

Monday, November 16, 2015

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पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 7552 दिनांक: 16/11/2015

गावाचे नाव: वळणई
दस्तऐवजाचा अनुक्रमांक: बरल-3-5855-2015
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: तेजस वसंत देढिया

नोंदणी फी ₹. 30000.00
दस्त हाताळणी फी ₹. 4140.00
पृष्ठांची संख्या: 207

एकूण: ₹. 34140.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे
3:13 PM ह्या वेळेस मिळेल.

सह दु. ति. बोरीवली 3

बाजार मुल्य: ₹. 26379000 /-
भरलेले मुद्रांक शुल्क : ₹. 1938500/-

मोबदला: ₹. 38763000/-

सह दुय्यम निबंधक बोरीवली क्र. ३,
मुंबई उपनगर जिल्हा

- 1) देयकाचा प्रकार: eChallan रक्कम: ₹. 30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004602895201516M दिनांक: 02/11/2015
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: By Cash रक्कम: ₹ 4140/-



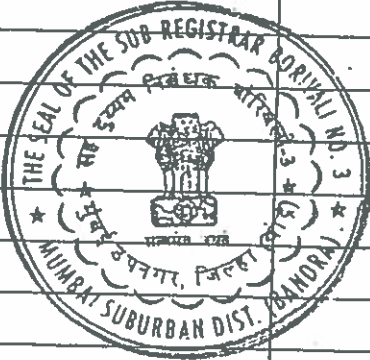
मूळ दस्त, थंबनेल प्रिंट व
सी.डी. परत केल्याचा दि.



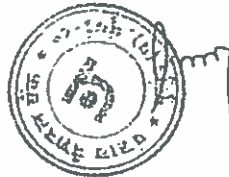
CHALLAN
MTR Form Number-6

2

GRN	MH004602895201516M	BARCODE	[Barcode]				Date	02/11/2015-10:52:24	Form ID	25.2
Department	Inspector General Of Registration					Payer Details				
Type of Payment	Stamp Duty					TAX ID (If Any)				
	Registration Fee					PAN No. (If Applicable)		AZTPD4322N		
Office Name	BRL3_JT SUB REGISTRAR BORIVALI 3					Full Name		TEJAS VASANT DHEDIA		
Location	MUMBAI					Flat/Block No.		FLAT NO 2004 TOWER 2 AURIS SEREN T		
Year	2015-2016 One Time					Premises/Building		Y		
Account Head Details		Amount In Rs.		Road/Street		MALAD WEST				
0030045501	Stamp Duty	1938500.00		Area/Locality		MUMBAI				
0030063301	Registration Fee	30000.00		Town/City/District						
				PIN		4 0 0 0 6 4				
				Remarks (If Any)						
				PAN2=AAACT0197J-SecondPartyName=TRA NSCON SHETH CREATORS PVT LTD-						
Total		1968500.00		Amount In Words		Nineteen Lakh Sixty Eight Thousand Five Hundred Rupees Only				
Payment Details		PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CIN	REF No.	03006172015110200064		021115M614262				
Cheque/DD No		Date		02/11/2015-01:09:02						
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK						
Name of Branch		Scroll No. Date		Not-Verified with Scroll						



Mobile No. : Not Available



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महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन 2014

1. दस्तावा प्रकार :- कशाश्नामा अनुच्छेद क्रमांक 24 व
2. सादरकर्त्याचे नाव :- तेजस वसंत देडिया
3. तालुका :- मुंबई / अंधेरी / बोरीवली - 3 / कुर्ला
4. गावाचे नाव :- वळोई
5. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- 322
6. मूल्य दरविभाग (सोन) :- ७० उपविभाग 320
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ.मी. दर :- 990900
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 940 चौ.फूट कारपेट / विल्ट/अप चौ.मीटर / फूट
9. कारपार्किंग :- 3-840 चौ.फूट पोटाबाळ :-
10. मजला क्रमांक :- 20 वा मजला उदवाहन सुविधा
11. बांधकाम वर्ष :- घसारा
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / फल्ले
13. बाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- ज्यांचे दिवसेंदी
14. भाडेकरू व्याप्त मिळकत असल्यास :-
1. त्याच्या ताब्यातील क्षेत्र(जुने क्षेत्र) :-
2. नवीन इमारतीत दिलेले क्षेत्र :-
3. भाड्याची रक्कम :-
15. लिख अॅन्ड लायसन्सचा दस्त :-
1. प्रतिमाह भाडे रक्कम :-
निवासी / अनिवासी 2. अनामत रक्कम / अगावू भाडे :-
3. मजलावधी :-
16. निर्धारित केलेले बाजारमूल्य :- 2630000/-
17. दस्तामध्ये दर्शविलेली मीबदला :- 300000/-

$$990900 + 41.790890 \times 9.94 = 2800232$$

$$990900 + 41.790890 \times 9.94 \times 0.24 = 9800390$$

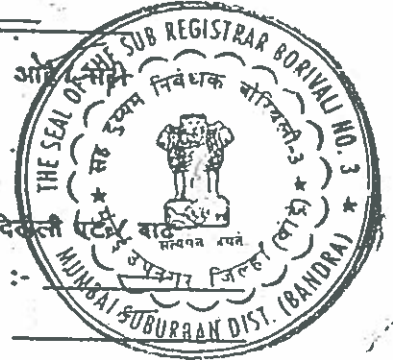
$$2800232 + 9800390 = 2630000$$

18. देय मुद्रांक शुल्क :- 983000/- भरलेले मुद्रांक शुल्क :- 983000/-
19. देय नोंदणी फी :- 30,000/-

दिग्दर्शक

सह दय्यम निबंधक

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२०१५		

AGREEMENT FOR SALE

THIS AGREEMENT is made at Mumbai on this 2nd day of November, 2015

BETWEEN

TRANSCON - SHETH CREATORS PVT. LTD., a Company incorporated under the provisions of Companies Act, 1956 having its registered office at C-302, 3rd floor, Waterford Building, Juhu Galli, above Navneet Motors, Andheri (West), Mumbai 400 058, hereinafter referred to as the "Promoters" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successor/s and assigns) of the ONE PART;

AND

Mr/Mrs/Miss/Messrs. Tejas Vasant Dhedia & Mrs. Mukti Mahesh Dharod & Mrs. Jaya Vasant Dhedia

Indian Inhabitant(s) residing at A-403, Mahavir Darshan, Zakeria Road Malad West Mumbai-400064.

OR

a partnership firm registered under the Indian Partnership Act 1932 and carrying on Business at _____

OR

a Company registered under the Indian Companies Act 1913 / Companies Act 1956 / Companies Act 2013 having its registered office at _____

(Signature of Promoters)

(Signature of Purchaser/s)

hereinafter called "the Purchaser/s" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include, in the case of an individual/s, his or her or their heirs, executors, administrators and permitted assigns, and in the case of a Partnership firm, the partners from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their/his/her permitted assigns and in case of a HUF the members of HUF from time to time and the last surviving member of the HUF and the heirs, administrators and assigns of such last surviving member of the HUF and in the case of a company or a society or a body corporate, its successors and permitted assigns) of the OTHER PART;



The Salsette Catholic Co-operative Housing Society Limited ("Salsette Society") was the owner inter-alia of all that piece and parcel of land admeasuring 65,127.2 square meters or thereabouts situate, lying and being at village Valnai, Taluka Borivali, Mumbai Suburban District along with the structures standing thereon (hereinafter referred to as "the said Larger Property").

B. By a Notification dated 30 June, 1978 issued by the Deputy Collector (Encroachments) and Competent Authority, Sub-Division, Borivali, a portion of the said Larger Property, being admeasuring 14,093 square meters or thereabouts was declared as Slum Area under Section 4 of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 ("SRA Act").

C. Some portions of the said Larger Property are affected by certain reservation under the development plan for Greater Mumbai.

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D. By two Deeds of Conveyance one dated 9th May, 2007 and registered with the Sub-Registrar of Assurances under serial no.5550 of 2007, and other dated 29th August, 2007 and registered with the Sub-Registrar of Assurances under serial no.7760 of 2007, both made and entered into between Salsette Society, therein referred to as the Vendors of the One Part and the Promoters herein (formerly known as Transcon Properties Pvt. Ltd), therein referred to as the Purchaser/s of the Other Part, Salsette Society sold, transferred and conveyed inter-alia the said Larger Property, on the terms and conditions contained therein. A copy of the Property Register Card is annexed hereto and marked as Annexure "A"


(Signature of Promoters)

✓ TVD
✓ MRP
✓ १२५१ २०२५१
(Signature of Purchaser/s)

(3)



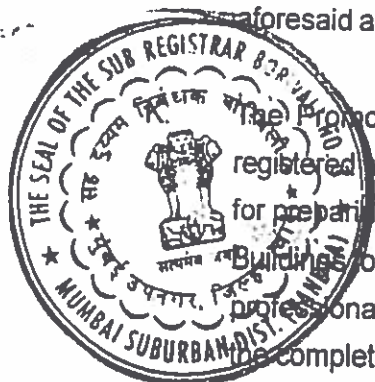
- E. By a Notification dated 18th September 2010, a portion of the said Larger Property admeasuring 12,579.5 square meters or thereabouts is declared as Slum Rehabilitation Area under Section 30 of SRA Act.
- F. Subsequently name of Transcon Properties Pvt. Ltd was changed to Transcon-Sheth Creators Pvt. Ltd and fresh Certificate of Incorporation upon consequent upon change of name was issued by Registrar of Companies on 26th February 2013.
- G. The Promoters have prepared a layout in respect of the said Larger Property. The Promoters are proposing to develop the said Larger Property in a phase wise manner. Phase I consist of: (i) a residential-cum-commercial Complex known as "Auris Serenity" comprising of 4 (four) free sale buildings being Wing "A" ("Tower 1"), Wing "B" ("Tower 2"), Wing "C" ("Tower 3") and Wing "D" ("Tower 4") inter-alia constructed on all that piece and parcel of land admeasuring 32,030.23 square meters or thereabouts out of the said Larger Property (hereinafter referred to as "Free Sale Buildings") and (ii) 1 (one) free sale building on another portion of the said Larger Property (hereinafter referred to as "Free Sale Tower 2").
- H. The said four portions on which the free sale buildings are proposed to be constructed are shown in green, brown, purple and orange on the plan annexed hereto and marked as Annexure "B" and are hereinafter collectively referred to as "Auris Serenity Property" and more particularly described in the First Schedule hereunder written. The portion admeasuring 2517.08 square meters on which Wing "B" ("Tower 2") is proposed to be constructed, is more particularly described in the Second Schedule hereunder written and is hereinafter referred to as "the said Property".
- I. The Promoters are constructing buildings for rehabilitating slum dwellers of the said Larger Property (hereinafter referred to as "Rehab Buildings") and permanent transit camp buildings to be handed over to Slum Rehabilitation Authority (hereinafter referred to as "PTC Building") on portion of the said Larger Property (hereinafter referred to as "Rehab Land").
- J. The Purchaser/s is/are aware that layout of the said Larger Property at present prepared by the Promoters is a tentative layout, showing inter-alia the different portions presently envisaged to be developed by the Promoters and is likely to be changed or revised as per the requirements of the Promoters and/or Slum Rehabilitation Authority ("SRA") and/or Municipal Corporation of Greater

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(Signature of Promoters)

✓ TVO
✓ MRD
✓ 821 2021
(Signature of Purchaser/s)

Mumbai ("MCGM") and/or other statutory authorities. The Promoters reserve their right to alter the layout design, elevation etc. /make variations in the entire layout or any part thereof (with such modifications thereto as the Promoters may from time to time determine/ or may be required) and the Purchaser/s has/have no objection to the Promoters making such amendments or substitutions as aforesaid and accords his/her/their irrevocable consents to the same.



The Promoters have entered into a prescribed Agreement with an Architect, registered with the Council of Architects and also appointed a Structural Engineers for preparing structural designs and drawings and specifications of the Free Sale Buildings to be constructed on the said Property and the Purchaser/s accept/s the professional supervision of the said Architect and the said Structural Engineer till the completion of the buildings unless otherwise changed by the Promoters.

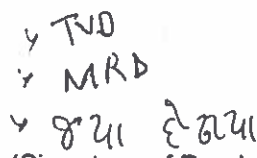
- L. Slum Rehabilitation Authority has presently sanctioned the plans for the development on the portion of the said Larger Property and has issued an Intimation of Approval bearing No.SRA/ENG/3025/PN/PVT/AP ("I.O.A.") and Commencement Certificate bearing No. SRA/ENG/3025/PN/PL/AP ("C.C."). Hereto collectively annexed and marked as Annexure "C" is copy of I.O.A. and C.C.
- M. By a Notification dated 6th February, 2014, a portion of the said Larger Property admeasuring 799.82 square meters or thereabouts is declared as Slum Rehabilitation Area under Section 3C(1) of SRA Act.

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N.	M/s. IC Legal	have issued a Certificate of Title relating to the said Larger Property,
यलय	(copy of which)	is marked as Annexure "D".
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The Purchaser/s being fully satisfied in respect of title of the Promoters to the said Larger Property, has/have approached the Promoters and requested the Promoters to allot to him/her/them Flat No. 2004 admeasuring 1579 square feet equivalent 146.69 square meter carpet area on the 20th habitable floor in Tower "2" of Free Sale Buildings in "Auris Serenity" to be constructed on the said Property, which flat is shown in red colour hatched lines on the plan annexed and marked as Annexure "E" hereto (hereinafter referred to as "the Said Premises" or the "said Flat") at the price and on the terms and conditions hereinafter appearing;

- P. The Promoters have created mortgage /charge in respect of their rights in the Free Sale Buildings and the said Larger Property in favour of IDBI Trusteeship


(Signature of Promoters)


(Signature of Purchaser/s)

(5)

Serves Limited (hereinafter referred to as "Trustee") on behalf of Yes Bank Limited (hereinafter referred to as "Lender"). By a letter dated 16-10-2015, Trustee has accorded its' no objection for the allotment of the Said Premises to the Purchaser/s on the terms and conditions contained therein. Hereto annexed and marked as Annexure "F" is no objection letter dated 16-10-2015 issued by the Trustee.

Q. Copies of following documents are annexed to this Agreement;

- i. Copy of Property Register Card of the said Property (Annexure "A")
- ii. Copy of the plan showing inter-alia the said Auris Serenity Property (Annexure "B")
- iii. Copy of I.O.A. and C.C. (Annexure "C")
- iv. Copy of Title Certificate given by M/s IC Legal (Annexure "D")
- v. Copy of the floor plan (Annexure "E")
- vi. Copy of no objection issued by Trustee (Annexure "F")



R. The Purchaser/s has/have demanded inspection from the Promoters and the Promoters have given inspection to the Purchaser/s of all documents of title relating to the said Larger Property, Auris Serenity Property and the said Property including all the documents mentioned in the recitals hereinabove and also the plans, designs and specifications prepared by the Promoters Architects, the Title Certificate, revenue records and all other documents as specified under the Maharashtra Ownership of Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "MOFA") and the rules made thereunder, as amended upto date and the Purchaser/s is/are fully satisfied with the title of the Promoters in respect of the said Property and the Promoters' right to allot various premises in the Free Sale Building to be constructed on the said Property and has/have agreed not to raise any requisitions on or objections to the same.

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S. Under section 4 of the MOFA, the Promoters are required to execute a written Agreement for Sale in respect of the said Flat agreed to be sold to the Purchaser/s, and the Parties are therefore executing these presents and also to register this Agreement under the Indian Registration Act, 1908.

T. Relying upon the said applications, declaration and agreement herein contained, the Promoters have agreed to allot to the Purchaser/s the said Premises, at the price and on the terms and conditions hereinafter appearing.

(Signature of Promoters)

✓ TVD
 ✓ MRD
 ✓ 821 2024

(Signature of Purchaser/s)

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

1. The recitals contained above and schedules and annexures hereto form an integral and operative part of this agreement as if the same were set out and incorporated herein verbatim.
2. The Promoters shall construct Tower "2" of the Free Sale Buildings on the said Property in accordance with the plans, specifications, designs and elevations as approved by the concerned local authority and which have been seen and perused by the Purchaser/s with such variations and modifications as the Promoters may consider necessary or as may be required by the Government, Slum Rehabilitation Authority, Municipal Corporation of Greater Mumbai and/or any other local authority from time to time. The Purchaser/s hereby expressly consent/s to the Promoters making variations or modifications in the plans as they may deem fit so long as the area of the said Flat agreed to be allotted to the Purchaser/s remains unchanged. The Promoters shall not be required to take any further permission of the Purchaser/s for the same. The consent herein shall be considered as the Purchaser/s' consent contemplated under Section 7 (1) (ii) of MOFA. The Purchaser/s hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authorities and/or Government bodies at the time of sanction of the said plans or thereafter.



3. The Purchaser/s hereby agree/s to purchase from the Promoters and the Promoters hereby agree to allot to the Purchaser/s the said Premises being a Flat No. 2004 on the 20th habitable floor admeasuring 1579 sq. ft. equivalent 146.69 sq. mtr carpet area in Tower "2" of Free Sale Buildings of "Auris Serenity", and as shown in red colour hatched lines on the typical floor

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Plan annexed and marked as Annexure "E" at and for the lumpsum price of Rs. 3,87,63,000/- (Rupees Three Crore Eighty Seven Lacs Sixty Three

Thousand only) (hereinafter referred to as "Sale Price") payable by the Purchaser/s to the Promoters in the manner as mentioned in clause 6 below:

4. The Promoters have agreed to permit the Purchaser/s, the right to exclusive use 3(Three) car parking space/s in stilt/podium (hereinafter referred to as "the Parking Space/s").


(Signature of Promoters)

✓ TVD
✓ MRP
✓ १२५ ६७५
(Signature of Purchaser/s)

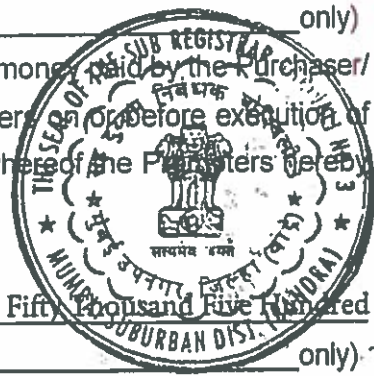
(7)

5. The Parking Space is made available free of charge to the Purchaser/s and the consideration agreed to be paid under this Agreement is only for the carpet area of the said Premises.

6. The Purchaser/s hereby agree/s, covenant/s and undertake/s to pay the Sale Price of Rs. 3,87,63,000/- (Rupees Three Crore Eighty Seven Lacs Sixty Three Thousand only) to the Promoters as follows:

a. Rs. 77,13,837/- (Rupees Seventy Seven Lacs Thirteen Thousand Eight Hundred Thirty Seven Only only)

being 19.90% of the Sale Price as earnest money paid by the Purchaser/s and applicable service tax to the Promoters on or before execution of these presents (the payment and receipt whereof the Promoters hereby admit and acknowledge);



b. Rs. 15,50,520/- (Rupees Fifteen Lacs Fifty Thousand Five Hundred Twenty only)

equivalent to 4% of the Sale Price and applicable service tax and other taxes to be paid on or before completion of Podium - 1 of Tower 2

c. Rs. 15,50,520/- (Rupees Fifteen Lacs Fifty Thousand Five Hundred Twenty only)

equivalent to 4% of the Sale Price and applicable service tax and other taxes to be paid on or before completion of Podium - 3 of Tower 2;

Handwritten box containing the number '46499209' and some illegible scribbles.

d. Rs. 15,50,520/- (Rupees Fifteen Lacs Fifty Thousand Five Hundred Twenty only)

equivalent to 4% and applicable service tax and other taxes to be paid on or before completion of Podium - 5 of Tower 2;

e. Rs. 15,50,520/- (Rupees Fifteen Lacs Fifty Thousand Five Hundred Twenty only)

equivalent to 4% of the Sale Price and applicable service tax and other taxes to be paid on or before completion of Podium - 7 of Tower 2;

f. Rs. 12,01,653/- (Rupees Twelve Lacs One Thousand Six Hundred Fifty Three only)

equivalent to 3.10% of the Sale Price and applicable service tax and other taxes to be paid on or before completion of Plinth of Tower 2;

Handwritten signature of the Promoters.

(Signature of Promoters)

Handwritten signature of the Purchaser/s, including the initials 'TVD MRD' and the number '821 2621'.

(Signature of Purchaser/s)

g. Rs. 7,75,260/- (Rupees Seven Lacs Seventy Five Thousand Two Hundred Sixty only)

equivalent to 2% of the Sale Price and applicable service tax and other taxes to be paid on or before completion of 1st Slab of Tower 2;

h. Rs. 7,75,260 /- (Rupees Seven Lacs Seventy Five Thousand Two Hundred Sixty only)

equivalent to 2% of the Sale Price and applicable service tax and other taxes to be paid on or before completion of 3rd Slab of Tower 2;

i. Rs. 7,75,260 /- (Rupees Seven Lacs Seventy Five Thousand Two Hundred Sixty only)

equivalent to 2% of the Sale Price and applicable service tax and other taxes to be paid on or before completion of 5th Slab of Tower 2;

j. Rs. 7,75,260 /- (Rupees Seven Lacs Seventy Five Thousand Two Hundred Sixty only)

equivalent to 2% of the Sale Price and applicable service tax and other taxes to be paid on or before completion of 7th Slab of Tower 2;

k. Rs. 7,75,260/- (Rupees Seven Lacs Seventy Five Thousand Two Hundred Sixty only)

equivalent to 2% of the Sale Price and applicable service tax and other taxes to be paid on or before completion of 9th Slab of Tower 2;

l. Rs. 7,75,260 /- (Rupees Seven Lacs Seventy Five Thousand Two Hundred Sixty only)

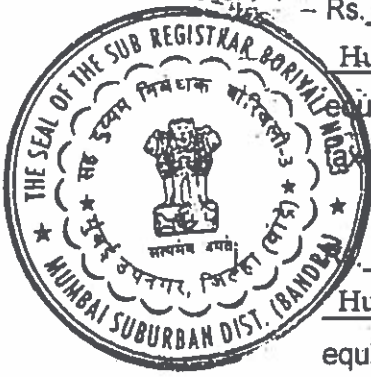
equivalent to 2% of the Sale Price and applicable service tax and other taxes to be paid on or before completion of 11th Slab of Tower 2;

m. Rs. 7,75,260 /- (Rupees Seven Lacs Seventy Five Thousand Two Hundred Sixty only)

equivalent to 2% and applicable service tax and other taxes to be paid on or before completion of 13th Slab of Tower 2;

n. Rs. 7,75,260 /- (Rupees Seven Lacs Seventy Five Thousand Two Hundred Sixty only)

equivalent to 2% of the Sale Price and applicable service tax and other taxes to be paid on or before completion of 15th Slab of Tower 2;



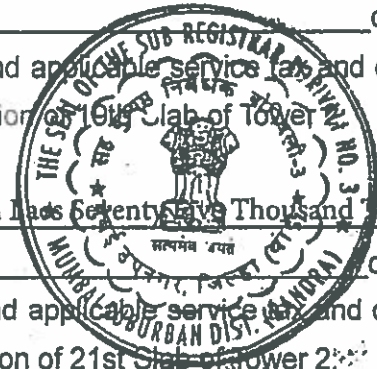
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(Signature of Promoters)

✓ TVD
✓ MRD
✓ १५५ २५५
(Signature of Purchaser/s)

(9)

- o. Rs. 7,75,260 /- (Rupees Seven Lacs Seventy Five Thousand Two Hundred Sixty only) equivalent to 2% of the Sale Price and applicable service tax and other taxes to be paid on or before completion of 17th Slab of Tower 2;
- p. Rs. 7,75,260 /- (Rupees Seven Lacs Seventy Five Thousand Two Hundred Sixty only) equivalent to 2% of the Sale Price and applicable service tax and other taxes to be paid on or before completion of 19th Slab of Tower 2;
- q. Rs. 7,75,260 /- (Rupees Seven Lacs Seventy Five Thousand Two Hundred Sixty only) equivalent to 2% of the Sale Price and applicable service tax and other taxes to be paid on or before completion of 21st Slab of Tower 2;
- r. Rs. 7,75,260 /- (Rupees Seven Lacs Seventy Five Thousand Two Hundred Sixty only) equivalent to 2% and applicable service tax and other taxes to be paid on or before completion of 23rd Slab of Tower 2;
- s. Rs. 7,75,260 /- (Rupees Seven Lacs Seventy Five Thousand Two Hundred Sixty only) equivalent to 2% of the Sale Price and applicable service tax and other taxes to be paid on or before completion of 25th Slab of Tower 2;
- t. Rs. 7,75,260 /- (Rupees Seven Lacs Seventy Five Thousand Two Hundred Sixty only) equivalent to 2% of the Sale Price and applicable service tax and other taxes to be paid on or before completion of 27th Slab of Tower 2;
- u. Rs. 7,75,260 /- (Rupees Seven Lacs Seventy Five Thousand Two Hundred Sixty only) equivalent to 2% of the Sale Price and applicable service tax and other taxes to be paid on or before completion of 29th Slab of Tower 2;
- v. Rs. 7,75,260 /- (Rupees Seven Lacs Seventy Five Thousand Two Hundred Sixty only) equivalent to 2% of the Sale Price and applicable service tax and other taxes to be paid on or before completion of 31st Slab of Tower 2;



Taxes to be paid on		
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w. Rs. 7,75,260 /- (Rupees Seven Lacs Seventy Five Thousand Two Hundred Sixty only) equivalent to 2% of the Sale Price and applicable service tax and other taxes to be paid on or before completion of 33rd Slab of Tower 2;

x. Rs. 7,75,260 /- (Rupees Seven Lacs Seventy Five Thousand Two Hundred Sixty only) equivalent to 2% of the Sale Price and applicable service tax and other taxes to be paid on or before completion of 35th Slab of Tower 2;



z. Rs. 7,75,260 /- (Rupees Seven Lacs Seventy Five Thousand Two Hundred Sixty only) equivalent to 2% of the Sale Price and applicable service tax and other taxes to be paid on or before completion of 37th Slab of Tower 2;

Rs. 7,75,260 /- (Rupees Seven Lacs Seventy Five Thousand Two Hundred Sixty only) equivalent to 2% of the Sale Price and applicable service tax and other taxes to be paid on or before completion of 39th Slab of Tower 2;

aa. Rs. 7,75,260 /- (Rupees Seven Lacs Seventy Five Thousand Two Hundred Sixty only) equivalent to 2% of the Sale Price and applicable service tax and other taxes to be paid on or before completion of 41st Slab of Tower 2;

bb. Rs. 7,75,260 /- (Rupees Seven Lacs Seventy Five Thousand Two Hundred Sixty only) equivalent to 2% of the Sale Price and applicable service tax and other taxes to be paid on or before completion of 43rd Slab of Tower 2;

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Rs. 7,75,260 /- (Rupees Seven Lacs Seventy Five Thousand Two Hundred Sixty only) equivalent to 2% of the Sale Price and applicable service tax and other taxes to be paid on or before completion of 45th Slab of Tower 2;

dd. Rs. 7,75,260 /- (Rupees Seven Lacs Seventy Five Thousand Two Hundred Sixty only) equivalent to 2% of the Sale Price and applicable service tax and other taxes to be paid on or before completion of 47th Slab of Tower 2;


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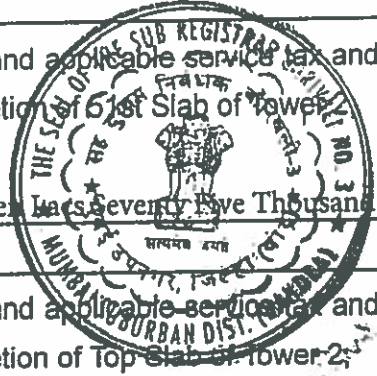
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(Signature of Purchaser/s)

(11)

ee. Rs. 7,75,260/- (Rupees Seven Lacs Seventy Five Thousand Two Hundred Sixty only) equivalent to 2% of the Sale Price and applicable service tax and other taxes to be paid on or before completion of 49th Slab of Tower 2;

ff. Rs. 7,75,260/- (Rupees Seven Lacs Seventy Five Thousand Two Hundred Sixty only) equivalent to 2% of the Sale Price and applicable service tax and other taxes to be paid on or before completion of 51st Slab of Tower 2;

gg. Rs. 7,75,260/- (Rupees Seven Lacs Seventy Five Thousand Two Hundred Sixty only) equivalent to 2% of the Sale Price and applicable service tax and other taxes to be paid on or before completion of Top Slab of Tower 2;



hh. Rs. 3,87,630/- (Rupees Three Lacs Eighty Seven Thousand Six Hundred Thirty only) equivalent to 1% of the Sale Price and applicable service tax and other taxes to be paid on or before completion of Plastering of Tower 2;

ii. Rs. 3,87,630/- (Rupees Three Lacs Eight Seven Thousand Six Hundred Thirty only) equivalent to 1% of the Sale Price and applicable service tax and other taxes to be paid on or before completion of Flooding of Tower 2;

jj. Rs. 3,87,630/- (Rupees Three Lacs Eighty Seven Thousand Six Hundred Thirty only) equivalent to 1% of the Sale Price and applicable service tax and other taxes to be paid on or before completion of Sanitation of Tower 2;

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kk. Rs. 15,50,520/- (Rupees Fifteen Lacs Fifty Thousand Five Hundred Twenty only) equivalent to 4% of the Sale Price and applicable service tax and other taxes to be paid at the time of possession of the Said Premises.

The Purchaser/s hereby agree, confirm and undertake that an intimation forwarded by the Promoters, that a particular stage of construction is commenced or completed shall be sufficient proof that a particular stage of construction is

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completed. However, it is agreed that failure on the part of the Promoters to send intimation requiring such payment shall not be a plea, or an excuse by the Purchaser/s for non-payment of any amount or amounts.

7. The Purchaser/s shall make all payments of the Sale Price due and/or payable to the Promoters through an account payee cheque / demand draft / pay order / wire transfer / any other instrument drawn in favour of "Transcon-Sheth Creators Pvt. Ltd.". In case of any financing arrangement entered by the Purchaser/s with any financial institution with respect to the said Flat, the Purchaser/s undertakes to direct such financial institution to, and shall ensure that such financial institution does disburse/pay all such amounts towards Sale Price due and payable to the Promoters through an account payee cheque / demand draft / wire transfer / any other instrument drawn in favour of "Transcon-Sheth Creators Pvt. Ltd.". Any payments made in favour of any other account other than mentioned hereinabove shall not be treated as payment towards the said Flat and shall be construed as a breach on the part of the Purchaser/s, in which event the Promoters shall be entitled to terminate this Agreement and forfeit all the amounts till then paid by the Purchaser/s to the Promoters



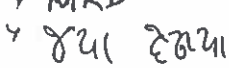
8. The Sale Price is exclusive of all taxes, levies, duties, cesses etc. In Addition to the Sale Price, the Purchaser/s shall pay all other amounts mentioned herein including the amounts mentioned in Clause 36 hereinafter. Any of the taxes including Service Tax and /or Value Added Tax (VAT), levies, duties, cesses etc. (whether applicable/payable now or become applicable/payable in future), whether on Sale Price or on other amounts payable under the Agreement, shall be borne and paid by the Purchaser/s alone and the Promoters shall never be liable, responsible and/or required to bear, and/or pay the same or any part thereof.

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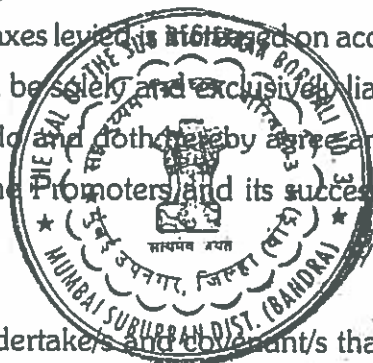
The Purchaser/s have simultaneously with the execution of these presents paid to the Promoters being 1% VAT payable on this Agreement as per the present laws. The Purchaser/s agree/s, undertake/s and covenant/s to make payment of VAT as may be applicable from time to time. The Purchaser/s, on or before the 7th day of next month, shall file Form 26QB with the Income Tax Authority in the prescribed format and on or before the 22nd day of the next month on which Form 26QB is filed, shall furnish Form 16B to the Promoters.

10. The Purchaser/s are aware that as per present statute, Service Tax / GST are leviable/applicable on the Sale Price payable hereunder and consequently the amount of each installment payable by the Purchaser/s to the Promoters in respect


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of this transaction shall proportionately increase to the extent of the liability of such taxes. The Purchaser/s hereby undertake(s) to pay the amount of the Service Tax along with each installment from the effective date and further shall not dispute or object to payment of such statutory dues. The Promoters shall not be bound to accept the payment of any installment unless the same is paid alongwith the amount of Service Tax applicable thereon and the Purchaser/s shall be deemed to have committed default in payment of amount due to the Promoters hereunder, if such payment is not accompanied with the applicable Service Tax. Provided further that if on account of change/amendment in the present statute or laws, statutes, rules, regulations and policies or enactment of new legislation of new laws by the Central and/or State Government or any other taxes become payable hereafter on the amounts payable by the Purchaser/s to the Promoters in respect of this transaction and/or aforesaid taxes levied on account of revision by Authorities, the Purchaser/s shall be solely and exclusively liable to bear and pay the same and the Purchaser/s do and doth hereby agree and undertake to indemnify and keep indemnified the Promoters and its successors-in-title and assigns in respect thereof.



11. The Purchaser/s further agree/s, undertake/s and covenant/s that while making the payment of installments of Sale Price and Service Tax thereon, the Purchaser/s shall deduct TDS (presently at the rate of 1% of the amount paid) as may be applicable from time to time. The Purchaser/s after making payment of each installments and Service Tax, on or before 7th day of next month, shall file Form 26QB with the Income Tax Authority in the prescribed format and on or before 22nd day the month on which respective Form 26QB is filed, shall furnish Form 16B to the Promoters. The Purchaser/s is/are aware that the time to make the payment of installments and service tax and all other taxes as mentioned in above is the essence of contract and in event of delay on part of the Purchaser/s to make the payment of any of the installment together with Service Tax and/or any other tax (including delivering Form 16B certificate thereof), then without prejudice to right of the Promoters to cancel and terminate this Agreement, the Purchaser/s shall be liable to pay interest @ 15% p.a. to the Promoters on all delayed payments from the due date till the date of realization thereof.

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12. In the event, the Purchaser/s desire/s to cancel the allotment of said flat, then the earnest money paid by the Purchaser/s as mentioned in clause 6 (a) above shall stand forfeited and the Purchaser/s shall not be entitled to such earnest money paid by him/her/them to the Promoters. It is further agreed that in such circumstances, the Purchaser/s shall also have to bear all loss/damages/claims

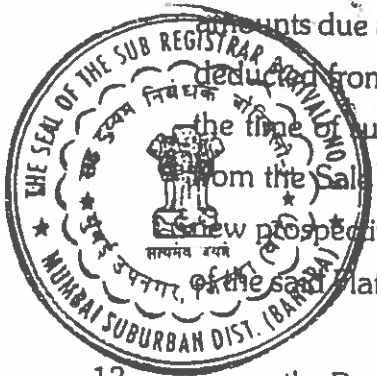
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(whether actual or not and whether incurred or anticipated to be incurred), if any, incurred/suffered and/or to be incurred/suffered by the Promoters and also the difference of the amount in the rate at which the Purchaser/s booked the said Flat and the Promoters on going rate at the time of the cancellation. The Purchaser/s shall also have to bear and pay to the Promoters, at the time of cancellation, the brokerage charges (if the said Flat is purchased through the broker) which brokerage shall have been already paid by the Promoters to the broker. The Promoters shall not be liable to refund Service Tax, VAT, GST and all other taxes paid or payable on this Agreement and/or on the Sale Price and/or interest and/or otherwise. The Purchaser/s shall also be liable to pay interest on any defaulted payment as per the terms, herein contained, at the time of making accounts when the Purchaser/s has/have expressed his/her/their desire to cancel the allotment of the said Flat. It is agreed by and between the parties that all the above-referred accounts due and payable by the Purchaser/s, as specified hereinabove, shall be deducted from the amount received by the Promoters from the Purchaser/s till the time of such cancellation. The Promoters shall return the balance amount from the Sale Price (if any) to the Purchaser/s only after the said Flat is sold to new prospective purchaser/s and the Promoters have received entire sale price of the said Flat from such prospective purchaser/s.




13. In case the Purchaser/s propose/s to commence furnishing of the said Flat prior to the Promoters issuing such notice for taking possession of the said Flat as mentioned in Clause 33 below, stating therein that the said Flat is ready for use, the Promoters may grant permission to commence furnishing only after receiving from the Purchaser/s all the amounts mentioned in this Agreement including the amounts mentioned in Clause 36 below alongwith the relevant TDS Certificates and upon such permission being granted by the Promoters, the Purchaser/s shall be liable to pay all the outgoings in respect of the said Flat. The Purchaser/s shall

he bound to observe the rules in relation to the fit out and also all rules as if he is in possession of the said Flat

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14. The Parties hereto confirm that this Agreement constitutes the full agreement between the Parties hereto and supersedes all previous agreements, arrangements, understanding, writings, allotment, letters, brochures and/or other documents entered into, executed and/or provided.

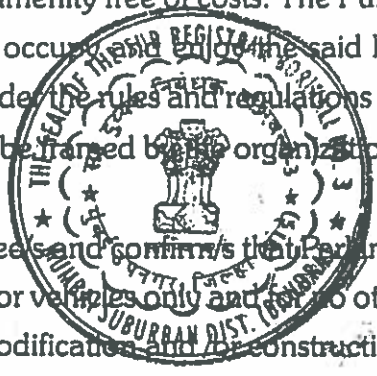
15. (A) The Purchaser/s is/are aware that the said Parking Space are provided by the Promoters to the Purchaser/s as an amenity without consideration however the Purchaser/s will be bound to abide with the rules and


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regulations as may be framed in regard to the said Parking Space by the Promoters and/or the organizations to be formed by all the purchasers of flats in the respective Free Sale Buildings and/or apex body of such organizations and shall pay such outgoings in respect of the said Parking Space as may be levied by such organizations/apex body to be formed by them.

- (B) No separate consideration for the said Parking Space is/are payable by the Purchaser/s to the Promoters under this Agreement the same being provided as an additional amenity free of costs. The Purchaser/s shall be entitled to exclusively use, occupy and enjoy the said Parking Space in any manner permissible under the rules and regulations of the concerned local authority and as may be framed by the organizations/apex body.
- (C) The Purchaser/s herein agree and confirm that the Parking Space shall be used for parking of the motor vehicles only and for no other purpose and that no alteration and/or modification and/or construction of any nature shall be carried out in the Parking Space;
- (D) The Purchaser/s herein agree and confirm that he/she/they shall not raise any objection to the designations/selections of parking done/to be done by the Promoters for other purchaser/s and accepts the designation of the Parking Space allotted to the Purchaser/s herein



16. The Promoters shall be entitled (but not obliged) to terminate this Agreement on the happening of any of the following events ("**Events of Default**"):

- (i) If the Purchaser's delays or commits default in making payment of any of the amounts and/or installments of any amount payable under this Agreement or otherwise;
- (ii) If the Purchaser/s commits breach of any of the terms, conditions, covenants and representations of this Agreement and/or any other writing and/or the terms and conditions of layout, I.O.A., C.C. and/or any other sanction, permission, approvals, undertakings, writings and affidavits etc.;
- (iii) If the representation, declarations and/or warranties etc. made by the Purchaser/s in the Booking Form, Allotment Letter, present Agreement and/or any other documents executed and/or entered into or to be executed and/or entered into by the Purchaser/s is untrue or false;

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- (iv) If the Purchaser/s has/have been declared and/or adjudged to be insolvent, bankrupt etc. and/or ordered to be wound up;
- (v) If the Purchaser/s is/are, convicted of any offence involving moral turpitude and/or is sentenced to imprisonment for any offence for not less than six months;
- (vi) If Receiver and/or a Liquidator and/or Official Assignee or any person is appointed of the Purchaser/s or in respect of all or any of the assets and/or properties of the Purchaser/s.
- (vii) If the Purchaser/s have received any notice from the Government in India (either Central, State or Local) or foreign Government for the Purchaser/s involvement in any money laundering or any illegal activity and/or is declared to be a proclaimed offender and/or a warrant is issued against him/her / them.



is an event of force majeure;

17. In the event of the happening or occurring of any of the Event of Default, the Promoters shall without prejudice to all other rights that the Promoters may have against the Purchaser/s either under this Agreement, or in law or otherwise, the Promoters shall give 7 days notice to the Purchaser/s to rectify/remedy such breach and during the notice period, the Purchaser/s shall be liable to bear and pay interest @ 15 % p.a. on the due and payable amount. In the event Purchaser/s fail/s to rectify/remedy the breach within notice period, then the Promoters shall be entitled (but shall not be obliged) to (i) forthwith terminate this Agreement ("Termination Date") and (ii) forfeit/deduct all amounts mentioned in Clause 12 above and balance if any, shall be refunded to the Purchaser/s without any interest and only

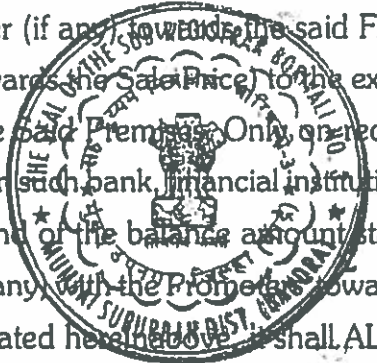
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after the said Flat has been sold to new purchaser/s and all amounts including the consideration in respect thereof has been received by the Promoters from the new purchaser/s. It is further clarified that any profit arising from such sale of the ~~Rs. 222222~~ the new purchaser/s shall be of the Promoters and the Purchaser/s shall have no claim against the same. If for making payment of the Sale Price the Purchaser/s has/have availed loan from financial institutions, banks or other institutions against the security of the Said Premises then the same shall be subject to the consent and approval of the Promoters. In the event of the Purchaser/s committing default of the payment of the installments of the Sale Price or otherwise and in the event of the Promoters exercising their right to terminate this Agreement,


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the Purchaser/s shall and hereby undertake to clear the mortgage debt outstanding at the time of such termination. The Purchaser/s, at his/her/their own cost and expenses, shall obtain necessary letter/no due certificate from such financial institution, banks etc. stating that the Purchaser/s has/have cleared the mortgage/ debt/charge within 15 days from the Termination Date. On receipt of such letter/ no due certificate from the financial institution, banks etc. the Purchaser/s shall be entitled to the refund of the amount (if any). However, the Promoters shall directly pay the amount payable to the financial institution, bank, their employer or other such institutions by the Purchaser/s from the balance amount standing to the credit of the Purchaser/s with the Owner (if any) towards the said Flat and (paid by him/her/them to the Promoters towards the Sale Price) to the extent so as to clear the mortgage/debt/charge on the said Premises. Only on receipt of such letter of clearance of mortgage debt from such bank, financial institution etc. the Purchaser/s shall be entitled to the refund of the balance amount standing credited to the account of the Purchaser/s (if any) with the Promoters towards the Said Premises. Notwithstanding all that is stated hereabove, the Purchaser/s shall ALWAYS be obligatory on the part of the Purchaser/s to pay the installments of the consideration amount as and when due under the terms of this Agreement and the Purchaser/s shall duly and promptly pay the installments of the consideration amount irrespective of the fact that the Purchaser/s has/have applied for the loan to such financial institution, banks, their employers or such other institution and irrespective of the fact that the said loans are being under process and sanction awaited and/or is rejected. The Purchaser/s shall not be permitted to raise any contention in respect of his/her/their failure to pay the installments of the consideration amount on time and on the due dates on the basis that the Purchaser/s has applied for loan to such financial institution, banks, their employers or such other institutions and that the same are under process of disbursement or that the said loan application of the Purchaser/s is rejected. In the event of the failure of the Purchaser/s to pay the installments of the consideration amount the Promoters shall be entitled to enforce its rights as mentioned herein. In case, there shall be deficit in this regard, the Purchaser/s shall forthwith, on demand pay to the Promoters his /her / their proportionate share to make up such deficit.



18. Notwithstanding anything contrary contained herein, in case the Purchaser/s fail or are otherwise unable to make payment of any of the amounts and/or installments of any amount payable under this Agreement or otherwise, to the Promoters, then the Promoters shall without prejudice to any other rights or remedies that it may have against the Purchaser/s, including the right to terminate and forfeit all such amounts from the Sale Price and put an end to this Agreement as mentioned

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herein, be entitled to receive and recover from the Purchaser/s and the Purchaser/s shall pay to the Promoters interest on all outstanding payment at the rate of 15% per annum from the due date till the date of realization thereof..

