

Receipt (pavli)

369/13019

पावती

Original/Duplicate

Friday, June 30, 2023

नोंदणी क्र. :39म

7:22 PM

Regn.:39M

पावती क्र.: 14560

दिनांक: 30/06/2023

गावाचे नाव: बोरला

दस्तऐवजाचा अनुक्रमांक: करल1-13019-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: बोगमललो इंटरप्रिसेस प्रायव्हेट लिमिटेड तर्फे संचालक श्रेयस सावंत

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3000.00

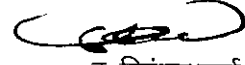
पृष्ठांची संख्या: 150

DELIVERED

एकूण:

रु. 33000.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
7:40 PM ह्या वेळेस मिळेल.


दु. निबंधक कुर्ला 1

बाजार मुल्य: रु.47691672/-

मोबदला रु.74850000/-

भरलेले मुद्रांक शुल्क : रु. 4491000/-

सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)

1) देयकाचा प्रकार: DHC रक्कम: रु.1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 3006202312891 दिनांक: 30/06/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 3006202312578 दिनांक: 30/06/2023

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004518432202324P दिनांक: 30/06/2023

बँकेचे नाव व पत्ता:





01/07/2023

सूची क्र.2

द्वयम निबंधक : मह. दु. नि. बुर्ला 1

दस्न क्रमांक : 13019/2023

नोंदणी :

Regn:63m

गावाचे नाव : बोरला

(1) विलेखाचा प्रकार	करगनामा
(2) मोबदला	74850000
(3) वाजारभाव(भाडेपट्ट्याच्या वावनिपट्टाकार आकारणी देना की पट्टेदार नें नमुद करणे)	47691672
(4) भू-मापन, पोट्टिस्मा व परक्रमांक(अमल्याम)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: ऑफिस नं. 1605, माळा नं: सोळावा मजला, इमारतीचे नाव: मेराकी अरेना, ब्लॉक नं: चेंबूर, मुंबई 400071, रोड : मायन ट्रॉम्बे रोड, इतर माहिती: रेरा कार्पेट एरिया 201.78 चौरस मीटर --- 3 कार पार्किंग जागा सहित ((C.T.S. Number : 667A/2A to D ;))
(5) क्षेत्रफळ	1) 221.95 चौ.मीटर
(6) आकारणी किंवा जूरी देण्यात असेल नव्हा.	
(7) दस्नगंज करून देणा-या/निवृत्त ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेराकी हॉबिटॅट्स एलएलपी पूर्वी म्हणून ओळखले जाते मेराकी, शिव सवरी डेवेलपर्स वर्क नियुक्त भार्गीदार ममींग भरत भावला तर्फे कु मु म्हणून श्रद्धा शिगवण वय:-23; पत्ता:-प्लॉट नं: ऑफिस नं. 505 , माळा नं: पाचवा मजला, इमारतीचे नाव: मेराकी अरेना, ब्लॉक नं: चेंबूर, रोड नं: आर के स्टुडिओच्या समोर, मायन ट्रॉम्बे रोड, महागट्ट, MUMBAI. पिन कोड:-400071 पॅन नं:-ABGFS9495N
(8) दस्नगंज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-बोगमल्लो इंटरप्रिमेम प्रायव्हेट लिमिटेड तर्फे संचालक श्रेयस सावंत वय:-44; पत्ता:-प्लॉट नं: पर्वट नं. बी-301, माळा नं: -, इमारतीचे नाव: प्लॉट नं. 84, प्रजापति विहार , ब्लॉक नं: बोकाडवीरा, उरण , रोड नं: -, महागट्ट RAIGARH(MH). पिन कोड:-400702 पॅन नं:-AOGPA0014G
(9) दस्नगंज करून दिल्याचा दिनांक	30/06/2023
(10) दस्न नोंदणी केल्याचा दिनांक	30/06/2023
(11) अनुक्रमांक, खंड व पृष्ठ	13019/2023
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	4491000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) अंग	

मुल्यांकनासाठी विचारान घेतलेला नपशील:-

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

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	BOGMALLO ENTERPRISES PRIVATE LIMITED	eChallan	10000502023063009653	MH004518432202324P	4491000.00	SD	0002310010202324	30/06/2023
2		DHC		3006202312891	1000	RF	3006202312891D	30/06/2023
3		DHC		3006202312578	2000	RF	3006202312578D	30/06/2023
4	BOGMALLO ENTERPRISES PRIVATE LIMITED	eChallan		MH004518432202324P	30000	RF	0002310010202324	30/06/2023

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

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)											
Valuation ID	202306309500			30 June 2023,07:13:07 PM							
मूल्यांकनाचे वर्ष	2023										
जिल्हा	मुंबई(उपनगर)										
मूल्य विभाग	99-बोरला - कुर्ला										
उप मूल्य विभाग	भुभाग: उत्तरेस रेल्वे लाईन, पुर्वेस वामन तुकाराम पाटील मार्ग, दक्षिणेस चोईत्राम गिडवाणी मार्ग व पश्चिमेस गावाची हद्द.										
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#667										
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक						
	83100	162880	187320	210300	162880						
मोजमापनाचे एकक	चौरस मीटर										
बांधीव क्षेत्राची माहिती											
बांधकाम क्षेत्र(Built Up)-	221.95चौरस मीटर	मिळकतीचा वापर-	कार्यालये/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव						
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	बांधकामाचा दर -	Rs.30250/-						
उद्दवाहन सुविधा-	आहे	मजला -	11th floor To 20th floor								
रस्ता सन्मुख - संमिश्र वापराच्या इमारतीमधील कार्यालये/व्यावसायिक - No Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018											
मजला निहाय घट/वाढ	= 110% apply to rate= Rs.206052/-		<table border="1"> <tr> <td colspan="3">करल - 9</td> </tr> <tr> <td>93091</td> <td>9</td> <td>940</td> </tr> </table>			करल - 9			93091	9	940
करल - 9											
93091	9	940									
रस्ता सन्मुखनुसार मूल्यदर	= 110% apply to rate = Rs.206052/-										
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * <u>2023</u> (समानुसार केवारी) + खुल्या जमिनीचा दर) = (((206052-83100) * (100 / 100)) + 83100) = Rs.206052/-										
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 206052 * 221.95 = Rs.45733241.4/-										
E) बंदिस्त वाहन तळाचे क्षेत्र	41.82चौरस मीटर										
बंदिस्त वाहन तळाचे मूल्य	= 41.82 * (187320 * 25/100) = Rs.1958430.6/-										
Applicable Rules	= ,10,9 ब,4,16										
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + भेड्ढनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मॅकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 45733241.4 + 0 + 0 + 0 + 1958430.6 + 0 + 0 + 0 + 0 + 0 = Rs.47691672/-										

Home Print

सह. दुय्यम निबंधक
कुर्ला-9 (वर्ग-2)





CHALLAN
MTR Form Number-6



GRN	MH004518432202324P	BARCODE	[Barcode]			Date	30/06/2023-16:33:03	Form ID	25.2																							
Department	Inspector General Of Registration				Payer Details																											
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)																											
					PAN No.(If Applicable)	AAICB7895F																										
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1				Full Name	BOGMALLO ENTERPRISES PRIVATE LIMITED																										
Location	MUMBAI				Flat/Block No.	UNIT NO 1605 MERAKI ARENA																										
Year	2023-2024 One Time				Premises/Building																											
Account Head Details			Amount In Rs.		Road/Street	SION TROMBAY ROAD, OPP.R.K. STUDIO,																										
0030045501 Stamp Duty			4491000.00		Area/Locality	CHEMBUR MUMBAI																										
0030063301 Registration Fee			30000.00		Town/City/District																											
					PIN	4	0	0	0	7	1																					
					Remarks (If Any)	PAN2=ABGFS9495N~SecondPartyName=MERAKI HABITATS LLP																										
					<table border="1"> <tr> <td colspan="7">[Stamp]</td> </tr> <tr> <td>730X</td> <td>2</td> <td>940</td> <td colspan="4"></td> </tr> <tr> <td colspan="7">2023</td> </tr> </table>							[Stamp]							730X	2	940					2023						
[Stamp]																																
730X	2	940																														
2023																																
					Amount In	Forty Five Lakh Twenty One Thousand Rupees Only																										
Total					Words																											
STATE BANK OF INDIA					FOR USE IN RECEIVING BANK																											
Cheque-DD Details					Bank CIN	Ref. No.	10000502023063009551/25/06/2023/92039																									
Cheque/DD No.					Bank Date	RBI Date	30/06/2023-16:33:03 Not Verified With RBI																									
Name of Bank					Bank-Branch	STATE BANK OF INDIA																										
Name of Branch					Scroll No. , Date	Not Verified With Scroll																										

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी हे चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-369-13019	0002310010202324	30/06/2023-19:22:19	IGR197	30000.00
2	(IS)-369-13019	0002310010202324	30/06/2023-19:22:19	IGR197	4491000.00
Total Defacement Amount					45,21,000.00





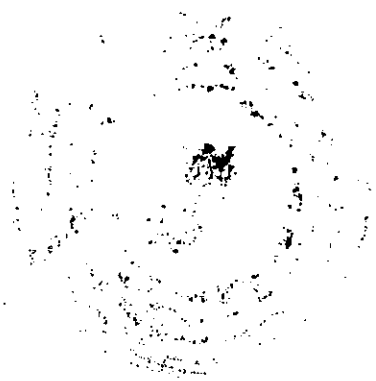
CHALLAN
MTR Form Number-6



GRN	MH004518432202324P	BARCODE	[Barcode]		Date	30/06/2023-16:33:03	Form ID	25.2						
Department	Inspector General Of Registration			Payer Details										
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)										
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			PAN No.(If Applicable)	AAICB7895F									
Location	MUMBAI			Full Name	BOGMALLO ENTERPRISES PRIVATE LIMITED									
Year	2023-2024 One Time			Flat/Block No.	UNIT NO 1605 MERAKEI ARENA									
Account Head Details		Amount In Rs.		Premises/Building										
0030045501	Stamp Duty	4491000.00		Road/Street	SION TROMBAY ROAD, OPP.R.K. STUDIO,									
0030063301	Registration Fee	30000.00		Area/Locality	CHEMBUR MUMBAI									
				Town/City/District										
				PIN	4 0 0 0 7 1									
				Remarks (If Any)	PAN2=ABGFS9495N~SecondPartyName=MERAKEI HABITATS LLP~									
				<table border="1"> <tr> <td colspan="3">करल - १</td> </tr> <tr> <td>१३७८</td> <td>३</td> <td>१५०</td> </tr> </table>					करल - १			१३७८	३	१५०
करल - १														
१३७८	३	१५०												
				Amount In Words	Forty Five Lakh Twenty One Thousand Rupees Only									
Total	45,21,000.00													
Payment Details				FOR USE IN RECEIVING BANK										
STATE BANK OF INDIA				Bank CIN	Ref. No.	10000502023063009653	2511404292039							
Cheque/DD Details				Bank Date	RBI Date	30/06/2023-16:34:34	Not Verified with RBI							
Name of Bank				Bank-Branch		STATE BANK OF INDIA								
Name of Branch				Scroll No. , Date		Not Verified with Scroll								

Department ID : 8080700006
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
 सूदर चलन केवल दुय्यम निबधक कार्यालयात नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सवलत लागू नाही.





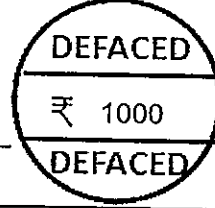


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	3006202312891	Receipt Date	30/06/2023
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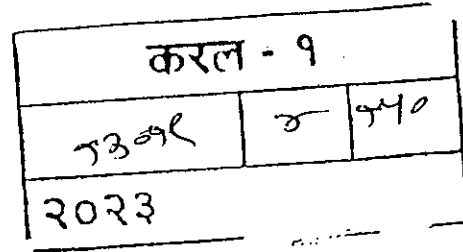
Received from SELF, Mobile number 9820714245, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered on Document No. 13019 dated 30/06/2023 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	sbiepay	Payment Date	30/06/2023
Bank CIN	10004152023063011953	REF No.	202318187074564
Deface No	3006202312891D	Deface Date	30/06/2023

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





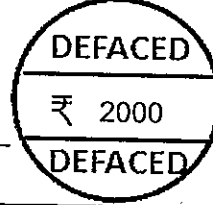


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	3006202312578	Receipt Date	30/06/2023
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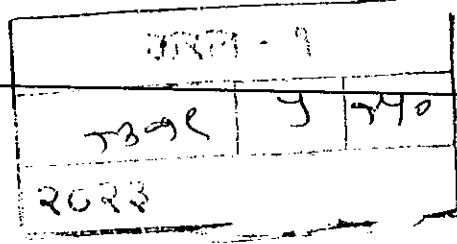
Received from SELF, Mobile number 9820714245, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 13019 dated 30/06/2023 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

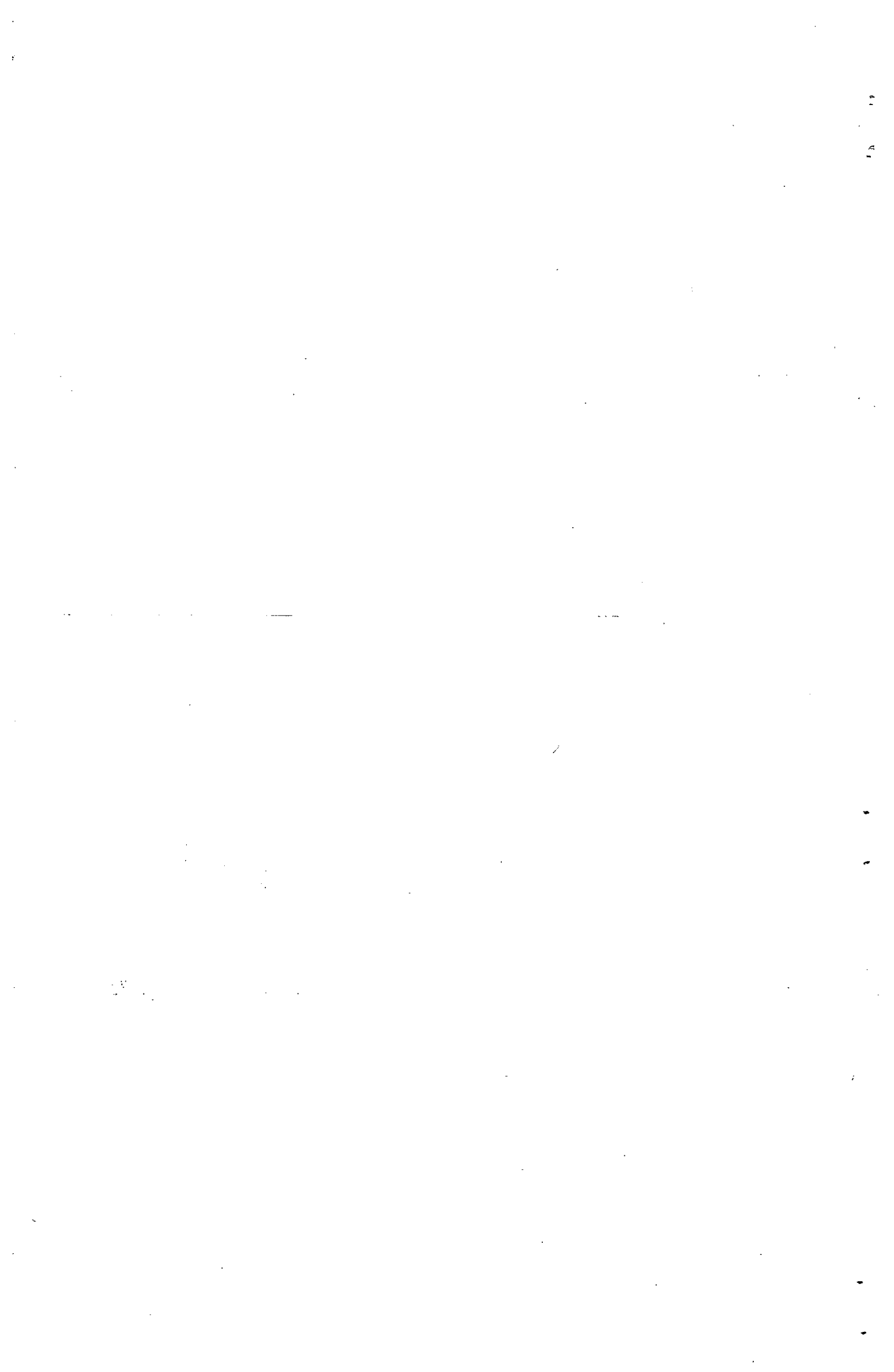


Payment Details

Bank Name	sbiepay	Payment Date	30/06/2023
Bank CIN	10004152023063011695	REF No.	202318112319742
Deface No	3006202312578D	Deface Date	30/06/2023

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





Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 3006202312891	Date 30/06/2023
Received from SELF, Mobile number 9820714245, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name sbiepay	Date 30/06/2023
Bank CIN 10004152023063011953	REF No. 202318187074564
This is computer generated receipt, hence no signature is required.	

करल - १		
१३७२	९	१५०
२०२३		





Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 3006202312578	Date 30/06/2023
Received from SELF, Mobile number 9820714245, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name sbiepay	Date 30/06/2023
Bank CIN 10004152023063011695	REF No. 202318112319742
This is computer generated receipt, hence no signature is required.	

करल - १		
१३०१९	५	१५०
२०२३		



करल - फि		
73052	5	740
2023		



करल - १		
५३०१९	९	१५०
२०२३		

Received original on 04/07/2023

[Signature]



AGREEMENT FOR SALE

This Agreement is made and entered into at Mumbai on this **30th** day of **June**, **2023**.

BETWEEN

MERAKI HABITATS LLP (formerly known as M/s. Shiv Sabari Developers), a Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its Registered Office at **505, Meraki Arena, 5th Floor, Sion-Trombay Road, Opp. R.K Studio, Chembur, Mumbai - 400 071**, hereinafter referred to as the "**PROMOTER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its Partners for the time being, the survivors or survivor of them and their or his/her heirs, executors, administrators and permitted assigns) of the **ONE PART**;

<i>[Signature]</i>	<i>[Signature]</i>				
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AND

BOGMALLO ENTERPRISES PRIVATE LIMITED having Pan Number: **AAICB7895F** registered under Indian Companies Act, 1956 having registered address at **Plot No 84, flat No B/301, Prajapati Vihar, Bokadvira, Uran, Raigarh - 400702** hereinafter called "**THE ALLOTTEE/S**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include in case of individuals his/her/ their heirs, executors and administrators, in the case of firm, the partners or partner for the time being thereof, the survivors or survivor of them and the heirs, executors and administrators of the last and/or company, its successor or successors and their assigns) of the

SECOND PART;

WHEREAS:

A. One Late Sugrabai S. Sutarwala during her lifetime was well and sufficiently entitled to as Owner of the freehold land bearing CTS No. 619/14 admeasuring about 260.6 sq. mtrs. CTS No. 619/15 admeasuring about 2738.1 sq. mtrs. and CTS No. 619/21A admeasuring about 6749.44 sq. mtrs. And CTS No. 619/21B admeasuring about 743.0 sq. mtrs. of Village Borla, totally admeasuring 17,181.3 sq. mtrs. lying and situate at Moti Baug Village Borla Sion Trombay Road, Chembur, Mumbai - 400 071 within the Municipal limits of Greater Mumbai falling in the M Ward of Greater Mumbai Municipal Corporation hereinafter referred to as "**the said Sutarwala property**";

B. By a Gift Deed (Hiba) dated 31.03.1970 registered with the office of the Sub-Registrar at Mumbai under serial no. 3135 of 1970 the said Sugrabai S. Sutarwala gifted the Sutarwala property to her children as under:

Alibhai Sharafally Sutarwalason
Vazira Sharafally Sutarwaladaughter
Kulsum Sharafally Sutarwaladaughter
Selina Sharafally Sutarwaladaughter
Meherunnisa Sharafally Sutarwaladaughter
Abbas Sharafally Sutarwalason
each having equal 1/6th undivided share in the said Sutarwala property;

					
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C. The said Mr. Alibhai Sharafally Sutarwala died intestate on or about 24.05.1994 leaving behind the following as his only legal heirs and legal representatives:

Mrs. Fatema Alibhai Sutarwalawidow

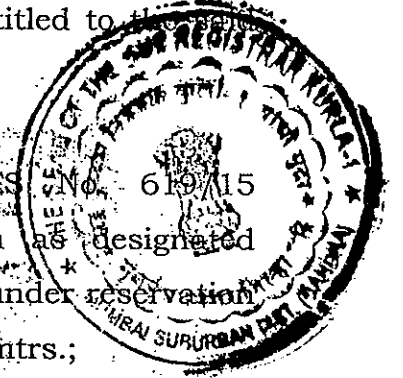
Mr. Shakeel Alibhai Sutarwalason

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D. The said Mrs. Vazira Sharafally Sutarwala died intestate on or about 24.04.2004 leaving behind her only daughter Mrs. Nisrin Abdeali Poonawala as her only legal heir and representative;

E. In the circumstances above, the said Mrs. Fatema Ali Sutarwala, Mr. Shakeel Ali Sutarwala, Mrs. Meherunisa Sutarwala, Selina Sharafally Sutarwala [now known as Mrs. Selina Abbas Vagh], Kulsum Sharafally Sutarwala [now known as Mrs. Kulsum Abid Lokmanji], Abbas Sharafally Sutarwala and Mrs. Nisrin Abdeali Poonawala thus became seized and possessed of and/or otherwise well and sufficiently entitled to the Sutarwala property,;

F. Part of the said Sutarwala property bearing CTS No. 619/15 admeasuring 2738.1 sq. mtrs. is under reservation as designated recreation ground and CTS No. 619/21A is also partly under reservation for playground and Garden admeasuring about 3020sq.mtrs.;

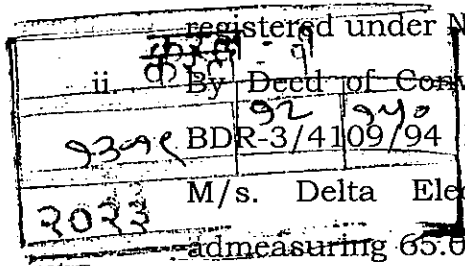


G. By a Deed of Conveyance dated 08.04.1994 duly registered with the Sub-Registrar of Assurances under serial no. 2167 of 1993, the said Mrs. Fatema Ali Sutarwala, Mr. Shakeel Ali Sutarwala, Mrs. Meherunisa Sutarwala, Selina Sharafally Sutarwala [now known as Mrs. Selina Abbas Vagh], Kulsum Sharafally Sutarwala [now known as Mrs. Kulsum Abid Lokmanji], Abbas Sharafally Sutarwala and Mrs. Nisrin Abdeali Poonawala, sold and conveyed part of the said Sutarwala property admeasuring 1161.2 sq. mtrs. Forming part of CTS No. 619/21B (hereinafter referred to as "said portion") to Delta Electronics and Engineering works; The said portion was not divided by metes and bounds.

H. By separate documents, the details of which are given hereunder, Nirmal Chhadwa and Leena Nirmal Chhadwa purchased the said portion for the consideration and on the terms and conditions as stated therein:

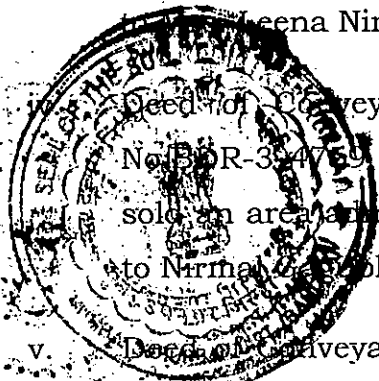
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i. By Deed of Conveyance dated 29/06/1994 registered under No. 4113/94 Diwanchand Alag and others, the partners of M/s. Delta Electric & Engineering Works, sold an area admeasuring 209.58 sq. mtrs. out of the said portion to V Bhojwani & Another who then sold and conveyed the same vide Conveyance dated 24.04.1998



registered under No. BDR-3/2905 of 1997 to Nirmal Chhadwa;
 ii. By Deed of Conveyance dated 8.01.1996 registered under No. BDR-3/4109/94 Diwanchand Alag and others, the partners of M/s. Delta Electric & Engineering Works, sold an area admeasuring 65.65 sq. mtrs out of the said portion to Vikas Vijay Nandi & Another who then sold and conveyed the same vide Conveyance dated 24.04.1998 registered under No. BDR-3/2937 of 1997 to Nirmal Chhadwa;

iii. Deed of Indenture dated 26th June, 2002 registered under No. BDR-3-3276 of 2002 and Deed of Indenture dated 18th November, 2002 registered under No. BDR-3 -6537 of 2002, Diwanchand Alag and others, the partners of M/s. Delta Electric & Engineering Works sold an area admeasuring 159.77 sq. mtrs. out of the said portion to Leena Nirmal Chhadwa;



Deed of Conveyance dated 30th June, 2003 registered under No. BDR-3-4739 of 2003 M/s. Delta Electric & Engineering Works sold an area admeasuring 528.71 sq. mtrs. out of the said portion to Nirmal Gagubhai Chhadwa.

Deed of Conveyance dated 30th December, 2004 registered under No. BDR-3 -11771 of 2004 between M/s. Delta Electric & Engineering Works sold 198.10 sq. mtrs out of the said portion to Nirmal Gagubhai Chhadwa.

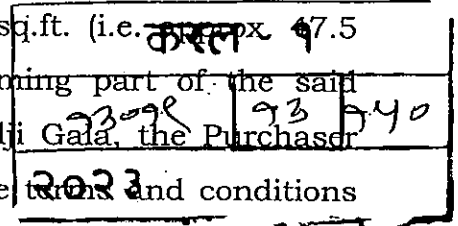
vi. Prior to execution of the aforesaid Conveyances in favour of the said Nirmal Chhadva and Leena Chhadva, the said M/s Delta Electronics and Engineering works, through its aforesaid partners, had:

a. By a duly Registered Indenture dated 30.10.97, sold and conveyed one such unit of ground plus one upper floor identified as gala/unit No. 5 admeasuring constructed area of 1000 sq. ft. and land admeasuring 512 sq.ft. (i.e. approx 47.5 sq. mtrs.) below the said unit and forming part of the said portion in favour of one Mr. Kapil Kunwarbabu Pathak, the

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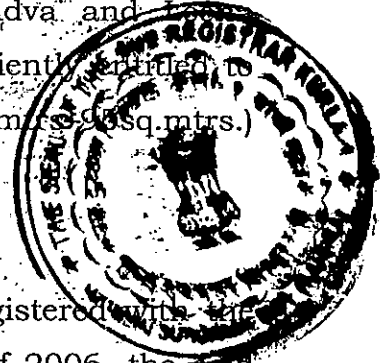
Purchaser therein for the consideration and on the terms and conditions as stated therein;

- b. By a duly Registered Indenture dated 30.10.97, sold and conveyed one such unit of ground plus one upper floor identified as gala/unit No. 4 admeasuring constructed area of 1000 sq.ft and land admeasuring 512 sq.ft. (i.e. करण 47.5 sq.mtrs.) below the said unit and forming part of the said portion in favour of one Mr. Harish Lalji Gala, the Purchaser therein for the consideration and on the terms and conditions as stated therein;



- vii. The said Nirmal Chhadva and Leena Chhadva are aware and have accepted the rights of the said Mr. Kapil Kunwarbabu Pathak and Mr. Harish Lalji Gala in respect of the aforesaid gala/unit Nos. 5 & 4 respectively along with the land below the same totaling admeasuring 1024 sq.ft. (i.e. 95 sq. mtrs.) and constructed area of 2000 sq. ft being part of the said portion which was sold to them.

- viii. In the premises above, the said Nirmal Chhadva and Leena Chhadva are thus exclusive owners of and sufficiently entitled to an area admeasuring 1066 sq. mtrs. (i.e 116.1sq mtrs. 95sq.mtrs.) (hereinafter referred to as "said chhadwa land")



- I. Vide a Deed of Conveyance dated 31.03.2006 duly registered with the Sub-Registrar at Kurla under serial no. BDR-3-2619 of 2006, the said Mrs. Fatema Ali Sutarwala, Mr. Shakeel Ali Sutarwala, Mrs. Meherunisa Sutarwala, Selina Sharafally Sutarwala [now known as Mrs. Selina Abbas Vagh], Kulsum Sharafally Sutarwala [now known as Mrs. Kulsum Abid Lokmanji], Abbas Sharafally Sutarwala and Mrs. Nisrin Abdeali Poonawala sold the remaining said Sutarwala property admeasuring 17181.3 Sq Mtrs. out of being land bearing CTS Nos.619/14, 619/15, 619/21A and a portion of CTS no. 619/21B situate at Village Borla (hereinafter referred to as "said Shiv Sabari Developers land") to the Promoters herein for the consideration and on the terms and conditions mentioned therein;

- J. Vide a Joint Venture Agreement dated 4th June 2018, the said Nirmal Gangubai Chhadva and Leena Nirmal Chhadva have agreed for joint

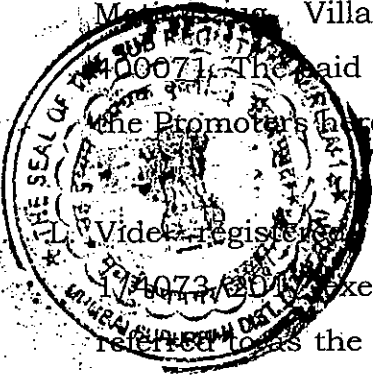
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development of the said chhadwa land forming part of CTS No. 619/21B,

New CTS No. 667A/2 by the Promoters herein for already part of the said Shiv Sabari Developers and on the terms and conditions as mutually agreed between them. As per the said Agreement, the said Nirmal Gangubai Chhadwa and Leena Nirmal Chhadwa shall have no right title and interest and share and claim in the said Shiv Sabari Developers land

and the said Chhadwa land and the buildings being constructed thereon either residential or commercial, save and except for residential flats or commercial units agreed to be allotted to them in one of the residential/commercial buildings in proportion to their Chhadwa land.

K. Vide registered Conveyance dated 28.4.2017 bearing No. KRL-1/4071/2017 executed between the said Mr. Kapil Kunwarbabu Pathak (therein referred to as the Vendor) and Shiv Sabari Developers ,promoters herein (therein referred to as the Purchasers), the said Mr. Kapil Kunwarbabu Pathak sold conveyed and assigned all his right title and interest in respect of land admeasuring 512 sq.ft. Together with the commercial structure standing thereon being Gala/unit No. 5 situated on Plot bearing CTS No. 619/21B of Village Borla, lying and situate at Moti Baug, Village Borla Sion Trombay Road, Chembur, Mumbai 400071. The said Gala/Unit No. 5 has been subsequently demolished by the Promoters herein.

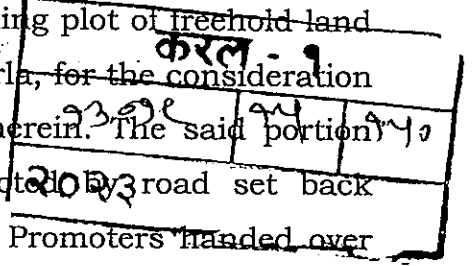


L. Vide registered Conveyance dated 28.4.2017 bearing No. KRL-1/4073/2017 executed between the said Mr. Haresh Lalji Gala (therein referred to as the Vendors) and Shiv Sabari Developers Promoters herein (therein referred to as the Purchasers), the said Mr. Haresh Lalji Gala sold conveyed and assigned all their rights title and interest in respect of land admeasuring 512 sq.ft. together each with their commercial structure standing thereon being Gala/unit No. 4 situated on Plot bearing CTS No. 619/21B of Village Borla, lying and situate at Moti Baug, Village Borla, Sion Trombay Road, Chembur, Mumbai 400071. The said Gala/Unit No. 4 has been subsequently demolished by the Promoters herein.

M. Vide Deed of Conveyance dated 17.1.2017, duly registered with the Sub Registrar of Assurance under Sr. No. KRL-1/564 of 2017, read with Agreement For Sale dated 5.11.2015 duly registered with the Sub

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Registrar of Assurance under Sr. No. KRL1-10537-2015, the Vendors therein being M/s. Natraj Realcon Pvt. Ltd. sold to M/s. Shiv Sabari Developers (being the Promoters herein and the Purchasers therein) a portion admeasuring 2773 sq.mtrs. of the adjoining plot of freehold land bearing CTS No. 667 of Village Borla, Taluka Kurla, for the consideration and on the terms and conditions mentioned therein. The said portion admeasuring 2773 sq. mtrs came to be affected by road set back admeasuring 38 sq. mtrs. and accordingly, the Promoters handed over said road set back area of 38 sq. mtrs. to the concerned authorities and are now therefore entitled to the balance area of 2734.75 sq mts. (hereinafter referred to as "the said Natraj premises"). The said Natraj premises has an existing structure comprising of ground plus two storeys, which at present the Promoters herein intend to retain as part of the entire layout development.



N. In lieu of the road setback, the said portion bearing CTS No. 667 was split in two parts as follows:

- CTS No. 667 A admeasuring 9448.25 sq.mtrs. (including the said Natraj premises admeasuring 2734.75 sq.mtrs. belonging to the Promoters)
- CTS No. 667 B admeasuring 38 sq. mtrs. in the name of the Corporation (being the road set back area)



O. The Promoters have sub divided the said Natraj premises from CTS No. 667A and amalgamation thereof with the said Shiv Sabari Developers land. By an order of sub division and amalgamation dated 12.1.2018, the Collector has permitted the sub division of the said Natraj premises to be known as CTS No. 667A/2 admeasuring 2734.75 sq.mtrs. and further permitted amalgamation of CTS NO. 619/21B admeasuring 7433.16 sq. mtrs. (Forming part of Shiv Sabari Developers Land) into CTS No. 667A/2 which now totally admeasures 10167.91 sq.mtrs., Subsequently, by an order dated 30/3/2019, the Collector has further permitted the amalgamation of 619/14, 619/15, 667/21A into 667A/2 totally admeasuring 19916 sq.mtrs. approx.. Further, by the said order the Collector has further permitted the subdivision of said CTS No. 667A/2 admeasuring 19,916 sq.mtrs. Into 4 parts - 667A/2A admeasuring 13,945.5 sq.mtrs. 667A/2B admeasuring 2939.5 sq.mtrs. 667A/2C admeasuring 408.05 sq.mtrs. and 667A/2D admeasuring 2623 sq.mtrs.

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Hereinafter, the 4 parts shall together be referred to as "said Property" and more particularly described in the First Schedule hereunder written)

P. Subsequently, vide Deed of Exchange dated 30.08.2019 duly registered with Sub Registrar of Assurances at KRL - 2 the said Nirmal Gangubai Chhadwa and Leena Nirmal Chhadwa sold and conveyed the said Chhadwa land in favour of the Promoters herein in exchange for allotment of certain units in the newly constructed building on the said property as more particularly stated therein. As per the said Deed of transfer, the said Nirmal Gangubai Chhadwa and Leena Nirmal Chhadwa shall thereafter have no right title and interest and share and claim in the said property or any part thereof including the said Chhadwa land and the buildings being constructed thereon either residential or commercial, save and except for residential flats or commercial units allotted to them in one of the residential/commercial buildings. In lieu thereof the aforesaid Joint Venture was cancelled and the Promoters herein became the absolute owner of the said property including the said Chhadwa land.

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Q. The Promoters propose to develop the same by constructing a commercial building and 3 residential buildings (plus the existing residential structure) on the said property by consuming the existing FSI, Transferable Development Right (TDR) and Fungible FSI as well as FSI acquired through any other mode whatsoever available in respect of the said property as may be permitted by the Corporation in accordance with the Development Control Regulations in vogue and from time to time applicable. The above development is proposed in a phase wise manner and the required and proposed amenities and the recreational garden (RG) spaces will also be provided in a phase wise manner in proportion to the buildings completed and the entire required and proposed amenities/RG spaces as envisaged above shall be completed and provided on the completion of the entire project

R. The promoters have keeping in mind the aforesaid entire development has got part of the layout approved under Ref No. CE/611/BPES/LOM dated wherein at present 1 commercial building and 2 residential buildings have been approved. However, the layout is subject to changes as and when required by the owners.

					
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S. The name of the Promoters is duly mutated and recorded in the Property Register Card in respect of the said property. Hereto annexed and marked as **Annexure "A"** are copies of the property cards in respect of the said property.

