 13, 28, 29, 31, 32, 32 (1 to 4), 33, 34, 35 35/1 to 3, 36, 36/1 to 4, 37, 37/1, 38, 39, 39/1 to 7, 40, 41 A(pt), 41 B/1, 41B/2, 42, 42/1 to 2, 43, 43/1, 44 & 45 of village Bapanalla Sahar MSD, Sahar Airport Road, Andheri (E), Mumbai. |
| 7. Name of Company/Organization | EVERSMILE CONSTRUCTION COMPANY PVT LTD |
| 8. Location of Project | MAHARASHTRA |
| 9. TOR Date | N/A |

The project details along with terms and conditions are appended herewith from page
no 2 onwards.

Date: 26/05/2023

(e-signed)
Pravin C. Darade, I.A.S.
Member Secretary
SEIAA - (MAHARASHTRA)

*Note: A valid environmental clearance shall be one that has EC identification
number & E-Sign generated from PARIVESH. Please quote identification
number in all future correspondence.*

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/404799/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.Eversmile Construction Company Pvt Ltd.,
village Bapanalla Sahar MSD, Sahar Airport Road,
Andheri (E), Mumbai.

Subject : Environment Clearance for Proposed Residential and Commercial Building Project "Ascot Centre- II" under SRA scheme on plot CS No. 10, 10/1, 11, 11/1 to 3, 12, 13, 28, 29, 31, 32, 32 (1 to 4), 33, 34, 35 35/1 to 3, 36, 36/1 to 4, 37, 37/1, 38, 39, 39/1 to 7, 40, 41 A(pt), 41 B/1, 41B/2, 42, 42/1 to 2, 43, 43/1, 44 & 45 of village Bapanalla Sahar MSD, Sahar Airport Road, Andheri (E), Mumbai by M/s.Eversmile Construction Company Pvt Ltd.

Reference : Application no. SIA/MH/INFRA2/404799/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 190th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 259th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

2. Brief Information of the project submitted by you is as below:-

| Sr. No. | Description | Details | |
|---------|---------------------|--|---|
| 1 | Proposal Number | (SIA/MH/INFRA2/404799/2022) | |
| 2 | Name of Project | Environment Clearance for Proposed Residential and Commercial Building Project "Ascot Centre- II" under SRA scheme on plot CS No. 10, 10/1, 11, 11/1 to 3, 12, 13, 28, 29, 31, 32, 32 (1 to 4), 33, 34, 35 35/1 to 3, 36, 36/1 to 4, 37, 37/1, 38, 39, 39/1 to 7, 40, 41 A(pt), 41 B/1, 41B/2, 42, 42/1 to 2, 43, 43/1, 44 & 45 of village Bapanalla Sahar MSD, Sahar Airport Road, Andheri (E), Mumbai by Eversmile construction Company Pvt.Ltd. | |
| 3 | Project category | 8(a) Building and Construction Projects | |
| 4 | Type of Institution | Private | |
| 5 | Project Proponent | Name | M/s. Eversmile Construction Company. Pvt. Ltd. |
| | | Regd. Office address | Dynamix House, Gen. A.K.Vaidya Marg, Yashodham, Goregaon (East), Mumbai-400063. |
| | | Contact number | 9819570543 |

| | | | | | | | |
|----|--|---|---------------------------|-------------------------------|----------------------|-------------------|---|
| | | e-mail | s.modi@dynamixgroup.co.in | | | | |
| 6 | Consultant | Enviro Policy Research India Pvt. Ltd. Certificate No – NABET/EIA/2124/IA0076 (Validity - 26.04.2024) Name :- Mr.Avick Sil Contact Details – 9833825875, avick1114@gmail.com, avick@eprindia.com | | | | | |
| 7 | Applied for | Fresh EC | | | | | |
| 8 | Location of the project | Plot bearing land bearing CS No. 10, 10/1, 11, 11/1 to 3, 12; 13, 28, 29, 31, 32, 32 (1 to 4), 33, 34, 35 35/1 to 3, 36, 36/1 to 4, 37, 37/1, 38, 39, 39/1 to 7, 40, 41 A(pt), 41 B/1, 41B/2, 42, 42/1 to 2, 43, 43/1, 44 & 45 of village Bapanalla Sahar MSD, Sahar Airport Road, Andheri (E), Mumbai. | | | | | |
| 9 | Latitude and Longitude | Latitude=19° 6'22.63"N Longitude=72°52'12.32"E | | | | | |
| 10 | Plot Area (m ²) | 17,007.60 m ² | | | | | |
| 11 | Deductions (m ²) | 1,381.45 m ² | | | | | |
| 12 | Net Plot area (m ²) | 15,626.15 m ² | | | | | |
| 13 | Ground coverage (m ²) & % | 5065.17 m ² (29.78 %) | | | | | |
| 14 | FSI Area (m ²) | 75,612.29 m ² | | | | | |
| 15 | Non-FSI (m ²) | 40,070.72 m ² | | | | | |
| 16 | Proposed built-up area (FSI + Non FSI) (m ²) | 1,15,683.01 m ² | | | | | |
| 17 | TBUA (m ²) approved by Planning Authority till date | Approval – Rehab No. 1 (SRA/ENG/1350/KE/AP dated 17.9.2010) Rehab No. 2 (SRA/ENG/1351/KE/PL/AP dated 1.9.2022) and Sale (SRA/ENG/2949/KE/PL/AP dated 1.9.2022) FSI Area – 53,788.02 Sq.m | | | | | |
| 18 | Earlier EC details with Total Construction area, if any. | File no – SEAC-2014/CR.45/TC-1 dated 9.12.2014 for total construction area of 76,563.49 Sq.m | | | | | |
| 19 | Construction completed as per earlier EC (FSI + Non FSI) (m ²) | 7281.61 Sq.m (Rehab Building 1 – This building is proposed to be demolished, subject to obtaining necessary consent from the planning authority) There is a transit camp whose permission has been granted to be demolished. | | | | | |
| 20 | Previous EC / Existing Building | | | Proposed Configuration | | | Reason for Modification / Change |
| | Building Name | Configuration | Height (m) | Building Name | Configuration | Height (m) | |
| | Rehab Building 1 | Ground + 7th Floors | Not mentioned in EC | Rehab Building 1 | Ground + 7th Floors | 27.85 | Rehab Building 1 is constructed. (This building is proposed to be demolished, subject to obtaining necessary consent from |

| | | | | | | | |
|----|---|--------------------------------------|---------------------|--|---|----------------------------------|---|
| | | | | | | | the planning authority) |
| | Sale Building (5 Wings) | 3 Basements + Ground + 14(Pt) floors | Not mentioned in EC | Rehab Building 2 (Wing A and B) | 3 Basements + Ground + 1st to 16th upper floors | 50.55 m | Building structures and height of the structures have changed |
| | Rehab Building 3 | Ground + 9 th Floors | Not mentioned in EC | Sale Building (Wing A, B and C) | 3 Basements + Ground + 1st to 16th upper floor | 51.20 m | |
| | Rehab Building 4 | Ground + 9 th Floors | Not mentioned in EC | | | | |
| | Rehab Building 5 | Ground + 9 th Floors | Not mentioned in EC | | | | |
| | Rehab Building 6 | Ground + 9 th Floors | Not mentioned in EC | | | | |
| | Rehab Building 7 | Ground + 9 th Floor | Not mentioned in EC | | | | |
| 21 | No. of Tenements & Shops | | | | | | |
| 22 | Total Population | | | 4035 nos | | | |
| 23 | Total Water Requirements CMD | | | 551.8 KLD | | | |
| 24 | Under Ground Tank (UGT) location | | | Basement | | | |
| 25 | Source of water | | | MCGM | | | |
| 26 | STP Capacity & Technology | | | 300 KLD and 200 KLD MBBR | | | |
| 27 | STP Location | | | Basement | | | |
| 28 | Sewage Generation CMD & % of sewage discharge in sewer line | | | 466.2 KLD 34% of sewage discharge in sewer line | | | |
| 29 | Solid Waste Management during Construction Phase | | | Type | Quantity (Kg/d) | Treatment / disposal | |
| | | | | Dry waste | 18 Kg/Day | Handover to authorized recyclers | |
| | | | | Wet waste | 12 Kg/Day | OWC | |
| | | | | Construction waste | - | - | |
| 30 | Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed | | | Type | Quantity (Kg/d) | Treatment / disposal | |
| | | | | Dry waste | 1434.3 Kg/Day | Handover to authorized recyclers | |
| | | | | Wet waste | 956.2 Kg/Day | OWC | |
| | | | | E-Waste | - | - | |
| | | | | STP Sludge (dry) | 23.3 Kg/Day | Shall be used as Manure | |

| | | |
|------------------------------------|---|---|
| 31 | R.G. Area in m ² | RG required -- 1745.92 Sq.m |
| | | RG provided on Mother earth/Ground- |
| | | RG provided on ground -1745.92 Sq.m |
| | | Total -- 1745.92 Sq.m |
| | | Existing trees on plot: 42 nos |
| | | Number of trees to be planted:207 |
| | | a) In RG area: |
| | | b) In Miyawaki Plantation (with area); |
| | | Number of trees to be cut:04 |
| | | Number of trees to be transplanted: 28 |
| Number of Trees to be retained: 10 | | |
| 32 | Power requirement | During Operation Phase: |
| | | Details |
| | | Connected load (kW) Sale -- 1720 KW, Rehab -- 1690 KW |
| | | Demand load (kW) Sale -- 767 KW, Rehab -- 740 KW |
| 33 | Energy Efficiency | a) Overall energy savings (%):Sale - 22 %, Rehab - 23% b) Solar energy (%): 5 % |
| 34 | D.G. set capacity | 600 KVA and 700 KVA |
| 35 | No. of 4-W & 2-W Parking with 25% EV | 4 -wheeler Provided -- 586 nos.; 2-wheeler Provided -- 250 nos. |
| 36 | No. & capacity of Rain water harvesting tanks /Pits | RWH Tank --115 cum and 136 cum |
| 37 | Project Cost in (Cr.) | The estimated project cost is 600.09 Cr, out of which expansion cost works out to be 215.09 Cr. |
| 38 | EMP Cost | Construction Phase- 36.2 Lakhs Operation Phase- 491 Lakhs (43 Lakhs -- O/M) |
| 39 | CER Details with justification if any...as per MoEF&CC circular dated 01/05/2018 | Not applicable (as per MoEF&CC OM F. NO. 22-65/2017-IA.III dt. 30.09.2020) |
| 40 | Details of Court Cases/litigations w.r.t. the project and project location, if any. | NA |

The comparative statement showing project details as per earlier EC and proposed project details is as below:

| Description | Previous EC File no -- SEAC- 2014/CR.45/TC-1 dated 9.12.2014 | Current Application | Remark |
|-------------------------------------|---|------------------------|------------------------|
| Plot Area (m ²) | 17,007.60 | 17,007.60 | No Change |
| Total FSI Area (m ²) | 47,621.85 | 75,612.29 | Increased by 27,990.44 |
| Non FSI Area (Sq.m) | 28,941.64 | 40,070.72 | Increased by 11,129.08 |
| Total Construction | 76,563.49 | 1,15,683.01 | Increased by 39,119.52 |

| Description | Previous EC File no – SEAC- 2014/CR.45/TC-1 dated 9.12.2014 | Current Application | Remark |
|----------------------------|--|--|--|
| Area (Sq.m) | | | |
| Configuration & Height | Rehab Building 1 – Ground + 7 th Floors Sale Building (5 Wings) – 3 Basements + Ground + 14(Pt) floors Rehab Building 3 – Ground + 9 th Floors Rehab Building 4 – Ground + 9 th Floors Rehab Building 5 – Ground + 9 th Floors Rehab Building 6 – Ground + 9 th Floors Rehab Building 7 – Ground + 9 th Floor | Rehab Building 1 – Ground + 1st to 7th Floor Height – 27.85 m Rehab Building 2 (Wing A and B) - 3 Basements + Ground +1st to 16th upper floors Height – 50.55 m Sale Building (Wing A, B and C) 3 Basements + Ground +1st to 16th upper floor Height: 51.20m | Rehab Building 1 is constructed. (This building is proposed to be demolished, subject to obtaining necessary consent from the planning authority) Building structures and height of the structures have changed |
| Project Cost | 385 Cr | 600.09 Cr | Total Project Cost is 600.09 Cr, out of which cost for expansion works out to be 215.09 Cr. |
| Population | 4193 nos. | 4033 nos. | Decreased by 160 nos. |
| Parking details | 4W – 465 nos. | 4W – 586 nos. 2W – 250 nos. | 4-W parking increased 121 nos. 2-W parking now proposed |
| RG area | Total RG Area – 3521.18 Sq.m. RG on Ground – 3035.79 Sq.m RG on Basement Top – 485.39 Sq.m | Required RG – 1745.92 Sq.m Proposed RG – 1745.92 Sq.m RG proposed on Ground – 1745.92 Sq.m | Provided as per DC Regulations |
| Total water requirement | 563 KLD | 551.8 KLD | Decreased by 11.2 KLD |
| Total sewage generation | 525 KLD | 466.2 KLD | Decreased by 58.8 KLD |
| STP Capacity | 550 KLD | Rehab – 300 KLD Sale – 200 KLD | Now 2 nos of STP are proposed |
| STP Technology | MBBR | MBBR | No change |
| STP Location | Basement/Ground | Basement Rehab – 265 Sq.m, Sale – 173 Sq.m | - |
| Total | 2085 Kg/Day | 2390.5 Kg/Day | Increased by 305.5 Kg/Day |

| Description | Previous EC File no – SEAC- 2014/CR.45/TC-1 dated 9.12.2014 | Current Application | Remark |
|-------------------------|--|------------------------|--------|
| Quantity of Waste | | | |
| Treatment technology | Mechanical composting system (Eco Biocompack) | OWC | - |

3. The proposal has been considered by SEIAA in its 259th (Day-1) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following updated NOCs & remarks:
a) SWD NOC; b) SWM/ C & D NOC; c) Tree NOC; d) Nalla remarks.
3. PP to submit certified compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
4. PP to reduce discharge of treated water up to 35%; PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.
5. PP to deduct area of services or shift services proposed in RG area & submit revised RG area calculations of required & provided RG area with triangulation method; PP to submit undertaking that they have provided 100% RG on mother earth in proposed project as per latest order of Hon'ble NGT.

B. SEIAA Conditions-

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI – 53,788.02m², Non FSI- 26,659.16m², Total BUA- 80,447.18 m². (Plan approval No. SRA/ENG/650/KE/PL/LOI dated 20.7.2022)

General Conditions:

a) **Construction Phase :-**

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to

reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.

- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW-disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection

measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.


- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board

for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Pravin Darade
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Mumbai Suburban.
6. Commissioner, Municipal Corporation of Greater Mumbai
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

Validity unknown

Digitally signed by Pravin C. Darade, I.A.S., Member Secretary
Date: 5/26/2023 4:48:49 PM



10

ENVIRONMENTAL
CLEARANCE

PARIVESH
(Pro-Active and Responsive Facilitation by Interactive,
and Virtuous Environmental Single-Window Hub)



Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), MAHARASHTRA)

To,

The Director
EVERSMILE CONSTRUCTION COMPANY PVT LTD
Dynamix House, Gen. A. K. Vaidya Marg, Yashodham, Goregaon (East),
Mumbai - 400063. -400063

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/MH/INFRA2/404799/2022 dated-03 Nov 2022. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC23B038MH167717 |
| 2. File No. | SIA/MH/INFRA2/404799/2022 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Residential and Commercial Building Project "Ascot Centre-II" under SRA scheme on plot CS No. 10, 10/1, 11, 11/1 to 3, 12, 13, 28, 29, 31, 32, 32 (1 to 4), 33, 34, 35 35/1 to 3, 36, 36/1 to 4, 37, 37/1, 38, 39, 39/1 to 7, 40, 41 A(pt), 41 B/1, 41B/2, 42, 42/1 to 2, 43, 43/1, 44 & 45 of village Bapanalla Sahar MSD, Sahar Airport Road, Andheri (E), Mumbai. |
| 7. Name of Company/Organization | EVERSMILE CONSTRUCTION COMPANY PVT LTD |
| 8. Location of Project | MAHARASHTRA |
| 9. TOR Date | N/A |

The project details along with terms and conditions are appended herewith from page
no 2 onwards.

Date: 26/05/2023

(e-signed)
Pravin C. Darade , I.A.S.
Member Secretary
SEIAA - (MAHARASHTRA)

Note: A valid environmental clearance shall be one that has EC identification
number & E-Sign generated from PARIVESH. Please quote identification
number in all future correspondence.

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/404799/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.Eversmile Construction Company Pvt Ltd.,
village Bapanalla Sahar MSD, Sahar Airport Road,
Andheri (E), Mumbai.

Subject : Environment Clearance for Proposed Residential and Commercial Building Project "Ascot Centre- II" under SRA scheme on plot CS No. 10, 10/1, 11, 11/1 to 3, 12, 13, 28, 29, 31, 32, 32 (1 to 4), 33, 34, 35 35/1 to 3, 36, 36/1 to 4, 37, 37/1, 38, 39, 39/1 to 7, 40, 41 A(pt), 41 B/1, 41B/2, 42, 42/1 to 2, 43, 43/1, 44 & 45 of village Bapanalla Sahar MSD, Sahar Airport Road, Andheri (E), Mumbai by M/s.Eversmile Construction Company Pvt Ltd.