19. All the aforesaid rights and/or remedies of the Promoters are cumulative and without prejudice to one another.

20. (A) It is expressly agreed that the right of the Purchaser/s under this Agreement or otherwise shall always be restricted to the Said Premises only, and such right will accrue to the Purchaser/s only on the Purchaser/s making payment of all the amounts including the Sale Price to the Promoters strictly in accordance with this Agreement and only on the Purchaser/s performing and complying with other terms, conditions, covenants, obligations, undertakings etc. hereof. All other unsold flats/units/shops, car parking, portion or portions of the said Free Sale Buildings etc. including recreation ground, internal roads, recreational facilities such as swimming pool, gardens, club-house etc. shall always be the sole and absolute property of the Promoters. The Purchaser/s hereby confirm/s and consent/s to the irrevocable, absolute and unfettered right of the Promoters to develop, redevelop, sub-develop and/or assign their rights, give on lease, sub-lease, and/or deal with and dispose off the said Larger Property and/or said Free Sale Buildings and/or all other unsold flats/units/shops and car parks and portion or portions of the said Larger Property including common areas, such as staircase, staircase landing, entrance lobby, recreation ground, internal roads, open spaces, terraces, recreational facilities such as swimming pool, gardens, club-house, in the manner deemed fit by the Promoters without any consent or concurrence of the Purchaser/s or any other person. The Purchaser/s are aware that the aforesaid recreational facilities are available for the use and enjoyment of



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the Users / Occupiers of other premises / developments on the said Larger Property.		
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(B) With regards to the common areas described in the **Third Schedule** hereunder written, it is agreed that:

- (i) the Promoters shall always be the owner and will have all the rights, title, interest (even after execution of lease or conveyance) in respect of the said common areas, and will be entitled to deal with and

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(Signature of Purchaser/s)

dispose off the same in such manner as the Promoters may deem fit.

(ii) the Purchaser/s will not have any right, title, interest etc. in respect of the said common areas.

(iii) the Purchaser/s shall only be permitted to use the said common areas on such terms and conditions as the Promoters may deem fit.



21. (A) The Promoters shall at its sole discretion and at the cost and expenses of the purchaser/s of the flats in the Free Sale Buildings, form and register separate co-operative society/s under the Maharashtra Co-operative Societies Act 1960 or Condominium under Maharashtra Apartment Ownership Act or Limited Company in respect of each tower of Free Sale Buildings to be known by such name as the Promoters may decide (such co-operative society/s or condominiums or Limited company comprising of holders of premises shall hereinafter be referred to as the "said Organizations"). The Purchaser/s shall join in forming and registering the organization of the tower in which the said Flat is agreed to allotted and to be known by such name as the Promoters may decide and for this purpose, also from time to time, the Purchaser/s shall sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and registration of the organization and for becoming a member, including the bye-laws of the proposed organization and duly fill in, sign and return to the Promoters within 15 (fifteen) days of the same being forwarded by the Promoters to the Purchaser/s, so as to enable the Promoters to register the organization of the purchaser/s of the respective towers of the Free Sale Buildings. No objection shall be taken by the Purchaser/s if any changes or modifications are made in the draft bye-laws or the Memorandum and/or Article of Association, as may be required by the Registrar of Co-operative Societies/ Registrar of Companies, as the case may be, or any other Competent Authority.

(B) The Purchaser/s shall pay to the Promoters/Organization the proportionate share of the Municipal tax, water charges, maintenance charges, outgoings and all other rent, rates and taxes in respect of the said Premises. The Purchaser/s along with the other purchasers/allottees will not require the

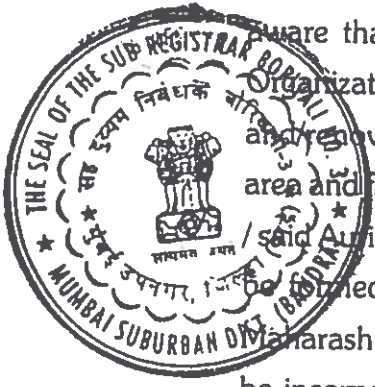
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Developers to contribute a proportionate share of the maintenance charges, outgoings, municipal taxes, water charges and all other rent, rates and taxes in respect of the said Premises and other premises which are not sold or disposed off by the Developers even after the said Property has been leased or conveyed in favour of the said Organization. In other words, any liability towards taxes or other outgoings etc. in respect of the unsold premises and other premises, shall be borne and paid by the purchasers of the flats including the Purchaser herein from the date the Purchaser is intimated to occupy the said Premises.

(C) The Promoters have informed the Purchaser/s and the Purchaser/s is/are aware that the Promoters propose to form an Apex Body of all the Organizations for the purpose of carrying out the maintenance, repairs and renovation of various infrastructure, car parking space and common area and facilities items to be provided and comprised in the said Property / said Auris Serenity Property as per layout conditions. The Apex Body to be formed shall be a body incorporated under the provisions of the Maharashtra Cooperative Societies Act 1960 OR a company which shall be incorporated under the provisions of the Companies Act 2013 and the Promoters shall incorporate the Apex Body as per its discretion.



(D) The Purchaser/s shall make his/her/their contribution as may from time to time be required to be made to the Organization formed for the purpose of the said tower out of the Free Sale Buildings in which the said Flat is agreed to be allotted for enabling such Organization to pay its contribution to the Apex Body for the aforesaid purpose.

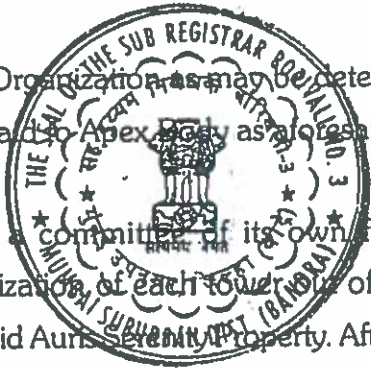
(E) The Purchaser/s shall at the time of taking possession of the said Flat from the Promoters shall pay to the Promoters an amount as specified in Clause 36 below which will be held by the Promoters as deposit till the Apex body is formed and constituted. On formation of the Apex Body, the said deposit shall be handed over to the Apex body. The said deposit shall be used as corpus fund, interest earned whereon shall be utilized by the Promoters /Apex Body for maintenance and management of the infrastructure, common area and facilities such as lights, car parking spaces, storm water drains, drainage system, sewerage, water tank, gardens, security etc. In case it is so required the corpus may also be used by Promoters/ Apex Body at their discretion for any other purpose. It is however agreed that the Purchaser/s shall nevertheless also be strictly liable to pay monthly

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contributions to his/her/their Organization as may be determined by his/her/their Organization to be paid to Apex Body as aforesaid.



(F) The Apex Body shall have a committee of its own formed of the representative of each Organization of each tower of the Free Sale Buildings constructed on the said Aun Seven Property. After the election/nomination of the representative by each Organization, the said representative so elected/nominated shall hold office as office bearers of committee of Apex Body for a period of three years. The committee so formed as stated herein above shall have full power, absolute control and discretion as regards the maintenance and management of the infrastructure, common area facilities of the said Property without there being any kind of interference in any manner whatsoever from any of the Organizations. The Apex Body shall frame such rules, regulations and bye laws for the maintenance/ management of the infrastructure, common area and facilities and the same shall have a binding effect and full force against the Organizations including its members and others as aforesaid. Any violation of the said rules regulations or bye laws as framed by the Apex Body or by the Organizations shall be liable to such action as stated in the said rules, regulation, and bye laws as the Apex Body may determine from time to time. The Apex Body shall be constituted under the guidelines to be framed by the Promoters and the Apex Body shall maintain, govern and administer the infrastructure and common area of the said Property on the basis of such guidelines. The Apex Body shall unconditionally accept and adopt such guidelines as framed by the Promoters. It is clarified that the Apex Body/Promoters may charge additional chares/fees for maintaining the car parking space in the Free Sale Buildings over and above maintenance charges of infrastructure, common area and facilities. The Purchaser/s hereby unconditionally and irrevocably agree/s and undertake/s to make payment of such amounts as and when demanded by the Apex Body/Promoters.

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(G) The Purchaser/s hereby unconditionally and irrevocably agree and undertake that he/she/they shall have no right to claim refund of deposit paid for the Apex Body nor will the said deposit be allowed to be set of or adjusted against any other amount or amounts payable by the Purchaser/s in any manner whatsoever. The Purchaser/s has entered into this Agreement after having understood the above arrangement and the Purchaser/s shall not be permitted to question or in any way dispute the

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said arrangement as stated hereinabove or with regard to the constitution and formation of the Apex Body and the said arrangement shall be final and binding on the Purchaser/s. It is further agreed accepted and confirmed by the Purchaser/s that until the Apex Body is formed and constituted for the maintenance and management of the infrastructure, common area and facilities of the said Property as mentioned hereinabove the Promoters shall have full power, control and absolute authority to manage and maintain the said infrastructure facilities as mentioned hereinabove in the manner they may deem fit and for that purpose the Promoters shall be entitled to lay down such terms and conditions as regards payment by the Purchaser/s of flats in each tower out of the Free Sale Buildings in respect



of the monthly maintenance charges or otherwise to enable the Promoters to effectively maintain the infrastructure, common area and facilities. The Purchaser/s has/have hereby agreed to abide by the terms as laid down by the Promoters and the Purchaser/s shall have no right to question and dispute the decision of the Promoters in regard to their powers and authorities for maintaining the said infrastructure, common area and facilities. In the event of the Purchaser/s failing to abide by the terms and conditions as laid down by the Promoters the same shall be deemed as a breach of the terms of this Agreement and thereupon the Promoters shall have the right to exercise the remedies under the law and as per the terms of this Agreement.

(H) It is expressly and specifically clarified, agreed, understood and confirmed by and between the parties hereto that the unsold flats/units/shops, car parking spaces, portion or portions of the said Free Sale Building etc. including common areas such as staircase, staircase landing, entrance

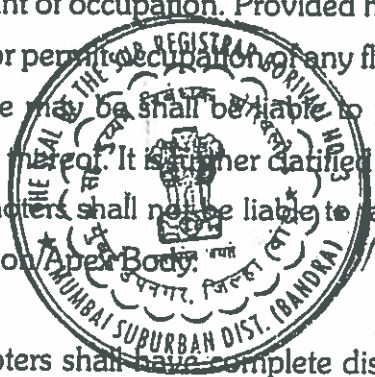
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lobby, recreation ground, internal roads, open spaces, terraces, recreational facilities such as swimming pool, gardens as provided in the plan, clubhouse etc shall at all times be and remain the absolute property of the Promoters and the Promoters may if it so desires, become member of the Organizations in respect thereof, and the Promoters shall have full right, absolute power and authority, and shall be unconditionally entitled to deal with and to sell, let or otherwise dispose of the same in any manner and for such consideration, and on such terms and conditions as it may in its sole and absolute discretion deem fit and proper, to any person or party of its choice, and neither the Purchaser/s herein, nor the Organizations shall object to or dispute the same. On the Promoters intimating to the Organizations, the name or names of the Purchaser/s or acquirer/s of such


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unsold flats, shops, premises, etc., the Organizations shall forthwith accept and admit such purchaser/s and acquirer/s as their member/s and shareholder/s, and shall forthwith issue share certificate/s and other necessary documents in their favour, without raising any dispute or objection to the same and without charging/recovering from them any premium, fees, donation or any other amount of whatsoever nature in respect thereof including any amount collected by the Promoters from such purchaser/s towards development charges. Legal charges etc. as mentioned in clause 36 below. The Promoters shall not be liable to pay any maintenance charges/out goings, etc. in respect of the unsold flats, shops, car parking spaces and other premises save and except the municipal taxes with effect from the date of grant of occupation. Provided however in the event, the Promoters occupy or permit occupation of any flat, such occupant/s or Promoters as the case may be shall be liable to pay the maintenance charges, etc. in respect thereof. It is further clarified that for allotment/sale of such flat, the Promoters shall not be liable to take any permission/consent of the Organization/Apex Body.



(I) It is however agreed that the Promoters shall have complete discretion and/or option either to execute Deed of Lease or Deed of Conveyance of Tower 2 of the Free Sale Buildings and the said Auris Serenity Property in favour of the Apex Body. Further the Promoter shall execute such Deed of Lease or Deed of Conveyance only after the Promoters have;

- (i) utilized, consumed, loaded etc. entire Floor Space Index ("FSI"), potential, yield of the said entire Larger Property and/or Transferable Development Rights ("TDR");
- (ii) completed the construction of the Free Sale Buildings and all other buildings on the said Larger Property;
- (iii) received all the amounts from the purchaser/s including the Sale Price from the Purchaser/s hereof;
- (iv) completed the development of "Auris Serenity" in all aspect/s and also development of the entire said Larger Property;

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and till then, the Promoters shall not be bound, liable, required and/or called upon to form any such organization/Apex Body, and shall not be


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required to caused to execute any document in favour of the said Apex Body and the Purchaser/s agree/s and irrevocably consent/s not to have any demand or dispute or objection in that behalf.

(J) It is agreed that in the event there is any statutory enactment or Promoters are compelled under law whereby they are required to execute Deed of Lease or Deed of Conveyance of Tower 2 in favour of the Organization, then the Promoter shall be liable to execute such Deed of Lease or Deed of Conveyance only in respect of Tower 2 alongwith the said Property. It is agreed that such Deed of Lease or Deed of Conveyance shall be subject to the Promoters right and entitlement to;



utilize, consume, load etc. entire FSI, potential, yield of the said entire Larger Property and /or TDR;

complete the construction of the Free Sale Buildings and all other buildings on the said Larger Property;

(iii) receive all the amounts from the purchaser/s including the Sale Price from the Purchaser/s hereof;

(iv) complete the development of "Auris Serenity" in all aspect/s and also development of the entire said Larger Property;

(K) It is expressly and specifically clarified, agreed, understood and confirmed that considering the overall development of the said Larger Property, the Promoters shall at its discretion be entitled to form such number of Society's/ Condominium/Company and/or its respective independent association/

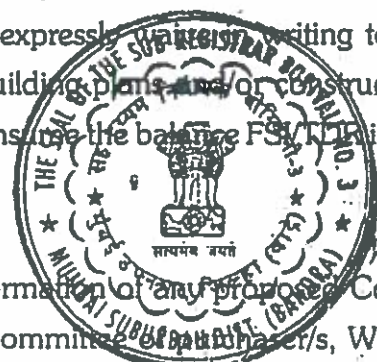
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(1)	The Purchase/s shall at no time demand partition of the said Free Sale Buildings and/or said Property etc. and/or his/her/their interest, if any, therein and the same shall never be partitioned.
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22. The Purchaser/s hereby agree/s, confirm/s and consent/s that the Promoters shall be entitled to re-design/relocate the said Free Sale Buildings or any of them or the recreation area or internal road and passages including the reservations mentioned in Recital G above and/or Rehab Buildings and/or PTC Building and


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such other area or areas and further confirms not to raise any objection in this regard. The Purchaser/s further agree/s, confirm/s and consent/s that till the entire project as per layout sanctioned by MCGM/SRA and as amended from time to time of the said Free Sale Buildings and Free Sale Tower is completed and the F.S.I (by whatever name called including TDR) available on the said Property/ Larger Property/said Auris Serenity Property, is fully utilized by the Promoters and the amount or amounts receivable by the Promoters and all the obligations required to be observed by the Purchaser/s herein are fulfilled and/or the obligations to be observed by other purchaser/s of premises are fulfilled, the Promoters shall not be bound and shall not be called upon or required to form the Organizations/Apex Body and the Purchaser/s agrees and irrevocably consents not to raise any demand or dispute or objection of whatsoever nature in that regards. The Purchaser/s doth hereby expressly ~~wants to~~ writing to raise any objection for the amendment of the building plans and/or constructing of the additional floors or wings, to use and consume the balance FSI/TDR in respect of the said Larger Property.



23. In the event of Promoters permitting formation of any proposed Co-operative Society, Limited Company or Adhoc Committee, the Purchaser/s, Wing-wise or Phase wise, as the Promoters may in their sole discretion desire, such proposed Society or Limited Company or Adhoc Committee shall not call upon and will not demand formation and registration of any Society, Limited Company and shall not take charge or demand administration of the said Free Sale Buildings, till the said Free Sale Buildings are duly completed by the Promoters and till entire F.S.I. including TDR consumption benefits available in respect of the said Larger Property/said Property is duly utilized by the Promoters and all the Purchaser/s of premises have observed and performed and fulfilled their obligations under the Agreement for acquiring the flats with the Promoters as contained herein without any delay or default. The Purchaser/s further confirms that any such proposed Society, Limited Company or Adhoc Committee shall be subject to over all paramount rights of control and management by the Promoters alone.

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24. All costs, charges and expenses incurred in connection with the formation of the said Organizations/Apex Body as well as the costs of preparing, engrossing, stamping and registering all deeds, documents required to be executed by the Promoters and by the Purchaser/s including stamp duty, registration charges etc., payable in respect of such documents, as well as the entire professional costs of the attorneys of the Promoters for preparing and approving all such documents

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shall be borne and paid by the Purchaser/s and the said Organizations/Apex Body as aforesaid and/or proportionately by all the holders of the flats etc., in the said Free Sale Buildings. The Promoters shall not be liable to contribute anything towards such expenses.

25. It is agreed that one month prior to the execution of agreements/documents in favour of the said Apex Body, the Purchaser/s shall pay to the Promoters, the Purchaser's share of stamp duty and registration charges payable, if any, on the execution of agreement or any document or instrument of Lease or conveyance in respect of the said Free Sale Buildings and the said Property / said Auris Serenity Property in favour of Apex Body. The Purchaser/s alone will be responsible for consequences of insufficient and/or non-payment of stamp duty and registration charges on this Agreement and/or all other documents etc.



26. The Promoters shall allot all flats, garages, car parking, open spaces, terraces etc. intended to be constructed on the said Property with a view ultimately that the purchaser/s/allotees of all the flats, garages, car parking, open space etc., in said Free Sale Buildings shall be admitted to their respective Organization. It is agreed and clarified that the Promoters shall have all the rights and be entitled to sell, allot, transfer, lease, give on leave and license basis and/or otherwise deal with and dispose of the flats, garages, car parking, open spaces, terraces etc. separately and independently and the Purchaser/s/allotees of all the flats, garages, car parking, open space in said Free Sale Buildings shall be admitted to the Organizations of respective tower out of the Free Sale Buildings.

27. The Purchaser/s and the person/s, to whom the said Flat is permitted to be used shall, from time to time, sign all applications, papers and documents and do all acts, deeds, and things as the Promoters or the said Organizations/Apex Body may require for safeguarding the interest of the Promoters and/or the Purchaser/s and other purchasers in the said Property.

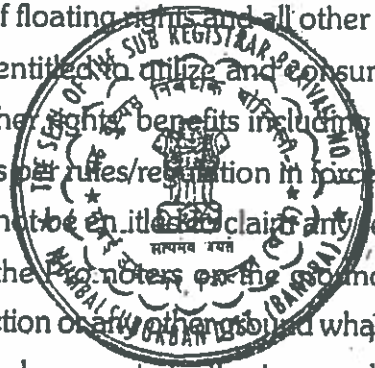
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28. It is agreed that notwithstanding anything contained to the contrary herein, the Promoters shall be entitled at any time to amend the existing layout and/or to construct additional building/ structures on the said Property/ Larger Property and/or additional floors on said Free Sale Buildings being constructed on the said Property, even after completion of said Free Sale Buildings and/or even after execution of Deed of Conveyance or Deed of lease in respect of the said Free Sale Buildings and the said Property in favour of the Apex Body. All such additions, alterations, additional floors


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and/or additional wings, building and/or structures shall be the sole property of the Promoters who shall be entitled to sell/allot and/or otherwise deal with the same in the manner the Promoters deems fit. Such additional construction may either be on account of additional F.S.I. that may be available from the said Property/Larger Property/said Auris Serenity Property or elsewhere and/or on account of TDR and/or any other rights, benefits including floating rights which may be available in respect of the said Larger Property or other properties and/or any potential that may be available on account of the amendment in the Development Control Rules or F.S.I or otherwise or on account of floating rights and all other benefits and rights. The Promoters shall be entitled to utilize and consume such TDR, F.S.I or any other potential, other rights, benefits including floating rights etc. to the extent permissible as per rules/regulation in force at such relevant time. The Purchaser/s shall not be entitled to claim any rebate in price or any other advantage from the Promoters on the ground of the Promoters making additional construction or any other whatsoever. The Purchaser/s hereby confirms and consents to the irrevocable and unfettered right of the Promoters to amend the existing layout and construct and sell/allot the said Free Sale Buildings/structures on the said Property and/or additional floors on the said Free Sale Buildings being constructed on the said Property in the manner by the Promoters deem fit without any further or other consent or concurrence in future and, these consents and confirmation shall be treated as irrevocable No Objection ("NOC") consent, permission given by the Purchaser/s, under section 7 and 7(a) of MOFA Act or any amendment made from time to time.



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- (B) It is agreed between the Promoters and the Purchaser/s that the Promoters shall be entitled to develop the said Larger Property in phase wise manner and/or sector-wise manner as the Promoters may desire. The Promoters are retaining unto themselves full rights for the purpose of providing ingress or egress to the Purchaser/s from the said Property in the manner deemed fit by the Promoters and the Purchaser/s unequivocally consents / agrees not to raise any objection or dispute regards the same now or any time in the future and the Purchaser/s acknowledges that hardship may be caused during such time and undertakes expressly never to object to the same.
- (C) It is agreed between the Promoters and the Purchaser/s that the Promoters shall be entitled from time to time and at all times to make necessary amendments or changes or substitution or modification of the plan as


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may be sanctioned by MCGM/SRA in respect of the said Property/ said Auris Serenity Property / Larger Property to utilize F.S.I. and/or development rights in respect thereof and for that purpose to submit plan or proposal as the Promoters may desire. It is further agreed that the Promoters in its absolute discretion shall be entitled to locate or provide in the said Free Sale Building on the said Property any additional floor or floors and use the same for such purpose or purposes as the Promoters may desire without reference or recourse to the Purchaser/s or the said Organizations or Apex Body at the discretion/option of the Promoters time to time.



The Purchaser/s hereby expressly consents to the Promoters re-design the said Free Sale Buildings or increase in number of floors, adding more building or buildings or the recreation area or realigning any internal road, common area, club house, swimming pool, recreation area and passages and such other area or areas as the Promoters may desire to realign and re-design and if the said Free Sale Buildings in which the Purchaser/s has/have agreed to acquire the premises is completed earlier than other building/s structures, then the Purchaser/s confirms that the Promoters will be entitled to utilise any F.S.I., TDR and all the benefits, potentials, yield, advantages etc. presently available and / or that may be available in the future for any reason including on account of change in regulations / law / act etc. in respect of the said Property/ said Auris Serenity Property /said Larger Property or any part thereof or any adjoining property or properties as the case may be, and till all the aforesaid is fully utilised by the Promoters, and all the premises etc. are sold, and the amount or amounts receivable by the Promoters is/are duly received by the Promoters and all the obligations required to be carried out by the Purchaser/s herein and the Purchaser/s of premises are fulfilled by them, the Promoters shall not be bound and shall not be called upon or required to form any such said

Organizations/Apex Body as the case may be and the Purchaser/s agrees and irrevocably consent/s not to have any demand or dispute or objection

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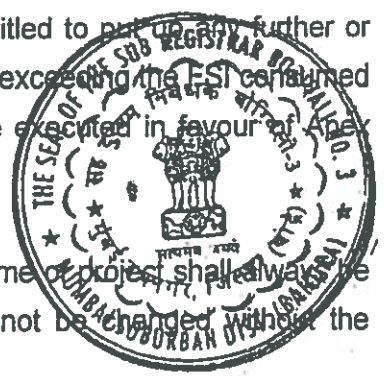
in that behalf It is agreed, confirmed and covenanted by the Purchaser/s that the Promoters shall have full right and absolute authority and shall be entitled to, at any time hereafter, change, alter and amend the layout, plans, designs, elevation, etc. of the said Free Sale Buildings and/or the said Property and/or the said Larger Property and/or said Auris Serenity Property and/


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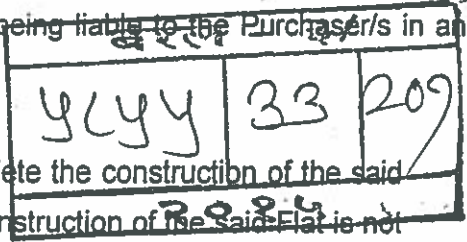
or get the said Auris Serenity Property /said Larger Property sub-divided into small portions or parts or amalgamate the same with any other property or properties and the Purchaser/s shall not have any objection in this regard. Further it is agreed between the parties hereto that the Purchaser/s shall not be entitled to nor shall he/she/they demand sub-division of the said Property/said Larger Property/ said Auris Serenity Property or be entitled to any FSI exceeding the FSI used or any FSI available now or in future and consumed in the said Free Sale Buildings and that the Purchaser/s and/or the said Organizations and/or Apex Body shall not be entitled to put up any further or additional construction on the Free Sale Buildings exceeding the FSI contained therein at the time of lease or conveyance to be executed in favour of Apex Body or for any reason whatsoever.



29. The name of the said Free Sale Buildings and name of project shall always be known as "Auris Serenity" and this name shall not be changed without the written permission of the Promoters.

30. It is expressly agreed that the said Flat contains specifications, fixtures, fittings and amenities as set out in the Fourth Schedule hereunder written and the Purchaser/s confirm/s that the Promoters shall not be liable to provide any other specifications, fixtures, fittings and amenities in the said Flat.

31. It is agreed that the said Flat shall be of R.C.C. structure with normal brick with cement plaster only. It is agreed that the said Free Sale Buildings and its layout may contain common, fixtures, fittings and/or amenities as specified in the Third Schedule hereunder written The Purchaser/s hereby agrees, declares and confirms that save and except the said specification, fixtures, fittings and/or amenities, the Promoters shall not be liable, required and/or obligated to provide any other specifications, fixtures, fittings and/or amenities in the said Free Sale Buildings / said Property. The Promoters have the right to add, alter, amend and/or delete any or all of the above facilities without being liable to the Purchaser/s in any manner whatsoever.



32. The Promoters shall endeavour to complete the construction of the said Flat on or before July 2018, and if the construction of the said Flat is not completed by the said Date, then the Promoters shall complete the construction of the said Flat within further period of 12 months after the said Date, i.e. by July 2019, ("the said Date") provided always that the Promoters shall be entitled to further extension of time for completion of the said Free Sale Buildings, if the completion of Free Sale Buildings is delayed on account of:

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- (i) Non-availability of steel, cement, other building material, water or electric supply;
- (ii) War, Civil Commotion or act of God;
- (iii) Any notice, order, rule, regulation, notification or directive of the Government, and / or any local or public or private body or authority and / or any other Competent Authority or any Court, or Tribunal or any quasi judicial body or authority;
- (iv) Economic downturn;
- (v) Any other eventuality which is beyond the control of the Promoters including precarious financial condition of the Promoters and/or economic downswing in real estate or any other industry;



Any force majeure circumstances or conditions or other causes beyond the control of or unforeseen by the Promoters or its agents including strikes or agitation by the workers or labourers of the Promoters or the Contractor or suppliers.

The Purchaser/s shall make payment of the installments mentioned hereinabove along with all the other amounts including amounts mentioned as mentioned in Clause 36 below. The Purchaser/s shall occupy the Said Premises within 7 days of the Promoters giving written notice to the Purchaser/s intimating that the said Flat is ready for use. In the event the Purchaser/s fail/s and / or neglect/s to take possession within the specified period, it shall be deemed that the Purchaser/s has/have taken possession from the date of the said writing and that date shall be deemed to be the "Date of Possession" and all obligations of the Purchaser/s related to take possession of the said Flat shall be deemed to be effective from the said Date of Possession. The Purchaser/s hereby agrees and undertakes that the Purchaser/s shall not be entitled to claim any compensation and / or termination of this Agreement, in the event any of the aforesaid situation occurs by virtue of which the completion of the structure cannot be completed and such written notice shall be given by the Promoters to the Purchaser/s only three months after receipt of occupation certificate provided that MCGM has/have given the water connection and the electrical company has/have given the connectivity for electricity. Notwithstanding anything contained herein, if the Promoters are unable to give possession of the said Flat as per Clause 32 above, then the Promoters agree that it shall be liable on demand by the Purchaser/s to refund to the Purchaser/s the amounts already received by it in respect of the said Flat or shall give 9% nine percent simple interest per annum on amount received and calculated from the due date till the possession of offered to the Purchaser/s. It is

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agreed that upon offer of refund of the said amount as stated hereinabove, the Purchaser/s shall have no right, title, interest, claim, demand or dispute of any nature whatsoever either against the Promoters or against the said Flat in any manner whatsoever and the Promoters shall be entitled to deal and dispose of the said premises to any person or party as the Promoters may desire in its absolute discretion.



34. Commencing a week after notice in writing given by the Promoters to the Purchaser/s that the said Flat is ready for use and occupation, the Purchaser/s shall be liable to bear and pay the proportionate share of outgoings in respect of the said Property or Auris Serenity Property or part thereof (as the case may be) and the said Free Sale Buildings namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, common light, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said Property/ said Auris Serenity Property or part thereof and the said Free Sale Buildings. Until the said Purchaser/s are admitted as members of the Organizations, the Purchaser/s shall pay to the Promoters such proportionate share of outgoings as may be determined. At the time of handing over possession of the said Flat, the Purchaser/s shall pay to the Promoters the sum as mentioned in Clause 36 by way of security deposit for payment of such outgoings. The monthly outgoings payable in respect of the Said Premises shall be calculated as per the norms stipulated by MCGM at the time of possession. The amounts so paid by the Purchaser/s to the Promoters shall not carry any interest and remain with the Promoters until the Purchaser/s is/are admitted as members of the Organizations. Subject to the provisions of section 6 of the MOFA, the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoters to the Organizations. The Purchaser/s undertake/s to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever otherwise interest at the rate of 2% per month will be charged. The right of the Promoters to charge the said interest is without prejudice to their rights including right to terminate this Agreement, levy cancellation charges etc.

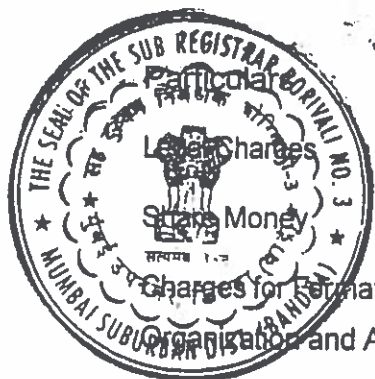
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35. The Purchaser/s shall use the said Flat only for residential purpose and not for any commercial or other activity. The Purchaser/s shall use the Parking Space/s, if allotted, only for the purpose of keeping or parking of the Purchaser's own vehicle.

(Signature of Promoters)

(Signature of Purchaser/s)

36. As part of the transaction contemplated herein, the Purchaser/s shall, simultaneously with Promoters offering possession of the said Flat, pay to the Promoters, inter alia, the following amounts over and above the Sale Price as mentioned in Clause 6 above and all other amount payable by the Purchaser/s under this Agreement or otherwise. The Promoters are entitled to retain and appropriate the same to its own account.



Particular	Amount (Rs.)
Legal Charges	Rs _____ 3,500/-
Stamp Money	Rs _____ 500/-
Charges for Formation and Registration of Organisation and Apex Body	Rs _____ 5,000/-
Electricity Deposit	Rs _____ 45,000/-
Development Charges	Rs _____ 35,350/-
Corpus Fund	Rs _____ 8,83,750/-
Maintenance Charges Deposit	Rs _____ 3,18,150/-
Mahanagar Gas connection(subject to availability)	Rs _____ 10,000/-

The Promoters shall not be liable, responsible and / or required to render the account in respect of the amounts mentioned hereinabove. It is hereby clarified that the aforesaid amounts mentioned hereinabove does not include the dues for electricity, gas and other bills for the Said Premises and the Purchaser/s shall be liable to pay electricity, gas and other bills for the individual meters separately. It is further clarified that the list of charges mentioned hereinabove is only indicative and not exhaustive and the Purchaser/s agrees to pay to the Promoters, such other charges or such other amounts under such heads or increase in any of the amounts as the Promoters may indicate without any demur.

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It is agreed that in the event of any additional amounts becoming payable in respect of items mentioned in Clause 36 above, then the Purchaser/s shall forthwith on demand pay to and/or deposit the additional amounts with the Promoters. The said amount shall not carry any interest.

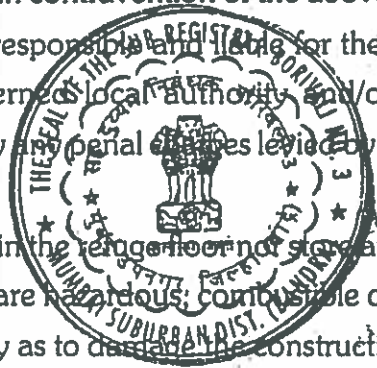
38. (A) The Purchaser/s by himself/herself/themselves with intention to bind all persons into whose hands the Said Premises and other premises may


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hereinafter come, even after said Free Sale Buildings and said Property is conveyed or leased in favour of the said Apex Body, is executed, hereby covenant/s with the Promoters as follows:

- (i) Not to do or suffer to be done anything in or to the said Free Sale Buildings, Said Premises, staircase common areas or any passages which may be against the rules, regulations or byelaws of concerned local or any other authority or change/alter or make addition in or to the building or to the Said Premises itself or any part thereof and to maintain the said Flat at the Purchaser's own cost in good repair and condition from the date on which the Purchaser/s is permitted to use the Said Premises. In the event of the Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority and also pay any penal charges levied by the authorities.
- (ii) Not to store anything in the refuge floor or not store any goods in the Said Premises which are hazardous, combustible or of dangerous nature or are so heavy as to damage the construction or structure of the said Free Sale Buildings or storing of such goods which is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages on the upper floors which may damage or likely to damage the staircases, common passages or any other structure of the said Free Sale Buildings and in case any damage is caused to the said Free Sale Buildings on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach and shall repair the same at his/her/their own costs.
- (iii) Not to change the user of the said Flat and/or make any structural alteration and/or construct any additional structures, mezzanine floors, whether temporary or permanent, in the said Flat and not to cover or construct anything on the open spaces, garden, recreation area and/or parking spaces and/or refuge areas.
- (iv) Not to demolish or cause to be demolished the said Flat or any part thereof neither at any time make or cause to be made any addition or alteration of whatsoever nature in or to the said Flat or any part thereof and keep the portion, sewers, drains, pipes in the



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said Flat and appurtenances thereto in good repair and condition and in particular so as to support, shelter and protect other parts of the said Free Sale Buildings.

(v) Not to make any alteration in the elevation and outside colour scheme of paint and glass of the said Free Sale Buildings and not cover/enclose the planters and service ducts or any of the projections from the said Flat, within the Said Premises, nor chisel or in any other manner cause damage to the columns, beams, walls, slabs or RCC partition or walls, pardis or other structural members in the said Flat without the prior written permission of the Promoters, nor do / cause to do any hammering for whatsoever use on the external / dead walls of the said Free Sale Buildings or do any act to affect the F.S.I potential of the said Property/ said Larger property/said Auris Serenity Property.



(a) Not to affix any fixtures or grills on the exterior of the said Free Sale Buildings for the purposes of drying clothes or for any other purpose and undertakes not to have any laundry drying outside the said Flat. The standard design for the same shall be obtained by the Purchaser/s from the Promoters and the Purchaser/s undertake/s to not fix any grill having a design other than the standard design approved by the Promoters. If found that the Purchaser/s has/have affixed fixtures or grills on the exterior of his/her/their premises for drying clothes or for any other purpose or that the Purchaser/s has/have affixed a grill having a design other than the standard approved design, the Purchaser/s shall, on each such occasion, pay to the Promoters a penalty of Rs.10,000/- (Rupees Ten Thousand only) per day till the same is rectified.

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(b) The aforesaid penalty/ies shall be payable by the Purchaser/s in addition to the cost of rectification for the default committed. In the event the Purchaser/s fails to pay the penalty and rectify the default of his/her/their obligation within 7 days from committing this default to the satisfaction of the Promoters at his/her/their own cost, then the Promoters through its agents, shall have a right to enter upon the said

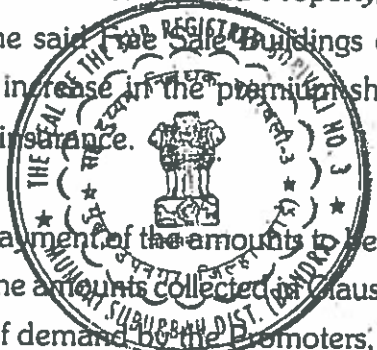

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Flat and dismantle at the Purchaser's cost, such fixtures or grills or air conditioner or the outdoor condensing unit which are in contravention of this sub-clause or any other provision of this Agreement.

- (vii) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Property/ said Auris Serenity Property and the said Free Sale Buildings or any part thereof or whereby any increase in the premium shall become payable in respect of the insurance.
- (viii) Not to delay / default in payment of the amounts to be paid to the Promoters in addition to the amounts collected in Clause 36 above and pay within 10 days of demand by the Promoters, their share of security deposit demanded by any concerned local authority or government, M.C.G.M. for giving water, gas connection or any electric supply company for giving electricity or any other service connection to the said Free Sale Buildings.
- (ix) Not to delay / default in payment of 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 from time to time.
- (x) Not to transfer or assign the Purchaser's right, interest or benefit under this Agreement and / or let, sub let, self mortgage and / or otherwise transfer, assign or part with occupation or give on leave and license, care taker, paying guest or tenancy basis or induct any person/s into or part with the said Flat without the prior written consent of the Promoters / organizations of respective tower out of the Free Sale Buildings / Apex Body. Such consent, if granted shall be subject to the terms and conditions imposed and stipulated by the Promoters herein.
- (xi) Shall not violate and shall abide by all rules and regulations framed by the Promoters / its designated Project Manager or by the said Organization / Apex Body, for the purp use of maintenance and up-keep of the said Free Sale Buildings and in connection with any interior / civil works that the Purchaser/s may carry out in the said Flat.



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(xii) Shall not violate and shall observe and perform all the rules and regulations which the said Organizations/Apex Body may have at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Free Sale Buildings and the premises 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 Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the said Organizations regarding the occupation and use of the said Flat in the said Free Sale Buildings and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.



(xiii) Shall not do or permit or suffer to be done anything in or upon the said Flat or any part of the said Free Sale Buildings which is or may be, or which in the opinion of the Promoters is or may, at any time be or become a danger, a nuisance or an annoyance to or interference with the operations, enjoyment, quiet or comfort of the occupants of adjoining premises or the neighbourhood provided always that the Promoters shall not be responsible to the Purchaser/s for any loss, damage or inconvenience as a result of any danger, nuisance, annoyance or any interference whatsoever caused by the occupants of the adjoining premises of the said Free Sale Buildings and the Purchaser/s shall not hold the Promoters so liable;

(xiv) Shall not obstruct, cause or permit any form of obstruction whatsoever whether by way of depositing or leaving any article, item or thing of whatsoever nature, movable or otherwise, within the Said Premises or in or on the common stairways, refuge areas, corridors and passageways in and of the said Free Sale Buildings.

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(xiv) Shall never in any manner enclose any flower beds/pocket terrace/s and other areas to be kept open in any manner including installing any temporary or part shed or enclosure and shall not include the same in the Said Premises and keep the same unenclosed at all time. The Promoters shall have the right to inspect the Said Premises at all times and also to demolish any such addition or alteration or


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enclosing of the open areas without any consent or concurrence of the Purchaser/s and also to recover costs incurred for such demolition and reinstatement of the Said Premises to its original state.

- (xvi) Not to permit any person in the employment of the Purchaser/s (such as domestic help, drivers, cleaners etc.) to sleep and / or occupy the common area of the Free Sale Buildings such as passage, lobby, stair case and / or any part of the said Property and/or said Auris Serenity Property.

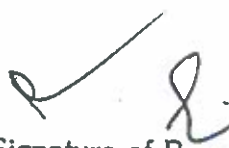


Breach of any of these conditions shall cause this Agreement, ipso facto, to come to an end and notwithstanding anything contained to the contrary herein and without prejudice to all other rights that the Promoters may have against the Purchaser/s either under this Agreement or otherwise, the Promoters shall have the right to terminate this Agreement on the breach of the aforesaid conditions consequences as mentioned in clause 17 shall follow of the Sale Price in respect of the Said Premises shall stand forfeited and the Promoters shall be entitled to deduct from the payments made by the Purchaser/s such amounts as they may find proper to compensate for the damage so caused and refund the balance amount of the Sale Price to the Purchaser/s, however if such payments are inadequate, the Promoters shall be entitled to recover further amounts from the Purchaser/s to compensate for the damage so caused and the Purchaser/s hereby consents to the same. The decision of the Promoters in that regard shall be final and binding upon the Purchaser/s shall not dispute the decision of the Promoters in this regard.

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B. In addition to the aforesaid conditions, the Purchaser/s binds himself/herself/themselves in respect of the Said Premises and covenants as under:

- (i) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Said Premises into the compound or the refuge floor or any portion of the said Property / said Auris Serenity Property and the said Free Sale Buildings.
- (ii) Shall not at any time cause or permit an public or private nuisance or to use the loud speaker etc in or upon the Said Premises, said Building or the said Property/ said Auris Serenity Property or any


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part thereof or do anything which shall cause an annoyance, inconveniences, suffering, hardship or disturbance to the occupants or to the Promoters. Further the Purchaser/s shall not keep pets and/or domesticated animals in or upon the Said Premises, the said Free Sale Buildings or the said Property/ said Auris Serenity Property or any part thereof.

(iii) Shall not discharge, dump, leave or burn nor to cause or permit the discharging, dumping, leaving or burning of any wastage including but not limited to pollutants into the surface or other drains or in or upon any part of the Said Premises and/or the said Free Sale Buildings nor litter or permit any littering in the common areas in or around the Said Premises and/or the said Free Sale Buildings and at the Purchaser's own cost and expense to make good and sufficient provision for the safe and efficient disposal of all waste generated at the Said Premises and/or the said Free Sale Buildings to the requirement and satisfaction of the Promoters and/or relevant government and statutory authorities.



(iv) Shall not do either by himself/itself or any person claiming through the Purchaser/s anything which may or is likely to endanger or damage the said Free Sale Buildings or any part thereof, the garden, greenery, fencing, saplings, shrubs, trees and the installations for providing facilities in the said Free Sale Buildings. No damage shall be caused to the electricity poles, cables, wiring, telephone cables, sewage line, water line, compound gate, or any other facility provided in the said Free Sale Buildings.

(v) Shall not display at any place in the said Free Sale Buildings any bills, posters, hoardings, advertisement, name boards, neon sign boards or illuminated signboards. The Purchaser/s shall not stick or affix pamphlets, posters or any paper on the walls of the said Free Sale Buildings or common area therein or in any other place or on the window, doors and corridors of the said Free Sale Buildings.

(vi) Shall not affix, erect, attach, paint or permit to be affixed, erected, attached, painted or exhibited in or about any part of the said Free Sale Buildings or the exterior wall of the Said Premises or on or

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through the windows or doors thereof any placard, poster, notice, advertisement, name plate or sign or announcement, flag-staff, air conditioning unit, television or wireless mast or aerial or dish antenna any other thing whatsoever save and except the name of the Purchaser/s in such places only as shall have been previously approved in writing by the Promoters in accordance with such manner, position and standard design laid down by the Promoters;

- (vii) Shall not park at any other place and shall park all vehicles in the allotted/ designated parking lots only as may be prescribed by the Promoters;
- (viii) Shall cause the Apex Body to paint the said Free Sale Buildings at least once in every five years maintaining the original colour scheme even after the agreement is executed in favour of the Apex Body.



39. The Promoters shall have irrevocable, unconditional and unfettered right and be entitled to and the Purchaser/s shall permit the Promoters and its surveyors and agents with or without workmen and others, at all times, to enter into and upon the Premises to view and examine the state and conditions thereof.

40. The Promoters shall have the right to enter into contract with any third party/ agency for the purpose of maintenance and upkeep of the said Property/ said Auris Serenity Property, such decision shall be final and binding until the agreement in respect of the said Free Sale Buildings is executed in favour of the Apex Body. Thereafter, the Apex Body will undertake to maintain said Free Sale Buildings and every part thereof in the manner as it was handed over save and except normal wear and tear of the property and the Apex Body shall create and maintain a Sinking Fund for the purpose of such maintenance and if the Apex Body commits default, the Promoters shall have a right to rectify the default and recover the expenses from the Apex Body of the Purchaser/allotee.