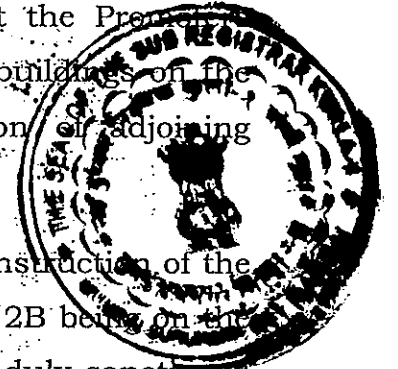
There are various buildings and structures standing on the said entire property which has been fully let out. The promoters have evicted some tenements whereas some are yet to be evicted and some are intended to be retained. Further there are some hutments and illegal encroachments also on the said property. Appropriate legal proceedings have been initiated against such tenants / hutments / illegal occupants which are pending and some are yet to be commenced;

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T. The Promoters are thus entitled and enjoined upon to construct new building/s on the said property in accordance with the recitals hereinabove and are in possession of the property/said property;

U. The Promoters have informed the Allottee that the said property has some existing structures which may remain and that the Promoters intend to construct further commercial and residential buildings on the said property along with the proposed amalgamation of adjoining properties as and when possible.

V. The Promoters have submitted the Building Plans for construction of the new commercial building on Plot bearing CTS No. 667A/2B being on the southern portion of the said property which have been duly sanctioned by the MMC and I.O.D. was issued under No. CE/6578/BPES/AM dated 05.06.2014 (NEW NO. CHE/ES/0782/M/W337 (NEW)) and C.C. was issued under No. dated CHE/ES/0782/M/W337 (NEW) dated 27.04.2017. The copies of the said I.O.D. and Commencement Certificate are annexed hereto as **Annexure 'B' & 'C' respectively.**



W. In accordance with the building plans sanctioned by the Corporation, the Promoters have commenced the construction of the said commercial building to be known as "**Meraki Arena**" on the aforesaid portion of the said property more particularly described in the First Schedule hereunder written, hereinafter referred to as 'the Project'.

X. Pursuant to the above, the PROMOTER has entered into a standard agreement with M/s. Aakar Architects & Consultants, Architects registered with the Council of Architects, and such agreement is as per

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the agreement prescribed by the Council of Architects, and M/s. Hansal Parikh & Associates as structural Engineer for preparation of Structural design and drawings of the commercial building The PROMOTER shall accept the professional supervision of the Architect and the Structural Engineer till the completion of construction of the project as described

hereafter;		
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Y. Further, as required by the Municipal Authorities, for the approval of plans, the Promoters have given an registered undertaking to the Municipal Corporation, copy whereof is annexed hereto as "Annexure D";		



Z. The Promoters have got the approvals from the concerned local authority to the plans, specifications, elevations, sections in respect of the Project and shall obtain the balance approvals, if any, from various authorities from time to time, so as to obtain the Occupation Certificate for the Project.

AA. While sanctioning the said plans for the Project, the concerned local authority has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the PROMOTER while executing the project and upon due observance and performance of which only the occupancy certificate in respect of the Project shall be granted by the concerned local authority;

BB. Certificate of title issued by M/s J Law Associates, Advocate of the Promoters dated 14.11.2020 certifying the title of the Promoters in respect of the said property is annexed hereto as **Annexure "E"**.

CC. The PROMOTER has registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority at Mumbai MAHARERA No. P51800007144; authenticated copy whereof is attached at **Annexure 'F'**;

DD. The Allottee has requested the Promoters to sell and allot on bare shell basis (without flooring, painting, electrical and another fixture, etc.) Office No **1605** admeasuring **201.78** sq. mtrs. i.e. RERA carpet area on the **16th** Floor (hereinafter referred to as "the Unit/ Office") of building to be known as "Meraki Arena" being constructed by the Promoters on the

					
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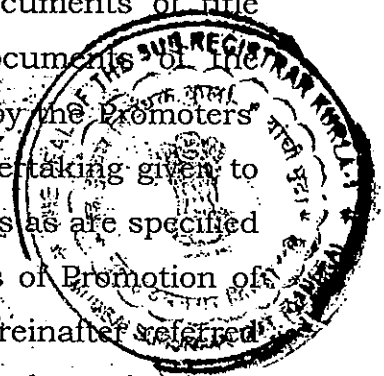
said property more particularly described in the Schedule hereunder written;

EE. The Promoters have agreed to sell and allot **Office No. 1605** **admeasuring 201.78 sq. mtrs.** RERA carpet area on the **16th Floor** of building to be known as "**Meraki Arena**" (hereinafter referred to as "**the said Office**") for total consideration of **Rs 7,48,50,000/- (Rupees Seven Crore Forty Eight Lakhs Fifty Thousand Only)** to the Allottee/s along with 03 Nos of Car parking Space. The Office agreed to be sold by the Promoters to the Allottee/s is shown on the proposed plan hereto annexed as **Annexure 'H'** surrounded by red color boundary line;

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FF. The promoter has annexed the proposed plan of Office / unit No 1605 on the 16th floor RERA Carpet Area admeasuring 201.78 Sq Mtrs. The current approved plans for the 16th floor will be amended as per the proposed plan annexed herewith.

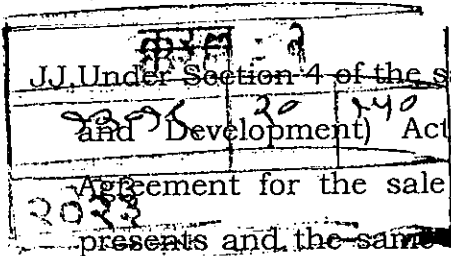
GG. The Allottee/s have demanded from the Promoters and the Promoters have given inspection to the Allottee/s of all the documents of title relating to the said property including the title documents of the Promoters, plans, designs and specifications prepared by the Promoters' Architects and sanctioned by the Corporation, the undertaking given to the Municipal Corporation as well as all other documents as are specified under the Maharashtra Ownership Offices (Regulations of Promotion of Construction, Sale, Management and Transfer) Act, (hereinafter referred to as "the said Act") and the Real Estate (Regulation and Development) Act, 2016 as well as the Rules made there under; The Allottee/s have completely satisfied as to the title of the Promoters to develop the said property and the various sanctions accorded by the competent authorities for development thereof and further confirms that no further investigation or objections shall be made by the Allottee in that regard and is fully satisfied about the competency of the Promoters to enter into this Agreement;



HH. Prior to the execution of these presents the ALLOTTEE has paid to the PROMOTER a sum of **Rs 55,00,000/- (Rupees Fifty Five Lakhs Only)**, being part payment of the sale consideration of the Office agreed to be sold by the Promoter to the Allottee.

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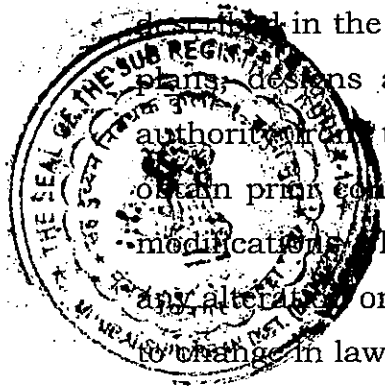
II. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;



Under Section 4 of the said Act and u/s 13 of the Real Estate (Regulation and Development) Act, 2016, Promoters are required to execute Agreement for the sale of the said Office/Unit in writing being these presents and the same is required to be registered under the provisions of the Indian Registration Act.

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

1. The Promoter shall construct the said commercial building to be known as "**MERAKI ARENA**" comprising of **2 Basements, stilt and 17 upper floors** on the southern portion of the said property lying and situate at Moti Baug Village Borla Sion Trombay Road, Chembur, Mumbai 400 071 within the Municipal limits of Greater Mumbai falling in the M Ward of Greater Mumbai Municipal Corporation and which is more particularly described in the First Schedule hereunder written in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Unit of the Allottee except any alteration or addition required by any Government authorities or due to change in law.



2. (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Office No. **1605** having a RERA carpet area of **201.78** sq. mtrs. on the **16th** Floor of the building to be known as "**Meraki Arena**" on the said property (hereinafter referred to as "the Unit/Office") as shown in the Floor plan thereof hereto annexed and marked **Annexure "H"** on bare-shell basis (without flooring, painting, electrical and other fixtures, etc.) for the consideration of **Rs. 7,48,50,000/- (Rupees Seven Crore Forty Eight Lakhs Fifty Only)** including 03 Nos of car parking space.

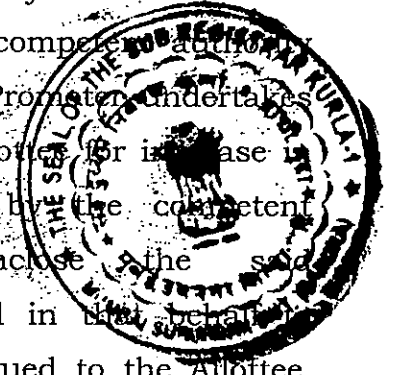
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KK.(i) The Allottee has paid on or before execution of this agreement a sum of **Rs. 55,00,000/- (Rupees Fifty Five Lakhs Only)** being part payment of the sale consideration of the Office agreed to be sold by the Promoter to the Allottee and agrees to pay the balance amount of **Rs. 6,93,50,000/- (Rupees Six Crore Ninety Three Lakhs Fifty Thousand Only)** within 30 days from the date of registration through self fund or mortgage from any financial institute. Post receipt of full consideration as mentioned the promoter will execute and register **Sale Deed** and hand over the possession to the allottee. Non-payment within 45 days will result in termination of this Agreement for Sale.

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SALE DEED		

(ii). The Total Price above excludes taxes consisting of tax paid or payable by the Promoter by way of GST, Value Added Tax, Service Tax Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter up to the date of handing over the possession of the [Unit/Plot].

iv. The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.



3. The Promoter shall confirm the final RERA carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in Rule 18 of the Maharashtra Real

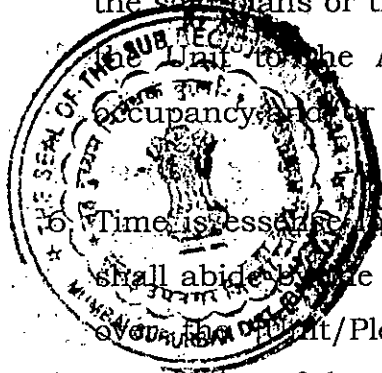
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Estate (Regulation and Development) (Registration of Real Estate Projects, registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 [hereinafter referred to as 'the said rules'], from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in this Agreement.

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4. The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

5. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Unit to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Unit.



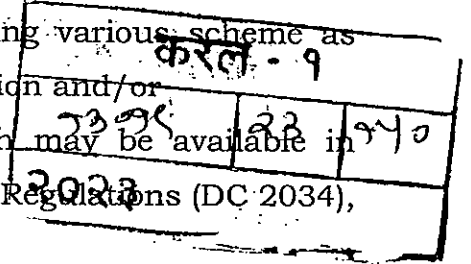
6. Time is of the essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the [Plot] to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the installments and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause herein above. ("Payment Plan").

7. The Promoter hereby declares that the Floor Space Index available as on date in respect of the entire project/layout is approx. 51064 square meters only and Promoter has planned to utilize approx. 9876 square meters Floor Space Index in respect of the project herein and shall utilize

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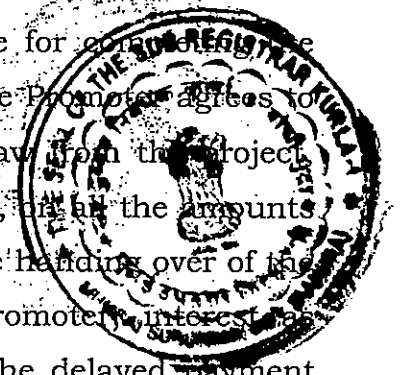
the remaining FSI (now as well as accruing in future) by availing of (including but not limited to):

- (a) TDR or FSI available on payment of premiums and/or
- (b) FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation and/or
- (c) Based on expectation of increased FSI which may be available in future on modification to Development Control Regulations (DC 2034), which are applicable to the said Project and/or
- (d) Any other FSI that may be available to the PROMOTER in any manner



The Promoter has disclosed the aforesaid Floor Space Index as well as the likely increase in FSI as proposed to be utilized by him on the said property in the said Project and Allottee has agreed to purchase the said Unit based on the proposed construction and sale of Units to be carried out by the Promoter by utilizing the proposed FSI as well as the likely increase in FSI and on the understanding that the declared proposed FSI well as the likely increase in FSI shall belong to Promoter only.

8. If the Promoter fails to abide by the time schedule for completion of project and handing over the Unit to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project interest as specified in the Rule 18 of the said rules, till the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter interest as specified in the Rule 18 of the said rules, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoter or from the date of intimation by the PROMOTER of such amount(s) being payable by the ALLOTTEE/s, till payment thereof.



9. Without prejudice to the right of promoter to charge interest in terms of aforesaid clause, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the

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allottee committing three defaults of payment of installments, the Promoter shall at his own option, may terminate this Agreement:

~~Provided that~~ Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall be entitled to forfeit the earnest money from the consideration which may till then have been paid by the Allottee to the Promoter and refund the balance amount to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination.

AND PROVIDED FURTHER that, the ALLOTTEE hereby agrees that pending of the refund amount, if any, by cheque by the PROMOTER to the ALLOTTEES at the address given by the ALLOTTEE in these presents, whether the said amount is accepted and/or encashed or not, shall amount to the refund of the refundable amount and shall constitute full discharge on the part of the PROMOTER to make such refund, if any.

It is hereby expressly understood and agreed by the ALLOTTEE that the acceptance of the outstanding amount with interest as aforesaid shall solely be at the option of the PROMOTER and they shall have a simultaneous right to terminate this Agreement at their own discretion and as they may deem fit and proper.

10. The said unit is being sold on bare shell basis without any fixtures and fittings with regard to the flooring and sanitary fittings and amenities save and except some common amenities such as lifts etc.

11. The PROMOTER has completed the entire construction of the said unit and obtain part occupation certificate for the said unit vide letter dated 20.12.2022 under no: CHE/ES/0782/M/W/337(new)/OCC/2/NEW and

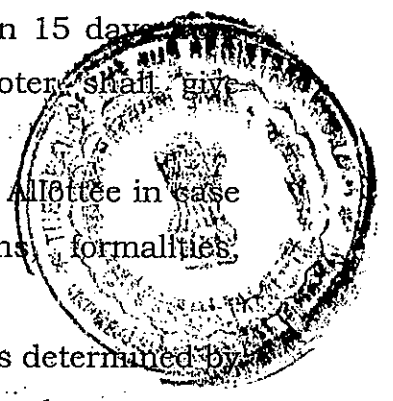
					
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give possession to the acquirers/ALLOTTEES of the Offices in that constructed part and the ALLOTTEE herein shall not raise any objection thereto and hereby gives his express consent for the same. If the Office ALLOTTEE takes possession of the said Unit while the construction of the said building is still pending then in that case the PROMOTER shall be entitled to carry on the remaining work including ~~other~~ and additional construction work and the ALLOTTEE or any person claiming through the ALLOTTEE shall not be entitled to claim any compensation or damage or complain for any inconvenience or nuisance caused on account of such construction by the PROMOTER or their Agents or Contractors.

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12. Procedure for taking possession -

- The Promoter, has obtained the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the Unit, to the Allottee in terms of this Agreement to be taken within 15 days of the date of issue of such notice and the Promoter shall give possession of the Unit to the Allottee.
- The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter.
- The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of Allottee's, as the case may be.
- The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.
- The Allottee shall take possession of the Unit within 15 days of the written notice from the promoter to the Allottee intimating that the said Units are ready for use and occupancy.



13. Failure of Allottee to take Possession of [Unit/Plot]:

- Upon receiving a written intimation from the Promoter that the Unit is ready for occupation, the Allottee shall take possession of the Unit from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Unit to the Allottee.

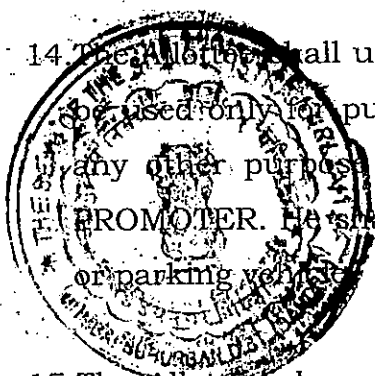
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- In case the Allottee fails to take possession within the notice period
 sub Allottee shall continue to be liable to pay maintenance charges
 as applicable from expiry of notice period.

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within a period of five years from the date of handing over the Unit to the Allottee or the receipt of occupation certificate whichever is earlier, the Allottee brings to the notice of the Promoter any structural defect in the Unit or the building in which the Unit are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. PROVIDED further that if the ALLOTTEE/s carries out any additions or alterations to the said unit agreed to be purchased hereby without obtaining prior consent of the PROMOTER in writing or the permission from the Municipal Corporation, the PROMOTER shall be relieved from their obligation as stated hereinabove.

14. The Allottee shall use the Unit or any part thereof or permit the same to be used only for purpose of commercial and shall not use the same for any other purpose without obtaining the prior written consent of the PROMOTER. He shall use the parking space only for purpose of keeping or parking vehicle.



15. The Allottee along with other Allottee(s) of Units in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide. The ALLOTTEE hereby agrees that he shall become a member of the said society and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organization of Allottee. No objection shall be taken by the Allottee if any; changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required

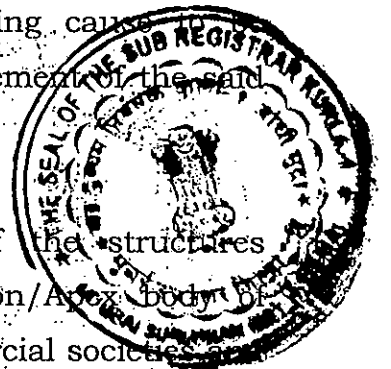
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by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority. The ALLOTTEE/s hereby agrees to observe comply with and adhere to the byelaws and rules and regulations of the said society. Similar society/limited company will also be formed of the purchasers of the commercial building being constructed on the said property.

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16. It is expressly and specifically clarified, agreed, understood and confirmed by and between the parties hereto that all the unsold units/premises, etc in the said building and in the said property, shall at all times be and remain the sole and absolute property of the PROMOTER and the PROMOTER shall not be required to become members of the said society. However, the PROMOTER shall be liable to pay their pro-rata maintenance in respect thereof.



17. The Promoter shall, within 12 months of receipt of Occupation Certificate, formation of society of the entire building, cause transferred to the said commercial society the management of the said Building or wing in which the said Unit is situated.



18. The Promoter shall, for efficient administration of the structures constructed on the said property, form a Federation/Apex body of Societies comprising of the said residential and commercial societies and other bodies formed in respect of the structures thereon; and within three months of registration of the said Federation/apex body, cause to be transferred/conveyed to the said Federation/Apex body all the right, title and the interest of the Promoter in the said property on which the residential and commercial building with multiple wings or buildings are constructed.

19. Within 15 days after notice in writing is given by the Promoter to the Allottee that the Unit is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Unit) of outgoings in respect of the said property and Building/s namely:

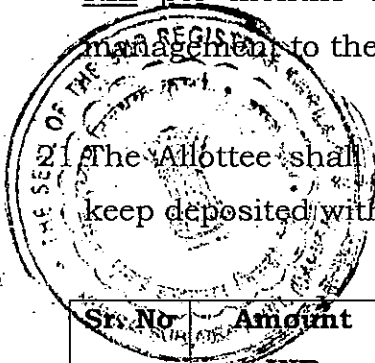
- a. local taxes, betterment charges or such other levies by the concerned local authority and/or Government,

					
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- b. water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers,
- c. And all other expenses necessary and incidental to the management and maintenance of the said property and building/s. Until the Society or Limited Company is formed and the said structure of the

Building/s or wings is transferred to it, the Allottee shall pay to the		
Promoter	such	proportionate share of outgoings as may be
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determined.		
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The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter maintenance contribution as per the table below towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until handover of management of the structure of the building or wing is executed in favour of the commercial society or a limited company as aforesaid. On such handover of management being executed, the deposits as stated below (less deduction provided / cost incurred by the Promoter till that time) shall be paid over by the Promoter to the Society. However, if the handing over of the management exceeds beyond 12 months from the date of handing over of the possession of the said unit flat, the allottee should continue to pay Rs. NIL per months towards the outgoings till the handing over of the management to the Society.



The Allottee shall on or before delivery of possession of the said Unit keep deposited with the Promoter, the following amounts: -

Srs.No	Amount INR	Particulars
a	1100.00	For the entrance fee and share application money
b	NIL	Legal charges for preparation of this Agreement
c	NIL	For registration of Society.
d	NIL	Maintenance charges deposit @ Rs. 8 per sq. ft. per month for 12 months
e	NIL	Towards electric meter installation and pipe gas connection charges etc.
f	NIL	Towards Infrastructure Charges.
g	NIL	Sinking fund deposit @ Rs.500 per sq. mtr.
h	NIL	Development charges @ Rs 371/- per sq. ft of carpet area
	Rs. 1100/-	TOTAL

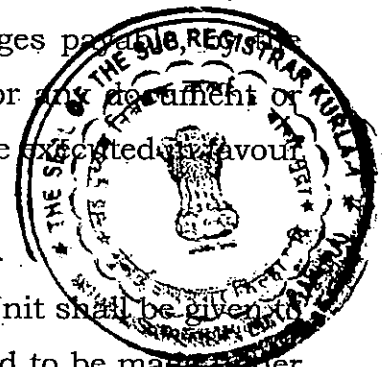
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22. Until the ALLOTTEE is admitted as member of the said commercial society, the ALLOTTEE shall be bound and liable to pay regularly and punctually to the PROMOTER all contribution and other amounts required to be paid on the part of the ALLOTTEE as detailed hereinabove and no such amounts shall be withheld by the ALLOTTEE. Provided that after the ALLOTTEE is admitted to the membership of the said commercial society, he shall be liable to pay the said outgoings and other amounts directly to the said society.

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23. At the time of registration of **handover of management of the structure of the commercial building** or wing of the building, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said commercial Society or Limited Company on any document or instrument of transfer in respect of the structure of the said Building /wing of the building.

24. At the time of registration of **conveyance or Lease of the said property/said property's**, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or any document or instrument of transfer in respect of the said land to be executed in favour of the Apex Body or Federation.



25. Under no circumstances, the possession of the said Unit shall be given to the ALLOTTEE unless and until all payments required to be made under this Agreement by the ALLOTTEE have been made by him/her/them.

26. The PROMOTER shall have a first charge/lien over/on the said Unit in respect of any amount payable to the PROMOTER under the terms and conditions of this agreement and any other amounts that may be payable by the ALLOTTEE in respect of the said Unit to the PROMOTER.

27. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Allottee as follows:

- a. The Promoter has clear and marketable title with respect to the said property; as declared in the title report annexed hereto and has the

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requisite rights to carry out development upon the said property and also has actual, physical and legal possession of the said property for the implementation of the Project;

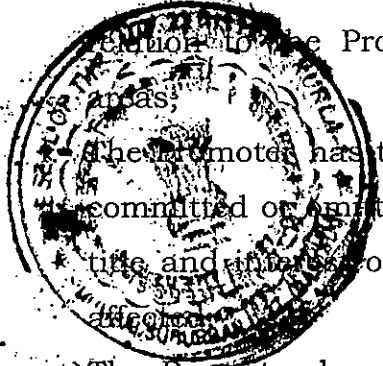
b. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and

shall obtain requisite approvals from time to time to complete the development of the project;

c. There are no other encumbrances upon the said property or the Project except those disclosed in the title report;

d. There are no litigations pending before any Court of law with respect to the said property except those disclosed in the title report;

e. All approvals, licenses and permits issued by the competent authorities with respect to the Project, property and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, said property and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in



relation to the Project, said property, Building/wing and common

The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected.

g. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said property, including the Project and the said Unit which will, in any manner, affect the rights of Allottee under this Agreement;

h. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Unit to the Allottee in the manner contemplated in this Agreement;

i. At the time of execution of the conveyance deed of the structure to the association of allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the association of allottees;

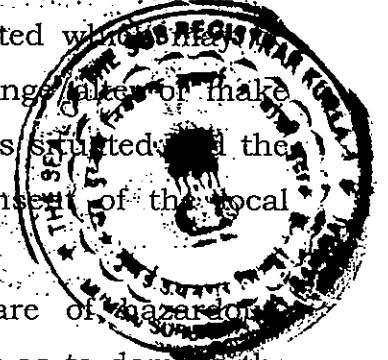
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- j. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till handover of the management to the commercial society/company to be formed of the allottees and thereafter the said society/company shall be responsible for the same;
- k. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the said property except those disclosed in the title report.

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28. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Unit may come, hereby covenants with the Promoter as follows: -

- a. To maintain the Unit at the Allottee's own cost in good and tenantable repair and condition from the date of expiry of notice for taking possession of the Unit and shall not do or suffer to be done anything in or to the building in which the Unit is situated which is against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Unit is situated and the Unit itself or any part thereof without the consent of the local authorities, if required.
- b. Not to store in the Unit any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Unit is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Unit is situated, including entrances of the building in which the Unit is situated and in case any damage is caused to the building in which the Unit is situated or the Unit on account of negligence or default of the Allottee any person claiming through him or his servants in this behalf, then the Allottee shall be liable for the consequences of the breach and shall make good the said damage at his own costs and expenses on demand being made by the PROMOTER in that behalf.

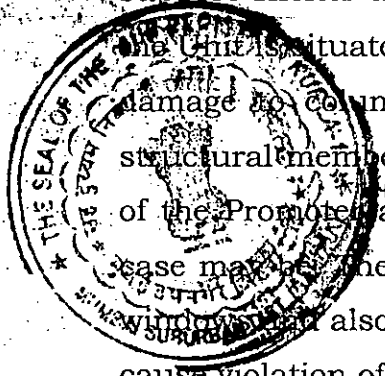


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c. To carry out at his own cost all internal repairs to the said Unit and maintain the Unit in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Unit is situated or the Unit which may be contrary to the rules and regulations and bye-laws of the Municipal Corporation of Greater Mumbai or the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

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d. Not to demolish or cause to be demolished the Unit or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Unit or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Unit is situated and shall keep the portion, sewers, drains and pipes in the Unit and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Unit is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Unit without the prior written permission of the Promoter and/or the Society or the Limited Company, as the case may be. The ALLOTTEE/s shall neither shift the location of the windows nor also not break the RCC pardis or do anything which will cause violation of FSI.



e. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said property and the building in which the Unit is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance, if any.

f. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Unit in the compound or any portion of the said property and the building in which the Unit is situated. In case any such garbage, rags, rubbish or dirt including construction material/cement/interior work waste is thrown anywhere in the said Unit or in the passages or any portion of the said property by the ALLOTTEE/S or their family member, servants or other person/s

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claiming through the Allottee and the same is not cleared by him/them within 10 days from giving them notice to clear the same they shall be liable to pay such fine for each and every such breach to the PROMOTER as the PROMOTER shall requisition in that behalf.

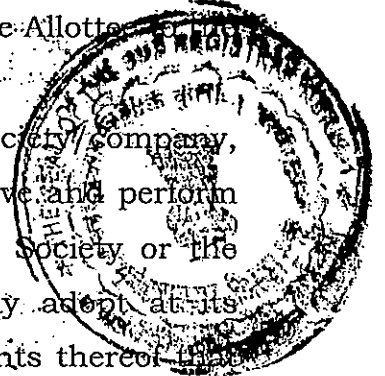
g. Pay to the Promoter within fifteen days of demand by the Promoter, all the monies and deposits required to be paid on the part of the ALLOTTEE under this agreement and his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Unit is situated.

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h. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, including on account of change of user of the Unit by the Allottee for any purposes other than for purpose for which it is sold.

i. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit accruing from this Agreement or part with the possession of the Unit until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.

j. The Allottee shall apply for membership of the said society/company, and pay the necessary fees thereof and further observe and perform all the rules and regulations which the commercial Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof.



may be made from time to time for protection and maintenance of the said building and the Units therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the commercial Society/company or Apex Body or Federation regarding the occupancy and use of the Unit in the commercial Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

k. Till the handover of management of the structure of the commercial building in which Unit is situated is handed over to the said commercial Society/company, the Allottee shall permit the Promoter

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and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

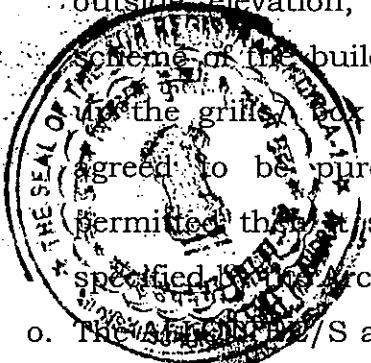
l. Till a conveyance of the said property on which the commercial building in which Unit is situated is executed in favour of Apex Body

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of Federation, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said property or any part thereof to view and examine the state and condition thereof.

m. Not to keep anything in the common passage, staircase, terraces, walls or any other common place and not to put up any sign board, hoarding, name board, etc in the passage or inner or outer walls of the said building. Any such articles or things kept in contravention of this clause shall be removed and disposed of without any notice to the ALLOTTEE.

n. The ALLOTTEE shall not enclose the verandah, chhajjas, or balconies without the sanction and permission of the PROMOTER and the authorities concerned nor shall the ALLOTTEE/s change the exterior, outside elevation, inside passages and staircases, or the colour scheme of the building. The ALLOTTEE/s further agrees not to put up the grille/box type grills outside the window of the said Unit agreed to be purchased by the ALLOTTEE/s. If the grills are permitted they shall have the same design for all the units as specified by the architects of the PROMOTER and no other grills.



o. The ALLOTTEE/S agree to sign and deliver to the PROMOTER before taking possession of the said Unit and also thereafter all writings and papers as may be reasonably required by the PROMOTER and/or the said society/company for putting into complete effect the provisions of this Agreement.

p. That the dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the residents /occupants (including the allottee herein) of the building.

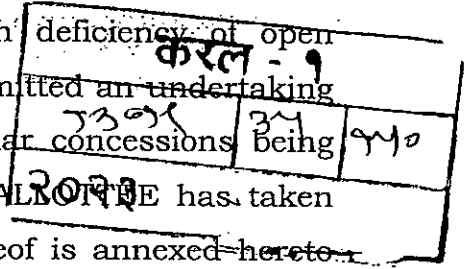
29. The ALLOTTEE hereby agrees and grants and/or confers upon the PROMOTER the irrevocable right and/or authority for the purposes set out herein below:

i. The PROMOTER and/or their nominees or transferees shall be entitled to utilize any portion of the said property including the terrace for the purpose of putting up of any Mobile Receiver, Dish

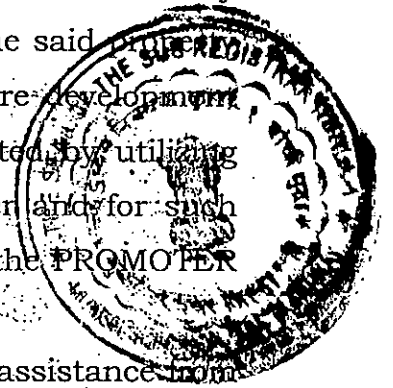
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Antenna, cable network station and other such communication equipments or putting up of any hoarding/s or for such other use as may be desired by the PROMOTER.

ii. The PROMOTER has obtained concessions in deficiency of open spaces from the Municipal Authorities and submitted an undertaking in that regard including not to object to similar concessions being availed of by the adjacent plot holders. The ALLOTTEE has taken inspection of the said undertaking, copy whereof is annexed hereto and marked as **Annexure "D"** and the same shall be binding on the ALLOTTEE herein and all ALLOTTEES of other units and the organization to be formed of the allottees.



iii. The PROMOTER shall be entitled to consume the full FSI available under the Development Control Rules (present as well as proposed DC 2034 as and when it becomes applicable during the pendency of the construction work on the said property) or by any special concession being granted by the Municipal Corporation of Greater Mumbai or any other competent authorities as may be available on the said property at present or in future till the completion of the entire development and to sell the tenements and other areas constructed by utilizing such FSI to such person/s for such permissible user and for such consideration and on such terms and conditions as the PROMOTER shall deem fit and proper.



iv. The PROMOTER shall be entitled to avail of financial assistance from banks, institutions and other persons against security of the said property and/or the construction thereon, provided such arrangement shall not affect the right of the ALLOTTEE in or to the said Unit.

30. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the commercial Society or association or Company or Apex Body or Federation or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

31. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Units or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Unit hereby agreed to be sold to

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him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the commercial Society/Limited Company or other body and until the said property is transferred to the Apex Body/Federation as hereinbefore mentioned.

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32. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE		
3030		

After the Promoter executes this Agreement he shall not mortgage or create a charge on the Unit and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Unit.

33. BINDING EFFECT

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

34. ENTIRE AGREEMENT

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Unit.

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35. RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties.

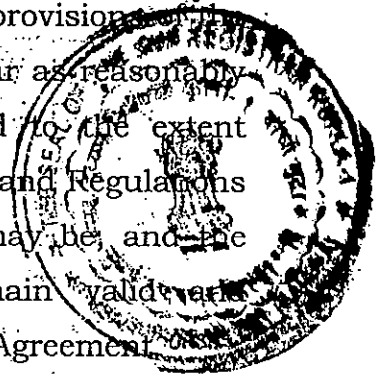
36. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES

It is clearly understood and so agreed by and between the Parties hereo that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the Unit, in case of a transfer, as the said obligations go along with the Unit for all intents and purposes.

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37. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Real Estate Act or the Rules and Regulations made thereunder or under other applicable laws, such provision of this Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to the Real Estate Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.



38. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the Unit to the total carpet area of all the Units in the Project.

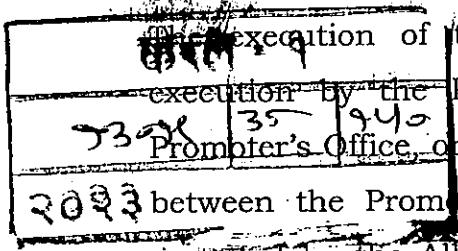
39. FURTHER ASSURANCES

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or

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perfect any right to be created or transferred hereunder or pursuant to any such transaction.

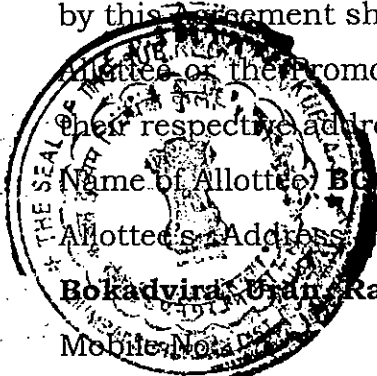
40. PLACE OF EXECUTION



execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee. After the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution, the said Agreement shall be registered at the office of the Sub-Registrar.

41. The Allottee and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

42. All notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D and notified Email ID at their respective addresses specified below:



Name of Allottee: **BOKMALLO ENTERPRISES PRIVATE LIMITED**
Allottee's Address: **Plot No 84, flat No B/301, Prajapati Vihar, Bokadviara, Raigarh - 400703**

Mobile No:
Email ID:

M/s Promoter name: **Meraki Habitats LLP**
Unit No. 505, 5th Floor, Meraki Arena, V N Purav Marg, Chembur East, Mumbai-400071

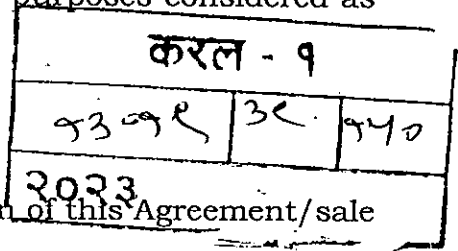
Notified Email ID: samir@mera.ltd

It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

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43. JOINT ALLOTTEES

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes considered as properly served on all the Allottees.



44. Stamp Duty and Registration

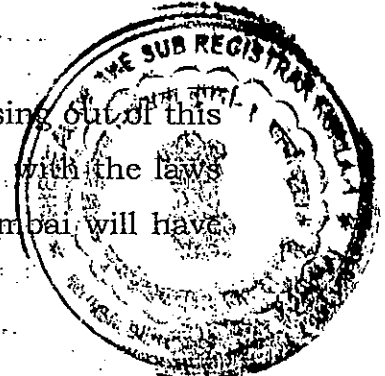
The charges towards stamp duty and Registration of this Agreement/sale Unit shall be borne by the Promoter alone.