Reference : Application no. SIA/MH/INFRA2/404799/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 190th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 259th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

2. Brief Information of the project submitted by you is as below:-

| Sr. No. | Description | Details | |
|---------|---------------------|--|---|
| 1 | Proposal Number | (SIA/MH/INFRA2/404799/2022) | |
| 2 | Name of Project | Environment Clearance for Proposed Residential and Commercial Building Project "Ascot Centre- II" under SRA scheme on plot CS No. 10, 10/1, 11, 11/1 to 3, 12, 13, 28, 29, 31, 32, 32 (1 to 4), 33, 34, 35 35/1 to 3, 36, 36/1 to 4, 37, 37/1, 38, 39, 39/1 to 7, 40, 41 A(pt), 41 B/1, 41B/2, 42, 42/1 to 2, 43, 43/1, 44 & 45 of village Bapanalla Sahar MSD, Sahar Airport Road, Andheri (E), Mumbai by Eversmile construction Company Pvt.Ltd. | |
| 3 | Project category | 8(a) Building and Construction Projects | |
| 4 | Type of Institution | Private | |
| 5 | Project Proponent | Name | M/s. Eversmile Construction Company. Pvt. Ltd. |
| | | Regd. Office address | Dynamix House, Gen. A.K.Vaidya Marg, Yashodham, Goregaon (East), Mumbai-400063. |
| | | Contact number | 9819570543 |

| | | | | | | | |
|----|--|---|---------------------------|-------------------------------|----------------------|-------------------|---|
| | | e-mail | s.modi@dynamixgroup.co.in | | | | |
| 6 | Consultant | Enviro Policy Research India Pvt. Ltd. Certificate No – NABET/EIA/2124/IA0076 (Validity - 26.04.2024) Name :- Mr.Avick Sil Contact Details – 9833825875, avick1114@gmail.com, avick@eprindia.com | | | | | |
| 7 | Applied for | Fresh EC | | | | | |
| 8 | Location of the project | Plot bearing land bearing CS No. 10, 10/1, 11, 11/1 to 3, 12, 13, 28, 29, 31, 32, 32 (1 to 4), 33, 34, 35 35/1 to 3, 36, 36/1 to 4, 37, 37/1, 38, 39, 39/1 to 7, 40, 41 A(pt), 41 B/1, 41B/2, 42, 42/1 to 2, 43, 43/1, 44 & 45 of village Bapanalla Sahar MSD, Sahar Airport Road, Andheri (E), Mumbai. | | | | | |
| 9 | Latitude and Longitude | Latitude=19° 6'22.63"N Longitude=72°52'12.32"E | | | | | |
| 10 | Plot Area (m ²) | 17,007.60 m ² | | | | | |
| 11 | Deductions (m ²) | 1,381.45 m ² | | | | | |
| 12 | Net Plot area (m ²) | 15,626.15 m ² | | | | | |
| 13 | Ground coverage (m ²) & % | 5065.17 m ² (29.78 %) | | | | | |
| 14 | FSI Area (m ²) | 75,612.29 m ² | | | | | |
| 15 | Non-FSI (m ²) | 40,070.72 m ² | | | | | |
| 16 | Proposed built-up area (FSI + Non FSI) (m ²) | 1,15,683.01 m ² | | | | | |
| 17 | TBUA (m ²) approved by Planning Authority till date | Approval – Rehab No. 1 (SRA/ENG/1350/KE/AP dated 17.9.2010) Rehab No. 2 (SRA/ENG/1351/KE/PL/AP dated 1.9.2022) and Sale (SRA/ENG/2949/KE/PL/AP dated 1.9.2022) FSI Area – 53,788.02 Sq.m | | | | | |
| 18 | Earlier EC details with Total Construction area, if any. | File no – SEAC-2014/CR.45/TC-1 dated 9.12.2014 for total construction area of 76,563.49 Sq.m | | | | | |
| 19 | Construction completed as per earlier EC (FSI + Non FSI) (m ²) | 7281.61 Sq.m (Rehab Building 1 – This building is proposed to be demolished, subject to obtaining necessary consent from the planning authority) There is a transit camp whose permission has been granted to be demolished. | | | | | |
| 20 | Previous EC / Existing Building | | | Proposed Configuration | | | Reason for Modification / Change |
| | Building Name | Configuration | Height (m) | Building Name | Configuration | Height (m) | |
| | Rehab Building 1 | Ground + 7th Floors | Not mentioned in EC | Rehab Building 1 | Ground + 7th Floors | 27.85 | Rehab Building 1 is constructed. (This building is proposed to be demolished, subject to obtaining necessary consent from |

| | | | | | | | |
|----|---|--------------------------------------|---------------------|--|---|----------------------------------|---|
| | | | | | | | the planning authority) |
| | Sale Building (5 Wings) | 3 Basements + Ground + 14(Pt) floors | Not mentioned in EC | Rehab Building 2 (Wing A and B) | 3 Basements + Ground + 1st to 16th upper floors | 50.55 m | Building structures and height of the structures have changed |
| | Rehab Building 3 | Ground + 9 th Floors | Not mentioned in EC | Sale Building (Wing A, B and C) | 3 Basements + Ground + 1st to 16th upper floor | 51.20 m | |
| | Rehab Building 4 | Ground + 9 th Floors | Not mentioned in EC | | | | |
| | Rehab Building 5 | Ground + 9 th Floors | Not mentioned in EC | | | | |
| | Rehab Building 6 | Ground + 9 th Floors | Not mentioned in EC | | | | |
| | Rehab Building 7 | Ground + 9 th Floor | Not mentioned in EC | | | | |
| 21 | No. of Tenements & Shops | | | | | | |
| 22 | Total Population | | | 4033 nos | | | |
| 23 | Total Water Requirements CMD | | | 551.8 KLD | | | |
| 24 | Under Ground Tank (UGT) location | | | Basement | | | |
| 25 | Source of water | | | MCGM | | | |
| 26 | STP Capacity & Technology | | | 300 KLD and 200 KLD MBBR | | | |
| 27 | STP Location | | | Basement | | | |
| 28 | Sewage Generation CMD & % of sewage discharge in sewer line | | | 466.2 KLD 34% of sewage discharge in sewer line | | | |
| 29 | Solid Waste Management during Construction Phase | | | Type | Quantity (Kg/d) | Treatment / disposal | |
| | | | | Dry waste | 18 Kg/Day | Handover to authorized recyclers | |
| | | | | Wet waste | 12 Kg/Day | OWC | |
| | | | | Construction waste | - | - | |
| 30 | Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed | | | Type | Quantity (Kg/d) | Treatment / disposal | |
| | | | | Dry waste | 1434.3 Kg/Day | Handover to authorized recyclers | |
| | | | | Wet waste | 956.2 Kg/Day | OWC | |
| | | | | E-Waste | - | - | |
| | | | | STP Sludge (dry) | 23.3 Kg/Day | Shall be used as Manure | |

| | | | |
|--------------------------|---|---|---------------------------------|
| 31 | R.G. Area in m ² | RG required – 1745.92 Sq.m | |
| | | RG provided on Mother earth/Ground- | |
| | | RG provided on ground -1745.92 Sq.m | |
| | | Total – 1745.92 Sq.m | |
| | | Existing trees on plot: 42 nos | |
| | | Number of trees to be planted:207 | |
| | | a) In RG area: | |
| | | b) In Miyawaki Plantation (with area); | |
| 32 | Power requirement | Number of trees to be cut:04 | |
| | | Number of trees to be transplanted: 28 | |
| | | Number of Trees to be retained: 10 | |
| | | During Operation Phase: | |
| | | Details | |
| | | Connected load (kW) | Sale – 1720 KW, Rehab – 1690 KW |
| | | Demand load (kW) | Sale – 767 KW, Rehab – 740 KW |
| | | 33 | Energy Efficiency |
| b) Solar energy (%): 5 % | | | |
| 34 | D.G. set capacity | 600 KVA and 700 KVA | |
| 35 | No. of 4-W & 2-W Parking with 25% EV | 4-wheeler Provided – 586 nos.; 2-wheeler Provided – 250 nos. | |
| 36 | No. & capacity of Rain water harvesting tanks /Pits | RWH Tank – 115 cum and 136 cum | |
| 37 | Project Cost in (Cr.) | The estimated project cost is 600.09 Cr, out of which expansion cost works out to be 215.09 Cr. | |
| 38 | EMP Cost | Construction Phase- 36.2 Lakhs | |
| | | Operation Phase- 491 Lakhs (43 Lakhs – O/M) | |
| 39 | CER. Details with justification if any....as per MoEF&CC circular dated 01/05/2018 | Not applicable (as per MoEF&CC OM F. NO. 22-65/2017-IA.III dt. 30.09.2020) | |
| 40 | Details of Court Cases/litigations w.r.t. the project and project location, if any. | NA | |

The comparative statement showing project details as per earlier EC and proposed project details is as below:

| Description | Previous EC File no – SEAC- 2014/CR.45/TC-1 dated 9.12.2014 | Current Application | Remark |
|----------------------------------|--|------------------------|------------------------|
| Plot Area (m ²) | 17,007.60 | 17,007.60 | No Change |
| Total FSI Area (m ²) | 47,621.85 | 75,612.29 | Increased by 27,990.44 |
| Non FSI Area (Sq.m) | 28,941.64 | 40,070.72 | Increased by 11,129.08 |
| Total Construction | 76,563.49 | 1,15,683.01 | Increased by 39,119.52 |

| Description | Previous EC File no – SEAC- 2014/CR.45/TC-1 dated 9.12.2014 | Current Application | Remark |
|----------------------------|--|---|--|
| Area (Sq.m) | | | |
| Configuration & Height | Rehab Building 1 – Ground + 7 th Floors Sale Building (5 Wings) – 3 Basements + Ground + 14(Pt) floors Rehab Building 3 – Ground + 9 th Floors Rehab Building 4 – Ground + 9 th Floors Rehab Building 5 – Ground + 9 th Floors Rehab Building 6 – Ground + 9 th Floors Rehab Building 7 – Ground + 9 th Floor | Rehab Building 1 - Ground + 1st to 7th Floor Height – 27.85 m Rehab Building 2 (Wing A and B) - 3 Basements + Ground +1st to 16th upper floors Height – 50.55 m Sale Building (Wing A, B and C): 3 Basements + Ground +1st to 16th upper floor Height: 51.20m | Rehab Building 1 is constructed. (This building is proposed to be demolished, subject to obtaining necessary consent from the planning authority) Building structures and height of the structures have changed |
| Project Cost | 385 Cr | 600.09 Cr | Total Project Cost is 600.09 Cr, out of which cost for expansion works out to be 215.09 Cr. |
| Population | 4193 nos. | 4033 nos. | Decreased by 160 nos. |
| Parking details | 4W – 465 nos. | 4W – 586 nos. 2W – 250 nos. | 4-W parking increased 121 nos. 2-W parking now proposed |
| RG area | Total RG Area – 3521.18 Sq.m. RG on Ground – 3035.79 Sq.m RG on Basement Top – 485.39 Sq.m | Required RG – 1745.92 Sq.m Proposed RG – 1745.92 Sq.m RG proposed on Ground – 1745.92 Sq.m | Provided as per DC Regulations |
| Total water requirement | 563 KLD | 551.8 KLD | Decreased by 11.2 KLD |
| Total sewage generation | 525 KLD | 466.2 KLD | Decreased by 58.8 KLD |
| STP Capacity | 550 KLD | Rehab – 300 KLD Sale – 200 KLD | Now 2 nos of STP are proposed |
| STP Technology | MBBR | MBBR | No change |
| STP Location | Basement/Ground | Basement Rehab – 265 Sq.m, Sale – 173 Sq.m | - |
| Total | 2085 Kg/Day | 2390.5 Kg/Day | Increased by 305.5 Kg/Day |

| Description | Previous EC File no – SEAC- 2014/CR.45/TC-1 dated 9.12.2014 | Current Application | Remark |
|-------------------------|--|------------------------|--------|
| Quantity of Waste | | | |
| Treatment technology | Mechanical composting system (Eco Biocompack) | OWC | - |

3. The proposal has been considered by SEIAA in its 259th (Day-1) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable, clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following updated NOCs & remarks:
a) SWD NOC; b) SWM/ C & D NOC; c) Tree NOC; d) Nalla remarks.
3. PP to submit certified compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
4. PP to reduce discharge of treated water up to 35%; PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.
5. PP to deduct area of services or shift services proposed in RG area & submit revised RG area calculations of required & provided RG area with triangulation method; PP to submit undertaking that they have provided 100% RG on mother earth in proposed project as per latest order of Hon'ble NGT.

B. SEIAA Conditions-

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI – 53,788.02m², Non FSI- 26,659.16m², Total BUA- 80,447.18 m². (Plan approval No. SRA/ENG/650/KE/PL/LOI dated 20.7.2022)

General Conditions:

a) **Construction Phase :-**

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to

reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.

- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection

measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.

- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board

for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Pravin Darade
(Member Secretary, SEIAA)

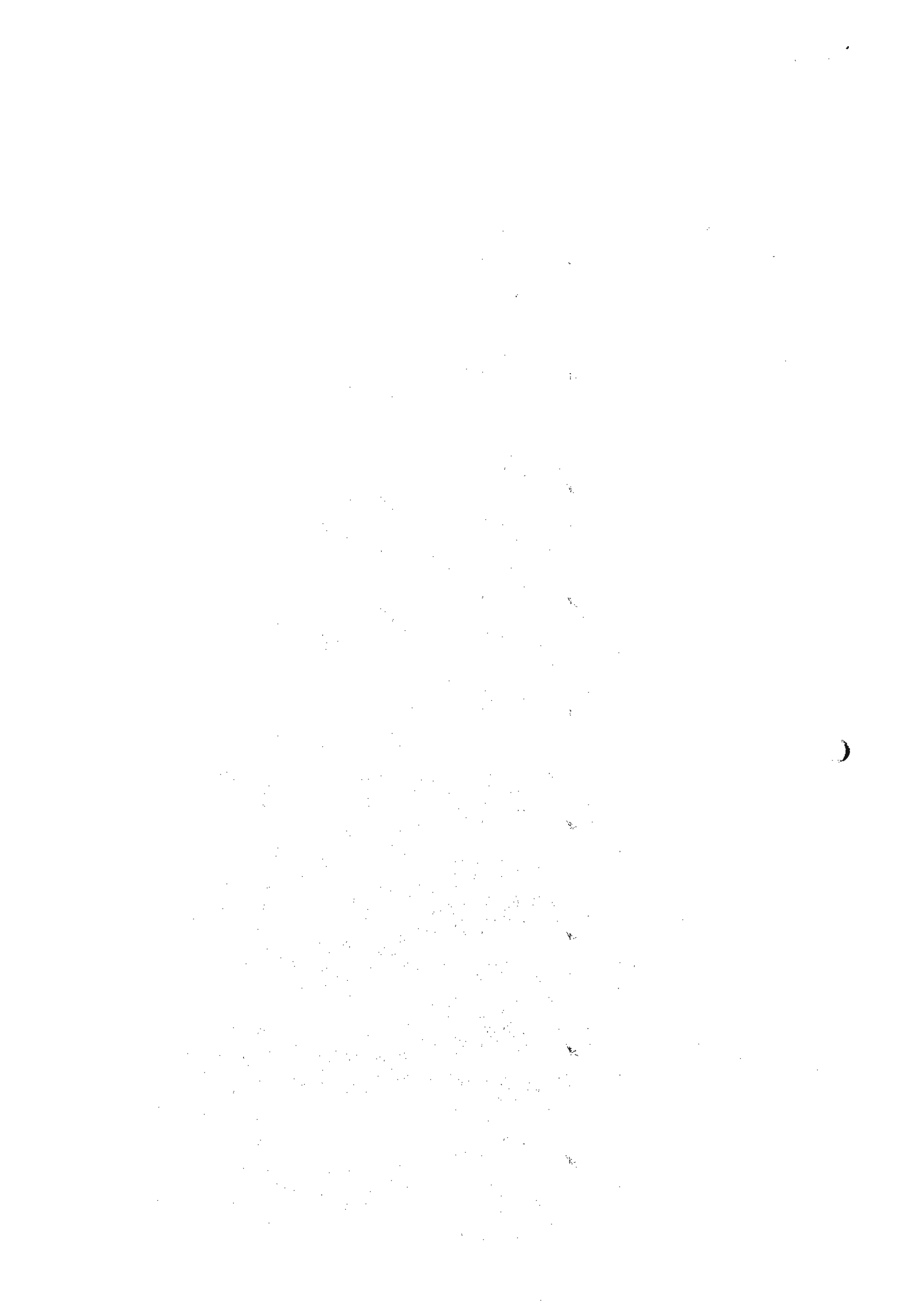
Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Mumbai Suburban.
6. Commissioner, Municipal Corporation of Greater Mumbai
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

Validity unknown

Digitally signed by Shri Pravin C. Darade, I.A.S.
Member Secretary

Date: 5/26/2023 4:48:49 PM



10

दुतगामी डाक / SPEED POST

भारतीय विमानपत्तन प्राधिकरण

पश्चिमी क्षेत्र मुख्यालय

No. BT-1/NOC/SNCR/WEST/B/062812/042

M/s Eversmile Construction Co. Pvt. Ltd.