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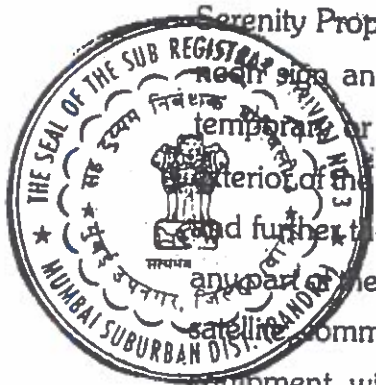
41. The Purchaser/s shall, with prior 24 (twenty four) hours intimation, permit the Promoters and their surveyors and agents with or without workmen and others at reasonable times to enter into and upon the Said Premises or any part thereof for the purpose of making, maintaining, rebuilding, cleaning, lighting and keeping in order and good conditions all services, drains, pipes, cables, water covers, gutters, wires, party walls, structure or other conveniences belonging to or serving


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or used for the said Free Sale Buildings and also for the purpose of laying down, maintaining, repairing and also for purpose of cutting of essential services including water supply to or any of the premises of the said Free Sale Buildings in respect whereof, the Purchaser/s of such other premises, as the case may be, shall have made default in paying his/her/their share of taxes, maintenance charges etc.

42. It is expressly agreed that the Promoters shall have an irrevocable and perpetual right and be entitled to put a hoarding on the said Property/ said Auris Serenity Property or any parts of the said Free Sale Buildings or buildings including on the terrace and/or on the parapet wall and/or on the said Property/ said Auris Serenity Property and the said hoardings may be illuminated or comprising of neon sign and for that purpose, the Promoters are fully authorized to allow temporary or permanent construction or erection for installation either on the exterior of the said Free Sale Buildings or on the said Property as the case may be and further the Promoters shall be entitled to use and allow third parties to use any part of the said Free Sale Buildings and the property for installation of cables, satellite communication equipment, cellular telephone equipment, radio turnkey equipment, wireless equipment and all other equipments etc. The Purchaser/s agrees not to object or dispute the same. It is further expressly agreed that the Promoters shall have an irrevocable and perpetual right and be entitled to receive, recover, retain and appropriate all the rents, profits and other compensation including any increase thereof and the Purchaser/Said Organization shall not have any right or be entitled to any of the rents, profits and other compensation including any increase thereof or any part thereof. All the rents, profits and other compensation including any increase thereof shall solely and absolutely belong



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to the Promoters. No forbearance, indulgence or relaxation or inaction by the Promoters at any time to require performance of any of the provisions of these presents shall in any way affect, diminish or prejudice its rights to require performance of that provision and any waiver or acquiescence by them of any breach of any of the provisions of these presents shall not be construed as a waiver or acquiescence of any continuing or succeeding breach of such provisions or a waiver of any right under or arising out of these presents, or acquiescence to or recognition of rights and/or position other than as expressly stipulated in these presents.

44. Any delay tolerated or indulgence shown by the Promoters in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser/s by the


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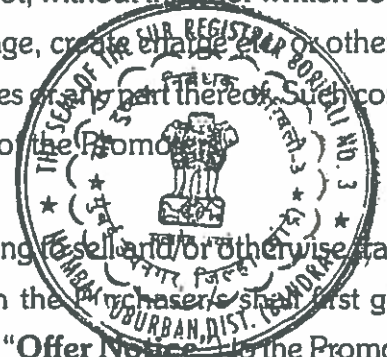
Promoters shall not be construed as a waiver on the part of the Promoters of any breach or non-compliance of any of the terms and conditions of this Agreement nor shall the same in any manner prejudice the rights of the Promoters.

45. (i) As stated herein, the Purchaser/s shall not, without the prior written consent of the Promoters, sell, transfer, mortgage, create charge or otherwise deal with or dispose off the Said Premises or any part thereof. Such consent / refusal shall be at the sole discretion of the Promoters.

(ii) In the event of the Purchaser/s proposing to sell and/or otherwise transfer the Said Premises to any person then the Purchaser/s shall first give a written notice (hereinafter referred to as "Offer Notice") to the Promoters. The Offer Notice shall state (i) the name and address of the proposed transferee, (ii) the proposed sale price, including the proposed amount and form of consideration and terms and conditions offered by such proposed transferee, (iii) the date of consummation of the proposed sale, (iv) a representation that the proposed transferee has/have been informed of the "right of first refusal" rights provided for in this Agreement. If the proposed consideration for the sale includes consideration other than cash, the Offer Notice shall include a calculation of the fair market value of such consideration and an explanation of the basis for such calculation. The total value of the consideration for the proposed sale shall be denominated in Rupees and is referred to herein as the "Offer Price".

(iii) If the Promoters wish to purchase the Said Premises, then it shall issue a notice to the Purchaser/s within 7 (seven) days from the date of receipt of the Offer Notice, informing the Purchaser/s of its intention to purchase / acquire the Said Premises ("Acceptance Notice") and upon issuance of the Acceptance Notice, the Purchaser/s shall be bound to sell and/or transfer the Said Premises to the Promoters.

(iv) If the Promoters do not wish to purchase the Said Premises, then it shall issue a notice to the Purchaser/s within 7 (seven) days from the date of receipt of the Offer Notice, informing the Purchaser/s of its intention of not purchasing and/or acquiring the Said Premises ("Rejection Notice") and only upon issuance of the Rejection Notice, the Purchaser/s shall be entitled to sell the Said Premises to the said proposed transferee on the same terms and conditions as were offered by the Purchaser/s to the Promoters. However, it is agreed that if completion of the sale and/or



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(Signature of Promoters)

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transfer of the Said Premises to the proposed transferee does not take place within a period of 30 (Thirty) days following the issuance of Rejection Notice, then the Purchaser's right to sell the Said Premises to such third party shall lapse and the provisions of this clause shall once again apply to the Said Premises.



(v) It is hereby clarified that, in the event of the Purchaser/s proposing to sell and/or otherwise transfer the Said Premises to his/her/their/ her / their relatives, such relatives being his/her/their/ her / their spouse, children and/or parents only, then the provisions of sub clauses (ii) to (iv) shall not apply and that the Purchaser/s shall prior to such intention obtain the prior written consent of the Promoters in terms of sub clause (i) hereinabove.

The Purchaser/s hereby grant/s his/her/their Irrevocable consent to the Promoters mortgaging the said Property/said Larger Property/ said Auris Serenity Property along with the said Free Sale Building being constructed thereon, to enable the Promoters to augment the funds for the development of the said Property/said Larger Property/ said Auris Serenity Property. The Promoters shall clear the mortgage debt in all respects before the execution of the conveyance or lease of the said Property in favour of the Organisation in the manner provided in this Agreement.

47. The Purchaser/s hereby expressly agrees and covenants with the Promoters that in the event of the said Free Sale Buildings on the said Auris Serenity Property being not ready for use and in the event of the Promoters offering occupation of the Said Premises to the Purchaser/s then and in that event the Purchaser/s shall not have any objection to the Promoters completing the construction of the balance building or additional floors on the said Property without any interference or objection. The Purchaser/s further confirms that he/she/they shall not object or dispute construction of the balance building or buildings, wing or wings or additional floors or additional construction or part or parts thereof by the Promoters on any ground including on the ground of nuisance, annoyance or any other ground or reason whatsoever and the Promoters shall be entitled to either themselves or through any nominees to construct and complete the said additional storeys, wing or wings or building or buildings on the said Auris Serenity Property as they may desire in their absolute discretion without any interference or objection or dispute by the Purchaser. The Purchaser/s hereby consents to the same time being under any law as applicable.

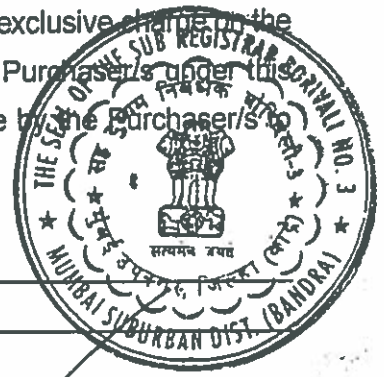
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48. Notwithstanding anything contrary to contained herein or in any other letter, no objection, permission, deeds, documents and writings (whether executed now or in future by the Promoters) and notwithstanding the Promoters giving any no objection/permission for mortgaging the Said Premises or creating any charge or lien on the Said Premises and notwithstanding the mortgages/charges/lien of or on the Said Premises, the Promoters shall have first and exclusive charge on the Said Premises and all the right, title and interest of the Purchaser/s under the Agreement for recovery of any amount due and payable by the Purchaser/s to the Promoters under this Agreement or otherwise.



49. The Purchaser/s hereby nominates _____ having his/her/their address at _____ who is _____ of the Purchaser/s as his/her/their nominee in respect of the Said Premises. On the death of Purchaser/s, the said _____ ("the said Nominee") shall assume all the obligations of the Purchaser/s under this Agreement or otherwise, and shall be liable and responsible to perform the same. The Purchaser/s shall at any time hereafter be entitled to substitute the name of the said Nominee for the purposes herein mentioned. The Promoters shall only recognize the said Nominee or the nominee substituted by the Purchaser/s (only if such substitution has/have been intimated to the Promoters in writing) and deal with him or her in all matters pertaining to the Said Premises. The heirs and legal representatives of the Purchaser/s shall be bound by any or all the acts, deeds, dealings, breaches, omissions, commissions etc. of and/or by the said Nominee. The Promoters shall at its discretion be entitled to insist on Probate/Succession Certificate/Letters of Administration and/or such other documents as the Promoters may deem fit, from such nominee. The nominee would be required to give an indemnity bond indemnifying the Owners/Promoters as may be necessary and required by the Promoters.

50. The Purchaser/s hereby agrees to indemnify and keep indemnified, saved, defended and harmless the Promoters against any or all claims, losses, damages, expenses, costs or other liabilities incurred or suffered by the Promoters from or due to any breach by the Purchaser/s of its covenants, representations and warranties under this Agreement or due to any act, omission, default on the part of the Purchaser/s in complying/performing his/her/their obligations under this Agreement.

Indemnifying the Owners/Promoters		
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51. All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s by Registered Post A.D./Under Certificate of Posting/Courier or by hand delivery or by Fax, E-mail to the address of the addressee at his/her/their address hereinbefore mentioned

52. A notice shall be deemed to have been served as follows:

- (i) if personally delivered, at the time of delivery
- (ii) if sent by courier, Registered (Post) A.D. or by Fax, E-mail at the time of delivery thereof to the person receiving the same



For the purposes of this transaction, the details of the PAN of the Promoters and Purchaser/s are as follows:

(i) Promoters PAN	AAACT0197J
(ii) Purchaser/s PAN	<u>AZTPD4322N</u>
(iii) Purchaser/s PAN	<u>AGVPD4605M</u>
(iv) Purchaser/s PAN	<u>ALTPD4500A</u>
(v) Purchaser/s PAN	_____

54. The Purchaser/s shall bear and pay all the amounts payable towards stamp duty, registration charges and all out-of-pocket costs, charges and expenses on all documents for allotment of the Said Premises including on this Agreement. Any consequence of failure to register this Agreement within the time required shall be on the Purchaser's account.

55. The Purchaser/s hereby declares that he/she/they has/have gone through this Agreement and all the documents related to the said Auris Serenity Property and the Said Premises and has / have expressly understood the contents, terms and conditions of the same and the Purchaser/s after being fully satisfied has / have entered into this Agreement and further agrees not to raise any objection in regard to the same.

बॉरल - ३/		
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(Signature of Promoters)

✓ TVD
✓ MRD
✓ ४८५५ २०१५
(Signature of Purchaser/s)

IN WITNESS WHEREOF the Parties have set and subscribed their respective hands and seals to these presents the day and year first hereinabove stated.

The first Schedule Above Referred to
(Description of the said Auris Serenity Property)

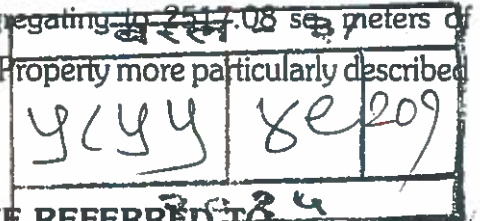
ALL THAT piece and parcel of land bearing C.T.S. No. 322/C(pt), 323/A(pt), 325/A(pt), 326, 327, 328(pt), 330(pt), 330/1(pt), 330/2, 331, 332(pt), 333(pt), 365(pt), 365/1(pt), 365/2(pt), 365/3(pt), 365/4(pt), 366(pt), 367(pt), 368(pt), 369(pt), 370(pt), 371(pt), 372(pt), 373(pt), 374(pt), 375(pt), 376/A(pt), 376/1, 376/2, 376/3, 376/4, 376/5, 377, 378, 379, 380(pt), 381(pt), 382/A(pt), 416(pt), 422(pt), 424(pt), 425(pt), 426(pt) and 427(pt) thus aggregating to 32,030.23 sq. meters of thereabout being a portion of the said Larger Property situate at Guriya Pada, Link Road, Malad (West), Mumbai 400 064, Village Valnai, Taluka Borivali, Mumbai Suburban District and bounded as follows:

On and towards North : Sunder Lane Road
On and towards West : New Link Road
On and towards South : Ramchandra Lane
On and towards East : 18.30 mtrs. wide proposed D. Road



THE SECOND SCHEDULE ABOVE REFERRED TO
(Description of the said Property)

ALL THAT piece and parcel of land bearing aggregating to 2517.08 sq. meters of thereabout being a portion of the said Auris Serenity Property more particularly described in the First Schedule hereinabove written



THE THIRD SCHEDULE ABOVE REFERRED TO
(Description of the common areas)

A) Common Areas and facilities of the Said Premises in relation to the Tower 2.

- i. The portion of the said property on which the plinth of the said Building shall be constructed and the common service lines such as electricity, water, drainage, common recreation areas.
- ii. Entrance of the said Tower 2 shall have grand and designer entrance lobby.
- iii. Security System shall be provided by way of CCTV in entrance lobby and common areas, Gas leak detectors, fire alarms.


(Signature of Promoters)

TVD
MRD
821 2821
(Signature of Purchaser/s)

- iv. Safety Measures shall be adopted by providing DG Power back up for designated areas of flats and elevators. Intercom facility shall also be provided.
- v. Common amenities such as High Speed Automatic passenger elevators, Separate service & servant's / domestic help Elevators, internet connection, cable network & intercom connectivity with security.
- vi. Garbage chute (wet/dry) for easy disposal of waste

B) The following facilities located throughout the Layout of the said Auris Serenity Property

1. Water tank located on the Building.
2. Plumbing network throughout the Building.
3. Electric wiring network throughout the Building.
4. Necessary light, telephone and public water connections.



5. The foundations and main walls, columns, girders, beams, and roofs of the Building.


6. Such other common areas and facilities relating to the said Property as declared by the Promoter anytime.

7. Restricted common areas and facilities on each floor of the said Building.
8. Common areas and facilities such as (i) the ramps, (ii) podium, (iii) open areas, (iv) the Club area, (v) the swimming pool area, (vi) decks, (vii) jogging track, (viii) terrace, (ix) recreation ground, etc;
9. The parking spaces allotted / given / to be given as a facility free of cost to the respective Purchasers/ holders thereof;

C) The following facilities located in each of the upper floors are restricted common areas and facilities restricted to the premises of respective floor.

A lobby which gives access to the stairway from the Said Premises.

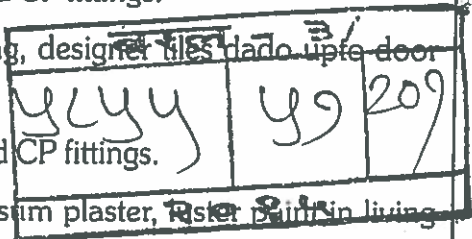
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(Signature of Promoters)

TVD
MRD
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(Signature of Purchaser/s)

**THE FOURTH SCHEDULE ABOVE REFERRED TO:
(Description of Amenities in the said Flat)**

1. Storage places
2. Cable connections
3. Mahanagar pipe gas (subject to availability)
4. Doors 8 ft high decorative, fire rated main door and 8 ft high flush laminated doors in bed rooms & toilets
5. Living & Dining Room with vitrified flooring up to passage, extensive electrical layout, cable point, telephone point, decorative main door, windows, granite sills, intercom system, AC points.
6. Bedroom with vitrified flooring, A.C. points, extensive electrical layout, and telephone points.
7. Master Bedroom with laminated wooden flooring, extensive electrical layout, telephone and A.C. points.
8. Kitchen with vitrified flooring, granite kitchen platform (dado & wall) with stainless steel sink, designer tiles on dado, provision for gas connection electric points for (i) water purifier, (ii) refrigerator, (iii) exhaust and (iv) mixer grinder
9. Bathroom with vitrified flooring, designer tiles dado upto door height, geyser, electrical point for exhaust.
Sanitary: Sanitary Ware fixtures and CP fittings.
10. Designer Master Bathroom of International standard design with imported marble flooring and Dado upto door height, imported marble counters, hot & cold mixer, geyser, electrical point for exhaust.
Sanitary: Sanitary Ware fixtures and CP fittings.
11. Powder Room with vitrified flooring, designer tiles dado upto door height, electrical point for exhaust.
Sanitary: Sanitary Ware fixtures and CP fittings.
12. Internal wall finish shall be of Gypsum plaster, ~~Water Proof~~ in living room & passage.
13. Utility Space shall be with designer tiles dado up to 8' with wash basin fitted.
14. Windows shall be of heavy section aluminum powder coated windows with granite sills and guard bars.
15. Electrification shall be of concealed copper wiring with extensive layout, modular switches in flats and generator power facilities for designated areas. Provision for telephone, lights, fans & TV points with adequate extra points, D2H.



(Signature of Promoters)

TVO
MRD
प्लान नंबर

(Signature of Purchaser/s)



1-1-1		
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(48)

SIGNED SEALED AND DELIVERED by the)

Within named "Promoters")

TRANSCON-SHETH CREATORS PVT. LTD.)

by the hands of its authorized signatory)

Mr. Mukesh L. Shah)



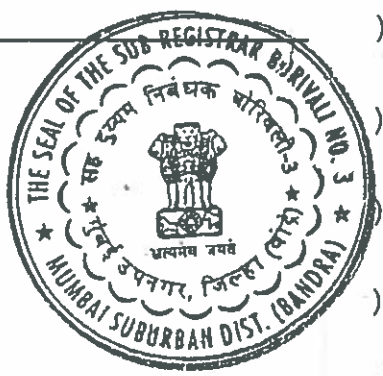
For TRANSCON-SHETH CREATORS PVT.LTD

MUKESH L. SHAH (CONSTITUTE-ATTORNEY)

Mr. Rishi Todi)

In the presence of...)

- 1. Rishi
- 2. वसंत धेडिया



For TRANSCON-SHETH CREATORS PVT LTD

RISHI TODI (CONSTITUTE ATTORNEY)

SIGNED AND DELIVERED by the)

Within named "Purchaser/s")

Mr /Mrs./ M/s. Tejas Vasant Dhedia)

Mrs. Mukti Mahesh Dharod)

Mrs. Jaya Vasant Dhedia)

_____))

_____))

_____))

_____))

_____))



Tejas

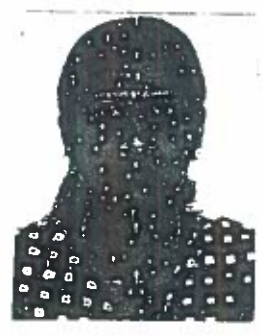


Mukti

In the presence of...)

- 1. Rishi
- 2. वसंत धेडिया

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२०१५		



रशि धेडिया



बरत - ३/		
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२०१५		

(49)

RECEIPT

RECEIVED on or before the day and the year first hereinabove written of and from the withinnamed the 'purchaser' Mr./Mrs./M/s. Tejas Vasant Dhedia &

Mrs. Mukti Mahesh Dharod & Mrs. Jaya Vasant Dhedia

the sum of Rs. 1,51,22,735/- Rupees One Crore Fifty One Lacs Twenty Two Thousand Seven Hundred Thirty Five only)

being the amount withinnamed to have been paid by him / her / them to us by Cash/Cheque No. dated

drawn on Bank

WE SAY RECEIVED

l. Tadi
For TRANSCON-SHETH CREATORS PVT. LTD



WITNESSES:

1. *Prishka & Savita Prishka*

2. *अश्विनी मंगलकांत देवेंद्र* *अश्विनी देवेंद्र*

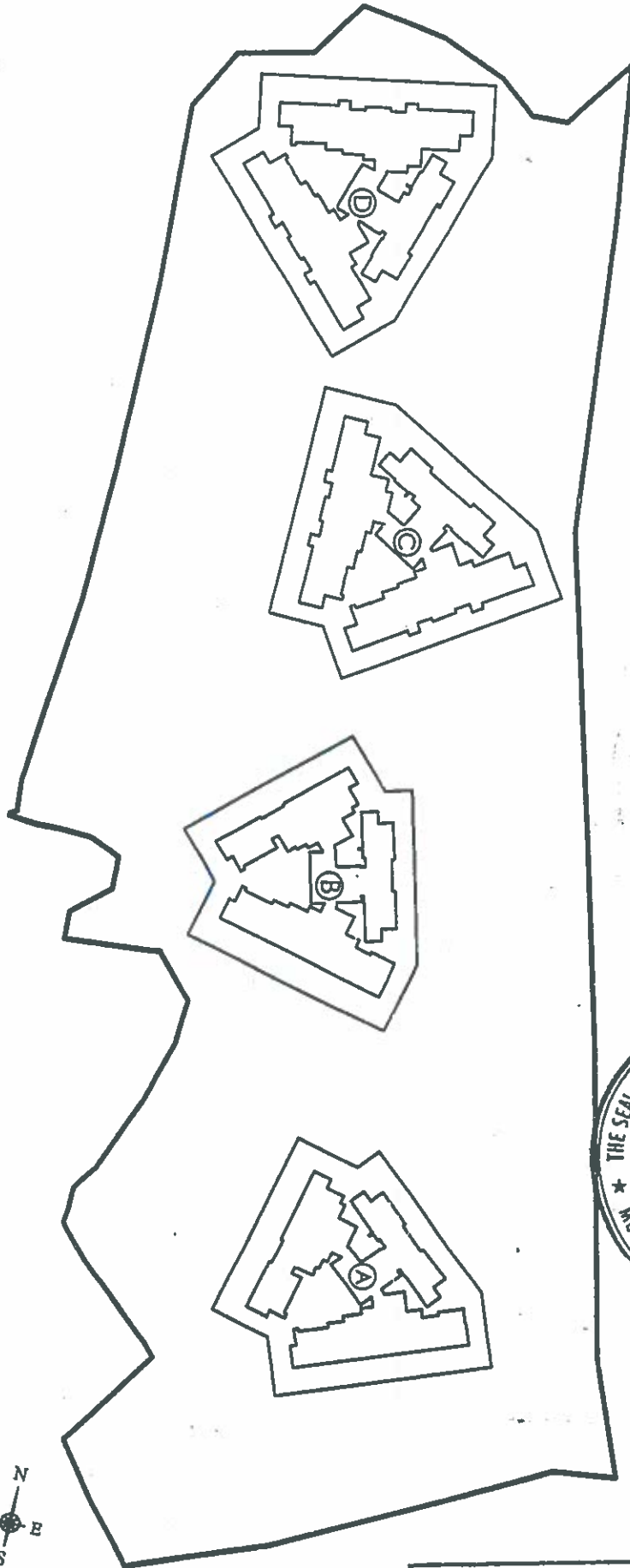
बरल - ३/		
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[Signature]
(Signature of Promoters)



बल - ३/		
५८५५	५६	२०९
२०१५		

"Annexure - B"



For TRANSCON-SHETH CREATORS PVT.LTD

Mukesh A. Shah
 MUKESH A. SHAH (CONSTITUTE ATTORNEY)

For TRANSCON-SHETH CREATORS PVT LTD

Rishi Todi
 RISHI TODI (CONSTITUTE ATTORNEY)



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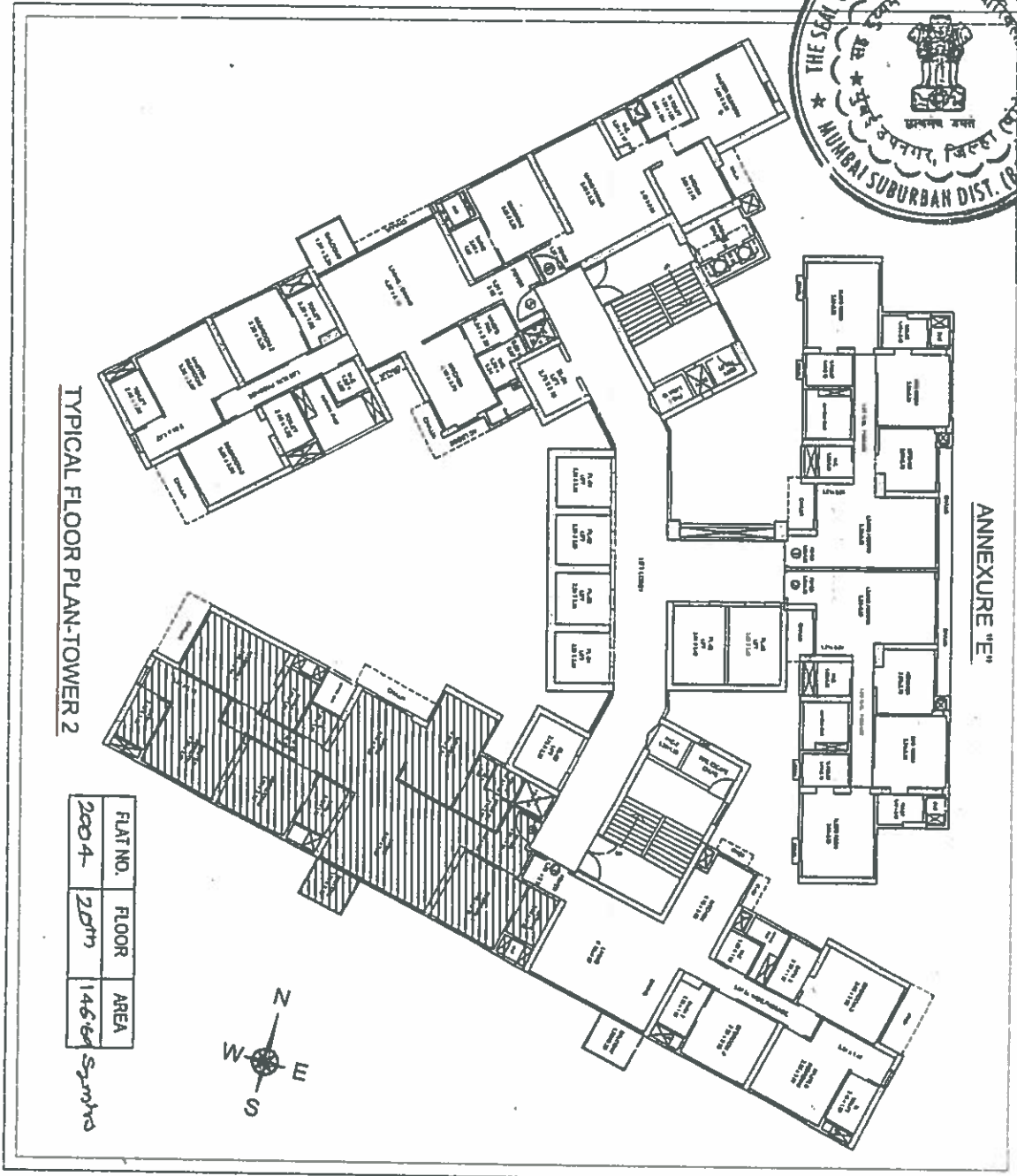


LAYOUT PLAN

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दाल - 31		
५८५५	५८	२०९
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TYPICAL FLOOR PLAN-TOWER 2

ANNEXURE "E"

FLAT NO.	FLOOR	AREA
2004	20th	146.64 Sq.mts

146.64 Sq.mts



For TRANSCON-SHETH CREATORS PVT.LTD

For TRANSCON-SHETH CREATORS PVT LTD

MUKESH L. SHAH (CONSTITUTE ATTORNEY)

RISHI TODI (CONSTITUTE ATTORNEY)

[Handwritten signature]

R. Todi

- ✓ *[Signature]*
- ✓ *[Signature]*
- ✓ ४२१ २०२५

बरल - ३/		
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२०१५		



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२०२५		

MANOJ R. PAWAR

Architect - (Regd. No. CA/2004/54857)

Date: 01 April 2015

To whomsoever it may concern

Sub: Proposed Slum Rehabilitation scheme under section 33(14)D&33(10) on Plot Bearing GTS No. 322/C-323/A, 325/A, 326 to 330/330/1, 330/2, 331 to 333/371(pt), 372, 373, 374(pt), 375, 376, 376/1 to 376/5, 377 to 381, 382A, 416, 422, 424, 426, 427, of Village valmali, Taluka - Borivli-Orlam Malad (West) Mumbai.

Ref: SRA/ENG/3025/PN/PL/AP

This is to Certify that the Flat number in Approved drawing by SRA is in Sale brochure for Sale Building - Wing B on building on plot bearing GTS No. 322/C-323/A, 325/A, 326 to 330/330/1, 330/2, 331 to 333/371(pt), 372, 373, 374(pt), 375, 376, 376/1 to 376/5, 377 to 381, 382A, 416, 422, 424, 426, 427, of Village valmali, Taluka - Borivli-Orlam Malad (West) Mumbai, in accordance with SRA sanctioned plan bearing permission No. SRA/ENG/3025/PN/PL/AP dated 05 Sep 2013 is as follow:



Flat No in Sale Bldg. - Wing B, As Per Approved Drawing by SRA dated 05-Sep-2013 SRA/ENG/3025/PN/PL/AP	As per Sale Brochure
Flat No-1	Flat No-5
Flat No-2	Flat No-6
Flat No-3	Flat No-1
Flat No-4	Flat No-2
Flat No-5	Flat No-3
Flat No-6	Flat No-4

Thanking you

बिल - 37

१८५५	६९	२०१५
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Manoj Pawar

Manoj Pawar
(Registration No. CA/2004/54857)



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IDBI Trusteeship Services Ltd.



4132/ITSL/OPR/2015-16

Date: 16.10.2015

To

TRANSCON - SHETH CREATORS PRIVATE LIMITED
1201, 1203, 1204, 12th floor, Hallmark Business Plaza
Sant Dyaneshwar Marg
Kalanagar, Bandra (East)
Mumbai 400 051

Regd. Office :
Asian Building, Ground Floor,
17, R. Kamani Marg, Ballard Estate,
Mumbai - 400 001.



Re: Consent for sale of the unit no. 2004 on 20th Floor in the Building named "Tower-B" of the Project "Auris Serenity", situated at Guriya Padn, Malad (west) Mumbai ("Premises"), owned by Transcon - Sheth Creators Pvt. Ltd. ("Mortgagor")

In terms of your email dated 08.10.1015, requesting permission for sale of the Premises in Tower B, we hereby confirm that we have no objection to sell the Premises subject to the fulfilment of the following conditions:

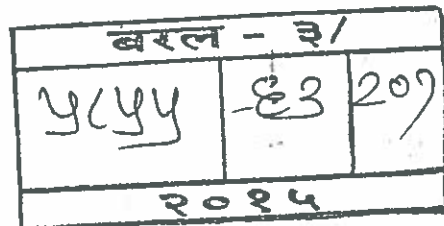
Our consent is subject to the fulfilment of the following conditions:

- (i) The consent hereby granted for sale of the Premises described above, is in order to enable the Mortgagor to sell the said Premises and to facilitate the purchaser to raise loans for purchase of flats in the Premises, if required.
- (ii) The consent hereby granted is subject to, you and the Mortgagor, depositing the consideration for the Premises in accordance with the sale deed and in accordance with Clause 14 of Facility Agreement to the Escrow A/C No. 2688020000103 with Yes Bank, Bandra (East) Branch, Mumbai 400 051. Till such time the money payable in consideration of the Premises has not been credited into the into Escrow Account, the obligation of the Lenders/ Security Trustee to release the mortgage and charge on the Premises shall be construed not to have arisen.
- (ii) It is hereby confirmed that upon deposit of all the moneys payable in consideration of the said Premises in Tower B, into the Lender's account, the Security Trustee shall forthwith re-convey the Premises to the Mortgagor and release the mortgage for the purpose of sale.
- (iii) In the event the sale of the said Premises is cancelled for any reason, the consent accorded above shall stand revoked forthwith.

Yours faithfully,

For IDBI Trusteeship Services Ltd.

Meera D U
Authorized Signatory



Details of the Unit on which the charge is being released for sale to the Purchasers

Sr. N.	Name of the First Applicant	Name of the Second Applicant	Name of the 3 rd applicant	Building No.	Flat No.	Carpet Area of Flat	Agreement Value	Amount Received	Amount to be received
1	Mr. Tejas Vasant Dhedia	Mrs. Mukti Mahesh Dharod	Mrs. Jaya Vasant Dhedia	TOWER-B	2004	1579	3,87,63,000/-	1,51,22,738/-	2,36,40,262/-



बंदरा - ३		
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२०१५		



"Annexure - A"

मालमत्ता पत्रक

भाग/पत्रिका - वळणई तालुका/न.भु.मा.का. -- न.भु.अ.गोरेगांव जिल्हा -- मुंबई उपनगर जिल्हा

पत्रक / स. क्र. नं. शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या अकरापोंचा किंवा पाह्याच तपशील अर्थात त्याच्या फेर तपशीलाचे विषय (वेळ)

३२२/क २७२३.३० रोती

वेधाधिकार

एकाचा मूळ धारक

द्वार

तर धार

तर शीरे

नांक	ध्वबहार	खंड क्रमांक	मविन धारक (प) पट्टेदार (प) किंवा धार (प)	साक्षात्कन
२५/०२/२००४	सहाय्यक अधिपंता मुहम्मदबाई महानगर पालीका यांचे कडोळ क्र. TDR/WS/-२५५ दि. २१/२/२००४ चे पत्रान्वये दि. १/३/०४ ची ताबेपावती व मा.अधिक्षक पृथिवी अधिलेख मुंबई उपनगर यांचेकडोळ क्र. न.भु.सक-७ न.भु.अ.गो/न.भु.वळणई/न.भु.क्र. ३२५/३७६ नांव दाखल करणे ०४/ दि. २५/३/२००४चे पत्रान्वये न.भु.क्र. ३२२/क ची नविन मिळकत पत्रिका उपटून त्यावर धारक व सत्ता प्रकार दाखल केला.		धारक रोती	के रफायु क्र.११९ प्रमाणे सदा २५/०२/२००४ न. भु. अ. गोरेगाव

तपासणी करणारा - खरी नक्कल - न.भु.अ.गोरेगाव मुंबई उपनगर जिल्हा

२५/०२/२००४
२५/०२/२००४
२५/०२/२००४



आर.डी. साभाडे
फ्लोरिडन मुन्हासळ क्र.२

3

दफ्तरी नक्कल ही

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१४/०२/२००४

बरल - ३/
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मालमत्ता पत्रक

भाग/मौजे :- वळणई तालुका/न.भु.मा.का. -- न.भू.अ.गोरेगांव जिल्हा -- मुंबई उपनगर जिल्हा

शासक/न. भू. म. नं. १०७०.१ म. भू. क्र. ३२३ व

पोस्टविभागाचे कार्यालय

१०७३.३

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कडे

पोस्टविभागाचे कार्यालय

३.२

व्यापक

कार्या मूळ धारक

व

वार

र शी

नांक

वर्ग क्रमांक

नविन धारक (भा) पट्टेदार (प) किंवा भात (भा)

साक्षात्कार

१०७२/१११०	<p>स्व.सु.बा मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील क्र. सी. कार्या-७/एकधिकारन/पो. वि/एस आर-२७१८ दि.०३/०१/१६ चे आदेश व एकहील क्रमांक वळणई म. भू. क्र ३२३/१६ गोरेगांव दिनांक ०२/१७ चे आदेशान्वये न. भ. क्र. ३२३ या मिल्कतीचे १०७३.३ चौ. मि. क्षेत्रातून पोस्ट विभागाचे १०७०.१ चौ. मि. क्षेत्रातून तयारी न. भू. क्र. ३२३ ची नविन मिल्कती पत्रिका उपडली व सत्ताधिकार शीत दाखल करून इतरदृष्ट्या राखीव डी. पी. ची नोंद घेतली व मूळ न. भू. क्र ३२३ या न. भू. क्र ३२३ अ असा रोजबदल केलेची नोंद घेतली.</p>			<p>सी -</p> <p>न.भू.अ.क्र. १०</p> <p>मु.उ.न.वि.मुंबई</p>
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पासणे करणारा - सी नक्कल - न.भू.अ.गोरेगांव मुंबई उपनगर जिल्हा

आर.डी. वामाडे


पत्रकार मूळधर क्र.२

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मालमत्ता पत्रक

3

विभाग/मोजे -- दळगई

तालुका/न.पु.मा.का. -- न.पु.अ.गोरेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

नवा भूकल
कथक/ का. पत्र. नं.

शिट नंबर

प्लॉट नंबर

क्षेत्र

चौ.मी.

धारणाधिकार

शासनात्मक/दस्तावेज अकारवांचा क्रिया पाळण्याच
तयारीत अर्थी त्याच्या फेर तयारीचे नियत वेळ)

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क कडे बर्ग

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ट. पे ११.५० दिनांक ०१/०३/१९७४ पासून



सुनिधाधिकार

इच्छाया मुळ धारक
वर्ष

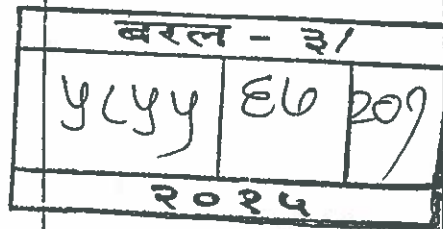
रंती.

पट्टेदार

इतर धार

इतर शी

दिनांक	व्यवहार	पत्र क्रमांक	नविन धारक (था) पट्टेदार (थ) किंवा धार (थ)	साक्षात्करण
२०/०६/१९७९	मा.अध्यक्ष उपजिल्हाधिकारी अंधेरी कडील विनरोती आदेश ADC/LND/D/४४७४दि. १९/०७/१९७७ ने विनरोती आदेशाची नोंद घेतली क्षेत्र ३८९.५७ चौ. मि.			सी. न.पु.अ.क्र. १० मु.उ.न.वि.मुंबई
१९/०६/१९८२	खरोदोगत दि. ०४/०८/१९८१ न. पु.अ.क्र. १० पांचा दि. १०/०६/१९८२ चा आदेश	स र बांदा पांचेकडील ८७८/१	धा. प्रीन पार्क को. ऑ. डो. सो. लि. पे क्षेत्र १२०३.२ चौ. मि.	सी. वि.वि.पु.अ. तथा न.पु.अ.क्र. १०
०४/१०/१९८२	मा.अध्यक्ष उपजिल्हाधिकारी मु.उ.अ.अंधेरी यांचा कडील विनरोती आदेश क्र. ADC/LND/ D /६५१४ दिनांक ०३/०८/१९८२ चे मोजणी प्लान प्रमाणे ३२५ ब ३२५क क्षेत्र ३९८१.८ चे नविन पत्रांका ठपठळने मुळ क्षेत्रातून कमी केले.			सी. वि.वि.पु.अ. तथा न.पु.अ.क्र. १०
१६/०३/१९८४	मा.अधिसक पूर्वम अधिलेख मुंबई उपनगर जिल्हा पांचेकडील आदेश क्र न. पु. क्र. बी. ३/२७२/८४ दिनांक २०/०२/१९८४ अन्वये दिनांक ०४/१०/१९८२ ची नोंद रद्द असे.			सी. वि.वि.पु.अ. तथा न.पु.अ.क्र. १०
१७/०७/१९८४	मा.उपसंचालक पूर्वम अधिलेख नाशिक प्रदेश नाशिक पांचेकडील आदेश क्र भूमापन ३/अपील/मुंबई /१९.८४ दि १९/०७/१९८४ अन्वये मा. अ. पु. अधिलेख मुंबई पांचेकडील आदेश क्र. न. पु. का बी ३/२७२/८४ दि.२०.२.८४ चे आदेशान्वये दि.१६.३.८४ रोजी घेतलेली नोंद रद्द केली असून दि. ०४/१०/१९८२ ची नोंद अपीलाचा निकाल लागे पर्यंत कायम ठेवणेत आली असे.			सी. वि.वि.पु.अ. तथा न.पु.अ.क्र. १०



(पान नं.- १)

मालमत्ता पत्रक

विभाग: पंजे - वळणार्ई

तालुका/न.पु.म.का. - न.पु.अ.गोरेगांव

जिल्हा - मुंबई उपनगर जिल्हा

सात एकूण क्रमांक / स. पी. न.	शिफ्ट नंबर	प्लॉट नंबर	होत्र चौ.मी.	धारणाधिकार	शासनाद्वारा दिलेल्या अकरपतीचा किंवा वाक्याच्या तयारीत अर्थी त्यांच्या फेर तयारीची नियत वेळ)
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दिनांक	व्याख्या	खंड क्रमांक	नविन धारक (धा) पुढेधार (प) किंवा धार (धा)	साक्षात्करण
१७/१०/१९९०	S. I. F. मा. जमाबंदी आयुक्त संघालाक भूमि अभिलेख (म.रा) पुणे वांचेकडील आदेश क्र एस सी /सी आर/१७९९ एस ३/८५ दि १५/१०/१९८५ मन्वये वरील दि. ०४/१०/१९८२ ची नोंद रत करून दि. १७/०७/१९८४ ची नोंद कमी केली.			सही - १७/१०/१९९० वि.नि.पु.अ. तथा न.पु.अ.क्र. १०
०४/१०/२००३	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा वांचेकडील आदेश क्र सी/फार्मा-२क/हो. ४/एस.आर ११३/२००१ दि. २९/३/०३ चे आदेशान्वये न.पु.क्र. ३२५ या मिल्कन पत्रिकेवर दाखल असलेले ९८१०.४ चौ.मी क्षेत्र रद्द करून तयारीवणी १२५०३.५ चौ.मी. क्षेत्र दाखल केले.			के रफाय क्र.११ प्रमाणे सही - न.पु.अ.गोरेगांव
२५/०२/२००४	सहाय्यक अधिपती वृहन्मुंबई महानगर पालीका वांचेकडील पत्र क्र. TDR/WS/ FN-२५५ दि. २९/२/२००४ चे पत्रान्वये व मा. अभिसाक भूमि अभिलेख मुंबई उपनगर वांचेकडील पत्र क्र न.पु. स-७ न.पु.अ.गो/न.पु.वळणार्ई/न.पु.क्र. ३२५/३७६ नोंद दाखल करणे ०४/ दि. २५/२/२००४चे पत्रान्वये न.पु.क्र. ३२५ चे एकूण १२५०३.५ चौ.मी. क्षेत्रातून रस्ताकडे बर्ग होगारे १३२९.२ चौ.मी. क्षेत्र बजावले व त्याचे अनुक्रमे न.पु.क्र ३२५ व न.पु.क्र ३२५ कच्या अनुक्रमे २०.२ व १३०९ चौ.मी. क्षेत्राच्या नविन मिल्कन पत्रिका तयारल्या व त्यावर सत्ता प्रकार फ दाखल करून धारक सदरी वृहन्मुंबई महानगर पालीकेचे नाव दाखल केलेची नोंद घेतली व न.पु.क्र. ३२५ या न.पु.क्र.३२५ सा असा रोज बदल केला.			के रफाय क्र.११९ प्रमाणे सही - २५/०२/२००४ न.पु.अ. गोरेगांव



खरी नकल -

न.पु.अ.गोरेगांव
मुंबई उपनगर जिल्हा

वृहन्मुंबई महानगर पालीका
न.पु.अ.गोरेगांव
न.पु.अ.गोरेगांव
न.पु.अ.गोरेगांव
न.पु.अ.गोरेगांव

गवसाम मय वक्राठ
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न.पु.अ.गोरेगांव

करल - ३/		
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५ नंबर सुभाषन वृहन्मुंबई, पोस्टाळ

मालमत्ता पत्रक

-वेधार्थ/दोणे - बळगाई तालुका/न.पु.अ.का. -- न.पु.अ.गोरेगांव जिल्हा -- मुंबई उपनगर जिल्हा
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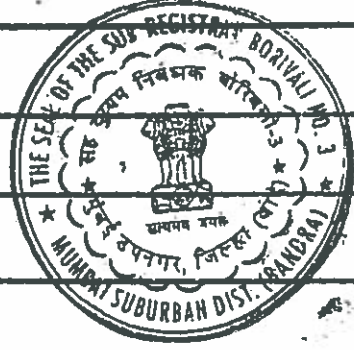
सुविधाधिकार

मालमत्ता क्र. मालमत्ता क्र.
 वर्ष २०११

पदेवार

इतर पार

इतर शी



व्यवहार	खंड क्रमांक	मूळ घटक (प)	पदेवार (प) किंवा-पार (प)	साक्षात्करण

मालमत्ता क्र. मालमत्ता क्र.

मालमत्ता क्र.