45. Dispute Resolution

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, it shall be referred to the Maharashtra Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016 and Rules and Regulations, thereunder.

46. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts of Mumbai will have the jurisdiction for this Agreement



47. Any delay tolerated or indulgence shown by the PROMOTER in enforcing the terms of this Agreement or any forbearance or giving of time to the ALLOTTEE by them shall not be construed as a waiver on their part of any breach or non-compliance of any of the terms and conditions contained in these presents by the ALLOTTEE nor shall the same in any manner prejudice any rights under these presents or any other rights whatsoever of the PROMOTER.

48. Applicable service tax, VAT, GST, and any other charges and taxes as and when applicable now as well as in future or with retrospective effect in respect of the said Unit and this Agreement or incidental thereto shall be borne and paid by the ALLOTTEE/s herein.

49. It is hereby agreed that the recitals hereto shall form an integral and continuous part of this Agreement.

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FIRST SCHEDULE

[the said property]

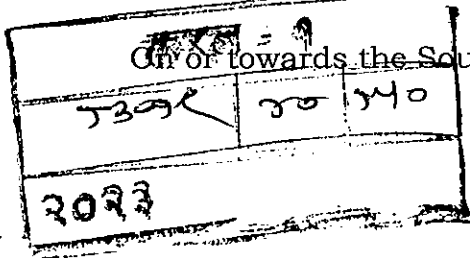
All that piece and parcel of freehold land totally admeasuring 19,916 sq. mtrs. bearing CTS No. 667A/2A, 667A/2B, 667A/2C, 667A/2D, all of Village Borla, lying and situate at Moti Baug Village Borla Sion Trombay Road, Chembur, Mumbai 400 071 within the Municipal limits of Greater Mumbai falling in the M Ward of Greater Mumbai Municipal Corporation together with the buildings standing thereon and bounded as follows:

On or towards the East:by 12.2 mt wide D.P. Road

On or towards the West:by CTS No. 619/20

On or towards the North :by CTS No. 646

On or towards the South:by V.N. Purav Marg

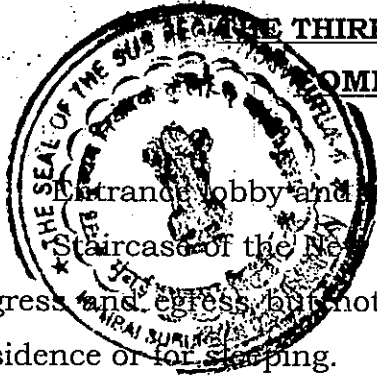


SECOND SCHEDULE

[the said Office/Unit]

Office No **1605** having a RERA Carpet Area of **201.78** sq. mtrs. on the **16th** Floor of the building to be known as "**Meraki Arena**" constructed on the said property/said property described in First Schedule aforesaid.

THE THIRD SCHEDULE ABOVE REFERRED TO
COMMON AREAS AND FACILITES



- A. Entrance lobby andoyer of the New Building.
- B. Staircase of the New Building including main landing, for the purpose of ingress and egress, but not for the purpose of storing or for recreation or for residence or for sleeping.
- C. The landing is limited for the use of the commercial premises located on that particular floor and for visitors thereto but is subject to means of access for reaching the other floors, available to all residents and visitors.
- D. Electric meters and water meter/s connected to common lights, water connections, pump set etc.
- E. Overhead and underground water tanks with water pumps.
- F. Society Office and security cabins
- G. Common servants' toilet on the ground floor
- H. Common Terrace above the topmost floor of the building.
- I. Elevators

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Signed Sealed and Delivered by
The withinnamed "the PROMOTER"
Meraki Habitats LLP
through their Designated Partner
Mr. Samir Bharat Savla
in the presence of

For MERAKI HABITATS LLP



Partner



Witness:

1. **AKSHAY PATANI**



2. **Vishal Tapal**



Signed and Delivered by
The withinnamed "the Allottee"
BOGMALLO ENTERPRISES PRIVATE LIMITED
Through its director
Mr. Shreyas Suhas Sawant

For BOGMALLO ENTERPRISES PVT. LTD.



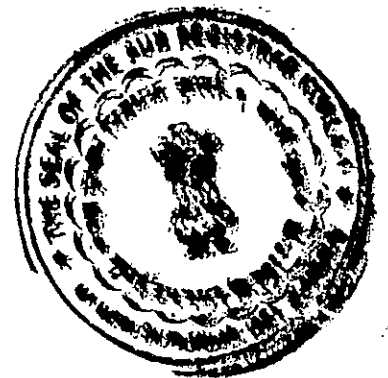
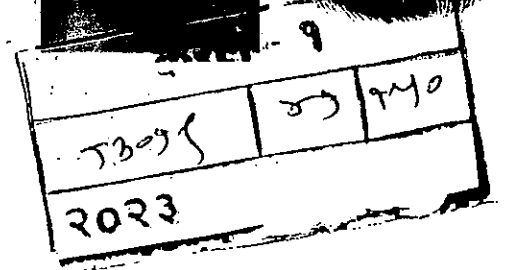
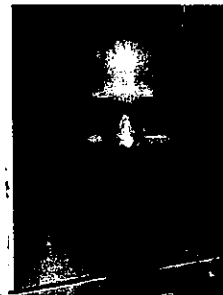
Director

Witness:

1. **AKSHAY PATANI**



2. **Vishal Tapal**



					
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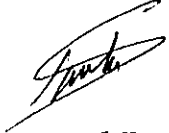


RECEIPT

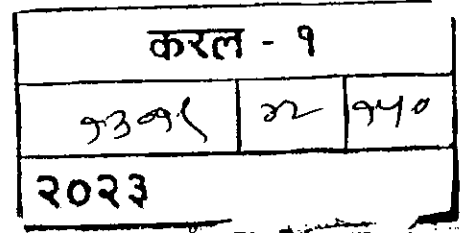
Received of and from the Allottee herein a sum of **Rs. 55,00,000/- (Rupees Fifty Five Lakhs Only)**, towards part Consideration in respect of the sale of the unit being Unit No **1605** on the **16th** floor of the said building.

Cheque No.	Date	Bank	Amount
1221823010	30/06/2023	ICICI Bank Hd.	Rs. 55,00,000/-
—	—	—	—
TOTAL			Rs. 55,00,000/-

**We Say Received,
Meraki Habitats LLP**

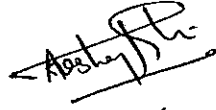


Designated Partner



Witness:

1) **Aashray PATANI**

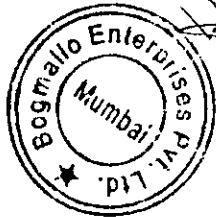


2) **Vishal Tapal**



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PROPOSED PLAN FOR

UNIT NO: 1605

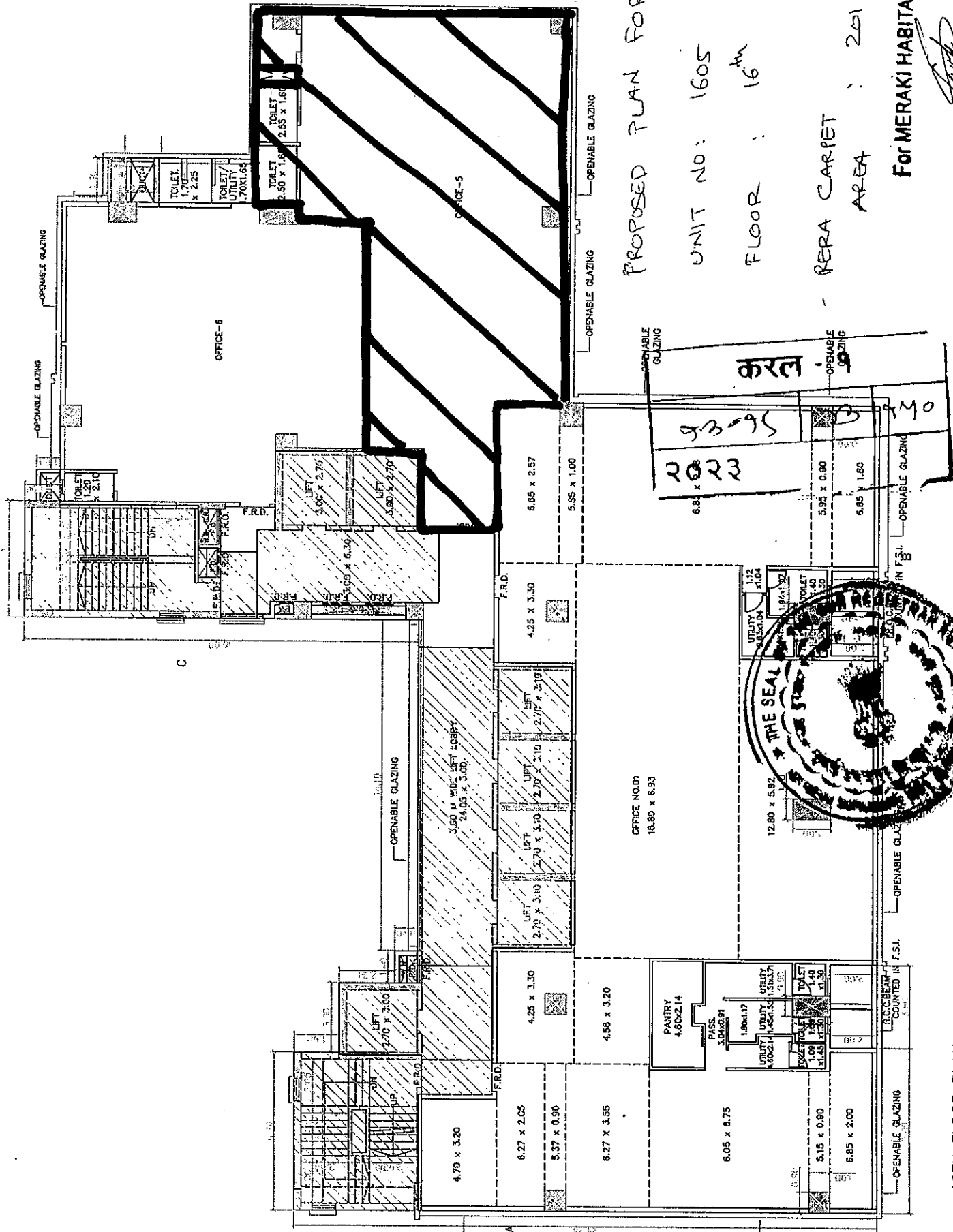
FLOOR : 16th

- RERA CARPET

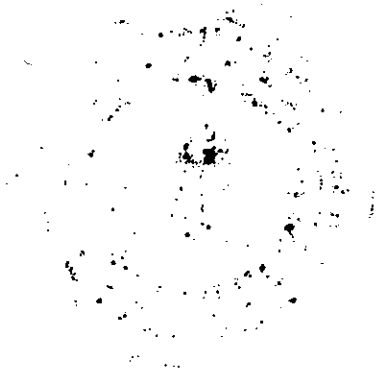
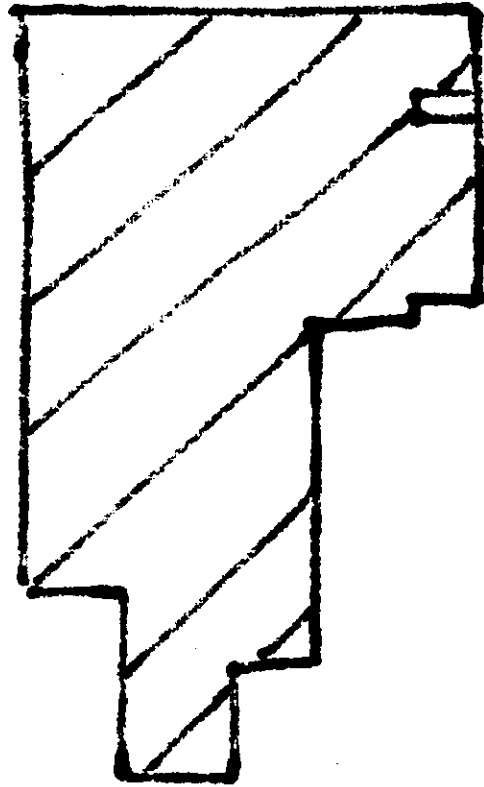
AREA : 201.78 sq. mtrs.

FOR MERAKI HABITATS LLP

Partner



16TH FLOOR PLAN



महाराष्ट्र शासन

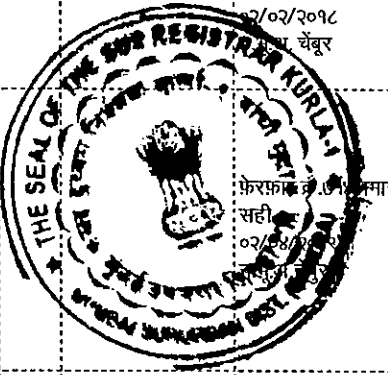
मालमत्ता पत्रक

5266

गाव/पेठ : बोर्ला	तालुका/न.भू.का. : नगर भूमापन अधिकारी, चेंबुर	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर
६६७/अ/२/अ		१३९४५.५०
क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
	सी	

सुविधाधिकार	करल - १
हक्काचा मुळ धारक	
वर्ष:	
पट्टेदार	
इतर भार	
इतर अरे	

दिनांक	व्यवहार	क्रमांक	नुविधु धारक(धा) पट्टेदार(प) किंवा मार	साक्षात्कन
०२/०२/२०१८	पोटविभाजन /एकत्रीकरण आदेशान्वये मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.सी/कार्या २-डी/पो.वि./एस.आर. के.-२०६३ दि. १२/१/२०१८ तसेच इकडील अ.अ.ता. पो.वि./मो.र.नं.१७/२०१७ मोजणी दि. २/६/२०१७ नुसार नगर भूमापन बोर्ला न.भू.क्र. ६६७ अ एकूण क्षेत्र ९४४८.१५ चौ.मि. क्षेत्रामधून पोटविभाजनाने २७३४.७५ चौ.मि. क्षेत्राची न.भू.क्र. ६६७अ/२ अशी नवीन स्वतंत्र मिळकत पत्रिका उघडून धारक शिव शबरी डेव्हलपर्सचे भागीदार असे नाव व सत्ताप्रकार: सी दाखल करून मूळ न.भू.क्र. ६६७अ मधून २७३४.७५ चौ.मि. क्षेत्र वजा केले व न.भू.क्र. ६६७अ चे ६७१३.५० चौ.मी. क्षेत्र कायम करून न.भू.क्र. ६६७अ/१ असा शेज बदल करून धारक व सत्ताप्रकार पूर्वीप्रमाणे कायम केले. न.भू. क्र. ६६७अ/२ चे क्षेत्र २७३४.७५ चौ.मि. मध्ये न.भू.क्र. ६९९/२१ब एकूण क्षेत्र ७४३३.१६ चौ.मि. सामील करून असे एकूण १०९६७.९१ चौ.मि. कायम करून धारक शिव शबरी डेव्हलपर्स व निर्मल गंगुभाई छाडवाइतर १००१.४३ चौ.मि. व लीना निर्मल छाडवा क्षेत्र १५९.७७ चौ.मि. यांची नावे व सत्ताप्रकार कायम करून न.भू.क्र. ६९९/२१ब ची मिळकत पत्रिका रद्द केलेची नोंद केली.		H शिव शबरी डेव्हलपर्स [निर्मल गंगुभाई छाडवा क्षेत्र १००१.४३ चौ.मी.] [लीना निर्मल छाडवा क्षेत्र १५९.७७ चौ.मी.]	फेरफार क्रं.६७३ प्रमाणे सही- ०२/०२/२०१८ न.भू.अ. चेंबुर
०२/०२/२०१८	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्रमांक ना.भू. १/मि.प./अक्षरी नोंद/२०१५ पुणे दिनांक १६/२/२०१५ अन्वये मिळकत पत्रीकेवर नमूद असलेले अंकी क्षेत्र अक्षरी दहा हजार एकशे सडसष्ट पूर्णांक एक्याणव दशांश चौ.मि. दाखल केले.			फेरफार क्रं.६७९ प्रमाणे सही- ०२/०२/२०१८ न.भू.अ. चेंबुर
०२/०४/२०१९	एकत्री/पोटविभाजन आदेशानुसार - मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.सी/कार्या २-डी/पो.वि./एसआरके २२३३/४०९१ दि.३०/०३/१९ चे आदेश व इकडील कार्यालयीन अ.ता.पो.वि./एकत्रीकरण/मोरनं.१९/२०१९ चे मोजणी नुसार न.भू.क्र.६९९/२१अ , ६९९/१४,१५ चे एकूण क्षेत्र ९७४८.१४ चौ.मी.क्षेत्र व न.भू.क्र.६६७अ/२ चे क्षेत्र १०९६७.९१ चौ.मी.या मिळकतीमध्ये सामील करून न.भू.क्र.६६७अ/२ चे एकूण क्षेत्र १९९१६.०५ चौ.मी. कायम करून न.भू.क्र.६९९/२१अ, ६९९/१४,१५ या मिळकत पत्रिका रद्द केल्या व पो. विभाजनाने न.भू.क्र.६६७अ/२ चे एकूण १९९१६.०५ चौ.मी.क्षेत्रामधून पो.वि.ने २९३९.५० चौ.मी.क्षेत्र वजा करून त्याची न.भू.क्र.६६७अ/२ब व पो.वि.ने ४०८.०५ चौ.मी.क्षेत्र वजा करून त्याची न.भू.क्र.६६७अ/२क, पो.वि. ने २६२३.० चौ.मी.क्षेत्र वजा करून त्याची न.भू.क्र.६६७अ/२ड अशी स्वतंत्र नविन मिळकत पत्रिका उघडून मुळ मिळकत पत्रिकेवरील दाखल झालेले धारक शिवशबरी डेव्हलपर्स व आरक्षणाची नोंद व सत्ताप्रकारांची नोंद करून न.भू.क्र.६६७अ/२ या मिळकतीचे शिल्लक क्षेत्र १३९४५.५० चौ.मी.कायम करून न.भू.क्र.६६७अ/२ ला न.भू.क्र.६६७अ/२अ असा शेज बदल केला.			फेरफार क्रं.७११ प्रमाणे सही- ०२/०४/२०१९ न.भू.अ. चेंबुर
१७/१०/२०१९	आदेश/खरेदी - सह दुय्यम निबंधक कुर्ला-२ मुंबई उपनगर जिल्हा यांचेकडील डिड ऑफ एक्सेचेंज दस्त क्र.करल-२/१०५६४/२०१९ दि.३०/०८/२०१९ अन्वये न.भू.क्र.६६७अ/२अ चे एकूण १३९४५.५० चौ.मी.क्षेत्रापैकी श्रीम.निर्मला गंगुभाई छाडवा यांनी त्यांच्या मालकीचे जमिनीचे क्षेत्र १००१.४३ चौ.मी. व लीना निर्मला छाडवा यांच्या मालकीचे जमिनीचे क्षेत्र १५९.७७ चौ.मी. असे एकुण जमिनीचे क्षेत्र ११६१.२० चौ.मी.क्षेत्र हे शिवशबरी डेव्हलपर्स यांना डिड ऑफ एक्सेचेंज करून दिल्याने श्रीम.निर्मल गंगुभाई छाडवा व लीना निर्मल छाडवा यांचे नांव कमी करून डिड ऑफ एक्सेचेंज करून घेणार शिवशबरी डेव्हलपर्स यांचे नांव दाखल केलेची नोंद दाखल केली.		H शिवशबरी डेव्हलपर्स	फेरफार क्रं.७२७ प्रमाणे सही- १७/१०/२०१९ न.भू.अ. चेंबुर



हे शासनाचा पत्रक डिजिटलरी मार्फत केलेले आहे

हि मिळकत पत्रिका (दिनांक ११/५/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्याची आवश्यकता नाही. मिळकत पत्रिका डाऊनलोड दिनांक ४/१३/२०२२ १२:३४:१० PM



वैधता पडताळणी साठी <http://aapleabhihkh.mahabhumi.gov.in/DSLFR/propertycard> या संकेत स्थळावर जाऊन २२०८१००००१८२३१५५ हा क्रमांक वापरावा.



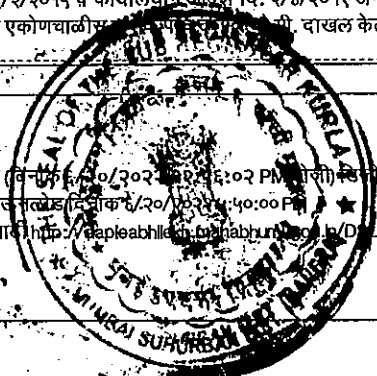
महाराष्ट्र शासन
जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

गाव/पेठ : बोर्ला	तालुका/न.भू.का. : नगर भूमापन अधिकारी, चेंबुर	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर
६६७/अ/२ब		२९३९.५०
क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा माझ्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
	सी	

सुविधाधिकार	हक्काचा मुल्यमापक वर्ष:	पट्टेदार	इतर भार	इतर शीरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा भार	साक्षात्कन
०२/०४/२०१९	एकत्रि / पोटविभाजन आदेशानुसार मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश/क्र.सी./कार्या/२डी/पो.वि./एस.आर.के.२०३३/ ४०९९ दि.३०/०३/१९ चे आदेश व इकडील कार्यालयीन अ.ता.पो.वि./एकत्रिकरण/मो.र.नं.१९/२०१९ चे मोजणी नुसार न.भू.क्र.६१९/२१अ,६१९/१४,१५ चे एकुण क्षेत्र ९७४८.१४ चौ.मी.क्षेत्र न.भू.क्र.६६७अ/२ चे क्षेत्र १०१६७.९९ चौ.मी. या मिळकतीमध्ये सामील करून न.भू.क्र.६६७अ/२ चे एकुण क्षेत्र १९९१६.०५ चौ.मी. कायम करून न.भू.क्र.६१९/२१अ,६१९/१४,१५ या मिळकत पत्रिका रद्द केल्या व पोटविभाजनाने न.भू.क्र.६६७अ/२ चे एकुण १९९१६.०५ चौ.मी. क्षेत्रामधून पो.वि.ने ४०८.०५ चौ.मी. क्षेत्र वजा करून त्याची न.भू.क्र.६६७अ/२क अशी स्वतंत्र नविन मिळकत पत्रिका उघडून मुळ मिळकत पत्रिकेवरील दाखल झालेले धारक आरक्षणाची नोंद व सत्ता प्रकाराची नोंद दाखल केली.		H शिवशवरी डेव्हलपर्स आरक्षण गार्डन	फेरफार क्रं.७१४ प्रमाणे सही- ०२/०४/२०१९ न.भू.अ.चेंबुर
०२/०४/२०१९	मा.जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.५/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व कार्यालयीन आदेश दि. २/४/२०१९ अन्वये मिळकत पत्रिकेवर नगद असलेले अंकी क्षेत्र अक्षरी दोन हजार नऊशे एकोणचाळीस रुपये दाखल केले.			फेरफार क्रं.७१५ प्रमाणे सही- ०२/०४/२०१९ न.भू.अ.चेंबुर



हे मालमत्ता पत्रक डिजिटरी गार्डन वेबसेलें आठ

हि मिळकत पत्रिका (वि.नं. ६६७/अ/२ब/२०२२) २०२२ मध्ये ६:०२ PM (पो.वि.) रजिस्ट्राराला स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
मिळकत पत्रिका डाऊनलोड दिनांक ४/२०/२०२२ १५:५०:०० PM
वेधता पडताळणी साठी <http://appleabhl.in/bh/bbhurno015/D...R/propertycard> या संकेत स्थळावर जाऊन २२०८१०००२३९७३५५ हा क्रमांक वापरावा.





महाराष्ट्र शासन
जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

5271

गाव/पेठ : बोर्ला	तालुका/न.भू.का. : नगर भूमापन अधिकारी, चेंबुर	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर
६६७/अ/२क		४०८.०५
क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा माळ्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
	सी	

सुविधाधिकार	<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>करत - १</p> <p>२३०१९ ४८ ३१०</p> <p>२०२३</p> </div>
हक्काचा मुळ धारक	
वर्ष:	
पट्टेदार	
इतर गार	
इतर शेरें	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा भार	साक्षात्कन
०२/०४/२०१९	एकत्रि/पोटविभाजन आदेशानुसार मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश/क्र.सी/कार्या/२डी/पो.वि./एस.आर.के.२०३३/ ४०९१ दि.३०/०३/१९ चे आदेश व इकडील कार्यालयीन अ.ता.पो.वि./एकत्रिकरण/मो.र.नं.१९/२०१९ चे मोजणी नुसार न.भू.क्र.६१९/२१अ,६१९/१४,१५ चे एकुण क्षेत्र ९७४८.१४ चौ.मी.क्षेत्र न.भू.क्र.६६७अ/२ चे क्षेत्र १०१६७.९१ चौ.मी. या मिल्कतीमध्ये सामील करून न.भू.क्र.६६७अ/२ चे एकुण क्षेत्र १९९१६.०५ चौ.मी. कायम करून न.भू.क्र.६१९/२१अ,६१९/१४,१५ या मिल्कत पत्रिका रद्द केल्या व पोटविभाजनाने न.भू.क्र.६६७अ/२ चे एकुण १९९१६.०५ चौ.मी. क्षेत्रामधून पो.वि.ने ४०८.०५ चौ.मी. क्षेत्र घजा करून त्याची न.भू.क्र.६६७अ/२क अशी स्वतंत्र नविन मिल्कत पत्रिका उघडून मुळ मिल्कत पत्रिकेवरील दाखल झालेले धारक आरक्षणाची नोंद व सत्ता प्रकाराची नोंद दाखल केली.		H शिवशबरी डेव्हलपर्स आरक्षण प्ले ग्राउंड	फेरफार क्रं.७१४ प्रमाणे सही- ०२/०४/२०१९ न.भू.अ.चेंबुर
०२/०४/२०१९	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 कार्यालयीन आदेश दि. २/४/२०१९ अन्वये मिल्कत पत्रिकेवर नमूद असलेले अंकी क्षेत्र अक्षरी चारसे श्वात पूर्णाक शुन्य पाच दशांश चौ.मी. दाखल केले..			फेरफार क्रं.७१५ प्रमाणे सही- ०२/०४/२०१९ न.भू.अ.चेंबुर

<p>हि मिल्कत पत्रिका (दिनांक ६/२०/२०२२ १२:३८:३३ PM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.</p> <p>मिल्कत पत्रिका डाऊनलोड दिनांक ६/२०/२०२२ ५:५०:०६ PM</p> <p>वेधता पडताळणी साठी http://aapleabhilekh.mahabhumi.gov.in/DSL.R/propertycard या संकेत स्थळावर जाऊन २२०८१०००२३९७३४९ नो क्रॉसिंग वापरावा.</p>	
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महाराष्ट्र शासन

मालमत्ता पत्रक

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गाव/पेठ : बोर्ला	तालुका/न.भू.का. : नगर भूमापन अधिकारी, चेंबूर	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर
क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
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सुविधाधिकार

हक्काचा मुळ धारक
वर्ष: २०१९

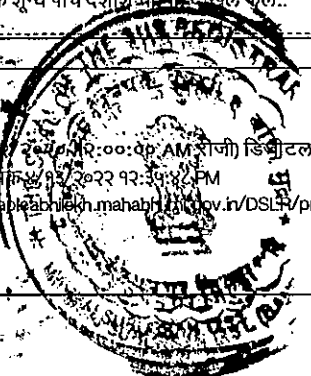
पट्टेदार

इतर भाग

इतर अंश

करल - १
२३०९५
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दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा शार	साक्षात्कन
२०२३			H शिवशबरी डेव्हलपर्स आरक्षण रिक्रेशन ग्राउंड	फेरफार क्र.७१४ प्रमाणे सही- ०२/०४/२०१९ न.भू.अ. चेंबूर
०२/०४/२०१९	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश/ क्र.सी.कार्या-२डी/पो.वि./एस.आर.के./ २००३/४०९१ दि. ३०/०३/१९ चे आदेश व इकडील कार्यालयीन अ.ता.पो.वि./ एकत्रिकरण / मो.र.नं. १९/२०१९ चे मोजणी नुसार न.भू.क्र. ६१९/२१अ,६१९/१४, १५ चे एकूण क्षेत्र ९७४८.१४ चौ.मी.क्षेत्र न.भू.क्र. ६६७अ/२ चे क्षेत्र १०१६७.९१ चौ.मी. या मिळकतीमध्ये सामील करून न.भू.क्र. ६६७अ/२ चे एकूण क्षेत्र १९९१६.०५ चौ.मी. कायम करून न.भू.क्र. ६१९/२१अ,६१९/१४, १५ या मिळकत पत्रिका रद्द केल्या व पोटविभाजनाने न.भू.क्र. ६६७अ/२ चे एकूण १९९१६.०५ चौ.मी. क्षेत्रातून पो.विने २६२३.० चौ.मी.क्षेत्र वजा करून त्याची न.भू.क्र. ६६७/अ/२/ड अशी स्वतंत्र नविन मिळकत पत्रिका उघडून मुळ मिळकत पत्रिकेवरील दाखल झालेले धारक आरक्षणाची नोंद व सत्ता प्रकराची नोंद दाखल केली.			फेरफार क्र.७१५ प्रमाणे सही- ०२/०४/२०१९ न.भू.अ. चेंबूर
०२/०४/२०१९	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 कार्यालयीन आदेश दि. २/४/२०१९ अन्वये मिळकत पत्रिकेवर नमूद असलेले अंकी क्षेत्र अक्षरी दोन हजार सहाशे तेवीस पूर्णांक शून्य पाच दशांश चौ.मी. दाखल केले.			फेरफार क्र.७१५ प्रमाणे सही- ०२/०४/२०१९ न.भू.अ. चेंबूर



हे मालमत्ता पत्रक डिजिटली राईज केल्याचे आहे

हि मिळकत पत्रिका (दिनांक ११/०२/२०२२ १२:००:०० AM राजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
मिळकत पत्रिका डाऊनलोड दिनांक ११/०२/२०२२ १२:३५:५८ PM
वेधता पडताळणी साठी <http://abhilekh.mahabh.gov.in/DSL/propertycard> या संकेत स्थळावर जाऊन २२०८१००००१८६६९३२ हा क्रमांक वापरावा.



Annexure 'B'

BMPP-16455-2013-14-5,000 Forms. (4 Pages F/B)

EC-48

Form 346
88

in replying please quote No. and date of this letter.
Valid upto 04 JUN 2015

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

No. E.B./CE/ BS/A
CE/6578/BPES/AM

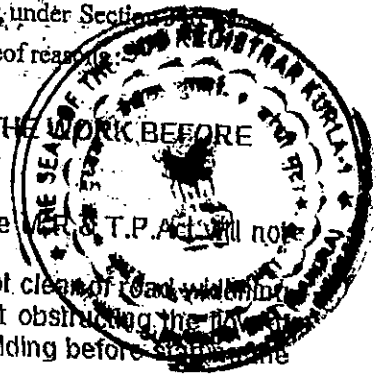
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Municipal Office,		

MEMORANDUM

Shri Hiren Barani of M/s. Shiv Sabari Developers, Shri Nirvindhya Chhadwa & Mrs. Leena Chhadwa

With reference to your Notice, letter No. 2994 dated 9.3.2011 and delivered on 20 and the plans, Sections Specifications and Description and further particulars and details of your buildings at Proposed Commercial Building No.3 on plot bearing 619/14, 619/15, 619/21A & 21B of village Boria, at V.N. Purav Marg, Chembur. I have to inform you that I cannot approval of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to your, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons as follows:-

- A. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK BEFORE PLINTH C.C.**
1. That the commencement certificate under Sec.45/69(1)(a) of the M.C.A. & T.P. Act will not be obtained before starting the proposed work.
 2. That the compound wall is not constructed on all sides of the plot clear of road within the line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C.Regulation No.38(27).
 3. That the low lying plot will not be filled up to reduced level of atleast 92 T.H.D.or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc.and will not be leveled, rolled, consolidated and sloped towards road side before starting the work.
 4. That the specification for layout/D.P./or access roads/development of setback land will not be obtained from Executive Engineer (Road Construction) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from Executive Engineer (R.C.)/Executive Engineer (S.W.D.) E.S. before submitting building completion certificate.
 5. That the Licensed Structural Engineer will not be appointed, supervision memo as per appendix XI Regulation 5(3)(IX) will not be submitted by him.



S.E.(B.P)M-II A.E.(B.P)M

Executive Engineer Building Proposal
o/c (Eastern Suburbs.) - I

() That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.

() That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the day of 04 JUN 2015, but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time In force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

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2014	S.E. (B.P)M

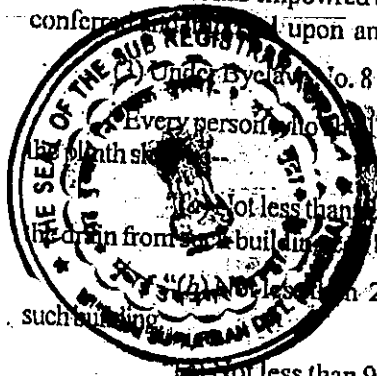
M. H. ...
A.E. (B.P)M

[Signature] 20/5/14
o/c Executive Engineer, Building Proposals,
Zones - I (M) Wards.

SPECIAL INSTRUCTIONS

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred upon and vested in the Commissioner by Section 346 of the said Act.



Under By-law No. 8 of the Commissioner has fixed the following levels :--
Every person who erects as new domestic building shall cause the same to be built so that every part of

is not less than 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which drain from such building is to be connected with the sewer than existing or thereafter to be laid in such street"

such building shall be not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.)- of such building
(3) Not less than 92 ft. () meters above Town Hall Datum."

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

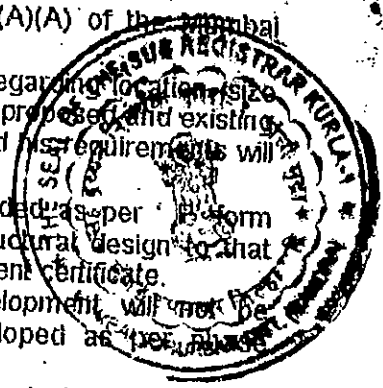
(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

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

Brihanmumbai Mahanagarपालिका
 No.CE / 6570 / BPES / AM 05 JUN 2014

22. That a Janata Insurance Policy or policy to cover the compensation claims arising out of Workmen' s Compensation Act 1923 will not be taken out before starting the work and will not be renewed during the construction.
 23. That the development charges as per M.R.T.P.(amendment) Act 1992 will not be paid.
 24. That the carriage entrance shall not be provided before starting the work.
 25. That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
 26. That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on before starting the work.
 27. That the documentary evidence regarding ownership, area and boundaries of holding is not produced by way of abstracts form the District Inspection of Land Records, extracts from City Survey Record and conveyance deed etc.
 28. That separate P.R.Cards for each sub-divided plots, road etc will not be submitted.
 29. That the debris will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work towards faithful compliance thereof.
 30. That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with
 31. That the registered undertaking agreeing to form Co-op. Housing society will not be submitted before starting the work.
 32. That the society will not be formed & got registered and true copy of the registration of society will not be submitted.
 33. That the proposal will contravene the section 251 (A)(A) of the Mumbai Municipal Corporation Act.
 34. That the remarks from Asst.Engineer, Water Works regarding location, size capacity of the suction tank, overhead storage tank for proposed and existing work will not be submitted before starting the work and his requirements will not be complied with.
 35. That the capacity of overhead tank will not be provided as per Form issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate.
 6. That the phase programme for infrastructure development will not be submitted and got approved and will not be developed as per phase programme.
- That the undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.
 That the N.O.C. from Insecticide Office shall not be submitted.
 That the board mentioning the name of Architect/Owner shall not be displayed on site.
 That the requirements as per circular no. CE/DPD/12387 of 17.3.2005 shall of be complied with during the execution of work
 That the necessary remarks for training of nalla/construction of W.D. will not be obtained from Dy.Ch.E.(S.W.D.)City & Central cell, fore plinth C.C. and compliance of said remarks will not be insisted before granting full C.C. for the building.
 That the debris management plan shall not be submitted to S.W.M. Department.