D.B. House, Gen. A. K. Vaidya Marg,

Goregaon(East),

Mumbai - 400 063



AIRPORTS AUTHORITY OF INDIA

WESTERN REGION HQRS.
Date: 31.07.2018

Revised NOC
Valid Upto 17.06.2026

NO OBJECTION CERTIFICATE FOR HEIGHT CLEARANCE

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th September 2015 for Safe and Regular Aircraft Operations.
2. This office has no objection to the construction of the proposed structure as per the following details :-

| | |
|----------------------------------|--|
| NOC Case no | SNCR/WEST/B/062812/042 (MUM/13/33) |
| Applicant Name * | M/s Eversmile Construction Co. Pvt. Ltd. Mumbai |
| Type of Structure * | Building |
| Site Address * | Plot bearing C.T.S. No. 10, 10/1, 11, 11/1 to 3, 12, 13, 28, 29, 31, 32, 32/1 to 4, 33, 34, 35, 35/1 to 3, 36, 36/1 to 4, 38, 39, 39/1 to 7, 40, 41-A(Pt), 42, 42/1 to 2, 43, 43/1 of Village Bapnala, Sahara MSD, Sahara Airport Road, Andheri (East) Mumbai. |
| Site Plot Coordinates * | 19 06 20.271 N 072 52 10.027 E 19 06 24.842 N 072 52 13.211 E 19 06 21.616 N 072 52 9.083 E 19 06 23.125 N 072 52 15.341 E 19 06 25.487 N 072 52 11.013 E 19 06 19.600 N 072 52 13.660 E |
| Permissible Top Elevation (AMSL) | 64.58 Meter AMSL (Sixty Four Decimal Five Eight Meter AMSL) |

* Details as provided by the applicant:

3. This NOC is subject to the terms and conditions as given below :-
 - a. Permissible top elevation has been issued on the basis of Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules 1994"
 - b. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.
 - c. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and trees etc) Rules, 1994.
 - d. No radio / TV Antenna, lighting arresters, staircase, Mumtee, Overhead Water tank and attachment of fixtures of any kind shall project above the Permissible Top Elevation indicated in para 2 above.
 - e. Only use of oil fired or electric fired furnace is mandatory within 8 KM of the Aerodrome Reference point.
 - f. The certificate is valid for a period of 8 years from the date of its issue. If the construction of structure / chimney is not commenced within the period, a fresh 'NOC' from the Designated Officer of Airports Authority of India shall be obtained. However, if construction work has commenced, onetime revalidation request, for a period not exceeding 8 years from the date of issue of NOC in respect of building/structure and for a period not exceeding 12 years from the date of issue of NOC in respect of chimney, may be considered by AAI. The date of completion of the structure should be intimated to this office.

Contd...2/-

मिडिल प्रिजास्त्र
31.7.2018

सुभाष महाप्रबन्धक (ए.टी.एस.-अवकाश), पश्चिमी-पूर
J. General Manager (ATM NOC), Western Region
पश्चिमी विमानपत्तन प्राधिकरण: 17, आर.ए.ए. रोड, मुंबई
मुंबई / Mumbai - 400 033

क्षेत्रीय कार्यपालक निदेशक का कार्यालय, पारसीवाडा के सामने, सहार रोड, विलेपार्ले (पूर्व), मुंबई - 400 099.
Office of The Regional Executive Director, Opp. Parsiwada, Sahar Road, Vile Parle (E), Mumbai - 400 099.

ए.टी.एस. कॉम्प्लेक्स, सहार कार्गो के पास, सुतार पखाडी रोड, सहार, मुंबई - 400 099.
ATS Complex, Near Sahar Cargo, Sutar Pakadi Road, Sahar, Mumbai - 400 099.

☎ 91-22-29217400
☎ 91-22-26819300

No. BT-1/NOC/SNCR/WEST/B/062812/042

Date: 31.07.2018

- g. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.
- h. The applicant will not complain / claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.
- i. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part 1 Section 4, available on DGCA India website : www.dgca.nic.in.
- j. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose / claim whatsoever, including ownership of land etc.
- k. This NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defence, if the site lies within jurisdiction.
- l. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.
- m. In case of any dispute w.r.t. site elevation and/or AGL height, top elevation in AMSL shall prevail.
1. This authorization is issued as per the approval of the Appellate Committee of Ministry of Civil Aviation on 22.05.2018
2. The height being authorized vide this letter is restricted to the Plot coordinates mentioned above.
3. The height has been cleared through Aeronautical Study and therefore it shall not give shielding benefit to any other structures.
4. The mitigation measures as mentioned under sub para (A, (b) & (c) shall be adopted to fulfil the requirements of :-
- i) A pilot's need to be made aware of potentially hazardous condition; and
 - (ii) The responsibility of the State to publish deviations from standards that would otherwise be assumed under licensing status
- a) The Airport Operator should publish the obstacle, to fulfil the above requirement, before its penetration of the Obstacle Limitation Surface. It is the responsibility of the applicant/owner to notify the Airport Operator, i.e., MIAL at CSI Airport accordingly.
 - b) The day marking and night lighting shall be provided by the applicant/owner as per the guidelines specified in DGCA Civil Aviation Requirement Series B Part-1 Section 4, in co-ordination with and to the satisfaction of the Airport Operator/Airport Director.
- (c) Any temporary structure such as crane, being used for the purpose of construction, should not exceed the permissible top elevation without the written permission of the Airport Operator/Airport Director.

31.7.2018

संयुक्त प्रशासक (एटी.एन.-अनॉन्स), पौवने क्षेत्र
Jt. General Manager (ATM-NOC), Western Region
प्रादेशिक विमानचलापन विभाग : अहमदाबाद, गुजरात
मुंबई / Mumbai - 400 008

No. BT-1/NOC/ SNCR/WEST/B/062812/042

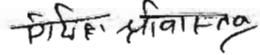
Date: 31.07.2018

n. This NOC issued as per AAI-CHQ. New Delhi letter no.CHQ file AAI/20012/113/2016-ARI (NOC) dated 18.06.2018.

o. This NOC supersedes NOC Letter dated 20.06.2013 issued on behalf of GM (Aero) WR

Your's faithfully,

For Chairman NOC Committee
Region Name : WEST
Address : General Manager,
Airports Authority of India
Regional Head Quarter, Western Region
Opp. Parsiwada, Sahar Road,
Vile Parle (E), Mumbai
Email ID : gmatmwr@nai.aero
Contact No. 022-29217562

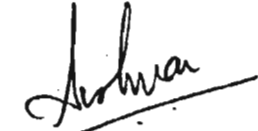


31-7-2018

संयुक्त प्रशासक (ए.टी.एम. - अटम), पश्चिमी क्षेत्र
Jt. General Manager (ATM - West) Region
पश्चिमी विमानतट प्रशासन (ए.टी.एम. - अटम) अहमदाबाद
मुंबई / Mumbai - 400 099

Copy to

1. The Executive Director(ATM),AAI,Rajiv Gandhi Bhavan, Safdarjung Airport, New Delhi - 110 003.
2. Asstt. Engineer (Survey) (WS) H&K Ward, Municipal Office Blug, 1st floor, R.K. Patkar Road, Bandra (West), Mumbai - 400 050.
3. The President, Mumbai International Airport Pvt. Ltd. 1st Floor, Terminal 1-B, CSI Airport, Santacruz, Mumbai 400099.
4. The Jt. General Manager (Vigilance),WR.
5. Guard File.

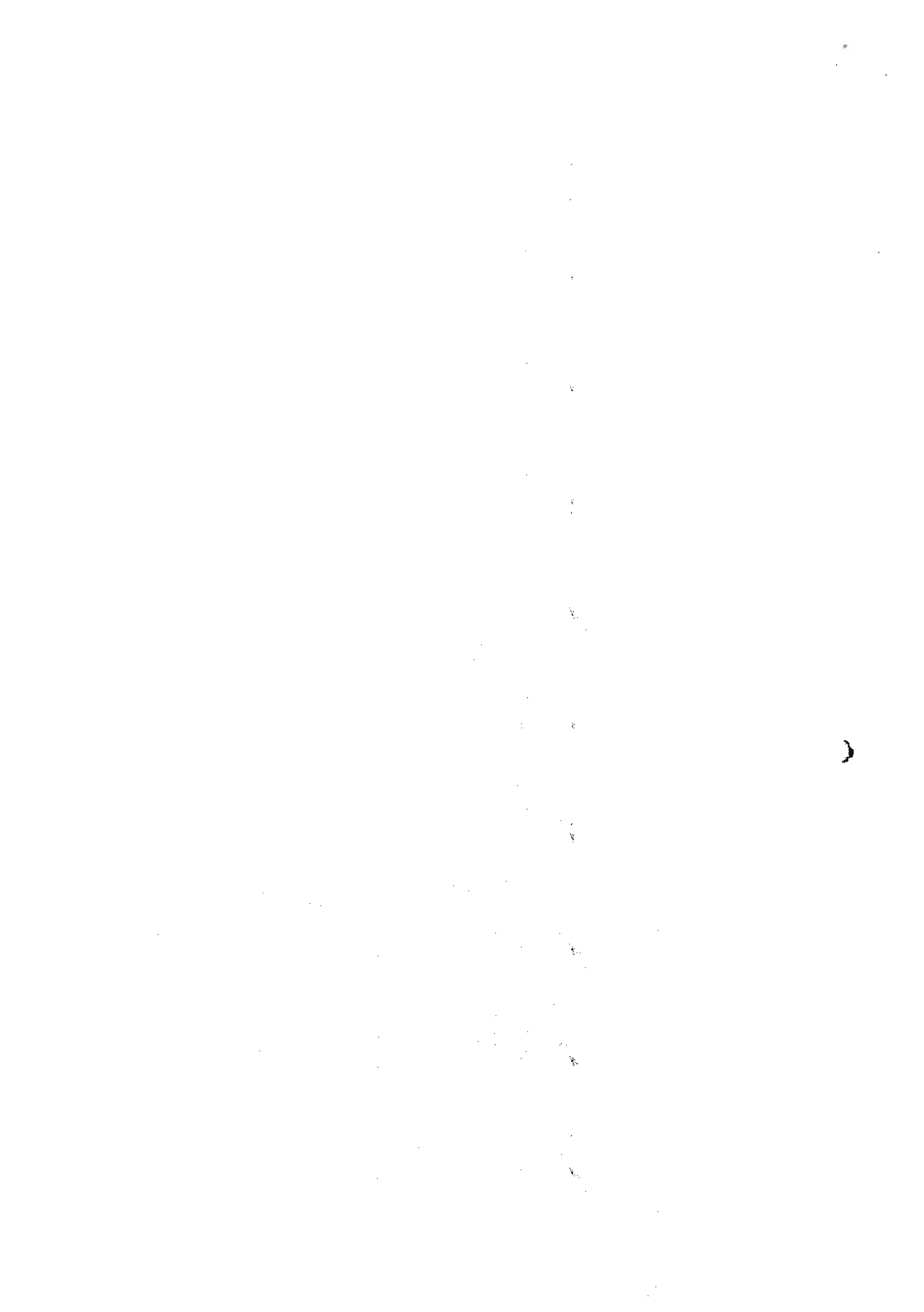


Prepared by

Sushma R. Jadhav.
SR. Suptd (SG)

Verified by

P.K. Sinha
AGM (ATM - NOC)





**KHAITAN
& CO**

Advocates since 1911

Mumbai
One Indiabulls Centre
15th Floor, Tower 1
841 Senapati Bapat Marg
Mumbai 400 013, India

T +91 22 6636 5000
F +91 22 6636 5050
E mumbai@khaitanco.com

5 October 2015

To
SICOM Limited
Solitaire Corporate Park
Building No 4, 6th Floor,
Andheri - Ghatkopar Link Road
Chakala, Andheri (East)
Mumbai 400093

KIND ATTN: MR JAYANT UDAR

Dear Sir

Re: Land admeasuring 16,994 square meters bearing City Survey Nos 10, 10/1, 11, 11/1 to 3, 12, 13, 28, 29, 31, 32, 32/1 to 4, 33, 34, 35, 35/1 to 3, 36, 36/1 to 4, 37, 37/1, 38, 39, 39/1 to 7, 40, 41A, 41B/1/1, 41B/1/2, 42, 42/1 to 2, 43, 43/1, 44 and 45 lying, being and situate at Village Bapnala, Andheri (East), in the Registration District of Mumbai ("the said Land")

We have been instructed by you to provide you our report (hereinafter referred to as "this Report") in respect of the rights of Eversmile Construction Company Private Limited a private limited company incorporated deemed existing under the provisions of the Companies Act, 2013 and having its registered office at Conwood House, Yashodham, Gen A K Vaidya Marg, Goregaon (East), Mumbai 400063 (hereinafter referred to as "Eversmile") to develop the said Land under the provisions of Regulation 33 (10) of the Development Control Regulations of Greater Mumbai, 1991.

1. **STEPS TAKEN FOR PREPARING THIS REPORT**

For the purpose of preparing this Report, we have taken the following steps:

- 1.1 Perused photo copies of the documents and papers provided to us, the details of which are annexed hereto and marked as Annexure "A".
- 1.2 Caused search to be conducted in the records of the concerned Sub-Registrar of Assurances in Mumbai for the past 40 years, i.e. from 1975 to 2015 in respect to the said Land through Mr Vinod Sawant, Search Clerk, who has submitted his search report dated 24 June 2015 (hereinafter referred to as the "said Search Report"). The original of the said Search Report is annexed hereto and marked as Annexure "B".
- 1.3 Caused search to be conducted in the records of the Registrar of Corporate Affairs pertaining to the members of the said Joint Venture namely Eversmile Construction Company Private Limited, D B Realty Limited and Konark Conwell LLP through V Singhi & Associates, Company Secretaries, and have relied on their search report dated 29 June 2015 based on an online search on the website of the office of the Registrar of Corporate Affairs (hereinafter referred to as the "said ROC Report"). The original of the said ROC Report is annexed hereto and marked as Annexure "C".

1175

| | | | | |
|-----------|--|---------------------|---------------------|----------------------------|
| Kolkata | Emerald House, 18 Old Post Office Street, Kolkata 700 001, India | T +91 33 2248 7000 | F +91 33 2248 7656 | E: kolkata@khaitanco.com |
| New Delhi | 1105 Ashoka Estate, 24 Barakhamba Road, New Delhi 110 001, India | T. +91 11 4151 5454 | F. +91 11 4151 5318 | E: delhi@khaitanco.com |
| Bengaluru | 5 th Floor, 7/1 Uisoor Road, Bengaluru (Bangalore) 560 042, India | T +91 80 4339 7000 | F +91 80 2559 7452 | E: bengaluru@khaitanco.com |



- 1.4 Raised general requisitions dated 23 March 2015 on the said Joint Venture (hereinafter referred to as the "said Requisitions") and further special requisitions from time to time. A copy of the aforesaid general requisitions raised along with the answers thereof is annexed hereto and marked as Annexure "D".
- 1.5 Caused public notices to be published in English and Marathi newspapers i.e. Free Press Journal, Mumbai Edition on 11 June 2015 and Navshakti Times, Mumbai Edition on 12 June 2015. The original public notices published in the aforesaid newspapers are annexed hereto and collectively marked as Annexure "E".
- 1.6 Relied on the Declaration dated 27 August 2015 executed by Eversmile and Declaration dated 1 September 2015 executed by the ECC DB Joint Venture.
- 1.7 Inspected the original title documents pertaining to the said Land as stated in paragraph 13 hereinbelow.