न.पु.अ.गोरेगांव
 मुंबई उपनगर जिल्हा

आर.डी. धामाडे
 मालमत्ता क्र. २



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बरल - ३/
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मालमत्ता पत्रक

रेभाग/पं. 1 -- वळगाई

तालुका/न.पु.मा.का. -- न.पु.अ.गोरेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

गाव पुस्तक नं. / ख. पं. न.	प्लॉट नंबर	प्लॉट नंबर	खं. नं.	धारणाधिकार	सोपानादी विलेखा अकरापांचा किंवा चाव्याचा तपशील आणि त्याच्या फेर तपशीलाची नियत वेळ)
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सुबिधाधिकार

हक्काचा मुळ धारक धर्म

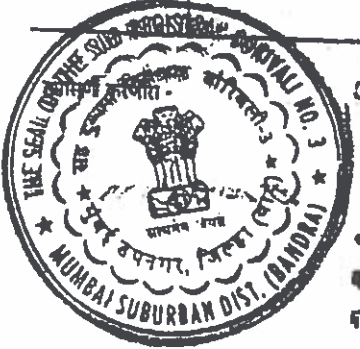
शेती

पट्टेदार

हतर धार

हतर शी

दिनांक	अवधार	खंड क्रमांक	नविन धारक (घा) पट्टेदार (घ) विला धार (घ)	साक्षात्कन



खरी नकल -

न.पु.अ.गोरेगांव

मुंबई उपनगर जिल्हा



न.पु.अ.गोरेगांव
 मुंबई उपनगर जिल्हा
 नविन धारक (घा) पट्टेदार (घ) विला धार (घ)
 आर.डी. दासाडे
 नवीन मुद्रांक क्र. २
 मुद्रांक क्र. ३

न - ३/
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मालमत्ता पत्रक

वेधना/मर्जे -- वळणार्ई

तालुका/न.धु.मा.का. -- न.धु.अ.गोरेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

नाम पुस्तक क्रमांक / पं. क्र. नं.	फाईल नंबर	फाईल क्रमांक	क्षेत्र	धारणाधिकार	शासनाला दिलेल्या अकराव्या किंवा पारंपार्या तरतूदीत अति त्याच्या फेर तयारीची निवत घेऊ
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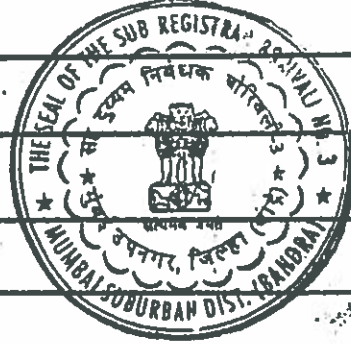
सुविधाधिकार

इकाया मुळ धारक वर्ग रेली

पदेदार

इतर धार

इतर रीते



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (प) पुरेदार (प) किंवा धार (प)	साक्षात्करण

तयारी करणारा

उरी मकसल

न.धु.अ.गोरेगांव
मुंबई उपनगर जिल्हा

मजबूत धारणीत ...
 इकाया मुळ धारक ...
 इकाया ...
 इकाया ...
 इकाया ...



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 आर.अ. शिर्डी
 फोन नंबर २५५५६ ६.२
 एडव्होकेट सी.एस.एस.

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बेरल - ३/
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 २०१५

मालमत्ता पत्रक

दिनांक/पौजे -- बळगाई

तालुका/न.पु.भा.का. -- न.पु.अ.गोरेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

गा.पु.का. क्रमांक / का. पौ. नं.	शिट नंबर	प्लॉट नंबर	सर्व चौ.मी.	धारणाधिकार	सामन्वयादित्वा अकारपांचा किंवा प्राध्याप्या तसरीत आणि त्याच्या फेर तपसणीचे नियत वेळ)
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सुविधाधिकार

हक्काचा मुळ धारक
वर्ष

१ सेलसेटी कॅम्पेस्ट्रीक सोसायटी बाळा खोरीने
श्रीमती सीमा राणा, जोना ट्रेड, बॅटरी बेल्गीक
आणि इतरकडून

पट्टेदार

इतर धार

इतर शी

दिनांक



खंड क्रमांक	नविन धारक (घ) पट्टेदार (प) किंवा धार (ख)	साक्षात्करण

तपसणी करणारा

खरी नकल

न.पु.अ.गोरेगांव

मुंबई उपनगर जिल्हा

मालमत्ता पत्रक
क्रमांक २४५५५
दिनांक २०/०५/२०१४
आर.डी. वासाडे
नगरपालिका मुख्यालय, न.पु.अ.गोरेगांव



आर.डी. वासाडे

१ वर्षातून एकदा तपसणी करणे, धारधारक

क्रमांक - ३/
५८५५ ७२२०९
२०१४

मालमत्ता पत्रक

9

विभाग/जे - वळणई

तालुका/न.भू.मा.का. -- न.भू.अ.गोरेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

गार क्रमांक
रु.चेक/स.ची.न.

शिफ्ट नंबर

प्लॉट नंबर

क्षेत्र
ची.मी.

धारणाधिकार

शासनाला दिलेल्या अक्षरपोशा किंवा पाह्याय
तयरीस आणि त्याच्या फेर तयारीची निवट वेळ)

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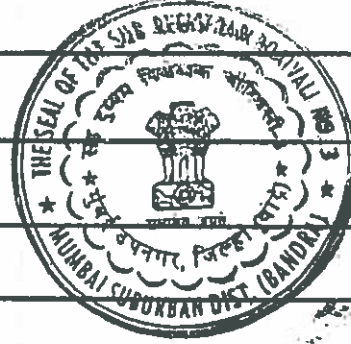
सुविधाधिकार

इकायाचा मुळ धारक
वर्ष१ सोलसेंटी कॅथोलिक सोसायटी बांदा
खरेदीने सि.स.नं. ३३० प्रमाणे

पट्टेदार

इतर पार

इतर शीरे

इमला - श्रीमती मोनीका जोनेफ
यांचे मालकीचा आहे
आणि पूर्वाचार्ये रु.२/-

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा पार (पा)	साक्षात्करण

तयारी करणारा

खरी नककत

न.भू.अ.गोरेगांव

मुंबई उपनगर जिल्हा

३३०/१ चा शीरे
३३०/१ चा शीरे
३३०/१ चा शीरे
३३०/१ चा शीरे
३३०/१ चा शीरे

आर.सी. कामरे
महाराष्ट्र न्यायशास्त्र



३३०/१ चा शीरे

३३०/१ चा शीरे

बरेल - ३/		
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२०२५		

मालमत्ता पत्रक

खिमा-४जे -- वळगाई

तालुका/न.पु.मा.का. -- न.पु.अ.गोरेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

कार क्रमांक / सं. सं. न.	दिनांक	पत्रांक	शे. सं.	धारणाधिकार	शासनाधीन असलेल्या अकराव्या किंवा पंधराव्या तरतुदीत आणित त्याच्या फेर तपसणीची दिवस वेळ)
३३०/२			२७.५	क	

सुविधाधिकार

इकराव्या मुळ धारक वर
 व सेलमंटी कंपनीक सोसायटी वंदा
 खरीदीने सि.स.नं. ३३० प्रमाणे

पहेंवार

इतर पार

इतर मते [सि.स.नं. ३३०/२ प्रमाणे मंजूरणीत]



उप क्रमांक	नविन धारक (प) पहेंवार (घ) किंवा पार (च)	साक्षात्कार
S.I	इमला मालक श्रीमती एवेलीन जे. रेमेडीस	हो. न. पु. अ. सं. १० पु. ३, मुंबई

तपसणी करणारा -

धारी नकल -

न.पु.अ.गोरेगांव

मुंबई उपनगर जिल्हा

वकील कार्यालय
 न.पु.अ.गोरेगांव
 मुंबई उपनगर जिल्हा

आर.डी. दाभाडे
 वकील कार्यालय क्र. २

दफ्तरी नकल ही



४
 [Signature]

५८५५ ७४२०९
 २०३५

मालमत्ता पत्रक

11

विभाग/मोजे -- वळणई

तालुका/न.धु.भा.का. -- न.धु.अ.गारेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

शहर पुन्हा नंबर शिट नंबर प्लॉट नंबर क्षेत्र धारणीधिकार शासनद्वारा पिल्लेच्या अखत्यारियाच्या किंवा पाहत्यापत्र तपसवीत अर्थी त्याच्या फेर हप्त्याची नियत वेळ

१११

४०२.८

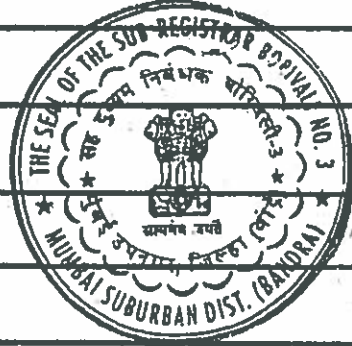
सुविधाधिकार

हक्काचा मुळ धारक रोजी

पट्टेदार

इतर धार

इतर रोजी



दिनांक	व्यवहार	पत्र क्रमांक	पवित्र धारक (धा) पट्टेदार (प) किंवा धार (ध)	साक्षात्कारन

तपसवीत करण्यात

छरी नकसल

न.धु.अ.गारेगांव

मुंबई उपनगर जिल्हा

२५/११/२०१५
 २५/११/१५
 २०१५
 २०१५

२०१५
 २०१५
 २०१५

२०१५



२०१५

खरल - ३/		
५८५५	७५	२०१५
२०१५		

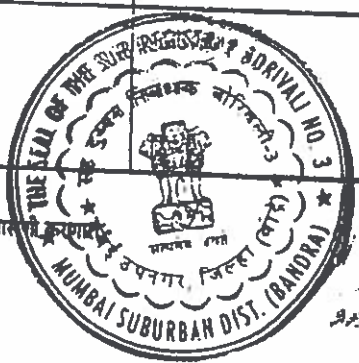
मालमत्ता पत्रक

विपणनमार्ग -- बळगाई तालुका/न.प्र.मा.का. -- न.प्र.अ.गोरेगांव जिल्हा -- मुंबई उपनगर जिल्हा
 मालमत्ता दिवसाच्या आकाराचा किंवा पाहण्याचा तपशील आणि त्याच्या फेर तपशीलाचे नियत वेळ

शेत नुसत्या शिट मंत्र प्लॉट नंबर क्षेत्र धोरणधिकार
 क्र.क/स.प.के.न. प्ल.नं. प्ल.नं. साक्षी
 ३३२ ३२७७.५

सुविधाधिकार
 हक्काचा मुळ धारक रीती
 वर्ष
 पट्टेदार
 रत्त भार
 रत्त रीते

दिनांक	व्ययदार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा पार (प)	साक्षात्कन



धारी नकल -

न.प्र.अ.गोरेगांव
 मुंबई उपनगर जिल्हा



Handwritten notes and signatures in Marathi, including the name 'आर.डी. बाबाडे' and 'पत्तेश्वर मृगपक क्र.२'.

Handwritten numbers in a box: ५८५५ | ७६२०९
 २०१५

Handwritten signature and text: ५ वर्षे मुंबई उपनगर जिल्हा, गोरेगांव

मालमत्ता पत्रक

विभाग -- वळगाई तालुका/न.पु.मा.का. -- न.पु.अ.गोरेगांव जिल्हा -- मुंबई उपनगर जिल्हा

गाव पुस्तक क्रमांक/स.पं.नं. रॉट नंबर प्लॉट नंबर क्षेत्र धारणाधर्या तालमत्ता पत्रिका अकरापंचिका क्रिया प्रकृत्याचें तपसविन अर्ध तपसविन फेर तपसविन विवत वेळ)

३३३

२३३०.३

सुविधाधिकार

इककाचा मुळ धारक रती

पट्टेदार

हतर धार

हतर शी



दिनांक	ध्याधार	खंड क्रमांक	परिल धारक (ध) पट्टेदार (प) क्रिया धार (च)	साक्षात्कन
१७/०५/१९८२	उ. जि. अधि. मु. उ. अंधेरी चांभे कडील क ए. सी. सी. / एल एन डी / ५१७ दि. १५/२३/१९८१ प्रमाणे मुदत बाड / वि. रो. सारा नॉद घेतली क्षेत्र ४६०.०० चौ.मी.			सक्षे. जि.नि.पु.अ. नकाशा न.पु.अ.क. १०

तपासणी करणारा -

उरी नक्कल -

न.पु.अ.गोरेगांव

मुंबई उपनगर जिल्हा

Handwritten signatures and notes in Marathi, including names like 'Ranga' and 'Sangli'.



Handwritten signature and notes at the bottom right, including the name 'गणेश सुभाष निदिफाळी, गोरेगाव'.

बेरल - ३/		
५८५५	७७	२०९
२०१५		

मालमत्ता पत्रक

दिनांक/प्रमाणे -- यत्कर्ण

तालुका/न.प्र.मा.का. -- न.प्र.अ.गोरेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

नस कुचल प्रमाण / का. पत्र. नं.	रिट्ट नंबर	फाईल नंबर	दिवस चौ.मी.	कार्यालयिकार	होस्तकला विलेखा आकरनीका किंवा वास्त्याच्य समवेत अदिन त्याच्या फेर तपसनीची विषय वेळ)
३९५			१९.५	क	न.प्र.अ.३७० प्रमाणे


सुविधाधिकार

इच्छाचा मुळ धारक
वर्ग श्री. चाली खोसोस

पट्टेदार

इतर धार

इतर शी

दिनांक	खंड क्रमांक	मविन धारक (प) पट्टेदार (प) किंवा धार (ध)	साक्षात्करण
		३७० प्रमाणे	सो - न.प्र.अ.३. मु. उ. मुंबई ३७०००
		३७० प्रमाणे	सो - वि.वि.प्र.अ. तथा न.प्र.अ.३

तपासणी करणारा -

खरी नकल -

न.प्र.अ.गोरेगांव



वर्ग मा.च धारक
इच्छाचा मुळ धारक
इच्छाचा मुळ धारक
इच्छाचा मुळ धारक
इच्छाचा मुळ धारक

उत्तर. श्री. खोसोस
न.प्र.अ.३. मु. उ. मुंबई
इच्छाचा मुळ धारक

३
इच्छाचा मुळ धारक

यु.यु. ७८ २०१९
२०१५

मालमत्ता पत्रक

दिनांक: १६/०५/१९७२

तालुका/न.भू.मा.का. -- न.भू.अ.गोरेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

संग पुस्तक क्रमांक/स.पू.क्र. नं. प्लॉट नंबर प्लॉट क्रमांक खंड खेती धारणाधारक शासनाच्या दिशेने अकरावा किंवा चाळ्याच्या तयारीत असून त्याच्या फेर तपसणीची निमत घेऊन

३६५/१

१९५

क

न.पू.क्र.३७० प्रमाणे

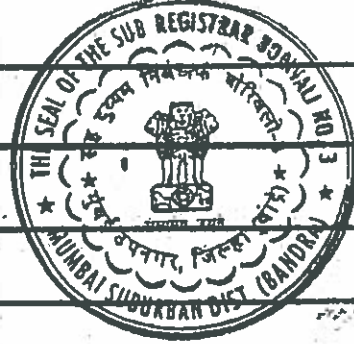
सुविधाधारक

इच्छाच्या मुळ धारक सर्व श्री. घाली डीसोझ

पडदा

संग नगर

संग नगर



दिनांक	धरणाधारक	खंड क्रमांक	सविन खण्ड (क) पदेतर (ग) किंवा नगर (घ)	साक्षात्करण
१६/०५/१९७२	S.I.F वि.रो.सात/मुदतवाढ न.पू.क्र.३७० प्रमाणे			सं. न.पू.अ.६, पृ. ३-मुंबई ४७७००४
१९/०५/१९७२	वि.रो.सात/मुदतवाढ न.पू.क्र.३७० प्रमाणे			सं. वि.वि.भू.अ. तथा न.पू.अ.अ ६

तयारीत करणारा -

संगी नकल -

न.भू.अ.गोरेगांव

मुंबई उपनगर जिल्हा

१६/०५/७२
दिनांक: १६/०५/७२
१९/०५/७२
नकल तयारीत करणारा

जागा
जागा
२०/५/७२
आर.डी. दाभाडे
प्रदीपक शुभाकर सं.३

७
१९/०५/७२



१६/०५/७२

१६/०५/७२

वर्तमान - ३/		
५८५५	०६	२०१९
२०१५		

मालमत्ता पत्रक

विशेष नोंद - बळगई

तालुक/म. भु. मा. क्र. -- न. भू. अ. गोंरेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

सप्त पृष्ठा क्रमांक / अ. क्र. २	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारपैची किंवा भाड्याच्या तपशील आणि त्याच्या फेर तपशीलाचे नियत वेळ)
३६५/२			२१.९	क	न. भू. क्र. ३७० प्रमाणे

सुविधाधिकार

हक्काचा मुळ धारक वर श्री. पाली डोसोस

पट्टेदार

हतर धार

हतर मी



१७०५/१९८२

वि. रो. सारा/मुदतवाढ न. भू. क्र. ३७० प्रमाणे

खंड क्रमांक

नविन धारक (धा) पट्टेदार (ध) किंवा धार (ध)

साक्षात्कृत

सी -
न. भू. अ. क्र. मु. उ. मुंबई
सी XXX

सी -
वि. वि. भू. अ. तप न. भू. अ. क्र
१०

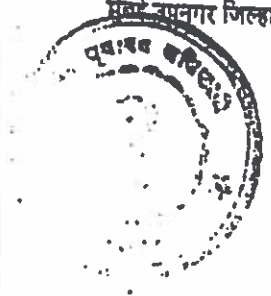
तपसणी करणारा -

खरी नकदना -

न. भू. अ. गोंरेगांव

मुंबई उपनगर जिल्हा

वसुधैव कुटुम्बकम्
५/११/११
२१/११/११
१०/११/११
२०/११/११
३०/११/११



५८५५ १०/२०११
२०१५

आर. डी. दाभाडे
परिष्कारक न. भू. क्र. ३७०

२०१५
२०१५
२०१५

मालमत्ता पत्रक

वि.प्र.मोजे -- वळणई

तालुका/न.पु.मा.का. -- न.पु.अ.गोरेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

गा.पु.मन	गा.ट.नंबर	प्लॉट नंबर	क्षेत्र	धारणा प्रकार	शासनाचा दिवसाचा अकरावा किंवा भाष्याचा तारीख आणि त्याच्या फेर तयारीची निवट वेळ
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३६५/१

१९.५

फ

न.पु.क्र.३७० प्रमाणे

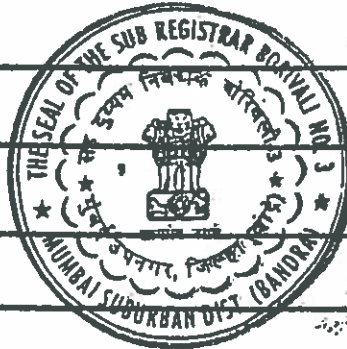
सुविधाधिकार

इच्छाचा मुळ धारक वर श्री.बाली डीसोसा

पट्टेदार

इतर भार

इतर शी



क्र	व्यवहार	खंड क्रमांक	मसिन धारक (धा) पट्टेदार (प) किंवा पत्र (प)	साक्षात्कार
१६/०२/१९७२	S.I.F वि.शे.सार/मुद्रतावाड न.पु.क्र.३७० प्रमाणे			को. न.पु.अ.६, पु. उ. मुंबई ४४XXX
१६/०५/१९६२	वि.शे.सार/मुद्रतावाड न.पु.क्र.३७० प्रमाणे			को. वि.दि.पु.अ. तथा न.पु.अ.३ १०

तपासणी करणारा -

खरी नक्कल -

न.पु.अ.गोरेगांव

मुंबई उपनगर जिल्हा

७/१२/१०
२/११/११
१०/१२/११
१०/१२/११

आर.डी. दाभाडे
परिचयण मुद्रापत्र क्र.२
६५



सहाय्य सुवात अधिकारी, बंदरा

बरेल - ३/		
५८५५	८९	२०९
२०१५		

मालमत्ता पत्रक

वि.नं. सं.सं. -- बळगाई

तस्तुका/न.पु.मा.का. -- न.पु.अ.गोरेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

गा.पु.सं. / सा.पु.सं. २

सं.पु.सं. / धारणाधिकार

शासनात्मक दस्तऐवज अकरावाचा किंवा पार्याय तयारीत आणि त्याच्या फेर तपसणीची दिवस घेऊ

३६५४

२२.७

न.पु.अ.३७० प्रमाणे

सुविधाधिकार

हक्काम्या मुळ धारक

श्री. चाली डीसेस

पहिला

द्वितीय

तृतीय



१६/०

१४/०५/१९८२

खंड क्रमांक

नविन धारक (धा)
पहिला (प) किंवा द्वितीय (धा)

साक्षात्करण

सही -

न.पु.अ.६, पं. उ.पु.सं.
सहXXXX

सही -

मि.मि.पु.अ. तथा न.पु.अ.क.
१०

तपासणी करणारा -

खरी नकल -

Handwritten notes and signatures in the left margin, including names like 'आर.डी. दामाडे' and 'परीक्षण सुमापक क्र. २'.



Handwritten signature and text in the right margin, including 'आर.डी. दामाडे'.

5044	12	209
2024		

मालमत्ता पत्रक

भाग/मोजे -- बळणई तालुका/न.भु.मा.का. -- न.भु.अ.गोरेगांव जिल्हा -- मुंबई उपनगर जिल्हा

प्लॉट क्रमांक / प्लॉट नंबर प्लॉट नंबर क्षेत्र धारणाधिकारी साधनवस्तु वित्तियेची अंशवारपणे किंवा पाहण्या योग्यतेस अधि इत्यादी फेर हफसामीची विषय बंध

१११ २७.८ का न.भु.अ.३७० प्रमाणे

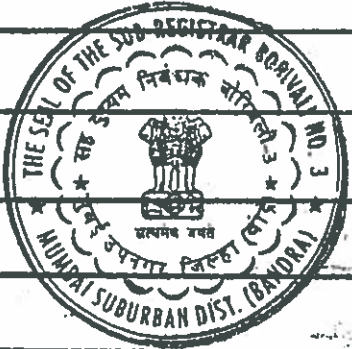
गृहिधाधिकार

विकाया मुळ धारक बंध श्री.पार्सी खीसोस

श्रेयार

हतर पार

हतर -->



क्र.	व्यवहार	खंड क्रमांक	नवीन धारक (प) पुरवण (प) किंवा पार (प)	साक्षात्करण
१९/०४/१९७२	S.I.P वि.सो.सारा/मुदतवाड न.भु.अ.३७० प्रमाणे			सो - न.भु.अ.३. मु. उ. मुंबई सो ५००५
१९/०४/१९८२	वि.सो.सारा/मुदतवाड न.भु.अ.३७० प्रमाणे			सो - वि.वि.न.भु.अ. तथ्य न.भु.अ.अ. १०

तपासणी करणारा - धरी नकल - न.भु.अ.गोरेगांव मुंबई उपनगर जिल्हा

१११११०
१११११४
५१७०१०
२५१११५

श्रीम. एस. यु. गोपतांडे
परिसर मूलापक ह.ल
५५७ ११११० ११११०

सत्य प्रतिक्रिती
एचएच प्रमाणन अधिकारी, घोडेडवा



बरल - ३/
५८५५ ८३ २०१५
२०१५

मालमत्ता पत्रक

पत्राणुमोने वळणई तालुकाम न.पू.अ.गोरेगांव जिल्हा -- मुंबई उपनगर जिल्हा

नगर प्रकल्प विट मंडळ फाट मंडळ क्षेत्र कारगजपत्तण

सकल मालमत्ता मिळविण्या आचाराची किंवा पाहण्या (सर्वोच्च अंतिम स्टांथा फेर वधसमीची निवत वेंच)

३६७

३०.४

१०.५० प्रमाणे

मुविधायिका

मुक्ताका मुळ धारक वर श्री. वल्लभ डोसंब

पट्टेदार

दरार धार

दरार

संख्या	संख्या	दरार धारक (प) पट्टेदार (प) किंवा धार (प)	साक्षात्करण
			श्री - न.पू.अ. मु. उ. मुंबई
			श्री - श्री.पू.अ. ताल न.पू.अ. १०

तपासणी करणारा -

वरी नकल -

न.पू.अ.गोरेगांव

मुंबई उपनगर जिल्हा



मुख्य अधिकारी

श्री.पू.अ. ताल न.पू.अ. १०

धरार धारक ...
 नकल ...
 नकल ...
 नकल ...

श्री. एस. ए. गायतोंडे
 परिसर मूमापक ड.

५८५५ ८४ २०१
 २०२५

मालमत्ता पत्रक

विभागांश/प्रांजे -- बळगाई

तालुका/न.पु.भा.का. -- न.पु.अ.गोरेगाव

जिल्हा -- मुंबई उपनगर जिल्हा

संग कृष्ण क्रमांक/स.पं.नं.	प्लॉट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	सामान्य/विशेष/अन्य प्रकारचा किंवा पाहण्यात आणखील अर्थी त्याच्या फेर तयारकीची नियत वेळ)
३६८					
			१६९.९	क	न.पु.क्र.३७० प्रमाणे

सुविधाधिकार

इच्छित्याचा मुल्य धारक
वर्ष श्री.चार्जी डी.सोस

पट्टेदार

इतर धार

इतर सो



दिनांक	व्यवहार	पंजी क्रमांक	मूल्य धारक (प) पट्टेदार (प) किंवा धार (प)	साक्षात्करण
१६/०४/१९७२	S.I.F वि.सो.सार/मुदतवाढ न.पु.क्र.३७० प्रमाणे			खी - न.पु.अ.६, मु.३.७०० ७४००००
१९/०४/१९८२	वि.सो.सार/मुदतवाढ न.पु.क्र.३७० प्रमाणे			खी - वि.वि.पु.अ. तथा न.पु.अ.क्र. १०

तपासणी करणारा -

खरी नफकस्त -

न.पु.अ.गोरेगाव

मुंबई उपनगर जिल्हा



वकील बाबू बाबासाहेब ...
वकील बाबू बाबासाहेब ...
वकील बाबू बाबासाहेब ...
वकील बाबू बाबासाहेब ...
वकील बाबू बाबासाहेब ...

आर.डी. बाणाडे
फॅब्रिकेशन मॅन्युअल ३६.२

हस्त उपस्थित होईल...

५ वर्ष मुदतवाढ ...

बरत - ३/		
५८५५	६५	२०९
२०१५		

मालमत्ता पत्रक

विभाग/योगे - **वडगाई** तालुका/म.पु.म.का. - **न.पु.अ.गोरेगांव** जिल्हा - **मुंबई उपनगर जिल्हा**

नगर पंचायत / सं. नं. ५ / १९९ / ४८.६ / न.पु.अ.३०० प्रमाणे

सुविधाधिकार

इच्छित मूळ धारक **श्री. जय शिरोडे**

पतेदार

इतर धार

इतर शी

विवरण	शेरा क्रमांक	मूल्य धारक (प) पतेदार (प) - मूल्य धार (प)	साक्षात्करण
श्री. न. साठे/मुपतकाड न.पु.अ.३०० प्रमाणे			श्री. न.पु.अ.६ मुंबई उपनगर जिल्हा
श्री. न. साठे/मुपतकाड न.पु.अ.३०० प्रमाणे			श्री. नि.नि.पु.अ. तथा न.पु.अ. १०



तपसनी करणारा - **छरी नकसल - न.पु.अ.गोरेगांव मुंबई उपनगर जिल्हा**

वधु वधु लावाय...
 वधु वधु लावाय...
 वधु वधु लावाय...
 वधु वधु लावाय...

आर.डी. दाभाडे
 वडीलसम पुस्तक क्र.२



५८५५ ८६२०९

वधु वधु लावाय...
 वधु वधु लावाय...

मालमत्ता पत्रक

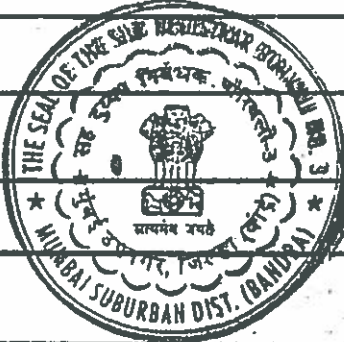
विभाग/पोजे -- बळणई

तालुका/न. भु. मा. का. -- न. भु. अ. गारेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

पत्र क्रमांक / क. पत्रे. न.	पत्र नंबर	प्लेट नंबर	शेड नं.	धारणाधिकार	शासनास दिरक्या अकरपांचा किंवा पाह्याच तमसोस आणि त्याच्या फेर तपसणीचे विषय बंड
३७०			५६.२	क	बि.रो. सारा [र.१.७० ०७/०८/१९७१ पासून] समील ३६५,३५५/१ते४,३६६,३६७,३६८ व ३६९ १९.४० दि.०७/०८/१९७१ पासून

सुविधाधिकार	
हक्काचा मुळ धारक वर	श्री. चाली डीसोस ऑफ पांडा
पट्टेदार	
इतर पार	



पत्र शी (इमला - श्री. जेरोम मेनेनजेस) [यांचे मालकीचा आहे]

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (घा) पट्टेदार (घ) किंवा पार (घ)	साक्षात्करण						
१६/०१/१९७२	उ. जि. अधि. मु. ठ. अंधेरी यांचे कडील क ए. डी. सी. / एलू एन डीसी / ५९५ दि. ३१/०१/१९७२ प्रमाणे मुदत वाढीची / बि. रो. सारा नॉट घेतली			सही - न. भु. अ. अ. मु. उ. ३/७/७१ की/००४						
१७/०२/१९७६	वारसांचे प्रतिज्ञापत्र व जबाब प्रमाणे	न. भु. अ. ३७० खंड णई १७/०२/१९७६	इमला मालक श्री. मारी रोनी जेरोम मेनेनजेस श्री. स्टॅनी जेरोम मेनेनजेस कुमारी सिलन जेरोम मेनेनजेस कुमारी ज्युलिया जेरोम मेनेनजेस कुमारी चॅरी जेरोम मेनेनजेस	सही - १७/०४/७६ न. भु. अ. अ. मु. उ. ३/७/७१ की/००४						
१९/०५/१९८२	उ. जि. अधि. मु. ठ. अंधेरी यांचे कडील क ए. डी. सी. / एलू एन डीसी / ५९५ दि. १५/१२/१९८१ प्रमाणे मुदत वाढीची / बि. रो. सारा नॉट घेतली		<table border="1"> <tr> <td>५८५५</td> <td>८७</td> <td>२०९</td> </tr> <tr> <td colspan="3" style="text-align: center;">२०१५</td> </tr> </table>	५८५५	८७	२०९	२०१५			सही - बि. वि. मु. अ. सारा न. भु. अ. अ. १०
५८५५	८७	२०९								
२०१५										

तपासणी कारगारा - खरी नकल -

न. भु. अ. गारेगांव
मुंबई उपनगर जिल्हा

बि. वि. मु. अ. सारा न. भु. अ. अ. १०

१९८५

मालमत्ता पत्रक

विभाग/पौजे - बळगाई

तालुका/न.भू.मा.का. -- न.भू.अ.गोरेगाव

जिल्हा -- मुंबई उपनगर जिल्हा

पत्रक / का. नं.	प्लॉट नंबर	फ्लॉट नंबर	अ.नं.	धारक/धारक	सामान्यतः दिवस/मास/वर्षाच्या तारखेस आणि त्याच्या फेर बदलसाठी निवृत्त वेळ)
101					
		12114.0			र.र.३६.००दि.०४/०८/१९७९ पासून

सुविधाधिकार

हक्काचा मुळ धारक
वर्ष

रोती

पट्टेदार

इतर धार

इतर रोते

दिनांक	कारण	खंड क्रमांक	नविन धारक (घ) पट्टेदार (घ) किंवा धार (घ)	साक्षात्करण
१४/०४/१९८१	न.भू.अ.गोरेगाव व.स.क. अंतर्गत बांधकाम क्र. ४०१९ दि.१४/११/१९८१			सी. न.भू.अ. त.स. न.भू. १०



धारी नकासा -

न.भू.अ.गोरेगाव

मुंबई उपनगर जिल्हा



नवधारक व.स.क. अंतर्गत बांधकाम क्र. ४०१९ दि.१४/११/१९८१

आर.डी. बाबाडे

वकील

वकील कार्यालय क्र. ७२

Handwritten box containing the numbers 5444, 11209, and 208.

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मालमत्ता पत्रक

विभाग/योजे -- वळणई तालुका/न.भु.मा.का. -- न.भु.अ.गोरेगांव जिल्हा -- मुंबई उपनगर जिल्हा

गाव वृत्तन	राट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या अकरापोचा किंवा बांध्याचा तपशील आणि त्याच्या फेर तपशीलाचे नियत वेळ)
३७२					
२०३०.०					

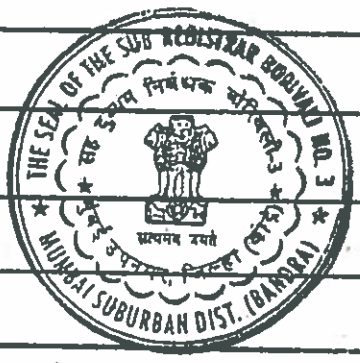
सुविधाधिकार

हक्काचा मुळ धारक वर्ष रोजी

पट्टेदार

इतर धार

इतर शी



दिनांक	व्यवहार	खंड क्रमांक	मिनि धारक (ध) पट्टेदार (प) किंवा धार (ध)	साक्षात्कन

तपासणी करणाता - खरी मसकल - न.भु.अ.गोरेगांव मुंबई उपनगर जिल्हा

Handwritten notes and signatures in Marathi are present, including 'आ.स.स. सामाडे' and '२'.

Official circular stamp of the Sub Registrar Office, Mumbai Suburban District (Bandra) is visible on the right side.

करल - ३/		
५८५५	८९	२०१
२०१५		

मालमत्ता पत्रक

वि.नं./माले -- बळणई

तालुका/न.मु.मा.का. -- न.भू.अ.गोरेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

गाव घुमन	प्लॉट नंबर	प्लॉट नंबर	हॉज	धारणाधिकार	साक्षरता दिलेल्या अकारपोंचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपशीलाची नियत वेळ)
कळक / प.व. ३.			खे.नो.		

३७३

११२.६

सुविधाधिकार

हक्काचा मुळ धारक वर्ष

शेती

पट्टेदार

इतर धार

इतर गोरे



खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (धा)	साक्षार्कन

तपासणी करणाटा

खरी नकसल

न.भू.अ.गोरेगांव

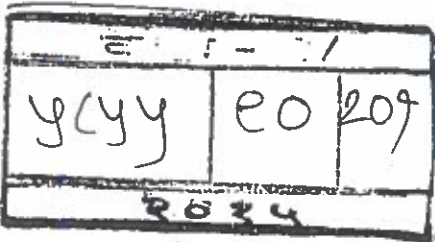
मुंबई उपनगर जिल्हा

गकस वगैरे करणाटा
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 गकस वगैरे करणाटा



सुविधाधिकार

गकस वगैरे करणाटा
 गकस वगैरे करणाटा



मालमत्ता पत्रक

विभाग/मोजे -- वळणई

तालुका/न. भु. मा. का. -- न. भू. अ. गोरगांव

जिल्हा -- मुंबई उपनगर जिल्हा

नगर पुनवर्णन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाच्या दिवेच्या अक्षरपत्राच्या किंवा पाहत्याच्या तपस्रोत आणि त्याच्या फेर तपस्रोतीचे नियत वेळ)

३७४

३५६५.७

सुविधाधिकार

इच्छाचा मुळ धारक वर्ष रीती

पट्टेदार

तर भार

तर रोते



दिनांक	अवधार	खंड क्रमांक	मविन धारक (ध) पट्टेदार (प) किंवा भार (भ)	साक्षात्करण

तपासणी करणारा -

खरी नककल -

न. भू. अ. गोरगांव

मुंबई उपनगर जिल्हा

Handwritten signatures and notes in Marathi, including the name 'Rajesh' and 'Rajeshwar'.



Handwritten signature and text in Marathi, including 'Rajeshwar' and '९ एप्रिल २०१५'.

ब्रल - ३/
५५५ ९९२०९
२०१५

मालमत्ता पत्रक

दिनांक: मोजे -- वळणई

तालुका/न. भू. मा. का. -- न. भू. अ. गारेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

उप पत्रक क्रमांक / भा. पत्र. नं.	शिष्ट नंबर	पत्र नंबर	क्षेत्र चे. मी.	धारणाधिकार	शासनाला दिलेल्या अकरापाचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपशीलीची निवत वेळ)
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104

1701.0

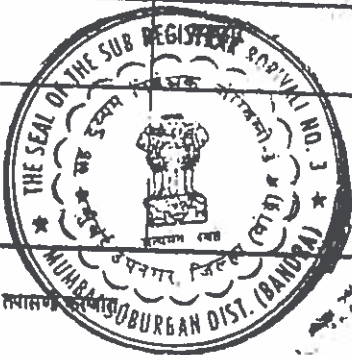
सुविधाधिकार

हक्काचा मूळ धारक वर्ष रोजी

पट्टेदार

इतर मार

इतर शी



खंड क्रमांक

नविन धारक (पा) पट्टेदार (प) किंवा मार (घ)

साक्षार्कन

मुंबई उपनगर जिल्हा

खरी नकल -

न. भू. अ. गारेगांव

मुंबई उपनगर जिल्हा

एक भाग प्राप्त असावा ... नकल अज कदाच ...
 एक भाग नगर कार्यालय ... नऊतेचे अस्त ...
 एक भाग विल्यापासून ... 20/12/10 ...
 एक भाग तयार करणारा ...
 एक भाग तपशीली करणारा ...

आर.डी. दाभाडे
 मरीरक्षण प्रमाणक क्र. 2
 राज्य सरकार ची



पत्रक क्रमांक

पत्रक क्रमांक ...
 2014 पूर्णतः अंतिमपणे जोडलेला

युल्यु 22-209
 2014

मालमत्ता पत्रक

29

विभाग/मोजे -- बळगाई

तालुका/न.पू.भा.का. -- न.पू.अ.गोरेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

कत इन्वॉयस नंबर / एट. नं. १. शिट नंबर फाट नंबर क्षेत्र धारणाधिकार तालमत्ता दिलेल्या अधिकारीचा किंवा सहाय्यक तपशील अग्नि त्याच्या फेर तपसणीची नियत वेळ)

३७६/अ

[२०.३] का

१४४८.०

-२३२.८ न.पू.क्र. ३७६ ब कडे वर्ग

१२१५.२

सुविधाधिकार

इकाकाचा मुळ धारक वर्ग

सेलसेटी कंपनीक सोसायटी बांदा
छोरीने ट.रु.३०२६४/ ता.२३/०४/१९६२

पट्टेदार

हतर पार

हतर रोी



दिनांक	व्यवहार	खंड क्रमांक	मविन धारक (धा) पट्टेदार (प) किंवा पार (प)	साहाकन
१०/०४/२००३	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.सी/काया-२क/से.४/पस.आ.११३/२००१ दि.२४/३/०१ चे आदेशान्वये न.पू.क्र. ३७६ या मिळकत परिपत्रकेवर दाखल असलेले २०.३ चौ.मी क्षेत्र रद्द करून त्याऐवजी १४४८.० चौ.मी.क्षेत्र दाखल केले.			के.रघु.क्र.११ एमने वर्ग - न.पू.अ.गोरेगांव
२५/०२/२००४	सहाय्यक अधिवृत्ता यांचे कडील पत्र क्र. TDR/WS/ PN-१५५ दि. २४/२/२००४ चे पत्रान्वये व दि. १/२/०४ ची ताबेपावती प्रमाणे व मा.अधिकाक भूमि अभिलेख मुंबई उपनगर यांचेकडील पत्र क्र. न.पू. स-७ न.पू.अ.गो/न.पू.बळगाई/न.पू.क्र. १२५/१७६ नांव दाखल करणे ०४/ दि. २५/१/२००४चे पत्रान्वये न.पू.क्र. ३७६ चे एकूण १४४८.० चौ.मी. क्षेत्रातून रसपाकडे वर्ग होणा-या २३२.८ चौ.मी. क्षेत्र रद्द केले व त्याची न.पू.क्र.३७६ ब अशी नविन मिळकत परिपत्रका उपडली व त्यावर धारक सपरी मुंबई उपनगर पालीका असे नांव दाखल केले व सत्ता प्रकार एप दाखल केले तसेच न.पू.क्र. ३७६ चा होज बदलाने न.पू.क्र.३७६अ असा करून त्याचे १२१५.२ चौ.मी. क्षेत्र दाखल केले.			के.रघु.क्र.११ एमने वर्ग - १५/०२/२००४ न.पू.अ.गोरेगांव

तपासणी करणारा -

छोरी नवकस्त -

न.पू.अ.गोरेगांव

मुंबई उपनगर जिल्हा

२०११/२
२५/१/२००४
२३/०२/२००४
३

Ryko
२००४
आर.सी. दाभाडे
परिपत्रक क्र.२



वरल - ३/		
५८५५	२३	२०१
२०२५		

(पान नं.- १)

मालमत्ता पत्रक

विभाग/मोजे -- वळणई

तालुका/न.भू.मा.का. -- न.भू.अ.गोरेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

संग प्रमाण नोंद/स.प.नं. ३७६/१

संग नंबर २०.३

सुविधाधिकार

हक्काचा मुळ धारक वर्ष सोलसेटी कंपनीक सोसायटी बांद्रा

पट्टेदार

इतर धार

इतर शीरे हमला श्री.बाबू छीपका मुवाला पांचे मालकीया आहे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (पा) पट्टेदार (प) किंवा मार (मा)	साक्षात्कन



खरी नकल -

न.भू.अ.गोरेगांव मुंबई उपनगर जिल्हा



Handwritten notes and signatures in Marathi, including names like 'राजेश' and 'प्राण'.

Handwritten text in a box: ५८५५ | २४२०९

Handwritten signature and text: ५ वरत मारकः

मालमत्ता पत्रक

विभाग/मोजे -- वळणई तालुका/न.भू.मा.का. -- न.भू.अ.गोरेगांव जिल्हा -- मुंबई उपनगर जिल्हा

संग पुस्तक क्रमांक/स.पु.नं.	शिट नंबर	प्लेट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला/दस्तावेज अकरावांचा किंवा पाह्याच्या तपशील आणि त्याच्या फेर तपशीलाची नियत वेळ
३७६/२			२०.३	कर	

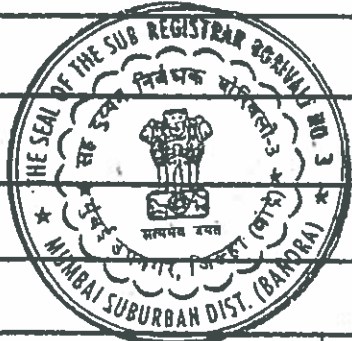
सुविधाधिकार

दस्तावेजाचा मुळ धारक व्यक्ती द सेलसेटी कंपोलीक सोसायटी बांद्रा

पट्टेदार

पत्ता पत्ता

पत्ता सोरे सि.स.नं.३७६/२ प्रमाणे



क्रमांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा पत्ता (पा)	साक्षात्करण

तपासणी करणारा - खरी नक्कल - न.भू.अ.गोरेगांव मुंबई उपनगर जिल्हा

Handwritten notes and signatures:

आर.डी. दामाडे
पत्तासंग मुंबई न.भू.अ. २

4 एकर भूभाग (पट्टेदार), पॉलिग्राफ

Official seal of the Sub Registrar, Mumbai Suburban District (Bandra).

बेरल - ३/

५८५५	२५	२०१५
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मालमत्ता पत्रक

विभागाभिज्ञे -- वळणई

तालुका/न. भू. मा. का. -- न. भू. अ. गोरगांव

जिल्हा -- मुंबई उपनगर जिल्हा

श्री. पुनपन मॉड नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या अकरापांचा किंवा माझ्याचा तपशील अर्थात त्याच्या फेर तपसणीची नियत वेळ

३७६/३

२९.७ कार

सुविधाधिकार

हक्काचा मुळ धारक वर्ष द सेलसेटी कॅम्पौलीक सोसायटी बंदो

पट्टेदार

इतर धार

इतर शी इमला श्री. गोकुळ पुजला यांचे मासकीचा आहे इमला भाईभाडे रु. ४/-

दिनांक	उक्त क्रमांक	नवेन धारक (ध) पट्टेदार (प) किंवा धार (ध)	साक्षात्कन

तपासणी करणारा

खरी नककल -

न. भू. अ. गोरगांव मुंबई उपनगर जिल्हा



व्हरल - ३/
 ५८५५ २६ २०
 २०१५

२५/१२ २५/१२
 ५१ ६१२
 २०१५

आर.डी. दाभाडे
 पब्लिसन मूदकक अ.२.