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[Signature]
 22/05/14
 S.E.(B.P)M-II

[Signature]
 29/05/2014
 A.E.(B.P)M

[Signature]
 05/06/14
 Executive Engineer Building Proposal
 o/c (Eastern Suburbs.) -I

Brihanmumbai Mahanagar Palika
 No.CE / 6578 / BPES / AM

05 JUN 2014

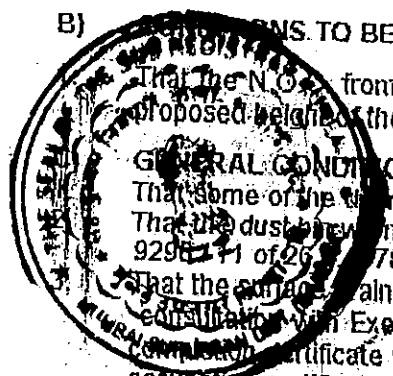
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61. That as per Circular No.ChE/27921/DP/Gen dated 06/01/2014, the owner / developer and concerned architect / L.S. shall compile and preserve the following documents :-
 a)Ownership document, b)Copies of IOD, CC subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans, c) copies of Soil Investigation Reports, d)RCC details and canvas mounted structural drawings, e) Structural Stability Certificate from Licensed Structural Engineer, f)Structural Audit Reports, g)All details of repairs carried out in the buildings, h) Supervision certificate issued by the Licensed Site Supervisor, i) Building Completion Certificate issued by L.S. / architect, j) NOC and completion certificate issued by the C.F.O., k)Fire Safety Audit

carried out as per the requirement of C.F.O.
 The above documents plans shall be handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should be handed over within a period of 90 days after granting Occupation Certificate.
 That all the structural members below the ground shall be designed considering the effect of chlorinated water, sulphur water, seepage water etc. and any other possible chemical effects and due care while constructing the same will be taken and completion certificate to that effect shall be insisted before granting further C.C. beyond plinth from the licensed Structural Engineer.

63. That the Consent for Establishment shall not be obtained from Maharashtra Pollution Control Board under air and Water Act and a copy of same shall not be submitted to the Environment department before starting any construction work at the site under reference.

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



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

GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.

- 1. That some of the conditions will not be laid internally with C.I.pipes.
- 2. That the dust box will not be provided as per C.E.'s circular No.CE/9296/11 of 26/11/78.
- 3. That the drainage arrangement will not be made in consultation with Executive Engineer (S.W.D.) or as per his remarks and a certificate will not be obtained and submitted before applying for occupation certificate.
- 4. That 10 ft. wide paved pathway upto staircase will not be provided.
- 5. That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon and will not be leveled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
- 6. That the name plate/board showing plot No. name of the building etc. will not be displayed at a prominent place before O.C.C./B.C.C.
- 7. That the parking spaces shall not be provided as per D.C. Regulation No.36.
- 8. That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.

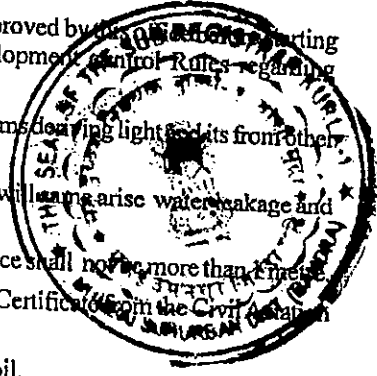
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A.E.(B.P)M

Executive Engineer Building Propo
 (Eastern Suburbs.) - I

करल - १		
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- (20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing commissioner under Section 12 H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347 (1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be with drawn.
- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following :-
- (i) Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
 - (iii) Plans showing the phased programme of construction has to be duly approved by the City Engineer starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms adjoining light and its from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will cause arise water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) the bottom of the over hand storage work above the finished level of the terrace shall not be more than 1.5 m.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Sanitation Authorities, where necessary is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one picce, with locking arrangement provided with a bolt and huge screwed on tightly serving the purpose of a lock and the warning pipes of the ribbet pretessed with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfictions each not exceeding 1.5 mm. in diameter. the cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be fixed an its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- (32) (a) Louvres should be provided as required by Bye-law No. 5 (b).
 (b) Lintels or Arches should be provided over Door and Window opening.
 (c) The drains should be laid as require under Section 234-1 (a).
 (d) The inspection chamber should be plastered inside and outside.
- (33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.



for forwarded to 10 5 JUN 2014
 ARCHITECT ASS. M. C. HUNG
 (M) E. W. A. D. V. A. P. C. (E. D.)
 for Mrs. D. Ex. Eng. P.
 P. (E/S) - I

S.E. (B.P) M-II A.E. (B.P) M Zones E.S. I.M. Wards.
 Executive Engineer Building Proposals
 20/5/14

Brihanmumbai Mahanagarpalika

No. CE / 6578 / BPES / AM 05 JUN 2014

549

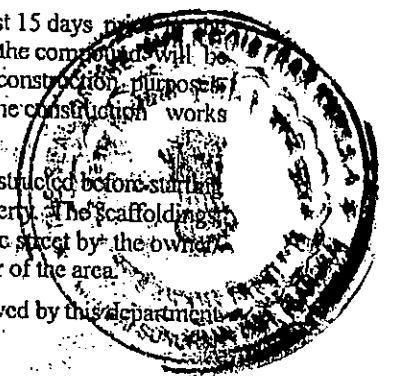
9. That the provision will not be made for making available water for flushing and other non-potable purposes through a system of borewell and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the Corporation.
10. That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, termiles, fixtures, joints in drainage pipes etc. and that the workmanship is found very satisfactory shall not be submitted.

No. EB/CE/ 6578 /BPES

NOTES

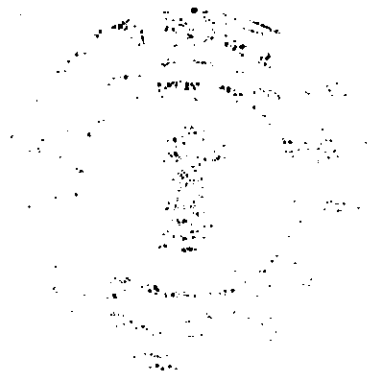
करल - १		
१३०९६	५६	१५०
1A/M2053		55

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



11

1



C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/ES/0782/M/W/337(NEW)/FCC/7/Amend

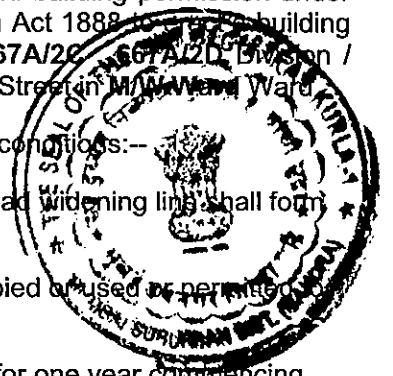
COMMENCEMENT CERTIFICATE

To.
M/s Shiv Sabari Developers
505, Building NO 3, Moti Baug , Opp R.K.
studio,V.N. Purav Marg ,Chembur(W) ,Mumbai 400
071
Sir,

With reference to your application No. **CHE/ES/0782/M/W/337(NEW)/FCC/7/Amend** Dated. **13 Jul 2018** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **13 Jul 2018** of the Mumbai Municipal Corporation Act 1888 for building in Building development work of on plot No. - C.T.S. No. **667A/2A, 667A/2B, 667A/2C, 667A/2D** in Village / Town Planning Scheme No. **CHEMBUR-W** situated at **V.N.Purav Road / Street in M/W Ward, Wada**

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

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



The Municipal Commissioner has appointed Shri. **Asst.Engineer Bldg Proposal "M"ward Assistant Engineer** to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 24/3/2016

करल - १		
१३०९९	५६	१५०
२०२३		

Issue On : 25 Mar 2015

Valid Upto : 24 Mar 2016

Application Number :

Remark :

C.C. upto part basement top as per approved phase program I and as per approved plans dtd. 05/06/2014

Approved By

Issue On : 03 Dec 2015

Valid Upto : 24 Mar 2016

Application Number :

Remark :

C.C. upto basement top as per phase programme - I as per approved phase programme & as per approved plans dtd.05/06/2014

Approved By

Issue On : 24 Jun 2016

Valid Upto : 24 Mar 2017

Application Number :

Remark :

C.C. upto 8th(Pt) floor and further part extension part of basement for phase -I as per approved phase programme and as per approved plans dtd.05/06/2014

Approved By

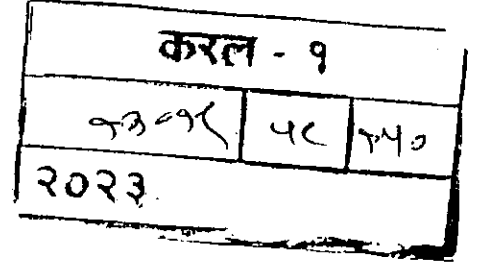
Issue On : 31 Aug 2016

Valid Upto : 24 Mar 2017

Application Number :

Remark :

C.C. upto 4th floor as per approved plans dtd.05/06/2014



Approved By

Issue On : 27 Apr 2017

Valid Upto : 24 Mar 2018

Application Number :

Remark :

Further C.C. upto 8th(Pt) floor as per approved amended plans dtd.30.01.2017



Approved By

Issue On : 23 Feb 2018

Valid Upto : 24 Mar 2018

Application Number :

Remark :

full C.C. as per approved Amended plans dtd. 22.12.2017.

Approved By

Issue On : 05 Nov 2018

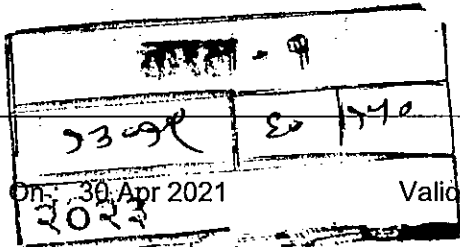
Valid Upto : 24 Mar 2019

Application Number : CHE/ES/0782/M/W/337(NEW) - FCC 6

Remark :

Full C.C. as per approved Amended plans dtd. 08.08.2018.

Approved By
Mahesh B Sinkar
Assistant Engineer (BP)



Issue On: 30 Apr 2021 Valid Upto: 29 Apr 2022

Application Number: CHE/ES/0782/M/W/337(NEW)/FCC/5/Amend

Remark :

Full C.C. as per approved amended plans dated 08.04.2021.

Approved By
Assistant Engineer Bldg Proposal M ward
Assistant Engineer (BP)

Issue On : 02 Mar 2022 Valid Upto : 01 Mar 2023

Application Number: CHE/ES/0782/M/W/337(NEW)/FCC/6/Amend

Remark :

Further C.C. as per approved amended plans dated 29/12/2021.



Approved By
Assistant Engineer Bldg Proposal M ward
Assistant Engineer (BP)

Issue On : 28 Sep 2022 Valid Upto : 24 Mar 2023

Application Number : CHE/ES/0782/M/W/337(NEW)/FCC/7/Amend

Remark :

Full C.C. as per approved amended plans dated 25/05/2022 is granted

करल - १		
१३०१८	६१	१५०
२०२३		



Digitally signed by Nanasahab Ramling Kenjale
Date: 28 Sep 2022 11:50:28
Organization: Brihanmumbai Municipal Corporation
Designation: Assistant Engineer (BP)

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

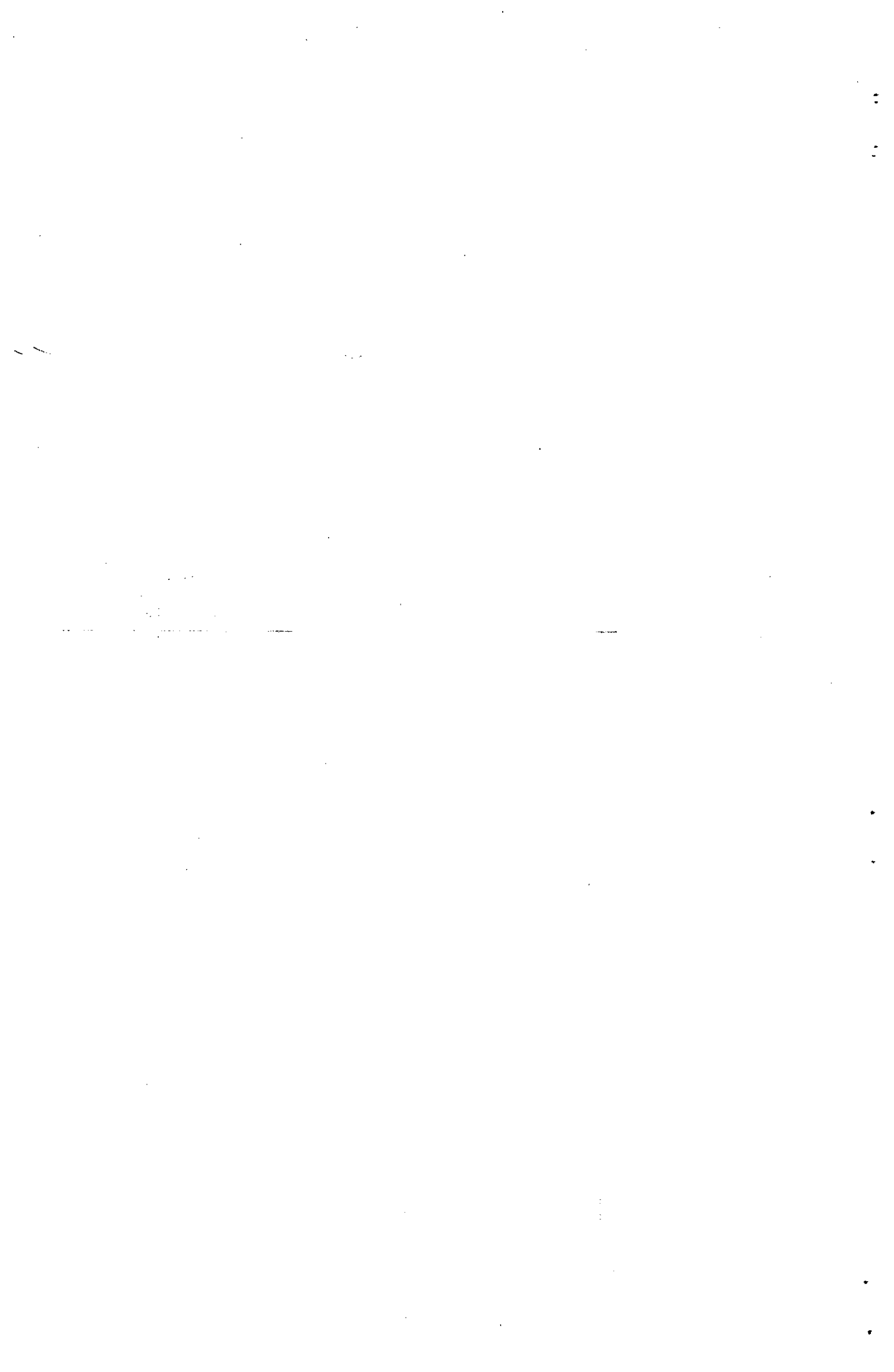
Assistant Engineer . Building Proposal

Eastern Suburb M/W Ward Ward

Cc to :

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







करल - १		
७३९८	६२	१५०
२०२३		

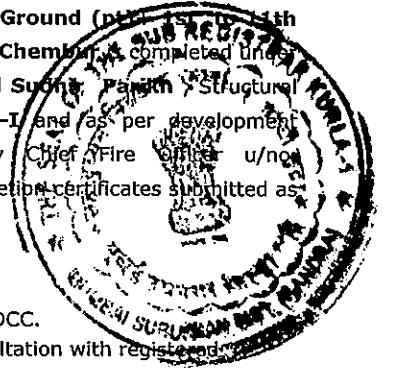
**BRIHANMUMBAI MUNICIPAL CORPORATION
ANNEXURE 20 & 22**

**OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND PART
OCCUPATION UNDER REG. 11(7) /11(8) OF DCPR 2034
[CHE/ES/0782/M/W/337(NEW)/OCC/2/New of 20 December 2022]**

To,
M/s Shiv Sabari Developers
505, Building NO 3, Moti Baug , Opp R.K. studio,V.N. Purav Marg ,Chembur(W) ,Mumbai 400 071.

Dear Applicant,

The **Part 3** development work of commercial building comprising of 12th to 17th upper floor in continuation with earlier part Occupation for commercial building No 3 comprising of 2 level Basement +Stilt (pt) +Ground (pt) +1st floor. on plot bearing CTS No. 667A/2A, 667A/2B,667A/2C , 667A/2D of village CHEMBUR-W at Chembur, completed under the supervision of Shri. **AMEET G. PAWAR , Architect , Lic. No. CA/2004/34543 , Shri. Hansal Surojit Paragth** Structural Engineer, Lic. No. **STR/P/146** and Shri. **Aashish Rajput , Site supervisor, Lic.No. R/189/SS-I** and as per development completion certificate submitted by Architect and as per completion certificate Issued by Chief Fire Officer u/no. **CHE/ES/0782/M/W/337(NEW)** dated **30 November 2022** .The same may be occupied and completion certificates submitted as sighted above are hereby accepted.



The PART OC is approved subject to following conditions:

- 1.That all balance conditions as per IOD and amended plans shall be complied with before asking Full OCC.
- 2.That all safety precautionary measures shall be taken in accordance to relevant I.S code and in consultation with registered Structural Consultant/ LS during progress of the balance work.
- 3.That the building for which part occupation permission as marked on accompanied plans shall be protected against any mishap & no FSI violation within the said portion shall be permitted.
4. That the prospective occupants of the building shall be made aware of the balance works & BMC shall be kept indemnified for any litigation, mishap etc.
5. That all temporary provisions in regards to building services shall be maintained till full OCC

Note :- This permission is issued without prejudice to actions under sections 305,353-A of Mumbai Municipal Corporation Act.

Copy To :

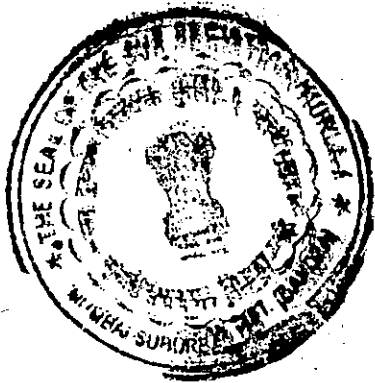
1. Asstt. Commissioner, M/W Ward
 2. A.A. & C. , M/W Ward
 3. EE (V), Eastern Suburb
 4. M.I. , M/W Ward
 5. A.E.W.W. , M/W Ward
 6. Architect, **AMEET G. PAWAR, SATYANARAYAN PRASAD COMMERCIAL CENTER, GROUND FLOOR, DAYALDAS ROAD, VILE PARLE EAST, MUMBAI-400057.**
- For information please

३३३३ - १		
७३-०९	६३	५५०
३०३३		



Digitally signed by Bajirao Lahu Patil
 Date: 20 Dec 2022 13:37:52
 Organization : Brihanmumbai Municipal Corporation
 Designation : Executive Engineer

Yours faithfully
 Executive Engineer (Building Proposal)
 Brihanmumbai Municipal Corporation
 M/W Ward





MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII
PART OCCUPANCY CERTIFICATE
[CHE/ES/0782/M/W/337(NEW)/OCC/1/NEW of 17 June 2021]

करल - १		
३३७९	६०	५५०
२०२३		

To,
M/s Shiv Sabari Developers
505, Building NO 3, Moti Baug , Opp R.K. studio,V.N. Purav Marg ,Chembur(W) ,Mumbai 400 071.

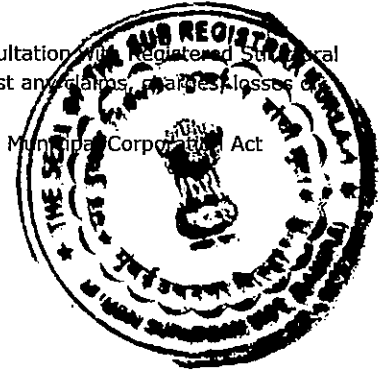
Dear Applicant/Owners,

The Part 2 development work of commercial building comprising of 3rd to 11th floor in continuation to earlier part occupation granted on 12/03/2020 for commercial building No 3 comprising of 2 level Basement +Stilt (pt) +Ground (pt)+ 1st to 2nd upper floor on plot bearing C.S.No./CTS No. 667A/2A, 667A/2B,667A/2C ; 667A/2D of village CHEMBUR-W at - is completed under the supervision of Shri. AMEET G. PAWAR , Architect , Lic. No. CA/2004/34543 , Shri. Hansal Sudhir Parikh , RCC Consultant, Lic. No. STR/P/146 and Shri. Aashish Rajput , Site supervisor, Lic.No. R/189/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/ES/0782/M/W/337(NEW) dated 18 January 2021.

It can be occupied with the following condition/s.

1. All balance conditions shall be complied before asking full OCC.
2. All safety precautionary measures shall be taken in accordance to relevant I.S code and in consultation with Registered Structural Consultant / L.S during progress of the balance work and MCGM will not be held responsible against any claims, charges, losses or injuries to the occupants of building or any person visiting the site under reference

Note :- This permission is issued without prejudice to actions under sections 305,353-A of Mumbai Municipal Corporation Act



Copy To :

1. Asstt. Commissioner, M/W Ward
2. A.A. & C. , M/W Ward
3. EE (V), Eastern Suburb
4. M.I. , M/W Ward
5. A.E.W.W. , M/W Ward
6. Architect, AMEET G. PAWAR, SATYANARAYAN PRASAD COMMERCIAL CENTER, GROUND FLOOR, DAYALDAS ROAD, VILE PARLE EAST, MUMBAI-400057.

For information please

Name : Bajirao Lahu Patil
Designation : Executive
Engineer
Organization : Personal
Date : 17-Jun-2021 20: 55:34

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
M/W Ward



11014401000000000000

पावती

Original/Duplicate

Saturday, January 31, 2015

नोंदणी क्र.: 39म

11:32 AM

Regn.: 39M

पावती क्र.: 2022 दिनांक: 31/01/2015

गावांचे नाव: बोरला

दस्तऐवजाचा अनुक्रमांक: करल-1-1528-2015

दस्तऐवजाचा प्रकार: 35-Inspectorship Bond

सादर करणाऱ्याचे नाव: मेसर्स शिव सबरी डेव्हलपर्स तर्फे भागीदार हिरेन - भराणी

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 14

करल - १

₹. 30000.00

₹. 28200

DELIVERED

एकूण:

₹. 30280.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 11:41 AM हातारुन मिळेल.

स. निबंधक कुर्ला 1

बाजार मूल्य: ₹. 1/-

भरलेले मुद्रांक शुल्क: ₹. 200/-

मोबदला: ₹. 0/-

सह दुर्यस निबंधक
कुर्ला-१ (वर्ग-२)

1) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005472346201415E दिनांक: 31/01/2015

विक्रेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: ₹ 280/-

मूळ दस्त, स्कॅन्ड प्रिंट व सि.डी. भिळाली





CHALLAN
MTR Form Number-6

करल-१		
१५२८	१	१०
२०१५		

DEFACED FOR RS: 30000.00

GRN	MH0064724	INCODE	1100	AMOUNT	30000.00	USER	030197(KRL1)			
Department	Inspector (General) of Registrars	Deface No.	8003424258201415	AMOUNT	30000.00	Form ID	30/01/2015-11:16:19			
Type of Payment	Registration Fee (Hundred Rupees Only)	(Amt. in words: Thirty Thousand Rupees Only)	Ordinary Collections IGR	Payer Details		TAX ID (If Any)				
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3	Full Name	M/s. SHIV SABARI DEVELOPERS	PAN No. (if Applicable)		ABGFS9495N				
Location	MUMBAI	Flat/Block No.	C.T.S NO.619/14 619/15619/21A 21B	Premises/Building		Village Borla				
Year	2014-2015 One Time	Road/Street	V.N.PURAV MARG	Area/Locality		CHEMBUR MUMBAI				
Account Head Details		Amount In Rs.	30000.00	Town/City/District						
0020000301 - Amount of Tax		30000.00		PIN		4 0 0 0 7 1				
<table border="1"> <tr><td>१३०९९</td><td>९९</td><td>५५०</td></tr> </table>		१३०९९	९९	५५०			Remarks (If Any)		PAN2--PN=Municipal Corporation of Greater Mumbai-CA=	
१३०९९	९९	५५०								
Total		Amount In Words	Thirty Thousand Rupees Only							
Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING APPLICATION								
Cheque/Debit No.		Bank CIN	REF No.	030061720150	0000000000000000					
Name of Bank		Date	30/01/2015-11:25:54							
Name of Branch		Bank-Branch	PUNJAB NATIONAL BANK							
Mobile No.	9820199140	Scroll No. , Date	Not Verified with Scroll							

Handwritten notes and stamps on the left side of the form, including a circular stamp and some illegible text.



करल-१		
१५२८	३	१०
२०१५		

Registered Undertaking

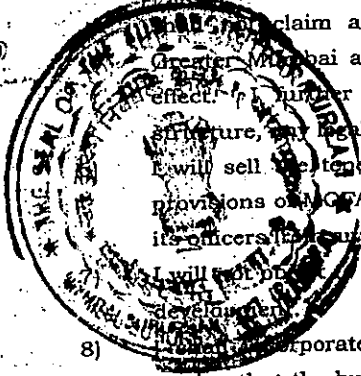
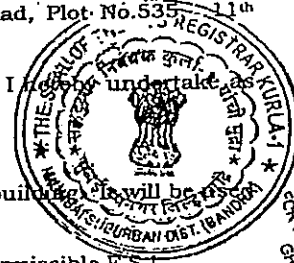
To,
The Municipal Commissioner,
Municipal Corporation of Greater Mumbai,
Mumbai 400 001.

Sub: Proposed buildings on plot CTS No.619/14, 619/15,
619/21A & 21B of Village Borla at V. N. Purav Marg,
Chembur, Mumbai - 400 071

Ref: CE/6578/BPES/AM, CE/6577/BPES/AM (2) Shri Nirma Chhadwa
(3) Mrs. Leena Chhadwa

Sir,
We, (1) Shri Hiren Bharani partner of M/s. Shiv Sabari Developers/owners of above
mention property and having our office at 101, Sabari Prasaad, Plot No.535, 11th
Road, Chembur, Mumbai 400 071.

१५०९१	१)	That I shall comply all the IOD conditions.
२०१५	२)	I undertake that I shall not misuse the basement of the building only for the parking purpose.
	३)	I shall demolish the excess area if constructed beyond permissible F.S.I.
	४)	I will pay the additional premium due to increase in land rate as and when demanded.
	५)	I will indemnify the Municipal Corporation of Greater Mumbai against any risk damage, accident occurring to the building and the occupants of the building while additions and extensions of the building work is in progress for which I claim any damages from the Mumbai Municipal Corporation Greater Mumbai and I shall keep Municipal Corporation indemnified to that effect. I further indemnify M.C.G.M. for any action pending on existing structure, any legal dispute of plot, owners' occupants.
	६)	I will sell the tenements/ flats on carpet area basis only and will abide provisions of M.C.A Act amended upto date. I further indemnify M.C.G.M. and its officers for any legal complications arising due to MOFA.
	७)	I will not oppose development of neighboring plot when they come for development.
	८)	I will incorporate a clause in sale Agreement with prospective flat buyers stating that the building is constructed with deficient open space. Copy of agreement shall be submitted to MCGM.



INDIA
STAMP DUTY
MAHARASHTRA
18597
173016
JAN 30 2013
RECORDED
R00002001-PB5500
11:45

Shri Hiren Bharani

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करल - १	१५२८	४९
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Customer's Copy
THE KAPOIL CO-OP BANK LTD.
 FRANCHISE DEPOSIT SLIP

Branch: CHURCH STREET BRANCH Date: 01-11

Particulars: Stamp Duty Non Registrable
 Franking Value: Rs. 250
 Service Charges: Rs. 10
 TOTAL: Rs. 260

Name & Address of the Depositor paying party
SHYAMASREE OPERS
101, ... 6.535,
11th Road, Chembur, Mumbai-400 071.

Tel./ Mobile No. 9820059310-9840000

Desc. of the Document Registered Under: DD/Cheque No. / Non Registrable

DD/Cheque No. _____
 Drawn on Bank: _____
 Rs. in Words: Two Hundred Ten only
 (For Bank Use Only)

Tran ID: A254 RSD
 Franking Sr. No. PL-546 Rs.

Cashier: 18592 Officer: _____

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करल-१
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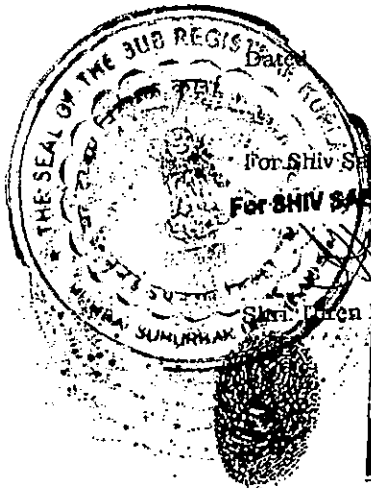
- 9) All conditions of Traffic NOC and CFO NOC shall be complied.
- 10) That the payment shall be made for difference in deficiency in open space created due to utilization of fungible compensatory F.S.I. as per the policy decision of M.C.G.M.
- 11) That I shall pay the premium of open space deficiency created towards compensatory fungible f.s.i. as per the policy decision of M.C.G.M.
- 12) I shall indemnify the MCGM against any litigation arising out of hardship to user in case of the failure of mechanized system/nuisance due to mechanical system to the building under reference and to the adjoining building.
- 13) That all Mechanized parking system shall be equipped with electric sensor devices and also proper precautions & safety measures shall be taken to avoid any mishap & maintenance of Mechanized parking system shall be done regularly.
- 14) To handover setback land to MCGM free is compensation and transfer ownership of Setback land to MCGM.
- 15) To form Co-operative Housing Society and submit true copy of society.

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I say that this undertaking is binding on us, administrators & assignees.

Solemnly affirmed at Mumbai.



For Shiv Sabari Developers
For SHIV SABARI DEVELOPERS For SHIV SABARI DEVELOPERS For SHIV SABARI DEVELOPERS

Shri. Leena Bharani



Partner

Shri Nirmal Chhadwa



Partner

Mrs. Leena Chhadwa



Partner



Witness:-
① mines Bharani
② Nitesh Thakkar.

Law Associates

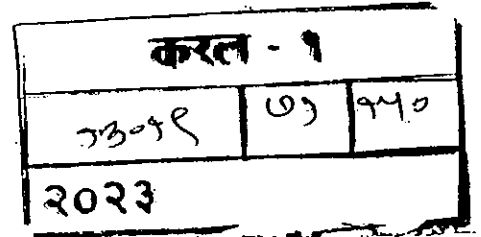
Ref No: LA-13-14/01-2013

Date: 11/11/2013

M/s. Shiv Sahani Developers
Chembur, Mumbai

Sir,

Re: All the piece and parcel of land bearing
CTS No. 619/14, administering 260.6 sq.mtrs.
CTS No. 619/15, administering 2738.1 sq.mtrs.
CTS No. 619/31A administering 1619.44 sq.mtrs.
CTS No. 619/21B administering 8732.25 sq.mtrs.
Totally administering 18486.3 sq.mtrs.
all of village Borla forming part of
Survey No 83 Hissa No. 1B, 2, 3, 4/1, 4/2, 5B and 6
situate at Meti Dong, Shiv Jambhvi Road, Chembur, Mumbai 400071

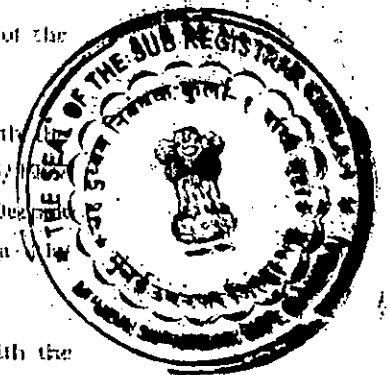


Upon your instructions, we have investigated your title in respect of the captioned property based on the following documents:

1. Deed of Conveyance dated 16th July, 1997 duly registered with Sub-Registrar of Assurances, Kurla under Sr.No. BDR-3/2705/1997 executed between Deepak Vilayat Bhojwani and Smt. Sany Deeksham (the Vendors therein) and Bimal Kapilbhai Chaudhary (the Purchaser therein)

2. Deed of Conveyance dated 16th July, 1997 duly registered with the Sub-Registrar of Assurances, Kurla under Sr. No. BDR-3/2937/1997 executed between Bikas Bhay Wandi and Hiru Bikas Wandi (the Vendors therein) and Bimal Kapilbhai Chaudhary (the Purchaser therein).

3. Sole Deed dated 26th June 2002 duly registered with the Sub-Registrar of Assurances, Kurla under Series No. BDR-3-3276-2002



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J Law Associates

executed between Diwanchand Alag (through his constituted attorney Avatar Singh Alag), Mrs. Inderjit Kaur, Mrs. Sunita A. Alag and Gurvinder Singh (the Vendors therein) and Mrs. Leena Nirmal Chhadwa (the Purchaser therein).

4. Sale Deed dated 18th November, 2002 duly registered with the Sub-Registrar, Kuria under Serial No. BDR-3-6537-2002 executed between Diwanchand Alag (through his constituted attorney Avatar Singh Alag), Mrs. Inderjit Kaur, Mrs. Sunita A. Alag and Gurvinder Singh (the Vendors therein) and Mrs. Leena Nirmal Chhadwa (the Purchaser therein).

5. Deed of Conveyance dated 30th June, 2003 duly registered with the Sub-Registrar of Assurances, Kuria under Serial No. BDR-3-4759-2003 executed between Diwanchand Alag (through his constituted attorney Avatar Singh Alag), Mrs. Inderjit Kaur, Mrs. Sunita A. Alag and Gurvinder Singh (the Vendors therein) and Nirmal Gagubhai Chhadwa (the Purchaser therein).



6. Deed of Conveyance dated 29th December, 2004 duly registered with the Sub-Registrar of Assurances, Kuria under Serial No. BDR-3-1177-2004 executed between Diwanchand Alag (through his constituted attorney Avatar Singh Alag), Mrs. Inderjit Kaur, Mrs. Sunita A. Alag and Gurvinder Singh (the Vendors therein) and Smt. Cressie Francis D'Souza (the Purchasing Party therein) and Nirmal Gagubhai Chhadwa (the Purchaser therein).

7. Deed of Conveyance dated 31st March 2006 duly registered with the Sub-Registrar of Assurances under S. No. BDR-3/2620/2006 executed between (1) Fatema Akhlat Sutarwala, (2) Shaker Akhlat Sutarwala, (3) Mehernisa Sharafatali Sutarwala, (4) Selina Abbas Vagh, (5) Kulsurn Abid Lokmanji, (6) Abbas S. Sutarwala and (7) Nisahn Abdeali Poorawala and M/s. Shiv Sabari Developers.

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8. Deed of Attorney dated 31st March 2006 duly registered with the Sub Registrar of Assurances under Sr. No. HDE/31/3030/2006 executed by (1) Fatema Aibhai Sutarwala, (2) Shabees Abbhay Sutarwala, (3) Maneremise Shatakatia Sutarwala, (4) Salina Abbas Vagh, (5) Nizam Abid Lokmanji, (6) Abbas S. Sutarwala and (7) Nizam Abdull Feroze Sutarwala through their Constituted Attorney Mr. Harin Bharami and Mr. Surinder Sharma partners of J Law Associates Developers.

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9. Order of the Add. Collector (UD) dated 22/6/2007

10. Property card in respect of captioned property

11. Order dated 23/2/2006 passed by the Ad. Collector upon survey of the captioned property.

12. Deed of Rectification dated 2/10/2013 duly registered with the Sub Registrar of assurances under Sr. No. KR1. 29627/2013 executed between (1) Fatema Aibhai Sutarwala, (2) Shabees Abbhay Sutarwala, (3) Maneremise Shatakatia Sutarwala, (4) Salina Abbas Vagh, (5) Nizam Abid Lokmanji, (6) Abbas S. Sutarwala and (7) Nizam Abdull Feroze Sutarwala through their Constituted Attorney Mr. Harin Bharami and Mr. Surinder Sharma partners of J Law Associates Developers.



13. Search report taken from the office of the Sub Registrar of Assurances dated 23/10/2013 by the Search clerk Balraj Kulkarni in respect of captioned property.

14. We have issued newspaper advertisement dated 7/9/2013 in free press Journal and Bhashakti inviting claims in respect of the said property and have not received any claims thereon till date.