2. **FLOW OF TITLE OF THE SAID LAND**

- 2.1 It appears that A.H. Wadia Charity Trust was the owner of various parcels of land situated at Village Sahar and Bapnala, Andheri (East) ("Wadia Trust Land").
- 2.2 Kapadia Development Co-operative Housing Society Limited ("Kapadia Society") claimed ownership by way of adverse possession to the following lands admeasuring in aggregate 85,446.10 square meters forming part of Wadia Trust Land ("Kapadia Land"):

| Survey Nos | Area |
|-------------------------------|--|
| Survey No 5 | 2,833 square meters as per 7/12 extract (as per the below agreement and 7/12 extract) |
| Survey No 6 Hissa No 1 (part) | Areas not known as 7/12 extract is not provided to us. |
| Survey No 6 Hissa No 3 (part) | Areas not known as 7/12 extract is not provided to us. |
| Survey No 12 (part) | 37,806 square meters (as per below agreement) and 30,873 square meters (as per the two 7/12 extract provided to us), |
| Survey No 13 | 3,440 square meters as per 7/12 extract, |
| Survey No 14 | 19,728 square meters as per 7/12 extract |
| Survey No 98 (part) | 21,853.10 square meters as per 7/12 extract |



- 2.3 It appears that by and under a Letter Agreement dated 25 July 1981 addressed by A. H. Wadia Charity Trust to Century Builders, A.H. Wadia Charity Trust had agreed to sell the Wadia Trust Land to Century Builders subject to the rights of Kapadia Society by adverse possession to the Kapadia Land for the consideration and on the terms and conditions as stated therein.
- 2.4 Thereafter, by and under an unregistered Agreement for Sale cum Development Agreement dated 26 August 1986 executed between Kapadia Society (therein referred to as the Society of the First Part), Messer Century Builders (therein referred to as the Builders of the Second Part) and Veena Estate Private Limited (therein referred to as the Developers of the Third Part), Kapadia Society with the confirmation and concurrence of Century Builders granted in favour of Veena Estate Private Limited development rights in respect of the Kapadia Land in consideration of Veena Estate Private Limited *inter-alia* (i) constructing and handing over to the members of the Kapadia Society 50 Flats admeasuring 500 square feet each and (ii) paying a sum of Rs 5,00,00,000 (Rupees Five Crore) to Century Builders in the manner as stated therein and on the terms and conditions as stated therein. The aforesaid unregistered Agreement dated 26 August 1986 *inter-alia* states that Veena Estate Private Limited shall be entitled to assign the benefits of that agreement to any person or party and for that purpose it will not be necessary for Veena Estate Private Limited to obtain previous consent either from Kapadia Society or Century Builders. The agreement further states that neither Kapadia Society nor Century Builders shall be entitled to terminate the agreement.
- 2.5 By and under a Consent Decree dated 22 December 1994 passed by the Hon'ble High Court of Judicature at Bombay in Suit No 1170 of 1993 filed by Kapadia Society against Mary C P Wadia who seems to be the trustee of A.H. Wadia Charity Trust and others and registered at the office of the Sub-Registrar Assurances at Bombay under Serial No 4656 of 1995, the Hon'ble High Court of Judicature at Bombay *inter-alia* recorded that Kapadia Society (Plaintiff's therein) are owners of the Kapadia Land by adverse possession and are in possession of the Kapadia Land. Century Builders is also a party to the aforesaid Consent Decree and it has also confirmed the ownership of Kapadia Society to the Kapadia Land along with certain other lands. On perusal of the consent decree it appears that Kapadia Society had filed the aforesaid suit to declare itself as owners and for perpetual injunction against the A.H. Wadia Trust and the defendants therein from dealing with the Kapadia Land.
- 2.6 By and under an unregistered Supplemental Agreement dated 27 August 2004 executed between Kapadia Society (therein referred to as the Society of the First Part), Messer Century Builders (therein referred to as the Builders of the Second Part) and Veena Estate Private Limited (therein referred to as the Developers of the Third Part), the parties to the aforesaid agreement amended the consideration clause by stating that Veena Estate Private Limited would only be liable to provide 2 residential flats admeasuring 900 square feet each to 2 of the members of Kapadia Society and allot commercial premises admeasuring 4,247 square feet in favour of 8 members of Kapadia Society in common in the project known as Ascot Centre under construction on Kapadia Land instead of 50 flats admeasuring 500 square feet each subject to the terms and conditions as stated therein.



- 2.7 It appears that although city survey of Kapadia Land was undertaken and the survey numbers comprised in the Kapadia Land were allotted CTS Nos, but the aforesaid agreements and consent decree continued to describe the Kapadia Land only by way of survey numbers instead of CTS Numbers. We have reviewed the Kami Jasta Patrak ("KJP") provided by Eversmile and it appears that following CTS Numbers were allotted to the survey numbers comprised in the Kapadia Land:

| Survey Nos | Corresponding CTS Nos (prior to sub-division of the CTS Nos) as per the aforesaid Agreement dated 26 August 1986 and as per the KJP provided to us |
|-------------------------------|---|
| Survey No 5 | CTS Nos 28, CTS Nos 29, CTS Nos 30, CTS Nos 31 and CTS Nos 32 (part) |
| Survey No 6 Hissa No 1 (part) | CTS Nos 36 (part), CTS Nos 37 (part), CTS Nos 38 CTS Nos 39 (part) and CTS No 40 |
| Survey No 6 Hissa No 3 (part) | CTS Nos not known as we have not been provided with a copy of the relevant KJP. |
| Survey No 12 (part) | CTS Nos 10 (part), CTS Nos 11 (part), CTS Nos 12, CTS Nos 13, CTS No 33 CTS No 34 CTS No 35 (part) CTS No 36 (part) CTS No 39 (part) CTS Nos 41, CTS Nos 42 (part), CTS Nos 43 (part), CTS Nos 44 and CTS Nos 45 |
| Survey No 13 | CTS No 46 (part) |
| Survey No 14 | CTS No 47 (part) |
| Survey No 98 (part) | CTS No 145 (part) |



- 2.8 Upon perusal of the Property Register Card, it appears that some of the aforesaid CTS Nos comprised in Kapadia Land were sub-divided.
- 2.9 A portion of the Kapadia Land admeasuring 12,431.80 square meters bearing C.T.S Nos 10, 10/1, 11, 11/1 to 3, 12, 13, 28, 29, 30, 31, 32, 32/1 to 4, 33, 34, 35, 35/1 to 3, 36, 36/1 to 4, 37, 37/1, 38, 39, 39/1 to 7, 40 and 41 lying, being and situate at Village Sahar and Bapnala ("Notified Slum Land") was encroached by slums and the same was declared a slum vide notification dated 27 October 1977 bearing Reference No DC.ENC/A/41-BAPNALA under the provisions of Section 4 (1) of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment Act), 1971.
- 2.10 We note that in the year 1977 land bearing CTS No 41 admeasuring 8,398 square meters was a part of the aforesaid slum declaration. On perusal of the entries recorded on the Property Register Card of land bearing CTS No 41A, we understand that pursuant to amalgamation and sub-divisions area comprised in land bearing CTS Nos 46 and 47 were added in land bearing CTS No 41, after which the area of land bearing CTS No 41 became 59,586.20 square meters. Thereafter, CTS No 41 was sub-divided into CTS Nos 41A admeasuring 10,625.70 square meters and CTS Nos 41B to 41E collectively admeasuring 48,960.50 square meters. These facts were recorded on the PR Card of CTS No. 41A on 24 December 1997. Further, on perusal of the remarks made on the Property Register Card of CTS No 41B/1/1 we understand that pursuant to amalgamation and sub-division CTS No 41B was further sub-divided into CTS No 41B/1 and 41B/2 and that area of land bearing CTS No 41B/2 admeasuring 1,875.10 square meters was added to CTS No 41B/1. Further, the said entry records that subsequently CTS No 41B/1 was further sub-divided into CTS No 41B/1/1 admeasuring 273 square meters and CTS No 41B/1/2 admeasuring 1,973.50 square meters. These facts were recorded on the PR Card of CTS No. 41B/1/1 on 5 February 2007.
- 2.11 By and under an order dated 9 January 2003 passed by the Hon'ble High Court of Judicature at Bombay in Company Petition No 805 of 2002 in Company Application No 198 of 2002, the Hon'ble High Court of Judicature at Bombay accorded its consent for a scheme of arrangement embodied in the Scheme of Amalgamation *inter-alia* between Veena Estate Private Limited with Eversmile Construction Company Private Limited on the terms and conditions as stated therein. The aforesaid order further records that the entire business and undertaking of Veena Estate Private Limited including its properties and assets both moveable and immovable, tangible and intangible of whatsoever nature and wheresoever situate such as land, buildings, factories, premises, installations, constructions, plants & machineries, industrial and intellectual properties, trading, rights etc without any further act or deed stand transferred to and vest in Eversmile Construction Company Private Limited pursuant to the provisions of Section 394 of the Companies Act, 1956.
- 2.12 Thereafter by and under an Agreement dated 25 May 2005 executed between Kapadia Society (therein referred to as the Society of One Part) and Eversmile Construction Company Private Limited (therein referred to as the Developers of the Other Part) and registered at the office of the Sub-Registrar of Assurances at Mumbai under Serial No 5321 of 2005, the Society therein confirmed the grant of the development rights in favour of Eversmile in respect of Notified Land (excluding CTS No 38 admeasuring 366.90 square meters and CTS



No 40 admeasuring 344.60 square meters, CTS No 41B/1/1 admeasuring 273 square meters and CTS No 41B/1/2 admeasuring 1,973.50 square meters (CTS 41B/1/1 and CTS 41B/1/2 earlier being a part of CTS No 41)) along with land bearing CTS Nos 41A (part), 42, 42/1 and 2, 43 and 43/1 collectively admeasuring 10,344.92 square meters for the consideration and on the terms and conditions as stated therein. The aforesaid Agreement dated 25 May 2005 states that the same has to be read in conjunction with the understanding arrived between the parties in 1986 and the understanding and agreement between the parties arrived in 1986 and in March 2005 is valid and subsisting. This Agreement records that all obligations of Eversmile under the earlier agreement have been complied with by Eversmile. Eversmile has informed and declared to us that the area of land bearing CTS No 41A (part) development rights of which were confirmed in the aforesaid Agreement dated 25 May 2005 is 6,828.52 square meters.

- 2.13 By and under a Joint Venture Agreement dated 7 March 2007 executed between Eversmile Construction Company Private Limited (therein referred to as Eversmile of the One Part) and DB Realty Limited (therein referred to as DB of the Other Part) Eversmile and DB constituted ECC-DB Joint Venture as an association of persons for jointly developing land admeasuring 15,140 square meters, subject to increase based on the actual consents, forming part of the said Land (as defined in paragraph 4.1 hereinbelow) in pursuance of the said LOI. Eversmile and DB Realty Limited are entitled to 25:75 % of the profit and losses of the ECC-DB Joint Venture. The aforesaid Joint Venture Agreement requires one director of DB Realty Limited and one director of Eversmile to execute mortgage deeds, if and when required. As per the aforesaid Joint Venture Agreement, Eversmile is responsible to obtain approvals and consents for development of the project on land admeasuring 15,140 square meters forming part of the said Land and DB Realty Limited is responsible to carry out and complete the development of the project as per the approvals and also arrange for requisite funding in the joint venture for the project either by itself or through borrowings in the name of ECC-DB Joint Venture. The overall control, management and charge of the ECC-DB Joint Venture has been vested with DB Realty Limited. The sale activity of the tenements are to be organized by DB Realty Limited in the name of the ECC-DB Joint Venture. We observe that land bearing CTS 37 and 39 were not included in the Schedule of the aforesaid Joint Venture Agreement for which joint development rights were granted in favour of DB Realty. Further we observe that land bearing Old CTS No 41/B/2 admeasuring 1,875.50 square meters corresponding to CTS No 41B/1/2 admeasuring 1,973.50 square meters was not included in the second schedule of the aforesaid joint venture agreement.

- 2.14 Thereafter, by and under a Deed of Conveyance dated 2 July 2010 executed between Kapadia Society (therein referred to as the Society of the One Part) and Eversmile Construction Company Private Limited (therein referred to as the Purchasers of the Other Part) and registered at the office of the Sub-Registrar of Assurances at Mumbai under Serial No 8034 of 2010, Kapadia Society sold, assigned, conveyed and transferred unto Eversmile following portions of the Kapadia Land collectively admeasuring 9881.68 square meters (not forming part of the Notified Land, excepting CTS No 38 admeasuring 336.90 square meters):

- (i) C.T.S Nos 38 admeasuring 336.90 square meters,
- (ii) CTS No 40 admeasuring 244.60 square meters,

6/25



- (iii) CTS No 41A (part) admeasuring 3,797.18 square meters,
- (iv) CTS No 41B/1/1 admeasuring 273 square meters,
- (v) CTS No 41B/1/2 admeasuring 1,973.50 square meters,
- (vi) CTS No 44 admeasuring 28.20 square meters,
- (vii) CTS No 45 admeasuring 17 square meters and
- (viii) CTS No 145B/10/2 admeasuring 3,211.30 square meters

for the consideration paid by the Purchasers therein under the Agreement dated 26 August 1986 as stated in paragraph 2.4 hereinabove and as modified by and under the Supplemental Agreement dated 27 August 2004 stated in paragraph 2.6 hereinabove (provide 2 residential flats admeasuring 900 square feet each to 2 of the members of Kapadia Society and allot commercial premises admeasuring 4,247 square feet in favour of 8 members of Kapadia Society in common in the project known as Ascot Centre) and on the terms and conditions as stated therein. In the aforesaid Deed of Conveyance Eversmile is entitled to deal with and dispose of the benefits that may accrue out of rehabilitation of the Slum Dwellers and/or from the development of the aforesaid land and to receive and appropriate the consideration thereof including sale component buildings. The portion of CTS No 41A (part) admeasuring 6,828.52 square meters covered under the Agreement dated 25 May 2005 is the balance portion of CTS 41A arrived at after deducting the area of 3,797.18 square meters covered under the aforesaid Deed of Conveyance dated 2 July 2010.

- 2.15 Although CTS No 145/B/10 admeasuring 3,211.30 square meters has been purchased by Eversmile under the aforesaid deed of conveyance but since the scope of this report is to verify and comment on the title of the said Land (as defined hereinbelow), we are not commenting on the title of CTS No 145/B/10 under this report. Further Eversmile has informed us that land bearing CTS No 38 admeasuring 336.90 square meters and CTS No 40 admeasuring 244.60 square meters are being used to construct the Rehab Component (as defined hereinbelow) and is not proposed to be mortgaged in your favour. The Land referred to in paragraph 2.14 hereinabove, except CTS No 145/B/10 admeasuring 3,211.30 square meters, CTS 38 admeasuring 336.90 square meters and CTS 40 admeasuring 244.60 square meters is hereinafter and hereinbefore referred to as "Eversmile Land" Eversmile Land admeasures 6,088.88 square meters.
- 2.16 By and under a Deed of Admission dated 26 May 2012 executed between Eversmile Construction Company Private Limited (therein referred to as Party of the First Part), DB Realty Limited (therein referred to as the Party of the Second Part) and Konark Developers, a partnership firm (therein referred to as Incoming Member of the Third Part), Konark Developers was inducted as a member of the association of person known as ECC-DB Joint Venture on the terms and conditions as stated therein. The profit and loss sharing ratio in the association of person under the aforesaid Deed of Admission has been changed to Eversmile -1%, DB Realty Limited – 75% and Konark -24% with effect from April 2012. As per



the aforesaid Deed of Admission, all obligation of DB Realty Limited as stated the aforesaid Joint Venture Agreement shall be jointly carried out by Konark Developers along with DB Realty Limited. Konark Developers has been vide Certificate of Registration on Conversion dated 3 February 2014 converted to a limited liability partnership under the provisions of Limited Liability Partnership Act, 2008 and is now known as Konark Conwell LLP and it presently comprises of Shonit Dalmia, Rakadevi Dalmia, Shikha Dalmia and Amitabh Kejriwal, as its partners having its office at Mittal Estate Building No 7, Andheri Kurla Road, Andheri (East), Mumbai 400059.

- 2.17 Thereafter, by and under an Agreement dated 12 March 2014 executed by Eversmile, DB Realty Limited and Konark Developers, it was *inter-alia* agreed between the members of the ECC-DB Joint Venture that land admeasuring 1,875.50 square meters bearing C/S No 41/B/2 be included in the second schedule of the aforesaid Joint Venture Agreement and ECC-DB Joint Venture shall be entitled to develop the same together with the land mentioned in the aforesaid Joint Venture Agreement.
- 2.18 By and under an Agreement dated 31 July 2015 executed by Eversmile, DB Realty Limited and Konark Developers, the members of the ECC-DB Joint Venture rectified the second schedule of the aforesaid Joint Venture Agreement to include land bearing CTS 37 admeasuring 33.70 square meters and 39 admeasuring 15.10 square meters in the second schedule thereof.

3. SLUM DWELLERS CONSENT / UNDERTAKING & ANNEXURE II

- 3.1 By and under an Undertaking / Consent dated 28 January 2002 executed by the Managing Committee / Promoters / Members of the New Technical Co-operative Housing Society (SRA) (proposed) as listed therein, the Managing Committee / Promoters / Members of the New Technical Co-operative Housing Society (SRA) (proposed) as listed therein *inter-alia* accorded their consent in favour of Veena Estate Private Limited for development of the said Land (as defined in paragraph 4.1 hereinbelow).
- 3.2 By and under an Undertaking / Consent dated 20 February 2002 executed by the Managing Committee / Promoters / Members of Old Technical Co-operative Housing Society (SRA) (Proposed) as listed therein, the Managing Committee / Promoters / Members of the Old Technical Co-operative Housing Society (SRA) (proposed) as listed therein *inter-alia* accorded their consent in favour of Veena Estate Private Limited for development of the said Land (as defined in paragraph 4.1 hereinbelow).
- 3.3 By and under an Undertaking / Consent dated 19 April 2005 executed by the Managing Committee / Promoters / Members of Emmanuel Lelewadi (SRA) Co-operative Housing Society (Proposed) as listed therein, the Managing Committee / Promoters / Members of the Emmanuel Lelewadi (SRA) Co-operative Housing Society (Proposed) as listed therein *inter-alia* accorded their consent in favour of Veena Estate Private Limited for development of the said Land (as defined in paragraph 4.1 hereinbelow).
- 3.4 We understand from Eversmile that Old Technical Co-operative Housing Society (SRA) (Proposed) has amalgamated with New Technical Co-operative Housing Society (SRA)



(Proposed) and therefore, one Society by the name of New Technical Co-operative Housing Society (SRA) (Proposed) is formed however, we have not been provided with any documents in this regard.