५११ मूनापत्र
 २०१५

मालमत्ता पत्रक

विभाग/मोजे -- वळणई

तालुका/न.भु.मा.का. -- न.भु.अ.गोरेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

जम भूखत खंड/स.पं.नं.	शिट नंबर	फाट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या अक्षरपत्राचा किंवा पाह्याचा तपशील आणि त्याच्या फेर तपशीलाचे नियत वेळ)
३७६/४					

[४०.६] कर
३०.२

सुविधाधिकार

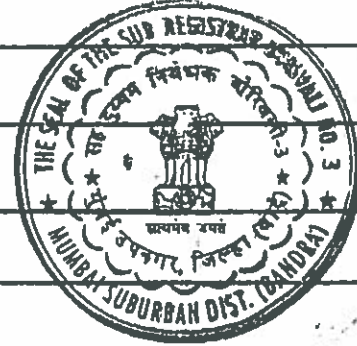
इच्छाचा मुळ धारक
वर्ष

सेलसेटी कंपनीक सोसायटी बांदा

पट्टेदार

इतर धार

इतर शोरे
इमला धु-पा ही-या
यांचे मालकीचा आहे



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (ध)	साक्षात्करण
१०/०४/२००३	भा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.सी/कार्या-२क/क्षे.प्र.अस आर ११३/२००१ दि.२९/०३/०३ चे आदेशान्वये न.भु.क्र. ३७६/४ या मालकता पत्रिकेवर दाखल असलेले ४०.६ चौ.मी. क्षेत्र रद्द करून त्याऐवजी ३०.२ चौ.मी. क्षेत्र दाखल केले.			के.रमणु.क्र.११ प्रमाणे सही - न.भु.अ.गोरेगांव

तपासणी करणारा -

खरी नक्कल -

न.भु.अ.गोरेगांव

मुंबई उपनगर जिल्हा

बर्फ बंधन धारारता २०११/२
इच्छाचा मुळ धारक २०११/११
५१६४
३



५ बंधन भूगणने करणाराचे, मुंबई

वरल - ३/		
५८५५	१७	२०१५
२०१५		

मालमत्ता पत्रक

विभागाधीन -- बळणई

तालुका/न.भु.मा.का. -- न.भु.अ.गोरेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

ना इमान दिवक/स.सं. नं. ३७६/५

शासनाला दिलेल्या अकराव्या किंवा बाह्याच्या तपशील आणि त्याच्या फेर तपशीलाचे नियत घेऊ

[१२-२]
१३.७ का

सुविधाधिकार

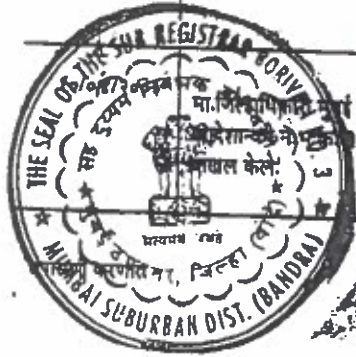
हक्काचा मुळ धारक चर्च सेतसेटी कंपनीक सोसायटी बांदा

पट्टेदार

इतर भाग

इतर शी इमला छगन देवजी यांचे मालकीचा आहे

क्रमांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भाग (भा)	साक्षात्करण
	मा.जि.वि.प.क. मुंबई उपनगर जिल्हा यांचेकडील आदेशा क्र.सी/कार्या-२क/से.२/एस.आर ११३/२००१ दि.२९/३/०३ चे ३७६/५ या मालमत्ता पत्रिकेवर दाखल असलेले १२.२ चौ.मी क्षेत्र १४ कलम त्याऐवजी १३.७ चौ.मी.क्षेत्र			के.एच.ए.११ इमाने सही - १०/०४/२००३ न.भु.अ.गोरेगांव



खरी नक्कल -

न.भु.अ.गोरेगांव
मुंबई उपनगर जिल्हा

बळणई व.स.प.क. मुंबई उपनगर जिल्हा यांचेकडील आदेशा क्र.सी/कार्या-२क/से.२/एस.आर ११३/२००१ दि.२९/३/०३ चे ३७६/५ या मालमत्ता पत्रिकेवर दाखल असलेले १२.२ चौ.मी क्षेत्र १४ कलम त्याऐवजी १३.७ चौ.मी.क्षेत्र

दरल - ३/
५८५५ ९८ २०१
२०१५

मा.जि.वि.प.क.
आर.सी. कामाळे
स्वीकृत नमुना क्र.२



६ नवंबर २०१५

मालमत्ता पत्रक

51

विभाग/दोजे -- वळणई तालुका/न.पु.मा.का. -- न.पु.अ.गोरेगांव जिल्हा -- मुंबई उपनगर जिल्हा

शहर पुस्तक/सं. पं. नं. शिट नंबर फाट नंबर क्षेत्र धारणाधिकार शासकत्व: दिलेल्या अक्षरपत्राच्या किंवा पत्रव्याप्त तपशील अग्नि त्याच्या फेर तपसणीचे विषय क्षेत्र
३७७ ११५ क [र.क्र. २.१७ ता.३१.७.५९ पर्यंत] र.क्र. २२.८० दि.१.८.७९ पासून

सुधियाधिकार
हक्काचा मुळ धारक वळणई घरा
पट्टेदार
इतर धार



इतर शीरे [हमला श्रीमती लुईझा एम. बर्टो] [यांचे मालकीचा आहे.]

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (ध) पट्टेदार (प) किंवा धार (घ)	साक्षाकन
१७/०५/१९८२	उ. जि. अघि. पु. उ. अंधेरी यांचे कडील नु ए. डी. सी. / एलू एन डी डी /२६८ दि. १५/१२/८१ प्रमाणे मुदत वाढ / वि. शे. सराव नॉर घेतली			सी - वि. दि. पु. अ. तल न. पु. अ. क. १०
२७/०४/१९९३	मा. हायकोर्ट मुंबई यांचेकडील पीटीएन नं. ५४०/९१ दि. ११.१.९३ चे प्रोव्हेक्टप्रमाणे मयत श्रीमती लुईझा एम. बर्टो यांचे नांव कमी करून वारस वाडल.	स्वयंसुची मा. जि. वि. पु. अ. त या न. पु. अ. क. मुंबई यांचेकडील दि. १.८.९३ चा अमेरा.	(हमला मालक) इतर हक्क श्रीमती लिबेरीटा ए. टोडीक्स	सी - वि. दि. पु. अ. तल न. पु. अ. क. १०

तपसणी करणारा - छठी नक्कल - न.पु.अ.गोरेगांव मुंबई उपनगर जिल्हा

आर.डी. वामाडे
पब्लिक मूव्मण्ट ऑ.२

बवल - ३/
५८५५ ११ २०
२०१५

मालमत्ता पत्रक

36

विभाग: नांज -- वळगाई

तालुका/न. भु. मा. का. -- न. भू. अ. गोरगांव

जिल्हा -- मुंबई उपनगर जिल्हा

कार पुस्तक क्रमांक / प. प. नं. शिट नंबर प्लेट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या अकराव्या किंवा बाराव्या तपशील आणि त्याच्या फेर तपसणीची निवत वेळ

३७८

१०.२

क

सि.स.नं. ३७७ प्रमाणे.

सुविधाधिकार

हक्काचा मुदत

पट्टेदार

इतर भार

इतर शीरे



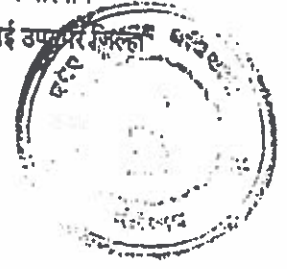
क्रमांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
१४/०५/१९८२	वि. शो. सारा/ मुदतवाढ न. भू. क्र. ३७७ प्रमाणे			सही - नि. नि. भू. अ. तथा न. भू. अ. १०
२७/०४/१९९३	मा. हायकोर्ट मुंबई यांचेकडील पीटीशन नं. ५४०/९१ दि. ११.३.९३ चे प्रोव्हेकटप्रमाणे मयत श्रीमती लुईजा एम्. बॅरीटो यांचे नांव कमी करून वारस दाखल. (न. भू. क्र. ३७७ प्रमाणे)	स्वयंसूची मा. नि. नि. भू. अ तथा न. भू. अ. क्र. १० मुंबई यांचेकडील आदेश दि. १.८.९३ चा आदेश.	(इमला मालक) इतर हक्क श्रीमती लिबेरीटा ए. रॉड्रीक्स	सही - नि. नि. भू. अ. तथा न. भू. अ. १०

तपसणी करणारा -

खरी नक्कल -

न. भू. अ. गोरगांव

मुंबई उपनगर जिल्हा



यु८५५ ९०० २०९
२०१५

Handwritten notes and signatures in Marathi, including 'मि. नि. भू. अ.' and 'गोरगांव'.

Handwritten signature and text in Marathi, including 'मुंबई उपनगर जिल्हा'.

मालमत्ता पत्रक

विभाग/मोजे -- वळगाई

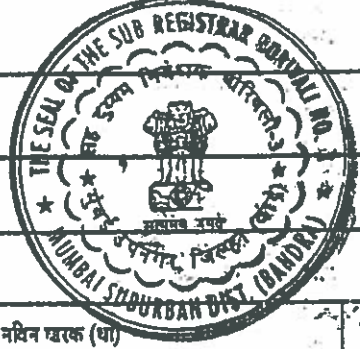
तालुक/न.पु.मा.का. -- न.पु.अ.गोरेगाव

जिल्हा -- मुंबई उपनगर जिल्हा

शे.पु.नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र	धारणाधिकार	शासकाला दिलेल्या अकरांपांचा किंवा चाव्याचा तपशील आणि त्याच्या फेर तपसणीची निमत वेळ
३७९			चे.मो.		
		२०.०		क	सि.स.नं.३७७ प्रमाणे.

सुविधाधिकार

हक्काचा मुळ धारक वर्ष	वळगाई पार्श्व
पट्टेदार	
हतर धार	
हतर शीरे	सि.स.नं.३७७ प्रमाणे.



क्रमांक	व्यवहार	खंड क्रमांक	नविन धारक (घा) पट्टेदार (प) किंवा धार (का)	साक्षात्करण
१४/०५/१९८२	वि. शे. सार/ मुदतवाढ न. पु. क्रं.३७७ प्रमाणे			सही - वि.नि.पु.अ. तथा न.पु.अ.क्र. १०
२७/०४/१९९३	मा.हायकोर्ट मुंबई यांचेकडून पीटीशन नं.५४०/९१ दि.११.३.९३ चे प्रोव्हेक्टप्रमाणे मयत श्रीमती लुईजा एम्. बेरोटी यांचे नांव कमी करून धारस दाखल. (न.पु.क्र.३७७ प्रमाणे)	स्वयंसूची मा.जि.नि.पु.अ.त या न.पु.अ.क्र. १०मुंबई यांचेकडून आदेश दि.१.८.९३ चा आदेश.	(इमला मालक) हतर हक्क श्रीमती लिबेरीटा ए. रॉबर्ट्स	सही - वि.नि.पु.अ. तथा न.पु.अ.क्र. १०

ब्रल - ३/
५८५५ १०९ २०९
२०२५

सासणी करणारा -

खरी नक्कल -

न.पु.अ.गोरेगाव

मुंबई उपनगर जिल्हा

वि.नि.पु.अ. तथा न.पु.अ.क्र. १०
आर.डी. वाणाडे
पब्लिक प्रोसेक्यूटर क्र.२



५ एम पुनवत
वि.नि.पु.अ. गोरेगाव

मालमत्ता पत्रक

विभाग/वर्ग -- वळगाई

तालुका/न.मु.मा.का. -- न.मु.अ.गोरेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

भार धुमपान शिट नंबर प्लेट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या अकराव्या किंवा भाड्याच्या तपशील आणि त्याच्या फेर तपसणीची निमत वेळ

३८०

११.८

क

सुविधाधिकार

ERROR: stackunderflow
OFFENDING COMMAND: astore

हक्काचा मूळ धारणाधिकार सोसायटी बांध

पट्टेदार

इतर भा

इतर शो



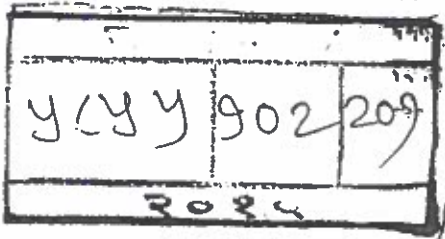
दिनांक	व्यवहार	चिठ्ठ क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
१९/०५/१९८२	वि. शो. सार/ मुदतवाढ न. मु.क्र ३७७प्रमाणे			सही - जि.नि.मु.अ. तथा न. १०
२७/०४/१९९३	मा.हायकोर्ट मुंबई यांचेकडील पीटीशन नं.५४०/९१ दि.११.३.९३ चे प्रॉबेक्टप्रमाणे मयत श्रीमती सुईझा एम्. बॅरोटो यांचे नांव कमी करून वारस दाखल.	स्वयंसूची मा.जि.नि.मु.अ. तथा न.मु.अ.क्र.१० मुंबई यांचेकडील आदेश दि.१.८.९३	(इमला मालक) इतर हक्क श्रीमती लिबेरीटा ए. रॉड्रीक्स	सही - जि.नि.मु.अ. तथा न. १०

तपसणी करणारा -

खरी नकल -

न.मु.अ.गोरेगांव

मुंबई उपनगर जिल्हा



वर्ष २०१५
२५/११/१२
५१६५२
२०१५
२०१५



३
६
८ वर्ष धुमपान धारणाधिकार, शोई

मालमत्ता पत्रक

39

विशेषागमने -- वळणई

तालुका/न.पु.मा.का. -- न.पु.अ.गोरेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

अंतर प्रमाण नॉट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाच्या दिवेच्या आकाराचा किंवा पद्धत्या त्परीस अर्षि त्याच्या फेर तपसणीचे नियत वेळ)

३८१

२९.३

क

र.क. २.३७ ता.३१.७.५९ पर्यंत

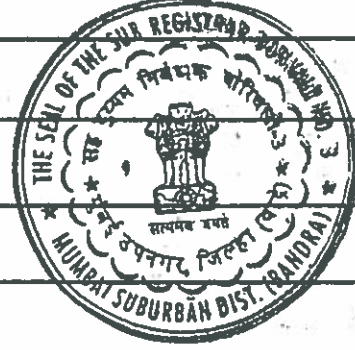
सुविधाधिकार

इक्काचा मुळ धारक चर्च फादर रेवरंड ऑफ चर्च ऑफ वळणई

पट्टेदार

इतर धार

इतर शीरे [इमला- श्रीमती लुईसा ए. बॅराटो]
[यांचे मालकीचा आहे.]



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (धा)	साक्षात्करण
१९/०५/१९८२	वि. शे. सारा/ मुदतवाढ न. पु. क्र. ३७७ प्रमाणे			सही. वि.नि.पु.अ. तथा न.पु.अ.क. १०
२७/०४/१९९३	मा.हायकोर्ट मुंबई यांचेकडील पीटीशन नं.५४०/९१ दि.११.३.९३ चे प्रोबेक्टप्रमाणे मयात श्रीमती लुईसा एम्. बॅराटो यांचे नांव कमी करून भारत राखल.	स्वयंतुची मा.जि.नि.पु.अ.त धा न.पु.अ. क्र. १० मुंबई यांचेकडील धा आदेरा. दि.१.८.९३	(इतर इक्क इमला मालक) श्रीमती लिबेरीटा ए. सॅन्डीक्स	सही. वि.नि.पु.अ. तथा न.पु.अ.क. १०

तपासणी करणारा -

उरी नक्कल -

न.पु.अ.गोरेगांव

मुंबई उपनगर जिल्हा

बरेच प्रमाणे वाचण
इमला मालक
रक्षण

माधन
Rajesh

आर.डी. बाभाडे
परिचयन घुणफळ क्र.२

१
धर

बरेच प्रमाणे वाचण
इमला मालक
रक्षण

बरेल - ३/		
५८५५	९०३	२०९
२०१५		

मालमत्ता पत्रक

विभाग/वांज -- वळगाई

तालुका/न.पु.मा.का. -- न.पु.अ.गोरेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

शासनाचा दिवसाचा अक्षरपत्राचा किंवा वास्तव्याचा तपशील आणि त्याच्या फेर तपशीलाची नियत वेळ)

३८२/३
 [५८४२.३]
 १८१४.०
 न.पु.क्र. ३८२ व कडे
 वर्ग
 १६२१.५



मुंबई उपनगर जिल्हा
 हक्काचा मुळ धारक शोती
 वर्ष
 पट्टेदार
 तार भार
 हार शोती

दिनांक	ध्वजार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (धा)	साक्षात्करण
१०/०४/२००३	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आवेरा क्र.सी/कार्या-२क/से.३/एस.आर ११३/२००१ दि.२४/३/०३ चे आवेरांनुष्ये न.पु.क्र. ३८२ या मिल्कत पत्रिकेवर दाखल असलेले ५८४२.३ चौ.मी क्षेत्र रद्द करून त्याऐवजी १८१४.० चौ.मी. क्षेत्र कायम केले.			के.एस.यु.क्र.११ प्रमाणे सी - १०/०४/२००१ न.पु.अ.गोरेगांव
२५/०२/२००४	सहाय्यक अधिपता यांचे कडील पत्र क्र. TDR/WS/ PH-१५५ दि. २४/२/२००४ चे पत्रानुष्ये व दि. ४/२/०४ चे ताबेपावती प्रमाणे व मा.अधिष्ठाक पूर्वम अमिलेख मुंबई उपनगर यांचेकडील पत्र क्र. न.पु. स-७ न.पु.अ.नो/न.पु.वळगाई/न.पु.क्र. ३२५/३७६ नोंव दाखल करणे ०४/दि. २५/२/२००४चे पत्रानुष्ये न.पु.क्र. ३८२ चे १८१४.० चौ.मी. क्षेत्रातून ररत्याकडे वर्ग होणारे ११२.५ चौ.मी. क्षेत्र रद्द करून त्याची न.पु.क्र ३८२ व अशी नविन मिल्कत पत्रिका ठपडली व त्यावर बुद्धमुंबई महानगर पालीका असे नोंव दाखल कले व सत्ता प्रकर फ दाखल केला न.पु.क्र. ३८२ या रोज बदलाने ३८२अ असा करून त्याचे १६२१.५ चौ.मी. क्षेत्र दाखल केले.			के.एस.यु.क्र.१११ प्रमाणे सी - २५/०२/२००४ न.पु.अ.गोरेगांव
२७/०४/२००१	उ.जि.अधि.मु.उ.अंधेरी यांचे कडील क्र.ए.डी.सी/एल.एन.डी/५४२१ दि. ३२/४/१९७५ प्रमाणे विनरोती सारा नोंद घेतली तसेच L.N.D.C १०३० न.पु.क्र. ३८२ पेकी ५९९० चौ.मी. विनरोती सारा ची नोंद घेउन श्रीमती शार्दा बानू विदू अनसारी यांचे नोंवाची नोंद घेतली.			सी - २७/०४/२००४ न.पु.अ.गोरेगांव

५८५५ ९०४ २०९
 तपशील करपासाठी -
 २०

खरी नक्कल -

न.पु.अ.गोरेगांव
 मुंबई उपनगर जिल्हा

२५/५/१२
 २५/५/१२
 दि. ५/५/१२
 २५/५/१२

वर्ष शुभाषन

मालमत्ता पत्रक

श्रीगणेशाय नमः - वळणई

तालुका/न.भू.मा.का. - न.भू.अ.गोरेगांव

जिल्हा - मुंबई उपनगर जिल्हा

कृम पुज्यन - शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या अकरापांचा क्रमा वाफ्याच तापरीत अर्था त्याच्या फेर तपसणीचे निमत वेळी.

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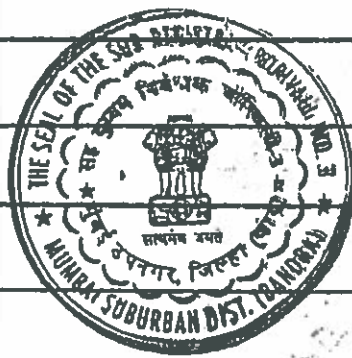
सुबिधाधिकार

इशकाचा मूळ धारक वर्ष शेती.

पट्टेदार

तर भार

तर रोरे



नांक	व्यवहार	खंड क्रमांक	मयिन धारक (धा) पट्टेदार (प) किंवा भार (भ)	साक्षात्कन

त्यासणी करणारा -

खरी नक्कल -

न.भू.अ.गोरेगांव मुंबई उपनगर जिल्हा

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बरल - ३/		
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२०१५		

मालमत्ता पत्रक

विभाग: भांजे -- वळणई

तालुका/न. भु. मा. का. -- न. भु. अ. गारेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

पुस्तक क्र. / पृ. नं.	शिफ्ट नंबर	प्लेट नंबर	सत्र	धारणाधिकार	शासनाला दिलेल्या अक्षरपत्रा किंवा माहितीपत्र तपसवीत आणि त्याच्या फेर तपसवीतीची नियत वेळ
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सुविधाधिकार

हक्काचा वर्ष

पडेटार

इतर भाग

इतर शी



क्रमांक	व्यवहार	खंड क्रमांक	नविन घरक (धा) पडेटार (प) किंवा मार (घ)	साक्षात्कृत

तपासणी करणारा -

खरी नकल -

न. भु. अ. गारेगांव

मुंबई उपनगर जिल्हा

बसवण बांधणी २०१५/१६ मरकल वन मळात
 बसवण बांधणी २०१५/१६ मरकल वन मळात
 मरकल वन मळात
 मरकल वन मळात

आर.डी. बाबाडे
 मरकल वन मळात



आर.डी. बाबाडे
 मरकल वन मळात

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२०१५		

मालमत्ता पत्रक

विभाग/मोजे -- वळणई तालुका/न.भु.मा.का. -- न.भु.अ.गोरेगांव जिल्हा -- मुंबई उपनगर जिल्हा

गाव पुस्तक क्रमांक/स.पं.नं. शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासकीय/दिलेला/अकार्याचा किंवा प्राकृतिक तपशील आणि त्याच्या फेर तपासणीचे नियत वेळ

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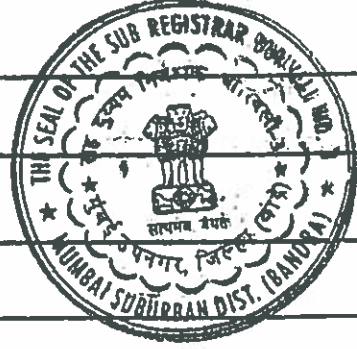
सुविधाधिकार

डबकाचा मुळ धारक शेत. धर

पट्टेदार

इतर धार

इतर शेत



क्र.	धरदार	खंड क्रमांक	नविन धरक (धा) पट्टेदार (प) किंवा धार (ध)	साक्षात्करण

तपासणी करणारा - खरी नक्कल -

न.भु.अ.गोरेगांव मुंबई उपनगर जिल्हा

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बरल - ३/

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मालमत्ता पत्रक

विभाग भांजे -- वळणई

तालुका/न.भू.मा.का. -- न.भू.अ.गोरेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

हंगर पुस्तक / मंड. क्र. नं.

प्लॉट नंबर प्लॉट क्रमांक क्षेत्र खे.मी. चारणाधिकार

शास्त्रालय दिशेच्या अक्षरपत्रा किंवा भाषाव्याप्य तपशील आणि त्याच्या फेर तपसणीची नियत वेळ

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सुविधाधिकार

हक्काचा मंड. भाग/ खर्च

पट्टेदार

इतर भाग

इतर शीरे

दनांक	व्यवहार	खंड क्रमांक	नविन धरक (प) पट्टेदार (प) किंवा भाग (प)	साक्षात्कृत

तपासणी करणारा -

खरी नक्कल -

न.भू.अ.गोरेगांव

मुंबई उपनगर जिल्हा



वर्ष २०१५ च्या २५/११/१५ मधील नव्याने वळणई...
 २५/११/१५
 M. D. R.
 आर.डी. वाजारे
 पत्तिका क्र. २

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 २०१५

मालमत्ता पत्रक

विभाग/मोजे -- वळणई तालुका/न. भू. मा. का. -- न. भू. अ. गोरगांव जिल्हा -- मुंबई उपनगर जिल्हा

गाव पुस्तक शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या अकराव्या क्रमा पाह्याच्या तपशील आणि त्याच्या फेर तपशीलीचे नियत वेळ)

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सुविधाधिकार

हक्काम्या मुळ धारक वर्ष शेती

पट्टेदार

इतर पार

इतर गों



क्र.	व्यवहार	खंड क्रमांक	नविन धारक (ध) पट्टेदार (प) किंवा मार (म)	साक्षात्कृत

साक्षर करणारा -

छरी नकसल -

न. भू. अ. गोरगांव

मुंबई उपनगर जिल्हा

१. न. भू. अ. गोरगांव ७११११० १०००००००
 २. न. भू. अ. गोरगांव ७११११० २०००००००
 ३. न. भू. अ. गोरगांव ७११११० १०००००००
 ४. न. भू. अ. गोरगांव ७११११० १०००००००
 ५. न. भू. अ. गोरगांव ७११११० १०००००००
 आर. डी. दाभाडे
 परीक्षण अध्यापक क्र. २
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५. न. भू. अ. गोरगांव ७११११० १०००००००
 मुंबई उपनगर जिल्हा

बेरल - ३/		
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भालमत्ता पत्रक

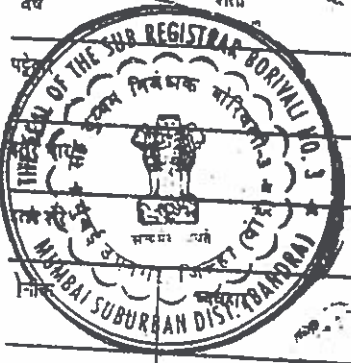
भाग नं० -- बळणई
 तालुका/न. भु. मा. का. -- न. भु. अ. गोरगांव
 जिल्हा -- मुंबई उपनगर जिल्हा

पुस्तक नं० / स. वी. नं०. ४२७
 शिट नंबर
 प्लेट नंबर
 क्षेत्र
 चौ.मी.
 धारणाधिकार
 शासनाला दिलेल्या अकराव्या किंवा पाह्याव्या तरतूदां आणि त्यांचा फेर तपासणीचे नियम येऊ)

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सुविधाधिकार

हक्काचा मूळ धारक
 वर्ष
 शेती



खंड क्रमांक	नविन धारक (धा) पहिल (प) किंवा धार (धा)	साक्षार्कन

तपासणी करणारा -

खरी नकल -

न. भु. अ. गोरगांव
 मुंबई उपनगर जिल्हा



बरे नव्हे वारीय गणका/नं० वनांक
 हक्काचा मूळ धारक
 २५/५/१२
 ५/५/१२
 (Signature)
 आर. डी. दाफळे
 फकीरबन मूभरक सं. २

(Signature)
 ४ नव्हे तपासणी करणारा

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२०१५		

"Annexure - C"



SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 058
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/3025/PN/PL/AP **77 OCT 2013**

COMMENCEMENT CERTIFICATE **SALE BLDG.NO.1 (WING 'A')**

TO,
M/s. Transcon-Sheth Creators Pvt.Ltd,
C-302, Waterford Bldg., 3rd floor,
Juhu Lane, Above Navnit Motors,
Juhu Lane, Andheri (W), Mumbai-400 058.
Sir.

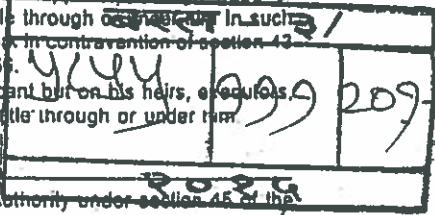
With reference to your application No. 2766 dated 04/06/2013 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. _____
C.T.S.No. 322/C(pt.), 323/A, 325/A(pt.), 326, 327, 328, 330, 330/1-2, 331, 332, 333, 365, 365/1 to 4, 366, 367, 368, 369, 370, 371(pt.), 372, 373, 374(pt.), 375, 378/A(pt.), 376/1-5, 377, 378, 379, 380, 381, 382/A(pt.), 416, 422, 424, 425, 426 & 427
of village Vaina T.P.S.No. _____

ward P/N Situated at Malad West Taluka Borivali, (near at New Link Road, Malad (W) in 'P/N8 Ward.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI
U/R No. SRA/ENG/0158/PN/PL/IDT dt. 16/05/2013
IDA U/R No. SRA/ENG/3025/PN/PL/AP dt. 05/09/2013

and on following conditions

- The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
- If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act. 1966.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
 - 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.
 - Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through ~~construction~~ in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act. 1966.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.



The C.E.O. (SRA) has appointed SHRI AVINASH RAC
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to podium top of proposed Sale Bldg.No.1 Wing 'A'

For and on behalf of Local Authority
The Slum Rehabilitation Authority
Shri. 2.12.13
Executive Engineer (SRA) (W.S.)
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

SRA/ENG/3025/PN/PL/AP 14 MAR 2014

This plinth c.c. is granted up to podium top of proposed sale building No 1 (wing 'B') as per approved plans dt. 5.9.2013


14/3/14
Executive Engineer - (W.D.)
State Suburban Authority S/c.



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WING - B
SHEET NO. 1/4

Approved subject to the condition mentioned in this office permission
Letter no. SRA/ENG/3025/P.N/P.L/AP
Dt. 5 SEP 2013

[Signature]
5/9/13
Executive Engineer (w.s)
Slum Rehabilitation Authority

PROFORMA 'B'
CERTIFICATE OF AREA



CONTENTS OF SHEET

TYPICAL FLOOR PLAN (1st To 6th, 8th To 13th, 15th To 20th, 22nd To 27th, 34th, 36th, 37th, 41st, 45th To 48th, 50th To 52nd Floor)
AREA DIAGRAM

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED SLUM REHABILITATION SCHEME UNDER SECTION 33(14) & 33(10) OF PLOT OF LAND BEARING C.T.S. NO. 322/C, 323/A, 325/A, 326 TO 330, 330/1, 330/2, 331 to 333, 371 (pt), 372, 373, 374 (pt), 375, 376, 376/1 TO 376/3, 377 TO 381, 382A, 416, 422, 424, 426, 427, OF VILLAGE VALHAI, TALUKA : BORIVALI, ORLEM, MALAD (WEST), MUMBAI.

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF DATE OF APPROVAL OF PLANS

बल - ३/
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३०२५

NAME OF OWNER

M/s. TRANSCON-SHETH CREATORS PVT.LTD.

JOB NO.		DRAWN BY	
DRAWING NO.		CHECKED BY	
REVISION	RO	SCALE	1:100
		DATE	

NORTH NAME OF CONSULTING LICENSED SURVEYOR

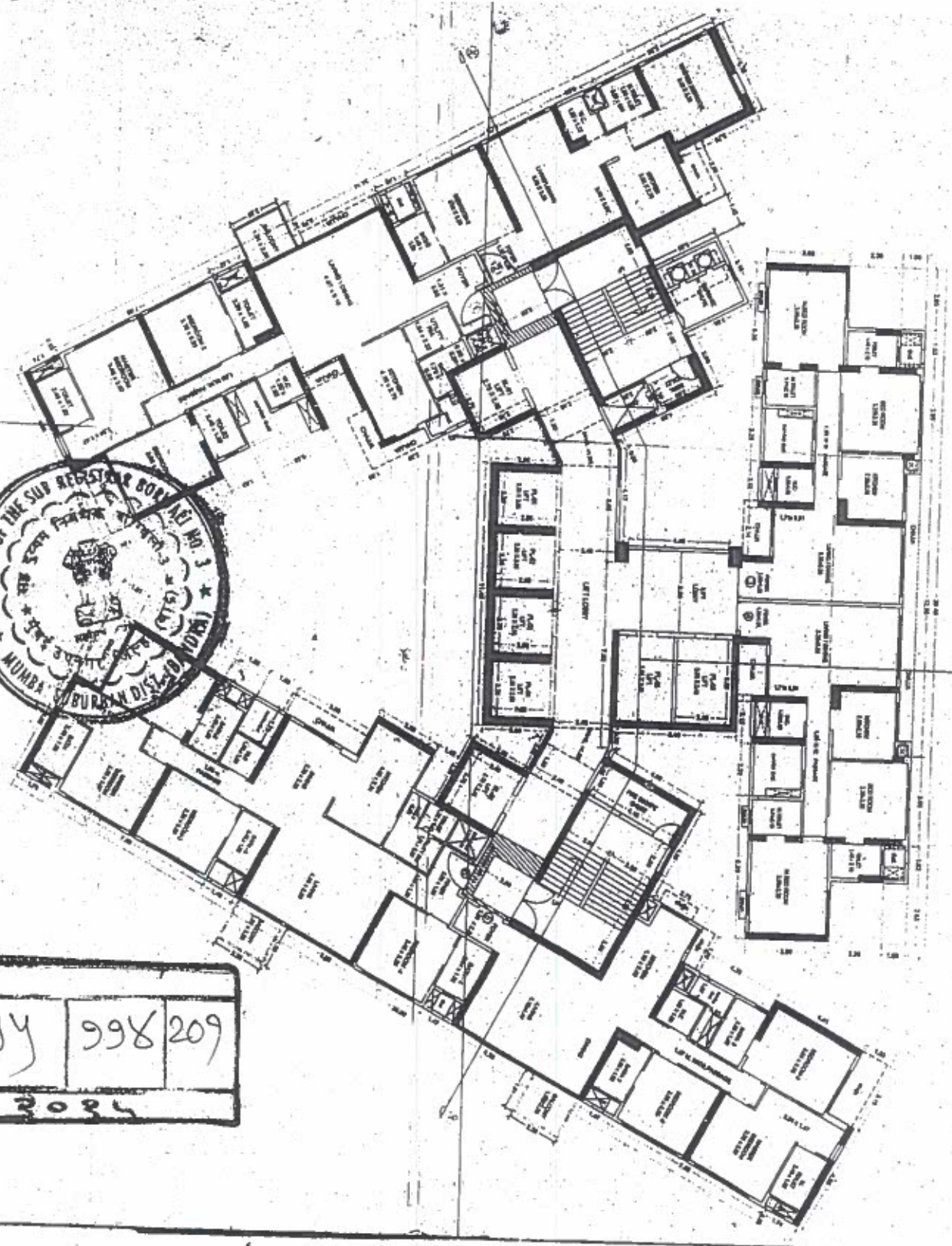
catapult realty consultants
203 & 204 - 2nd Floor, Orbit Plaza, New Prabhadevi Road, Prabhadevi, Mumbai - 400 025, Tel: +91 22 4915 3599, FAX: +91 22 4915 3513

[Signature]

North arrow pointing up.

catapult Realty Consultants
Email : info@catapultconsulting.in
Web : www.catapultconsulting.in

TYPICAL FLOOR PLAN
 SCALE-1:100
 (1st To 6th, 8th, 10, 13th, 15th, 17th, 20th, 22nd To 25th, Floor)



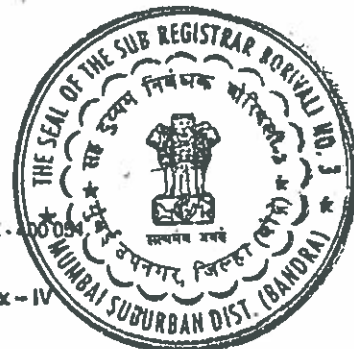
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"Annexure - C"



SLUM REHABILITATION AUTHORITY

Administrative Building, Pr. Anant Kanekar Marg, Bandra (East), Mumbai - 400 054



Intimation of Approval under Sub regulation 2.3 of Appendix - IV
of D.C.R. No. 33 (10) Dt. 15.10.97 for Brhanmumbai.

No. SRA/ENG/...3025/RN/RVI/AP.....

- 5 SEP 2013

SALE BLDG. NO. 1

To,

M/s. Transcon Sheth Creators Pvt. Ltd.

C-302, Waterford Bldg, 3rd Floor Above Navnit Motors,
Juhu Lane, Andheri (West), Mumbai 400 052.

With reference to your Notice, letter No. 2767 dated 04/06/2013 and delivered on 04/06/2013 and the plans, Sections, Specifications and Description and further particulars and details of your building at CTS No. 322/C(pt), 323/A, 325/A(pt), 326, 327, 328, 330, 330/1-2, 331, 332, 333, 365, 365/1to4, 366, 367, 369, 369, 370, 371(pt), 372, 373, 374(pt), 375, 375/A(pt), 376/1-5, 377, 378, 379, 380, 381, 382/A(pt), 416, 422, 424, 425, 426 & 427 of Village Valnai, Malad West, Tal. Borivali, Crlem, at New Link Rd, Malad West in P North Ward, furnished to me under your letter, dated 04/06/2013 I have to inform you that the proposal of construction of the building or work proposed to be erected or executed is hereby approved under section 45 of the Maharashtra Regional & Town Planning Act, 1986 as amended up-to-date, subject to the following conditions :

A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL

- A.1) That the Commencement Certificate us/. 44/69 (1) of the MR & TP Act, Shall be obtained before starting the proposed work.
- A.2) That the compound shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the 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)
- A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Appendix XI D.C. Regulation 5(3) (ix) shall be submitted by him.
- A.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant I.S. code along with plan shall be submitted before C.C.

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Subject to your so modifying your intention as to comply the aforesaid mentioned conditions and meet by requirements. You will be at liberty to proceed with the said building or work at anytime before the _____ day of _____ 20 but not so as to contravene any of the provisions of the said Act as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time



Attention is drawn to the special instructions and Notes accompanying this Intimation of Approval

[Signature]
5/9/13
for Executive Engineer, (S.R.A.)

SPECIAL INSTRUCTIONS

- (1) IN CASE OF PRIVATE PLOTS THIS INTIMATION OF APPROVAL GIVES NO RIGHT TO BUILD UPON LAND WHICH IS NOT YOUR PROPERTY.
- (2) Under Section 151 & 152 of M.R & T.P. Act 1986, as amended the Chief Executive Officer, Slum Rehabilitation Authority has empowered the Chief Engineer (S.R.A.)/ Executive Engineer (S.R.A.) to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the C.E.O. (S.R.A.) by section of the said Act.
- (3) Proposed date of commencement of work should be communicated to this office.
- (4) One more copy of the block plan should be submitted to the Collector, Mumbai / Mumbai Suburban District as the case may be.
- (5) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai / Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the rate 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 Approval.

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5 SEP 2013

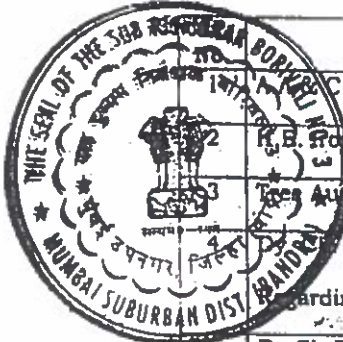
BRA/ENG/3025/PR/PL/AP

- 5) That the minimum plinth height shall be 30 cm. above the surrounding ground level or in areas subject to flooding the height of plinth shall be at least 60 cm. above the high flood level.
- 6) That the low lying plot shall be filled up to a reduced level of atleast 92 T.H.D. or 15 cm. above adjoining road level whichever is higher with murum, earth, boulders etc. and shall be leveled, rolled, consolidated and sloped towards road.
- 7) That the internal drainage layout shall be submitted & got approved from concerned Asst. Engineer (SRA) and the drainage work shall be executed in accordance with the approved drainage layout.
- 8) That the existing structure proposed to be demolished shall be demolished with necessary phase program by executing agreement with eligible slum dwellers.
- 9) That the Registered site supervisor through Architects/Structural Engineer shall be appointed before applying for C.C. & quarterly report from the site supervisor shall be submitted through the Architect/Structural Engineer certifying the quality of the construction work carried out at various stages of the work.
- 10) That no construction work shall be allowed to start on the site unless labour insurance is taken out for the concerned labourers and the same shall be revalidated time to time. And the compliance of same shall be intimated to this office.
- 11) That the Registered Undertaking from the Developer and Society shall be submitted for the following
 - i) Not misusing part/pocket terrace.
 - ii) Not misusing stilt.
 - iii) Not misusing Refuge Area.
 - iv) To Demolish the excess area if constructed beyond permissible F.S.I.
 - v) Handing over setback land free of compensation alongwith the plan.
- 12) The Structural designs and the quality of materials and workmanship shall be strictly as per conditions laid down in Regulation 45 of DCR 1991 amended up to date.
- 13) That you shall submit remarks from Asst. Commissioner of 'P/North' ward for closing/covering of w.ll in the S.R. Scheme.



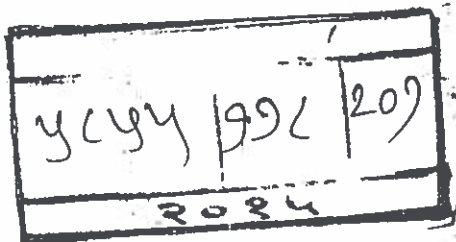
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- 14) That you shall submit the NOC's as applicable from the following concerned authority in the office of Slum Rehabilitation Authority at a stage at which it is insisted upon by the concerned Executive Engineer (SRA).



	NOC's	Stage of Compliance
1	C.P./North Ward	Before Plinth C.C. of Sale Bldg.
2	K.E. from MCGM	Before Plinth C.C.
3	Tree Authority	Before Plinth C.C.
4	Eng. (SWD) W.S.	
5	Regarding Internal SWD	Before Further C.C.
6	Dy.Ch.Eng.(S.P.) (P & D)	Before Plinth C.C.
7	Dy. Ch. Eng.(Roads) W.S.	Before Plinth C.C.
8	P.C.O.	Before Plinth C.C.
9	BEST/ TATA/ Reliance Energy /MSEB/ Electric Co.	Before Further C.C.
10	NOC's from MTNL- Mumbai regarding required area & location for installation of telephone concentrators room.	Before OCC of Sale bldg.
11	Civil Aviation Authority	Before further C.C. of beyond 152 mtr. height.
12	E.E.(M & E) of MCGM	Before Further CC/ OCC of bldg.
13	E.E. (T & C) of MCGM for Parking Layout	Before Plinth C.C.
14	CFO	Before Plinth C.C.

- 15) That you shall submit the Registered Undertaking from Slum Society & developer for not misusing pocket terrace & Part terrace before granting C.C. to the bldg. under reference.
- 16) That the design and construction of the proposed building will be done under supervision of registered Structural Engineer as per all relevant I.S. Codes including seismic loads as well as under the supervision of Architect and licensed Site Supervisor.

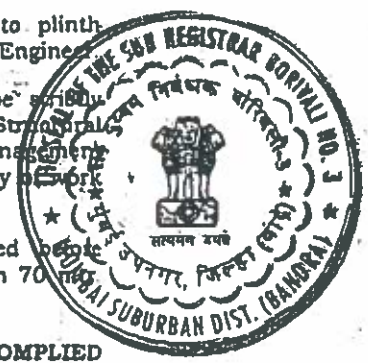


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B. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE: -

- 1) That a plan showing the dimensions of the plinth and the available open spaces certified by the Architect shall be submitted and the same shall be got checked & certified by the concerned Sub Engineer (SRA).
- 2) That the stability certificate for work carried out upto plinth level/stilt level shall be submitted from the Lic. Structural Engineer.
- 3) That the quality of construction work of bldg. shall be monitored by concerned Architect, Site supervisor, Structural Engineer, Third Party Quality Auditor and Project Management Consultant. The periodical report as regards to the quality of work shall be submitted by Architect along with test result.
- 4) The High Rise Committee's approval shall be obtained before requesting C.C. for the building having height more than 70' above average ground level.



C. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE GRANTING O.C. TO ANY PART OF THE PROPOSED BUILDING.

- 1) All the conditions of Letter of Intent shall be complied with before asking for Occupation Certificate of Sale/ Composite building.
- 2) The Building Completion Certificate in prescribed Form certifying work carried out as per specification shall be submitted.
- 3) That some of the drains shall be laid internally with C.I. pipes.
- 4) That you shall developed the layout access/D.F. Road/setback land including providing streetlights as per the remarks/specifications MCGM. And submit the completion certificate from E.E. (Road Construction) as per the remarks.
- 5) That the dustbin shall be provided as per requirement.
- 6) That carriage entrance over existing SWD shall be provided and charges if any for the same shall be paid to MCGM before requesting occupation.
- 7) That the surface drainage arrangement shall be provided in consultation with E.E. (SWD) as per the remarks and a completion certificate shall be obtained and submitted before requesting for occupation certificate/B.C.C.
- 8) That the requirements from the M.T.N.L./ Reliance Energy /concerned electric Supply Co. shall be complied and complied with before asking occupation permission.