Title flow:

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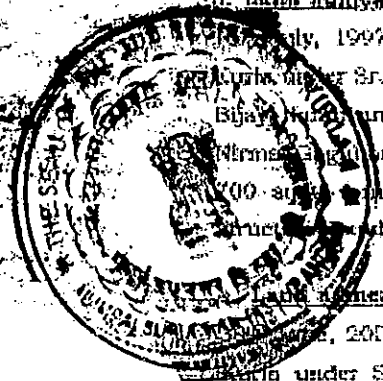
J Law Associates

1. It appears that one Mr. Nirmal Jagubhai Chhadwa has purchased various portions of land together with the structures standing thereon aggregating to approximately 1001.3 sq.mtrs or thereabouts comprised in the captioned property through the registered documents as described hereunder:

a. Land admeasuring 209.48 sq.mtrs: By a Deed of Conveyance dated 16th July, 1997 duly registered with the Sub-Registrar of Assurances, Kurla under Sr.No. BDR-3/2705/1997, the Vendors therein being Deepak Vibhvat Bhajwani and Seroj Deepak Bhajwani sold, transferred and conveyed to Nirmal Jagubhai Chhadwa, the Purchaser therein, the land admeasuring 2255 sq.ft forming part of the captioned property together with the structures standing thereon.

b. Land admeasuring 65.03 sq.mtrs: By a Deed of Conveyance dated 16th July, 1997 duly registered with the Sub-Registrar of Assurances, Kurla under Sr. No. BDR-3/2937/1997, the Vendors therein being Bilasa Bijay Prasad and Hiru Bikas Bhandi sold, transferred and conveyed to Nirmal Jagubhai Chhadwa, the Purchaser therein, the land admeasuring 700 sq.ft forming part of the captioned property together with the structures standing thereon.

c. Land admeasuring 528.6 sq.mtrs: By a Deed of Conveyance dated 16th July, 2003 duly registered with the Sub-Registrar of Assurances, Kurla under Serial No. BDR-3-4759-2003, the Vendors therein being Diwanchand Alag (through his constituted attorney Avatar Singh Alagi, Mrs. Inderjit Kaur, Mrs. Sunta A. Alag and Gurswinder Singh (the partners of M/s Delta Electric and Engineering Works) sold, transferred and conveyed to Nirmal Jagubhai Chhadwa, the Purchaser therein, the lands admeasuring an aggregate area of 5600.35 sq.ft being the built up lands admeasuring an area of 2712 sq.ft. and together with the open



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vacant land measuring 276 sq. meters equivalent to 2978.35 sq.ft., forming part of the captioned property.

d. Land measuring 198.2 sq.mtrs. By a Deed of Conveyance dated 24th December, 2006 duly registered with the Sub-Registrar of Assurances, Kuria under Serial No. RDR-3-11771-2006, the Vendors therein being Dwandhand Alag through his constituted attorney Avtar Singh Alag, Mrs. Indrajit Kaur, Mrs. Sonita A. Alag and Gurvinder Singh (the partners of M/s. Delhi Electric and Engineering Works) sold, transferred and conveyed to Nirmal Gupthani Chhabwa, the Purchaser therein, the land measuring 198.2 sq.mtrs. equivalent to 2134.06 sq.ft. together with the structures standing thereon and together with open vacant land measuring 161 sq.mtrs. equivalent to 1729.36 sq.ft., forming part of the captioned property.

2. It appears that the Mrs. Leena Nirmal Chhabwa has purchased certain portions of land aggregating to approximately 159.3 sq.mtrs. thereabouts comprised in the captioned property together with structures standing thereon through the registered documents as detailed hereunder:

a. Land measuring 74.32 sq.mtrs. By a Sale Deed dated 26th June, 2002 duly registered with the Sub-Registrar of Assurances, Kuria under Serial No. RDR-3-3276-2002, the Vendors therein being Dwandhand Alag through his constituted attorney Avtar Singh Alag, Mrs. Indrajit Kaur, Mrs. Sonita A. Alag and Gurvinder Singh sold, transferred and conveyed to Mrs. Leena Nirmal Chhabwa, the Purchaser therein, the land measuring 74.34 sq.mtrs. equivalent to 800 sq.ft. or thereabouts, forming part of the captioned property, together with the structures standing thereon.



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2. Land measuring 85.46 sq.mtrs.: By a Sale Deed dated 18th November, 2002 duly registered with the Sub-Registrar, Kuria under Serial No. HDS-3-6537-2002, the Vendors therein being Dewarchand Alag (through his constituted attorney Avtar Singh Alag, Mrs. Indeyn Kaur, Mrs. Sumita A. Alag and Gurninder Singh said, transferred and conveyed to Mrs. Leona Nirmal Chhadwa, the Purchaser therein, the land measuring approximately 85.46 sq.mtrs. equivalent to 920 sq.ft., forming part of the captioned property, together with the structure standing thereon.

3. It appears that M/s. Shiv Baban Developers have purchased the captioned property by a Deed of Conveyance dated 31st March 2006, whereby the vendor therein being (1) Fatema Alibhai Sutarwala, (2) Shakeel Alibhai Sutarwala, (3) Meherumasa Shurofalali Sutarwala, (4) Selina Abbas Vagh, (5) Kulsam Alid Lalramji, (6) Abbas S. Sutarwala and (7) Niarin Abdeali Poonawala said transferred and assigned the captioned property then measuring 17,181.3 sq.mtrs. along with the structures standing thereon and the existing tenancy thereon in favour of M/s. Shiv Baban Developers.



4. By an order of the Collector dated 25/2/2008, the area of CTS No. 61/1/2008 from the captioned property has been surveyed and rectified to 8738.26 sq.mtrs. instead of 7433.26 sq.mtrs. thereby increasing the captioned property to 18,486.3 sq.mtrs. An appeal against said order has been filed by one M/s. Natraj Realcon before the Adik. Kuria Commissioner in the year 2013. However no orders have been passed therein till date and the same is still pending.

5. By a Deed of Rectification dated 5/10/2013 duly registered with the Sub Registrar of assurances under Sr. No. KRL-1/3627/2013 the Deed of Conveyance has been rectified to include the survey nos. and correct the CTS Nos. mentioned therein.

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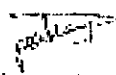
J Law Associates

1. That in the circumstances aforementioned, M/s Shri Salun Developers are owners of the captioned property measuring 15,456.3 sq.mtrs along with the rights of Nirmal Gopalbhai Chhadwa and Mrs Leena Manoj Chhadwa to the extent of their respective portions being 1000.3 sq.mtrs and 1299.0 sq.mtrs respectively and aggregating to 12,499 sq.ft. equivalent to 2.162 acre.

In the circumstances, relying upon the aforesaid documents, we say that the Title of M/s. Shri Salun Developers in respect of the captioned property is clear and marketable and free from encumbrances along with the rights of Nirmal Gopalbhai Chhadwa and Mrs. Leena Manoj Chhadwa to the extent of their respective portions as aforesaid.

Yours faithfully,

For M/s. J Law Associates


Adv. Deepa Patil



General Remarks

- That Certificate is issued solely on the basis of the documents presented by you as mentioned hereinabove and is intended for the purpose for which it has been issued, only.
- We are not qualified to and have not independently verified the area of the said property. We have referred to and retained the admeasurements in our records, as we have found them in original documents.
- We have not verified issues relating to occupation and/or reservation of the said property or any portion thereof by Governmental Authorities.

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 Ref No: JLA/W/13-14/DP/023
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J Law Associates

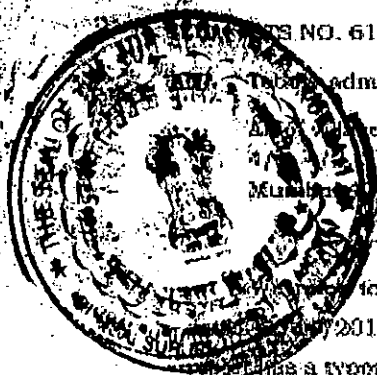
Date: 23rd September 2014

To,
 M/s. Shiv Sabari Developers
 Chembur, Mumbai.

Sir,

Re: All that piece and parcel of land bearing
 CTS Nos. 619/14, admeasuring 260.6 sq.mtrs
 CTS NO. 619/15, admeasuring 2738.1 sq.mtrs
 CTS NO. 619/21A admeasuring 6749.44 sq.mtrs
 CTS NO. 619/21B admeasuring 8738.26 sq.mtrs
 CTS NO. 619/21C admeasuring 18486.3 sq.mtrs

located at Borla, forming part of Survey No. 83, Hissa No. 1B, 2, 3,
 4, 5, 6 and 7 situate at Moli Bang, Sion Trombay Road, Chembur,
 Mumbai - 400071.



to our Report on Title bearing Ref No: JLA/W/13-14/DP/023
 of 2013 in respect of the captioned property ("said report"). The said
 report contains a typographical error which stands rectified as under:

Clause 7 on page 2 of the said report reads as

"Deed of Conveyance dated 31st March 2006 duly registered with the
 Sub Registrar of Assurances under Sr. No. DDR-3/2620/2006"

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J Law Associates

Stand rectified as :

*Deed of Conveyance dated 31st March 2006 duly registered with the
Sub Registrar of Assurances under Sr. No. BDK-3/2619/2006

These presents shall be read as a part and parcel of the said report. All other
contents of the said Report shall remain unaltered, save and except as
addressed.

Yours faithfully,

for M/s. J Law Associates



Adv. Deepa Patil





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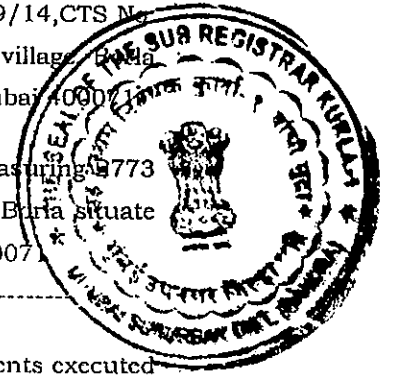
Ref No. JLAW/DP/PBR/ 324

Date: 11th December 2017

To,
M/s. Shiv Sabari Developers
Chembur, Mumbai.

Sir,

Re: (I) All that piece and parcel of land bearing CTS Nos. 619/14, CTS No. 619/15, CTS No. 619/21A, CTS No. 619/21B All of village ^{Baria} situate at Moti Baug, Sion Trombay Road, Chembur, Mumbai 400073
(II) All that piece and parcel of land being portion admeasuring 3773 sq.mtrs. out of Plot bearing CTS Nos. 667 (pt) of village Baria situate at Moti Baug, Sion Trombay Road, Chembur, Mumbai 400073



As per your instructions, we have perused the following documents executed in respect of the captioned properties:

1. Photocopy of Indenture of Lease dated 21.11.1968, duly registered at No. BOM/R/4478 of 1968, entered into between Mrs. Hirabai Kashinath Bhoir and Mr. Hansraj Pawa.
2. Deed of Assignment & Transfer dated 2.05.2006 duly registered with Sub Registrar of Assurances at Sr. No. BDR-7-2521/2006 entered into between Shri Hansraj Pawa and M/s. Shiv Sabari Developers.
3. Deed of Assignment dated 20.02.2008 duly registered with Sub Registrar of Assurances at Sr. No. BDR-3-1590/2008 entered into between Mrs. Jaitunbi Shamroz Khan & Others and M/s. Shiv Sabari Developers.
4. Deed of Surrender of Lease dated 27.07.2010 duly registered with Sub Registrar of Assurances at Sr. No. BDR-13/7067/2010 entered into between

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M/s. Shiv Sabari Developers and Mrs. Jannat Rajmohammed Gulam Mohammed.

5. Agreement for Surrender dated 13.1.2014 duly registered with Sub Registrar of Assurances at Sr. No. KRL-1/437/2014 entered into between Sulphur Refinery Pvt. Ltd. and M/s. Shiv Sabari Developers.

6. Agreement For Sale dated 5.11.2015 duly registered with the Sub Registrar of Assurance under Sr. No. KRL1-10537-2015 executed between M/s. Natraj Realcon Pvt. Ltd. (the Vendors therein) and M/s. Shiv Sabari Developers (the Purchaser therein).

7. Photocopy of Mortgage Deed dated 18.06.2016 duly registered with Sub Registrar of Assurances at Sr. No. 6350/2016, Kurla-1 entered into between M/s. Shiv Sabari Developers and I L & F S Trust Company Limited

8. Photocopy of Mortgage Deed dated 18.06.2016 duly registered with Sub Registrar of Assurances at Sr. No. 6351/2016, Kurla-1 entered into between M/s. Shiv Sabari Developers and I L & F S Trust Company Limited

9. Photocopy of Mortgage Deed dated 28.04.2017 duly registered with Sub Registrar of Assurances at Sr. No. 4068/2017, Kurla-1 entered into between M/s. Shiv Sabari Developers and I L & F S Trust Company Limited

10. Deed of Conveyance dated 17th January 2017, duly registered with the Sub Registrar of Assurance under Sr. No. KRL-1/564 of 2017 executed between M/s. Natraj Realcon Pvt. Ltd. (the Vendors therein) and M/s. Shiv Sabari Developers (the Purchaser therein).

11. Conveyance dated 28th April 2017 duly registered with the Sub-Registrar of Assurances, Kurla under Sr. No. KRL-1/4071/2017 executed between Mr. Kapil Kuhwarbabu Pathak (the Vendor therein) and M/s. Shiv Sabari Developers (the Purchaser therein).



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12. Conveyance dated 28th April 2017 duly registered with the Sub-Registrar of Assurances, Kurla under Sr. No. KRL-1/4073/2017 executed between Mr. Haresh Lalji Gala (the Vendors therein) and M/s. Shiv Sabari Developers (the Purchaser therein).

13. Property cards in respect of captioned property.

14. Title Report dated 11.11.2013 r/w rectification dated 23.9.2014.

15. Photocopies of Collector's Order dated 11.04.2007, 25.02.2008, Additional Commissioner's Order dated 28.08.2014 and Order dated 4.2.2016 of the Revenue Minister.

16. Photocopy of order dated 31.03.2015 passed by Jd. Deputy Superintendent of Land Records.

17. Photocopy of the Letter dated 12.5.2017 by the Collector to the City Survey Office.

18. Search reports dated 3.11.2017 and 16.11.2017 taken from the office of the Sub Registrar of Assurances by the Search clerk Rakesh Kubal in respect of the captioned properties.

19. Public Notice dated 3.11.2017 published in Free press Journal and Navshakti inviting claims in respect of the captioned properties.

20. Photocopy of Affidavit cum Declaration dated 16.3.2017 by Nirmal Chadhwa and Leena Chadhwa.

Title flow:

(I) Property at Sr. No. 1:

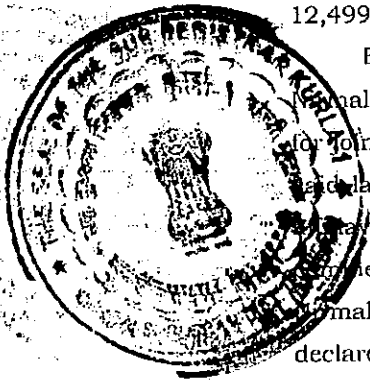
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Land bearing CTS No.619/14, CTS NO.619/15, CTS NO.619/21A, CTS NO.619/21B all of village Borla, Chembur, Mumbai (said Larger property):

A. In our Title Report dated 11.11.2013 r/w rectification dated 23.9.2014 we observed that M/s Shiv Sabari Developers are owners of the said larger property along with the ownership rights of Nirmal Gagubhai Chhadwa and Mrs. Leena Nirmal Chhadwa to the extent of their respective portions being 1001.3 sq.mtrs and 159.8 sq.mtrs respectively and aggregating to 12,499 sq.ft. equivalent to 1161 sq.mtrs.



By an Affidavit cum Declaration dated 16.3.2017 the said Nirmal Chhadwa and Leena Chhadwa have given their consent for joint development of their respective portions along with the said larger property by M/s. Shiv Sabari Developers. The said Affidavit also confirms that out of the residential and commercial building/s proposed on the said larger property, Nirmal Chhadwa and Leena Chhadwa have also confirmed and declared that they shall not have any right title or claim in the commercial building to be known as "Sabari Park" being constructed thereon which shall solely belong to M/s. Shiv Sabari Developers.

B. Pursuant thereto, vide an Agreement for Surrender dated 13.1.2014, One Sulphur Refinery Pvt. Ltd. (as tenant/occupant) has surrendered tenancy rights in respect of land bearing CTS No. 619/14 in favour of M/s. Shiv Sabari Developers (as landlords/owners thereon) alongwith possession thereof on the terms and conditions stated therein. The said Agreement for Surrender is duly registered with Sub Registrar of Assurances at Sr. No. KRL-1/437/2014.

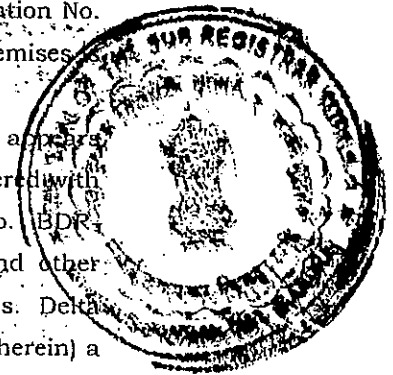
C. Pursuant thereto, vide a Conveyance dated 28.04.2017 executed between said Mr. Haresh Lalji Gala (Vendor therein) and M/s.

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Shiv Sabari Developers (Purchasers therein), the said Mr. Hareesh Lalji Gala transferred a structure being Gala No. 4 (admeasuring 1000 sq. ft.) alongwith land admeasuring 512 sq. ft. on one of the aforesaid plots being Plot bearing CTS No. 619/21B of Village Borla, situate at Moti Baug, Village Borla Sion Trombay Road, Chembur, Mumbai 400071 ("said Gala No. 4 premises") to M/s. Shiv Sabari Developers. The said Conveyance dated 28.04.2017 is duly registered with Sub-Registrar of Assurances at Kurla I bearing registration No. KRL-1/4073/2017. The title flow for said Gala No. 4 premises as below:

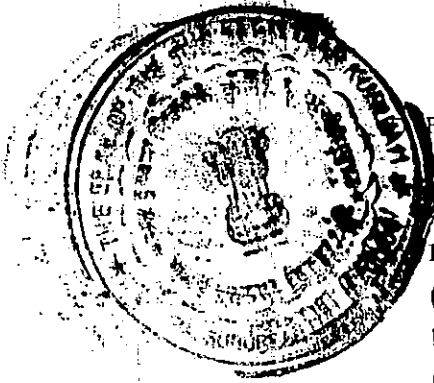
- o From the said Conveyance dated 28.04.2017 it appears that vide Indenture dated 10.03.1993 duly registered with Sub-Registrar of Assurances under Serial No. BDR-2167/1993, Mr. Alibhai Sarafally Sutarwalla and other co-owners (Vendors therein) transferred to M/s. Delta Electronics and Engineering Works (Purchasers therein) a portion of the said Larger Property being land bearing Plot No. 21, CTS No. 619/21 of Village Borla, Taluka Kurla situate at Motibaug, Sion Trombay Road, Chembur, Mumbai together with the structures standing thereon being Shed No. L-6 & M (Part) totally admeasuring land area of 12500 sq. ft. for the consideration and on the terms and conditions mentioned therein. This land area of 12500 sq.ft. was not subdivided and continued to be a part of the said larger property.
- o It further appears from said Conveyance dated 28.04.2017 that said M/s. Delta Electronics and Engineering Works partitioned the said sheds into several independent units and one such unit is said Gala No. 4 premises admeasuring 1000 sq.ft covering land area of



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१३९९	१५	१५०
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512 sq.ft. on a portion of Plot No. 619/21B of the said larger property. (hereinafter gala with land below it is together referred to as "said Gala No. 4 premises")

- o It further appears from said Conveyance dated 28.04.2017 that said M/s. Delta Electronics and Engineering Works (Vendors therein) entered into an Indenture of Conveyance dated 30.10.1997 duly registered under No. BDR/3/3344 of 1997 with Mr. Hareesh Lalji Gala (Purchaser therein) and transferred said Gala No. 4 premises (being structure with land below) to said Mr. Hareesh Lalji Gala for consideration and on the terms and conditions mentioned therein.



Further vide Conveyance dated 28.04.2017 executed between said Mr. Kapil Kunwarbabu Pathak (Vendor therein) and M/s. Shiv Sabari Developers (Purchasers therein), Mr. Kapil Kunwarbabu Pathak transferred a structure being Gala No. 5 (1000 sq. ft.) alongwith land admeasuring 512 sq. ft. on Plot bearing CTS No. 619/21B of Village Borla, Chembur, Mumbai (said Gala No. 5 premises) to said M/s. Shiv Sabari Developers. The Conveyance dated 28.04.2017 is duly registered with Sub-Registrar of Assurances at Kurla 1 bearing registration No. KRL-1/4071/2017. The title flow for the said Gala No. 5 premises is as below:

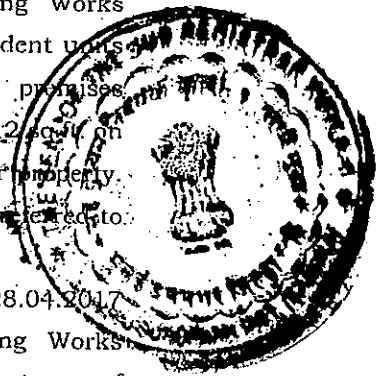
- o From the said Conveyance dated 28.04.2017 it appears that vide Indenture dated 10.03.1993 duly registered with Sub-Registrar of Assurances under Serial No. BDR-2167/1993, Mr. Alibhai Sarafally Sutarwalla and other co-owners (Vendors therein) transferred to M/s. Delta Electronics and Engineering Works (Purchasers therein) a portion of the said Larger Property being land bearing Plot

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१३०१९	२६	११०
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No. 21, CTS No. 619/21 of Village Borla, Taluka Kuria situate at Motibaug, Sion Trombay Road, Chembur, Mumbai together with the structures standing thereon being Shed No. L-6 & M (Part) totally admeasuring land area of 12500 sq. ft. for the consideration and on the terms and conditions mentioned therein. This land area of 12500 sq.ft. was not subdivided and continued to be a part of the said larger property.

- o It further appears from the Conveyance dated 28.04.2017 that M/s. Delta Electronics and Engineering Works partitioned the said sheds into several independent units and one such unit is said Gala No. 5 premises admeasuring 1000 sq.ft covering land area of 512 sq.ft. on a portion of Plot No. 619/21B of the said larger property. (hereinafter gala with land below it is together referred to as "said Gala No. 5 premises")
- o It further appears from the Conveyance dated 28.04.2017 that M/s. Delta Electronics and Engineering Works (Vendors therein) entered into an Indenture of Conveyance dated 30.10.1997 duly registered under No. BDR/3/3345 of 1997 with Mr. Kapil Kunwarbabu Pathak (Purchaser therein) and transferred said Gala No. 5 premises (being structure with land below) to said Mr. Kapil Kunwarbabu Pathak for consideration and on the terms and conditions mentioned therein.



(II) Property at Sr. No. II:

Portion admeasuring 2773 sq.mtrs. of Land bearing CTS Nos. 667(pt) now bearing CTS No. 667A and now admeasuring 2734.75

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9342	2	940
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sq.mtrs. of village Borla situate at Moti Baug, Sion Trombay Road, Chembur, Mumbai 400071:

ORIGINAL OWNERSHIP

A. One Mr. Muncherji Nusserwanji Cama ("said Mr. Cama") was the owner of land bearing CTS No. 667 admeasuring 9486.5 sq. mtrs of Village Borla, bearing Survey No. 8 Hissa No. 7 situate at Chembur Taluka Kurla ("the said entire land bearing CTS No. 667"). The name of said Mr. Cama appears on the Property Card as the Original Owner.

By an Indenture dated 31.12.1968 duly registered with the Sub Registrar of Assurance under Sr. No. BOM-R/5227 of 1968, the said Mr. Cama (Vendor therein) transferred the said entire land bearing CTS No. 667 to one M/s. Bombay Samachar Private Limited (Purchasers therein).

ISSUE PERTAINING TO LEASEHOLD RIGHTS FLOWING FROM MRS. KASHINATH BHOIR:

C. By an Indenture of Lease dated 21.11.1968, duly registered with Sub Registrar of Assurances at No. BOM/R/4478 of 1968, one Mrs. Hirabai Kashinath Bhoir (therein referred to as "Lessor") had demised leasehold rights in respect of a portion admeasuring 3485 sq.mtrs. from the said entire land bearing CTS No. 667 for a period of 98 years in favour of Mr. Hansraj Pawa (therein referred to as the "Lessee") on terms and conditions stated therein.

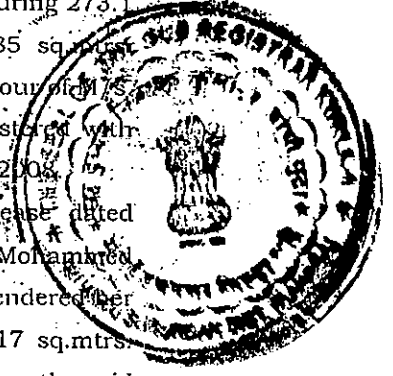
D. By a Deed of Assignment & Transfer dated 2.5.2006 duly registered with the Sub Registrar of Assurance under Sr. No. BDR-7/2521/2006, Mr. Hansraj Pawa (therein referred to as

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7348	5	740
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the "Assignor") transferred his leasehold rights in respect of the said portion admeasuring 3485 sq.mtrs. from the said entire land bearing CTS No. 667 in favour of M/s. Shiv Sabari Developers (being the Assignees therein).

- E. By the Deed of Assignment dated 20.02.2008 it appears that Mrs. Jaitunbi Shamroz Khan & Others (claiming rights through Mrs. Kashinath Bhoir) transferred and assigned their leasehold rights in respect of and possession of a part admeasuring 273.1 sq.mtrs. out of the said portion admeasuring 3485 sq.mtrs. from the said entire land bearing CTS No. 667 in favour of M/s. Shiv Sabari Developers. The said Deed is duly registered with Sub Registrar of Assurances at Sr. No. BDR-3-1590/2008.
- F. Further it appears from Deed of Surrender of Lease dated 27.07.2010 that Mrs. Jannat Rajmohammed Gulam Mohammed (claiming rights through Mrs. Kashinath Bhoir) surrendered her leasehold rights in respect of a part admeasuring 17 sq.mtrs. out of the said portion admeasuring 3485 sq.mtrs. from the said entire land bearing CTS No. 667 in favour M/s. Shiv Sabari Developers. The Said Deed is duly registered with Sub Registrar of Assurances at Sr. No. BDR-13/7067/2010.
- G. It further appears that the said M/s. Natraj Realcon Pvt. Ltd. challenged the mutation entries pertaining to the rights flowing from Mrs. Kashinath Bhoir including that of M/s. Shiv Sabari Developers in the property card records before the Ld. Deputy Director of Land Records. The said Appeal came to be allowed by the Ld. DDLR vide order dated 31.3.2015 thereby directing the deletion of the entries and names of the said other right holders claiming through Mrs. Kashinath Bhoir including that of M/s. Shiv Sabari Developers. Accordingly, the said mutation entries were deleted from the property card records in respect of entire plot No. 667.



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ISSUE PERTAINING TO AREA IN PROPERTY CARD:

H. The Property Card recorded the area of the said entire land as 6469.8 sq. mtrs. which was later corrected to 9486.5 sq. mtrs. by Collector's Order dated 11.04.2007. Again the area of the said land came to be reduced vide Collector's order dated 25.02.2008 and area admeasuring 8181 sq. mtrs. came to be recorded in the Property Card.



It further appears that by Deed of Conveyance dated 9.02.2012 duly registered with the Sub-registrar of Assurance under Sr. No. 13/3034/2012, said M/s. Bombay Samachar Pvt. Ltd. (Vendors therein) transferred the land bearing CTS No. 667 admeasuring 8181 sq. mtrs. (as per property card entry) to M/s. Natraj Realcon Pvt. Ltd. The name of said M/s. Natraj Realcon Pvt. Ltd. was mutated in property card records as owner thereof.

J. It further appears that said M/s. Natraj Realcon Pvt. Ltd. challenged the said Collector's Order dated 25.02.2008 before the Additional Commissioner, Konkan Division, Mumbai. Vide Order dated 28.08.2014 of the Additional Commissioner, Konkan Division, Mumbai, the Collector's Order dated 25.02.2008 was set aside and the area of the said land was reinstated to 9486.5 sq. mtrs. It further appears that a Revision Petition before Revenue Minister was filed against the said Order dated 28.08.2014 which was permitted to be withdrawn by order dated 4.2.2016.

TRANSFER OF OWNERSHIP

K. By Agreement for Sale dated 5.11.2015, said M/s. Natraj Realcon Pvt. Ltd. (Vendor therein) agreed to transfer a portion admeasuring 2773 sq. mtrs. out of the said entire land then

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bearing CTS No. 667 (now bearing CTS No. 667A) to M/s. Shiv Sabari Developers (Purchasers therein) along with and subject to tenants and structures thereon. The said Agreement for Sale dated 5.11.2015 is duly registered with the Sub Registrar of Assurance under Sr. No. KRL1-10537-2015.

L. By Deed of Conveyance dated 17.01.2017 said M/s. Natraj Realcon Pvt. Ltd. (Vendor therein) transferred to M/s. Shiv Sabari Developers (Purchasers therein) a portion admeasuring 2773 sq.mtrs. out of the said entire land bearing CTS No. 667 along with and subject to tenants and structures thereon. The said Conveyance dated 17.01.2017 is duly registered with the Registrar of Assurances at Kurla 1 bearing Sr. No. KRL-10537-2017.

M. It further appears that said portion admeasuring 2773 sq.mtrs out of the said entire land bearing CTS No. 667 came to be affected by road set back admeasuring 38 sq. mtrs. and accordingly said M/s. Shiv Sabari Developers handed over said road set back area of 38 sq. mtrs. to the concerned authorities and are now therefore M/s. Shiv Sabari Developers are entitled to the balance area of 2734.75 sq mts.

N. In lieu thereof the said entire land bearing CTS No. 667 was split in two parts as follows:

- o CTS No. 667 A admeasuring 9448.25 sq.mtrs. (including the said portion admeasuring 2734.75 sq.mtrs. belonging to M/s. Shiv Sabari Developers)
- o CTS No. 667 B admeasuring 38 sq.mtrs. in the name of the Municipal Corporation (being the road set back area)

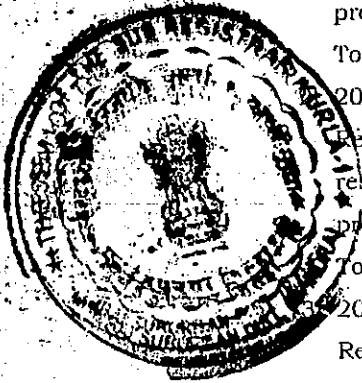
SEARCHES CONDUCTED:

A. Title Search for the further period of 5 years (2013 to 2017) was undertaken in the office of the Sub Registrar of Assurances by

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Search clerk Rakesh Kubal in respect of the said larger property and Title Search for period of 30 years (1988 till 2017) in respect of the said Gala No. 4 premises and the said Gala No. 5 premises. The following encumbrances appear from the search report :-

1) 2016 - Mortgage Deed dated 18/06/2016 bearing Registration No. 6351/2016, Kurla -1 for Rs. 180000000/- in respect of the said larger property along with some other properties between M/s Shiv Sabari Developers (mortgagor) To, I L & F S Trust Company Ltd, (mortgagee).



2) 2016 - Mortgage Deed dated 18/06/2016 bearing Registration No. 6350/2016, Kurla -1 for Rs. 520000000/- in respect of the said larger property along with some other properties between M/s Shiv Sabari Developers (mortgagor) To, I L & F S Trust Company Ltd, (mortgagee).

3) 2017 - Mortgage Deed dated 28/04/2017 bearing Registration No. 4068/2017, Kurla -1 for Rs. 600000000/- in respect of the said larger property between M/s Shiv Sabari Developers (mortgagor) To, I L & F S Trust Company Ltd, now known as Vista ITCL (India)Ltd, (mortgagee).

B. Title Search for the period of 30 years (1988 to 2017) was undertaken in the office of the Sub Registrar of Assurances by the Search clerk Rakesh Kubal in respect of the said land bearing CTS No. 667.

C. We have issued newspaper advertisement dated 3.11.2017 in Free press Journal and Navshakti inviting claims in respect of said larger property including the said Gala No. 4 premises and the said Gala No. 5 premises and the said land bearing CTS No. 667 and have not received any claims thereon till date.

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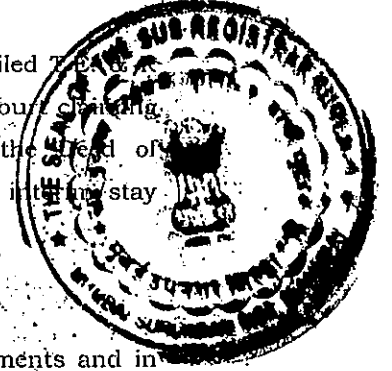


PROPOSED AMALGAMATION:

It appears that M/s. Shiv Sabari Developers have made an application to the Collector for amalgamation of the said larger property with the said portion admeasuring 2773 sq.mtrs. bearing CTS No. 667A (pt) and the same is still pending. By letter dated 12.5.2017 the Collector has directed the City Survey Office to carry on necessary survey and submit its report thereon.

PENDING LITIGATION:

One Ramabai Bhoir & Others (Plaintiffs therein) have filed T.248 Suit bearing No. 193/248 of 2009 in Hon'ble Small Causes Court, Chhatrapati Shivaji Maharaj Terminus, Mumbai, challenging the deed of Assignment & Transfer dated 2.05.2006. It appears that no interim stay order is granted in the said Suit. The said Suit is still pending.



CONCLUSION:

In the circumstances, relying upon the aforesaid documents and in furtherance of our Title Report dated 11.11.2013, and subject to what has been stated herein and the aforesaid Search Reports, we say that the Title of M/s. Shiv Sabari Developers in respect of :-

- A. the said larger property being land bearing CTS Nos. 619/14, CTS NO. 619/15, CTS NO. 619/21A, CTS NO. 619/21B All of village Borla situate at Moti Baug, Sion Trombay Road, Chembur, Mumbai 400071 along with and subject to tenants and structures thereon and further along with the ownership rights of Nirmal Gagubhai Chhadwa and Mrs. Leena Nirmal Chhadwa in respect of their respective portions as aforesaid and including the structures being said Gala No. 4 premises and the said Gala No. 5 premises thereon
- B. the land being portion admeasuring 2734.75 sq.mtrs. out of Plot bearing CTS Nos. 667A of village Borla situate at Moti Baug,

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Situated on Trombay Road, Chembur, Mumbai 400071 along with and subject to tenants and structures thereon.

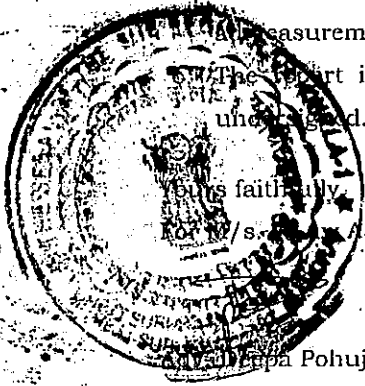
is clear and marketable and free from encumbrances.

GENERAL:

- a. This Report is issued solely on the basis of the documents provided by you as mentioned hereinabove.
- b. We are not qualified to and have not independently verified the area of the said Property. We have referred to and retained the measurements as we have found them in various documents.

The Report is issued without any financial or other liability on the part of the undersigned.

Signed faithfully,
 _____/s. _____ Associates



Mr. J. Lax. Associates & Co.
 Mumbai



Ref No. JLA/2020/DP/SR/793

Date: 4.11.2020

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To,
M/s. Shiv Sabari Developers
Chembur, Mumbai.

Sir,

Re: (I) All that piece and parcel of land bearing old CTS Nos. 619/14, CTS No. 619/15, CTS No. 619/21A, CTS No. 619/21B All of 2440 sq.mtrs. forming part of Survey No.83 Hissa No. 1B, 2, 3, 4/1, 4/2, 5B and 6 situate at Moti Baug, Sion Trombay Road, Chembur, Mumbai 400071 (**"said larger property"**).