- 3.5. By and under its letter dated 24 January 2003 addressed by Additional Collector to the Slum Rehabilitation Authority, the Additional Collector certified a list of occupants situated on the said Land comprised in the Old Technical SRA Co-operative Housing Society Limited (Proposed) and New Technical SRA Co-operative Housing Society Limited. On perusal of aforesaid Letter dated 24 January 2003 addressed by Additional Collector it appears that the Old Technical Co-operative Housing Society (SRA) (Proposed) and the New Technical Co-operative Housing Society (SRA) (Proposed) consists of 429 tenants.
- 3.6 On perusal of the Undertaking / Consent dated 28 January 2002 and 20 February 2002, we understand that Veena Estate Private Limited has obtained more than 70% consent of the tenants of Old Technical Co-operative Housing Society (SRA) (Proposed) and the New Technical Co-operative Housing Society (SRA) (Proposed) as listed therein. Eversmile has informed us that all the tenants who have given their consent are all eligible tenants and they comprise of more than 70% tenants.
- 3.7 By and under its letter dated 4 September 2008 addressed by the Additional Collector to the Slum Rehabilitation Authority, the Additional Collector certified a list of occupants situated on the said Land comprised in Emmanuel Lelewadi (SRA) Co-operative Housing Society (Proposed). On perusal of the aforesaid letter dated 4 September 2008 addressed by the Additional Collector we understand that Emmanuel Lelewadi (SRA) Co-operative Housing Society (Proposed) consists of 78 tenants out of which 28 tenants are eligible from which 20 tenants have given their consent for redevelopment.
- 3.8 On perusal of the Undertaking / Consent dated 19 April 2005 we understand that Veena Estate Private Limited has obtained more than 70% consent of the tenants of Emmanuel Lelewadi (SRA) Co-operative Housing Society (Proposed) as listed therein. Eversmile has informed us that all the tenants who have given their consent are all eligible tenants and they comprise of more than 70% tenants.

4. LETTER OF INTENT AND APPROVALS

- 4.1 By and under its letter dated 13 March 2012 bearing Reference No SRA/ENG/680/KE/PL/LOI issued by the Slum Rehabilitation Authority ("LOI") in favour of Eversmile Construction Company Private Limited, New Technical Co-operative Housing Society (SRA) (proposed) and Emmanuel Lelewadi (SRA) Co-operative Housing Society (Proposed), the Slum Rehabilitation Authority sanctioned a slum scheme in respect of land collectively admeasuring 16,994 square meters ("the said Land") on the terms and conditions as stated therein:

- (i) A portion of the Notified Slum Land admeasuring 4,012.60 square meters bearing C.T.S Nos 10, 10/1, 11, 11/1 to 3, 12, 13, 28, 29, 31, 32, 32/1 to 4, 33, 34, 35, 35/1 to 3, 36, 36/1 to 4, 37, 37/1, 38, 39, 39/1 to 7 and 40;
- (ii) the Eversmile Land; and



- (iii) Land bearing CTS No 42 admeasuring 12.70 square meters, CTS No 42/1 admeasuring 12.10 square meters, CTS No 42/2 admeasuring 9.70 square meters, CTS No 43 admeasuring 17.20 square meters, CTS No 43/1 admeasuring 12.90 square meters and CTS No 41A (part) admeasuring 6,827.82 square meters collectively admeasuring 6,892.42 square meters.

We have been informed by Eversmile and Eversmile has also declared to us that the CTS No 41A (part) recorded in the LOI pertains to the CTS No 41A (part) which was dealt with under the Development Agreement dated 25 May 2005 executed by Kapadia Society in favour of Eversmile and the area thereof is 6,828.52 square meters and the balance portion of CTS 41A (part) admeasuring 3,797.18 square meters was purchased by Eversmile under the aforesaid Deed of Conveyance.

- 4.2 Thereafter, by and under a letter dated 14 October 2013 bearing Reference No SRA/ENG/680/KE/PL/LOI ("Revised LOI") issued by the Slum Rehabilitation Authority in favour of Eversmile Construction Company Private Limited, the Slum Rehabilitation Authority revised the aforesaid letter of intent in the manner as stated therein. The aforesaid revised letter of intent dated 14 October 2013 permits Eversmile to construct 21,470.78 square meters rehabilitation component ("Rehab Built Up Area") and 21,470.78 square meters sale component ("Sale Built Up Area").
- 4.3 We have been informed by Eversmile that the Sale Built Up Area is proposed to be developed only on the Eversmile Land admeasuring 6,088.88 square meters and the balance portion of the said Land admeasuring 10,905.12 square meters is being used for constructing the Rehab Built Up Area and the Recreation Ground ("Rehab Land").
- 4.4 The Rehab Built Up Area and the Rehab Land is hereinafter referred to as the "Rehab Component". The Sale Built Up Area and the Eversmile Land is hereinafter referred to as the "Sale Component". The Rehab Land and the Sale Component is separated by a Nalla running through the said Land.
- 4.5 Eversmile has informed and declared to us that the following lands have not been declared slum under the provisions of the Maharashtra Slum Area (Improvement, Clearance and Redevelopment) Act, 1971 ("Slum Act"): land bearing CTS No 41B/1 admeasuring 273 square meters, CTS No 41B/2 admeasuring 1973.50 square meters, CTS No 42 admeasuring 12.70 square meters, CTS No 42/1 admeasuring 12.10 square meters, CTS No 42/2 admeasuring 9.70 square meters, CTS No 43 admeasuring 17 square meters, CTS No 43/1 admeasuring 12.90 square meters, CTS No 44 admeasuring 28.20 square meters, CTS No 45 admeasuring 17 square meters and CTS No 41A (part) admeasuring 3,157.06 square meters collectively aggregating to 5,513 square meters. The aforesaid lands are referred to in the LOI as non-slum land.
- 4.6 By and under its letter dated 4 January 2013 bearing Reference No SRA/ENG/294/KE/PL/LAY addressed by the Slum Rehabilitation Authority, the Slum Rehabilitation Authority approved the plans submitted in respect of the said Land subject to the terms and conditions as stated therein including the terms and conditions stated in document bearing Registration No. BDR9-9746 of 2012 dated 29 November 2012.



5. DP REMARK

- 5.1 The Development Plan Remark dated 30 March 2012 bearing Reference No CHE/1285/DPWS/K/E ("DP Remark") in respect of the said Land records that the said Land falls under District Commercial Zone (C2) and the DP Remark further records the following:

| | | |
|---------------------------------|---|---|
| Reservation Affecting the Land | : | Parking Ancillary to the Airport & Recreation Ground (both parts of larger reservation; |
| Reservations abutting the Land | : | Nil |
| Designations affecting the Land | : | Nil |
| Designations abutting the Land | : | Nil |
| D.P. Roads affecting the Land | : | DP Road (13.40 M) (2Nos) |
| Existing Roads | : | Present (27.45 M) |
| Zone | : | District Commercial Zone (C2) |
| Reservation if Relocated | : | Recreation Ground |

- 5.2 The DP Remark further records that the said Land partly falls within the Airport Boundary and hence specific remark from the Airport Authority / Mumbai International Airport Limited should be obtained separately before any development on the said Land.
- 5.3 The DP Remark further records that specific remarks of MMRDA should be obtained before commencing any development on the said Land.
- 5.4 The DP Remark further records that specific remarks of E.E.B.P (WS) H&K Wards should be obtained for layout / sub-division / amalgamation and the development of the said Land shall be as per the terms and conditions of the layout.
- 5.5 By and under its order dated 10 May 2012 passed by the Hon'ble High Court of Judicature at Bombay in Notice of Motion No 579 of 2010 in Writ Petition No 1152 of 2002, the Hon'ble High Court of Judicature at Bombay directed the State of Maharashtra and others to permit Eversmile to implement the slum rehabilitation scheme in terms of the minutes of the order dated 10 May 2012 annexed thereto.
- 5.6 The aforesaid Minutes of the order dated 10 May 2012 inter-alia states that the relocation of the Recreation Garden as per the plan annexed thereto is approved and the same shall not be less than 1,973.50 square meters. The Minutes of the order inter-alia further states that permission is granted to the Executive Officer, Slum Rehabilitation Authority to approve the slum rehabilitation scheme on the said Land subject to the terms and conditions as stated therein and including the following as stated in paragraph 2 (iii) of the Consent Terms recorded in the aforesaid order dated 10 May 2012:



- (i) Before grant of commencement certificate for construction of the last 25% of sale built up area, the boundary of the relocated DP Recreation Reservation shall be demarcated, cleared of all encroachment, developed and provided with compound wall around the same with proper gate opening to public access and handed over to the Municipal Corporation in accordance with Regulation 34 of the Development Control Regulations of Greater Mumbai, 1991.
- 5.7 The aforesaid Minutes of the order dated 10 May 2012 further states that the Chief Executive Officer, Slum Rehabilitation Authority is directed to ensure no permission for construction of the last 25% of the sale built up area is permissible on the said Land till such time the respective relocated reservation is fully developed and handed over to the Municipal Corporation.
- 5.8 We have been informed that the Recreation Ground has now been relocated from land bearing CTS No 41B/1/2 admeasuring 1,973.50 square meters to the land bearing CTS No 41A (part) admeasuring 1973.50 square meters which portion is adjoining the Rehab Land. Eversmile has informed and declared to us that the land bearing CTS No 41A (part) on which the Recreation Ground has been re-located does not form part of the Eversmile Land.
6. **NON AGRICULTURAL ORDER**
- 6.1 By and under its order dated 14 January 2011 bearing Reference No C/Desk-III-C/LND/NAP/SR-1958 passed by the Collector, Mumbai Suburban District, the Collector regularized the non-agricultural use in respect of a portion of the said Land excluding CTS No 41B/1/2 admeasuring 1,973.50 square meters to the Society to use the same as per the plans approved the Slum Rehabilitation Authority subject to the terms and conditions as stated therein.
- 6.2 Although no formal NA Order has been provided to us in respect of CTS No 41B/1/2 but the SRA has permitted development thereof and plans have been sanctioned in respect thereof. The aforesaid NA order dated 14 January 2011 includes the land area of 1973.50 square meters from CTS No.41A, which is directed by the Hon'ble High Court of Judicature at Bombay to be exchanged with CTS No.41B/1/2, which was earlier reserved for Recreation Ground. Once the Recreation Ground is completed and handed over to MCGM, a revised NA order would have to be obtained for land bearing CTS No 41B/1/2 and an order for a portion of CTS No 41A admeasuring 1973.50 square meters to be reflected as Recreation Ground.
- 6.3 Eversmile has informed and declared to us that they have been regularly paying the NA Assessment Tax in respect of the said Land and the aforesaid order dated 14 January 2011 has not been revoked and cancelled by the Government including the Collector.
7. **URBAN LAND CEILING**
- 7.1 The Additional Collector and Competent Authority vide its order dated 11 January 1984 bearing Reference No C/ULC/D-V/6(1)/SR-XIX-742 exempted land admeasuring 21,853 square meters by inter-alia stating that the provisions of Chapter III of the Urban Land (Ceiling & Regulation) Act, 1976 are not applicable to the holdings of the Kapadia Society as it falls in the exempted category under Section 19 (1) (V).



- 7.2 The Additional Collector and Competent Authority vide its order dated 28 October 1983 bearing Reference No C/ULS/SRI(1)-X-739, C/ULC/SR-I(1)XIII-516, C/ULC/SR-I(1)-VI-6 and C/ULC/SR-I(1) XIX-654 exempted land admeasuring 63,593 square meters under the provisions Section 19 (1) (V) of the Urban Land (Ceiling & Regulation) Act, 1976.
- 7.3 In light of the aforesaid two orders passed by the Additional Collector and Competent Authority, the entire Kapadia Land was exempted from the provisions of the Urban Land (Ceiling & Regulation) Act, 1976.
- 7.4 Eversmile and/or Kapadia Society had not obtained a Section 20 order under the Urban Land (Ceiling & Regulation) Act, 1976 in respect of the said Land and no proceedings have been initiated and hence after the implementation of the Urban Land (Ceiling and Regulation) Repeal Act, 1999 the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 would not apply to the said Land.

8. REVENUE RECORDS

8.1 PROPERTY REGISTER CARD

- 8.1.1 We have received and perused copies of the Property Register Card issued in the year 2012 and the relevant details recorded on the Property Register Card are set out in "Annexure F" hereto.
- 8.1.2 We notice that the other rights column in the PR Card reflects the names of (i) Ralf J Gonsalves on most of the portion of the said Land as reflected in "Annexure G" hereto and (ii) Bayo Putlaji Jhadhav in respect of CTS No 44 and 45 collectively admeasuring 35.20 square meters, as tenants. Eversmile has informed us and declared that they were tenants in respect of structures standing on a portion of the said Land, however, they have surrendered their rights in favour of Eversmile and their structures have been demolished in pursuance thereof and no claims or litigations initiated by Ralf J Gonsalves and/or Bayo Putlaji Jhadav in respect to the said Land and/or any portion thereof.
- 8.1.3 We note that the names of Kapadia Society and Eversmile have not been updated in the property register card in relation to their respective portions comprising in the said Land. However, Kapadia Society has applied for mutation of its name on the Property Register Card on 22 May 2015 and the same is pending.

8.2 7/12 EXTRACTS

- 8.2.1 We have received and reviewed the copies of the 7/12 extracts dated 30 March 2015 in respect of the following Survey Nos, part of which is comprised in the said Land:
- (i) Survey No 5 admeasuring approximately 26 Gunthas reflecting the name of Kapadia Society as holder;



- (ii) Survey No 6 Hissa No 1/1(part) admeasuring approximately 37 Gunthas reflecting the name of Kapadia Society as holder;
- (iii) Survey No 12 (part) admeasuring 5 Acres and 39 Gunthas reflecting the name of Kapadia Society as holder;
- (iv) Survey No 6 Hissa No 1/1 (part) admeasuring 336.90 square meters reflecting the name of Eversmile as holder; and
- (v) Survey No 12 (part) admeasuring 4,115.38 square meters reflecting the name of Eversmile as holder.

8.2.2 We have not been provided with a copy of the 7/12 extract pertaining to Survey No 6 Hissa No 3. Eversmile has informed and declared to us that land bearing Survey No 6 Hissa No 3 does not form part of Eversmile Land and/or the said Land and the same belongs to the Central Government. We have not been provided the Mutation Entries reflected in the aforesaid 7/12 extracts and previous revenue records, save and except Mutation Entry No 119 dated 2 January 2012 by which the name of Eversmile was mutated on the revenue record in respect of Survey 6 Hissa No1/1/A and Survey No 12 (part).

8.2.3 We understand that instead of issuing a single 7/12 extract for Survey No 6 Hissa No 1 and Survey No 12 showing the names of both Kapadia Society and Eversmile as co-owners of their respective portions of the aforesaid Survey Numbers, the Revenue Department as a matter of practice has issued separate 7/12 extract for the same survey numbers for separate portions owned by Kapadia Society and Eversmile and therefore there are separate 7/12 extracts issued for the same survey number with different lands.

8.2.4 The 7/12 extract for Survey Number 12 (part) admeasuring 4115.38 square meters out of the Eversmile Land admeasuring 6,088.88 square meters is in the name of Eversmile. The Property Register Card of the balance land admeasuring 1973.50 sq. meters. (being land admeasuring 6,088.88 square meters less land admeasuring 4115.38 square meters) bearing CTS No.41B/1/2, which though purchased by Eversmile under the aforesaid Conveyance dated 2 July 2010, is shown as reserved for Recreation Ground for the Municipal Corporation. Once the exchange / relocation is completed as per the High Court order dated 10 May 2012, Eversmile would have to obtain mutation of the Property Register Card of CTS No.41B/1/2 to delete the reference to Recreation Ground and mutate its name thereon.

9. MORTGAGE

- 9.1 Eversmile has by and under an Agreement dated 25 June 2014 executed between Eversmile and ICICI Bank Limited bearing Registration No 4756 of 2014 mortgaged a portion of the Eversmile Land bearing CTS Nos 41A(part), 41B/1/1, 41B/1/2, 44 and 45 collectively admeasuring 6,088.88 square meters in favour of ICICI Bank.



- 9.2 Eversmile has informed and declared to us that the original title deeds of the Eversmile Land is in custody of HDFC Limited and HDFC Limited is holding the same for and on behalf of ICICI Bank Limited. Eversmile has further informed and declared to us that HDFC Limited has no charge of any nature whatsoever in the said Land and/or the said Eversmile Land. Eversmile has also declared to us that HDFC Limited will release the original title deeds of the said Eversmile Land in favour of Eversmile, on repayment of all dues of ICICI Bank Limited. Eversmile has further declared that save and except the aforesaid mortgage in favour of ICICI Bank Limited, no other mortgage is subsisting on the said Land or any part thereof.
- 9.3 Eversmile and/or ECC DB Joint Venture is not entitled to mortgage the Rehab Component and/or the land on which the Rehab Component is being constructed as the same has to be eventually conveyed in favour of the society of the slum dwellers.