5. PWT 2012/20A /Tranche 10A Sale 144-2 etc

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- 9) That the Architect shall submit the debris removal certificate before requesting for occupation permission.
- 10) That 10'-0" wide paved pathway up to staircase shall be provided.
- 11) That the surrounding open spaces, parking spaces and terrace shall be kept open and unbuilt upon and shall be levelled and developed before requesting to grant permission to occupy the building or submitted the B.C.C. whichever is earlier.
- 12) That the name plate/board showing Plot No., Name of the Bldg. etc. shall be displayed at a prominent place.
- 13) That the N.O.C. from Inspector of Lifts, P.W.D. Maharashtra, shall be obtained and submitted to this office.
- 14) That the drainage completion Certificate from E.E. (S.P.) (P & D) for provision of septic tank/soak pit/STP shall be submitted.
- 15) That stability Certificate from Structural Engineer in prescribed Performa 'D' along with the final plan mounted on canvas shall be submitted.
- 16) That the single P.R. cards for the amalgamated plot shall be submitted.
- 17) That layout R.G. shall be developed as approved by SRA.
- 18) That the N.O.C. from the A.A. & C. 'P/North' Ward shall be obtained and the requisitions, if any shall be complied with before O.C.C.
- 19) That the list of slum dweller to be accommodated in the building shall be submitted in duplicate before submitting BCC.
- 20) That completion certificate from C.F.O. shall be submitted.
- 21) That you shall submit P.R. Card and CTS plan thereby clearly earmarking the rehab plot and sale plot and built up area as per the approved layout.
- 22) That the completion certificate from E.E. (T&C) of MCGM for parking shall be submitted.
- 23) That the completion certificate from E.E. (M&E) of MCGM for Ventilation/Stack parking/Mechanical Parking System shall be submitted.
- 24) That the completion certificate from Tree Authority of MCGM shall be submitted.
- 25) That you shall submit the receipt for handing over of buildable / non-buildable reservations before requesting full OCC of sale bldg.



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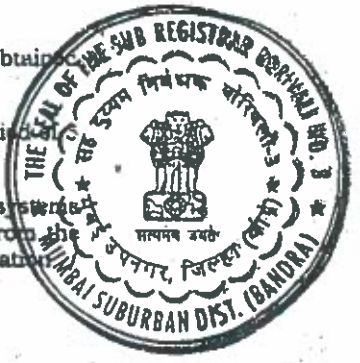
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26) That the Rain Water Harvesting system should be installed/ provided as per the direction of U.D.D. Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 and the same shall be maintained in good working conditions all the time, failing which penalty of Rs. 1000/- per annum for every 100 sq.mt. of built-up area shall be levied.

D. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE B.C.C.

- 1) That certificate under Section 270A of B.M.C. Act. shall be obtained from H.E.'s department regarding adequacy of water supply.
- 2) That you shall have to maintain the rehab building for a period of ten years from the date of granting occupation to the rehab bldg.
- 3) That you shall have to maintain the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the Rehabilitation Composite building.



NOTES:

- 1. That C.C. for sale building shall be controlled in a phasewise manner as decided by CEO (SRA) in proportion with the actual work of rehabilitation component as per Circular No. 98 & 104.
- 2. That no occupation permission of any of the sale wing/sale building/sale area shall be considered until Occupation Certificate for equivalent Rehabilitation area is granted.
- 3. That CEO (SRA) reserves right to add or amend or delete some of the above or all the above mentioned conditions if required, during execution of Slum Rehabilitation Scheme.

for
 5/9/13
 Executive Engineer - W.S.
 Slum Rehabilitation Authority

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D. J. C.



NOTES

- (1) The work should not be started unless objections _____
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencing of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained for any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional materials shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted alongwith the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
- (5) Water connection for constructional purposes will not be given until the hoarding is constructed and application is made to the Ward Officer of M.C.G.M. with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer of M.C.G.M. or his representative in wards of M.C.G.M. 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 scaffoldings, 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 compliance of abovesaid conditions is approved by this department.
- (9) No work should be started unless the structural design is submitted from LSE.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer (SRA) 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 of Greater Mumbai 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/Amalgamation under No. _____ should be adhered to and complied with.
- (13) No building/Drainage Completion Certificate will be accepted and water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the concerned Ex. Engineer of M.C.G.M. 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 concerned. Ex-Engineer of M.C.G.M. 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 0.125 cubic metres per 10 Sq.Mtrs below pavement.

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(18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of the 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 or proposed to be demolished are demolished.



(20) 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 Chief Engineer (SRA) is satisfied with the following :

(a) Specific plans in respect of evicting or rehousing the existing tenants on your plot stating their number and the area in occupation of each.

(b) Specifically signed agreement between you and the existing tenants that they are willing to for the alternative accommodation in the proposed structure.

(c) Plans showing the phase programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.

(21) In case of additional floor no work should be started during monsoon which will give rise to water leakage and consequent nuisance to the tenants staying on the floor below.

(22) The bottom of the over head storage work above the finished level of the terrace shall not be more than 1 metre.

(23) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary, is obtained.

(24) It is to be understood that the foundations must be excavated down to hard soil.

(25) The positions of the naharis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.

(26) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing from the Chief Executive Officer of Slum Rehabilitation Authority.

(27) All gully traps and open channel shall be provided with right fitting mosquito proof covers as per relevant I. S. specifications.

(28) No broken bottle should be fixed over boundary walls. The prohibition refers only to broken bottles & not to the use of plain glass for coping over compound wall.

(29) If the proposed addition is intended to be carried out on old foundations and structures, you will do so at your own risk.

for  5/9/13
Executive Engineers, (S.R.A.) (W.S)

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"Annexure - D"

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Advocates & Solicitors



To:
TRANSCON-SHETH CREATORS PVT. LTD.
12th Floor, Hallmark Business Plaza,
Sant Dyaneshwar Marg,
Bandra (East),
Mumbai - 400 051

TITLE CERTIFICATE

All that piece and parcel of land bearing (i) Survey No. 27 Hissa No.1 corresponding to C.T.S. Nos. 377, 378, 379, 380, 381 and to 382/A, (ii) Survey No.27 Hissa No.2 corresponding to C.T.S. No.425 , (iii) Survey No.27 Hissa No. 3 corresponding to C.T.S. No.426 , (iv) Survey No.28 Hissa No.1 corresponding to C.T.S. No.322/C , (v) Survey No.28 Hissa No.2 corresponding to C.T.S. Nos.326, 327 and 328 , (vi) Survey No.28 Hissa Nos.3 to 6 corresponding to C.T.S. Nos.323/A and 325/(A)/A (pt) , (vii) Survey No.28 Hissa No.7 and Survey No.28 Hissa No.8 corresponding to C.T.S. No.333 , (viii) Survey No.29 corresponding to C.T.S. Nos.365, 365/1, 365/2, 365/3, 365/4, 366, 367, 368, 369, 371, 372, 373, 374 and 375 , (ix) Survey No.31 Hissa No.5 corresponding to C.T.S. Nos.416, 422 and 424 , (x) Survey No.31 Hissa No.9 corresponding to C.T.S. No.427 , (xi) Survey No.46 Hissa No.7 corresponding to C.T.S. Nos. 376/A, 376/1, 376/2, 376/3, 376/4 and 376/5 , (xii) Survey No. 65 Hissa No.2 corresponding to C.T.S. Nos.330, 330/1 and 330/2 , (xiii) Survey No. 65 Hissa No.3 corresponding to C.T.S. No.331 and 332 in aggregate 65,127.2 sq. mtrs. or thereabouts situate at Guriya Pada, Link Road, Malad (West), Mumbai 400 064, Village Valnai, Taluka Borivali, Mumbai Suburban District (hereinafter collectively referred to as "the said Property").

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1. Title Documents;
 - 1.1 For this Title Certificate, we have perused the documents relating to the title of the said Property as listed in Annexure "1" annexed hereto.
2. Title Flow:
 - 2.1 The Salsette Catholic Co-operative Housing Society Limited ("Salsette") became owner inter-alia of the said Property vide Deed of Conveyance mentioned at scrial no. 1 to 6 of Annexure "1" annexed hereto.
 - 2.2 By a Notification dated 30th Junc, 1978 issued by the Deputy Collector (Encroachments) and Competent Authority, Sub-Division, Borivali, a portion of the said Property, being Plot No.1 admeasuring 9,804.3 sq. mtrs., Plot No.4

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admeasuring 2723.30 sq. mtrs., Plot No.6 (pt) i.e. land bearing C.T.S. No. 323/A admeasuring 3.2 sq. mtrs. and Plot No.11 (pt) i.e. land bearing C.T.S. 376/1 to 376/5 admeasuring 1562.2 sq. mtrs. thus aggregately to 14,093 sq. mtrs. thereabouts is declared as Slum Area under Section 4 of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 ("SRA Act").



Agreement dated 30 June 1981 read with the First Supplemental Agreement dated 28th July 1985 and the Second Supplemental Agreement dated 14th September 1988 (Collectively the "Conwood Agreements"), Salsette agreed to grant development rights in respect inter-alia of the said Property unto Conwood Developers Private Limited ("Conwood"). Salsette also executed two general Power of Attorney dated 30th June, 1981 and 14th September, 1988 respectively in favour of Conwood so as to enable Conwood to develop inter-alia the said Property.

2.4 Salsette, through its Advocate's letter dated 13th August, 2005, cancelled / terminated Conwood Agreements and also revoked the General Power of Attorneys dated 30th June, 1981 and 14th September, 1988.

2.5 By two Deeds of Conveyance one dated 9th May 2007 registered with the Sub-Registrar of Assurances under serial no.5550 of 2007 and other dated 29th August, 2007 registered with the Sub-Registrar of Assurances under serial no.7760 of 2007, Salsette sold, transferred and conveyed the inter-alia the said Property to Transcon-Sheth Creators Pvt. Ltd. (then known as Transcon Properties Pvt. Ltd.) (hereinafter referred to as "Transcon"), on the terms and conditions contained therein.

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2.6 By a Notification dated 18th September, 2010, the Chief Executive officer, Slum Rehabilitation Authority, a portion of the said Property being Plot No.6 (pt) i.e. land bearing C.T.S. No. 325/A/A admeasuring 4,598.22 sq. mtrs, Plot No.8 (pt) i.e. land bearing C.T.S. No. 371(p) admeasuring 6,649.15, land bearing C.T.S. No. 374 (pt) admeasuring 870.58 sq. mtrs and land bearing C.T.S. No. 375(pt)

IV

admeasuring 288.94 sq. mtrs. thus aggregating to 7808.67, Plot No.13 (pt) i.e. land bearing C.T.S. No. 331(pt) admeasuring 172.61 sq. mtrs thus aggregately admeasuring 12,579.5 sq. mtrs. or thereabouts is declared as Slum Rehabilitation Area under Section 3C(1) of SRA Act.

2.7 By a Letter of Intent bearing No.SRA/DDTP/0153/PN/PL/LOI dated 26th October, 2010 ("First LOI"), the Slum Rehabilitation Authority ("S.R.A.") approved the Slum Rehabilitation Scheme in respect of land bearing C.T.S. Nos. 326 to 328, 330, 330/1 and 330/2, 332, 333, 371 (part), 422, 424, 426 and 427 forming a part of the said Property on the terms and conditions contained therein.



2.8 Vide a letter dated 9th January, 2013 Conwood has confirmed that they have no objection for Transcon developing the said Property.

2.9 Thereafter by a Letter of Intent bearing No.SRA/DDTP/0158/PN/PL/LOI dated 16th May, 2013 ("Second LOI"), the Slum Rehabilitation Authority ("S.R.A.") approved the Slum Rehabilitation Scheme in respect of land bearing C.T.S. Nos. 322/C (pt), 323/A, 325/A (pt), 326 to 328, 330, 330/1 and 330/2, 331, 332, 333, 365, 365/1, to 4, 366, 367, 368, 369, 370, 371 (pt), 372, 373, 374 (pt), 375, 376/A (pt), 376/1-5, 377, 378, 379, 380, 381, 382/A (pt), 416, 422, 424, 426 and 427 forming a part of the said Property, on the terms and conditions contained therein.

2.10 SRA has approved the plans for construction of PTC building on a portion of the said Property and has issued Intimation of Approval bearing No. SRA/DDTP/685/PN/PL/AP dated 13th August, 2013 in respect thereof.

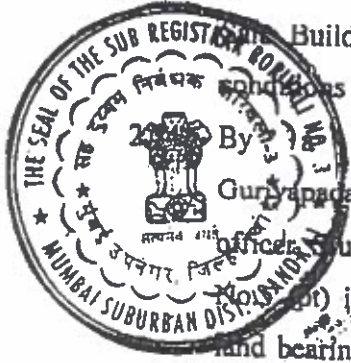
2.11 SRA vide its letter bearing no. SRA/ENG/DDTP/3025/P/PL/AP dated 5th September 2013 has sanctioned and approved the plans for Sale Building No. 1 comprising of Wing "A" and Wing "A" to be constructed on portion of the said Property.

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2.12 SRA has also approved the plans for construction of Sale Building No. 2 on the said Property and has issued Intimation of Disapproval bearing No. SRA/ENG/3026/PN/PL dated 30th September, 2013 in respect thereof.

2.13 SRA has issued Commencement Certificate bearing No. SRA/ENG/3025/PN/PL/AP dated 17th October, 2013 for the construction of Building No. 1 (Wing 'A') on the said Property on the terms and conditions contained therein.



By Notification bearing no. SRA/CTS/Desk-1/T-S1/3C/Sairaj Gurupada/2014/200 dated 6th February, 2014 issued by the Chief Executive Officer, Slum Rehabilitation Authority, a portion of the said Property being Plot No. 6 (pt) i.e. land bearing C.T.S. No. 326(pt) admeasuring 427.75 sq. mtrs., land bearing CTS No. 328(pt) admeasuring 44.26 sq. mtrs, Plot No.7 (pt) i.e. land bearing C.T.S. No. 333 admeasuring 196.13 sq. mtrs, Plot No. 12 (pt) i.e. land bearing C.T.S. No. 330 (pt) admeasuring 44.67 sq. mtrs and Plot No. 13(pt) being land bearing C.T.S. No. 331(pt) admeasuring 87.01 sq. mtrs. thus aggregating to 799.82 sq. mtrs is declared as Slum Rehabilitation Area under Section 3C(1) of SRA Act.

2.15 SRA has issued Commencement Certificate bearing No. SRA/ENG/3025/PN/PL/AP dated 14th March 2014 for the construction of Sale Building No. 1 (Wing 'B') upto podium top on the said Property on the terms and conditions contained therein.

3. Litigations:

3.1 We have been informed by Transcon that the litigations mentioned in Annexure "2" annexed hereto are pending in relation to the said Property.

4. Mortgage:

4.1 By three separate Indentures of Mortgage viz. (i) Indenture of Mortgage dated 5th April, 2014, registered with the Sub Registrar of Assurances, Borivali under

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serial no. BRL-2/2560 of 2014, (ii) Indenture of Mortgage dated 21st April, 2014, registered with the Sub Registrar of Assurances, Borivali under serial no. BRL-2/2960 of 2014 and (iii) Amended and Restated Indenture of Mortgage dated 24th July, 2014 registered with the Sub Registrar of Assurances, Borivali under serial no. BRL-2/5575 of 2014, Transcon created mortgage/charge on the said Property in favour of IDBI Trusteeship Services Ltd. (acting as Security Trustee for the benefit of Yes Bank Ltd) to secure repayment of loan availed by Transcon from Yes Bank Ltd and on the terms and conditions contained therein.

5. Opinion:

5.1 In these circumstances, and subject to what is stated hereinabove, we hereby certify that Transcon is the owner of the said Property and is entitled to develop the same and construct Sale Building(s) thereon and sell the premises therein.

Dated this 14th day of October, 2014

For IC Legal

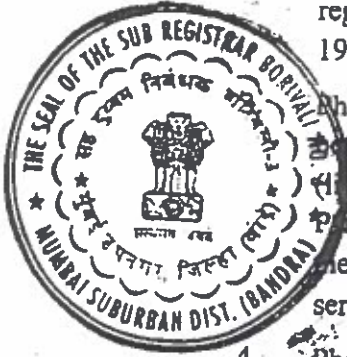
[Handwritten Signature]
Partner



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Annexure "1"

1. Photocopy of Deed of Conveyance dated 9th October 1961 executed between Lena Rana of the One Part and The Salsette Catholic Co-operative Housing Society Limited of the Other Part, registered with the Sub-Registrar of Assurances under serial no.2348 of 1961;
2. Photocopy of Deed of Conveyance dated 9th October 1961 executed between Johnna Thereza Manuel Henriques of the One Part and The Salsette Catholic Co-operative Housing Society Limited of the Other Part registered with the Sub-Registrar of Assurances under serial no.2555 of 1961;
3. Photocopy of Deed of Conveyance dated 16th October 1961 executed between (i) Thomas Patrick Henriques, (ii) Edward Patrick Henriques, (iii) John Patrick Henriques and (iv) Nevin Patrick Henriques of the One Part and The Salsette Catholic Co-operative Housing Society Limited of the Other Part registered with the Sub-Registrar of Assurances under serial no.2276 of 1961;
4. Photocopy of Deed of Conveyance dated 23rd January 1962 executed between (i) Virendra Gokaldas Dalal, (ii) Ramesh Gokaldas Dalal (iii) Bhogidas Gokaldas Dalal of the One Part and The Salsette Catholic Co-operative Housing Society Limited of the Other Part registered with the Sub-Registrar of Assurances under serial no.202 of 1961;
5. Photocopy of Deed of Conveyance dated 8th January 1963 executed between (i) Christabelle Comelia De Joss, (ii) Annabelle Amilia De Joss and (iii) Isabelle De Joss of the One Part and The Salsette Catholic Co-operative Housing Society Limited of the Other Part registered with the Sub-Registrar of Assurances under serial no.68 of 1963;
6. Photocopy of Deed of Conveyance dated 3rd August 1964 executed between Rev. Father Frank Noronha Vicar of the Church of Our Lady of Lourdes, Orlem of the One Part and The Salsette Catholic Co-operative Housing Society Limited of the Other Part registered with the Sub-Registrar of Assurances under serial no.1802 of 1964;
7. By a Deed of Conveyance dated 9th May 2007 registered with the Sub-Registrar of Assurances under serial no.5550 of 2007 and a Further Deed of Conveyance dated 29th August 2007 registered with the Sub-Registrar of Assurances under serial no.7760 of 2007, The Salsette Catholic Co-operative Housing Society Limited sold, transferred and conveyed the



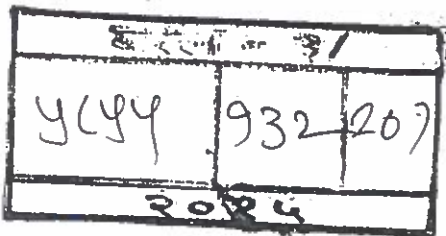
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inter-alia the said Property to Transcon-Sheth Creators Pvt. Ltd. (then known as Transcon Properties Pvt. Ltd.)

8. Papers and proceedings pertaining to Suit No. 8640 of 1990 filed by Transcon-Sheth Creators Pvt. Ltd. Versus Amrut N. Patel and Ors. at the Hon'ble City Civil Court, Dindoshi.
9. Papers and proceedings pertaining to Co-operative Court Case No. CC-II/513 of 1991 filed by J. De' Souza & Ors versus Salsette Catholic Co-operative Hsg. Soc. and Ors.
10. Papers and proceedings pertaining to Suit No. 6234 of 1999 filed by Transcon-Sheth Creators Pvt. Ltd. Versus Mr. Hemant M. Randejia and Ors. at the Hon'ble City Civil Court, Dindoshi.
11. Papers and proceedings pertaining to First Appeal No. 1186 of 1991 filed by M/s. B. Shantilal & Co. versus Salsette Catholic Co-operative Hsg. Soc. Ltd. and Ors. at the Hon'ble High Court.
12. Papers and proceedings pertaining to Suit No.3849 of 2004 filed by Mrs. Liberatta Rodrigues & Anr. versus Salsette Catholic Co-operative Hsg. Soc. Ltd. and Ors. at the Hon'ble City Civil Court, Dindoshi.
13. Papers and proceedings pertaining to Suit No.353 of 2005 filed by Conwood Devlopers Pvt. Ltd. versus Liberatta Rodrigues and Ors. at the Hon'ble City Civil Court, Dindoshi.
14. Papers and proceedings pertaining to Co-operative Court Case No. BNICC-II/175 of 2006 filed by Vincent Jerome Dias and Ors. Versus Salsette Catholic Co-operative Hsg. Soc. Ltd.
15. Papers and proceedings pertaining to Co-operative Court Case No. BNICC-II /373 of 2006 filed by Edward Pinto and Ors. Versus Salsette Catholic Co-operative Hsg. Soc. Ltd.
16. Papers and proceedings pertaining to S.C. Suit No.545 of 2007 filed by Shahidabanu Ansari Versus Midas Developer Pvt. Ltd. & Anr. at the Hon'ble City Civil Court, Dindoshi.
17. Papers and proceedings pertaining to S.C. Suit No.1908 of 2008 filed by Mithila Tenants Association Versus Transcon Properties Pvt. Ltd. & Ors. at the Hon'ble City Civil Court at Bombay, Dindoshi.
18. Papers and proceedings pertaining to Re-investigation Case No.27 of 2008 alongwith Old Revision Application No.9 of 2008 filed by Inspector General of Registration & Suptd. of Stamps, Pune for State Of Maharashtra.

बरल - ३/		
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19. Papers and proceedings pertaining to Writ Petition No.8035 of 2009 filed by Salsette Catholic Co-operative Hsg. Soc. Ltd. Versus Mr. Edward Pinto and Ors. at the Hon'ble Bombay High Court.
20. Papers and proceedings pertaining to Suit No.970 of 2009 filed by Vincent Dias and others Versus Salsette Catholic Co-operative Hsg. Soc. Ltd. and Ors. at the Hon'ble Bombay High Court.
21. Papers and proceedings pertaining to Suit No.237 of 2010 filed by Ruli Mary Thomas and Ors versus Salsette Catholic Co-operative Hsg. Soc. Ltd. and Ors. at the Hon'ble Bombay High Court.
22. Papers and proceedings pertaining to Appeal No.68 of 2010 filed by Mr. Amrut Narayan Patel versus the District Collector, Mumbai Suburban District and Ors. at the Hon'ble Additional Commissioner, Konkan Division, Mumbai.
23. Papers and proceedings pertaining to Suit No.2847 of 2011 filed by Transcon Properties Pvt. Ltd. versus Dolcie F. Barretto and Ors. at the Hon'ble Bombay High Court.
24. Papers and proceedings pertaining to S.C. Suit No.2536 of 2011 filed by Mohammed Rafique Abdul Razzak Choudhari and Anr. versus Transcon Properties Pvt. Ltd. at the Hon'ble City Civil Court, Dindoshi.
25. Papers and proceedings pertaining to Misc. Application No.15 of 2011 in Appeal filed by Mr. Bernerd A. Barretto and Ors. Versus Dy. Collector (ENC), Borivali and Competent Authority Mumbai and Ors.
26. Papers and proceedings pertaining to S.C. Suit No.1285 of 2012 filed by Mr. Periannan G. Harijan Versus Transcon Properties Pvt. Ltd. at the Hon'ble Bombay City Civil Court, Dindoshi.
27. Papers and proceedings pertaining to Arbitration proceeding before Mr. Scnahal Shah in the matter of Arbitration filed by Mr. Barnard Andrew Barretto and Anr. against M/s. Bhadriya Developers LLP and Ors.
28. Papers and proceedings pertaining to S.C. Suit No.180 of 2012 filed by Mr. Hasmat Jamal Ghanchi and Anr. Versus Mrs. Shahidabanoo Bindu Ansari & Anr. at the Hon'ble Bombay City Civil Court, Dindoshi.
29. Papers and proceedings pertaining to S.C. Suit No.2484 of 2012 filed by Kiran B. Balsara Versus Transcon Properties Pvt. Ltd. at the Hon'ble Bombay City Civil Court, Dindoshi.
30. Papers and proceedings pertaining to Writ Petition No.5074 of 2013 filed by Transcon-Sheth Creators Pvt. Ltd. versus Shahidabanu Ansari and Ors. at the Hon'ble Bombay High Court;



31. Papers and proceedings pertaining to Writ Petition No.612 of 2013 filed by Transcon-Sheth Creators Pvt. Ltd. versus State of Maharashtra & Ors. at the Hon'ble Bombay High Court;
32. Papers and proceedings pertaining to Case No. 261 of 2013 Guria Nagar Rahavasi Social Welfare Soc. Ltd. Versus Chief Executive Officer Slum Rehabilitation Authority and Ors. at the High Power Committee;
33. Papers and proceedings pertaining to Suit No. 512 of 2013 filed by Juliet Menezes (D'souza) & Ors. against Transcon Sheth Creators Pvt. Ltd. at the Hon'ble Bombay High Court;
34. Papers and proceedings pertaining to Suit No. 84 of 2013 filed by Elfreda Mendonica Versus Liberratta Rodrigues and Anr. at the Hon'ble Bombay City Civil Court, Dindoshi.
35. Papers and proceedings pertaining to Suit No. 374 of 2014 filed by Smt. Shahida Banu Bindu Ansari versus Transcon-Sheth Pvt. Ltd. at the Bombay City Civil Court, Dindoshi.
36. Papers and proceedings pertaining to RAD Suit No. 141 of 2014 Narayan Vishram Ajgaonkar Versus M/s. Transcomp Properties Pvt. Ltd. & Anr. at the Small Causes Court at Bombay- Bandra.
37. Papers and proceedings pertaining to RAD Suit No. 123 of 2014 Labhuben Savajibhai Vagasia Versus M/s. Transcomp Properties Pvt. Ltd. & Anr. at the Small Causes Court at Bombay- Bandra.
38. Papers and proceedings pertaining to RAD Suit No. 124 of 2014 Mahendra Bacchan Singh Versus M/s. Transcomp Properties Pvt. Ltd. & Anr. at the Small Causes Court at Bombay- Bandra.
39. Papers and proceedings pertaining to RAD Suit No. 125 of 2014 Smt. Stella Sarawo Alfanso Versus M/s. Transcomp Properties Pvt. Ltd. & Anr. at the Small Causes Court at Bombay- Bandra
40. Papers and proceedings pertaining to RAD Suit No. 126 of 2014 Mohan Madhukar Pandit Versus M/s. Transcomp Properties Pvt. Ltd. & Anr. at the Small Causes Court at Bombay- Bandra
41. Papers and proceedings pertaining to RAD Suit No. 154 of 2014 Smt. Maryann Babuji John Versus M/s. Transcomp Properties Pvt. Ltd. & Anr. at the Small Causes Court at Bombay- Bandra
42. Papers and proceedings pertaining to RAD Suit No. 466 of 2014 Mr. Balkrishna Bhandari Versus M/s Transcon Properties Private Limited and Anr. at the Small Causes Court at Bombay- Bandra



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43. Papers and proceedings pertaining to Suit No.84 of 2014 Masjid and Madrasa Raonaq E-Islam Versus Slum Rehabilitation Authority & Ors Before the Presiding Officer, Maharashtra State, Wakf Tribunal at Aurangabad.
44. Papers and proceedings pertaining to Writ Petition (Stamp) No. 15893 of 2014 Naresh Fusaram Chaudhary & ors Versus M/s. Transcon-Sheth Creators Pvt. Ltd. before the High Court, Bombay
45. Papers and proceedings pertaining to Appeal No. 190 of 2014 Smt. Fatima Khatun Akbar Ali Gujra Versus Dy. Collocotr (ENC & Rem) and others;
46. Papers and proceedings pertaining to Appeal No. 191 of 2014 Smt. Sabana Ahmed Hussain Versus Dy. Collocotr (ENC & Rem) and others;
47. Papers and proceedings pertaining to Appeal No. 146 of 2014 Mr. Liykat Bashir Ahmed Ansari versus The Slum Rehabilitation Authority & Ors Before the Addl. Collector Appellate Authority at Bandra.
48. Papers and proceedings pertaining to Suit No. 1424 of 2014 Mohammed Rafique Abdul Razak Chaudhari & Apr Versus Transcon Property Pvt. Ltd. & Ors. at the Hon'ble Bombay City Civil Court, Dindoshi.
49. Papers and proceedings pertaining to Suit No. 3711 of 2014 Mr. Bernard Baretto Versus Transcon Sheth Creators Private Limited and Ors. at the Hon'ble Bombay City Civil Court, Dindoshi.
50. Papers and proceedings pertaining to Suit No. 3712 of 2014 Mr. Flory Baretto Versus Transcon Sheth Creators Private Limited and Ors. at the Hon'ble Bombay City Civil Court, Dindoshi.



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Annexure-2



1. Suit No. 8640 of 1990 filed by Transcon-Sheth Creators Pvt. Ltd. versus Amrui N. Patel and Ors. at the Hon'ble City Civil Court, Dindoshi;
2. Co-operative Court Case No. CC-II/513 of 1991 filed by J. De' Souza & Ors versus Salsette Catholic Co-operative Hsg. Soc. and Ors;
3. Suit No. 6231 of 1994 filed by Transcon-Sheth Creators Pvt. Ltd. Versus Mr. Homi M. Randelia and Ors. at the Hon'ble City Civil Court, Dindoshi;
4. First Appeal No. 1181 of 1996 filed by M/s. B. Shantilal & Co. versus Salsette Catholic Co-operative Hsg. Soc. Ltd. and Ors. at the Hon'ble High Court;
5. Suit No.3849 of 2004 filed by Mrs. Liberatta Rodrigues & Anr. versus Salsette Catholic Co-operative Hsg. Soc. Ltd. and Ors. at the Hon'ble City Civil Court, Dindoshi;
6. Suit No.353 of 2005 filed by Conwood Developers Pvt. Ltd. versus Liberatta Rodrigues and Ors. at the Hon'ble City Civil Court, Dindoshi;
7. Co-operative Court Case No. BNICC-II/175 of 2006 filed by Vincent Jerome Dias and Ors. versus Salsette Catholic Co-operative Hsg. Soc. Ltd.;
8. Co-operative Court Case No. BNICC-II /373 of 2006 filed by Edward Pinto and Ors. versus Salsette Catholic Co-operative Hsg. Soc. Ltd.;
9. S.C. Suit No.545 of 2007 filed by Shahidabanu Ansari versus Midas Developer Pvt. Ltd. & Anr. at the Hon'ble City Civil Court, Dindoshi;
10. S.C. Suit No.1908 of 2008 filed by Mithila Tenants Association versus Transcon Properties Pvt. Ltd. & Ors. at the Hon'ble City Civil Court at Bombay, Dindoshi;
11. Re-investigation Case No.27 of 2008 alongwith Old Revision Application No.9 of 2008 filed by Inspector General of Registration & Suptd. of Stamps, Pune for State Of Maharashtra;
12. Writ Petition No.8035 of 2009 filed by Salsette Catholic Co-operative Hsg. Soc. Ltd. versus Mr. Edward Pinto and Ors. at the Hon'ble Bombay High Court;
13. Suit No.970 of 2009 filed by Vincent Dias and others versus Salsette Catholic Co-operative Hsg. Soc. Ltd. and Ors. at the Hon'ble Bombay High Court;
14. Suit No.237 of 2010 filed by Ruhi Mary Thomas and Ors versus Salsette Catholic Co-operative Hsg. Soc. Ltd. and Ors. at the Hon'ble Bombay High Court;

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15. Appeal No.68 of 2010 filed by Mr. Amrut Narayan Patel versus the District Collector, Mumbai Suburban District and Ors. at the Hon'ble Additional Commissioner, Konkan Division, Mumbai;

16. Suit No.2847 of 2011 filed by Transcon Properties Pvt. Ltd. versus Dolcie F. Barretto and Ors. at the Hon'ble Bombay High Court;



17. S.C. Suit No.2536 of 2011 filed by Mohammed Rafique Abdul Razzak and Anr. versus Transcon Properties Pvt. Ltd. at the Hon'ble City Court, Dindoshi;

18. Mfrc Application No.15 of 2011 in Appeal filed by Mr. Bernard A. Barretto and Ors. versus Dy. Collector (ENC), Borivali and Competent Authority Mumbai and Ors.;

19. Suit No.1285 of 2012 filed by Mr. Periannan G. Harijan versus Transcon Properties Pvt. Ltd. at the Hon'ble Bombay City Civil Court, Dindoshi;

20. Arbitration proceeding before Mr. Senahal Shah in the matter of Arbitration filed by Mr. Barnard Andrew Barretto and Anr. against M/s. Bhadriya Developers I.L.P and Ors.;

21. S.C. Suit No.180 of 2012 filed by Mr. Hasmat Jamal Ghanchi and Anr. versus Mrs. Shahidabanoo Bindu Ansari & Anr. at the Hon'ble Bombay City Civil Court, Dindoshi;

22. S.C. Suit No.2484 of 2012 filed by Kiran B. Balsara versus Transcon Properties Pvt. Ltd. at the Hon'ble Bombay City Civil Court, Dindoshi;

23. Writ Petition No.5074 of 2013 filed by Transcon-Sheth Creators Pvt. Ltd. versus Shahidabanu Ansari and Ors. at the Hon'ble Bombay High Court;

24.	Writ Petition No.612 of 2013 filed by Transcon-Sheth Creators Pvt. Ltd. versus State of Maharashtra & Ors. at the Hon'ble Bombay High Court;
25.	Case No. 261 of 2013 Guria Nagar Rahavasi Social Welfare Soc. Ltd. Vs. Chief Executive Officer Slum Rehabilitation Authority and Ors. at the High Power Committee;

26. Suit (L) No. 912 of 2013 filed by Juliet Menezes (D'souza) & Ors. against Transcon-Sheth Creators Pvt. Ltd. at the Hon'ble Bombay High Court;

27. Suit No. 846 of 2013 filed by Elfreda Mendonica versus Liberratta Rodrigues and Anr. at the Hon'ble Bombay City Civil Court, Dindoshi;

28. Suit No. 374 of 2014 filed by Smt.Shahida Banu Bindu Ansari versus Transcon-Sheth Pvt Ltd at the Bombay City Civil Court, Dindoshi;

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29. RAD Suit No. 141 of 2014 Narayan Vishram Ajgaonkar Versus M/s. Transcomp Properties Pvt. Ltd. & Anr at the Small Causes Court at Bombay-Bandra;
30. RAD Suit No. 123 of 2014 Labhuben Savajibhai Versus M/s. Transcomp Properties Pvt. Ltd. & Anr at the Small Causes Court at Bombay-Bandra;
31. RAD Suit No. 124 of 2014 Mahendra Bacchan Singh Versus M/s. Transcomp Properties Pvt. Ltd. & Anr at the Small Causes Court at Bombay-Bandra;
32. RAD Suit No. 125 of 2014 Smt. Stella Sarawo Alfanso Versus M/s. Transcomp Properties Pvt. Ltd. & Anr at the Small Causes Court at Bombay-Bandra;
33. RAD Suit No. 126 of 2014 Mohan Madhukar Pandit Versus M/s. Transcomp Properties Pvt. Ltd. & Anr at the Small Causes Court at Bombay-Bandra;
34. RAD Suit No. 154 of 2014 Smt. Maryann Babuji John Versus M/s. Transcomp Properties Pvt. Ltd. & Anr at the Small Causes Court at Bombay-Bandra;
35. RAD Suit No. 466 of 2014 Mr. Balkrishna Bhandari Versus M/s Transcon Properties Private Limited and Anr at the Small Causes Court at Bombay-Bandra;
36. Suit No. 84 of 2014 Masjid and Madrasa Raonaq E-Islam Versus Slum Rehabilitation Authority & Ors Before the Presiding Officer, Maharashtra State, Wakf Tribunal at Aurangabad;
37. Writ Petition (Stmp) No. 15893 of 2014 Naresh Fusaram Chaudhary & ors Versus M/s. Transcon-Sheth Creators Pvt Ltd. before the High Court, Bombay;
38. Appeal No. 190 of 2014 Smt. Amina Khatun Akbar Ali Gujra Versus Dy. Collocotr (ENC & Rem) and others;
39. Appeal No. 191 of 2014 Smt, Sabana Ahmed Hussain Versus Dy. Collocotr (ENC & Rem) and others;
40. Appeal No. 146 of 2014 Mr. Liyakat Bashir Ahmed Ansari versus The Slum Rehabilitation Authority & Ors Before the Addl. Collector Appellate Authority at Bandra;
41. Suit No. 1424 of 2014 Mohammed Rafique Abdul Razak Chaudhari & Anr Versus Transcon Property Pvt Ltd & Ors at the Hon'ble Bombay City Civil Court, Dindoshi;
42. Suit No. 3711 of 2014 Mr. Bernard Baretto Versus Transcon Sheth Creators Private Limited and Ors at the Hon'ble Bombay City Civil Court, Dindoshi;
43. Suit No. 3712 of 2014 Mr. Flory Baretto Versus Transcon Sheth Creators Private Limited and Ors at the Hon'ble Bombay City Civil Court, Dindoshi.

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323/606

पावती

Original/Duplicate

Wednesday, January

नोंदणी क्र. :39म

21, 2015

7:16 PM

Regn.:39M

पावती क्र.: 769

दिनांक: 21/01/2015

गावाचे नाव: अंधेरी

दस्तऐवजाचा अनुक्रमांक: वदर4-606-2015

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: ट्रान्स्कार्न शेठ क्रिएटर्स प्रा.लि. तर्फे संचालक जितेंद्र एन शेठ तर्फे मुखत्यार मुकेश एल शाह

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 940.00

पृष्ठांची संख्या: 47

एकूण:

रु. 1040.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 7:25 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, अंधेरी-2

बाजार मुल्य: रु.1/-

मोबदला: रु.0/-

भरलेले मुद्रांक शुल्क : रु. 600/-

सह दुय्यम निबंधक अंधेरी-२
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 940/-

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON.....

बरल - ३/	
YLYY	193E209
2024	



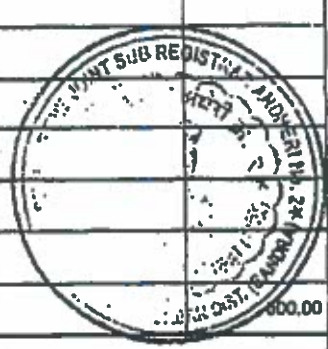
बरल - ३/		
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CHALLAN
MTR Form Number-



DEFACED FOR RS: 600.00

GRN	MH0047740521468	AMOUNT	600.00	Form ID	25.2
Department	Inspector of Revenue	AMOUNT	600.00	Payer Details	
Type of Payment	Non-Judicial Stamp Payment (Amt. in words: Six Hundred Rupees Only)	AMOUNT	600.00	TAX ID (if Any)	
Office Name	BDR4_JT SUB REGISTRAR ANDHERI 2	AMOUNT	600.00	PAN No. (if Applicable)	
Location	MUMBAI	AMOUNT	600.00	Full Name	TRANSCON SHETH CREATORS PVT LT
Year	2014-2015 One Time	AMOUNT	600.00	Fist/Block No.	D
Account Head Details		AMOUNT	600.00	Premises/Building	
0030045501	Sale of NonJudicial Stamp	AMOUNT	600.00	Road/Street	
		AMOUNT	600.00	Area/Locality	ANDHERI WEST MUMBAI
		AMOUNT	600.00	Town/City/District	
		AMOUNT	600.00	PIN	4 0 0 0 5 8
		AMOUNT	600.00	Remarks (if Any)	PAN2=PN: IITESH G THAKKAR-CA=
Total		AMOUNT	600.00	Amount In	Six Hundred Rupees Only
Payment Details	IDBI BANK	AMOUNT	600.00	Words	
Cheque/DD Details		AMOUNT	600.00	FOR USE IN RECEIVING BANK	
Cheque/DD No		AMOUNT	600.00	Bank CIN	69103332014122710108
Name of Bank	Validity unknown	AMOUNT	600.00	REF No.	54472474
Name of Branch	Digitally signed VIRTUAL TREASURY	AMOUNT	600.00	Date	27/12/2014-00:17:06
Mobile No. : Not Available		AMOUNT	600.00	Bank-Branch	IDBI BANK
		AMOUNT	600.00	Scrol No. , Date	100 , 29/12/2014



Digitally signed
VIRTUAL TREASURY
Reason: 3
Document
Location: India

बदर - ४

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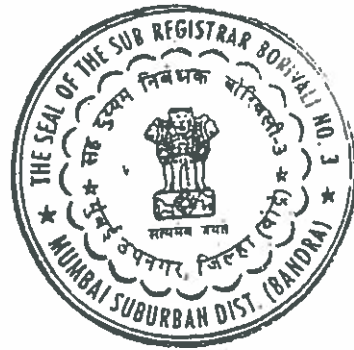
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बदल - ४		
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SPECIAL POWER OF ATTORNEY

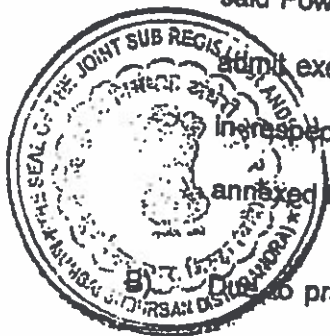
TO ALL TO WHOM THESE PRESENTS SHALL COME WE (1) SHRI MUKESH L. SHAH and (2) SHRI RISHI TODI, the Constituted Attorneys of TRANSCON-SHETH CREATORS PVT. LTD., having its registered office at Waterford Bldg., C-302, 3rd Floor, Juhu Lane, Above Navnit Motors, Andheri (W), Mumbai 400 058 and also having site office at Auris Serenity Project, Orlem, Guriya Pada, New Link Road, Malad (W), Mumbai 400 084 SEND GREETINGS:

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WHEREAS

A) A Power of Attorney dated 16th December, 2014 executed and registered under registration no. BDR-15/10804/2014 by Shri Jitendra N. Sheth Director of TRANSCON-SHETH CREATORS PVT. LTD. a Company incorporated under the provisions of Companies Act, 1956 and having its registered office at Waterford Bldg., C-302, 3rd Floor, Juhu Lane, Above Navnit Motors, Andheri (W), Mumbai 400 058 and also having site office at Auris Serenity Project, Orlem, Guriya Pada, New Link Road, Malad (W), Mumbai 400 064 issued in our favour for the purpose of execution and admit execution of all documents related to sale in respect of the project situate at Guriya Pada, Link Road, Malad (West), Mumbai 400 64 ("the said Project"). By virtue of the said Power of Attorney, we have been authorized to execute and admit execution of all sales related documents and agreements in respect of the said Project. The said Power of Attorney is annexed herewith and marked as "Annexure A".



Due to pressure of work, we are not able to appear before the Registrar of Assurances for admit the execution of such Agreements/Documents before the Registration Authority.

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2014		

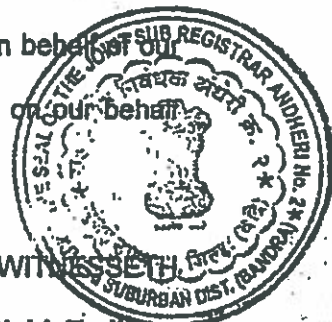
In view of the same, We have decided to nominate/constitute and appoint fit and proper person to represent us, to act on our behalf to admit execution of the Agreement for Sale, Cancellation, Rectification Deed, Supplemental Deed, Undertaking, Declaration, Indemnity and such sales related documents and

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appear before the Registrar/Sub-Registrar at Mumbai and generally to do such act on our behalf.

D) Due to exigencies of work we are not in a position to be personally present and register the documents and therefore we are desirous of appointing (1) SHRI HITESH G. THAKKAR, aged about 43 years, (2) SHRI MITESH L. RAIKUNDALIA alias THAKKAR, aged about 35 years, (3) SHRI MEHUL L. RAIKUNDALIA alias THAKKAR, aged about 35 years, (4) SHRI NILESH L. RAIKUNDALIA alias THAKKAR, aged about 32 years, (5) SHRI ASHISH S. THAKKAR, aged about 30 years & (6) SHRI MUKESH P. THAKKAR, aged about 52 years, as our true and lawful attorneys on our behalf, in our name and on behalf of our Company to enable us to register the documents on our behalf as hereunder appearing.



NOW, KNOW YOU ALL AND THESE PRESENTS WITNESSETH THAT, We (1) Shri Mukesh L. Shah and (2) Shri Rishi Todi the Constituted Attorneys of TRANSCON-SHETH CREATORS PVT. LTD. do hereby jointly and / or severally nominate, constitute and appoint (1) SHRI HITESH G. THAKKAR, (2) SHRI MITESH L. RAIKUNDALIA alias THAKKAR, (3) SHRI MEHUL L. RAIKUNDALIA alias THAKKAR, (4) SHRI NILESH L. RAIKUNDALIA alias THAKKAR, (5) SHRI ASHISH S. THAKKAR & (6) SHRI MUKESH P. THAKKAR, all Indian Inhabitants, having address at 13/B, 1st Floor, Jaiswal Bhavan, Opp. Ambajidham

Temple, M. G. Road, Mulund (West), Mumbai - 400 080, to be our true

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and lawful attorneys in our name and on behalf of our Company to do and perform jointly and / or severally, the following acts and deeds :-



1. To be present for registration and to admit execution of all the documents on behalf of our company and all other deeds and documents executed by us jointly and / or severally for and on behalf of our company before Sub-Registrar of Assurance Borivali / Bandra / Kurla / Mumbai or any registering authority appointed under the Act for the time being in force in India for registration of the documents and deeds and other instruments and to do all other acts, deeds, matters and things as may be necessary for effectuating and completing the registration thereof in accordance with law.



2. AND GENERALLY to do and perform all acts concerning or relating to our company for the purposes aforesaid as fully and effectually as if we were personally present and have done, admitted and performed the same ourselves.