(II) All that piece and parcel of land being portion admeasuring 2773 sq.mtrs. out of Plot bearing old CTS Nos. 667 (pt) of village Borla situate at Moti Baug, Sion Trombay Road, Chembur, Mumbai 400071 (**"said portion of CTS No. 667 (pt)"**)

(III) All that piece and parcel of land being amalgamated Plot bearing new CTS No. 667A/2A admeasuring 13945.50 sq.mtrs, CTS No 667A/2B admeasuring 2939.50 sq.mtrs., CTS No 667A/2C admeasuring 408.05 sq.mtrs. and CTS No 667A/2D admeasuring 2623 Sq.mtrs. of village Borla situate at Moti Baug, Sion Trombay Road, Chembur, Mumbai 400071. (**"said amalgamated property"**)

J Law Associates

117, Vithaldas Chambers, Bombay-Samachar Marg, Fort, Mumbai - 400001, Tel : 022-39706311
E: info@jlawassociates.com

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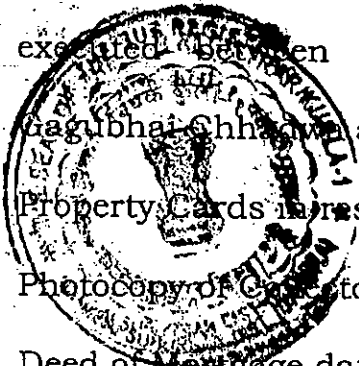
We refer to the Title Report dated 11.11.2013 r/w rectification dated

23.09.2014 and further Title Report dated 11.12.2017, issued by us in

respect of the captioned property No. (I) & (II).

Pursuant to our aforesaid Title Reports, we have perused the following documents executed in respect of the captioned property:

1. Photocopy of Deed of Exchange dated 30th August 2019, duly registered with the Sub Registrar of Assurance under Sr. No. KRL-2/10564 of 2019 executed between M/s. Shiv Sabari Developers and Mr. Nirmal Gagubhai Chhadwa and Mrs. Leena Nirmal Chhadwa.
2. Property Cards in respect of the captioned property.
3. Photocopy of Collector's Order dated 30.03.2019.
4. Deed of Mortgage dated 28th April 2017 registered with the Sub Registrar of Assurances bearing No. KRL-1/4068/2017
5. Deed of Mortgage dated 25th September 2018 registered with the Sub Registrar of Assurances bearing No. KRL-1/11545/2018
6. Deed of Reconveyance dated 24.01.2019 registered with the Sub Registrar of Assurances bearing No. KRL-1/1026/2019
7. Deed of Reconveyance dated 24.01.2019 registered with the Sub Registrar of Assurances bearing No. KRL-1/1027/2019
8. Deed of Reconveyance dated 24.01.2019 registered with the Sub Registrar of Assurances bearing No. KRL-1/1029/2019



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9. Addendum Mortgage Deed dated 04th September 2019 registered with the Sub Registrar of Assurances bearing No. KRL-3/11600/2019
10. Supplementary Agreement dated 7th February 2020 registered with the Sub Registrar of Assurances bearing No. KRL-4/1738/2020
11. Search Report dated 09.11.2020 taken from the office of the Sub Registrar of Assurances by search clerk Rakesh Kubal in respect of the captioned properties.
12. Public notice dated 04.09.2020 published in Free press Journal Navshakti inviting claims in respect of captioned properties.

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Title Flow:

(I) Property at Sr. No. (I)

In our title report dated 11.11.2013 r/w rectification dated 23.09.2014, we observed that M/s Shiv Sabari Developers are owners of the said larger property (at Sr. No. I above) alongwith the ownership rights of Nirmal Gagubhai Chhadwa and Mrs. Leena Nirmal Chhadwa to the extent of their respective portions being 1001.43 sq. mtrs. and 159.77 sq. mts. respectively and aggregating to 12,499 sq. ft. equivalent to 1161.20 sq. mts. in the said larger property in the following manner :

- a. **Land admeasuring 209.48 sq.mtrs.:** By a Deed of Conveyance dated 16th July, 1997 duly registered with the Sub- Registrar of Assurances, Kurla under Sr.No. BDR-3/2705/1997, the Vendors therein being Deepak Vilayat Bhojwani and Saroj Deepak

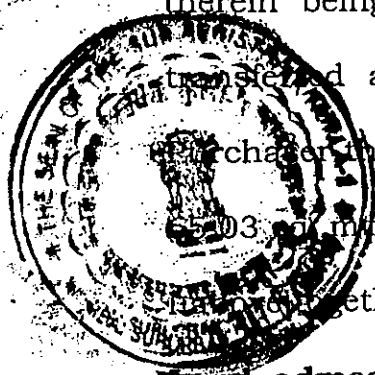
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Bhojwani sold, transferred and conveyed to Nirmal Gagubhai Chhadwa, the Purchaser therein, the land admeasuring 2255

2255	sq.ft.	equivalent to 209.48 sq. mtrs.
9309R	larger	property
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equivalent to 209.48 sq. mtrs. forming part of the said larger property (at Sr. No. I above) together with the structure standing thereon.

b. **Land admeasuring 65.03 sq.mtrs.:** By a Deed of Conveyance dated 16th July, 1997 duly registered with the Sub-Registrar of Assurances, Kurla under Sr. No. BDR-3/2937/1997, the Vendors therein being Bikas Bijay Nandi and Hiru Bikas Nandi sold, transferred and conveyed to Nirmal Gagubhai Chhadwa, the Purchaser therein, the land admeasuring 700 sq.ft. equivalent to 65.03 sq. mtrs. forming part of the said larger property (at Sr. No. I above) together with the structure standing thereon.



c. **Land admeasuring 528.6 sq.mtrs:** By a Deed of Conveyance dated 30th June, 2003 duly registered with the Sub-Registrar of Assurances, Kurla under Serial No. BDR-3-4759-2003, the Vendors therein being Diwanchand Alag (through his constituted attorney Avatar Singh Alag), Mrs. Inderjit Kaur, Mrs. Sunita A. Alag and Guruvinder Singh (the partners of M/s Delta Electric and Engineering Works) sold, transferred and conveyed to Nirmal Gagubhai Chhadwa, the Purchaser therein, the lands admeasuring an aggregate area of 5690.35 sq.ft. being the built up lands admeasuring an area of 2712 sq.ft. equivalent to

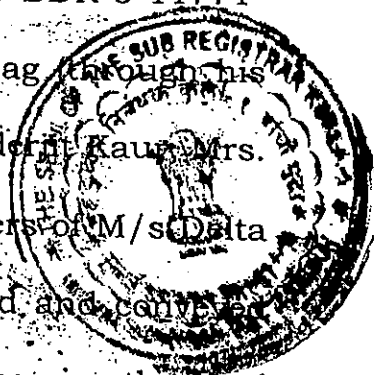
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251.95 sq. mtrs. and together with the open vacant land admeasuring 2978.35 sq.ft. equivalent to 276.67sq. mtrs. therebytogether admeasuring 5690.35 sq. ft. equivalent to 528.6 sqmtrs., forming part of the said larger property (at Sr. No. I above).

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d. **Land admeasuring 198.2 sq.mtrs.:**By a Deed of Conveyance dated 29th December, 2004 duly registered with the Sub-Registrar of Assurances, Kurla under Serial No. BDR-3-11771-2004, the Vendors therein being Diwanchand Alag (through his constituted attorney Avatar Singh Alag), Mrs. Inderjit Kaur, Mrs. Sunita A. Alag and Guruvinder Singh (the partners of M/s Delta Electric and Engineering Works) sold, transferred and conveyed to Nirmal Gagubhai Chhadwa, the Purchaser therein, the land admeasuring 94.2 sq.mtrs equivalent to 1014.06 sq.ft. together with the structures standing thereon and together with open vacant land admeasuring 104 sq.mtrs. equivalent to 1119.56 sq.ft., thereby totally admeasuring 2133.62 sq. ft. equivalent to 198.20 sq. mtrs., forming part of the said larger property (at Sr. No. I above).



e. **Land admeasuring 74.32 sq.mtrs:** By a Sale Deed dated 26th June, 2002 duly registered with the Sub- Registrar of Assurances, Kurla under Serial No. BDR-3-3276-2002, the Vendors therein being Diwanchand Alag (through his constituted

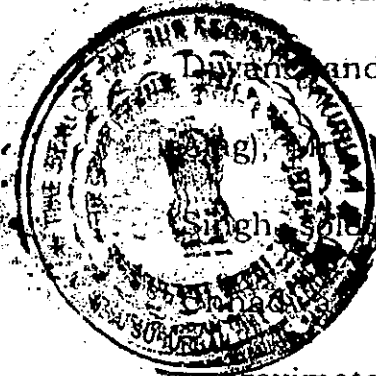
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attorney Avatar Singh Alag), Mrs. Inderjit Kaur, Mrs. Sunita A. Alag and Guruvinder Singh sold, transferred and conveyed to

Mrs. Leena Nirmal Chhadwa, the Purchaser therein, the land admeasuring 800 sq.ft. equivalent to 74.34sq.mtrs. or thereabouts, forming part of the said larger property (at Sr. No. I above), together with the structure standing thereon.

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f. **Land admeasuring 85.46 sq.mtrs.:** By a Sale Deed dated 18th November, 2002 duly registered with the Sub-Registrar, Kurla under Serial No. BDR-3-0537 2002, the Vendors therein being Deyanand and Alag (through his constituted attorney Avatar Singh Alag), Mrs. Inderjit Kaur, Mrs. Sunita A. Alag and Guruvinder Singh, sold, transferred and conveyed to Mrs. Leena Nirmal Chhadwa, the Purchaser therein, the land admeasuring approximately 920 sq.ft. equivalent to 85.40 sq.mtrs., forming part of the said larger property (at Sr. No. I above), together with the structure standing thereon.



g. **Land admeasuring 17,181.3 sq.mtrs.:** By a Deed of Conveyance dated 31st March 2006, M/s. Shiv Sabari Developers have purchased property from the vendor therein being (1) Fatema Alibhai Sutarwala, (2) Shakeel Alibhai Sutarwala, (3) Meherunisa Sharafatali Sutarwala, (4) Selina Abbas Vagh, (5) Kulsum Abid Lokmanji, (6) Abbas S. Sutarwala and (7) Nisrin Abdeali Poonawala sold transferred and assigned the said land

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forming part of the said larger property (at Sr. No. I above) then admeasuring 17,181.3 sq.mtrs. along with the structures standing thereon and the existing tenancy thereon in favour of M/s. Shiv Sabari Developers.

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h. **Land bearing C.T.S. No. 619/21B:** By an order of the Collector dated 25/2/2008, the area of CTS No. 619/21B from the said land forming part of the said larger property (at Sr. No. I above) has been surveyed and rectified to admeasure 8738.26 sq.mtrs. instead of 7433.26 sq.mtrs.

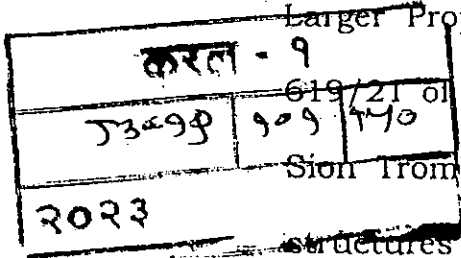
i. Vide a Conveyance dated 28.04.2017 executed between said Mr. Haresh Lalji Gala (Vendor therein) and M/s. Shiv Sabari Developers (Purchasers therein), the said Mr. Haresh Lalji Gala transferred a structure being Gala No. 4 (admeasuring 1000 sq. ft.) alongwith land admeasuring 512 sq. ft. on one of the aforesaid plots being Plot bearing CTS No. 619/21B of Village Borla, situate at Moti Baug, Village Borla Sion Trombay Road, Chembur, Mumbai 400071 ("**said Gala No. 4 premises**") to M/s. Shiv Sabari Developers. The said Conveyance dated 28.04.2017 is duly registered with Sub-Registrar of Assurances at Kurla 1 bearing registration No. KRL-1/4073/2017. The title flow for said Gala No. 4 premises is as below:

i. Vide Indenture dated 10.03.1993 duly registered with Sub-Registrar of Assurances under Serial No. BDR-2167/1993,

J Law Associates

Mr. Alibhai Sarafally Sutarwalla and other co-owners (Vendors therein) transferred to M/s. Delta Electric and Engineering Works (Purchasers therein) a portion of the said

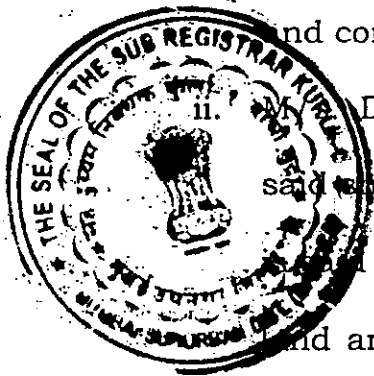
Larger Property being land bearing Plot No. 21, CTS No.



619/21 of Village Borla, Taluka Kurla situate at Motibaug, Sion Trombay Road, Chembur, Mumbai together with the structures standing thereon being Shed No. L-6 & M (Part)

totally admeasuring land area of 12500 sq. ft. for the consideration and on the terms and conditions mentioned therein. This land area of 12500 sq.ft. was not subdivided

and continued to be a part of the said larger property.



Delta Electric and Engineering Works partitioned the said sheds into several independent units and one such unit

Gala No. 4 premises admeasuring 1000 sq.ft covering


land area of 512 sq.ft. on a portion of Plot No. 619/21B of

the said larger property. (hereinafter gala with land below it is together referred to as "said Gala No. 4 premises")

- iii. M/s. Delta Electric and Engineering Works (Vendors therein) entered into an Indenture of Conveyance dated 30.10.1997 duly registered under No. BDR/3/3344 of 1997 with Mr. Haresh Lalji Gala (Purchaser therein) and transferred said Gala No. 4 premises (being structure with land below) to said

R

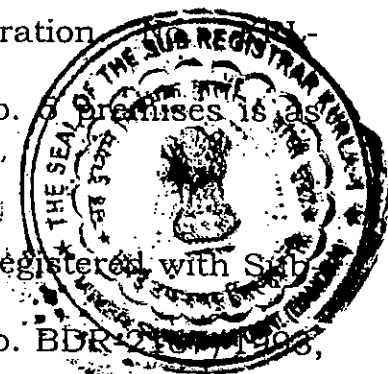
करल - १	
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Mr. Haresh Lalji Gala for consideration and on the terms and conditions mentioned therein.

- j. Mr. Kapil Kunwarbabu Pathak (Vendor therein) and M/s. Shiv Sabari Developers (Purchasers therein), Mr. Kapil Kunwarbabu Pathak transferred a structure being Gala No. 5 (1000 sq. ft.) alongwith land admeasuring 512 sq. ft. on Plot bearing CTS No. 619/21B of Village Borla, Chembur, Mumbai (said Gala No. 5 premises) to said M/s. Shiv Sabari Developers. The Conveyance dated 28.04.2017 is duly registered with Sub-Registrar of Assurances at Kurla I bearing registration 1/4071/2017. The title flow for said Gala No. 5 premises is as below:

- i. Vide Indenture dated 10.03.1993 duly registered with Sub-Registrar of Assurances under Serial No. BDR-2107/1993, Mr. Alibhai Sarafally Sutarwalla and other co-owners (Vendors therein) transferred to M/s. Delta Electric and Engineering Works (Purchasers therein) a portion of the said Larger Property being land bearing Plot No. 21, CTS No. 619/21 of Village Borla, Taluka Kurla situate at Motibaug, Sion Trombay Road, Chembur, Mumbai together with the structures standing thereon being Shed No. L-6 & M (Part) totally admeasuring land area of 12500 sq. ft. for the consideration and on the terms and conditions



J Law Associates

mentioned therein. This land area of 12500 sq.ft. was not subdivided and continued to be a part of the said larger property.

M/s. Delta Electric and Engineering Works		
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M/s. Delta Electric and Engineering Works partitioned the said sheds into several independent units and one such unit is said Gala No. 5 premises admeasuring 1000 sq.ft covering land area of 512 sq.ft. on a portion of Plot No. 619/21B of the said larger property. (hereinafter gala with land below it is together referred to as "said Gala No. 5 premises")



M/s. Delta Electric and Engineering Works (Vendors therein) entered into an Indenture of Conveyance dated 30.10.1997 duly registered under No. BDR/3/3345 of 1997 with Mr. Kapil Kunwarbabu Pathak (Purchaser therein) and transferred said Gala No. 5 premises (being structure with land below) to said Mr. Kapil Kunwarbabu Pathak for consideration and on the terms and conditions mentioned therein.

- k. **Tenancy rights in respect of land bearing CTS No. 619/14:** Vide an Agreement for Surrender dated 13.1.2014, One Sulphur Refinery Pvt. Ltd. (as tenant/occupant) has surrendered tenancy rights in respect of land bearing CTS No. 619/14 in favour of M/s. Shiv Sabari Developers (as landlords/owners

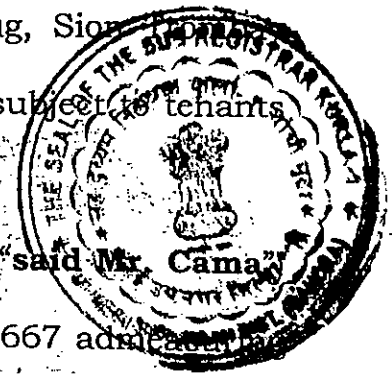
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करल - १	
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thereon) alongwith possession thereof on the terms and conditions stated therein. The said Agreement for Surrender is duly registered with Sub Registrar of Assurances at Sr. No. KRL-1/437/2014.

(II) **Property at Sr. No. II:** In our title report dated 11.12.2017, we observed that M/s Shiv Sabari Developers are owners of the land being portion admeasuring 2773 sq.mtrs. out of Plot bearing CTS Nos. 667(pt) of village Borla situate at Moti Baug, Sion Road, Chembur, Mumbai 400071 along with and subject to tenants and structures thereon in the following manner:



- a. One Mr. Muncherji Nusserwanji Cama ("said Mr. Cama") was the owner of land bearing CTS No. 667 admeasuring 9486.5 sq. mtrs of Village Borla, Taluka Kurla. The name of said Mr. Cama appears on the Property Card as the Original Owner.
- b. By an Indenture dated 31.12.1968 duly registered with the Sub Registrar of Assurance under Sr. No. BOM-R/5227 of 1968, the said Mr. Cama (Vendor therein) transferred the land bearing CTS No. 667 admeasuring 9486.5 sq. mtrs to one M/s. Bombay Samachar Private Limited (Purchasers therein).
- c. One Smt. Hirabai Kashinath Bhoir name was mutated as a protected tenant in the list of the said property

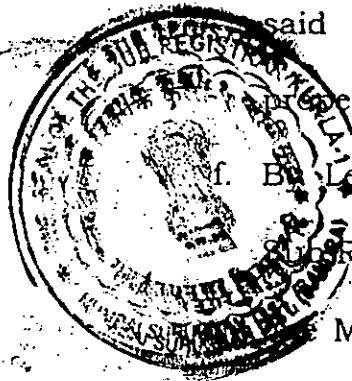
d. The said Original Tenant Mr. Cama as such filed an appeal before the Collector of Mumbai Suburban District for deletion of the name of the said Smt. Hirabai

Kashinath Bhoir - 9		
7391	904	940
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Kashinath Bhoir from the records of the said property as a protected tenant.

e. As such the Collector vide his order No. D.L.N./R.T.S.

Appeal 7/60 dated 6th December 1960 and as per Talukas order No. T.N.C./S.R/21/59 dated 11th August 1961, the name of the said Smt. Hirabai Kashinath Bhoir was deleted from the list of protected tenant and as such the said Mr. Cama was the absolute owner of the said property.

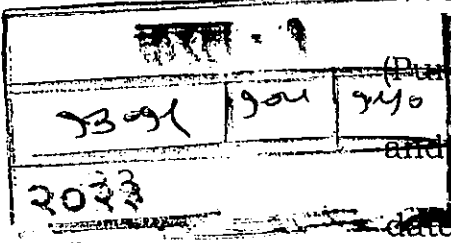


f. By Lease Deed dated 21.11.1968, duly registered with Registrar of Assurances at No. BOM/R/4478 of 1968, Mrs. Hirabai Kashinath Bhoir (therein referred to as "Lessor") had demised leasehold rights in respect of the said entire plot No. 667 for a period of 98 years in favour of Mr. Hansraj Pawa (therein referred to as the "Lessee") on terms and conditions stated therein.

g. By a Deed of Assignment & Transfer dated 2.5.2006 duly registered with the Sub Registrar of Assurance under Sr. No. BDR-7/2521/2006, one Mr. Hansraj Pawa (therein referred to as the "Assignor") transferred his leasehold

912

j. By Agreement for Sale dated 5.11.2015, said M/s. Natraj Realcon Pvt. Ltd. (Vendor therein) agreed to transfer a portion of said land bearing CTS No. 667 (pt) admeasuring 2773 sq. mtrs. to M/s. Shiv Sabari Developers



(Purchasers therein) along with and subject to tenants and structures thereon. The said Agreement for Sale dated 5.11.2015 is duly registered with the Sub Registrar of Assurance under Sr. No. KRL1-10537-2015.

k. By Deed of Conveyance dated 17.01.2017 said M/s.



Natraj Realcon Pvt. Ltd. (Vendor therein) transferred to M/s. Shiv Sabari Developers (Purchasers therein) the said land bearing CTS No. 667 (pt) admeasuring 2773 sq.mtrs. along with and subject to tenants and structures thereon.

The said Conveyance dated 17.01.2017 is duly registered with Sub-Registrar of Assurances at Kurla 1 bearing Sr. No. KRL-1/564 of 2017.

l. It further appears that said land bearing CTS No. 667(pt) admeasuring 2773 sq. mtrs came to be affected by road set back admeasuring 38 sq. mtrs. and accordingly said M/s. Shiv Sabari Developers handed over said road set back area of 38 sq. mtrs. to the concerned authorities and therefore M/s Shiv Sabari Developers are entitled to the balance area of 2734.75 sq. mtrs.

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m. In lieu thereof the said entire portion admeasuring 2773 sq. mtrs. out of the said entire land bearing CTS Nos. 667 was split into two parts as follows:

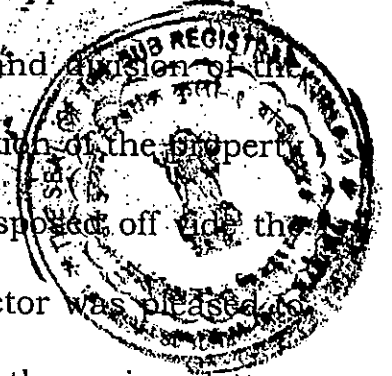
i. CTS No. 667 A admeasuring 9448.25 sq. mtrs. (including the said portion admeasuring 2734.75 sq. mtrs. belonging to M/s Shiv Sabari Developers

9396	905	940
2023		

ii. CTS No. 667 B admeasuring 38 sq. mtrs. in the name of Municipal Corporation

(III) Property at Sr. No. (III)

M/s. Shiv Sabari Developers had made an application dated 24.01.2019 to the Ld. Collector for amalgamation and division of the said larger property at Serial No. 1 with the said portion of the property at Serial No. 2. The said Application came to be disposed off vide the said Order dated 30.03.2019 whereby the Ld. Collector was pleased to amalgamate the land and divide the property as per the various letters issued by the MCGM and upon terms and conditions mentioned therein, and thereafter new CTS Nos. came to be recorded in respect therefor being the said amalgamated property in the following manner :



Sr. No.	New CTS No.	Area (in sq. mt.)	Purpose for allotment by MCGM	Holder
1	667A/2A	13945.50	For development	Shiv Sabari Developers Nirmal Gagubhai

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				Chhadwa - 1001.43 sq. mt.
				Leena Nirmal Chhadwa - 159.77 sq. mt.
2022	667A/2B	2939.50	For Garden	Shiv Sabari Developers
3.	667A/2C	408.05	For Playground	Shiv Sabari Developers
4.	667A/2D	2623	Reserved for Recreation ground	Shiv Sabari Developers



Change in the above CTS Nos. has also been reflected in the title cards issued in respect of the said property.

In pursuance thereof, vide a Deed of Exchange dated 30th August 2019, the said Mr. Nirmal Gagubhai Chhadwa and Mrs. Leena Nirmal Chhadwa have sold, transferred and assigned the said respective portions being 1001.43 sq. mtrs. and 159.77 sq. mts. respectively and aggregating to 12,499 sq. ft. equivalent to 1161.20 sq. mts. out of CTS NO. 667/2A forming part of the said amalgamated property to the said M/s Shiv Sabari Developers in exchange of area admeasuring 7799RERA Carpet Area of

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constructed area in the building known as Shiv Sabari Park being constructed on the said amalgamated property.

(iii) Thus the said Shiv Sabari Developers became the absolute owners of the said amalgamated property.

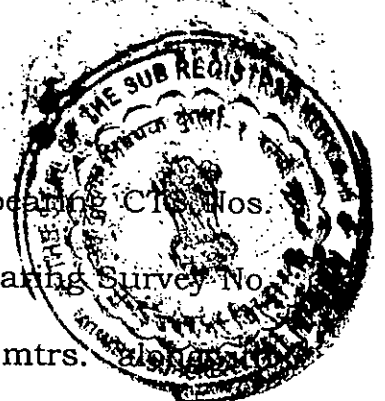
करला - १		
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Pending Litigation:

One Ramabai Bhoir & Others (Plaintiffs therein) have filed TE Suit bearing No. 193/248 of 2009 before the Hon'ble Small Causes Court claiming to be legal heirs of Hirabai Bhoir and challenging the Deed of Assignment and Transfer dated 02.05.2006. It appears that no interim stay has been granted in the suit. The suit is still pending.

Encumbrances :

1. Vide Deed of Mortgage dated 28th April 2017, land bearing CTS Nos. 619/14, 619/15, 619/21A, 619/21B and 1746/13 bearing Survey No. 328,335,129,218 admeasuring about 1975.13 sq. mtrs. teneted structures standing thereon had been mortgaged to Vistra (ITCL) India Limited on terms and conditions stated therein
2. Vide Loan Agreement Cum Mortgage Deed dated 25th September 2018 and registered with Sub Registrar of Assurances bearing No. KRL-1/11545/2018, land bearing CTS Nos. 667A/2, 619/14, 619/15, 99, 101A, 101A/ 1 to 6, 102/1 to 6 admeasuring about 18850 sq. mtrs. had been mortgaged for availing construction finance as well as corporate term loan facility from PNB Housing Finance Limited on the terms and conditions stated therein.

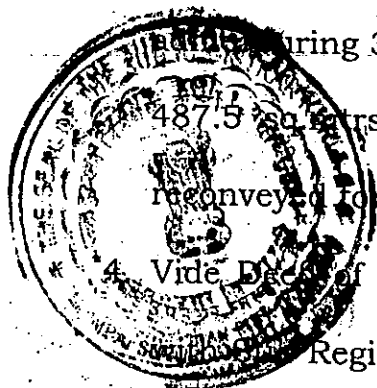


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3. Vide Deed of Reconveyance dated 24th January 2019 and registered with Sub Registrar of Assurances bearing No. KRL-1/1026/2019, it is observed that the amounts borrowed by M/s Shiv Sabari Developers

M/s Sabari Developers LLP under Loan Agreement dated June		
17	99	340
2016		
2023		

and M/s Sabari Developers LLP under Loan Agreement dated June 17, 2016 were repaid. Therefore the first and pari passu charge on lands bearing CTS Nos. 619/14,619/15,619/21A,619/21B admeasuring 17325.2 sq.mtrs, CTS No. 1746/13 and Survey No. 328,335,129,21 admeasuring 1975.13 sq.mtrs, CTS No. 1270 admeasuring 595.52 sq.mtrs., CTS No. 99 and Survey No. 5A admeasuring 1222.7 sq.mtrs, CTS No. 101A, 101/1A to 6A, admeasuring 301.2 sq.mtrs. and CTS No. 102,102/1 to 6 admeasuring 487.5 sq.mtrs. were released and the said mortgaged Assets were reconveyed to M/s Shiv Sabari Developers and Sabari Developers LLP.



4. Vide Deed of Reconveyance dated 24th January 2019 and registered with Sub Registrar of Assurances bearing No. KRL-1/1027/2019, it is observed that the amounts borrowed by M/s Shiv Sabari Developers and M/s Sabari Developers LLP under Loan Agreement dated June 17, 2016 were repaid. Therefore the first and pari passu charge on lands bearing CTS No. 619/14,619/15,619/21A, 619/21B admeasuring 17325.2 sq.mtrs, CTS No. 1746/13 and Survey Nos. 328,335,129,218 admeasuring 1975.13 sq.mtrs CTS No. 1270 admeasuring 595.52 sq.mtrs, CTS No. 99 and Survey No. 5A admeasuring 1222.7 sq.mtrs, CTS No. 101A, 101/1A to 6A

Handwritten signature or initials.



- admeasuring 301.2 sq.mtrs and CTS No. 102,102/1 to 6 admeasuring 487.5 sq. mtrs. were released and the said mortgaged Assets were reconveyed to M/s Shiv Sabari Developers and Sabari Developers LLP.
5. Vide Deed of Reconveyance dated 24th January 2019 and registered with Sub Registrar of Assurances bearing No.

33	332	340
2033		
KRL-1/1029/2019		

 it is observed that the amounts borrowed by M/s Shiv Sabari Developers and M/s Sabari Developers LLP under Loan Agreement dated June 18, 2016 were repaid. Therefore the first and paripassu charge on Mortgaged assets were released and the said mortgaged Assets were reconveyed to M/s Shiv Sabari Developers and Sabari Developers LLP.
6. Vide Addendum to Deed of Mortgage dated 04th September 2019 further charge on land bearing CTS Nos. 667A/2A admeasuring about 1001.43 sq. mtrs. & 159.77 sq. mtrs. alongwith land bearing CTS Nos. 667A-2A admeasuring about 13945.50 sq. mtrs. has been created by PNB Housing Finance Limited on terms and conditions stated therein.
7. Vide Addendum to Loan Agreement Cum Mortgage Deed dated 07th February 2020, the terms and conditions agreed by the parties under Loan Agreement Cum Mortgage Deed dated 25th September 2018, came to be modified.

Searches conducted:

dated 9/11/20

Title Search for the further period of 04 years (2017 to 2020) was undertaken in the office of the Sub Registrar of Assurances by the Search clerk Rakesh Kubal in respect of the said property.

J Law Associates

117 Vithaldas Chambers, Bombay Samachar Marg, Fort, Mumbai - 400001. Tel: + 022 49706441
E. info@jlawassociates.com

Conclusion:

In the circumstances, relying upon the aforesaid documents and in furtherance of our Title Report dated 11.11.2013 r/w rectification dated 23.09.2019 and further Title Report dated 11.12.2017, and subject to encumbrances that has been stated herein and the aforesaid Search Reports, we say that the Title of M/s. Shiv Sabari Developers in respect of the said amalgamated plot is clear and marketable.

करतः १		
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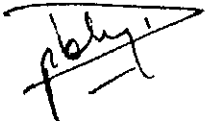
General:

a. This Report is issued solely on the basis of the documents provided by the client as mentioned hereinabove.

b. We are not qualified to and have not independently verified the area of the said Property. We have referred to and retained the administrative records as we have found them in various documents.

c. The report is issued without any financial or other liability on the part of the undersigned.

For M/s. J Law Associates



Adv. Deepa Pohuja

Encl: a/a



Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

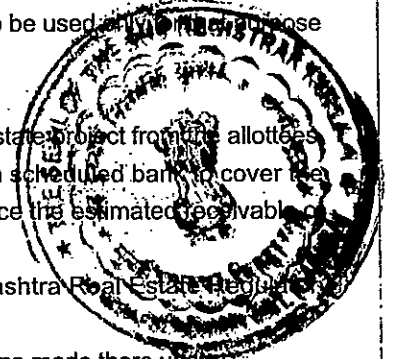
FORM 'F'

[See rule 7(2)]

करल - १		
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२०२३		

This extension of registration is granted under section 6/7 of the Act, to the following project: **Project: MERAKI ARENA Plot Bearing / CTS / Survey / Final Plot No.: CTS NO 667 619/21A AND 21 B 619/14 619/15 OF VILLAGE BORLA Kurla, Kurla, Mumbai Suburban, 400071**; registered with the regulatory authority vide project registration certificate bearing No P51800007144 of

1. **Meraki Habitats Llp** having its registered office / principal place of business at **Tehsil: Kurla, District: Mumbai Suburban, Pin: 400071**.
2. This renewal of registration is granted subject to the following conditions, namely:-
 - 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 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used for the purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by me/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 up to **31/12/2022** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
 - 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
 - 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: 25/05/2022

Place: Mumbai

Signature valid

Digitally Signed by

Dr. Vasanti Premanand Prabhu
(Secretary, MahaRERA)

Date: 26/05/2022 08:02:48

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



Aditya Birla Finance Ltd.

(A part of Aditya Birla Capital Ltd.)

ADITYA BIRLA CAPITAL

PROTECTING INVESTING FINANCING ADVISING

Reference No: NOC/ABFL/Meraki Habitates/Meraki Arena/16

To,
MERAKE HABITATES LLP
Ujagar Industrial Estate, Unit no. 004 sub plot 2-D,
Waman tukaram patil marg, Deonar,
Mumbai, MAHARASHTRA, PIN - 400088.

Date: 07/07/23
2023

Dear Sir,

With reference to your request for our No Objection Certificate (NOC) for sale / creation of mortgage for the unit/flat in Meraki Arena located at Meraki Arena Old CTS No 619/14 619/15 619/21A and 619/21B New CTS No 667A/2A 667A/2B 667A/2C and 667A/2D Borla, Chembur, Mumbai - 400071 as mentioned below:

Unit No.	1605
Floor No. & Tower No.	16 th Floor
Wing	NA
Carpet Area (In sq. ft.)	2172 Sq. Ft.
Name of Purchaser	BOGMALLO ENTERPRISES PRIVATE LIMITED
Total Sales Consideration (Amount in Rs.)	7,48,50,000/-
Amount received till date (Amount in Rs.)	NIL/-
Bank Name	NA

We state that we have no objection in respect of the aforesaid unit subject to following conditions:

1. This consent hereby granted is restricted for creation of mortgage for the flat / unit as stated above in order to enable the purchaser of the said unit to the purchasers. Notwithstanding anything contained herein, the consent hereby granted shall not authorize 'Borrower / Mortgagor' to sell any other security without applying an NOC to Aditya Birla Finance Ltd (hereinafter "ABFL") and charge of ABFL on all other securities mortgaged by you shall remain unchanged.
2. The consent hereby granted is subject to Borrower/Mortgagor depositing entire sale consideration for of the said unit into Escrow account with ICICI Bank Limited for this purpose namely "Meraki Habitats LLP Meraki Arena Master Escrow Account" bearing A/c No. "777705190688" At Mumbai having IFSC code "ICIC0000323". The proceeds in the said account may be utilised towards repayment of outstanding dues availed by Borrower as per extant terms of the borrowing arrangement and amendments if any to the borrowing arrangement. In case of default by the Borrower / you in depositing the stipulated amount in the ABFL Current Account, ABFL shall not bound by the consent given hereby and shall retain all the rights, interest and claims over the property mortgaged to ABFL and this NOC shall become null and void.
3. In the event of sale to the purchasers is cancelled for any reason, the consent above accorded shall stand revoked forthwith and you shall have to apply for a fresh consent in relation to sale of the said unit to any other person.
4. The sale of the said flat / unit shall have to be made by way of registered sale deed only and possession of the said flat / unit shall be given to the purchaser only after deposit of entire sale consideration as directed by ABFL.

Yours faithfully,

For Aditya Birla Finance Ltd.

Authorized Signatory



Birla Finance Limited

Dr. R-Tech Park, Nirlon Complex, Off Western Express Highway,
1 (East), Mumbai - 400063.
number 1800-270-7000
ice@adityabirlacapital.com | <https://abfl.adityabirlacapital.com>

Registered Office:

Indian Rayon Compound, Veraval,

Gujarat - 362 266.

CIN: U65990GJ1991PLC064608



Aditya Birla Capital



Bogmallo Enterprises Private Limited

CIN : U18209MH2019PTC334122

Regd. Office: Flat No. B-301, At-Prajapati Vihar, Plot No. 84, SE, Uran, Bokadvira, Raigarh-400 702

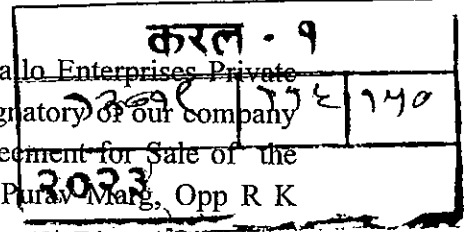
Corp Office: 503/504, Meraki Arena, Opp. RK Studio, VN Purav Marg, Chembur, Mumbai-400 071

Cont.: +91 90043 50291 E-mail: bogmallo2020@gmail.com



CERTIFIED TRUE COPY OF RESOLUTION PASSED IN THE MEETING OF THE DIRECTORS HELD ON 28th JUNE 2023, 11.30 AM. AT CORPORATE OFFICE OF THE COMPANY SITUATED AT 503/504, MERAKI ARENA, OPP.RK STUDIO V.N. PURAV MARG, CHEMBUR, MUMBAI-400071.