10. LITIGATIONS

We have received few papers pertaining to the litigations from Eversmile, and a summary of the same is provided hereinbelow.

10.1 Suit No 1782 OF 2006

- 10.1.1 Malkit Singh and another had filed S.C. Suit No. 1782 of 2006 in the Hon'ble City Civil Court at Bombay against M/s Goenka Builders and the Municipal Corporation of Greater Mumbai inter-alia seeking (i) a declaration that the construction of structure admeasuring 40*35 on land admeasuring about 220 square meters bearing Survey No. 5, corresponding CTS No. 31 without the permission of MCGM is illegal and unlawful and (ii) an order of injunction to restrain M/s Goenka Builders from dispossessing Malkit Singh and another from land admeasuring about 220 square meters bearing Survey No. 5, corresponding CTS No. 31. . Malkit Singh and another has filed the aforesaid suit claiming that he is in possession of the aforesaid land bearing CTS No 31 since 1976, however, the plaint does not disclose the document based on which the plaintiffs acquired possession of the aforesaid land bearing CTS No 31. We notice that neither Kapadia Society nor Eversmile nor SRA is a party to the aforesaid Suit.
- 10.1.2 Malkit Singh and another have also filed a Notice of Motion in Suit No 1782 of 2006 inter-alia for restraining Goenka Builders, their servants, agents, persons claiming through them from dispossessing the plaintiff therein. However, we have not been provided with copies of any order passed in the aforesaid Notice of Motion.
- 10.1.3 We note that Land bearing CTS No. 31 admeasuring 220 square meters of Village Bapnala does not form part of the Eversmile Land, however, it forms part of the Rehab Land If Malkit Singh and another finally succeed in the aforesaid suit then the Court may direct Eversmile to exclude the aforesaid Land (forming part of the Rehab Land) and its FSI arising therefrom from the SRA scheme which is presently being implemented on the said Land.



- 10.1.4 M/s Goenka Builders filed a Notice of Motion in the aforesaid Suit No 118 of 2010 and inter-alia raised preliminary issues under Section 9A of the Civil Procure Code, 1908. We have not been provided with a copy of the aforesaid Notice of Motion. However, we understand that through this Notice of Motion Goenka Builders had sought for return of the plaint to be presented to an appropriate forum on the grounds that the Civil Court is barred from entertaining the suit under Section 42 of the Slum Act as the aforesaid land bearing CTS No 31 is a declared slum and a SRA scheme has been approved.
- 10.1.5 By and under an order dated 2 September 2009 passed by the City Civil Court the City Civil Court allowed the Notice of Motion filed by M/s Goenka Builders and the Hon'ble Court returned the plaint to Malkit Singh and another to be filed in the appropriate forum, on the grounds that the suit is barred under Section 42 of the Slum Act as Goenka Builders had obtained a letter of intent from SRA and development of the property has progressed and the aforesaid land is a declared slum and the challenge should be made before the Competent Authority.
- 10.1.6 Being aggrieved by the aforesaid order dated 2 September 2009 passed by the Hon'ble City Civil Court, Malkit Singh and another filed an Appeal from Order No 118 of 2010 against Goenka Builders, and another in the High Court of Judicature at Bombay challenging the aforesaid order dated 2 September 2009 passed by the City Civil Court.
- 10.1.7 By and under an order dated 7 December 2010, the Hon'ble High Court of Judicature at Bombay has admitted the aforesaid Appeal from Order No 118 of 2010 filed by Malkit Singh and another, however, the same is pending hearing for disposal.
- 10.1.8 Goenka Builders has not filed a written statement in the aforesaid suit.
- 10.2 **Suit No 1558 of 2011**
- 10.2.1 Vijay Shriram Patil and Satish Shriram Patil claim that their father Shriram Uttamrao Patil was leased land admeasuring 6,000 square feet bearing CTS Nos 36, 36/1 to 4, 37 and 37/1 by one Mohammad Issac Muzaffarali vide Agreement of Lease dated 21 April 1962 and their father's name appears in the revenue record. Vijay Shriram Patil and Satish Shriram Patil further claim that a structure known as Shriram Patil Chawl consisting of 17 rooms was constructed on the aforesaid land bearing CTS Nos 36, 36/1 to 4, 37 and 37/1. Vijay Shriram Patil and Satish Shriram Patil have also claimed to be the legal heirs of Shriram Uttamrao Patil who demised on 3 August 1989 and they further state that their father Shriram Uttamrao Patil used to carry on business in the name of style of Patil Book Binding from the aforesaid Shriram Patil Chawl. Vijay Shriram Patil and Satish Shriram Patil further claim that their father was assisted by various relatives and friends and in lieu of such assistance their father had accommodated them in the Shriram Patil Chawl on gratuitous license basis. Vijay Shriram Patil and Satish Shriram Patil have alleged that Eversmile has demolished the Shriram Patil Chawl.



- 10.2.2 In pursuance of the aforesaid Vijay Shriram Patil and Satish Shriram Patil have filed Suit No 1558 of 2011 against the Slum Rehabilitation Authority and Eversmile in the City Civil Court of Bombay at Dindoshi wherein the Vijay Patil and another are claiming right in respect of land bearing CTS No. 36, 36/1 to 4, 37 and 37/1 of Village Bapnala along with structures known as Shriram Patil Chawl consisting of 17 rooms. Vijay Shriram Patil and Satish Shriram Patil have inter-alia prayed for (i) declaring that they have valid and subsisting right to reside and remain upon the land bearing CTS No. 36, 36/1 to 4, 37 and 37/1 of Village Bapnala and Eversmile cannot prevent the access of the plaintiff, (ii) declare that the demolition of the structures of the plaintiff by Eversmile is illegal and the same should be reconstructed and (iii) injunction restraining Eversmile, their servants, agents, assignee/s from entering into or carrying out any construction activities on land bearing CTS No. 36, 36/1 to 4, 37 and 37/1 of Village Bapnala. .
- 10.2.3 Vijay Shriram Patil and Satish Shriram Patil have also claimed that they have instituted the proceedings to protect their rights in the land and not for seeking alternate accommodation.
- 10.2.4 Eversmile has filed their written statement in the aforesaid Suit No 1558 of 2011 and have inter-alia contended that the suit is baseless, vexatious, devoid of any merits and it discloses no cause of action. Eversmile has further claimed that the aforesaid suit is barred under the provisions of Section 35 read with Section 42 of the Slum Act as the land is declared a slum and slum scheme has been implemented by Eversmile by obtaining all necessary permission/sanctions from the Competent Authority. Eversmile has further claimed that the Hon'ble City Civil Court does not have pecuniary jurisdiction to try and entertain the aforesaid suit and the jurisdiction issue be decided as a preliminary issue. Eversmile has contended that the Vijay Shriram Patil and Satish Shriram Patil have filed the aforesaid suit based on forged and fabricated documents and the aforesaid suit is filed to extort money from Eversmile. Eversmile has also contended that Vijay Shriram Patil and Satish Shriram Patil have not joined necessary parties to the aforesaid suit inter-alia being the relatives who used to allegedly reside in the alleged Shriram Patil Chawl and such relatives names are not produced and neither of them have approached the Court for reliefs. Eversmile has further stated that Eversmile has already created third party rights in the buildings to be constructed under the scheme who are not parties to the present suit. Eversmile has further informed the Court that they have acquired development rights from Kapadia Society. Eversmile has further informed the Court that the alleged lease deed relied upon by the plaintiff, is unregistered and hence no title would pass.
- 10.2.5 We note that Land bearing CTS No. 36, 36/1 to 4, 37 and 37/1 of Village Bapnala does not form part of the Eversmile Land however, it forms part of the Rehab Land If Vijay Shriram Patil and Satish Shriram Patil finally succeed in the aforesaid suit then the Court may direct Eversmile to exclude the aforesaid Land (forming part of the Rehab Land) and its FSI arising therefrom from the SRA scheme which is presently being implemented on the said Land. We further note that Vijay Shriram Patil and



Satish Shriram Patil are claiming to be lessee of aforesaid land admeasuring 6,000 square feet, whereas as per the Property Register Card of the aforesaid land, the total area aggregates to 138.70 square meters. Therefore, there appears to be a mismatch of the area claimed by Vijay Shriram Patil and Satish Shriram Patil.

- 10.2.6 Notice of Motion No 2277 of 2011 was also filed in Suit No 1558 of 2011 by Vijay Patil for ad-interim / interim reliefs. However, The Hon'ble City Civil Court has by and under its order dated 20 February 2015 dismissed the aforesaid Notice of Motion No 2277 of 2011 filed by Vijay Shriram Patil and Satish Shriram Patil on the grounds that the Notice of Motion is pending of 4 (four) years, the land has been declared a slum, the relatives of the Plaintiffs are not impleaded in the suit and it appears that Eversmile has after complying with procedural aspect commenced work. The Hon'ble Court further held that in rarest of rare case a mandatory injunction can be granted and the Hon'ble Court stated that it has not found prompt reaction on the part of the plaintiffs therein.
- 10.2.7 Eversmile has also filed a Notice of Motion No 2097 of 2011 in the aforesaid Suit No 1558 of 2011 for framing preliminary issue of whether the Hon'ble City Civil Court had jurisdiction to try and entertain the suit and also whether the suit is barred by limitation.
- 10.2.8 Thereafter, by and under an order dated 25 October 2013 passed by the Hon'ble City Civil Court, the Hon'ble City Civil Court ruled that the suit is not barred by limitation and that the Hon'ble City Civil Court has jurisdiction to entertain and try the suit.
- 10.2.9 Being aggrieved by the aforesaid order of the Hon'ble City Civil Court Eversmile has filed Civil Revision Application No 23 of 2014 against Vijay Patil and another in the High Court of Judicature at Bombay for quashing and setting aside the aforesaid order dated 25 October 2013.
- 10.2.10 By and under an order dated 20 January 2014, the Hon'ble High Court of Judicature at Bombay has admitted the aforesaid Civil Revision Application and the same is pending hearing.

10.3 Eversmile has informed and declared to us that no adverse orders have been passed in any of the aforesaid proceedings which shall impact the title of Eversmile to the Eversmile Land and/or the rights of Eversmile and/or the said Joint Venture to develop the said Land and/or the title of Kapadia Society to its portion of the said Land.

11. SEARCHES AND INVESTIGATIONS

11.1 ROC SEARCH

11.1.1 The ROC Search Report in respect of Eversmile records the following outstanding charges on the said Land:



- (a) ICICI Bank Limited amounting to Rs 30,00,00,000 (Rupees Thirty Crore) which was created on 25 June 2014 and registered with the ROC on 25 July 2014.
- (b) Allahabad Bank amounting to Rs 46,00,00,000 (Rupees Forty Six Crore) which was created on 29 December 2004 and registered with the ROC on 1 February 2005.

11.1.2 Eversmile has informed and declared to us that save and except mortgage in favour of ICICI Bank Limited there are no other mortgage subsisting on the said Land and that the aforesaid Allahabad Bank loan has been re-paid in full and their charge has been released. Eversmile has provided us a copy of the certificate of V M Kundaliya & Associates, Company Secretaries which shows that the aforesaid charge was satisfied on 12 April 2007.

11.1.3 The ROC Search Report in respect of DB Realty Limited records the following outstanding charges on the said Land:

- (a) Bank of India amounting to Rs 225,00,00,000 (Rupees Two Hundred Twenty Five Crore) which was created on 15 October 2013 and registered with the ROC on 14 November 2013.
- (b) Bank of India amounting to Rs 30,00,00,000 (Rupees Thirty Crore) which was created on 4 July 2013 and registered with the ROC on 7 August 2013.
- (c) Bank of India amounting to Rs 65,00,00,000 (Rupees Sixty Five Crore) which was created on 4 July 2013 and registered with the ROC on 7 August 2013.
- (d) ICICI Bank Limited amounting to Rs 30,00,00,000 (Rupees Thirty Crore) which was created on 25 June 2014 and registered with the ROC on 25 July 2014.

11.1.4 DB Realty Limited has informed and declared to us that save and except mortgage in favour of ICICI Bank Limited there are no other mortgage subsisting on the said Land and that the aforesaid Bank of India loan does not pertain to the said Land or any part thereof.

11.1.5 The ROC Search Report in respect of Konark Conwell LLP states that there are no outstanding charges in respect of the said Land vis-à-vis Konark Conwell LLP.

11.2 SUB-REGISTRAR SEARCH

11.2.1 All documents reflected in the Sub-Registrar Report is listed in Annexure G hereto.

11.2.2 We have been informed by Eversmile that documents listed at Serial Nos 1 to 4, 6, 7, 10 to 16, 18 to 21, 29 to 33, 37 and 38 does not pertain to the said Land.



11.2.3 Save and except the documents listed at Serial Nos 5, 17, 22 to 27, 34 to 36 we have not been provided with a copy of any of the other documents listed in Annexure G.

12. PUBLIC NOTICE

12.1 Public notice has been published on 11 June 2015 in the Free Press Journal, Mumbai edition and on 12 June 2015 in Navshakti, Marathi inviting objections in respect of the title of Eversmile to the Eversmile Land and the right of ECC-DB Joint Venture to develop the said Land under the provisions of Regulation 33 (10) of the Development Control Regulations of Greater Mumbai, 1991. However, we have not received any objection to the same.

13. INSPECTION OF ORIGINAL DOCUMENTS

13.1 ICICI Bank Limited has provided us inspection of the following original document which is in their custody:

The Deed of Conveyance dated 2 July 2010 executed between Kapadia Society (therein referred to as the Society of the One Part) and Eversmile Construction Company Private Limited (therein referred to as the Purchasers of the Other Part) bearing Registration No 8034 of 2010.

13.2 Save and except the original of the Joint Venture Agreement dated 7 March 2007 executed between Eversmile Construction Company Private Limited (therein referred to as Eversmile of the One Part) and DB Realty Limited (therein referred to as DB of the Other Part), Eversmile has provided us inspection of the following original documents:

13.2.1 Unregistered Agreement for Sale cum Development Agreement dated 26 August 1986 executed between Kapadia Society (therein referred to as the Society of the First Part), Messer Century Builders (therein referred to as the Builders of the Second Part) and Veena Estate Private Limited (therein referred to as the Developers of the Third Part);

13.2.2 Unregistered Supplemental Agreement dated 27 August 2004 executed between Kapadia Society (therein referred to as the Society of the First Part), Messer Century Builders (therein referred to as the Builders of the Second Part) and Veena Estate Private Limited (therein referred to as the Developers of the Third Part);

13.2.3 Agreement dated 25 May 2005 executed between Kapadia Society (therein referred to as the Society of One Part) and Eversmile Construction Company Private Limited (therein referred to as the Developers of the Other Part) and registered at the office of the Sub-Registrar of Assurances at Mumbai under Serial No 5321 of 2005;

13.2.4 Deed of Admission dated 26 May 2012 executed between Eversmile Construction Company Private Limited (therein referred to as Party of the First Part), DB Realty Limited (therein referred to as the Party of the Second Part) and Konark Developers, a partnership firm (therein referred to as Incoming Member of the Third Part);



13.2.5 Agreement dated 12 March 2014 executed by Eversmile, DB Realty Limited and Konark Developers ;

13.2.6 Agreement dated 31 July 2015 executed by Eversmile, DB Realty Limited and Konark Developers

14. INCOME TAX

We have been provided a certificate of the Statutory Auditor of Eversmile which shows that the said Land is a Stock in Trade / Project Work in Progress in the books of Eversmile and ECC-DB JV and hence a certificate from the Income Tax Authorities under Section 281 of the Income Tax Act, 1961 is not required for creating a charge / mortgage in respect of the said Eversmile Land and/or the development right relating to the Sale Component. We have been informed that there are no pending proceedings against Eversmile under the Income Tax Act, 1961 and the rules framed thereunder.

15. ARCHITECTURAL ASPECTS

We have not conducted any architectural due diligence in respect of the said Land and the structures intended to be constructed thereon, as we do not advise on any architectural aspects. We also do not conduct any site inspection. We have requested you to independently carry out all architectural due diligence in respect of the said Land including whether the structures intended to be developed on the said Land are being constructed in accordance with the sanctioned plans and the applicable rules and regulations. You shall also independently ascertain the permissive use of the said Land and structures intended to be developed thereon, whether the FSI used or intended to be used on the said Land has been duly and properly utilised, whether the said Land is affected by any reservation or road set back or land acquisition proceedings, whether the development intended to be carried out on the said Land is in accordance with the applicable Development Control Regulations and other applicable laws and regulations. You are also requested to independently examine the building permissions, approved layout, approvals, clearances (including zoning permissions, environmental clearances, crz approvals etc) obtained / to be obtained in respect of the structures constructed / to be constructed on the said Land. We also advise you to conduct inspection of the site to ascertain the exact boundaries and area of the said Land and also verify through an architect the location of the land on which Saleable Component, Rehab Component and Recreation Ground has been sanctioned.