बदल - ३/		
यलय	१४६२०९	3. AND WE DO HEREBY AGREE TO RATIFY AND CONFIRM for ourselves, our heirs, executors, administrators, assigns and successors in title all that the said Attorneys shall lawfully do or cause to be done in relation to the aforesaid documents.
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4. AND this Special power of Attorney is restricted only to admit the execution before the Sub-Registrar of Assurances at Borivali / Bandra / Kurla / Mumbai or at any other places, of the deeds or

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२०१५		



documents already executed by us or any
behalf of our Company in respect of the said Project.

5. AND that all acts, deeds, matters and things done or caused to
be done pursuant to the powers hereby conferred upon the
attorneys shall be done by the attorneys at their own risks and
costs.

IN WITNESS WHEREOF we have set and subscribed our hands to this
writing this 27th day of December 2014.



**THE SCHEDULE ABOVE REFERRED TO
(description of the said Property)**

All that piece and parcel of land bearing (i) Survey No. 27 Hissa No.1
corresponding to C.T.S. Nos. 377, 378, 379, 380, 381 and to 382/A, (ii)
Survey No.27 Hissa No.2 corresponding to C.T.S. No.425, (iii) Survey
No.27 Hissa No. 3 corresponding to C.T.S. No.426, (iv) Survey No.28
Hissa No.1 corresponding to C.T.S. No.322/C, (v) Survey No.28 Hissa
No.2 corresponding to C.T.S. Nos.326, 327 and 328, (vi) Survey No.28
Hissa Nos.3 to 6 corresponding to C.T.S. Nos.323/A and 325/A/A (part),
(vii) Survey No.28 Hissa No.7 and Survey No.28 Hissa No.8
corresponding to C.T.S. No.333, (viii) Survey No.29 corresponding to
C.T.S. Nos.365, 365/1, 365/2, 365/3, 365/4, 366, 367, 368, 369,
372, 373, 374 and 37, (ix) Survey No.31 Hissa No.5 corresponding to
C.T.S. Nos.416, 422 and 424, (x) Survey No.31 Hissa No.9
corresponding to C.T.S. No.427, (xi) Survey No.48 Hissa No.7
corresponding to C.T.S. Nos. 376/A, 376/1, 376/2, 376/3,
376/4 and 376/5, (xii) Survey No. 65 Hissa No.2 corresponding to C.T.S. Nos.330)

377	378	379	380	381	382/A
425	426	322/C	326	327	328
323/A	325/A/A (part)	333	365	365/1	365/2
365/3	365/4	366	367	368	369

416	422	424	427	376/A	376/1	376/2	376/3	376/4	376/5	330
2014										

Handwritten initials and signature



and 330/2, (xiii) Survey No. 65 Hissa No.3 corresponding to T.S. No.331 and 332 in aggregate admeasuring 65,127.2 sq. mtrs. or thereabouts situate at Guriya Pada, Link Road, Maiad (West), Mumbai Village Valnai, Taluka Borivli, Mumbai Suburban District.

SIGNED, SEALED AND DELIVERED }
by the within named }
SHRI MUKESH L. SHAH }

For **TRANSCON-SHETH CREATORS PVT.LTD**

MUKESH L. SHAH (CONSTITUTE ATTORNEY)

And

SHRI RISHI TODI

the Constituted Attorneys of

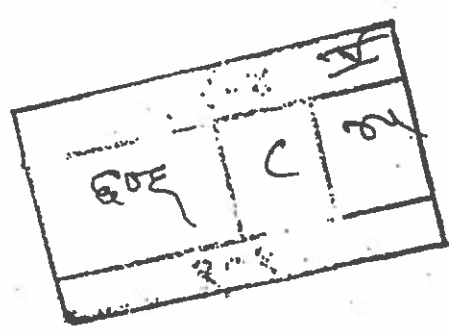
TRANSCON-SHETH CREATORS PVT. LTD

PVT. LTD.	
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2024	

Witnesses :

1. _____)

2. _____)

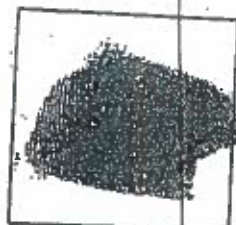




We accept:
SIGNED, SEALED AND DELIVERED
by the within named ATTORNEYS

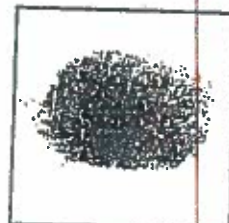
(1) SHRI HITESH G. THAKKAR

H. G. Thakkar



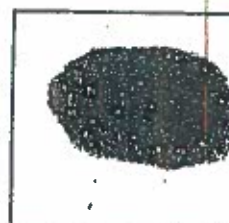
and
(2) SHRI MITESH L. RAIKUNDALIA
alias THAKKAR

M. L. Raikundalia



and
(3) SHRI MEHUL L. RAIKUNDALIA
alias THAKKAR

Mehul



and
(4) SHRI NILESH L. RAIKUNDALIA
alias THAKKAR

N. L. Raikundalia



बरल - ३१		
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बदर - ४		
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and

(5) SHRI ASHISH S. THAKKAR

(Handwritten signature of Ashish S. Thakkar)

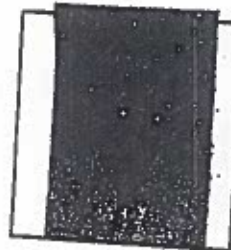


and

(6) SHRI MUKESH P. THAKKAR

बदल - ३/	
५८५५	१५०२०९
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(Handwritten signature of Mukesh P. Thakkar)



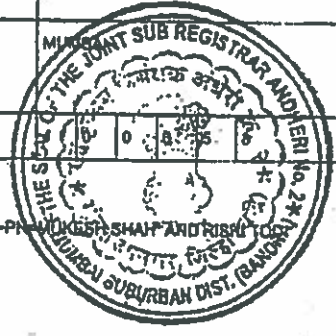
Specimen signature of Attorneys

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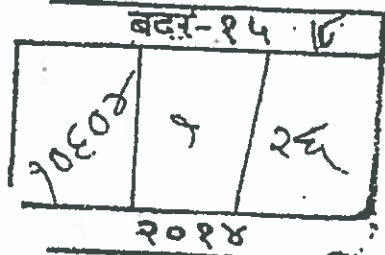
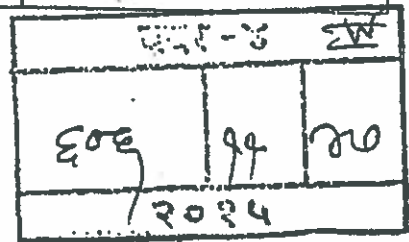
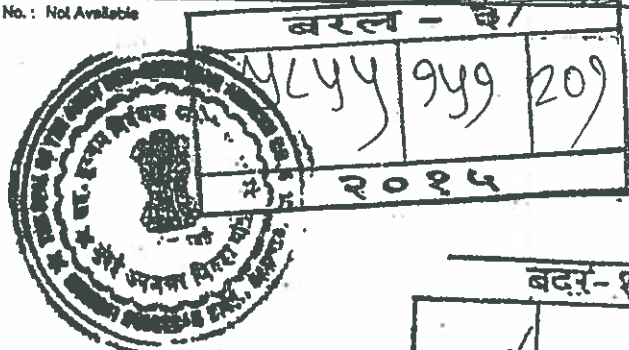
CHALLAN
MTR Form Number-6



GRN	MH004238876201416E	BARCODE	[Barcode]		Date	03/12/2014-12:25:06	Form ID	32
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Non-Judicial Customer-Direct Payment			TAX ID (If Any)				
	Sale of Non Judicial Stamps SoS Mumbai only			PAN No. (If Applicable)				
Office-Name	BDR4_JT SUB REGISTRAR ANDHERI 2			Full Name		TRANSCON BHETH CREATORS PVT LT		
Location	MUMBAI			Flat/Block No.		D		
Year	2014-2015 One Time			Premises/Building				
Account Head Details		Amount in Rs.		Road/Street				
0030046501 Sale of Non-Judicial Stamp		500.00		Area/Locality		MUMBAI		
				Town/City/District				
				PIN				
				Remarks (If Any)		PAN27-PI-1006575 SHAFI AND RISHI TO I-CAE		
				Amount in Words		Five Hundred Rupees Only		
Total			500.00					
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	REF No.	00040572014120314466	CK36447516	
Cheque/DD No				Date		03/12/2014-12:25:53		
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		



Mobile No. : Not Available

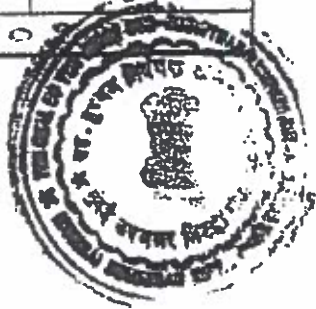




E-Receipt	
Government of MAHARASHTRA GRAB Department	
Name of the Depositor	TRANSCON SHETH CREATORS PVT LTD
Government Reference Number	MH004238876201415E
BI Reference Number	CK56447516
Challan Amount	500.00
Amount(In Words)	Five Hundred Rupees
Transaction Date and Time	03-Dec-2014 12:30:42 PM
Status	Success



बंदर - १५	१५/१२/१४
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बंदर-१५		
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POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME WE, TRANSCON-SHETH CREATORS PVT. LTD., a company incorporated and registered under the provisions of Companies Act, 1956 and having our registered office at C/302, 3rd Floor, Waterford Building, Juhu Gali, Andheri (West), Mumbai - 400 058, through our Director MR. JITENDRA N. SHETH SEND GREETINGS:

WHEREAS:

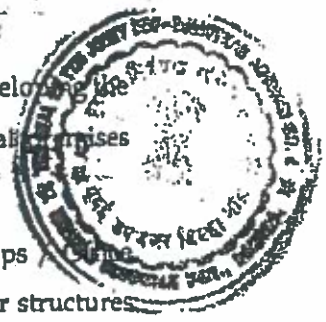
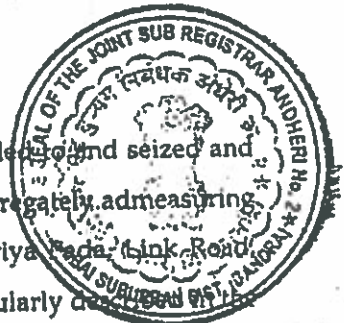
A. We are owner of and well and sufficiently entitled to and seized and possessed of all the piece and parcel of land aggregately admeasuring 65,127.2 sq. mtrs. or thereabouts situate at Guriya Road, Link Road, Malad (West), Mumbai 400 064 and more particularly described in the Schedule hereunder written (hereinafter referred to as "the said Property").

B. Being owner of the said Property we are developing/redeveloping the said Property and constructing residential and commercial premises on the said Property.

C. We are entitled to sell and dispose off Flats / Units / Shops / Premises / Commercial Premises / Garages and any other structures in the proposed buildings to be constructed on the said Property to the prospective purchasers.

D. We are required to sign and execute Booking Forms, Letter of Reservation, Letter of Allotment, Agreement for Sale and various other documents with prospective purchasers for sale/lease/license of Flats / units / Shops / Office Premises / Commercial Premises / Garages in the proposed buildings to be constructed on the said Property and to lodge such signed documents for registration, admit execution thereof before the Sub Registrar of Assurances.

E. In view of the aforesaid we are desirous of appointing some fit and proper person to represent us, to act on our behalf, to sign and execute Booking Forms, Letter of Reservation, Letter of Allotment, Agreement for Sale, Agreement for Cancellation, Cancellation Deed, Rectification Deed, Supplemental Deed, Undertaking, Declaration, Indemnity and such other related documents with prospective purchasers for



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sale/lease/license of Flats / units / Shops /Office Premises / Commercial Premises /Garages in the proposed buildings to be constructed on the said Property and appear before the Registrar/Sub-registrar of Assurances at Mumbai, admit execution of documents and generally to do all such acts, deeds, matters and things in our name and on our behalf.



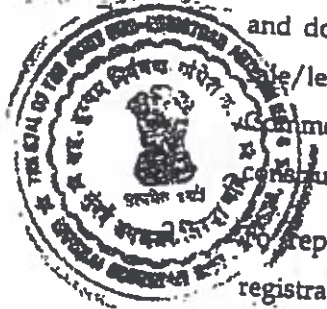
As such by a Resolution passed in the meeting of Board of Director held on 9th May, 2013, it is unanimously decided and resolved that MR. MUKESH L. SHAH and MR. RISHI TODI to be appointed as our true and lawful attorneys ("Attorneys") for the said purpose. Hereto annexed and marked as Annexure "A" is copy of Resolution passed in the meeting of Board of Director held on 9th May, 2013.



KNOW YOU ALL AND THESE PRESENTS WITNESSETH that WE Jitendra N. Sheth do hereby appoint (i) MR. MUKESH L. SHAH, and (ii) MR. RISHI TODI to be our true and lawful attorney to do jointly and perform in our name and on our behalf the following acts, deeds and things:-

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To sign and execute Booking Forms, Letter of Reservation, Letter of Allotment, Agreement for Sale, Agreement for Cancellation, Cancellation Deed, Rectification Deed, Supplemental Deed, Undertaking, Declaration, Indemnity and such other related papers and documents ("the Documents") with prospective purchasers for sale/lease/license of Flats / Units / Shops /Office Premises / Commercial Premises /Garages in the proposed buildings to be constructed on the said Property.



To represent, lodge documents signed by us or any of us for registration, admit execution, attest to register before the Registrar/Sub Registrar of Assurances and to do such other acts as may be required for the registration of the Documents in respect of the Flats / Units / Shops /Office Premises / Commercial Premises /Garages in the proposed building to be constructed on the said Property.

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To do all other acts, deed, matters and things that may be necessary or incidental to the execution and registration of the Documents in

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regard to sale/lease/license of Flats / Units / Shops / Office Premises / Commercial Premises / Garages in the proposed buildings to be constructed on the said Property.

4. We hereby grant unto our said Attorneys power and authority to appoint one or more substitute/s or delegates the power of lodging the Documents, admitting execution thereof, appear before the Registrar/Sub Registrar of Assurances, give answers and ratify and confirm all and whatever the said substituted attorneys shall do or purport to do or caused to be done by virtue of these Presents.
5. And that all acts, deeds, matters and things done or caused to be done pursuant to the powers hereby conferred upon the attorneys shall be done by the attorneys at their own risks and costs.

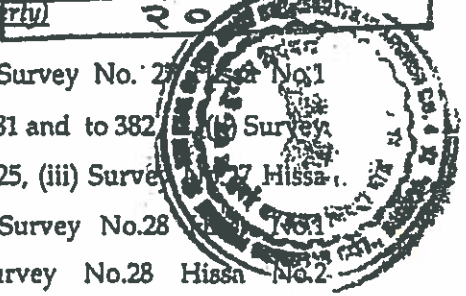


IN WITNESS WHEREOF we have hereunto set our hands at Mumbai this 16th day of December, 2014

बंदरा - ३७		
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THE SCHEDULE ABOVE REFERRED TO
(description of the said Property)

All that piece and parcel of land bearing (i) Survey No. 27 Hissa No.1 corresponding to C.T.S. Nos. 377, 378, 379, 380, 381 and to 382 (ii) Survey No.27 Hissa No.2 corresponding to C.T.S. No.425, (iii) Survey No. 3 corresponding to C.T.S. No.426, (iv) Survey No.28 corresponding to C.T.S. No.322/C, (v) Survey No.28 Hissa No.2 corresponding to C.T.S. Nos.326, 327 and 328, (vi) Survey No.28 Hissa No.3 to 6 corresponding to C.T.S. Nos.323/A and 325/(A)/A (pt), (vii) Survey No.28 Hissa No.7 and Survey No.28 Hissa No.8 corresponding to C.T.S. No.333, (viii) Survey No.29 corresponding to C.T.S. Nos.365, 365/1, 365/2, 365/3, 365/4, 366, 367, 368, 369, 371, 372, 373, 374 and 37, (ix) Survey No.31 Hissa No.5 corresponding to C.T.S. Nos.416, 422 and 424, (x) Survey No.31 Hissa No.9 corresponding to C.T.S. No.427, (xi) Survey No.46 Hissa No.7 corresponding to C.T.S. Nos. 376/A, 376/1, 376/2, 376/3, 376/4 and 376/5, (xii) Survey No. 65 Hissa No.2 corresponding to C.T.S. Nos.330, 330/1 and 330/2, (xiii) Survey No. 65 Hissa No.3 corresponding to C.T.S. No.331 and 332 in aggregate admeasuring 65,127.2 sq. mtrs or thereabouts situate at Guriya Pada, Link Road, Malad (West), Mumbai 400 064, Village Valnai, Taluka Borivali, Mumbai Suburban District.



बंदरा - १६	
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बंदरा - ३७	
२६१	१०
२०१४	

SIGNED SEALED and Delivered

By the withinnamed

Sheth Creators Pvt. Ltd.

the hands of its Director

Mr. Jitendra N: Sheth

In presence of...

Vishnu Pacharne @

Ashok Sakpal AJ

We accept the above

Specimen Signature of the Attorneys

1. Mr. Mukesh L. Shah

2. Mr. Rishi Todi

In presence of







1. Vishnu Pacharne @

Ashok Sakpal. AJ

[Handwritten Signature]

[Handwritten Signature]
Rishi Todi

बदर-२
५८५५ १५६ २०१४
२०१४

Name	Photo	Left Hand Thumb Impression
Mr. Jitendra Sheth		
Mr. Mukesh Shah		
Mr. Rishi Todi		

६०६	१६ २०
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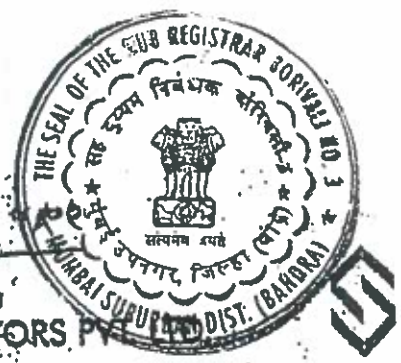
बदर-१५
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Transcon
DEVELOPERS
Let's create a green world

TRANSCON-SHETH CREATORS PVT

SHETH CREATORS
Envisioning Landmarks

Annexure



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF TRANSCON - SHETH CREATORS PRIVATE LIMITED ON 15/08/2018 AT THE REGISTERED OFFICE OF THE COMPANY AT C-302, 3RD FLOOR, WATERFORD BLDG, Juhu Gali, ABOVE NAVNEET MOTORS, ANDHERI (W), MUMBAI - 400058.

*RESOLVED THAT the Board of Directors in its meeting in respect of authorizing (any) act as an authorized signatories, the consent of the Board be and is hereby accorded to authorize Mr. Mukesh L. Shah and Mr. Rishi Todl, Authorised Signatories of the Company jointly to sign, execute admit execution and register on behalf of the Company all the documents and agreements in respect of allotment/sale/reservation/booking of flat/unit/premises, in the proposed buildings to be constructed on all the piece and parcel of land aggregately admeasuring 65,127.2 sq. mtrs. or thereabouts situate at Guriya Pada, Link Road, Malad (West), Mumbai 400 064;

*RESOLVED FURTHER THAT the consent of the Board be and is hereby accorded to execute a Power of Attorney in favor of Mr. Mukesh L. Shah and Mr. Rishi Todl, Authorised Signatories of the Company, authorizing them to jointly sign, execute, admit execution and register on behalf of the Company all the documents and agreements in respect of allotment/sale/reservation/booking of flat/unit/premises etc. and all such related documents in the proposed buildings to be constructed on all the piece and parcel of land aggregately admeasuring 65,127.2 sq. mtrs. or thereabouts situate at Guriya Pada, Link Road, Malad (West), Mumbai 400 064;

RESOLVED FURTHER THAT the consent of the Board be and is hereby accorded to authorize Mr. Mukesh L. Shah and Mr. Rishi Todl, Authorised Signatories of the Company to present themselves before the registrar, sub registrar or other authorities to register the aforesaid agreement and other papers and to do all such things and deeds to undertake the registration or to appoint a substitute to do the same;

RESOLVED FURTHER THAT the draft power of attorney in favor of Mr. Mukesh L. Shah and Mr. Rishi Todl, Authorised Signatories of the Company as placed before the Board be and is hereby approved;

Handwritten registration number: 504 946 20

Handwritten signatures and initials in a table format:

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

Communication Office : Holmark Business Plaza, 1201, 1203 & 1204, 12th Floor, Sanj Dya Bhawan Marg, Near (Guj) Vankar Hospital, Khar West, Bandra (East), Mumbai - 400 051. T +91-22-4200 5300 F +91-22 4200 5300 W www.shethcreators.com

Registered Office : Waterford Bldg, C - 302, 3rd Floor, Juhu Lane, Above Navneet Motors, Andheri (W), Mumbai - 400 058. T +91-22 6689 4000, F +91-22 6689 4004 W www.transcon.in

Site Office : Aariz Saranthy Project, Orlem, Guriya Pada, New Link Road, Malad (W), Mumbai : 400 064. W www.aarizsaranthy.com

Handwritten registration number: 90608 6 25 2018



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बदर-१५ ४		
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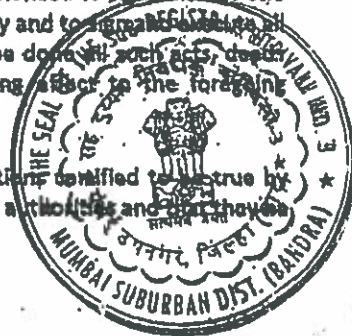


RESOLVED FURTHER THAT Mr. Jitendra Sheth is hereby authorized to sign, execute and issue the above Power of Attorney on behalf of the Company and to manifest the same on all such papers, documents, forms and to do and caused to be done all such acts, deeds and things as may be necessary and expedient for giving effect to the foregoing resolution on behalf of the Company;

RESOLVED FURTHER THAT a copy of the foregoing resolution be certified to be true by any Director of the Company be furnished to the concerned authorities and that they be requested to act thereupon.

CERTIFIED TRUE COPY
 For TRANSCON-SHETH-CREATORS PRIVATE LIMITED

[Signature]
 Director



बदल - ३१		
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बदल - ४		
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Communication Office : Holmark Business Plaza, 1201, 1203 & 1204, 12th Floor, Sant Dyaneshwar Marg, Near Guru Nanak Hospital, Kharanagar, Bandra (West), Mumbai - 400 051. T +91-22-4200 6300 F +91-22 4200 5301 W www.shethcreators.com
 Registered Office : Waterford Bldg. G - 302, 3rd floor, Juhu Lane, Above Narmad Motors, Andheri (W), Mumbai - 400 058. T: +91-22-6689 4000; F +91-22 6689 4004 W www.transcon.in
 Office : Aditi Sireenby Project, Orlem, Gurnya Pada, New Link Road, Malad (W), Mumbai - 400 064. W www.ourissarnnir.com

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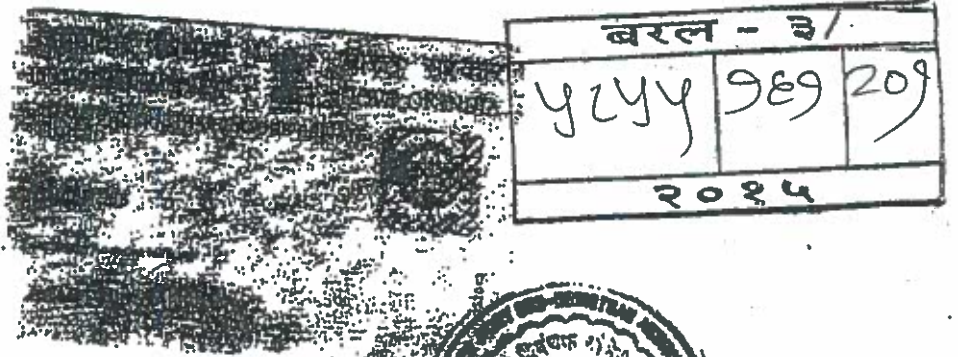


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जुम्हारा विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JITENDRA N BHETH
NATWANDLAL BALAKRISHN BHETH



बदल - ३१		
५८५५	१६३	२०९
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आपका हे २०१५ - १६ का कमाई नुसार ३१ / १० / १५
२०१५ - १६ का कमाई, ३१ / १० / १५
२०१५ - १६ का कमाई, ३१ / १० / १५
२०१५ - १६ का कमाई - ३३० ०११

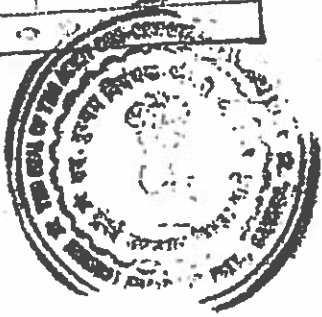
If this card is lost / someone's loss card is found,
please report to the
Income Tax Officer, Bandra (W),
Mumbai - 400 011.

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बदर - १५

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बदर - १५ /

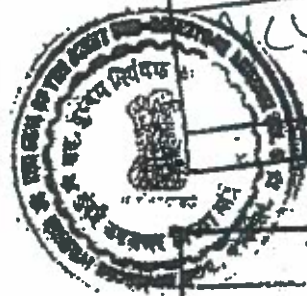
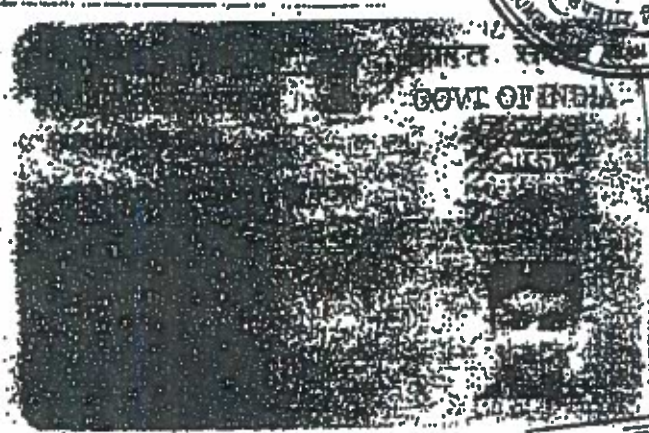
५८५५	१९९२०९	
२०२५		



बदर-१५ IV

१०६०६	१६	२६
२०२५		

६०६	२६	२६
२०२५		



बदर - ३/

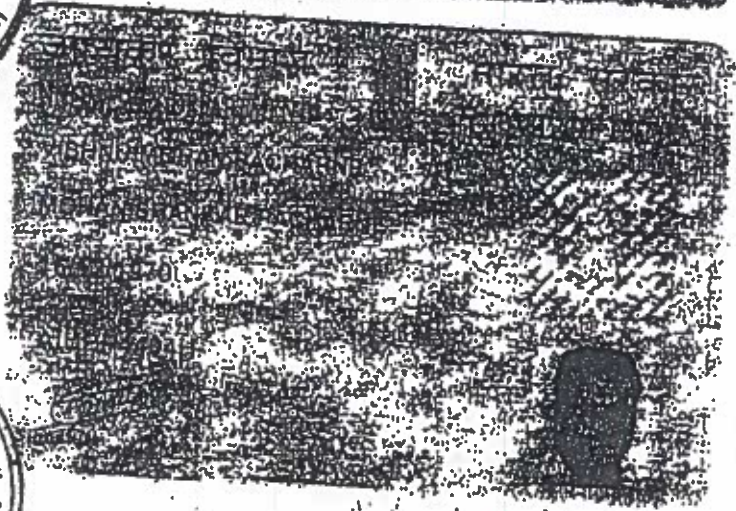
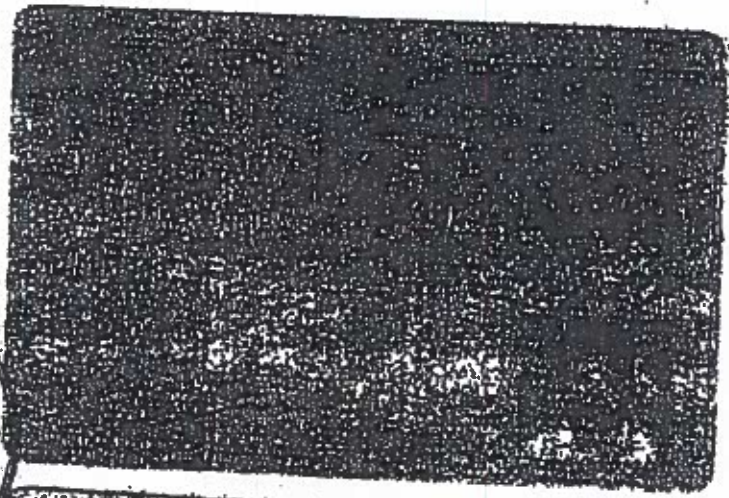
१५५	१६६	२०९
२०१५		

बदर - ४

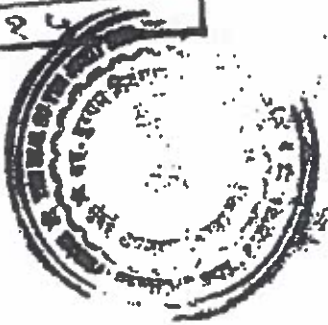
६०६	९५	१५
२०१५		

बदर - १५

१०६०	१६	२९
२०१४		



५८५५	९६८२०९
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बदर-२५ ४		
२६	१६	२६
२०९	२८	२८

Handwritten text on the right side of the page, possibly a signature or a date, including the word 'Clear'.

भारत सरकार-कॉर्पोरेट कार्य मंत्रालय
कम्पनी रजिस्ट्रार कार्यालय, महाराष्ट्र, मुंबई

नाम परिवर्तन के पश्चात नया निगमन प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U45200MH1986PTC039884

मैसर्स TRANSCON PROPERTIES PVT LTD

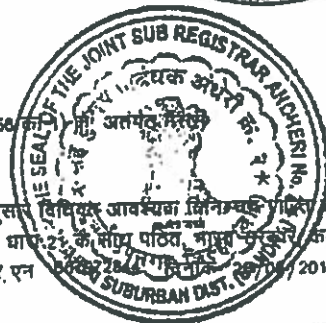
के मामले में, मैं एतद्वारा सत्यापित करता हूँ कि मैसर्स
TRANSCON PROPERTIES PVT LTD

जो मूल रूप में दिनांक तीन जून उन्नीस सौ छियासी को कम्पनी अधिनियम, 1956 (1956) के
Transcon Properties Private Limited

के रूप में निगमित की गई थी, ने कम्पनी अधिनियम, 1956 की धारा 21 की शर्तों के अनुसार विविध आवश्यक विनियमों को पारित करके तथा
लिखित रूप में यह न्युचित करके की उसे भारत का अनुमोदन, कम्पनी अधिनियम, 1956 की धारा 23 के माध्यम से, नाम परिवर्तन के लिए कम्पनी कार्य
विभाग, नई दिल्ली की अधिसूचना सं. सा. का. नि 507 (अ) दिनांक 24.8.1985 एस.आर.एन. B87972844 दिनांक 28/02/2013 के द्वारा
प्राप्त हो गया है, उक्त कम्पनी का नाम आज परिवर्तित रूप में मैसर्स
TRANSCON - SHETH CREATORS PRIVATE LIMITED

हो गया है और यह प्रमाण-पत्र, कथित अधिनियम की धारा 23(1) के अनुसरण में जारी किया जाता है।

यह प्रमाण-पत्र मुंबई में आज दिनांक छबीस फरवरी दो हजार तेरह को जारी किया जाता है।



बदल - 31		
45200	988	209
2013		

GOVERNMENT OF INDIA - MINISTRY OF CORPORATE AFFAIRS
Registrar of Companies, Maharashtra, Mumbai

Fresh Certificate of Incorporation Consequent upon Change of Name

Corporate Identity Number : U45200MH1986PTC039884

In the matter of M/s TRANSCON PROPERTIES PVT LTD

I hereby certify that TRANSCON PROPERTIES PVT LTD which was originally incorporated on the third day of June
Nineteen Hundred Eighty Six under the Companies Act, 1956 (No. 1 of 1956) as Transcon Properties Private
Limited having duly passed the necessary resolution in terms of Section 21 of the Companies Act, 1956 and the
approval of the Central Government signified in writing having been secured thereon under Section 21 of the
Companies Act, 1956, read with Government of India, Department of Company Affairs, New Delhi, Notification No.
G.S.R 507 (E) dated 24/08/1985 vide SRN B87972844 dated 28/02/2013 the name of the said company is this day
changed to TRANSCON - SHETH CREATORS PRIVATE LIMITED and this Certificate is issued pursuant to Section
23(1) of the said Act.

Given at Mumbai this Twenty Sixth day of February Two Thousand Thirteen.

बदल - 8		
45200	28	209
2013		

Registrar of Companies, Maharashtra, Mumbai

*Note: The corresponding form has been approved by ANURADHA BHASKAR A. E. Secretary Registrar of Companies and this
certificate has been digitally signed by the Registrar through a system-generated digital signature under rule 5(2) of the Companies
(Electronic Filing and Authentication of Documents) Rules, 2008.

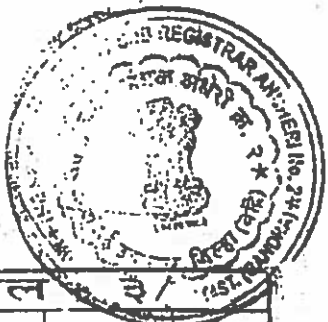
The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in)

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता :
Mailing Address as per record available in Registrar of Companies office:

TRANSCON - SHETH CREATORS PRIVATE LIMITED
C-302, 3RD FLOOR, WATERFORD BLDG, JUHU GALLI, ABOVE NAVNEET MOTORS,
ANDHERI (W),
MUMBAI - 400058,
Maharashtra, INDIA

45200	28	209
2013		





बरल ३१		
YLYY. 900209		
२०१५		



बदर-१५		
१०१००६	२०	२६
२०१५		

२०१५		
१०१	२०	२६
२०१५		

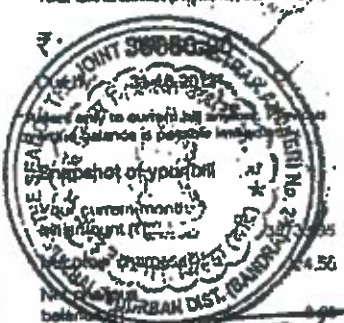


RELIANCE
Energy

Reliance Consumer Bill

Your Electricity Bill for Sep-13

Account No. 1151790185 Bill Date 10-10-2013 /
Name TRANSCON SHETH CREATORS PVT.LTD
Address SLDG-NO 2 PLOT BEARING GTS NO-427 TO 322/C
NEAR INFINITY MALL TRANSIT CAMP, MALAD(W)
OF VILLAGE VALNAI AT LINK ROAD,
MUMBAI 400064
Bill Distribution No. : CENTRAL-C22-GOREGAON (WV)1840602BF
Cycle No. : 19 Tariff : LT1 Bill No. : 100278147929
Type of Supply : THREE PHASE Category : RESIDENTIAL



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

- Important messages**
- MERC has revised tariffs effective from 1st Sep. 2013. Details specified in this bill order: Fixed, Energy, Wheeling and Regulatory Asset Charges.
 - Regulatory Asset Charge is introduced to recover the old arrears.
 - MERC has introduced a new tariff category called 'Public Services' in LT & HT.
 - Please visit www.mercindia.org.in or our website www.rtntr.com for detailed bill order.
 - You can now connect with us on Facebook, Twitter and You Tube.
 - Please pay this bill by Cheque or Demand Draft.
 - Your consumption has increased more than 30% as compared to Aug-13
 - Tentative meter reading date for your Oct-13 bill is 07-11-2013.
 - If you pay after due date Delayed Payment Charges of ₹ 714.00 will be included in your next month's bill.

Like, tweet, view, share, comment, favorite, fan, follow, bookmark.

You 1625

Units Consumed	9109.209
For meter, meter test charges	
These charges are included in the bill	
By Group	
	1311 Aug-13

PAID BY.
Chq. No. 001251
Dated. 30/10/13
Amount. 36060.00
Bank/Bran. HDFC
Branch. S. 11113

Contact us.

For all your queries (24 hours):
1800-200-3030 (toll free) & 3030 3030

Your nearest Customer Care Centre/Internal Grievance Redressal:
Off Western Express Highway, Dindoshi Malad (East), Mumbai - 400 064
Fax: 3007444 / Email: energy.helpdesk@reliance.com

(Only for government, supervised by M&C) 2nd & 3rd Floor, Consumer Grievance Redressal Forum at:
Mumbai 400 017 Tel: 3009 4247; E-mail: consumerforum@reliance.org or website: www.reliance.org



PICICIFRULIFE.com

Paying your insurance premium is as important as paying your electricity bill!

© 2013 ICICI Prudential Life Insurance Co. Ltd. Registered Address: ICICI Prudential Life Insurance Co. Ltd., 10th Floor, Prudential Tower, 100, Park Street, Chennai - 600 005. All rights reserved. Insurance is the subject matter of the contract. For more details, visit www.icicilife.com.

After a receipt of the cheque for cash, please send the receipt to the branch office.

REGISTRATION NO. 2013/207 / C-402964 dated 12.08.2012.

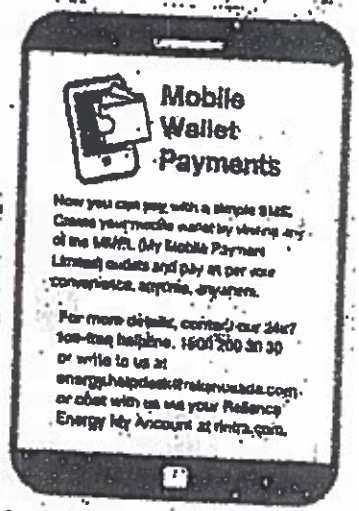
90608	27	28	29	31	me
					2014
2013					



How your bill was calculated

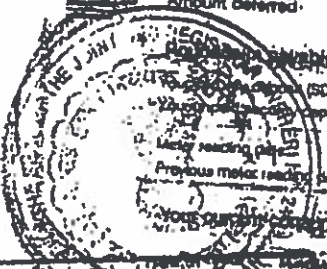
Description	Rate	Amount
Wiring Charge		100.00
Regularity Asset Charge		3364.76
Energy charge		3759.26
Fixed Assessment Charge (FAC)		7348.24
Government electricity duty		0.00
Maharashtra Govt. tax on sale of electricity	15.00%	4628.99
Current month's bill amount (A)	15.00p/kwh	413.70
Others		35733.86
Prompt payment discount		0.00
Delayed payment charge on previous month's bill		0.00
Incentive on payment mode (ECS/Internet)		324.58
Interest on arrears		0.00
Arrears		0.00
Net other charges in current bill (B)		0.00
Current month charges (A+B)		324.58
Previous month's bill amount		30038.51
Payment received up to: 04-10-2013		16228.09
Net previous balance (C)		16220.00
Total bill amount (A+B+C)		8.09
Amount deferred		26086.60
		0.00
		26086.60
		24830.00

Choose from multiple payment options



- Choose payment:
- Make cheque payable at Finance Infrastructure Ltd A/C No. 1000001
 - Cheque should be Account Payee - if your chequing/ not non-rev.
 - Helpdesk account numbers and respective branches on the reverse side of the cheque, while making multiple bill payments by a single cheque.
 - Payments subject to restriction.

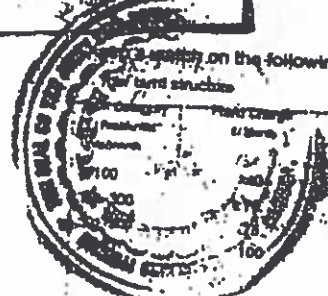
- Note:
- To pay online visit www.retno.com
 - Cash payment limited to ₹75,000
 - Get 1% discount on energy charges by payment within 7 days of bill date
 - Get 7% interest on VDS (running balance)
 - Any chequered cheque will result in payment of bills by DD for subsequent 3 months
 - Attract a date amount of ₹250 per day
 - Pay your bills using Toll Free IVR / Sundrive Call/88 / Payment Centers and Batches / BSNL Post Office / NICOM / Neg. Svc. Drop Base
 - For more details, call 1800-200-2000 toll-free 24x7



How your bill was calculated

Category	Reading	Unit Rate	Energy Charge	Fixed Charge	Total
Domestic	34633.00	11002.00	2794.00	2848.24	108.00
Commercial					
Industrial					
Other					
Total					108.00

Handwritten numbers: 4444, 902209



How your bill was calculated

Category	Reading	Unit Rate	Energy Charge	Fixed Charge	Total
Domestic	100	2.22	1.22	0.48	0.80
Commercial	100	4.78	1.22	10.34	16.34
Industrial	100	4.78	1.22	1.17	7.17
Other	100	4.28	1.22	1.47	7.97

2. Your energy appliances (be a smart user)
- Start giving your AC an energy check for better functioning. A 1.5 ton AC, if used for 8 hours, will generate an energy bill over Rs. 1000. Minimize frequent opening of your door and see how it reduces the unit consumption to an optimum level.

For more details, call 1800-200-2000 toll-free 24x7

Handwritten numbers: 22 26, 2088 25, 2088 25, 2088 25

- Please Remember:
- Using electricity appliances for longer than that provided for is a wasteful use and may lead to stoppage of power supply.
 - Obey rules that limit the use of electricity in any manner strictly as per the Electricity Act, 2003.
 - Please quote your account no. 1917701019 in all your correspondence.



महानगर टेलीफोन निगम लिमिटेड, मुंबई
MAHANAGAR TELEPHONE NIGAM LIMITED, MUMBAI
 टेलीफोन बिल पत्रिका / Telephone Bill Form

Name & Address : ६१६/११ PSTN ०१ TRANSCON PROPERTIES PVT LTD C-302 3RD FLOOR WATER FORD BLDG ABOVE NAVNEET MOTORS JIJU LANE ANDHREU WEST MUMBAI 400058	विल - अंतिम पत्रा / विल अंतिम पत्रा : टेलीफोन अंतर्देशन नं वि २६२०२ ३रा वरत फोर्ड बिल्डिंग एअरवेर मोटर्स के उपर जूजू रोड अंधरेवु पश्चिम मुंबई ४०००५८	विल कालावधि Billing Period ०१/०९/२०१३ - से / to ३०/०९/२०१३
		अंतिम दिनांक Due Date ३१/०९/२०१३
२६२०३६५४ २०६०३०४३५८२०६४३२५००२१०१०२०१३००००९५४	For your Billing Complaints Date (Send copy to) (H) - Help Office 1. Public Complaints (२४/७) 2. Billing Complaints (२४/७) 3. Billing Complaints (२४/७) 4. Billing Complaints (२४/७) 5. Billing Complaints (२४/७)	देय राशि Amount Payable ९५४.००

टेलीफोन नं. Telephone No.	प्राइम खाता क्रमांक CA No.	विल नं. Bill No.	विल दिनांक Bill Date	श्रेणी कोड Category Code	गुणक योजना Tariff Plan	ग्रुप कोड Group Code	ब्रोडबैंड गुणक योजना Broadband Tariff Plan
2628654	2060364358	2064325002	10/10/2013	NON-DYT GENERAL	MTNL Economy		DSL-Ultra-599 Month
आरंभिक मीटर रीडिंग Opening Meter Reading	अंतिम मीटर रीडिंग Closing Meter Reading	मोबाइल कॉल Mobile Calls	डेबिट कॉल Debit Calls	क्रेडिट कॉल Credit Calls	फ्री कॉल Free Calls	नेट कॉल Net Calls	
104972	104972	1	0	0	1		

वर्तमान शुल्क { विवरण } Current Charges Detail	रकम { अंश } Amount (Rs.)
महीना वार्षिक शुल्क Monthly Service Charge	250.00
कॉल शुल्क Call Charge	0.00
ब्रोडबैंड महीना सेवा शुल्क Broadband Monthly Service Charge	99.00
ब्रोडबैंड यूज शुल्क Broadband Usage Charge	0.00
महीना ऑप्टिकल सेवा शुल्क Monthly Optical Service Charge	0.00
डेबिट Debit	0.00
क्रेडिट Credit	0.00
महीना शुल्क @ 12% Monthly Charge @ 12%	104.88
विवरण का Detail	3.06
कुल शुल्क Total Charge	357.88
कुल शुल्क Total Charge	357.88
कुल शुल्क Total Charge	357.88

बरत - ३१
 ५६५५ ९०३ २०९
 २०१५

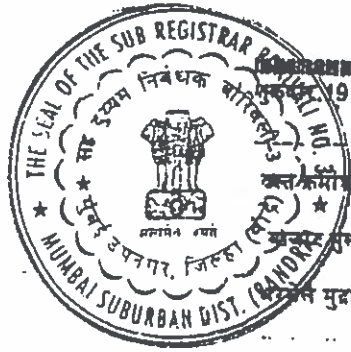
E A O E MTNL MUMBAI SERVICE TAX REGN NO.: AAAGH000RST001
 CONSOLIDATED STAMP DUTY PAID BY ORDER NO. C.R.S/2013/1006/
 Lr. No. 18474-1 dated 26/04/2013
 Now get your Landline / Broadband bill on your e-mail & SMS alerts on your mobile. To Register send SMS Ebill <Landline No> <Email Id> to 9869889988
 Cheque / DD Should be drawn in favour of "MTNL MUMBAI" 2060364358

2 Mbps **Unlimited Broadband** With Real Free Landline
 AT&T **Ultra Band**
 Please Starting from 1 GB/monthly बरत - २५

Mahanagar Telephone Nigam Limited, Mumbai. 20603043582064325002101020130000954				९०६०७ २३ २६
CA No.	BB No.	Due Date	Amount Payable	Surcharge
2060304358	2064325002	31/10/2013	754.00	
Telephone No.	Bill Period	Bill Date	Amount Payable	Surcharge
26283654	01/09/2013 to 30/09/2013	10/10/2013	754.00	

४०८ ३०
 २०१५
 Page 1 of 1

Summary I (GoshwaraBhag-1)



दिनांक: 19 डिसेंबर 2014 7:58 य.न.

बस्त नोंदवारा भाग-1

बदर 15
बस्त क्रमांक: 10604/2014

बस्त क्रमांक: बदर 15/10604/2014

मूल्य: रु. 01/-

मोबदला: रु. 00/-

मुद्रांक शुल्क: रु. 500/-

द. नि. मह. दु. नि. बदर 15 यांचे कार्यालयात

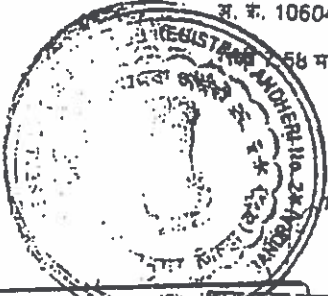
पावती: 11587

पावती दिनांक: 19/12/2014

स. क्र. 10604 वर दि. 19-12-2014

सावरकरपाराचे माघ: ट्रान्स्फॉर्म-शेड किंग्डम प्रॉपर्टी लिमिटेड तर्फे संचालक विवेक शेठ

58 य.न. बा. हजर केला.



मोडर्नी फी रु. 100.00

बस्त शासकीय फी रु. 520.00

एअर फी रु. 20.00

एकूण: 620.00

बदर नोंदवारा भाग-1 याचा नोंदवारा करणाऱ्याची सही:

यलय	908209
2014	

मह. दु. नि. अंधेरी 4

मह. दु. नि. अंधेरी 4

बस्तचा प्रकार: कुलमुखत्यागपत्र

मुद्रांक शुल्क: (48-क) जेव्हा त्यामुळे नॉट (अ) मध्ये उल्लेखिलेले बाबी हून अन्य असा एकाच संभवहारात एकाच किंवा अधिक व्यक्तींम काल चालविल्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 19/12/2014 07:43:36 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 19/12/2014 07:45:14 PM ची वेळ: (फी)

विधिवत करपेट येते की, या प्रश्नामध्ये एकूण... रु. 620.00 असे आहेत.



मह. दु. नि. अंधेरी 4, अंधेरी भाग-4, मुंबई उपनगर जिल्हा

बदर-8

608	30	80
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iSarita v1.3.0

बदर-84

10604	24	20
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2014

Summary-2(दस्त गोपवारा भाग - २)



दस्त गोपवारा भाग-2

बदर 15

दस्त क्रमांक : बदर 15/10604/2014

दस्ताचा प्रकार :- कुलमुळस्थारपत्र



अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

1 नाव: ट्रान्स्कोन-सेठ क्विअरम प्रॉपर्टी लिमिटेड तर्फे
संचालक क्विअर सेठ -
पत्ता: सी/302, तिसरा मजला, बाटरफोर्ड वील्डींग,
बुह गल्ली, अंधेरी पश्चिम, कोठेरी रेल्वे स्टेशन,
MAHARASHTRA, MUMBAI, Non-
Government.
पॅन नंबर: AACT0197J

कुलमुळस्थार देणार
वय :- 51
स्वाक्षरी:-

[Signature]



2 नाव: मुकेता विनायक शाह
पत्ता: प्लॉट नं: 7/701, माळा नं: -, इथारतीचे नाव:
बसंत आराधना टावर, प्लॉट नं: महावीर नगर, रोड
नं: पंचशील पार्सलच्या समोर, यद्दाराह, मुंबई.
पॅन नंबर: AAHPS6651A

पॉवर ऑफ अटॉर्नी
होल्डर
वय :- 49
स्वाक्षरी:-

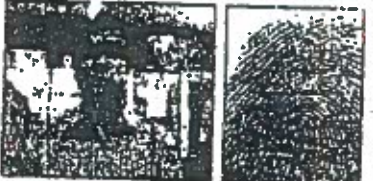
[Handwritten mark]



3 नाव: म्हापि अरुण सोबी
पत्ता: प्लॉट नं: सी/302, माळा नं: तिसरा मजला,
इमारतीचे नाव: बाटरफोर्ड वील्डींग, प्लॉट नं: बुह
गल्ली, रोड नं: अंधेरी पश्चिम...
पॅन नंबर: AABPT1405D

पॉवर ऑफ अटॉर्नी
होल्डर
वय :- 31
स्वाक्षरी:-

[Signature]



बरोत दस्तऐवज करून देणार कुलमुळस्थारपत्र चा दस्त ऐवज करून दिल्याचे प्रमाण कालांतरात
शिक्का क्र.3 ची वेळ: 19 / 12 / 2014 07 : 46 : 48 PM

बदर 15
युल्यु 904 209

बदर-१६

ओळख:-

खालील दस्तऐवज असे निवेदीत करतात की ते दस्तऐवज कुलमुळस्थारपत्राच्या अंतर्गत, दस्ताची ओळख पटवितात

००६०४ २५ / २६

अनु क्र.

1 नाव: रोहित
वय: 28
पत्ता: सी-10, मा आगापूरा सीएचएम, बांदरा ईस्ट, मुंबई
पिन कोड: 400051

स्वाक्षरी

[Signature]



2 नाव: विष्णू मोहन
वय: 45
पत्ता: सी-10, मा आगापूरा सीएचएम, बांदरा ईस्ट, मुंबई
पिन कोड: 400051

स्वाक्षरी

[Signature]



शिक्का क्र.4 ची वेळ: 19 / 12 / 2014 07 : 48 : 13 PM

शिक्का क्र.5 ची वेळ: 19 / 12 / 2014 07 : 48 : 25 PM नोंदणी पुस्तक 4 माचे

iSarita v1.3.0

बदर-१६
००६ २५ / २६

Summary-2(दस्त गोषवारा भाग - २)

बदर-१५ १०६०४ / २०१४
 पुस्तक क्रमांक ४ क्रमांक १०६०४
 नोंदला.
 दिनांक. १०/१२/१४

महं. नि. अंधेरी ४

EPayment Details.

सिद्ध मुद्योग निबंधक, अंधेरी क्र. ४,
 मुंबई उपनगर जिल्हा.



Epayment Number
 MH004238876201415E

Defacement Number
 0002822447201415

10604 /2014

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बदर-१५		
५८५५	१०६२०९	
२०१५		



बदर-१५		
१०६०४	२६	२६
२०१४		

बदर-१५		
६०६	३६	३६
२०१४		

घोषणापत्र



मी मुकेश एल शाह व प्रडिषि नोठी प्रवृत्त घोषित करतो की, दुय्यम
निबंधक अंधेरी-२ यांच्या कार्यालयात कुलमुखत्यारपत्र या शिर्षकाचा दस्त
नोंदणीसाठी सादर करण्यात आला आहे. जितेंद्र शेट व इ. यांना

दि. १२/१२/१४ रोजी मला दिलेल्या मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त
नोंदणीस सादर केला आहे/निष्पादीत कल्प-कसुलीजवाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी
कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणा व्यक्तीपैकी कोणीही मंयत झालेले नाही किंवा
अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून
उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन पुढीलच आढळून आल्यास नोंदणी अधिविषय ११०८ चे
कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.



दिनांक : २१/१/२०१५

J. Todi
कुलमुखत्यारपत्राचा नाव
व मला

२०१५	३०	२०
२०१५		

वरल - ३/		
५८५५	१००	२०१
२०१५		

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भारत सरकार
 GOVT. OF INDIA
 TRANSCON-SHETH CREATORS PRIVATE LIMITED

AAACT01573



बदल - ३/		
५८५५	९८०२०९	
२०१५		



(Small, illegible text, possibly a notice or disclaimer)

बदल - ३/		
६०६	१००	४५
२०१५		

Communication Office: Mall Road, Business Plaza 129/1, 129/2, 129/3, 129/4, 129/5, 129/6, 129/7, 129/8, 129/9, 129/10, 129/11, 129/12, 129/13, 129/14, 129/15, 129/16, 129/17, 129/18, 129/19, 129/20, 129/21, 129/22, 129/23, 129/24, 129/25, 129/26, 129/27, 129/28, 129/29, 129/30, 129/31, 129/32, 129/33, 129/34, 129/35, 129/36, 129/37, 129/38, 129/39, 129/40, 129/41, 129/42, 129/43, 129/44, 129/45, 129/46, 129/47, 129/48, 129/49, 129/50, 129/51, 129/52, 129/53, 129/54, 129/55, 129/56, 129/57, 129/58, 129/59, 129/60, 129/61, 129/62, 129/63, 129/64, 129/65, 129/66, 129/67, 129/68, 129/69, 129/70, 129/71, 129/72, 129/73, 129/74, 129/75, 129/76, 129/77, 129/78, 129/79, 129/80, 129/81, 129/82, 129/83, 129/84, 129/85, 129/86, 129/87, 129/88, 129/89, 129/90, 129/91, 129/92, 129/93, 129/94, 129/95, 129/96, 129/97, 129/98, 129/99, 129/100

Valid Till 13-03-2028 (NT)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV DOI
MCWG 11-03-2008
LMV 11-03-2008

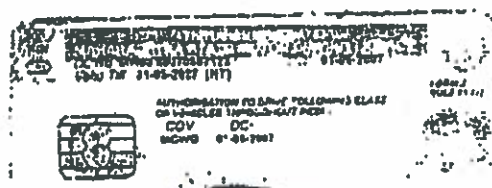
FORM 7
RULE 16 (7)



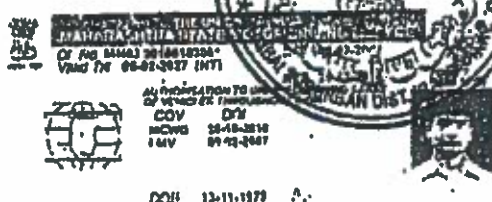
DOB 13-08-1978 BG

Name **MITESHKUMAR THAKKAR**
S/O of **GOVINDJI THAKKAR**
A/cd. 803 VINAYAK ABHISH M.M.M.ROAD,
NEAR TELEPHONE EXCH,
MULUND (W), MUMBAI.
PIN: 400080
Signature & ID of Issuing Authority: MH03 2008248

Signature/Thumb Impression of Holder



बरल - ३/
यल्यु गुवे २०९
२०२५



DOB 13-11-1977

Name **MUKESH RAMKUNDA**
S/O of **RAMKANT BARKUN** LA
A/cd. Flat No - 701A, VINAYAK ABHISH
M.M.MALAWYA ROAD,
MULUND (W), MUMBAI.
PIN: 400080
Signature & ID of Issuing Authority: MH03 2008248

Signature/Thumb Impression of Holder

MAHARASHTRA STATE MOTOR VEHICLE LIC.
DL No. MH03 200808441 DOI 24-02-2008
Valid Till 24-02-2023 (NT)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
COV DOI
MCWG 24-02-2008
LMV 24-11-2008



DOB 01-06-1982

Name **MUKESH RAMKUNDA**
S/O of **RAMKANT BARKUN** LA
A/cd. Flat No - 701A, VINAYAK ABHISH
M.M.MALAWYA ROAD,
MULUND (W), MUMBAI.
PIN: 400080
Signature & ID of Issuing Authority: MH03 2008274

Signature/Thumb Impression of Holder

बदल - ४
६०६ ३९ ००
२०२५

भारत सरकार
GOVT OF INDIA
आयकर विभाग
INCOME TAX DEPARTMENT
अभिषि बुरेश थक्कर
ABHISHI BURESH THAKKAR
बुरेश रान्छोदास थक्कर
BURESH RANCHOODAS THAKKAR
आयकर खाते क्रमांक
Income Tax Account Number
AY 2024-25
५६०५०१८
५६०५०१८

भारत सरकार
GOVT OF INDIA
आयकर विभाग
INCOME TAX DEPARTMENT
मुकेश प्रमोद थक्कर
MUKESH PREMOD THAKKAR
प्रेमजी चण्डी थक्कर
PREMJI CHANDI THAKKAR
आयकर खाते क्रमांक
Income Tax Account Number
AY 2024-25
५६१७०१८
५६१७०१८

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अदालत - ३/
५८५५ १८०२०९
२०१५

AAACT01873

५८५५ १८०२०९

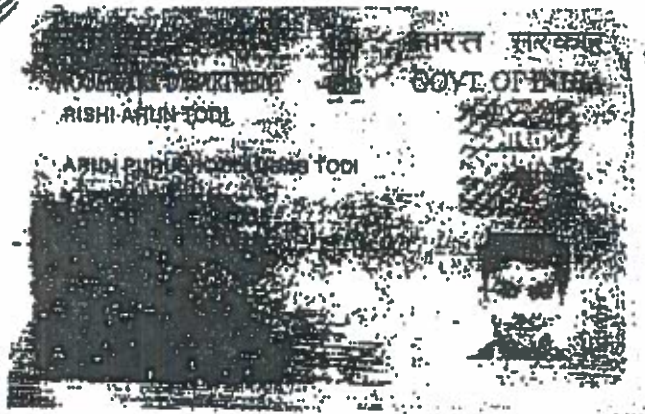
२०१५

अदालत - ३/
६०९ १० ४५
२०१५

Communication Office: Hillfort Business Plaza 1201, 1202 & 1203, 12th Floor, Sant Dnyaneshwar Marg, Vashi
Kalyanpur, Bhandra (East), Mumbai - 400 051 T - 91-22 4200 5300 F - 91-22 4700 5301 W www.sheth-creators.com

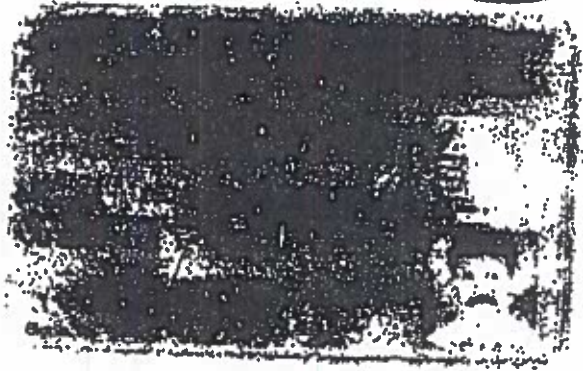
Registered Office: Waterford Bldg. C - 302, Jeeva Res. Jeeva Lane, Above Marine Square, Andheri (W), Mumbai - 400 052
T - 91-22 4636 4637 F - 91-22 4637 4638 W www.sheth-creators.com

Head Office: W



ज-४ ज		
६०६	१९	२५
२०१५		

बल - ३१		
५८५५	१८९	२०९
२०१५		



आयकर विभाग
 INCOME TAX DEPARTMENT
 GIRISH BALKRISHNA CHALKE
 BALKRISHNA CHALKE
 02/02/1983
 Signature

कर - ३/		
५८५५	९८२	२०९
२०८५		

कर - ४ ✓		
६०६	०२	०७
२०८५		

Summary1 (GoshwaraBhag-1)

323/606

बुधवार, 21 जानेवारी 2015 7:16
म.नं.

दस्त गोषवारा भाग-1



वदर
दस्त क्रमांक: 606/2015

दस्त क्रमांक: वदर4 /606/2015

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.800/-

वदर - 4		
606	21	01
2015		

दु. नि. सह. दु. नि. वदर4 यांचे कार्यालयात

पावती: 769

पावती दिनांक:

21/01/2015

अ. क्र.: 606 वर दि.21-01-2015

रोजी 7:04 म.नं. वा. हजर केला.

सादरकरणाप्राचे नाव: ट्रान्स्कॉन शेट क्रिप्टर्स प्रा.लि.
तर्फे सादरकरणाप्राचे नाव: एन शेट तर्फे मुखत्यार मुकेश
एन शेट

दस्त भर करणाऱ्याची सही:

व्याजफी

रु. 100.00-

दस्त हाताळणी फी

रु. 940.00

मुद्रांकी संख्या: 47

एकुण: 1040.00

मह. दुय्यम निरांक अचेरी-२,
सह दुय्यम निरांक अचेरी-२



मह. दुय्यम निरांक अचेरी-२,
सह दुय्यम निरांक अचेरी-२

दस्ताचा प्रकार: कुलमुखत्यारपत्र

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

शिकका क्र. 1 21 / 01 / 2015 07 : 04 : 34 PM ची वेळ: (सादरकरण)

शिकका क्र. 2 21 / 01 / 2015 07 : 05 : 03 PM ची वेळ: (फी)

वदर - 4		
606	21	01
2015		

प्रतिज्ञापत्र

सादर दस्तावेज हा नोंदणी करण्या १९०८ अंतर्गत झालेल्या तरतुदीनुसारच नोंदणीस
वाकल केलेला आहे दस्तावेज संपूर्ण मजकूर निष्ठादक व्यक्ती, साक्षीदार व
सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे दस्ताची सत्यता, वैधता
आयवेरीर बाबीसही दस्त निष्ठादक व कर्तुलीधारक-हे संपूर्णपणे जबाबदार राहतील

iSarita v1.3.0

विद्युतगोपनीय RailBund

Summary-2(दस्त गोपवारा भाग - २)



21/01/2015 7 18:38 PM

दस्त गोपवारा भाग-2

वदर4
दस्त क्रमांक:806/2015

दस्त क्रमांक :वदर4/606/2015

दस्ताचा प्रकार :कुलमुखत्यारपत्र



पत्राकराचे नंबर व पत्ता
जयसवाल जयसवाल सेठ क्रिपटर्स प्रा.लि. तर्फे
संचालक निवेदन एन सेठ तर्फे मुखत्यार मुकेश
शाह
पत्ता:प्लॉट नं. ऑफिस-सी-302, माळ नं: 3 रा
मजना, इमारतीचे नाव: जुहू लेन, ब्लॉक नं:
नवनीत मोटर्सच्या वरती, अंधेरी पश्चिम, मुंबई,
रोड नं: . . .

पत्राकराचा प्रकार
कुलमुखत्यार
देणार
वय :-49
स्वाक्षरी:
अंगठ्याचा ठसा

बरल - ३
५५५ १८८
२०१५

पत्राकराचे नंबर व पत्ता
जयसवाल जयसवाल सेठ क्रिपटर्स प्रा.लि. तर्फे
संचालक निवेदन एन सेठ तर्फे मुखत्यार शची
वोडे
पत्ता:प्लॉट नं. ऑफिस-सी-302, माळ नं: 3 रा
मजना, इमारतीचे नाव: जुहू लेन, ब्लॉक नं:
नवनीत मोटर्सच्या वरती, अंधेरी पश्चिम, मुंबई,
रोड नं: . . .
पत्रा नंबर:AAACT0197J

कुलमुखत्यार
देणार
वय :-31
स्वाक्षरी:
अंगठ्याचा ठसा

3 नाव:हितेश जी ठक्कर
पत्ता:प्लॉट नं. ऑफिस-13/बी, माळ नं: 1 रा
मजना, इमारतीचे नाव: जयसवाल भवन,
अंबाजीधाम मंदिराच्या संजोरे, ब्लॉक नं: मुमुंड
पश्चिम, मुंबई, रोड नं: एम जी रोड, . . .
पत्रा नंबर:

पॉवर ऑफ
अटर्नी होल्डर
वय :-48
स्वाक्षरी:
अंगठ्याचा ठसा

नाम:नितेश एस रायकुळिया उर्फ ठक्कर
पत्ता:प्लॉट नं. ऑफिस-13/बी, माळ नं: 1 रा
मजना, इमारतीचे नाव: जयसवाल भवन,
अंबाजीधाम मंदिराच्या संजोरे, ब्लॉक नं: मुमुंड
पश्चिम, मुंबई, रोड नं: एम जी रोड, . . .
पत्रा नंबर:

पॉवर ऑफ
अटर्नी होल्डर
वय :-32
स्वाक्षरी:
अंगठ्याचा ठसा

वरील दस्तपत्रे वरून देणार तयारकीत कुलमुखत्यारपत्र चा दस्त एवज करून दिल्याचे कमुल करतात.

ओळख:-
खालील इमाम-असे निवेदन करणारा की ते दस्तपत्रे वरून देणा-यानां व्यक्तीस ओळखतात, व त्यांची ओळख पटवितत

Summary-2(दस्त गोषवारा भाग - २)

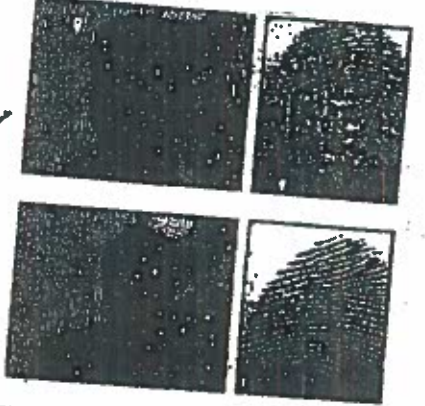


अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:विकास चव्हाण
वय:35
पत्ता:13/बी, अंबाजी धाम बिल्डींग, एम जी रोड, मुलुंड स्वाक्षरी
पश्चिम, मुंबई
पिन कोड:400080

2 नाव:गिरीश - चाळके
वय:30
पत्ता:13/बी, अंबाजी धाम बिल्डींग, एम जी रोड, मुलुंड स्वाक्षरी
पश्चिम, मुंबई
पिन कोड:400080

अंगठ्याचा ठसा



खालील पक्षकाराची कंबुली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव व पत्ता

- मुकेरा पी :ठक्कर
प्लॉट नं: ऑफिस-13/बी, माळा नं: 1 ला मजला, इमारतीचे नाव: जयस्वाल भवन, अंबाजीधाम मंदिराच्या समोर, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: एम जी रोड, महाराष्ट्र, मुंबई.
- 1 AERPT418H
आशीष ए. ठक्कर
- 2 प्लॉट नं: ऑफिस-13/बी, माळा नं: 1 ला मजला, इमारतीचे नाव: जयस्वाल भवन, अंबाजीधाम मंदिराच्या समोर, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: एम जी रोड, महाराष्ट्र, मुंबई.
ADRPT4650K
मेहुल एल :रायकुंडलिया उर्फ ठक्कर
- 3 प्लॉट नं: ऑफिस-13/बी, माळा नं: 1 ला मजला, इमारतीचे नाव: जयस्वाल भवन, अंबाजीधाम मंदिराच्या समोर, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: एम जी रोड, , .
मितेश एल :रायकुंडलिया उर्फ ठक्कर
- 4 प्लॉट नं: ऑफिस-13/बी, माळा नं: 1 ला मजला, इमारतीचे नाव: जयस्वाल भवन, अंबाजीधाम मंदिराच्या समोर, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: एम जी रोड, , .

दस्तावेज - ३ /		
५८५५	९८५	२०९

सह. दुय्यरी मंत्री क. जैवरी-२,
सहाय्यक नवंबर नवंबर-२

EPayment Details:



दस्तावेज - ४		
६०६	५५	४८
२०१३		

sr. Epayment Number
1 MH004774357201415E

Defacement Number
0003304866201415

Summary-2(दस्त गोषवारा भाग - २)



22/01/2015 3 31:39 PM

दस्त गोषवारा भाग-2

वदर4
दस्त क्रमांक:806/2015



क्रमांक : वदर4/806/2015
पं. नं. : कुलमुखांत्यापत्र

पक्षकाराचे नाव व पत्ता: नाव:सितेश एल रायकुंडलिया ऊर्फ ठक्कर
पत्ता: फ्लॉट नं: ऑफिस-13/बी, माळ नं: 1 ला
मजला: इमारतीचे नाव: जयस्वाल भवन,
अंबाजीधाम मंदिराच्या समोर, ब्लॉक नं: मुमुंड
पश्चिम, मुंबई, रोड नं: एम जी रोड,
पॅन नंबर:

पक्षकाराचा प्रकार: पॉवर ऑफ
अटोर्नी होल्डर
वय :-35
स्वाक्षरी:

छयाचित्र
अंगठ्याचा ठसा

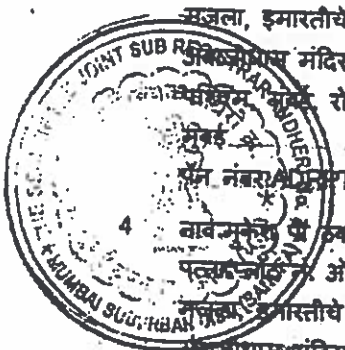
वरतल - ३/
५५५ १८६
२०२५

नाव:सितेश एल रायकुंडलिया ऊर्फ ठक्कर
पत्ता: फ्लॉट नं: ऑफिस-13/बी, माळ नं: 1 ला
मजला: इमारतीचे नाव: जयस्वाल भवन,
अंबाजीधाम मंदिराच्या समोर, ब्लॉक नं: मुमुंड
पश्चिम, मुंबई, रोड नं: एम जी रोड,
पॅन नंबर:

पॉवर ऑफ
अटोर्नी होल्डर
वय :-35
स्वाक्षरी:

3 नाव:आशीष एस ठक्कर
पत्ता:फ्लॉट नं: ऑफिस-13/बी, माळ नं: 1 ला
मजला: इमारतीचे नाव: जयस्वाल भवन,
अंबाजीधाम मंदिराच्या समोर, ब्लॉक नं: मुमुंड
पश्चिम, मुंबई, रोड नं: एम जी रोड,
पॅन नंबर:AFRPT4650K

पॉवर ऑफ
अटोर्नी होल्डर
वय :-39
स्वाक्षरी:



4 नाव:सुनील एस ठक्कर
पत्ता:फ्लॉट नं: ऑफिस-13/बी, माळ नं: 1 ला
मजला: इमारतीचे नाव: जयस्वाल भवन,
अंबाजीधाम मंदिराच्या समोर, ब्लॉक नं: मुमुंड
पश्चिम, मुंबई, रोड नं: एम जी रोड, महाराष्ट्र,
मुंबई.
पॅन नंबर:AFRPT9418H

पॉवर ऑफ
अटोर्नी होल्डर
वय :-52
स्वाक्षरी:

थरील दस्तऐवज करून दिव्याचे तयारीसाठी कुलमुखांत्यापत्र या दस्त ऐवज करून दिव्याचे करून घ्यातात.
दिवका क्र.3 ची वेळ:22 / 01 / 2015 03 : 19 : 54 PM

ओळख: ६०६ ४६ ४५

खातील असम अस निवडून घ्यातात की ते दस्तऐवज करून देणा-यांना व्यक्तीस: ओळखतात, व त्यांची ओळख पटवितात

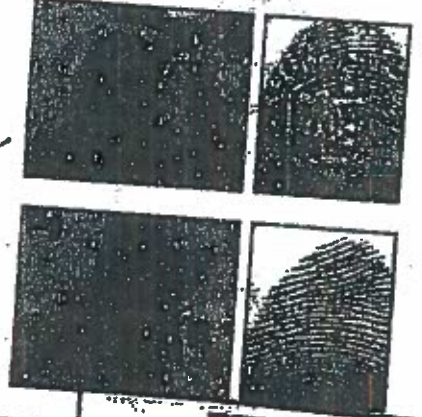
अनु पक्षकाराचे नाव व पत्ता छयाचित्र अंगठ्याचा ठसा

Summary-2(दस्त गोषवारा भाग - २)



क्र.

- 1 नाव:विकास घळ्हाण
वय:35
पत्ता:13/बी, अंबाजी धाम बिल्डींग, एम जी रोड, मुलुंड स्वाक्षरी
पश्चिम, मुंबई
पिन कोड:400080
- 2 नाव:गिरीश - घळ्हाणे
वय:30
पत्ता:13/बी, अंबाजी धाम बिल्डींग, एम जी रोड, मुलुंड स्वाक्षरी
पश्चिम, मुंबई
पिन कोड:400080



खालील पक्षाकाराची कबुली उपलब्ध आहे .

६०६	०५	०५
२०१५		

अनु क्र. पक्षाकाराचे नाव व पत्ता

- 1 हितेश जी ठक्कर
प्लॉट नं: ऑफिस-13/बी, माळा नं: 1 ला मजला, इमारतीचे नाव: जयस्वाल भवन, अंबाजीधाम मंदिराच्या समोर, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: एम जी रोड, निलेश एल रायकुंडलिया ऊर्फ ठक्कर
- 2 प्लॉट नं: ऑफिस-13/बी, माळा नं: 1 ला मजला, इमारतीचे नाव: जयस्वाल भवन, अंबाजीधाम मंदिराच्या समोर, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: एम जी रोड, ट्रान्स्कोम शेट क्रिएटर्स प्रा.लि. तर्फे संचालक जितेंद्र एन शेट तर्फे मुख्यालय मुंबई नॉर्दर्न
- 3 प्लॉट नं: ऑफिस-सी-302, माळा नं: 3 रा मजला, इमारतीचे नाव: जुहू तें, ब्लॉक नं: नवनील मॉटेसच्या वरती, अंधेरी पश्चिम, मुंबई, रोड नं: AAAC0197J
- 4 ट्रान्स्कोम शेट क्रिएटर्स प्रा.लि. तर्फे संचालक जितेंद्र एन शेट प्लॉट नं: ऑफिस-सी-302, माळा नं: 3 रा मजला, इमारतीचे नाव: जुहू तें, ब्लॉक नं: नवनील मॉटेसच्या वरती, अंधेरी पश्चिम, मुंबई, रोड नं: AAAC0197J

५८५५	९८०	२०९
२०१५		

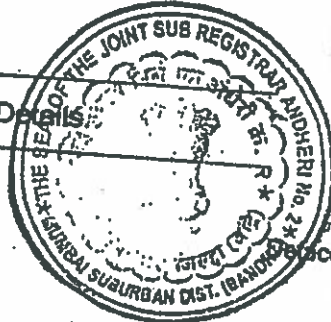
प्रमाणित करण्यात येते की, या दस्तावेज्ये एकूण पात्रे आहेत. पुस्तक क्रमांक: ४/२०१५/२०१५/२०१५ वर नोंदणी क्रमांक: २०१५/२०१५

शिकका क्र.4 ची वेळ: 22 / 01 / 2015 03 : 20 : 27 PM

शिकका क्र.5 ची वेळ: 22 / 01 / 2015 03 : 20 : 34 PM नोंदणी पुस्तक-4 मध्ये

श्री. हुयम निबंधक, अंधेरी-२, मुंबई उपनगर विस्था.

EPayment Details



ar. Epayment Number

Placement Number



द्वारल - ३/		
५८५५	१८८	२०९
२०२५		

घोषणापत्र

मी हितेश जी ठक्कर प्रचारे घोषित करतो की, दुय्यम

निबंधक बोरिवली-३ यांच्या कार्यालयात कंशरनामा या शिर्षकाचा दस्त

नोंदणीसाठी सादर करण्यात आला आहे. मुकेश एम.बाह व अपधी तौडी व इ. यांना

दि. २६/१२/२०१४ रोजी पला दिलेल्या पला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त

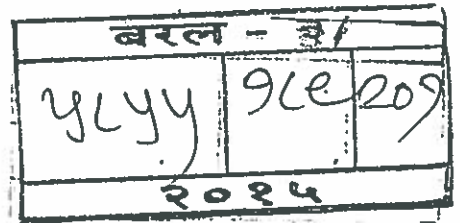
नोंदणीस सादर केला आहे/निष्पादीत कल्प क्युतीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी

कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मंयत झालेले नाही किंवा

अन्य कोणत्याही कारणांपुढे कुलमुखत्यारपत्र रद्दातल ठालेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून

उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कपन चुकीचे आढळून अत्यास नोंदणी अधिनियम १९०८ चे

कल्प ८२ अन्वये शिक्सेस मी पात्र राहिन घायी पला जाणीव आहे.



दिनांक : २६/१२/२०१५

H. Thakkar
कुलमुखत्यारपत्रधारकाच नाव
व परी





MAHARASHTRA MOTOR DRIVING LICENCE

DL No MH63 20090012002
Valid Till 12-09-2020 (NT)

DOI: 11-02-2009



AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA

COV	DOI
MCWG	11-02-2009
LMV	11-02-2009

FORM 7
RULE 19(7)



DOB: 15-09-1978 BG:

Name: JITESHKUMAR THAKUR
S/O: J. S. THAKUR
Address: 801, VIKAS APTS, N. M. ROAD,
NEAR TELEPHONE EXCH,
MILIND, MUMBAI
PIN: 400000

Signature & ID of

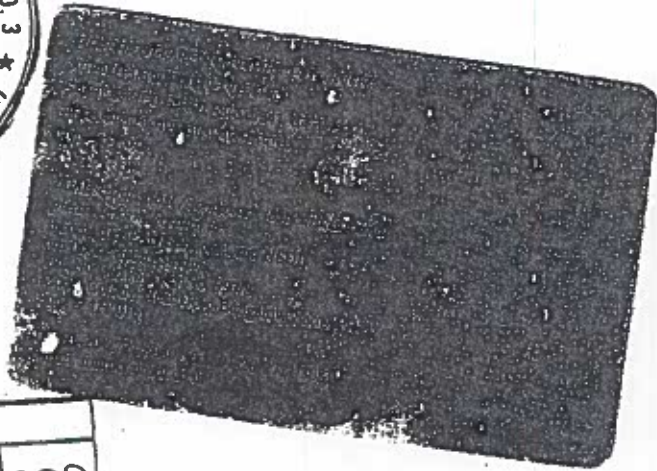
Signature/Thumb

बरेल - ३/		
4	9	2009
२०१५		





बरल - ३/		
५८५५	९२९	२०९
२०१५		



= - 31		
युच्यु	922	209
२५		

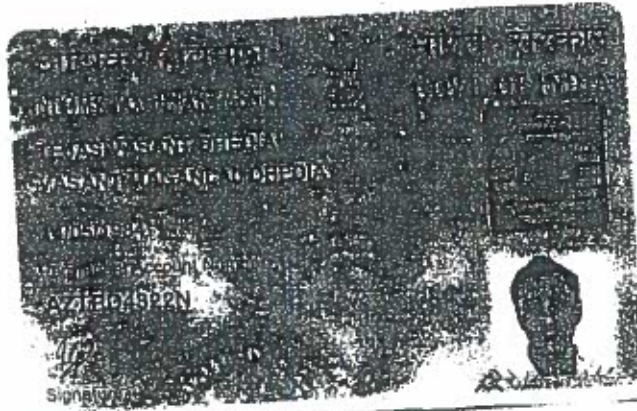
8

8

Applicants

१८-

१८



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MUKTI MAHESH DHAROD
MAHESH RATANSHI DHAROD

30/02/1985
Permanent Account Number
AGVRD4605M

Signature

बरल - ३१		
५८५५	९९३२०९	
२०१५		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JAYA VASANT DHEEDIA
DAMJI RAMJI SAVLA

30/05/1960
Permanent Account Number
ALTRD4500A

Signature



बदल - ३/		
५८५५	१९९२०९	
२०२५		

1st witness



भारत सरकार
Government of India

परिवारिक लाभ - Beneficiary No. 12181767900516

श्रीमती यशोदा शिवाजी
Yashoda Shivaji Shinde
105/A, Shree Shivaji Park Road,
Zakaria Road,
Mumbai - 400 001,
Maharashtra - 400 001



Registered No. 108-57654-05



आपका आधार क्रमांक / Your Aadhaar No.

4985 1630 1147

आधार - सामान्य मायादाता अधिकार



श्रीमती यशोदा शिवाजी
Yashoda Shivaji Shinde
जन्म वर्ष / Year of Birth
वर्ष / Year



4985 1630 1147

आधार - सामान्य मायादाता अधिकार



16/11/2015 2 59:03 PM

दस्त गोषवारा भाग-2

बरल-3 200/209

दस्त क्रमांक:5855/2015

दस्त क्रमांक :बरल-3/5855/2015

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:तेजस वसंत देडिया पत्ता:प्लॉट नं: ए-403,, माळा नं: -, इमारतीचे नाव: महावीर दर्शन,, ब्लॉक नं: मालाड पश्चिम, मुंबई, रोड नं: झाकेरिया रोड,, महाराष्ट्र, मुंबई. पॅन नंबर:AZTPD4322N	लिहून घेणार वय :-31 स्वाक्षरी:- 		
2	नाव:मुक्ति महेश धरोड पत्ता:प्लॉट नं: ए-403,, माळा नं: -, इमारतीचे नाव: महावीर दर्शन,, ब्लॉक नं: मालाड पश्चिम, मुंबई, रोड नं: झाकेरिया रोड,, महाराष्ट्र, मुंबई. पॅन नंबर:AGVPD4605M	लिहून घेणार वय :-30 स्वाक्षरी:- 		
3	नाव:जया वसंत देडिया पत्ता:प्लॉट नं: ए-403,, माळा नं: -, इमारतीचे नाव: महावीर दर्शन,, ब्लॉक नं: मालाड पश्चिम, मुंबई, रोड नं: झाकेरिया रोड,, महाराष्ट्र, मुंबई. पॅन नंबर:ALTPD4500A	लिहून घेणार वय :-55 स्वाक्षरी:- 		
4	नाव:ट्रान्सकॉन-शेठ क्रिएटर्स प्रा.लि. तर्फे प्राधिकृत व्यक्ती मुकेश एल शाह तर्फे कु मु म्हणून हितेश ठक्कर पत्ता:प्लॉट नं: ऑफिस-सी-302, माळा नं: 3 रा मजला,, इमारतीचे नाव: वॉटर फॉर्ड बिल्डींग,, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: जुहू गल्ली नवनीत मोटर्सच्या वर, महाराष्ट्र, मुंबई. पॅन नंबर:AAACT0197J	लिहून घेणार वय :-45 स्वाक्षरी:- 		
5	नाव:ट्रान्सकॉन-शेठ क्रिएटर्स प्रा.लि. तर्फे प्राधिकृत व्यक्ती ऋषी तोडी तर्फे कु मु म्हणून हितेश ठक्कर पत्ता:प्लॉट नं: ऑफिस-सी-302, माळा नं: 3 रा मजला,, इमारतीचे नाव: वॉटर फॉर्ड बिल्डींग,, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: जुहू गल्ली नवनीत मोटर्सच्या वर, महाराष्ट्र, मुंबई. पॅन नंबर:AAACT0197J	लिहून घेणार वय :-45 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्तऐवज करून देण्यात येऊन प्रत्येक प्रत कोरून घेतली जाईल करतात.

शिक्षा क्र.3 ची वेळ:16 / 11 / 2015 02 : 55 : 27 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्या व्यक्तीचा ओळखतात. त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:गिरीश दामजी सावला वय:51 पत्ता:201ए, महावीर दर्शन, झाकेरिया रोड, मालाड पश्चिम, मुंबई पिन कोड:400064	स्वाक्षरी:- 		
2	नाव:वसंत मगनलाल देडिया वय:60 पत्ता:403/ए, श्री महावीर दर्शन, झाकेरिया रोड, बीएमसी स्कूलच्या समोर, मालाड पश्चिम, मुंबई पिन कोड:400064	स्वाक्षरी:- 		

EPayment Details.

sr. Epayment Number
1 MH004602895201516M

Defacement Number
0002940800201516

5855 /2015

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बरल - ३/		
५८५५	२०९	२०९
२०१५		

प्रमाणित करणेत येते की, या
दस्ताव्याचे एकूण.....२०९.....पाने आहेत.
पुस्तक क्र.१/बरल-३/.....५८५५.....२०१५
बर नोंदला, दिनांक.....१६/११/२०१५

सह दुय्यम निबंधक बोरीवली क्र ३.
मुंबई उपनगर जिल्हा





16/11/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 3

दस्त क्रमांक : 5855/2015

नोंदणी :

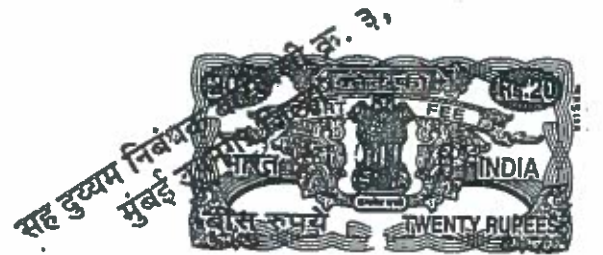
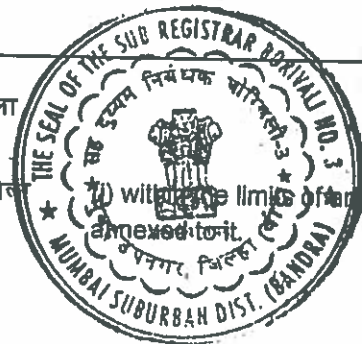
Regn:63m

गावाचे नाव : 1) वळणई

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	38763000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	26379000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 2004,, माळा नं: 20 वा मजला,, इमारतीचे नाव: टॉवर नं 2,ऑरिस सेरेनिटी विल्डींग, ब्लॉक नं: गुरिया पाडा,मालाड पश्चिम,मुंबई 400064, रोड : लिक रोड, इतर माहिती: 3 कारपार्किंग सहित.((C.T.S. Number : 322/सी (पैकी), 323/ए(पैकी), 325/ए(पैकी), 326, 327, 328(पैकी), 330(पैकी), 330/1(पैकी), 330/2, 331, 332(पैकी), 333(पैकी), 365(पैकी), 365/1(पैकी), 365/2(पैकी), 365/3(पैकी), 365/4(पैकी), 366(पैकी), 367(पैकी), 368(पैकी), 369(पैकी), 370(पैकी), 371(पैकी), 372 (पैकी), 373(पैकी), 374(पैकी), 375(पैकी), 376/ए(पैकी), 376/1, 376/2, 376/3, 376/4, 376/5, 377, 378, 379, 380(पैकी), 381(पैकी), 382/ए(पैकी), 416(पैकी), 422(पैकी), 424 (पैकी), 425(पैकी), 426(पैकी) व 427(पैकी) ;)) इतर हक्क :
(5) क्षेत्रफळ	1) 176.10 चौ.मीटर पोटखराब क्षेत्र : 0 NA
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-ट्रान्सकॉन-शेठ क्रिएटर्स प्रा.लि. तर्फे प्राधिकृत व्यक्ती मुकेश एल शाह तर्फे कु मु म्हणून हितेश ठक्कर वय:-45; पत्ता:-प्लॉट नं: ऑफिस-सी-302, माळा नं: 3 रा मजला,, इमारतीचे नाव: वॉटर फॉर्ड विल्डींग,, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: जुहू गल्ली नवनीत मोटर्सच्या वर, महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं:-AAACT0197J 2): नाव:-ट्रान्सकॉन-शेठ क्रिएटर्स प्रा.लि. तर्फे प्राधिकृत व्यक्ती ऋषी तोडी तर्फे कु मु म्हणून हितेश ठक्कर वय:-45; पत्ता:-प्लॉट नं: ऑफिस-सी-302, माळा नं: 3 रा मजला,, इमारतीचे नाव: वॉटर फॉर्ड विल्डींग,, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: जुहू गल्ली नवनीत मोटर्सच्या वर, महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं:-AAACT0197J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-तेजस वसंत देडिया वय:-31; पत्ता:-प्लॉट नं: ए-403,, माळा नं: -, इमारतीचे नाव: महावीर दर्शन,, ब्लॉक नं: मालाड पश्चिम,मुंबई, रोड नं: झाकेरिया रोड,, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-AZTPD4322N 2): नाव:-मुक्ति महेश धरोड वय:-30; पत्ता:-प्लॉट नं: ए-403,, माळा नं: -, इमारतीचे नाव: महावीर दर्शन,, ब्लॉक नं: मालाड पश्चिम,मुंबई, रोड नं: झाकेरिया रोड,, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-AGVPD4605M 3): नाव:-जया वसंत देडिया वय:-55; पत्ता:-प्लॉट नं: ए-403,, माळा नं: -, इमारतीचे नाव: महावीर दर्शन,, ब्लॉक नं: मालाड पश्चिम,मुंबई, रोड नं: झाकेरिया रोड,, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-ALTPD4500A
(9) दस्तऐवज करून दिल्याचा दिनांक	02/11/2015
(10)दस्त नोंदणी केल्याचा दिनांक	16/11/2015
(11)अनुक्रमांक,खंड व पृष्ठ	5855/2015
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1938500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्याकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

सह दुय्यम निबंधक बोरीवली क्र. ३,
मुंबई उपनगर जिल्हा