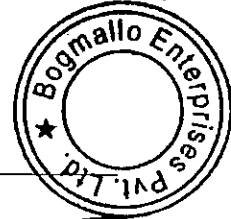
RESOLVED THAT Mr. Shreyas S. Sawant Director of M/s. Bogmallo Enterprises Private Limited is hereby solemnly authorize to act as primary authorized signatory of our company M/s. Bogmallo Enterprises Private Limited to sign and execute Agreement for Sale of the property situated at Unit No 1605, 16th floor, Meraki Arena, V N Purav Marg, Opp R K Studio, Chembur East, Mumbai 400071.



RESOLVED THAT Mr. Shreyas S. Sawant Director of M/s. Bogmallo Enterprises Private Limited is authorized to all sign all the necessary applications, undertakings, agreements and such other documents to complete the purchase of the property and register before sub registrar office at Mumbai Suburban District in Maharashtra and any other documents in relation to that and to do all such acts, deeds, things and matters , as may be necessary and incidental therto.

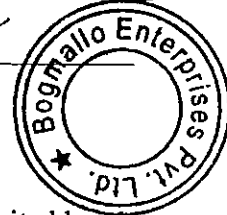
1. Mr. Shreyas S. Sawant

(Director)



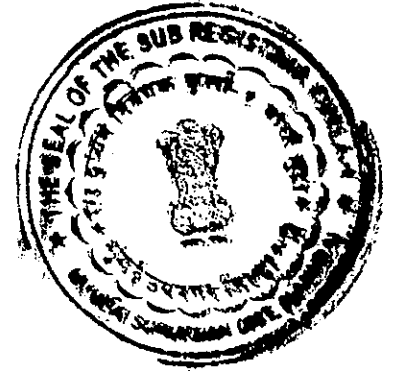
2. Mr. Abhijit D. Vaze

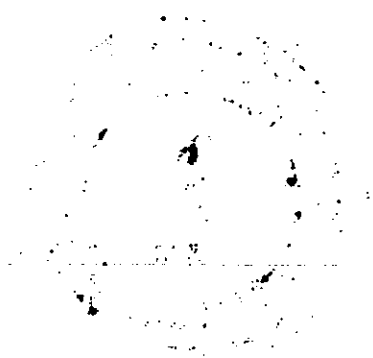
(Director)



Acceptance as an authorized signatory

I, Mr. Shreyas Sawant Director of M/s. Bogmallo Enterprises Private Limited hereby solemnly accord my acceptance to act authorized signatory for the above referred business and all my acts shall be on the business.





घोषणा पत्र

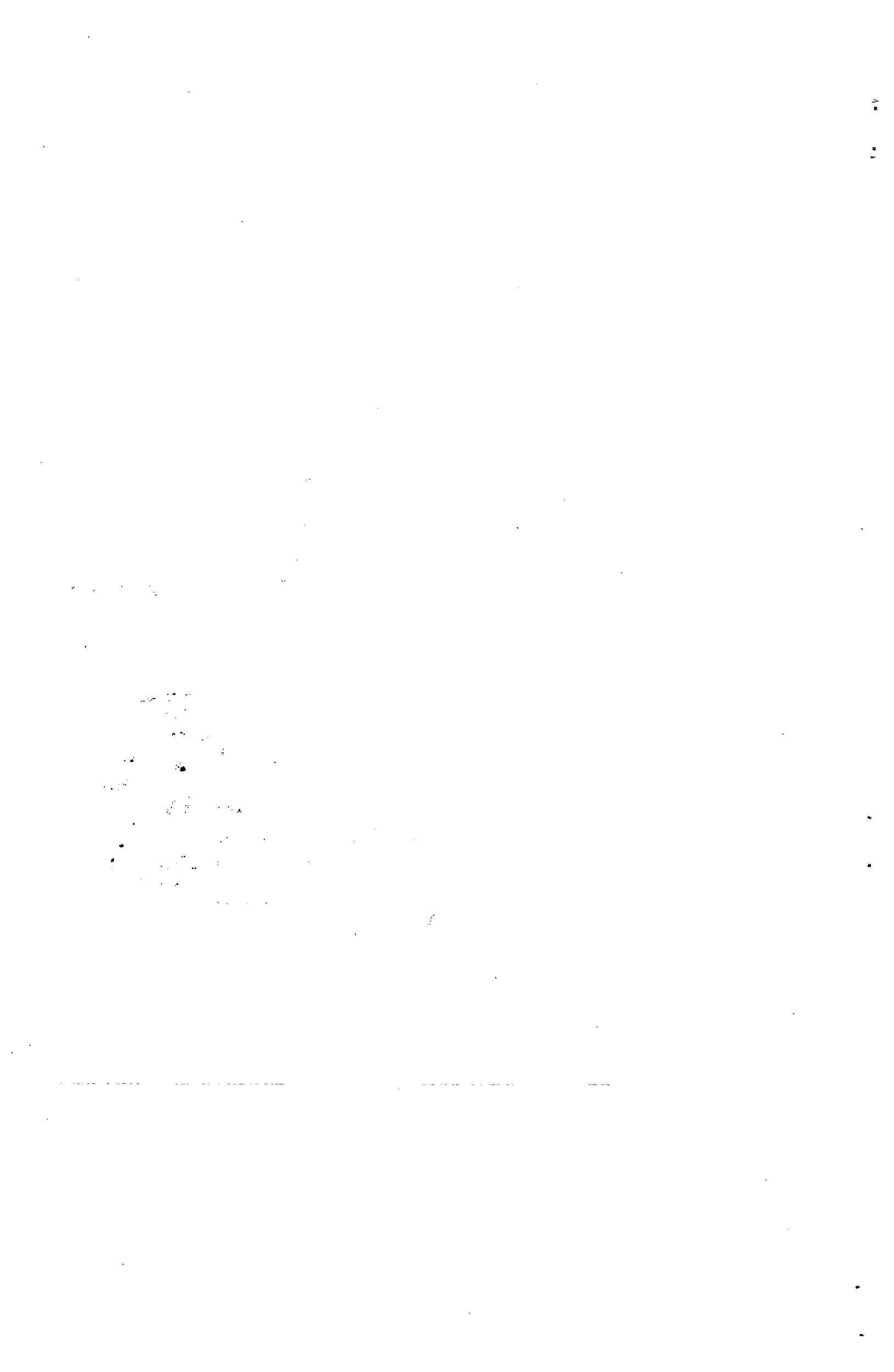
करत - १		
७३-१९	११५	१५०
२०२३		

मी Shraddha Shivan, याद्वारे घोषित करितो की, दुय्यम निबंधक Kar 1-2 यांच्या कार्यालयात Agreement for Sale या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. Savitri B. Sarda व इ. यांनी दि. 7/6/2023 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे/निष्पादित करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यार रद्द केलेले कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही म्यत झालेले नाहीत/अन्यथा कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादर कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यात मी पूर्णतः सक्षम आहे. सादरचे कर्तव्य चुकीचे आढळून आल्यास निंदनी अधिनियम १९०८ चे कलम ८२ अन्वये निबंधक मी पात्र राहिन याची मला जाणीव आहे.



दिनांक : 30/6/2023

कुलमुखत्यारपत्र धारकाचे नाव न राही



369/10422

पावती

Original/Duplicate

Tuesday, June 07, 2022

नोंदणी क्र.: 39M

5:18 PM

Regn.: 39M

पावती क्र.: 11769 दिनांक: 07/06/2022

गावाचे नाव: बोरला

दस्तऐवजाचा अनुक्रमांक: करल1-10422-2022

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मेसर्स. मेराकी हॅबिटॅट्स एलएलपी पूर्वीच्या नाव शिव सबरी डेव्हलपर्स तर्फे नियुक्त
भागीदार समीर भरत सावला

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 440.00
पृष्ठांची संख्या: 22	

एकूण:	रु. 540.00
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DELIVEREDआपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
5:34 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु.1 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.440/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0706202208902 दिनांक: 07/06/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002599063202223E दिनांक: 07/06/2022

बँकेचे नाव व पत्ता:

Ministry
द. निबंधक कार्यालय 1
(प्र) सह. दृश्य निबंधक

कृती-१ (वी-३) करल - १		
७३०९९	९९९	९९०
२०२३		

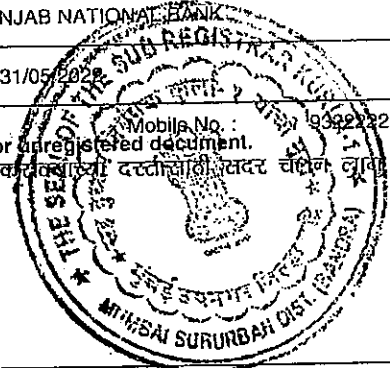
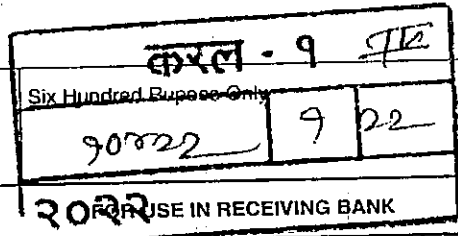
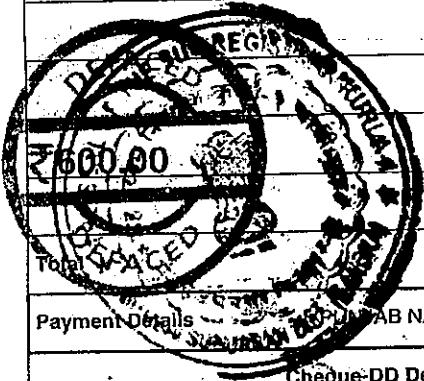




CHALLAN
MTR Form Number-6



GRN	MH002599063202223E	BARCODE	Date		30/05/2022-16:26:08	Form ID	48(I)
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
Office Name	KRL1 JT SUB REGISTRAR KURLA NO 1		PAN No.(If Applicable)	ABGFS9495N			
Location	KURLA - 9		Full Name	MERAHI HABITATS LLP			
Year	2022-2023 One Time		Flat/Block No.	CTS No. 667A/2A, 667A/2B, 667A/2C and			
Account Head Details	Amount In Rs.		Premises/Building	667A/2D of village Borla Motibaug			
0030045501 Stamp Duty	500.00		Road/Street	CTS NO.102 OF VILLAGE DEONAR GOVANDI STATION ROAD			
0030063301 Registration Fee	100.00		Area/Locality	MUMBAI			
			Town/City/District				
			PIN	4 0 0 0 7 1			
			Remarks (If Any)	SecondPartyName=Power of Attorney Mrs Nayna Mahesh Kaumju and Ms Shradha Suresh Shigvan-			
Total	600.00		Amount In Words	Six Hundred Rupee Only			
Payment Details	PUNJAB NATIONAL BANK		Amount In Words	₹ 600.00			
Cheque/DD Details			Bank CIN	Ref. No.	03006172022053001114 5085002011		
Cheque/DD No.			Bank Date	RBI Date	30/05/2022-16:29:52 31/05/2022		
Name of Bank			Bank-Branch	PUNJAB NATIONAL BANK			
Name of Branch			Scroll No. , Date	1, 31/05/2022			



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्ताव्यासाठी लागू आहे. नोंदणी न करतावयाच्या दस्ताव्यासाठी सदर चालन लागू नाही.

Validity unknown

Digitally signed by D. VIRTUAL TREASURY MUMBAI-03 Date: 2022.06.07 17:19:14 IST Reason: IGR AS Secure Document Location: India

Sr. No.	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-369-10422	07/06/2022-17:18:09	IGR197	100.00
2	(IS)-369-10422	07/06/2022-17:18:09	IGR197	500.00
Total Defacement Amount				600.00



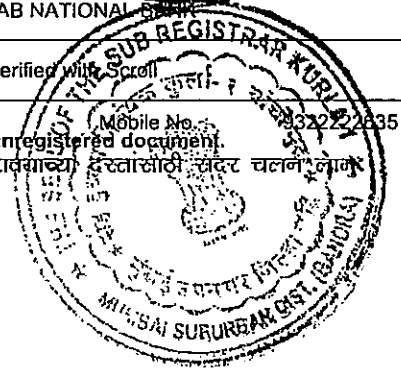
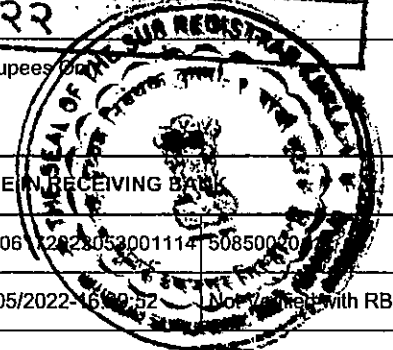
CHALLAN
MTR Form Number-6



GRN	MH002599063202223E	BARCODE	[Barcode]		Date	30/05/2022-16:26:08	Form ID	48(f)
Department					Inspector General Of Registration			
Type of Payment					Stamp Duty Registration Fee			
Office Name					KRL1_JT SUB REGISTRAR KURLA NO 1			
Location					MUMBAI			
Year					2022-2023 One Time			
Account Head Details			Amount In Rs.		Premises/Building			
0030045501 Stamp Duty			500.00		667A/2D of village Borla Motibaug			
0030063301 Registration Fee			100.00		667A/2D of village Borla Motibaug			
Road/Street					CTS NO.102 OF VILLAGE DEONAR GOVANDI STATION ROAD			
Area/Locality					MUMBAI			
Town/City/District					MUMBAI			
PIN					4 0 0 0 7 1			
Remarks (If Any)					SecondPartyName=Power of Attorney Mrs Nayna Mahesh Kaumju and Ms Shradha Suresh Shivan-			
Total					600.00			
Payment Details					PUNJAB NATIONAL BANK			
Cheque-DD Details					FOR USE IN RECEIVING BANK			
Cheque/DD No.					Bank CIN Ref. No. 03006 12023053001114 50850000			
Name of Bank					Bank Date RBI Date 30/05/2022-16:26:52 Not Verified with RBI			
Name of Branch					Bank-Branch PUNJAB NATIONAL BANK			
					Scroll No. , Date Not Verified with Scroll			

करल - १
73 55 720 740
2022

करल - १
90822 2 22
2022



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.

[Handwritten Signature]



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0706202208902 Receipt Date 07/06/2022

Received from M/s. Meraki Habitats LLP formerly known Shiv Sabari Developers Through its Designated Partner Samir Bharat Savla, Mobile number 9322222635, an amount of Rs.440/-, towards Document Handling Charges for the Document to be registered on Document No. 10422 dated 07/06/2022 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

DEFACED
₹ 440
DEFACED

Payment Details

Bank Name sbiepay	Payment Date 07/06/2022
करल - 9 Bank CIN 10004152022060708293	REF No. 202215853700629
73098 323 340 Deface No 0706202208902D	Deface Date 07/06/2022
2022	

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



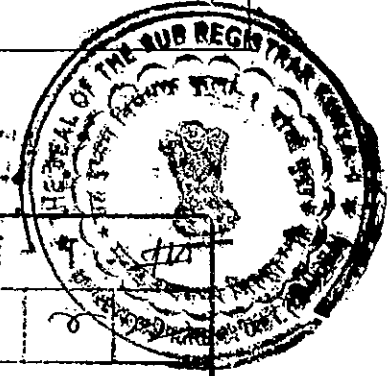
करल - 9	11
90822	3 22
2022	



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0706202208902	Date 07/06/2022
Received from M/s. Meraki Habitats LLP formerly known Shiv Sabari Developers Through its Designated Partner Samir Bharat Savla, Mobile number 9322222635, an amount of Rs.440/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name sbiepay	Date 07/06/2022
Bank CIN 10004152022060708293	REF No. 202215853700629
This is computer generated receipt, hence no signature is required.	

करल - १
 १३०९९ १२२ १५०
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करल - १
 १००२२
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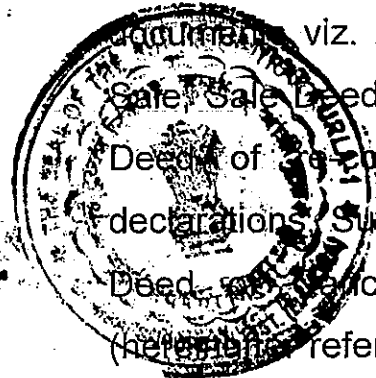

करल - १		
१००२२	५	२२
२०२२		

POWER OF ATTORNEY

TO ALL WHOM THESE PRESENTS SHALL COME, I, Mr. Samir Bharat Savla Of Mumbai, Indian Inhabitant, Designated partner of M/s. Meraki Habitats LLP., formerly known as Shiv Sabari Developers having office address at 505, 5th Floor, Meraki Arena, Opp. R.K. Studio, Sion Trombay Road, Village Borla, Mumbai 400071, Send Greetings:

करल - १		
१३९८	१५३	१५०
२०२३		

WHEREAS, I am Designated Partner in M/s. Meraki Habitats LLP which was formerly known and duly registered as Shiv Sabari Developers; and have been authorized by the Partnership Firm to execute various documents viz. Agreements for Sale, Triparty Agreements for Sale, Sale Deed, Leave and License agreement, Conveyance, Deed of Conveyance, Undertakings, Indemnity, declarations, Supplemental Agreements, Deed of Rectification, Deed of Cancellation, Deed of Confirmation (hereinafter referred to as "the said Agreements") in connection with the land bearing old CTS No. 619/14, 619/15, 619/21A, 619/21B, 667, 667A/2 (New CTS No 667A/2A, 667A/2C and 667A/2D) of village Borla, Taluka Kurla, M.S.D. and CTS No. 99, 101A, 101A/1 to 6, 102 and 102/1 to 6 of village Deonar, Taluka Kurla, M.S.D. (hereinafter referred to as the said property)



AND WHEREAS, such documents may be required to be registered with the registering authorities, appointed under the provisions of The Registration Act, 1908 or any other applicable Acts in force.

AND WHEREAS, I am unable to attend to all such matters personally and therefore, I am desirous of nominating, constituting and appointing, jointly or severally Ms. Nayana

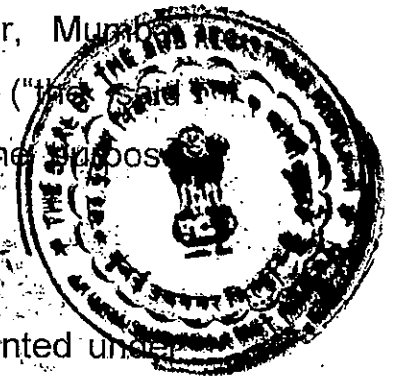
(Handwritten signature)

Mahesh Kamuju or Ms. Shraddha Suresh Shigvan solely to
 Act as my true and lawful Attorney to represent me for the
 purpose set out hereunder.
 २०२२

**NOW KNOW YE ALL AND THESE PRESENTS
 WITNESSETH**

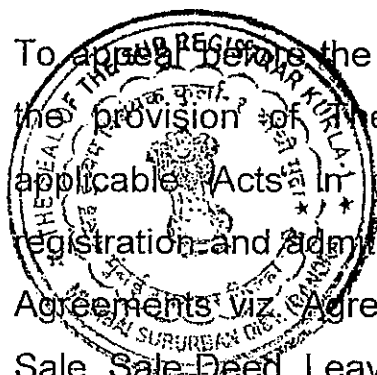
I, **Mr. Samir B. Savla**, do hereby nominate, constitute, and
 appoint jointly or severally **Ms. Nayana Mahesh Kamuju**
 having PAN No: **AVXPG5170D** and Aadhar No: **4836 8075**
1386 or **Ms. Shraddha Suresh Shigvan** having PAN No:
LLBPS5773B Aadhar No **7696 4892 9202** solely of Mumbai,
 Indian Inhabitants having address at **505, 5th Floor, Meraki
 Arena, Motibaug, Sion.Trombay. Road, Chembur, Mumbai
 400071.**, to be my true and lawful attorneys ("the said
 Attorneys") to act for me and on my behalf for the purposes
 expressed that is to say:

करल - १
 २०२२



To appear before the Registration Authorities appointed under
 the provision of the Registration Act, 1908, or any other
 applicable Acts in force and to present and lodge for
 registration and admit execution with such authorities, the said
 Agreements viz Agreements for Sale, Triparty Agreement for
 Sale, Sale Deed, Leave and License agreements, Conveyance,
 Undertakings, Indemnity deeds, declarations, Supplemental
 Agreements, Deed of Rectification, Deed of Cancellation, Deed
 of Confirmation, Gift Deed executed by me on behalf of, M/s.
 Meraki Habitats LLP or Shiv Sabari Developers, and to do all
 acts and things necessary for effectively registering the said
 Agreements.

AND I DO HEREBY FURTHER AGREE to ratify and confirm all
 such acts, deeds, matters and things, done and executed by
 the said Attorneys, by virtue of these presents, as if the same
 were done by me personally presents.



IN WITNESS WHEREOF, I have set and subscribed my hand
unto this Power of Attorney at Mumbai on this 7th day of June, 2022.

SIGNED AND DELIVERED by the
Within named MR. SAMIR B. SAVLA
in the presence of _____

Mandisha D. Parmar



Mandisha D. Parmar

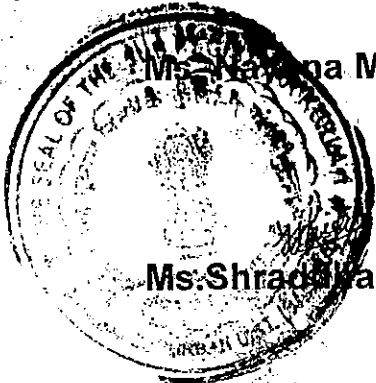
BEFORE ME

करल - 9
53098 | 527 | 540
2022

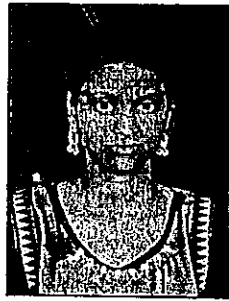
Name
thumb

Photo

Left hand



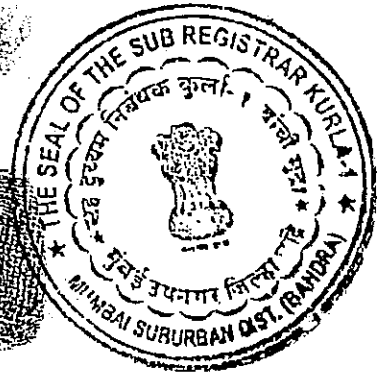
Ms. Nayana Mahesh Kamuju



Impression



Ms. Shraddha Suresh Shigvan



We accept the above

Nayana

Ms. Nayana Mahesh Kamuju

Shigvan

Ms. Shraddha Suresh Shigvan

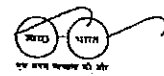
करल - 9 II
90822 | U | 22
2022

YOUR BILL OF SUPPLY

Consumer Number (CA no.): 9000 0097 8301
 Name : M/S SHIV SABARI DEVELOPERS
 Address : 2ND FLOOR, 203
 CTS NO 619 14 619 15 619 21 A 21 B, V N PURAV
 MARG, OPP R K STUDIO
 CHEMBUR (E), MUMBAI, 400071
 Dis. Seq.: EZ///0000
 Email Id : ac*****ts@s**rs.co
 PAN No : AB*****5N
 GST No : 27ABGFS9495N1Z2

YOU CAN REACH OUT TO US AT:

TOLL FREE NO.: 18002095161
 WHATSAPP: 7045116237
 IN CASE OF FIRE/ ACCIDENT: 022 2577 4399
 EMAIL: customercare@tatapower.com
 WEBSITE: cp.tatapower.com



करल - Lighting alternatives!

The Tata Power Company Ltd., Commercial Department
 Senapati Bapat Marg, Lower Parel, Mumbai 400 012

Regular Bill Bill Month: APR 2022 Bill Period: 01.04.2022 to 30.04.2022 Bill Date 05.05.2022

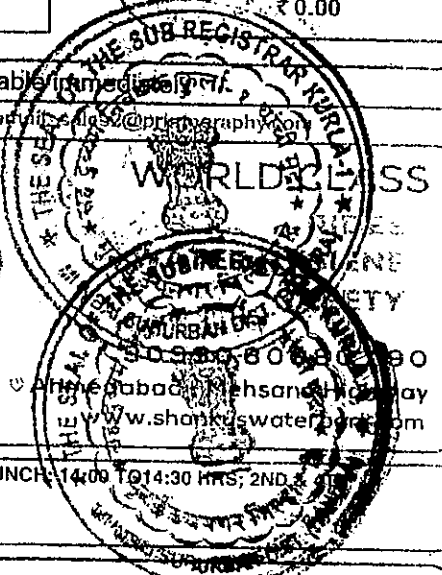
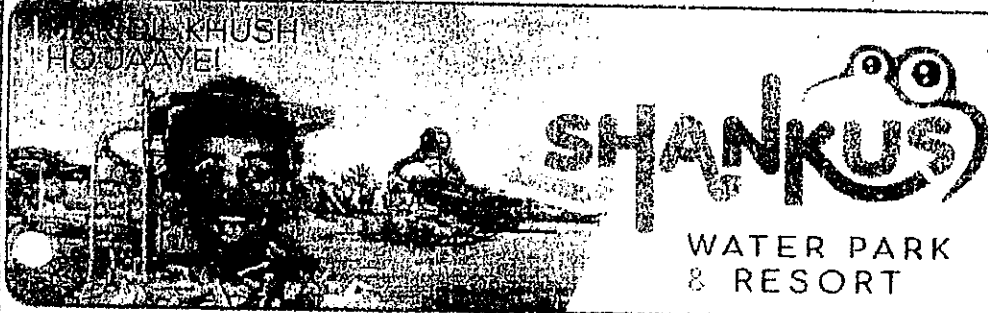
Bill No. : 099501761975	Metered Units : 0	Discount Date : 12.05.2022	Tariff Category : LT II(B) :
Meter No. : NT000876	Billed Units : 0	Due Date : 26.05.2022	COMMERCIAL 20-50 KW
Meter Status : OK	Supply Zone : East EZ01	Supply Date : 01.02.2020	MRU DEZ01L99
	Dispatch Zone : East EZ01	Consumer : 7309	Direct 10
	Nxt. Mtr. Rdg. Dt. : 31.05.2022 (Tent.)	Type Of Supply	3 PHASE LT

Current Bill Amount ₹ 142.00	+	Net Other Charges ₹ 4.00	+	Past Dues ₹ 701.00	=	Total Amount Before Due Date* ₹ 847.00
---------------------------------	---	-----------------------------	---	-----------------------	---	---

Amount By Discount Date ₹ Rs. 846.00	Amount After Due Date ₹ 849.00	Security Deposit Available ₹ 1,500.00	Security Deposit Due ₹ 0.00
---	-----------------------------------	--	--------------------------------

*Due date is applicable for current bill only. Past dues are payable immediately.

For Advertisement enquiries please contact "Printography Systems (India) Pvt. Ltd." or mail to sales@printography.com



Your nearest offline payment centres: Customer Relations Centre (MON TO SAT: 9:00 TO 17:00 HRS & LUNCH: 14:00 TO 14:30 HRS; 2ND & 3RD FLOOR, SUNNY CHS, LBS ROAD NEXT TO SBI BANK KURLA (W) MUMBAI 400070.
 SATURDAY: 9:00 TO 13:00 HRS)

MESSAGE TO CONSUMER
 As per MERC's Multi Year Tariff Order in Case No. 326 dated 30th March 2020 for the period FY 2020-21 to FY 2024-25; revised tariff will be applicable w.e.f 1st Apr-2022. Details available on Page 2 under TARIFF SCHEDULE & additionally please refer Tariff Section on our Customer Portal <https://cp.tatapower.com>

Nilesh Kane
 Chief - Distribution
 (Mumbai Operations)

₹ FOLLOW US ON: UPI

04052022_1/002/14/000500

THE TATA POWER COMPANY LIMITED			
Consumer Name: M/S SHIV SABARI DEVELOPERS		Consumer No: 9000 0097 8301	
Bill No : 099501761975	Bill Date : 05.05.2022	Bill Amount : ₹ 847.00	
Cheque No. :	Discount Date : 12.05.2022	Amt by Disc Dt. : ₹ 846.00	
Cheque Date :	Due Date : 26.05.2022	Amt After Due Dt. : ₹ 849.00	

Payment should be made by crossed cheque/DD in favour of Tata Power CA.NO.9000 0097 8301 For multiple payments, write CA no & break-up of amount on back side of cheque. Please dont issue postdated or outstation cheques. Pls attach payment slip(s).



NT000876	Total kWh	ToD-A 22 to 6 hrs	ToD-B 6 to 9 & 12 to 18	ToD-C 9 to 12 hrs	ToD-D 18 to 22 hrs	kVA-A	kVA-B	kVA-C	kVA-D	RkVAh (lag)	RkVAh (Lead)
Closing Rdg:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Opening Rdg:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Diff:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
M.F.:	1.00										
Adj.:											
Units:	0	0	0	0	0	0	0	0	0	0	0

TOTAL UNITS (kWh): 0.00 Total Bill Units (kWh): 0 Total RkVAh: 0 Total kVA: 0
 Sanction Load (kVA): 2.50 Contract Demand (kVA): 1.00 RMD(kVA): 0.00 BMD(kVA): 0.40 Power Factor: 0.000 Load Factor: 0.000

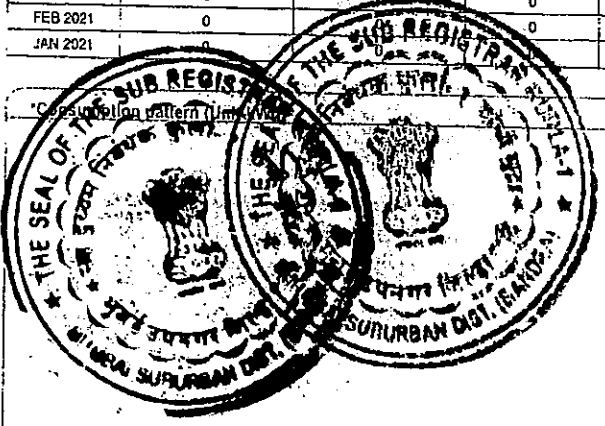
Consumer Number: 9000097830 FAC: 0.00000

Bill Amt (₹) 347.00
 Last payment received on: 0.00
 Payment received on: 09/02/22
 Payment received mode: 9

For making bill payment through cheque, please ensure to submit cheque two working days in advance, so that payment will be realized on discount due date. Cash Payment can be accepted limited to 5,000/-

Month	Total Metered Units	Total Bill Units	Meter Demand (kVA)	Power Factor
MAR 2022	0	0	0	0.000
FEB 2022	0	0	0	0.000
JAN 2022	0	0	0	0.000
DEC 2021	0	0	0	0.000
NOV 2021	0	0	0	0.000
OCT 2021	0	0	0	0.000
SEP 2021	0	0	0	0.000
AUG 2021	0	0	0	0.000
JUL 2021	0	0	0	0.000
JUN 2021	0	0	0	0.000
MAY 2021	0	0	0	0.000
APR 2021	0	0	0	0.000
MAR 2021	0	0	0	0.000
FEB 2021	0	0	0	0.000
JAN 2021	0	0	0	0.000

Sr. No.	Your Bill Details	Rs.
1.	Energy Charges	0.00
2.	ToD-A Rebate 22 to 6 hrs @ Rs. 0.75- /Unit	0.00
3.	ToD-C 9 to 12 hrs @ Rs. 0.50 /Unit	0.00
4.	ToD-D 18 to 22 hrs @ Rs. 1.00 /Unit	0.00
5.	Demand Charges	14.00
6.	Demand Penalty Charges	0.00
7.	Fuel Adjustment Charges @ Rs. 0.000	0.00
8.	Regulatory Asset charges	0.00
9.	Wheeling Charges TPC-D @ Rs. 1.79 /Unit	0.00
10.	Green Power Tariff	0.00
11.	Electricity Duty @ 21 %	0.00
12.	Tax on Sale of Electricity @ Rs. 0.3404 /kWh	0.00
13.	Power Factor Surcharge / Incentive	0.00
14.	Adjustments	0.00
15.	Total (1 to 14)	142.00
16.	Delayed Payment Charges	2.00
17.	Interest on Arrears	2.00
18.	Outstanding Amount (Pay immediately)	701.00
19.	Other Charges	0.00
20.	Additional charges for Consumer Funded Job	0.00
21.	Moratorium Amount	0.00
22.	Advance Payment Available	0.00
23.	Load Factor Incentive for last month	0.00
24.	Discount for digital payment	0.00
25.	Tax collection at source	0.00
26.	Bill Amount (15 to 25)	847.00
27.	Discount (if paid on / before 12.05.2022)	(or) 1.00
28.	Net Bill Amount	846.00
29.	Security Deposit (SD) Due	0.00
E. & O.E.		



MAR '22 FEB '22 JAN '22 DEC '21 NOV '21 OCT '21 SEP '21 AUG '21 JUL '21 JUN '21 MAY '21 APR '21 MAR '21 FEB '21 JAN '21

Extracts of Electricity Tariff Schedule w.a.f 01.04.2022

Category: LT (B) : LT-COMMERCIAL 20-50 KW

Energy Charges (₹/Unit)	RA Charges (₹/Unit)	Wheeling Charges (₹/Unit)	Fixed/Demand Charges	CSS Charges (₹/Unit)	ED %	TOSE (₹/Unit)
4.95	0.00	1.79	0.00 / 355.00	0.00	21.00	0.3404

1) Checks only to the Energy Charge: Time of Day (TOD) tariff @ TOD A: 1.00, TOD C: 0.50 and TOD D: 1.00 rupees per unit is applicable to LT and TPC-D. 2) Average Power Factor should be maintained at 0.90. For power factor below 0.90, surcharge will be levied as per tariff schedule. For Power Factor more than 0.95, an incentive will be given as per tariff schedule. 3) Fuel Adjustment Cost (FAC) will be applicable to all consumers and will be charged over the above tariff. 4) Scheduled Rates for the connection, Meter sitting, testing of meter and other will be applicable as per the schedule of charges approved by MERC. 5) For details of tariff order, please visit www.mercindia.org/ or www.tatapower.com 6) Electricity duty as per Govt of Maharashtra. 7) Tax on Sale of Electricity as per Govt of Maharashtra. 8) For details of tariff order, please visit www.mercindia.org/ or www.tatapower.com 9) Electricity duty as per Govt of Maharashtra. 10) For details of tariff order, please visit www.mercindia.org/ or www.tatapower.com

IMPORTANT NOTICE

1) In all your correspondence, please mention Consumer No. & Bill No(s). 2) All Bills, even if disputed, have to be paid fully. Adjustments if any, will be made in the subsequent bills. 3) Bill amount has been rounded off to the nearest Rupee. 4) If bills are short paid / paid after the due date, a one-time Delay Payment Charge (DPC) will be levied @ 1.25% upto 3 months; 1.2% p.a., beyond 3 months; 15% p.a. 5) Cash discount of 1% will be allowed on the monthly bill (excluding duty & taxes) if payment is received by the discount date indicated in the bill which is 7 days. 6) Kindly note that theft of electricity in any manner whatsoever will attract penal action under the Electricity Act 2003. 7) Using your electricity connection for purposes other than that provided for is a tariff violation & may lead to disconnection/ penal action. 8) Using your cash payment is limited to Rs. 5,000/- per month. 9) In case of any complaints, please reach out to us at our Toll Free No., WhatsApp or Email. 10) In case complaint is not resolved, you may also approach us through web based Internal Consumer Redressal System (ICRS) available at Customer portal - <https://cp.tatapower.com> 11) Further, in case of unresolved complaints, you may approach Consumer Grievance Redressal Forum (CGRF) available at Customer portal - <https://cp.tatapower.com> 12) Further, in case submitted in writing to the forum in the format set out in Schedule A as per MERC (Consumer Grievance Redressal Forum & Electricity Ombudsman) Regulation, 2020 Mumbai-402051. Cash Payment not accepted on Bank Holidays. 13) For details of tariff order, please visit www.mercindia.org/ or www.tatapower.com

Tata Power Co. Ltd., 24 Homi Bhabha Street, Mumbai 400001, CIN: L28220MH1919PLC000677 PAN no. AAAC0054A / GST No. 27AAAC0054A121 HSN Code: 27163000



The power of service



Join us at www.swachhagraha.org to be part of our cleanliness drive



Scan code to pay your bill via UPI Use any Bank/ UPI App

करल - १
adani
90822
2022
Electricity

CUSTOMER CARE CENTRE /CORRESPONDENCE ADDRESS

Tilak Nagar, Road No.3, Chembur, Mumbai - 400 089

BILL OF SUPPLY RESIDENTIAL

SHIV SABRI DEVELOPERS
COMMON SABRI SANGAM,
CTS NO 100(PT), GOVANDI
DEONAR VILLAGE,
MUMBAI 400088
Mobile No. 93*****55
Email Id ac****ts@ssdevelopers.co
Connected Load in kW 14.17

To update your email id and mobile no., call us on 19122.