16. ASSUMPTIONS

This Report is based on the following assumptions:

- 16.1 that photocopies of all documents furnished to us are complete, accurate and a faithful reproduction of the originals of which they purport to be copies;
- 16.2 that all public records and documents, and the entries therein, referred to or relied upon herein are true, accurate, current and have been validly made;



- 16.3 that all sanctions and permissions referred to or relied upon herein have been validly obtained and have not been cancelled or revoked at any time;
- 16.4 there are no facts or circumstances in existence and no events have occurred which render any of the documents referred to or relied upon in this Report void or voidable, repudiated or frustrated or capable of rescission for any reason and in particular, but without limitation by reason of lack of consideration, default, fraud or misrepresentation and that no authorization, whether under any power of attorney, resolution or otherwise, has been withdrawn, cancelled or revoked;
- 16.5 the genuineness of all signatures, the authenticity of the documents submitted to us and conformity in all respects of the copies of documents produced before us to the originals thereof;
- 16.6 the genuineness of the contents and authority of the sender in respect of the email messages and their attachments received by us;
- 16.7 For issuance of this Report we have relied on various factual details provided by Eversmile and ECC DB Joint Venture and we have assumed that the information which has been provided by Eversmile and ECC DB Joint Venture through their answers to the requisitions raised and also under their respective Declarations based on which this report has been prepared is valid and genuine and the same has not been independently verified by us;
- 16.8 CTS 41 admeasuring 8,398 square meters forms part of CTS No 41A and/or CTS no 41B/1/1 and/or CTS No 41B/1/2 and does not form part of CTS No 41C, 41D and 41E. That CTS No 41B has further been sub-divided into CTS No 41B/1 and CTS No 41B/2;
- 16.9 Reconciliation of all CTS Nos comprising in the said Land including CTS No 41 as is stated in paragraph no 2.11 and 2.13 hereinabove, as there seem to be sub-divisions and amalgamations of the same.

17. **CONCLUSION**

- 17.1 Subject to what is stated hereinabove, we observe that Eversmile Construction Company Private Limited is the owner of the Eversmile Land admeasuring 6,088.88 square meters (which forms part of the said Land) and its title to the same is clear, marketable and free from all encumbrances and Eversmile has a right to develop the same subject to the following:
- (a) mortgage created in respect of a portion of the Eversmile Land admeasuring 6,088.88 square meters in favour of ICICI Bank Limited as stated in paragraph 9 hereinabove;
- (b) rights created in favour of DB Realty Limited and Konark Conwell LLP in pursuance of the Joint Venture Agreement read with the Deed of Admission, the Agreement dated 12 March 2014 and Agreement dated 31 July 2015 as recorded in paragraph nos 2.13, 2.16, 2.17 and 2.18 respectively hereinabove, under which agreements the responsibility of development of the said Land and sale of the tenements thereof has been cast upon DB Realty Limited and Konark Conwell LLP;



- (c) rights of the slum dwellers and project affected persons in relation to the Rehab Component as per the LOI, Revised LOI and Regulation 33 (10) of the Development Control Regulations of Greater Mumbai, 1991 read with Appendix IV thereof and all notifications / circulars / resolutions issued by the Slum Rehabilitation Authority ("Regulation 33 (10)");
- (d) Compliance of LOI, Revised LOI and Regulation 33 (10), the terms and conditions of Minutes of the order dated 10 May 2012 as stated in paragraph 5 hereinabove and all other development related approvals and sanctions;
- (e) Right of the members of Kapadia Society to receive 2 residential flats admeasuring 900 square feet and 8 members of Kapadia Society to receive commercial premises admeasuring 4247 square feet in the project known as Ascot Centre under construction on Kapadia Land;
- (f) Obligations towards the Recreation Ground to be constructed as per the order of the Bombay High Court referred to in paragraph nos 5.5, 5.6 and 5.7 hereinabove.

17.2 Subject to what is stated hereinabove, we state that Eversmile has acquired development rights in respect of the balance portion of the said Land admeasuring 10,905.12 square meters (i.e. said Land minus Eversmile Land) from Kapadia Society, who is the owner thereof by adverse possession and also by virtue of the consents given by the slum dwellers and the LOI and Revised LOI, and such right of Eversmile is clear, marketable and free from all encumbrances subject to the following:

- (a) Outcome of the pending litigations in respect of the land bearing CTS Nos 31, 36, 36/1 to 4, 37 and 37/1 collectively admeasuring 358.70 square meters forming part of the Notified Land as stated in paragraph no 10 hereinabove on which we understand that the Rehab Component is being constructed. If Malkit Singh and another in respect of land admeasuring 220 square meters bearing CTS No 31 and Vijay Shriram Patil and Satish Shriram Patil in respect of land admeasuring 138.70 square meters as per the property register card (stated as 6,000 square feet in the plaint) bearing CTS Nos 36, 36/1 to 4, 37 and 37/1 finally succeed in their respective aforesaid suits then the Court may direct Eversmile to exclude the their respective lands (forming part of the Rehab Land) and the FSI arising therefrom from the SRA scheme which is presently being implemented on the said Land;
- (b) Obligations towards Recreation Ground to be constructed as per the order of the Bombay High Court referred to in paragraph nos 5.5, 5.6 and 5.7 hereinabove;
- (c) rights created in favour of DB Realty Limited and Konark Conwell LLP in pursuance of the Joint Venture Agreement read with the Deed of Admission, the Agreement dated 12 March 2014 and Agreement dated 31 July 2015 as recorded in paragraph nos 2.13, 2.16, 2.17 and 2.18 respectively hereinabove, under which agreements the responsibility of development of the said Land and sale of the tenements thereof has been cast upon DB Realty Limited and Konark Conwell LLP;



- (d) rights of the slum dwellers and project affected persons in relation to the Rehab Component as per the LOI, Revised LOI and Regulation 33 (10);
- (e) Compliance of LOI, Revised LOI and Regulation 33 (10), the terms and conditions of Minutes of the order dated 10 May 2012 as stated in paragraph 5 hereinabove and all other development related approvals and sanctions; and
- (f) Eversmile and/or ECC DB Joint Venture is not entitled to mortgage this portion of the said Land (i.e. the said Land minus Eversmile land) as it is being used for construction of the Rehab Component.

17.3 Subject to what is stated hereinabove, Eversmile is entitled to mortgage only (i) the ownership rights to the Eversmile Land and the (ii) development rights to the extent of the Sale Component subject to the obligation under the LOI, Revised LOI and Regulation 33 (10) including obligation of rehabilitating the slum dwellers and project affected persons and subject to the following:

- (a) Consent of DB Realty Limited and Konark Conwell LLP to be evidenced by execution of the instrument creating the mortgage;
- (b) No objection Certificate of ICICI Bank or release of the mortgage created in favour of ICICI Bank Limited as stated in paragraph 9 hereinabove;
- (c) Outcome of the pending litigations which is pertaining to the Rehab Component as stated in paragraph 10 hereinabove; and

18. DISCLAIMER

- 18.1 The contents of this Report are our views on the title to the Property based on our perusal of the Documents, and In no event shall we be liable for any consequential incidental or punitive losses, damages or expenses whatsoever.
- 18.2 We are unable to co-relate the area of the said Land as mentioned in the title document with the 7/12 extracts provided to us.
- 18.3 We have not undertaken any searches in the courts or any judicial forums for ascertaining whether any litigations have been initiated and/or pending in respect of the said Land.
- 18.4 To the extent that this Report contains or refers to reports, memoranda, lists, information, opinions or advice from any other person, that person remains exclusively responsible for the contents of such reports, memoranda, lists, information, opinions or advice.
- 18.5 For the purpose of this Report, we have relied upon the said Search Report of Mr Vinod Sawant and the ROC Search Reports of Sundeep Singhi and Associates. Please note that the process of searches in the registries and/or Governmental offices is often not reliable since the records are not updated / maintained properly.




**KHAITAN
& CO**

Advocates since 1911

- 18.6 The searches have been conducted in the offices of Sub Registrar of Assurances from 1975 to 2015 (40 years). However, the manual register for the year 2015 has not been binded yet. A few Index-II in the records of the Sub-Registrar are missing and pages of certain books are completely torn and therefore the report is subject to torn pages and missing documents.
- 18.7 This Report is issued for the sole use of the addressee and without our consent it is not to be referred to and relied upon by any other person whatsoever. The contents of this Report are confidential. Neither this Report nor any of its contents shall be copied, quoted, disclosed, referred to in any document or given to any third party, in whole or in part, other than you without our express written consent. We accept no responsibility or legal liability to any person other than you in relation to the contents of the Report even if the Report has been disclosed with our consent.
- 18.8 Our maximum aggregate liability to any involved parties arising from, or in relation to, this Report (in contract, tort, negligence or otherwise howsoever arising) shall not in any circumstances exceed the professional fee payable to us for this specific mandate.
- 18.9 This Report must be read together with all the Annexures annexed hereto. This Report is issued for the sole use of the addressee.

Yours faithfully
For Khaitan & Co



Mr. Anishek Sharma
Partner

Encl: As above.





9

ECC-KONARK JOINT VENTURE

Dynamix House, Yashodham, General A. K. Vaidya Marg,
Goregaon (East), Mumbai 400063

Tel: +91 22 4249 0500 | + 91 22 2840 2304
dynamixgroup.co.in

Ref: LUMA/SBI/EFT/847

Date:14-08-2023

To,

The Assistant General Manager (HLS Marketing),

Home Loan Sales Department,

State Bank of India,

Mumbai LHO

Dear Sir,

We have submitted documents of project "LUMA TOWER A & B" situated at Plot Bearing / CTS / Survey / Final Plot No 41A pt and 41B/1/2 pt at, Andheri, Mumbai Suburban, 400059. to you for approval for financing individual customers who have purchased a unit in the project.

The project is registered under RERA and the RERA registration number is **P51800012155**. Under this RERA registration number we have registered 2 (number) Buildings and they are identified as "LUMA TOWER A & B" on the RERA site.

We hereby confirm that the disbursement of the customer's (purchaser's) loan can be paid in to the following bank account:

- Is the Bank account 100% RERA Collection Account : YES
-Bank account Number : 57500000266781
-Name of Account Holder : ECC-KONARK JOINT VENTURE
MASTER COLLECTION
ESCROW ACCOUNT
-Account Type : Escrow
-Name of Bank : HDFC Bank
-Branch Name : Goregaon (E) 400063
-Branch City : MUMBAI
-IFSC : HDFC0000212





ECC-KONARK JOINT VENTURE
Dynamix House, Yashodham, General A. K. Vaidya Marg,
Goregaon (East), Mumbai 400063
Tel: +91 22 4249 0500 | + 91 22 2840 2304
dynamixgroup.co.in

We also declare and confirm that in compliance with RERA, the amounts realized for the real estate project from the flat/shop/Commercial space purchaser's, from time to time, shall be deposited in a separate account maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

Yours Sincerely,

For.ECC-KONARK JOINT VENTURE.

Sahil Modi

(Signature with round stamp)



Name of Authorized signatory: MR. SAHIL MODI

Designation : GENERAL MANAGER FINANCE

Page No .: 1

M/S. ECC-KONARK JOINT VENTURE MASTER COLLECTION ES.
GR0W A/C
DB HOUSE GEN A K VAIDYA MARG
YASHODHAM GOREGAON E,
MUMBAI 400063
MAHARASHTRA INDIA

JOINT HOLDERS :

Nomination : Not Registered
Statement From: 01/07/23

To: 01/08/23

Account Branch : GOREGAON EAST - DINDOSHI
Address : GROUND FLOOR , CONWOOD HOUSE,
YASHODHAM
GENERAL A.K. VAIDYA MARG,
City : MUMBAI 400063
State : MAHARASHTRA
Phone no. : 18002026161
RTGS/NEFT IFSC : HDFC0000212 MICR: 400240037
Email : USAMA.SALEH@DBG.CO.IN
Limit : 0.00 Currency : INR
Cust ID : 117199739 Pr.Code : 33 Br.Code : 212
Account No : 57500000266781 OTHER
A/C Open Date : 29/09/2018
Account Status : Regular



Cost Sheet No. : LUM/0901/23681

Date: 19/08/2023

Pro Forma Quotation and Payment Schedule for Apartment No. 901 in Luma Tower B

Apartment Particulars

| Sr. No. | Field | Particulars | |
|---------|---|-----------------|----------------|
| 1. | Project Name | Luma Tower B | |
| 2. | Tower Number (if applicable) | | |
| 3. | Floor Number | 9 | |
| 4. | Apartment Number | 901 | |
| | | Sq. Mts. | Sq. Ft. |
| 5. | Carpet Area as per RERA | 53.60 | 577.00 |
| 6. | Utility Area | 1.62 | 17.44 |
| 7. | Area of Enclosed Balcony (if applicable) | 0.00 | 0.00 |
| 8. | Deck Area | 2.67 | 28.74 |
| 9. | Total Carpet Area as per RERA plus area of Enclosed Balcony (if applicable) | 55.23 | 623.18 |
| 10. | Number of Car Parking Space(s) | 1 | |
| 11. | Number of Two Wheeler Parking Space(s) | 0 | |

Apartment Consideration Commercials

| Sr. No. | Cost Head | Amount (INR) |
|---------|--|-------------------|
| 12. | Allotment Premium/ Sale Consideration for Apartment along with car / two wheeler parking space(s) as mentioned herein | 14,815,000 |
| 13. | Stamp Duty at 6% of Allotment Premium/ Sale Consideration | 888,900 |
| 14. | GST at 5% as on date | 740,750 |
| 15. | Registration Charges | 30,000 |
| 16. | Sub-Total of Allotment Premium/ Sale Consideration plus Stamp Duty, GST and Registration Charges as on date (12 + 13 + 14 + 15) | 16,474,650 |



Other Charges to be paid at Possession

| Sr. No. | Cost Head | Amount (INR) |
|---------|--|--------------|
| 17. | Legal Fees | 75,000 |
| 18. | Society Formation | 20,000 |
| 19. | Utility Charges Connection | 216,835 |
| 20. | Share Money | 700 |
| 21. | Applicable GST on the other charges as on date | 18,318 |
| 22. | Sub-Total of Other Charges plus currently applicable GST there on (17 + 18 + 19 + 20 + 21) | 330,853 |

Notes

- Allotment Premium/ Sale Consideration includes allotment of car park(s) and/or two wheeler park(s), as mentioned hereinabove, club house membership and infrastructure charges.
- **Utility connection charges include water, electricity and gas connection charges.
- 1% TDS (or TDS as applicable which shall be duly intimated by the Company to you from time to time) to be paid online by the customer and the certificate for the same should be submitted in order to get credit for the same. The TDS amount deducted must be paid into the requisite government tax account on or before the 7th of every subsequent month of each payment made.
- The Stamp Duty amount mentioned above is approximate and the actual stamp duty shall be calculated on the basis of the market value of the apartment at the time of execution of the agreement for sale, or the sale consideration, whichever is more.
- The GST percent and amount mentioned above is approximate and is calculated on the basis of the extant laws and prevailing regulations. The actual GST shall be calculated on the basis of the guidelines and norms as applicable at the time of execution of the Agreement for Sale. The same shall be borne by the Applicant only.
- Kindly issue the payment towards the Allotment Premium/ Sale Consideration and Other Charges, in favour of:
Beneficiary: ECC-Konark Joint Venture Project Luma Tower A&B Master Collection Escrow Account
Bank Name: ICICI Bank Ltd
Account Number: 777705267205
IFSC Code: ICIC0000281
Branch Address: Ground Floor, Vrindavan Building No.15, Shivdham Complex, Dindoshi, Malad (East), Mumbai - 400 097
- All Apartment instalments must be paid along with applicable GST via a separate cheque/ RTGS/ NEFT, in favour of:
Beneficiary: E-Payment ECC-Konark Joint Venture A/c
Bank Name: Punjab National Bank
Account Number: 05211131000516
IFSC Code: PUNB0052110
Branch Address: Rajnigandha Shopping Centre Gokuldham ,Goregaon (East) Mumbai-400063
- Other charges are to be paid at the time of the offer for possession of the said Apartment.
- Execution and Registration of the Agreement for Sale is mandatory for the Applicant upon or before payment of 10% of the Allotment Premium/ Sale Consideration, as recorded herein.
- The internal walls, plaster, flooring, windows / facade, doors, sanitary fittings, lift wells, lobbies, staircases, entrance lobbies, general development, etc may be initiated and completed at any time during the construction cycle and ECC-KONARK JOINT VENTURE shall raise instalment demands thereof at that time, which may be simultaneous with other instalment demands. The Allottee agrees and undertakes to make payments of these demands as and when demanded and shall not dispute / object or challenge such demands in any nature whatsoever.
-



Security Maintenance Deposit (SMD) shall be handed over to the Society of Allottees upon hand over to the Society / Federation, as the case may be. SMD will be recovered at Rs15 per sq. ft of RERA carpet area for 18 months along with applicable GST, at the time of possession, and shall be subject to the provisions as contained in the Agreement for Sale and shall be over and above the costs mentioned herein.

- I. The notes / terms and conditions as contained in this Cost Sheet are by no means exhaustive and the transaction contemplated herein shall be governed by the Application Form, Letter of Confirmation of Allotment and Agreement for Sale, as the case may be.
- m. The Applicant shall be liable to execute the Application Form and /or execute and register the Agreement for Sale within the time period stipulated in the payment schedule (annexed hereto), and in case the same is not completed by the Applicant, the transaction contemplated herein shall stand automatically cancelled.
- n. The Project has been registered with MahaRERA under No. P51800012155.

Signature of Sales Manager

Signature of Applicant

Divanshu Gupta

Ashish Agrawal



Payment Schedule for Your Apartment Number 901 In Luma Tower B Luma Tower B

| Sr. No. | Milestone | Due Date | Percent (%) Due | Amount Due (INR) | GST (INR) |
|---------|---|----------|-----------------|------------------|-----------|
| 1. | At time of booking (Application Monies) | CLP | 10.00% | 1,481,500 | 74,075 |
| 2. | On execution of agreement of sale | CLP | 15.00% | 2,222,250 | 111,112 |
| 3. | Casting of foundation | CLP | 5.00% | 740,750 | 37,038 |
| 4. | Casting of Basement 2 Base slab (Top of Basement 3) | CLP | 5.00% | 740,750 | 37,038 |
| 5. | Casting of Basement 1 Base slab (Top of Basement 2) | CLP | 5.00% | 740,750 | 37,038 |
| 6. | Casting of Plinth | CLP | 5.00% | 740,750 | 37,038 |
| 7. | Casting of 2nd floor - Base Slab | CLP | 2.50% | 370,375 | 18,519 |
| 8. | Casting of 4th floor - Base Slab | CLP | 2.50% | 370,375 | 18,519 |
| 9. | Casting of 6th floor - Base Slab | CLP | 2.50% | 370,375 | 18,519 |
| 10. | Casting of 8th floor - Base Slab | CLP | 5.00% | 740,750 | 37,038 |
| 11. | Casting of 10th floor - Base Slab | CLP | 2.50% | 370,375 | 18,519 |
| 12. | Casting of 12th floor - Base Slab | CLP | 2.50% | 370,375 | 18,519 |
| 13. | Casting of 14th floor - Base Slab | CLP | 2.50% | 370,375 | 18,519 |
| 14. | Casting of 16th floor - Base Slab | CLP | 2.50% | 370,375 | 18,519 |
| 15. | Casting of terrace slab | CLP | 2.50% | 370,375 | 18,519 |
| 16. | Completion of Walls & Internal Plaster of the said Apartment | CLP | 2.00% | 296,300 | 14,815 |
| 17. | Completion of Flooring of the said Apartment | CLP | 2.00% | 296,300 | 14,815 |
| 18. | Completion of Doors & Windows of the said Apartment | CLP | 1.00% | 148,150 | 7,408 |
| 19. | Completion of lift wells up to floor of the said Apartment | CLP | 2.00% | 296,300 | 14,815 |
| 20. | Completion of staircases and lobbies up to floor of the said Apartment | CLP | 2.00% | 296,300 | 14,815 |
| 21. | Completion of Sanitary Fitting of the said Apartment | CLP | 1.00% | 148,150 | 7,408 |
| 22. | Completion Of Terrace Water Proofing of the said Tower | CLP | 2.00% | 296,300 | 14,815 |
| 23. | Completion Of External Plasterwork & painting of the said Tower | CLP | 2.00% | 296,300 | 14,815 |
| 24. | Completion Of External Plumbing of the said Tower | CLP | 1.00% | 148,150 | 7,408 |
| 25. | Completion of Electric Fittings of the said Apartment | CLP | 2.00% | 296,300 | 14,815 |
| 26. | Completion of Electro, Mechanical and Environment requirements of the said Tower | CLP | 2.00% | 296,300 | 14,815 |
| 27. | Completion of lifts of the said tower | CLP | 2.00% | 296,300 | 14,815 |
| 28. | Completion of installation of Water Pumps of the said Tower | CLP | 2.00% | 296,300 | 14,815 |
| 29. | Completion of entrance lobbies of the said Tower | CLP | 1.00% | 148,150 | 7,408 |
| 30. | Completion of Plinth protection of the said Tower | CLP | 1.00% | 148,150 | 7,408 |
| 31. | Upon receipt of Occupation Certificate / Completion Certificate for the Apartment | CLP | 5.00% | 740,750 | 37,038 |
| 32. | Total Sale Consideration for the Apartment | | 100% | 14,815,000 | 740,750 |
| 33. | Other Charges (payable upon offer for possession) | | | 330,853 | |

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Signature of Sales Manager

Divanshu Gupta

Signature of Applicant

Ashish Agrawal



Cost Sheet No. : LUM/1501/23871

Date: 20/08/2023

Pro Forma Quotation and Payment Schedule for Apartment No. 1501 in Luma Tower A

Apartment Particulars

| Sr. No. | Field | Particulars | |
|---------|---|--------------|----------|
| 1. | Project Name | Luma Tower A | |
| 2. | Tower Number (if applicable) | | |
| 3. | Floor Number | 15 | |
| 4. | Apartment Number | 1501 | |
| | | Sq. Mts. | Sq. Ft. |
| 5. | Carpet Area as per RERA | 91.36 | 983.40 |
| 6. | Utility Area | 1.95 | 20.99 |
| 7. | Area of Enclosed Balcony (if applicable). | 0.00 | 0.00 |
| 8. | Deck Area | 10.88 | 117.11 |
| 9. | Total Carpet Area as per RERA plus area of Enclosed Balcony (if applicable) | 93.33 | 1,121.50 |
| 10. | Number of Car Parking Space(s) | 2 | |
| 11. | Number of Two Wheeler Parking Space(s) | 0 | |

Apartment Consideration Commercials

| Sr. No. | Cost Head | Amount (INR) |
|---------|--|-------------------|
| 12. | Allotment Premium/ Sale Consideration for Apartment along with car / two wheeler parking space(s) as mentioned herein | 29,439,756 |
| 13. | Stamp Duty at 6% of Allotment Premium/ Sale Consideration | 1,766,385 |
| 14. | GST at 5% as on date | 1,471,988 |
| 15. | Registration Charges | 30,000 |
| 16. | Sub-Total of Allotment Premium/ Sale Consideration plus Stamp Duty, GST and Registration Charges as on date (12 + 13 + 14 + 15) | 32,708,129 |



Other Charges to be paid at Possession

| Sr. No. | Cost Head | Amount (INR) |
|---------|--|--------------|
| 17. | Legal Fees | 75,000 |
| 18. | Society Formation | 20,000 |
| 19. | Utility Charges Connection | 465,750 |
| 20. | Share Money | 700 |
| 21. | Applicable GST on the other charges as on date | 30,764 |
| 22. | Sub-Total of Other Charges plus currently applicable GST there on (17 + 18 + 19 + 20 + 21) | 592,214 |

Notes

- a. Allotment Premium/ Sale Consideration includes allotment of car park(s) and/or two wheeler park(s), as mentioned hereinabove, club house membership and infrastructure charges.
- b. **Utility connection charges include water, electricity and gas connection charges.
- c. 1% TDS (or TDS as applicable which shall be duly intimated by the Company to you from time to time) to be paid online by the customer and the certificate for the same should be submitted in order to get credit for the same. The TDS amount deducted must be paid into the requisite government tax account on or before the 7th of every subsequent month of each payment made.
- d. The Stamp Duty amount mentioned above is approximate and the actual stamp duty shall be calculated on the basis of the market value of the apartment at the time of execution of the agreement for sale, or the sale consideration, whichever is more.
- e. The GST percent and amount mentioned above is approximate and is calculated on the basis of the extant laws and prevailing regulations. The actual GST shall be calculated on the basis of the guidelines and norms as applicable at the time of execution of the Agreement for Sale. The same shall be borne by the Applicant only.
- f. Kindly issue the payment towards the Allotment Premium/ Sale Consideration and Other Charges, in favour of:
Beneficiary: ECC-Konark Joint Venture Project Luma Tower A&B Master Collection Escrow Account
Bank Name: ICICI Bank Ltd
Account Number: 777705267205
IFSC Code: ICIC0000281
Branch Address: Ground Floor, Vrindavan Building No.15, Shivdham Complex, Dindoshi, Malad (East), Mumbai - 400 097
- g. All Apartment instalments must be paid along with applicable GST via a separate cheque/ RTGS/ NEFT, in favour of:
Beneficiary: E-Payment ECC-Konark Joint Venture A/c
Bank Name: Punjab National Bank
Account Number: 05211131000516
IFSC Code: PUNB0052110
Branch Address: Rajnigandha Shopping Centre Gokuldham ,Goregaon (East) Mumbai-400063
- h. Other charges are to be paid at the time of the offer for possession of the said Apartment.
- i. Execution and Registration of the Agreement for Sale is mandatory for the Applicant upon or before payment of 10% of the Allotment Premium/ Sale Consideration, as recorded herein.
- j. The internal walls, plaster, flooring, windows / facade, doors, sanitary fittings, lift wells, lobbies, staircases, entrance lobbies, general development, etc may be initiated and completed at any time during the construction cycle and ECC-KONARK JOINT VENTURE shall raise instalment demands thereof at that time, which may be simultaneous with other instalment demands. The Allottee agrees and undertakes to make payments of these demands as and when demanded and shall not dispute / object or challenge such demands in any nature whatsoever.
- k.



Security Maintenance Deposit (SMD) shall be handed over to the Society of Allottees upon hand over to the Society / Federation, as the case may be. SMD will be recovered at Rs15 per sq. ft of RERA carpet area for 18 months along with applicable GST, at the time of possession, and shall be subject to the provisions as contained in the Agreement for Sale and shall be over and above the costs mentioned herein.

- I. The notes / terms and conditions as contained in this Cost Sheet are by no means exhaustive and the transaction contemplated herein shall be governed by the Application Form, Letter of Confirmation of Allotment and Agreement for Sale, as the case may be.
- m. The Applicant shall be liable to execute the Application Form and /or execute and register the Agreement for Sale within the time period stipulated in the payment schedule (annexed hereto), and in case the same is not completed by the Applicant, the transaction contemplated herein shall stand automatically cancelled.
- n. The Project has been registered with MahaRERA under No. P51800012155.

Signature of Sales Manager

Amit Singh

Signature of Applicant

Pragati Deshmukh



Payment Schedule for Your Apartment Number 1501 In Luma Tower A Luma Tower A

| Sr. No. | Milestone | Due Date | Percent (%) Due | Amount Due (INR) | GST (INR) |
|---------|--|----------|-----------------|------------------|-----------|
| 1. | At time of booking (Application Monies) | CLP | 10.00% | 2,943,976 | 147,199 |
| 2. | On execution of agreement of sale | CLP | 15.00% | 4,415,963 | 220,798 |
| 3. | Casting of foundation | CLP | 5.00% | 1,471,988 | 73,599 |
| 4. | Casting of Basement 2 Base slab (Top of Basement 3) | CLP | 5.00% | 1,471,988 | 73,599 |
| 5. | Casting of Basement 1 Base slab (Top of Basement 2) | CLP | 5.00% | 1,471,988 | 73,599 |
| 6. | Casting of Plinth | CLP | 5.00% | 1,471,988 | 73,599 |
| 7. | Casting of 2nd floor - Base Slab | CLP | 2.50% | 735,994 | 36,800 |
| 8. | Casting of 4th floor - Base Slab | CLP | 2.50% | 735,994 | 36,800 |
| 9. | Casting of 6th floor - Base Slab | CLP | 2.50% | 735,994 | 36,800 |
| 10. | Casting of 8th floor - Base Slab | CLP | 5.00% | 1,471,988 | 73,599 |
| 11. | Casting of 10th floor - Base Slab | CLP | 2.50% | 735,994 | 36,800 |
| 12. | Casting of 12th floor - Base Slab | CLP | 2.50% | 735,994 | 36,800 |
| 13. | Casting of 14th floor - Base Slab | CLP | 2.50% | 735,994 | 36,800 |
| 14. | Casting of 16th floor - Base Slab | CLP | 2.50% | 735,994 | 36,800 |
| 15. | Casting of terrace slab | CLP | 2.50% | 735,994 | 36,800 |
| 16. | Completion of Walls & Internal Plaster of the said Apartment | CLP | 2.00% | 588,795 | 29,440 |
| 17. | Completion of Flooring of the said Apartment | CLP | 2.00% | 588,795 | 29,440 |
| 18. | Completion of Doors & Windows of the said Apartment | CLP | 1.00% | 294,398 | 14,720 |
| 19. | Completion of lift wells up to floor of the said Apartment | CLP | 2.00% | 588,795 | 29,440 |
| 20. | Completion of staircases and lobbies up to floor of the said Apartment | CLP | 2.00% | 588,795 | 29,440 |
| 21. | Completion of Sanitary Fitting of the said Apartment | CLP | 1.00% | 294,398 | 14,720 |
| 22. | Completion Of Terrace Water Proofing of the said Tower | CLP | 2.00% | 588,795 | 29,440 |
| 23. | Completion Of External Plasterwork & painting of the said Tower | CLP | 2.00% | 588,795 | 29,440 |
| 24. | Completion Of External Plumbing of the said Tower | CLP | 1.00% | 294,398 | 14,720 |
| 25. | Completion of Electric Fittings of the said Apartment | CLP | 2.00% | 588,795 | 29,440 |
| 26. | Completion of Electro, Mechanical and Environment requirements of the said Tower | CLP | 2.00% | 588,795 | 29,440 |
| 27. | Completion of lifts of the said tower | CLP | 2.00% | 588,795 | 29,440 |
| 28. | Completion of installation of Water Pumps of the said Tower | CLP | 2.00% | 588,795 | 29,440 |
| 29. | Completion of entrance lobbies of the said Tower | CLP | 1.00% | 294,398 | 14,720 |
| 30. | Completion of Plinth protection of the said Tower | CLP | 1.00% | 294,398 | 14,720 |
| 31. | Upon receipt of Occupation Certificate / Completion Certificate for the Apartmen | CLP | 5.00% | 1,471,988 | 73,599 |
| 32. | Total Sale Consideration for the Apartment | | 100% | 29,439,756 | 1,471,988 |
| 33. | Other Charges (payable upon offer for possession) | | | 592,214 | |



Signature of Sales Manager

Signature of Applicant

Amit Singh

Pragati Deshmukh



[Click here](#) to download SOP for Builder Tie-up

| | | | | |
|------|--------------|---------|----------------|-----------------|
| Home | How It Works | Reports | General Search | Closed Projects |
|------|--------------|---------|----------------|-----------------|

Create Project



- Create Builder
- Edit Builder
- Create Project
- Edit Project
- Edit Controlled Project
- Review Project
- Add Past Project for Builder
- Print Approval Note for Approved Projects
- Print Approval Note for Edited Projects
- View Projects
- Re-open Closed Project
- Upload Inspection Report (Post Sanction)
- Print Builder's Certificate
- Mark Project Completion
- Builder Assessment
- Edit Builder Assessment
- Create Stalled/ Delayed Project
- Edit Stalled/ Delayed Project
- Review Stalled/ Delayed Project
- Edit Reviewed Stalled/ Delayed Project

Project Approval/Search Valuation Other Details Facilities Reports RM/MA Details

NOTE: Mandatory Fields are marked with *

NOTE: Save the data(click save Button) before clicking send to :

Project ID: P01211688

Project Data

| | | | |
|---|--|-------|------------------------------|
| Project Name * | ANANT SERENE PARK | | |
| Date of Receipt of Documents* | 11/10/2023 | | |
| Whether Project is already approved manually | No | ▼ | |
| Whether Project is RERA approved | Yes | ▼ | |
| Scheduled month and year of completion as per RERA* | 31-Dec-2026 | | |
| Have any adverse features like court case, fraud, legal dispute, serious complaint etc. been flagged against the builder in RERA site * | No | ▼ | |
| Site Address | | | |
| Colony/Lane /Sector/Locality * | "Anant Serene Park" Bldg 1 Wing A Lily & Bldg 2- Wing B Orchid | | |
| Area/Road * | Survey No. 140/2 at Village Wardoli, Near Wadhwa Wise City Vardoli | | |
| Pincode * | 410206 | State | MAHARASHTR. City Raigarh(MH) |
| RERA Registration Number* | P52000052516 | | |
| Inspection Date* | 10/10/2023 | | |

Financial Details

| | | | |
|---|----------|---|-----------------------|
| Type of property | Freehold | ▼ | |
| Whether approved by Other HFC/Bank? | No | ▼ | Name of HFC/Bank |
| Whether any Construction Finance/Loan availed by the Builder for the Project? | No | ▼ | Name of HFC/Bank |
| Whether project is financed by SBI? * | No | ▼ | Lender Bank Name * NA |
| Sanctioning branch | | | Limit Sanctioned 0 |

Construction Details

| | | | |
|--|--|----------------------------|--------------------|
| Commencement of construction* | 08/09/2023 | Completion of construction | 31-12-2026 |
| Cost of project (in ₹ Crores) | 14.88 | Total built-up area | 7172.77 Sq Metre ▼ |
| No. of phases | 1 | | |
| No. of buildings | 2 | | |
| No. of dwelling units (each building)* | Bldg NO. 1/A - 56 Bldg No. 2/B - 56 | | |
| No. of floors | | | |

Plan approve
2

7

| | | | |
|-------------------------------|------|--|---|
| Total units/ Builder's share* | 112, | No. of already sold out units* | 6 |
| No. of cash sale units* | 3 | No. of units financed by other Banks/ Fis* | 0 |