24x7 Powerline
19122 We're listening.

For power interruption, complaint or restoration status

SMS POWER <9 digit account no.> to 7065313030 from any mobile no.
Give us a missed call on 1800 532 9998 from your registered mobile no.
Whatsapp POWER <9 digit account no.> to 9594519122 from any mobile number.

Bill No. 101564279529
Bill Distribution No.
Chembur/Borla/24/209/30A/030A/001

Bill Date 16-04-2022
Type of Supply THREE PHASE
Cycle No. 24

YOUR CURRENT CONSUMPTION

Tariff	Meter number	Multiplying Factor (MF)	Present reading	Energy consumption	Previous reading	Consumption (Units)	Fixed charge
L1 (B)	5101256	1	51593.00	50160.00	1233.00	0397.00	4.66

TOTAL

TRACK YOUR CONSUMPTION (UNITS)

Billing Month	Last year		This year	
	Units	Amount	Units	Amount
MAR	1264	12841	1233	12488
Feb	1090	11014	1225	12281
Jan	1014	10079	1259	12672
Dec	1052	10502	1223	12313
Nov	985	8588	1240	12500
Oct	952	9369	1336	13556

Refer Important Message Section

www.adanielectricity.com
helpdesk.mumbai@adani.com

Join us on
9399 927740

2022



IMPORTANT MESSAGE

Please pay this bill by Online / RTGS / NEFT / Cheque or Demand Draft.

New Tariff rates effective from 01.04.2022, as per MERC order dated 30.03.2020 in place of MERC order dated 30.03.2019. Revised tariffs and fixed charges are applicable from 01.04.2022.

Please pay this bill by Online / RTGS / NEFT / Cheque or Demand Draft.



ACCOUNT NO.
152481333

BILL MONTH
Mar-22

DUE DATE*
07-05-2022

SMILES EARNED ..
3700

Electric Smiles

DUE AMOUNT
₹24920.00*

SUMMER IS ON

Are so are your cooling appliances? Be mindful of your energy consumption during this season as increased usage leads to higher electricity bills.

DISCOUNTED BILL AMOUNT

Round sum bill payable(after discount of ₹104.88) on or before discount date 23-04-2022 ₹24810.00

LATE PAYMENT BILL AMOUNT

Round sum bill payable (including DPC of ₹ 156.09) after due date 07-05-2022 ₹ 25070.00*

*Refers only to current bill amount. Previous balance is payable immediately.
#Payable until one month after due date, thereafter interest applicable as per MERC tariff order.
##1 Electric Smile equals 1 reward point credited to your account.

MAHESH ANDHARI
Circuit House
Chembur Division

Our representatives are NOT authorized to transact in cash

Any cash transaction can only be made at official Adani Electricity GeniusPay outlets or authorized payment bank branches.

If any representative demands cash call 19122 or write to helpdesk.mumbai@adani.com

To Advertise here, Email: marketing@scmediam.com • www.scmediam.com
f /scmediapvtltd @ /scmediam

If paying by cheque, please remember:
• Cheque should be Account Payee of local clearing and not post-dated
• Always attach payment slip. Do not staple.
• Mention A/C No. and respective amount on back of the cheque, when making multiple bill payments by single cheque.



Mar-22 152481333 /1
Round sum payable: ₹24920.00
Due date: 07-05-2022

Discounted amount: ₹ 24810.00
Discount date 23-04-2022

Amount after due date: ₹25070.00

7000/S08/7072-209/30A
02211/A2211/B215/S13/R2211

7072-209/215-267

This electricity bill neither reflects a title nor is to be used as a proof of ownership of any property or premises.

करल - १

मालसत्ता पत्रक

विभाग/मोजे -- बोर्ला

१००२२

१३

२२

न.भू.अ. चेंबुर

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूपावन

शिट नंबर

२०१२

क्षेत्र

धारणा अधिकार

शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत (वेळ)

क्रमांक / फा. पत्रे: न.

६६७अ/२अ

दिनांक

व्यवहार

खंड क्रमांक

नविन धारक (धा)

पट्टेदार (प) किंवा भार (भा)

साक्षात्कृत

करल - १ 512

मालमत्ता पत्रक

१००२२ १० २२

२०२२ जिल्हा -- मुंबई उपनगर जिल्हा

विभाग/मोजे -- बोला

तालुका/न.भू.मा.का. -- न.भू.अ. चेंबूर

नगर प्रमाण न्याय. पा. पत्ता. नं. प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

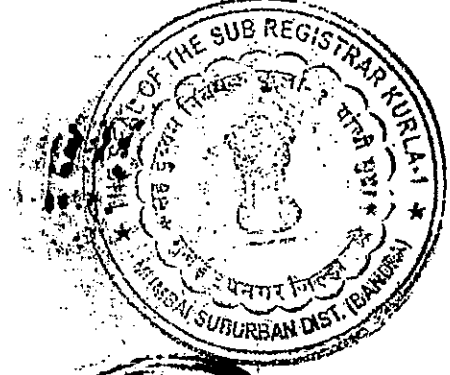
६६७अ/२

नियंत्रक व्यवहार खंड क्रमांक नविन धारक (धा) पट्टेदार (प) किंवा धार (धा) साक्षात्कन

०२/०४/२०१९

एकत्रि/पांढरिभाजन आदेशानुसार - मा.जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.सी./काया -२डी पो.वि.एस.आर के २२३३/४०१९ दि.३०/३/१९ चे आदेश व इकडील कायांलयाने अ.ता.पो.वि./एकत्रिकरण /पो.र.नं.१९/२०१९ चे मोजणी नुसार न.भू.क्र.६१९/२१अ,६१९/२४, १५ चे एकूण क्षेत्र १७४८.१४ चौ.मि. क्षेत्र न.भू.क्र.६६७अ/२ चे क्षेत्र १०१६७.९१ चौ.मि. या मिळकती मध्ये सामिल करून न.भू.क्र. ६६७अ/२ चे एकूण क्षेत्र ११९१६.०५ चौ.मि. कायम करून न.भू.क्र. ६१९/२१अ, ६१९/२४,१५ या मिळकत पत्रिका रद्द केल्या व पो.विभाजनाने न.भू.क्र. ६६७अ/२ चे एकूण ११९१६.०५ चौ.मि. क्षेत्रामधून पो.वि.ने २९३९.५० चौ.मि. क्षेत्र वजा करून त्याची न.भू.क्र.६६७अ/२ व पो.वि.ने ४०८.०५ चौ.मि. क्षेत्र वजा करून त्याची न.भू.क्र. ६६७अ/२क पो.वि. ने २६२३.० चौ.मि. चे क्षेत्र वजा करून त्याची न.भू.क्र.६६७अ/२उ अर्शा स्वतंत्र नविन मिळकत पत्रिका उघडून मुळ मिळकत पत्रिकेवरील दाखल झालेले धारक शिवशबरी डेव्हलपर्स व आरक्षणाची नोंद व सत्ता प्रकारांची नोंद करून न.भू.क्र.६६७अ/२ या मिळकतीचे स्थानिक क्षेत्र १३९४५.५० चौ.मि.कायम करून न.भू.क्र.६६७अ/२ ला न.भू.क्र.६६७अ/२अ असा शंज बदल केला.

करल - १
१३१२ १३ १५
२०२३



०२/०४/२०१९

मा.जमाबंदी आयुक्त आणि संचालक भूमि अधिष्ठापक पुणे यांचेकडील परिपत्रक क्र.सी.भू.१/मि.प./अक्षरी नोंद १६/२/२०१५ व इकडील दिनांक ०२/०४/२०१९ आदेशाने मिळकत पत्रिकेवर नमूद असलेली क्षेत्र अक्षरी तेरा हजार नऊशे पंचाशत पूर्णांक पाच दशांश मात्र चौ.मी.दिलेल्या केले.व दिनांक २२/२०१८रोजीची दाखल झालेली नोंद कमी केली



१७/१०/२०१९

आदेश /खरेदी - माह.दुय्य निबंधक कुलां -२ मुंबई उपनगर जिल्हा यांचेकडील डिड ऑफ एक्सचेंज दस्त क्र.करल -२ /२०५६४ /२०१९ दि.३०/०८/२०१९ अन्वये न.भू.क्र.६६७अ/२अ चे एकूण १३९४५.५० चौ.मि.क्षेत्रापूर्वी श्रीम.निर्मल गंगूभाई छाडवा यांनी त्यांच्या मालकीचे जमिनीचे क्षेत्र १००१.४३ चौ.मि.व लिना निर्मल छाडवा यांनी त्यांच्या मालकीचे जमिनीचे क्षेत्र १५९.७०चौ.मि.असे एकूण जमिनीचे ११६१.२० चौ.मि.क्षेत्र हे शिवशबरी डेव्हलपर्स यांना डिड ऑफ एक्सचेंज करून दिल्याने श्रीम. निर्मल गंगूभाई छाडवा व लिना निर्मल गंगूभाई छाडवा यांचे नाव कमी करून डिड ऑफ एक्सचेंज करून घेणार शिवशबरी डेव्हलपर्स यांचे नाव दाखल केलेची नोंद दाखल केली.

धा. शिवशबरी डेव्हलपर्स.

फेर रफार क्र.७२७ प्रमाण सती - १७/१०/२०१९ न.भू.अ.चेंबूर



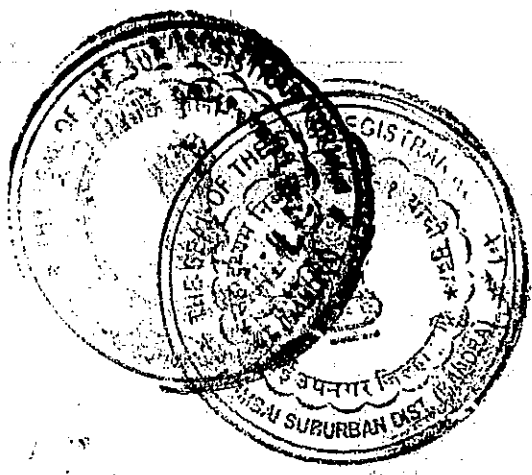
अर्ज क्रमांक 442 अर्ज आल्याची तारीख 39/9/90
 नक्कलेचा शुल्क 9207 नक्कल तयार तारीख 4/99/90
 नक्कलेची प्रतिवार / तयार करण्यात लेडी/10
 तपासणी शुल्क / तपासणी करण्यात Rajawade
 कागद शुल्क 82 नक्कल दिल्याची तारीख _____
 एकूण शुल्क _____ खरी प्रत _____

करण - 91 #12
 90822 ML 22
 2023

करण - 9
 92099 733 740
 2023

वरिष्ठ लिपीक
 नगर मूमापन अधिकारी
 चेंबुर

नगर मूमापन अधिकारी
 चेंबुर





सत्यमेव जयते

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

करल - १ #17		
१००२२	१०२२	
२०२२		

Central Registration Centre

Form 19

[Refer Rule 32(1) of the LLP Rules, 2009] करल - १

CERTIFICATE OF REGISTRATION ON CONVERSION

OF

SHIV SABARI DEVELOPERS

TO

MERAKI HABITATS LLP

करल - १		
१३१२	१३२	१५०
२०२३		

LLP Identification Number:AAZ-9591

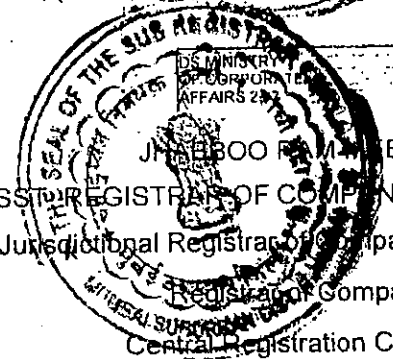
It is hereby certified that MERAKI HABITATS LLP is this day registered pursuant to section 58(1) of the LLP Act, 2008.

Given under my hand at Manesar this Twenty first day of December Two thousand twenty-one



JHABOO RAVI KUMAR
ASST REGISTRAR OF COMPANIES

For and on behalf of the Jurisdictional Registrar of Companies



Registrar of Companies
Central Registration Centre

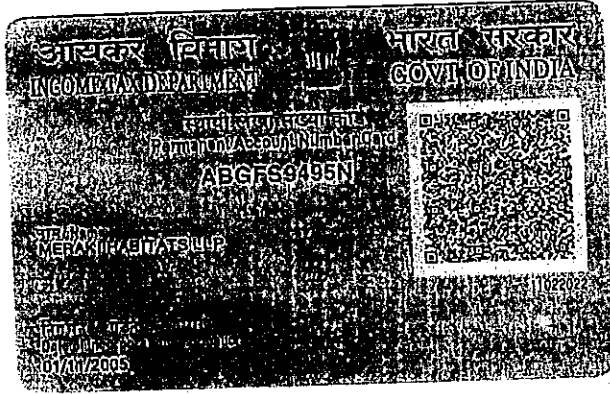
Disclaimer: This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar Office:

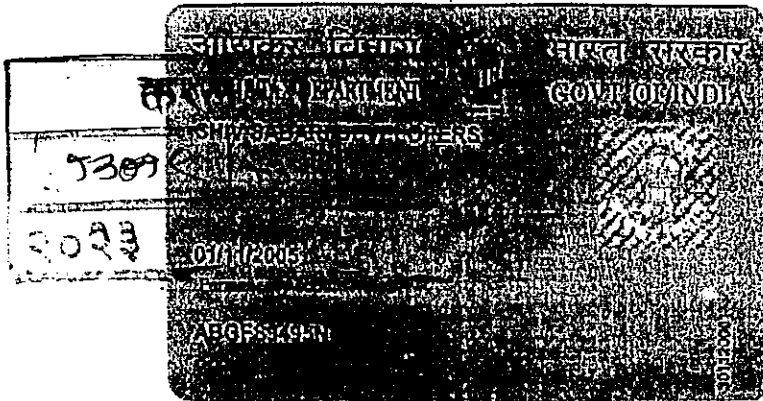
MERAKI HABITATS LLP

505, MERAKI ARENA, 05TH FLOOR, SION TROMBAY ROAD, OPP R.K STUDIO,
CHEMBUR, MUMBAI, Mumbai City, Maharashtra, 400071, India





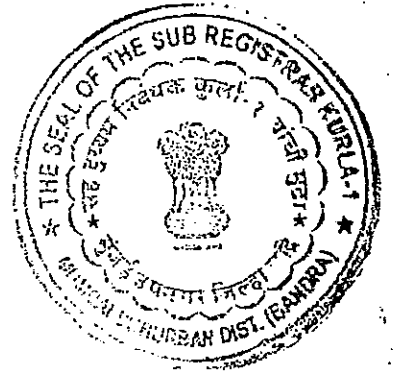
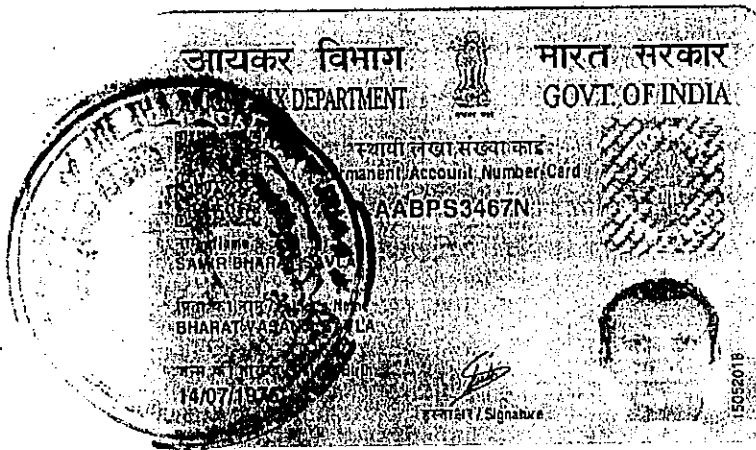
करल - १ IV		
१००२२	१०	२२
२०२२		



For SHIV SABARI DEVELOPERS

Signature

Partner



भारत सरकार
Government of India

समीर भारत सायल
Samir Bharat Savla
जन्म तारीख/DOB: 14/07/1976
पुरुष/ MALE

6292 3153 1478

माझी आधार, माझी ओळख

Signature

भारतीय पहचान प्राधिकरण
Indian Identification Authority of India

Address: S/O Bharat Savla, 1403, Challya Tower CHSL, 14 Floor, Shirdas Chapsl Marg, Mumbai, Mumbai City, महाराष्ट्र - 400010

पत्ता: S/O भारत सायल, 1403, चॅल्य टॉवर सीएचएसएल, 14 फ्लोर, शिर्दास चापल मार्ग, मुंबई, मुंबई, महाराष्ट्र - 400010

6292 3153 1478

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

राम/Name
NAYANA MAHESH KAMUJU

पिता/पिता का नाम/Father's Name
ASHOK GAURE

जन्म तिथि/Date of Birth
19/04/1991

राम/Name
NAYANA MAHESH KAMUJU

पिता/पिता का नाम/Father's Name
ASHOK GAURE

जन्म तिथि/Date of Birth
19/04/1991

Quesera

2023	932	940
2023	952	942

भारत सरकार
Government of India

नयना महेश कमजु
Nayana Mahesh Kamuju
जन्म तिथि/DOB: 19/04/1991
महिला/ FEMALE

Issue Date: 16/09/2012

3836 8075 1386
VID : 9123 1603 4710 7480

मेरा आधार, मेरी पहचान

जयपुर
करल - 9
90022 9522
2023

THE SEAL OF THE SUB REGISTRAR KURLA - 9
जयपुर

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
रूम न. - 6, ए विंग, ग्राउंड फ्लोर, हाउस न.- 49, जुहूगाव,
सेक्टर 11, नवी मुंबई, ठाणे,
महाराष्ट्र - 400703

Address:
Room No. - 6, A Wing,, Ground Floor, House
No.- 49, Juhugaon, Sector 11, Navi Mumbai,
Thane,
Maharashtra - 400703

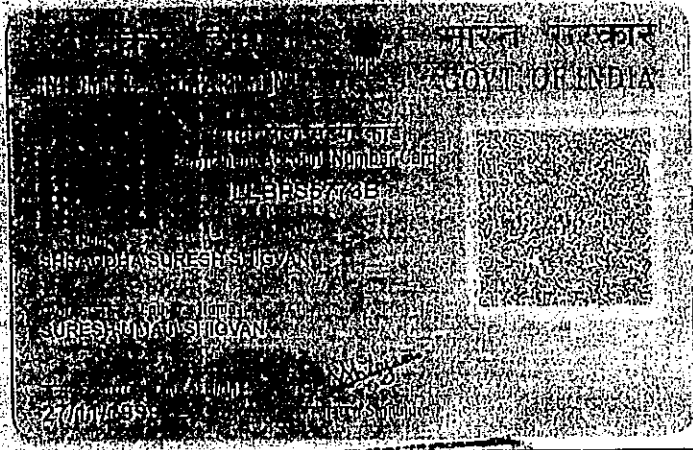
Download Date: 07/12/2021

3836 8075 1386
VID : 9123 1603 4710 7480

1947 | help@uidai.gov.in | www.uidai.gov.in

THE SEAL OF THE SUB REGISTRAR KURLA - 9
जयपुर

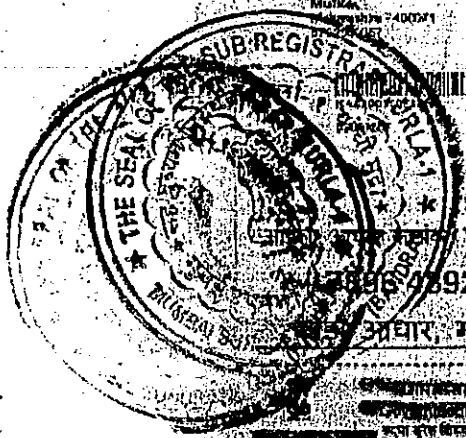
Quesera



Shigga

करल - १	करल - १	करल - १
९३६९९	९३६९९	९३६९९
२०२३	२०२३	२०२३

Registration Authority of India
 Government of India
 नं. २०१६/६०१४०/१८७४५

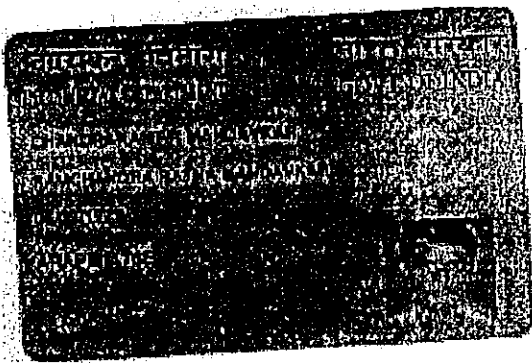


TO: Shreedha Suresh Shigga
 Area Office
 D/O Suresh Shigga
 122, Maheshwari Sanyamandi (Anashwari Path) w/1 padma
 Chennai H.O.
 Madhya Pradesh - 400071

आधार नं. : 7696 4892 9202

आधार, माझी ओळख

Shigga



cat-gender

INCOMES TAX DEPARTMENT
 GOVT. OF INDIA
 CHANDIGARH
 160001

369/10422

मंगळवार, 07 जून 2022 5:18 म.नं.

दस्त गोषवारा भाग-1

करल 1

दस्त क्रमांक: 10422/2022

दस्त क्रमांक: करल 1 /10422/2022

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. करल 1 यांचे कार्यालयात

अ. क्र. 10422 वर दि.07-06-2022

रोजी 5:13 म.नं. वा. हजर केला.

पावती:11769

पावती दिनांक: 07/06/2022

सादरकरणाराचे नाव: मेसर्स. मेराकी हॅबिटॅट्स एलएलपी पूर्वीच्या नाव शिव सबरी डेव्हलपर्स तर्फे नियुक्त भागीदार समीर भरत सावला

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 440.00

पृष्ठांची संख्या: 22

करल - 9		
9392	735	940
एकूण: 540.00		
2022		

दस्त हजर करणाऱ्याची सही:

Min Jagtap
(प्र.) सह. दस्त निबंधक
कुला-9 (वर्ग-2)

Min Jagtap
(प्र.) सह. दस्त निबंधक
कुला-9 (वर्ग-2)

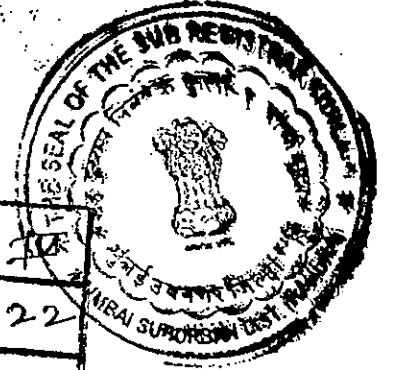
दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-क) जेव्हा त्यामुळे खंड (अ) मध्ये उल्लेखिलेल्या बाबीहून अन्य असा एकाच संव्यवहारात एकाच किंवा अधिक व्यक्तीस काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्षा क्र. 1 07 / 06 / 2022 05 : 13 : 01 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 07 / 06 / 2022 05 . 14 : 03 PM ची वेळ: (फी)

करल - 9		
90822	20	22
2022		



8321 - 1		
9304R	709	740
2023		





GOVERNMENT OF INDIA
 MINISTRY OF CORPORATE AFFAIRS
 Central Registration Centre

करल - १		
१३०९	१२	१५०
२०२३		

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that **BOGMALLO ENTERPRISES PRIVATE LIMITED** is incorporated on this Sixth day of December Two thousand nineteen under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is **U18209MH2019PTC334122**.

The Permanent Account Number (PAN) of the company is **AAICB7895F**.

The Tax Deduction and Collection Account Number (TAN) of the company is **MUMB30036G**.

Given under my hand at Mumbai this Sixth day of December Two thousand nineteen.

Digital Signature Certificate

Mr. ARVIND KUMAR BUNKAR
 Deputy Registrar Of Companies

For and on behalf of the Jurisdictional Registrar of Companies



Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant. This certificate is neither a license nor permission to conduct business or solicit deposits or fund from public. Permission of sector regulator is necessary wherever required. Registration status of other companies can be verified on www.mca.gov.in

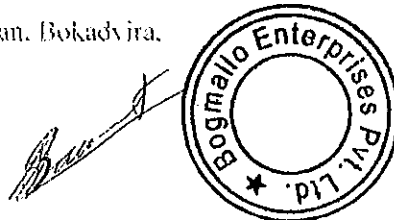
Mailing Address as per record available in Registrar of Companies office:

BOGMALLO ENTERPRISES PRIVATE LIMITED

Flat no. B-30U, At-Prajapati Vihar, Plot No. 84, S1, Uran, Bokadyra,

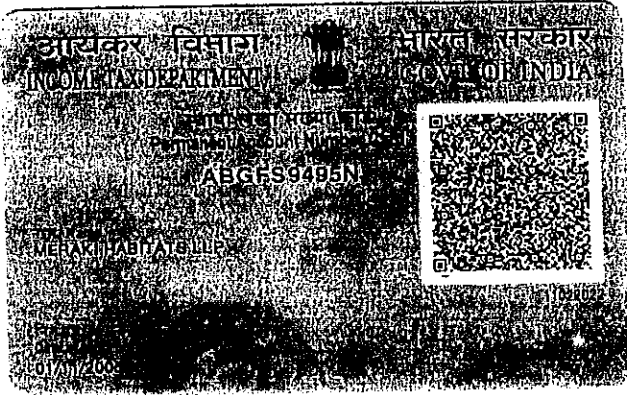
URAN, Raigadh, Maharashtra, India, 400702

* Issued by the Income Tax Department



2023		
9309R	103	940
2023		

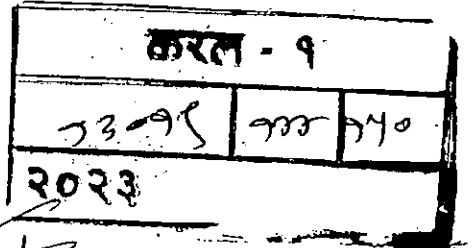




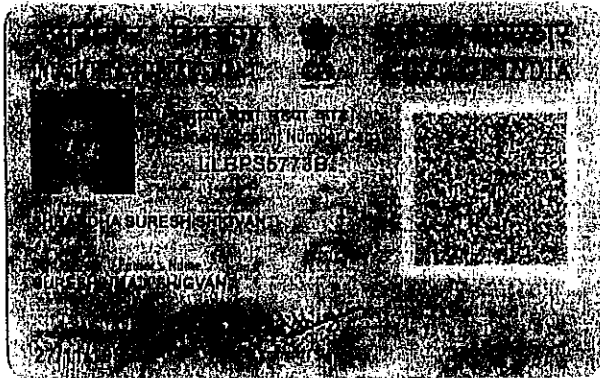
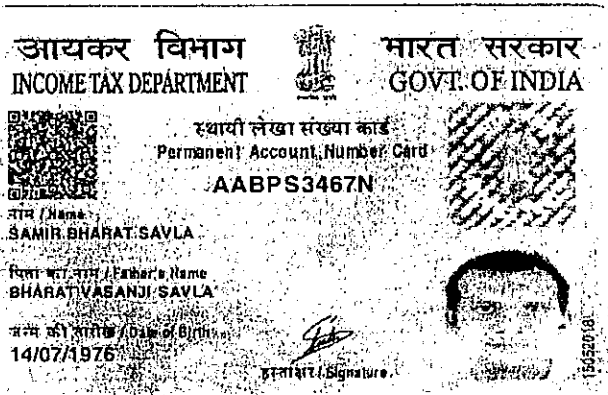
For MERAKI HABITATS LLP

[Handwritten Signature]

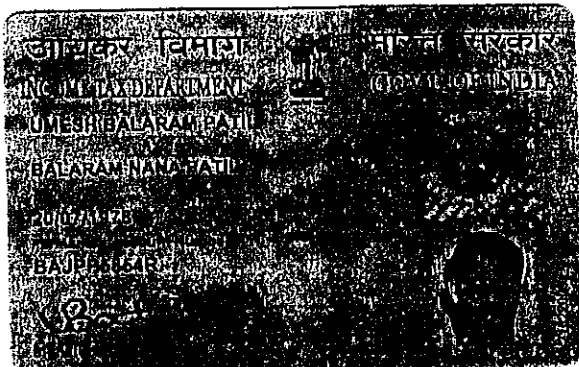
Partner



[Handwritten Signature]

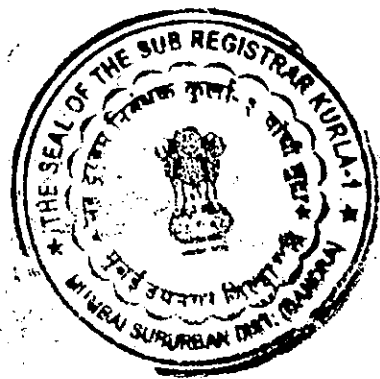


[Handwritten Signature]




[Handwritten Signature]

करल - १		
५३०५९	७७५	७५०
२०२३		



10 11 12

OFFICE	9
DATE	22/11/79
TIME	

आयकर विभाग
 INCOME TAX DEPARTMENT
 SHREYAS SUHAS KESHAV
 SUHAS KESHAV
 07/06/1979
 Permanent Account Number
 AZJPS3071R

 Signature

GOVT. OF INDIA



10 11 12

Handwritten signature

Handwritten signature

100

100



30/06/2023 7 24:52 PM

दस्त गोषवारा भाग-2

करल1

दस्त क्रमांक:13019/2023

दस्त क्रमांक :करल1/13019/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मेराकी हॅबिटॅट्स एलएलपी पूर्वी म्हणून ओळखले जाते मेसर्स. शिव सबरी डेवेलपर्स तर्फे नियुक्त भागीदार समीर भरत सावला तर्फे कु सु म्हणून श्रद्धा शिववण पत्ता:प्लॉट नं: ऑफिस नं. 505 , माळा नं: पाचवा मजला, इमारतीचे नाव: मेराकी अरेना, ब्लॉक नं: चेंबूर, रोड नं: आर के स्टुडिओच्या समोर,सायन ट्रॉम्बे रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:ABGFS9495N	लिहून देणार वय :-23 स्वाक्षरी:- 		
2	नाव:बोगमल्लो इंटरप्रायसेस प्रायव्हेट लिमिटेड तर्फे संचालक श्रेयस सावंत पत्ता:प्लॉट नं: फ्लॅट नं. बी-301, माळा नं: -, इमारतीचे नाव: प्लॉट नं. 84,प्रजापति विहार , ब्लॉक नं: बोकाडवीरा, उरण , रोड नं: -, महाराष्ट्र, पॅन नंबर:AOGPA0014G	लिहून घेणार वय :-44 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:30 / 06 / 2023 07 : 22 : 39 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:ए आर रत्नानी वय:42 पत्ता:देवनार, मुंबई पिन कोड:400088			
2	नाव:उमेश पाटिल वय:44 पत्ता:चेंबूर, मुंबई पिन कोड:400071			

शिक्का क्र.4 ची वेळ:30 / 06 / 2023 07 : 23 : 08 PM

शिक्का क्र.5 ची वेळ:30 / 06 / 2023 07 : 23 : 20 PM नोंदणी पुस्तक 1 मध्ये

दस्तावेजक कर्ता
सह: दुय्यम निबंधक
Payment Details (वर्ष-2)

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	BOGMALLO ENTERPRISES PRIVATE LIMITED	eChallan	10000502023063009653	MH004518432202324P	4491000.00	SD	0002310010202324	30/06/2023
2		DHC		3006202312891	1000	RF	3006202312891D	30/06/2023
3		DHC		3006202312578	2000	RF	3006202312578D	30/06/2023
4	BOGMALLO ENTERPRISES PRIVATE LIMITED	eChallan		MH004518432202324P	30000	RF	0002310010202324	30/06/2023

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



करल - 9 13019/2023
93099 929 940
2023

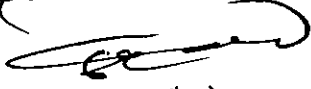
1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

करल - १		
१३-१९	१५०	१५०
२०२३		



प्रमाणित करण्यात येते कि या दस्तावेज
एकूण ... १३-१९/१५०/२३ ... पाने आहेत
करल-१/ १३-१९ /२०२३
पुस्तक क्रमांक १ क्रमांकावर नोंदला
दिनांक: ३०/०६/२०२३


सु.भा. म्हैसने
सह. दुय्यम निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा



30/06/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

दस्त क्रमांक : 13019/2023

नोदणी :

Regn:63m

गावाचे नाव : बोरला

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	74850000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	47691672
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: ऑफिस नं. 1605, माळा नं: सोळावा मजला, इमारतीचे नाव: मेराकी अरेना, ब्लॉक नं: चेंबूर, मुंबई 400071, रोड : सायन ट्रॉम्बे रोड, इतर माहिती: रेरा कार्पेट एरिया 201.78 चोरस मीटर — 3 कार पार्किंग जागा सहित ((C.T.S. Number : 667A/2A to D ;))
(5) क्षेत्रफळ	1) 221.95 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेराकी हॅविटेंटस एलएलपी पूर्वी म्हणून ओळखले जाते मेसर्स. शिव सबरी डेवेलपर्स तर्फे नियुक्त भागीदार समीर भरत सावला तर्फे कु मु म्हणून श्रद्धा शिगवण वय:-23; पत्ता:-प्लॉट नं: ऑफिस नं. 505, माळा नं: पाचवा मजला, इमारतीचे नाव: मेराकी अरेना, ब्लॉक नं: चेंबूर, रोड नं: आर के स्टुडिओच्या समोर, सायन ट्रॉम्बे रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ABGFS9495N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-बोगमललो इंटरप्रिसेस प्रायव्हेट लिमिटेड तर्फे संचालक श्रेयस सावंत वय:-44; पत्ता:-प्लॉट नं: फ्लॅट नं. बी-301, माळा नं: -, इमारतीचे नाव: प्लॉट नं. 84, प्रजापति विहार, ब्लॉक नं: बोकाडवीर, उरण, रोड नं: -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-400702 पॅन नं:-AOGPA0014G
(9) दस्तऐवज करून दिल्याचा दिनांक	30/06/2023
(10) दस्त नोंदणी केल्याचा दिनांक	30/06/2023
(11) अनुक्रमांक, खंड व पृष्ठ	13019/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	4491000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

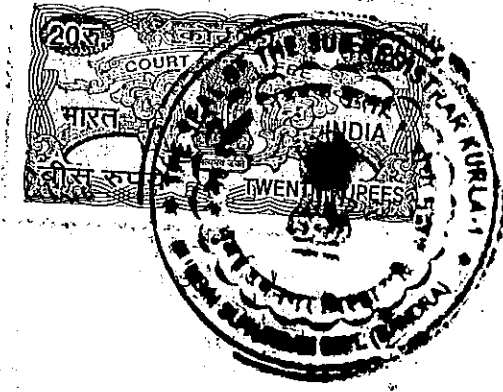
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	BOGMALLO ENTERPRISES PRIVATE LIMITED	eChallan	10000502023063009653	MH004518432202324P	4491000.00	SD	0002310010202324	30/06/2023
2		DHC		3006202312891	1000	RF	3006202312891D	30/06/2023
3		DHC		3006202312578	2000	RF	3006202312578D	30/06/2023
4	BOGMALLO ENTERPRISES PRIVATE LIMITED	eChallan		MH004518432202324P	30000	RF	0002310010202324	30/06/2023

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



खरी प्रत

[Handwritten Signature]

सह. दुय्यम निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा