

1 BC-3, 10/10/2021

509/6340

पावती

Original/Duplicate

Wednesday, June 16, 2021

नोंदणी क्र.: 39म

5:06 PM

Regn.: 39M

पावती क्र.: 6622 दिनांक: 16/06/2021

गावाचे नाव: परेल-शिवडी

दस्तऐवजाचा अनुक्रमांक: बबई5-6340-2021

दस्तऐवजाचा प्रकार: फरारनामा

सादर करणाऱ्याचे नाव: प्रदीप जैन

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1800.00

पृष्ठांची संख्या: 90

DELIVERED

एकूण:

रु. 31800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:25 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, मुंबई-5

बाजार मूल्य: रु. 57064755/-

मोबदला रु. 59501750/-

भरलेले मुद्रांक शुल्क: रु. 1785300/-

DELIVERED

सह. दुय्यम निबंधक
मुंबई शहर क्र. ५

1) देयकाचा प्रकार: DHC रकम: रु. 1800/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 1606202111105 दिनांक: 16/06/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH013907964202021M दिनांक: 16/06/2021

बँकेचे नाव व पत्ता:

Ketan Jay

26 Litigations

4, Info for...

Documents Demanded - 15/01/2021

(TO - Bank of Baroda)



16/06/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि मुंबई शहर 5

दस्त क्रमांक : 6340/2021

नोंदणी :

Regn:63m

(1) वित्तखाचा प्रकार

गावाचे नाव : परेल-शिवडी

(2) मोबदला

करारनामा

(3) बाजारभाव (भाडेपट्ट्याच्या

59501750

बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

57064755

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: रादनिका नं. 4203, माळा नं: 42 वा मजला, टॉवर टी 06, इमारतीचे नाव: क्रिसट वे बिल्डींग, ब्लॉक नं: परेल मुंबई 400012, रोड : महात्मा फुले एज्युकेशन जवळ, भोईवाडा, इतर माहिती: सोबत 3 कारपाकिंग ((C.T.S. Number : 432, 656 PART. ;))

(5) क्षेत्रफळ

1) 187.67 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- एल अँड टी परेल प्रोजेक्ट, एल, एल पी तर्फे प्राधिकृत व्यक्ती जे हरीश कुमार तर्फे मुख्यतयार आर के विश्वनाथन वय:-63; पत्ता:- प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: एल अँड टी हाऊस, ब्लॉक नं: बॅलार्ड इस्टेट, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-

2): नाव:- ओमकार रियल्टर्स अँड डेव्हलपर्स प्रा लि तर्फे प्राधिकृत व्यक्ती रवि दीक्षित तर्फे मुख्यतयार आर के विश्वनाथन वय:-63; पत्ता:- प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: ओमकार हाऊस, ब्लॉक नं: सायन पूर्व मुंबई, रोड नं: ऑप.सायन चुनावट्टी सिग्नल, ऑफ ईस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-

3): नाव:- मेसर्स ओमकार रियल्टर्स अँड डेव्हलपर्स तर्फे प्राधिकृत व्यक्ती रवि दीक्षित तर्फे मुख्यतयार आर के विश्वनाथन वय:-63; पत्ता:- प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: ओमकार एस्कवायर, ब्लॉक नं: सायन पूर्व मुंबई, रोड नं: ऑप.सायन चुनावट्टी सिग्नल, ऑफ ईस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-

4): नाव:- दर्शन रियल्टर्स प्रा लि तर्फे प्राधिकृत व्यक्ती रवि दीक्षित तर्फे मुख्यतयार आर के विश्वनाथन वय:-63; पत्ता:- प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: ओमकार हाऊस, ब्लॉक नं: सायन पूर्व मुंबई, रोड नं: ऑप.सायन चुनावट्टी सिग्नल, ऑफ ईस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-

5): नाव:- मेसर्स ओम शांती रियल्टर्स तर्फे प्राधिकृत व्यक्ती रवि दीक्षित तर्फे मुख्यतयार आर के विश्वनाथन वय:-63; पत्ता:- प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: ओमकार हाऊस, ब्लॉक नं: सायन पूर्व मुंबई, रोड नं: ऑप.सायन चुनावट्टी सिग्नल, ऑफ ईस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- प्रदीप जैन वय:-59; पत्ता:- प्लॉट नं: सदनिका न बी 1502, माळा नं: -, इमारतीचे नाव: वास्तू टॉवर, ब्लॉक नं: एवरशाईन नगर मालाड पश्चिम मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:- AAFPJ6857M

2): नाव:- सुनीता जैन वय:-58; पत्ता:- प्लॉट नं: सदनिका न बी 1502, माळा नं: -, इमारतीचे नाव: वास्तू टॉवर, ब्लॉक नं: एवरशाईन नगर मालाड पश्चिम मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:- ADPPJ6680F

(9) दस्तऐवज करून दिल्याचा दिनांक

31/03/2021

(10) दस्त नोंदणी केल्याचा दिनांक

16/06/2021

(11) अनुक्रमांक, खंड व पृष्ठ

6340/2021

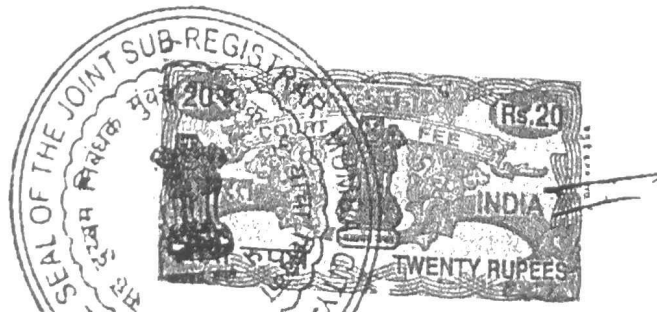
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

1785300

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेष



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID

202106165988

16 June 2021,04:39:48 PM

मूल्यांकनाचे वर्ष 2021
जिल्हा मुंबई(मेन)
मूल्य विभाग 11-परळ,शिवडी डिव्हिजन
उप मूल्य विभाग 11/84Fभूभाग: L & T चे किसेन्ट बे स्टिकम
सर्व्हे नंबर /न भू क्रमांक इतर #

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
	111920	240020	270870	311900	240020	चौरस मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	187.67चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्ष	मूल्यदर/बांधकामाचा दर -	Rs.240020/-
उद्ववाहन स्विधा-	आहे	मजला -	31st floor And Above		

Sale Type -
First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 120% apply to rate= Rs.288024/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
= (((288024-111920) * (100 / 100)) + 111920)
= Rs.288024/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 288024 * 187.67
= Rs.54053464.08/-

E) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य
= 41.82 * (288024 * 25/100)
= Rs.3011290.92/-

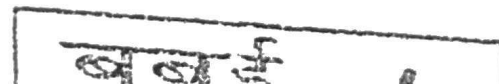
एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इनारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी
= A + B + C + D + E + F + G + H + I
= 54053464.08 + 0 + 0 + 0 + 3011290.92 + 0 + 0 + 0 + 0
= Rs.57064755/-



Home

Print



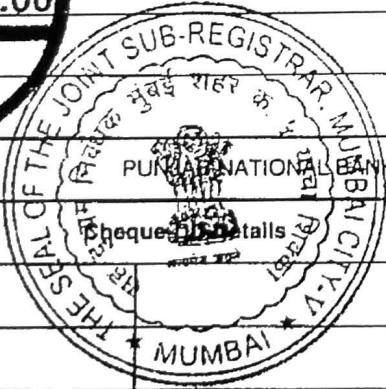
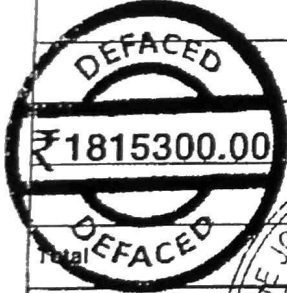


CHALLAN
MTR Form Number-6



GRN	MH013907964202021M	BARCODE		Date	25/03/2021-00:50:14	Form ID	25.2
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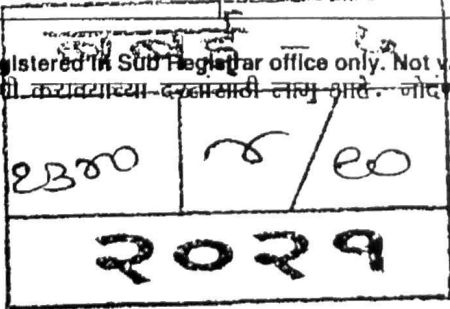
Department Inspector General Of Registration			Payor Details				
Type of Payment Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
			PAN No.(If Applicable)				
Office Name BOM2_JT SUB REGISTRA MUMBAI CITY 2			Full Name		PRADEEP JAIN		
Location MUMBAI			Flat/Block No.		FLAT NO.4203 T6 CRESCENT BAY		
Year 2020-2021 One Time			Premises/Building				
Account Head Details		Amount In Rs.	Road/Street		PAREL		
0030045501 Stamp Duty		1785300.00	Area/Locallty		MUMBAI		
0030063301 Registration Fee		30000.00	Town/City/District				
			PIN		4 0 0 0 1 2		
			Remarks (If Any)				
			SecondPartyName=L AND T PAREL PROJECT LLP-				
			Amount In		Eighteen Lakh Filtteen Thousand Three Hundred Rupee		
Total		18,15,300.00	Words		s Only		



Payment Details		FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CIN	Ref. No.	03006172021032500193		250321M936060	
Cheque/DD No.		Bank Date	RBI Date	25/03/2021-13:22:18		30/03/2021	
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK			
Name of Branch		Scroll No. , Date		1 , 26/03/2021			

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000
सदर चलन केवल दुर्यग निवधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Validity unknown



Digitally signed by D.S. VIRTUAL TREASURER, MUMBAI 03, Date: 2021.03.16 17:10:38 IST
Reason: See Reason
Challan Defaced

Sr. No.	Document No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-509-6340	0001109967202122	16/06/2021-17:06:28	IGR550	30000.00
2	(IS)-509-6340	0001109967202122	16/06/2021-17:06:28	IGR550	1785300.00
Total Defacement Amount					18,15,300.00



[Handwritten signatures]

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") made at Mumbai on this 31st day of March 2021

BETWEEN

L&T PAREL PROJECT LLP, a Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act 2008, having its office at: L&T House, Ballard Estate, N.M. Marg, Mumbai - 400 001 through its partners (1) L&T Seawoods Limited and (2) Chennai Vision Developers Private Limited, hereinafter referred to as the "PROMOTER" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors in title and permitted assigns) of the FIRST PART;

AND

OMKAR REALTORS & DEVELOPERS PRIVATE LIMITED, a private limited company incorporated and registered under the provisions of the Companies Act, 1956 and having its registered office address at Omkar House, Off Eastern Express Highway, Opp. Sion Chunnabhatti Signal, Sion (East), Mumbai 400 022, hereinafter referred to as "ORDPL" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors-in-title and permitted assigns) of the SECOND PART;

AND

MESSRS OMKAR REALTORS AND DEVELOPERS (formerly known as Messrs Shree Siddhivinayak Enterprises), a partnership firm registered under the Partnership Act 1932 having its office at: Omkar Esquare, Opp. Sion-Chunbhatti Signal, Off. Eastern Express Highway, Sion (East), Mumbai-400 022, through its partners 1) Task Realtors Private Limited, Address: Omkar House, Opp. Sion-Chunbhatti Signal, Off. Eastern Express Highway, Sion (East), Mumbai-400 022 and 2) Velocity Realtors Private Limited, Address: Omkar House, Opp. Sion-Chunbhatti Signal, Off. Eastern Express Highway, Sion (East), Mumbai-400 022, hereinafter referred to as "Omkar Developers" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, persons who may be admitted as partners in future, the survivor or survivors of them and the heirs, executors and administrators of the last of such survivor or survivors and permitted assigns) of the THIRD PART;

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वॉल्यूम - 4	
2300	4 / 20

AND

DARSHAN REALTORS PRIVATE LIMITED, a private limited company incorporated and registered under the provisions of the Companies Act, 1956 and having its registered office address at Omkar House, Opp Sion-Chunbhatti Signal, Off. Eastern Express Highway, Sion (East), Mumbai-400 022, hereinafter referred to as "Darshan" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors-in-title and permitted assigns) of the FOURTH PART;

AND

MESSRS OM SHANTI REALTORS, a partnership firm registered under the Partnership Act 1932 having its office at: Omkar House, Opp. Sion-Chunbhatti Signal, Off. Eastern Express Highway, Sion (East), Mumbai-400 022, through its partners : ORDPL and Anatomy Realtors Private Limited, hereinafter referred to as "Om Shanti" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, persons who may be admitted as partners in future, the survivor or survivors of them and the heirs, executors and administrators of the last of such survivor or survivors and permitted assigns) of the FIFTH PART;

AND

Handwritten initials: H, S, P, T

Mr. Pradeep Jain and Mrs. Sunita Jain Adult/s / Minor, Indian Inhabitant/s of Mumbai / a partnership firm registered under the Indian Partnership Act, 1932 / a private limited / public company registered under the provisions of the Companies Act, 1956/ Natural guardian (Mr/Mrs.....) on behalf of the minor, having their address for the purpose of these present at B 1502, Vastu Tower, Evershine Nagar, Malad West, Mumbai - 400064 hereinafter referred to as "the Allottee" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include in the case of individuals, his/her heirs, executors, administrators, in case of a firm the partners for the time being from time to time, the survivors or survivor of them and the heir, executors and administrators of the last of such survivors or survivor and in case of a Company, its successors and permitted assigns) of the SIXTH PART.

ORDPL, Darshan, and Omkar Developers are hereinafter collectively referred to as "Omkar". ORDPL, Darshan, Omkar Developers and Om Shanti are hereinafter collectively referred to as "Co-promoter".

The Promoter, Co-promoter and the Allottee are hereinafter collectively referred to as "the Parties", and individually as a "Party".

(a) ORDPL, Darshan and Omkar Developers are collectively entitled to develop the land admeasuring approximately 79176.95 square metres or thereabouts bearing Cadastral Survey Nos. 655 (P), 654, 658 (P), 659 (P), 653 (P), 440(P), 437(P), 854, 869, 870, 871 and C.S. Nos. 432 (part), 437(part), 440(part), 645, 646, 647, 648, 649, 650 and 854 of Parel - Sewri Division, Mumbai and Cadastral Survey Nos. 1038, 1039, 155 (P), 174(P), 176(P), 1/177(P), 185(P) of Dadar Naigaon Division, Mumbai in the Registration District and Sub- District of Mumbai City ("the said Land") and are

entitled to develop the same inter alia under the Letter of Intent dated December 23, 2011 and bearing reference no. SRA/ENG/1678/FS/ML&PL/LOI issued by Slum Rehabilitation Authority

("SRA") on the terms and conditions as mentioned therein ("the said LOI-1"). ;

(b) In terms of the said LOI-1, Omkar has inter-alia (i) the right and obligation to develop and construct the rehab tenements having an area of approximately 1,04,520.22 square metres

बवई
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("Rehab Component") to rehabilitate 2,298 slum dwellers, including 3 (three) BMC units and 6 (six) religious structures on a portion of the said Land which admeasures approximately 11942.00 square meters ("Rehab Land") and (ii) the right to develop and construct a free sale component having a built - up area (FSI) of approximately 87564.05 square metres or such further built - up area as maybe sanctioned from time to time which is permissible to be utilised in-site ("Free Sale Component") on the balance portion of the said Land admeasuring approximately 28036.10 square meters, more particularly described in the **SECOND SCHEDULE** hereunder written and shown washed in yellow colour on the layout plan hereto annexed and marked as **ANNEXURE "A"** (hereinafter referred to as "Free Sale Land");

(c) The development of the said Land is inter-alia by undertaking a slum rehabilitation scheme ("SRS") under the provisions of Regulation 33 (10) and such other provisions as applicable of the D.C. Regulations, thereon and/or such other incentive scheme as may be sanctioned under the provisions of the D.C. Regulations, from time to time;

(d) By and under the Development Agreement dated 25th September, 2012 ("Development Agreement") registered with the office of sub-registrar of Mumbai under Serial No.BBE2-7440 of 2012 entered into between ORDPL (therein also referred to as 'ORDPL') of the first part, Omkar Developers (therein referred to as 'Siddhivinayak') of the second part, Darshan (therein also referred to as 'Darshan') of the third part and the Promoter (therein referred to as 'L&T LLP') of the fourth part (hereinafter referred to as the "Development Agreement"), Omkar inter alia granted to the Promoter the development rights pertaining to all the beneficial rights and interests of and to the said Land including the right and authority to implement and exploit all of the development rights and other interests held in relation to the sale building/s ("Free Sale Building/s") by utilizing the Free Sale Component ("Free Sale Project") with Omkar, based on the specific roles and mutually exclusive responsibilities of each of the parties to the Development Agreement, on the terms and conditions as mentioned therein;

(e) Omkar has represented that:-

(i) The development of the said Land is under a larger layout on which Omkar is independently developing and implementing other lands/schemes.

(ii) Omkar has amalgamated the said Land with the adjoining lands bearing C.S.No., 1/437 , 1/431 (pt), 432 (pt), 426, under the S.R.Scheme popularly known as "Khaparideo CHS Ltd, Mukund (Anna) Nagar Sahakari Griha Nirman Mahasangh (prop) and redevelopment scheme of municipal tenanted property of Sairaj CHS (prop) with the said Land. A revised LOI bearing No. SRA/ENG/1678/FS/ML&PL/LOI dated 03.05.2014 recording the aforesaid amalgamation of the said Land with the aforesaid adjoining lands has been issued by SRA on the terms and conditions mentioned therein (hereinafter referred to as "LOI-2").

(iii) The Omkar has amalgamated the said Land with another adjoining land bearing C.S. 431 and 651 (pt) and a revised LOI SRA/ENG/1678/FS/ML&PL/LOI dated 03.03.2016 read with Corrigendum dated 17.06.2016 recording the said amalgamation has been issued by SRA on the terms and conditions mentioned therein (hereinafter referred to as "LOI-3).

(iv) The Omkar has further amalgamated the said Land with adjoining land bearing C.S. 427 (pt) under S.R. Scheme popularly known as Bombay Burma CHS Ltd in the said LOI-4. A revised LOI bearing No. SRA/ENG/1678/FS/ML&PL/LOI dated 30.07.2016 has been issued by SRA recording amalgamation of the said C.S. No. 427(pt), on the terms and conditions mentioned therein (hereinafter referred to as "LOI-4").



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(v) The Omkar has further obtained a revised LOI bearing No. SRA/FNG/1678/F'S/ML&PL/LOI dated 13 10 2017 issued by SRA, on the terms and conditions mentioned therein (hereinafter referred to as "LOI 5").

(f) The LOI-1, LOI-2, LOI-3, LOI-4 and LOI-5 are hereinafter collectively referred to as "said LOI's".

(g) The said Land upon such amalgamation with the adjoining lands and pursuant to the said LOI's now comprised of C.S. 426, 427(pt), 431, 1/431, 432(pt), 1/437, 437(pt), 440 (pt), 645(pt) 646(pt), 648(pt), 649(pt), 650 (pt), 651(pt), , 654, 655(pt), 657 (pt), 658 (pt), 659(pt), 854, 869, 870, 871 of Parel Sewri Division and C.S.No. 155 (pt), 174(pt), 176(pt), 1/177(pt), 185(pt), 1038, 1039 of Dadar-Naigoan Division, F/South Ward of MCGM in aggregate admeasuring 1,07,988.64 square metres or thereabouts and is collectively hereinafter referred to as "the said Larger Land", and is more particularly described in the **FIRST SCHEDULE** hereunder written.

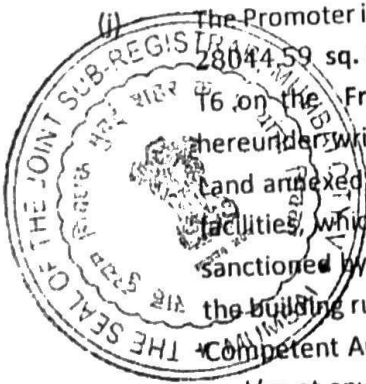
(h) Pursuant to the revised amalgamated LOI-2, LOI-3 and LOI-4, the Executive Engineer, SRA has issued amended Intimation of Approval bearing No. SRA/ENG/2700/FS/ML & PL/IOA dated 7th May 2014 and 30th July 2016, wherein Omkar was given permission to commence construction of free sale buildings and rehab buildings, on the said Larger Land, subject to the terms and conditions as stated therein.

(i) By a Supplemental Agreement dated 26th December 2017 registered with the office of sub-registrar of Mumbai under Serial No.BBE1-5992 of 2017 entered into by and between ORDPL (therein also referred to as 'ORDPL') of the first part, Omkar Developers (therein also referred to as 'Omkar Developers') of the second part, Darshan (therein also referred to as 'Darshan') of the third part, the Promoter (therein referred to as 'L&T LLP') of the fourth part and M/s. Om Shanti Developers (therein referred to as 'Om Shanti') of the fifth part (hereinafter referred to as the "Supplemental Agreement"), the parties therein have jointly agreed to include and utilise FSI admeasuring 9107.16 square meters of the free sale component and the Fungible FSI of 3501.10 sq meters of the aforesaid adjoining land bearing C.S. 427(pt), on the terms and conditions mentioned therein.

(j) The Promoter is developing the Free Sale Project on a portion of the said Larger Land admeasuring 28044.59 sq. mtrs. and is intending to construct thereon 6 (six) residential towers, namely T1 to T6 on the Free Sale Land, which is more particularly described in the **SECOND SCHEDULE** hereunder written and shown washed in "yellow" colour on the layout plan of the said Larger Land annexed hereto and marked as **ANNEXURE "A"**, alongwith various common amenities and facilities, which are more particularly described in **ANNEXURE "B"** annexed hereto, as may be sanctioned by the SRA and/or the concerned authorities, from time to time, in accordance with the building rules and regulations and bye-laws of the SRA/MCGM/ State Government/ any other Competent Authority and such other laws, rules and regulations, as may be in force at present and/or at any time hereafter, and also subject to such terms and conditions as may be imposed by the SRA/MCGM/ State Government/ any other Competent Authority. The Free Sale Project

comprising of 6 residential towers, the common areas and other facilities, shall be known as the "CRESCENT BAY PROJECT".

(k) A copy of the layout plan of the said Larger Land, after amalgamation, as approved by the SRA is annexed hereto and marked as **ANNEXURE "C"** and the Commencement Certificate (CC) dated 25th November 2011 bearing no. SRA/ENG/2700/FS/ML/AP, as amended from time to time, issued by the Executive Engineer, SRA, by which Omkar was given permission to commence construction of the Free Sale Building/s on the said Free Sale Land, is annexed hereto and marked as



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ANNEXURE "D";

(l) In the plans annexed to the Intimation of Approval (IOA) dated 2nd January, 2012 bearing No. SRA/ENG/2700/FS/ML&PL/AP as amended from time to time, last amended on 30th July, 2016, the Towers T1, T2, T3, T4, T5 & T6 are referred to as Wings M, L, N, K, J & I respectively.

(m) In light of the above, the Promoter is vested inter alia with the development rights in respect of the Free Sale Land in the manner stated in the Development Agreement and the Supplementary Agreement and is in possession of the Free Sale Land along with Omkar. The Promoter is entitled to sell and market the premises in the Crescent Bay Project, to the extent and in the manner, and on the terms and conditions as set out in the Development Agreement and the Supplementary Agreement. The Promoter has sole and exclusive right to sell the apartments/units in the said Project/Crescent Bay Project, to be constructed by the Promoter on the Free Sale Land and to enter into Agreement/s with the allottee(s)/s of the apartments and to receive the sale consideration in respect thereof.

(n) (i) The requisite approvals and sanctions, for the development of the said Larger Land, from SRA are obtained and (ii) approvals and sanctions from other relevant statutory authorities are applied for and/or in process of being obtained and/or obtained by Omkar, which may be amended from time to time, in accordance with the law and/or the planning requirements, as per the needs of the development, on the said Larger Land.

(o) Pursuant to the Development Agreement and the Supplementary Agreement, the Promoter has commenced construction on the said Free Sale Land. The Promoter is developing the layout of the Free Sale Project/Crescent Bay Project inter-alia by constructing Free Sale Building/s (comprised in the Free Sale Component) on the said Free Sale Land, by utilisation of the full potential thereof, as sanctioned and/or may be sanctioned and/or to be amended, from time to time, by the SRA and/or the concerned authorities in accordance with the D. C. Regulations and applicable laws and such other laws, rules and regulations, as may be in force at present and/or at any time hereafter;

(p) The approved plan for the Crescent Bay Project provides for a common layout wherein certain infrastructural and other common areas and facilities, including, podium, gardens and other open areas, club house, pathways/roads, entrance gates, drainage pipes, electricity sub-stations, water connections, sewage treatment plants (STPs), parking, water harvesting, etc., are provided for the common use for development of the Crescent Bay Project and the common amenities/common areas and facilities, save and except the religious structure i.e. Sainath Temple ("Temple") provided on podium level of Towers T1 to T6, shall be for the exclusive use of the allottees of the Crescent Bay Project i.e. Towers T1 to T6.;

(q) The access/right of way to the general public to the religious structure i.e. Sainath Temple ("Temple") located under the podium of Tower T1 to T6, shall be directly from the DP Road only and that the general public shall not have any access /right of way to the podium of Towers T1 to T6 on the Free Sale Land.

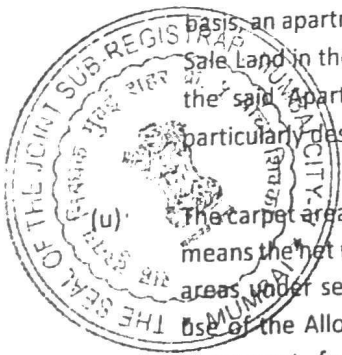
(r) The Promoter is constructing the tower, as selected in the below mentioned table, in the Crescent Bay Project which shall, hereinafter be referred to as the said tower.



RERA Project	Podium	Stilt	Upper floors incl Fire Check
Crescent Bay - T1 - 40, 41 floors	0	0	2
Crescent Bay - T2	10	0	47
Crescent Bay - T3	7	0	52
Crescent Bay - T4	7	0	52
Crescent Bay - T5	7	0	57
Crescent Bay - T6	7	0	59

(s) The development of the said Project/Crescent Bay Project is registered as a 'Real Estate Project' with the Real Estate Regulatory Authority ("Authority"), under the provisions of the Real Estate (Regulation and Development) Act, 2016, ("Act") read with the Provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 ("Rules") and the Regulations. The Authority has duly issued Certificate of Registration No. P51900004666 dated 10-Aug-2017 for the said Project and an authenticated copy of the said registration certificate and the plan showing the said Project on the Free Sale Land/Crescent Bay Project, is annexed hereto and marked as ANNEXURE "E-1 & E-2" respectively. The future development on the balance portion of the said Larger Land will be registered as "Real Estate Project" as defined in the Act, from time to time..

(t) Pursuant to the discussions and negotiations between the Promoter, Co-promoter and the Allottee, the Allottee has agreed to purchase from the Promoter and Co-promoter, on ownership basis, an apartment no. 4203 on 42nd floor in the said Project, being constructed on the said Free Sale Land in the Crescent Bay Project. The Allottee has applied to the Promoter for allotment of the said Apartment (as defined in Clause 3.1 hereinbelow). The said Apartment is more particularly described in the Third Schedule hereunder written;



(u) The carpet area of the said Apartment is 112.06 square meters (equivalent to 1206.21 Sq. ft.), and means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment, for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the said Apartment. In addition to the carpet area of the said Apartment, there are certain ancillary areas admeasuring approximately 58.49 square metres equivalent to approximately 629.59 square feet, appurtenant to the said Apartment and shown in blue hatch lines on the plan annexed hereto as Annexure I (hereinafter referred to as "the Ancillary Areas").;

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(v)	The Promoter has entered into a standard Agreement/s with Architect, Sandeep Shikre & Associates, registered with the Council of Architects and such Agreement/s is/are as per the Agreement prescribed by the Council of Architects;
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The Promoter has appointed LERA Consulting Structural Engineers as the Structural Engineer for the preparation of the structural design and drawings of the building/s and the Promoter accepts

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

1. The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same are set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience and are not intended in derogation of the Act.

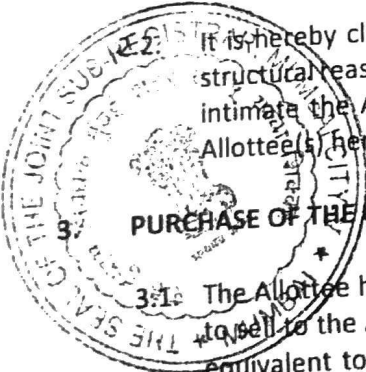
2. CONSTRUCTION

2.1. The Promoter shall construct the said Project, as selected in the below mentioned table, on the said Free Sale Land, in accordance with the plans, designs and specifications as approved by the SRA/concerned local authority, from time to time.

RERA Project	Podium	Stilt	Upper floors incl Fire Check
Crescent Bay - T1 - 40, 41 floors	0	0	2
Crescent Bay - T2	10	0	47
Crescent Bay - T3	7	0	52
Crescent Bay - T4	7	0	52
Crescent Bay - T5	7	0	57
Crescent Bay - T6	7	0	59

PROVIDED THAT, the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the said Apartment of the Allottee, except any alteration or addition required by any Government authorities or due to change in law.

It is hereby clarified that in case of any minor additions required due to architectural and structural reason duly recommended and verified by Architect or Engineer, the Promoter shall intimate the Allottee(s), in writing, in respect of such minor changes or additions and the Allottee(s) hereby give their consent for the same.



PURCHASE OF THE UNIT AND SALE CONSIDERATION:

3.1. The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee apartment bearing no. 4203 admeasuring 112.06 sq. mtrs. carpet area equivalent to 1206.21 sq. ft. on 42nd floor in the said Project i.e. tower T6, of the project known as the "Crescent Bay Project", alongwith the Ancillary Areas as mentioned in Recital (u) hereinabove (hereinafter referred to as the "said Apartment"), which is more particularly described in the **THIRD SCHEDULE** hereunder written and hatched in red colour on the floor plan annexed hereto and marked as **ANNEXURE "I"**, for a total consideration of Rs. 59,501,750/- (Rupees Five Crore Ninety Five Lakh One thousand Seven hundred Fifty Only) including Rs. 0/- (NIL), being the proportionate price of the common areas and facilities appurtenant to the said Apartment, the nature, extent and description of the common areas and facilities is more particularly described in **ANNEXURE "B"** annexed hereto.

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3.2. The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered/ mechanised parking space/s bearing no. 2 being constructed in the layout for the consideration of Rs. 0/- (NIL).

3.3. The total aggregate consideration amount for the said Apartment including garages/covered parking spaces is thus Rs. 59,501,750/- (Rupees Five Crore Ninety Five Lakh One thousand Seven hundred Fifty Only), hereinafter referred to as the "Consideration".

3.4 The Allottee has paid, on or before execution of this Agreement, a sum of Rs 11,811,097/- (Rupees One Crore Eighteen Lakh Eleven Thousand Ninety Seven Only), out of the Consideration, as advance payment or Application Fee, and hereby agrees and undertakes to pay, to the Promoter, the balance amount of the Consideration of Rs 47,690,653/- (Rupees Four Crore Seventy Six Lakh Ninety thousand Six hundred Fifty Three Only) in instalments, time being of essence, in the following manner ("Payment Schedule") :-

Particulars	Amount in (Rs)
Application Money	1,100,000/-
Installment	10,800,350/-
Installment	44,626,312/-
On Possession	2,975,088/-
Total	59,501,750/-

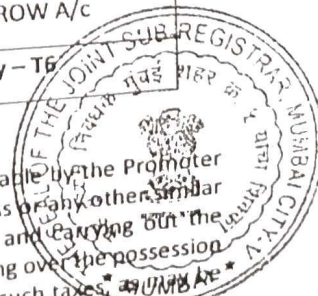
3.5 The Promoter shall issue a demand notice (by post/courier/e-mail to the notified address recorded in this Agreement) to the Allottee intimating the Allottee about the stage-wise completion of the said Project. The payment of the corresponding instalment (as per the Payment Schedule) shall be made by the Allottee within 14 (fourteen) days of the Promoter issuing such demand notice for the payment of the instalment. The Allottee shall deduct Tax At Source (TDS) from the Consideration, pay the deducted tax to the concerned authority and deliver the relevant document i.e. TDS certificate/Form 16B/Challan, relating to each payment as per the provisions of the Income-tax Act, 1961, to the Promoter. It is hereby expressly agreed that, time, for payment of each of the aforesaid instalments of the Consideration set out herein, shall be the essence of the contract. All payments shall be made by way of demand drafts/cheques/ RTGS/ECS/NEFT, in the name of bank account as selected below, maintained with **Kotak Mahindra Bank Limited**:-

Tower	A/c no. allotted	Favouring Name
T1	2012184457	L&T LLP OMKAR ESCROW A/c
T2	2012184457	L&T LLP OMKAR ESCROW A/c
T3	2012184488	L&T Crescent Bay - T3
T4	2012184457	L&T LLP OMKAR ESCROW A/c
T5	2012184457	L&T LLP OMKAR ESCROW A/c
T6	2012184518	L&T Crescent Bay - T6

3.6 The Consideration above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, Goods & Services Tax and Cess or any other similar taxes) which may be levied, in connection with the construction of and carrying out the Crescent Bay Project, payable by the Promoter, up to the date of handing over the possession of the said Apartment. The Allottee agrees and undertakes to pay all such taxes, as may be applicable, in present and future, in respect of the said Apartment. The Allottee hereby indemnifies and shall keep indemnified, the Promoter of all claims, expenses, penalty and charges towards the Service Tax, VAT, GST and / or any other charges/taxes, as may be introduced by the State Government and / or the Local Bodies and the Allottee shall be solely liable to bear and pay the same, as and when called upon to do so, by the Promoter.

3.7 The Promoter states that as per Section 171 of the Central Goods and Services Act, the Anti-Profiterring Rule 2017, any reduction in rate of tax on any supply of goods or services or the benefit of the input tax credit has been passed on to the recipient by way of commensurate

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4.2.3 The rights retained by Omkar/Promoter under the present and future development rights with respect to the additional land shall continue to vest with Omkar as on the date of conveyance and/or after the execution of the Deed of Conveyance and/or deemed conveyance and/or after the statutory vesting of the said Larger Land or part thereof in favour of the society/limited company/association of allottees (as defined hereinbelow), and the same shall be reserved therein in terms of a deed of covenant and undertaking of the society/limited company/association of allottees to Omkar, at the time of execution of title documents in favour of the society/limited company/association of allottees;

4.2.4. The Allottee is aware and informed that in the event there is any change in the layout approvals for the phase-wise development of the said Larger Land or acquisition of such additional land, the same may result in the change of the layout of the said Larger Land, and the Allottee/s has confirmed that the amendment to the layout of the said Larger Land, at any time in future, whether by way of amalgamation of such additional lands or sub division and/or in any manner whatsoever and modification/variation of the sanctioned plans including the building plans as a result thereof, shall be permissible, however the same would not affect the Crescent Bay Project ;

4.2.5. In case of any Future Development of the said Larger Land, due to amalgamation/clubbing of additional land/schemes, the layout of Crescent Bay Project will be not affected, in any manner, whatsoever, and the common amenities and facilities provided in the Crescent Bay Project shall be available for the exclusive use of the allottees/residents of the Crescent Bay Project only and both the projects i.e. the Crescent Bay Project and the Future Development, shall be independent of each other, and shall not have any right, claim or interference, in each other's project. The Crescent Bay Project shall have an exclusive access from the DP Road, for entry/exit in the project.

4.2.6. The FSI sanctioned at present in respect of the Larger Land is used disproportionately throughout the Larger Land (i.e. not proportionate to the land underneath). Similarly, the FSI that may be generated on account of increased FSI due to change in Development Plan/Development Control Regulations, government policy etc. and/or upon amalgamation/merging of additional land parcels/properties with the Larger Land shall also be used disproportionately throughout the Larger Land without affecting the existing Development as a separate phase.

5. POSSESSION

5.1. The Occupation Certificate in respect of the said Project i.e. **T6** has been granted on **30-Sep-2020**. The said Apartment is ready for handover of possession ("**Possession Date**"); Provided that all amounts due and payable by the Allottee/s, including the amounts payable as provided in clause 3.4 hereinabove, are first duly paid.

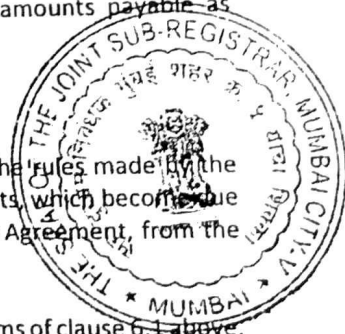
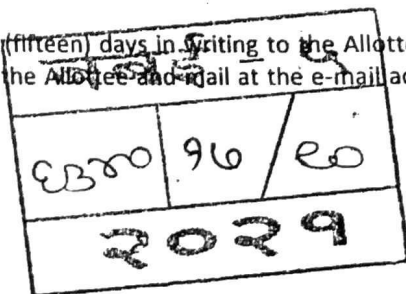
6. DEFAULT / TERMINATION

6.1 The Allottee agrees to pay to the Promoter, interest as specified in the rules made by the Government of Maharashtra under the Act, on all the delayed payments, which become due and payable by the Allottee to the Promoter, under the terms of this Agreement, from the date the said amount is payable by the Allottee(s) to the Promoter.

6.2 Without prejudice to the right of the Promoter to charge interest in terms of clause 6.1 above, on the Allottee committing default in payment, on the due date of any amount, due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings), and on the allottee committing 3 (three) defaults of payment of instalments, the Promoter, at his own discretion, may terminate this Agreement:

Provided that, Promoter shall give notice of 15 (fifteen) days in writing to the Allottee, by Registered Post AD at the address provided by the Allottee and mail at the e-mail address

[Handwritten signature]



- 10.2 The Promoter shall, within 3 (three) months of registration of the society or association or limited company of the allottees, as aforesaid, cause to be transferred to the said society or limited company, all the rights, title and the interest of the Promoter in the structure of the said Project, in which the said Apartment is situated. In the event, any of the apartments in the said Project are unsold, at the time of formation and registration of the society/limited company/association, then the Promoter may retain such unsold premises, as the owner thereof, without any liability to the society/company/association of the allottees. The Promoter shall be solely entitled to deal with and/or dispose of such unsold premises in such a manner as it may deem fit and proper. The society/limited company/association of the allottees shall admit, as its members, the allottee/s of such unsold premises, without any protest.
- 10.3 The Promoter shall, within 3 (three) months of registration of the Federation/Apex body of the societies or limited company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Promoter in the said Free Sale Land on which the Crescent Bay Project, with multiple wings or buildings, is constructed.
- 10.4 Within 15 (fifteen) days after notice in writing is given by the Promoter to the Allottee that the said Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the said Apartment) of outgoing in respect of the said Free Sale Land and the said Project namely, local taxes, property tax, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses, necessary and incidental to the management and maintenance of the said Free Sale Land and the said Project. Until the society or limited company is formed and the structure of the said Project is transferred to it, the Allottee shall regularly pay to the Promoter such proportionate share of outgoing, as may be determined. The Allottee further agrees that till the Allottee's share is so determined, the Allottee shall pay to the Promoter, provisional contribution of Rs. 198,000/- (Rupees One Lakh Ninety Eight thousand Only) for 6 (Six) months towards the outgoing and maintenance of the common areas and facilities. Upon handover of charge of the common areas and facilities, the Allottee shall pay the monthly/quarterly maintenance charges to the Promoter/society, as applicable, at that time. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the said Project is executed in favour of the society or a limited company, as aforesaid. On such conveyance/assignment of lease being executed for the structure of the said Project, the aforesaid deposits (less deduction provided for in this Agreement) shall be paid/handed over by the Promoter to the society or the limited company, as the case may be.

11. OTHER CHARGES

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

Description	Amount (Rs.)
Club House Charges	1,000,000/-
Corpus Fund	100,000/-
Adhoc Maintenance Charges towards proportionate share of taxes, other charges and outgoing	198,000/-
Charges towards Water, Electricity, Drainage, Sewerage Connection etc.	100,000/-
Charges towards Mahanagar Gas Connection	21,500/-
Share money, application, entrance fee of the Society	600/-
Legal Charges	25,000/-
Society Formation Charges	25,000/-
Total	1,470,100/-

[Handwritten signature]

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

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

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

25. **FURTHER ASSURANCES**

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

26. **PLACE OF EXECUTION**

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

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

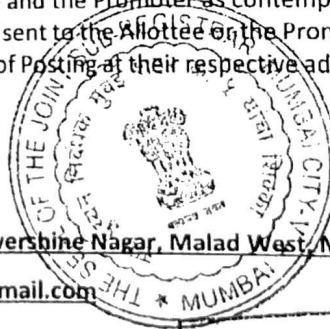
28. That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

ALLOTTEE:

Mr. Pradeep Jain and Mrs. Sunita Jain

Allottee's Address: B 1502, Vastu Tower, Evershine Nagar, Malad West, Mumbai - 400064

Notified Email ID: advocatepradeepjain@gmail.com



PROMOTER:

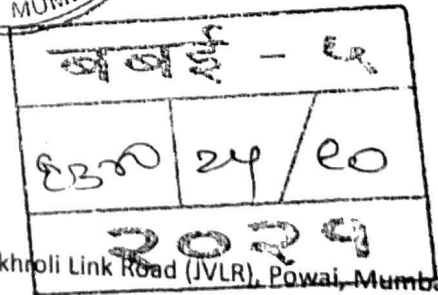
L&T Parel Project LLP (Registered Office)

L & T House, N.M. Marg, Ballard Estate, Mumbai 400001

L&T REALTY LTD. (CRM Office)

A. M. Naik Tower, L&T Campus, Gate No. 3, Jogeshwari - Vikhroli Link Road (JVLR), Powai, Mumbai - 400 072

Notified Email ID: feedback@larsentoubro.com



It shall be the duty of the Allottee and the Promoter to inform each other of any change in address, subsequent to the execution of this Agreement in the above address, by Registered Post failing

Handwritten signatures and initials at the bottom of the page.

which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee, as the case may be.

29. JOINT ALLOTTEES

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

30. STAMP DUTY AND REGISTRATION

The Allottee shall, bear all, costs and expenses towards the Stamp Duty and the Registration Charges and admit execution of this Agreement, for registration, with the Sub-Registrar of Assurances and shall execute all other necessary deeds and documents, and do all other acts, deeds, matters and things as may be and if required, to perfect the sale and transfer of the said Apartment, in the manner contemplated under this Agreement.

31. DISPUTE RESOLUTION

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

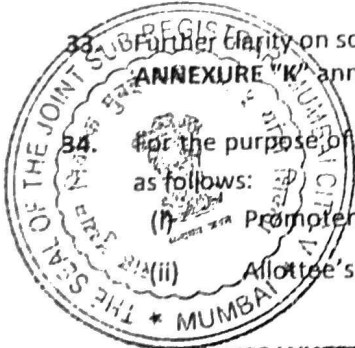
32. GOVERNING LAW

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

33. Further clarity on some of the clauses of this Agreement, as requested by the Allottee/s, is given in ANNEXURE "K" annexed hereto.

34. For the purpose of this transaction, the details of the PAN of the Promoter and the Allottee/s are as follows:

- (i) Promoter's PAN - AAEFL4474F
- (ii) Allottee's PAN - AAFPJ6857M and ADPPJ6680F



IN WITNESS WHEREOF the Parties hereinabove named have set their respective hands and signed this Agreement for Sale at Mumbai in the presence of attesting witness, signing as such on the day first above written.

बबब
22/20
2029

THE FIRST SCHEDULE HEREINABOVE REFERRED TO :

(Description of the said Larger Land)

Plot bearing C.S.Nos. 426, 427(pt), 431, 1/ 431, 432 (pt), 1/437, 437 (pt), 440 (pt), 645, 646(pt), 648(pt), 649(pt), 650(pt) , 651 (pt), 654, 655 (pt), 657 (pt), 658 (pt), 659 (pt), 854, 869, 870, 871 of Parel Sewree Division and C.S. Nos. 155 (pt), 174 (pt), 176 (pt), 1/177 (pt), 185 (pt), 1038, 1039 of Dadar Naigaon Division F South Ward of Municipal Corporation of Greater Mumbai admeasuring 107988.64 sq. mtrs in the Registration District and Sub-District of Bombay City and Bombay Suburban bounded as follows:

On or towards the East: Existing cemetery & C.S. Nos.440, 647, 648

On or towards the North: 80 'Jerbai Wadia road, Existing Sanatorium , Existing T.B. hospital & C.S. No. 432(pt.) of Parel Sewree division and C.S.Nos. 174(pt.), 1039(pt.) of Dadar Naigaon division.

On or towards the West: Existing Best Housing, existing Ambekar Nagar Colony, existing G.D. Ambekar Road & C.S. Nos. 430, 659, 660, 663, 795, 849.

On or towards the South: Proposed 18.30 mtrs. wide DP Road, existing 6 mtrs. wide road, existing Golanji Hill Road & C.S. Nos. 425, 433, 1/432(pt.), 436, 438, 838.

THE SECOND SCHEDULE HEREINABOVE REFERRED TO :

(Description of the said Free Sale Land)

Plot bearing C.S Nos. 1/437, 437 (pt), 440 (pt), 645(pt), 646(pt), 651(pt), 654,854, of Parel Sewree Division, F-South Ward of Municipal Corporation of Greater Mumbai admeasuring 28044.59 sq. mtrs. in the Registration District and Sub-District of Bombay City and Bombay Suburban bounded as follows:

On or towards the East: Proposed 13.40 mtrs. wide DP road, existing cemetery & C.S. Nos. 440, 645, 646, 647, 648 of Parel Sewree division

On or towards the North: Existing Dimple & Lucky Star CHS of Latif Compound, 80' Jerbai Wadia Road & C.S. No. 432(pt.) of Parel Sewree division

On or towards the West: Proposed 12.20 mtrs. wide DP Road & C.S. Nos.430, 659, 660, 663, 795, 849 of Parel Sewree division

On or towards the South: C.S. Nos. 437 & 440 of Parel Sewree division



THE THIRD SCHEDULE HEREINABOVE REFERRED TO:

(Description of the said Apartment)

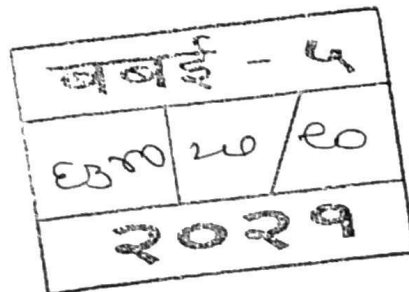
Apartment bearing No. 4203 admeasuring 112.06 sq. mtrs. carpet area i.e. approximately 1206.21 square feet, alongwith Ancillary areas admeasuring 58.49 sq. mtrs. (629.59 Sq. ft.), on the 42nd floor in Tower T6 of the Project known as "CRESCENT BAY", alongwith 3 car parking space/s.

SIGNED AND DELIVERED)
By the within named PROMOTER,)
L&T Parel Project LLP)
by its authorised signatory)
J. Hareesh Kumar)
Authorised under Board resolution)
dated March 19, 2018)
In the presence of.....)



① Laxman Naghela

② Anil Shekhane



SIGNED AND DELIVERED)

By the withinnamed)

Omkar Realtors & Developers Pvt. Ltd.)

by its authorised signatory)

Ravi Dixit)

authorised under Board Resolution)

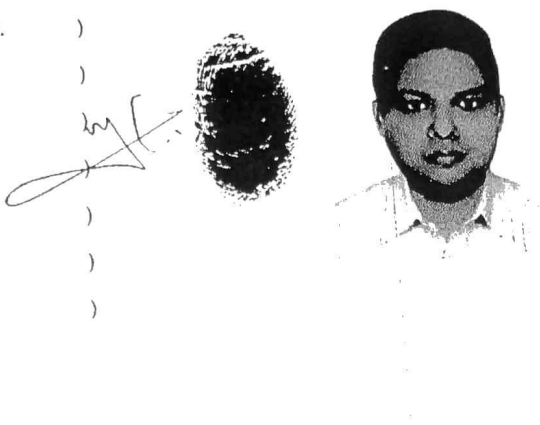
dated 25th September, 2013)

passed by its Board of Directors)

In the presence of)

① [Signature]

② [Signature]



SIGNED AND DELIVERED)

By the withinnamed)

M/s. Omkar Realtors & Developers)

by its authorised signatory)

Ravi Dixit)

authorised under Board Resolutions)

dated 25th September, 2013)

of its Partners (1)Task Realtors Pvt. Ltd)

and (2) Velocity Realtors Pvt. Ltd.)

In the presence of)

① [Signature]

② [Signature]



SIGNED AND DELIVERED)

by the withinnamed)

Darshan Realtors Pvt. Ltd.)

by its authorised signatory)

Ravi Dixit)

authorised under Board Resolution)

dated 25th September 2013)

passed by its Board of Directors)

In the presence of)

① [Signature]

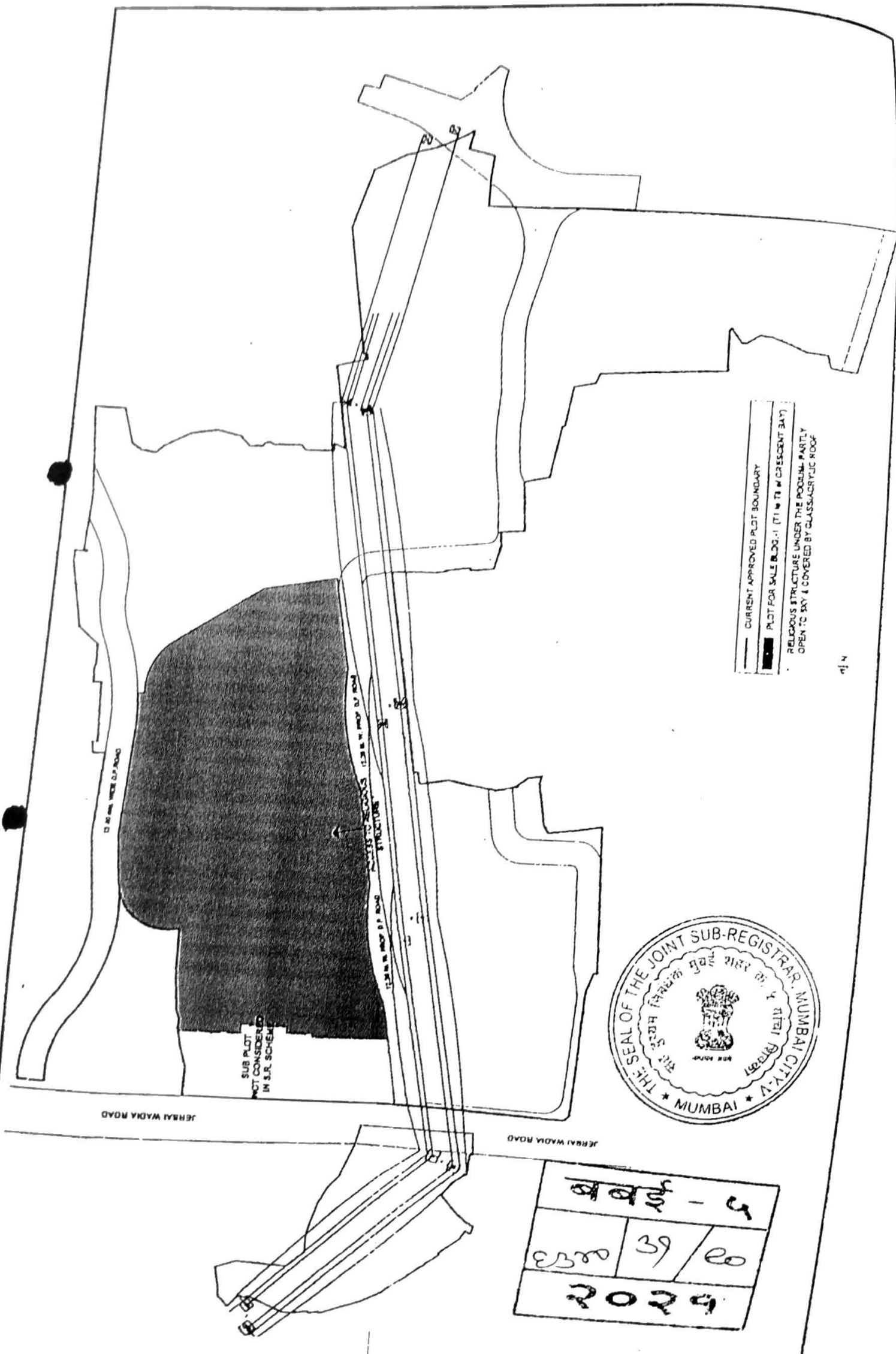
② [Signature]



बवई - ५	
९३७०	२८ / १०
२०२५	



ANNEXURE - A



——— CURRENT APPROVED PLOT BOUNDARY
 ■ PLOT FOR SALE BLDG.-1 (71 M TR M CRESCENT BAY)
 RELIGIOUS STRUCTURE UNDER THE POOL - PARTLY OPEN TO SKY & COVERED BY GLASS/ARTIFIC ROOF

1/4



बवई - ५
 ६३० ३१ ६०
 २०२५

JERRAI WADIA ROAD

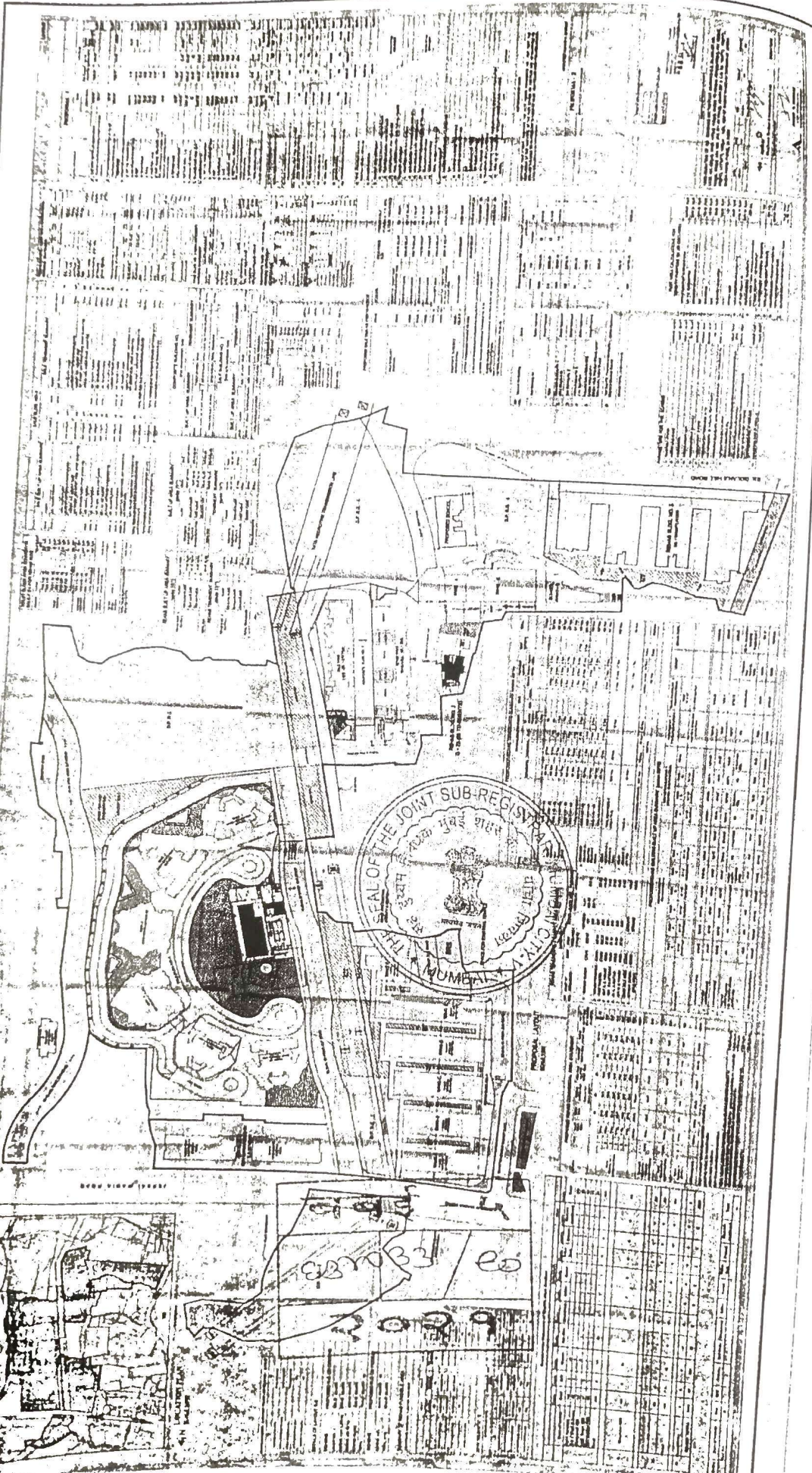
JERRAI WADIA ROAD

SUB PLOT NOT CONSIDERED IN S.R. SCHEME

ACCESS TO RESIDENTS STAIRS TO POOL STRUCTURE

12.20 M WIDE D.P. ROAD

ANNEXURE - C



To:
M/
C

ANNEXURE - D

SLUM REHABILITATION AUTHORITY
5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/2700/FS/ML/AP

COMMENCEMENT CERTIFICATE

SALE BUILDING

To,
M/s. Omkar Realtors & Developers Pvt. Ltd.
Omkar Esquare, Off Eastern Express Highway
Opp. Sion Chunabhatti, Signal, Sion
Mumbai - 400 022.

Sir,
With reference to your application No. 1031 dated 29-6-2011 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. _____ C.T.S. No. 656(pt) * of village _____ T. P. S. No. _____ ward F/South situated at _____ * 795(pt.), 849(pt.), 657(pt.) *

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned In LOI U/R No. SRA/ENG/1678/FS/ML/LOI dt. 19-1-2010
IOA U/R No. SRA/ENG/2700/FS/ML/AP dt. 06-8-2011
and on following conditions.

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

The C.E.O. (SRA) has appointed Shri D.V. Pawar
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 plinth level (i.e. 6th level podium top slab).

* 655 (pt), 792, 884 (pt), 432 (pt),
658 (pt), 659 (pt), 653 (pt), 440 (pt),
437 (pt) of Parel Sewri Divn. & CS No. 155 (pt)
174 (pt), 176 (pt), 1/177 (pt), 180 (pt) of Dadar
Naigaon Divn. & CS No. 440 (pt), 437 (pt), 652 (pt), 653 (pt), 654 (pt) of Parel Sewri Divn.
For and on behalf of Local Authority
The Slum Rehabilitation Authority
[Signature]
Executive Engineer (SRA)-II
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

2 JAN 2012

SRA/ENG/2700/FS/ML/AP

This C.C. is now re-endorsed as per the amended approved plan dated 02/01/2012 under no. SRA/ENG/2700/FS/ML/AP, into top of the 5th column slab of the building comprising of five wings namely, K, L and M.

[Signature]
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2700/FS/ML/AP 10 JAN 2014

This C.C. is extended to sale wing 'J' upto 39th floor level and to sale wing 'K' & 'M' for full height i.e. upto 21st & 39th floor respectively (including L.M.R., O.H.T. & staircase room), as per approved amended plans dtd. 02/01/2012.



[Signature]
Executive Engineer (City)
Slum Rehabilitation Authority

This C.C. is now re-endorsed and further extended for wing J, K, L and M of Sikk Building no 1 under reference upto full height (i.e. incl. C.H., L.M.R. elevation features and staircase room) as per approved amended plans dt 7/6/2014 issued under

SRA/ENG/2700/FS/ML/AP	
EB 800	34/20
2029	

Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2700/FS/ML/AP - 8 MAY 2014

This CC is now Re- endorsed and also extended for sale wing-I upto 15th floor & L upto 21st floor respectively and also further extended for sale wing-J, K, L, M for full height i.e. including O.H.T, L.M.R, elevation features above terrace & staircase room) respectively, as per approved amended plans dtd. 07/05/2014, issued under NO SRA/ENG/2700/FS/ML&PL/AP.

[Signature]
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2700/FS/ML/AP 22 AUG 2016

This CC is re-endorsed and extended upto topmost podium level of wing 'N' of sale bldg. No. '1', as per approved amended plans dtd. 30/07/2016.

[Signature]
Executive Engineer
Slum Rehabilitation Authority

Issued *[Signature]*
31/07/2017

SRA/ENG/2700/FS/ML/AP - 6 JAN 2017

This C.C. is further extended from 16th to 28th floors of wing 'I'; from 22nd to 36th floors of wing 'L' and upto full height i.e for 53rd & 54th floor of wing 'J', for 48th & 49th of wing 'K', for 40th & 41st floor of wing 'M', including staircase room, L.M.R. room, O.H.W.T, Elevation features above topmost storey of the said sale building No. '1' u/ref as per approved amended plans

30/07/2016
33 34/EO
2029



[Signature]
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2700/FS/ML/AP

17 MAR 2017

This C.C. is further extended upto full height i.e. from 29th to 54th floors of wing 'I' & from 37th to 42nd floors of wing 'L' including staircase room, LMR, OHWT & elevation features above topmost storey of Sale Building No. 1 as per approved amended plans dtd. 20/07/2016.

[Signature]
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2700/FS/ML/PL/AP

13 MAY 2018

This C.C. is re-endorsed as per approved amended plans upto SRA/ENG/2700/FS/ML/PL/AP dtd. 22/05/2018

[Signature]
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2700/FS/ML/PL/AP

2 JUL 2018

This C.C. is further extended from topmost podium level to 20th upper floors of wing 'I' of Sale Building No. 1 as per approved amended plans dtd. 20/07/2016, 22/05/2018

[Signature]
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2700/FS/ML/PL/AP

9 MAY 2019

This C.C. is re-endorsed for Gymnasium on 5th podium level of wing 'I' of Sale Building No. 1 as per approved amended plans dtd. 09/05/2019.



[Signature]
Executive Engineer
Slum Rehabilitation Authority

12 JUN 2020

This C.C. is further extended up to full height i.e. 21st floor to 47th floors of wing 'N' including staircase room, LMR, OHWT & elevation features above topmost storey of Sale Building No. 1 as per approved amended plans dtd. 22/05/2018.

बवई - 4	
3700	30/00

[Signature]
Dy. Ch. Engineer
Slum Rehabilitation Authority

ANNEXURE - E1



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P51900004666

Project: **Crescent Bay - T6 Plot Bearing / CTS / Survey / Final Plot No.: 437 pt at FSouth-400012, Ward FSouth, Mumbai City, 400012;**

1. L&T Parel Project Lip (Jv With Ordpl) having its registered office / principal place of business at Tehsil: **Mumbai City, District: Mumbai City, Pin: 400001.**
2. This registration is granted subject to the following conditions, namely:-
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - o The Registration shall be valid for a period commencing from 09/08/2017 and ending with 30/09/2019 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - o That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 07-12-2017 15:23:50

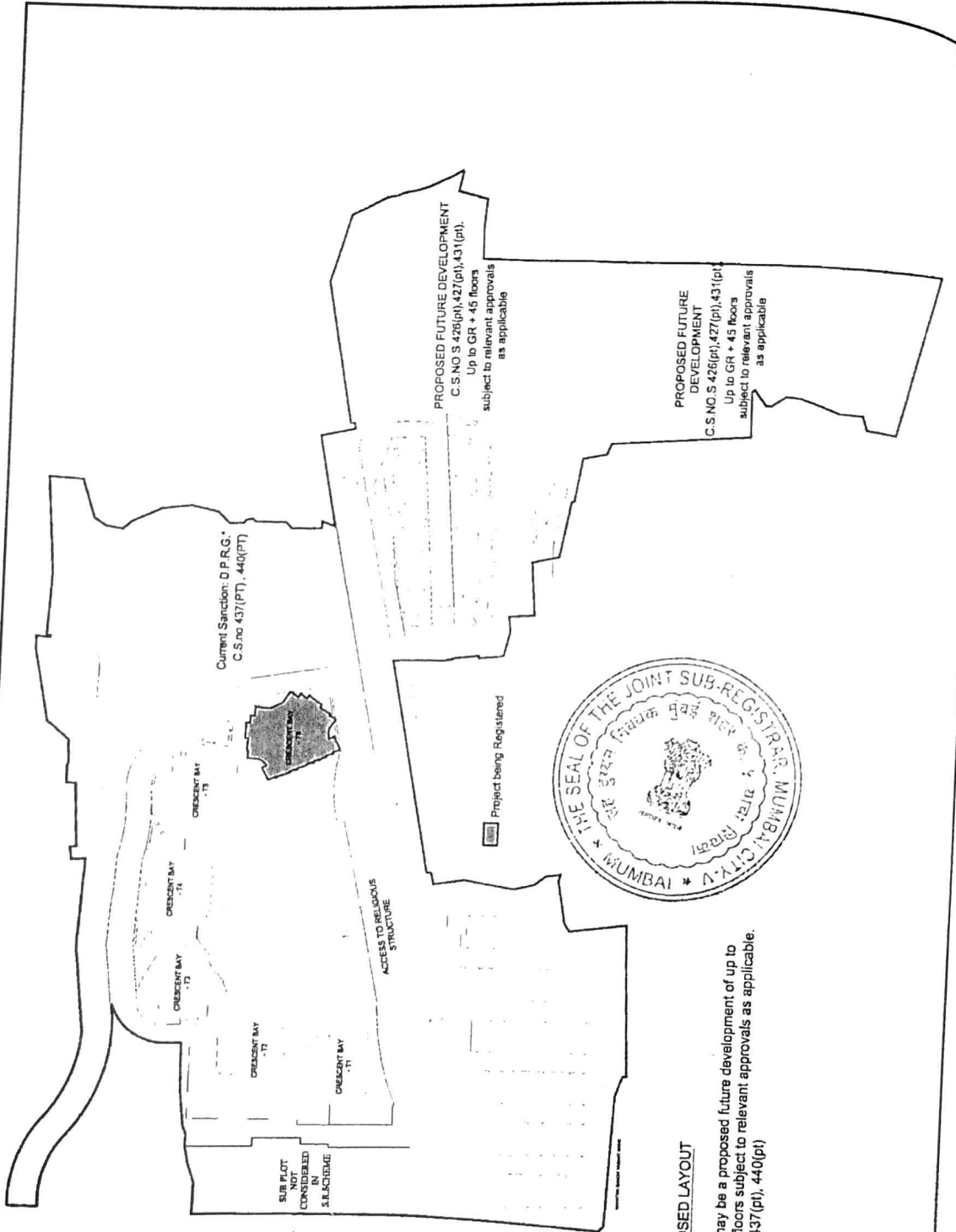
Dated: 09/08/2017

Place: Mumbai

शुद्ध - 4	
31-08-2017	31-08-2017
2029	



ANNEXURE - E2



७७७७ - ५	
२३००	३६०
२०२९	

B/ 5580/TC02/246/2013



प्रयोगपट्टी पुनर्वसन प्रधिकारण
इसरोमर इमारत, अन्ना बाजार, कोर,
कोर (पुणे) - ४११००६
Email : isro@mah.gov.in
ना.क्र. प्रि.सू.सं-पु.सं. क्र.१६२२-१/२०१३ अ.क्र.१०४/२०१३
R 37161 2023

प्रति,

श्री. ओपेकार रिअल्टीस वेन्चर इन्व्हेस्टमेंट्स प्रा.लि.
ओपेकार इन्फो अँड इन्फो टेक्नॉलॉजी इन्फो,
सायन पुनाभट्टी सिंगलर, सयन (पु), पुणे २२.

विषय :- मधुळ ४१७१ आणि मधुळ ४१७१७ कोरबाई कळीण रोड, पाळ पोर्णमरा,
पुणे - १२ येथील दोन मॉड्युलर मधुळणी गृहनिर्माण संस्थेच्या (पदा) ताब्यातील
मराठी १३१७ पी.पी. कोरबाईच्या मूळदस्ताव्या 'ग'रा मधुळ' मॉड्युल (मि.न) बाबत.

संदर्भ :- आपले दि. १०/०६/२०१३ तालीचे पत्र

उपरोक्त विषयाच्या अनुषंगाने आपल्या दि. १०/०६/२०१३ तालीचे पत्र नुसार आपलाच बळीग्यात
येते की.

१. प्रयोगपट्टी पुनर्वसन प्रधिकारणकर्त्या संस्थेचे सदा धिक्कल ही पुढे आपण इमारत अण पुनूत पळ-
सिवादी विषयवलीत पुढा क्र. ११२, ११७, ११०, ११५ ते १५०, १५२, १५४, १५५,
१५६, १५४, १५६, १५७, १५८ व सदा मळगाव विषय केंद्रित पुढा क्र. १५५, १०४, १०६,
१०७, १०८, १०९, १०९ धिक्कलीत पाळपु इन्फोपट्टी क्षेत्र (पुढा, मिगुलन आणि
गृहनिर्माण) अधिनियम १९७१ मधुळ (मि.न) संश्लेषण वेळीच प्रयोगपट्टी पुनर्वसन योजनेतील
मतापस क्र. SRA/ENG/१६०६/FS/MI/PL/LOI दि. १५/१२/२०११ बाबत तालीत मदी व
संश्लेषण विषयगत कायदासही मधुळ दि. १०/०६/२०१३.
२. पाळपु इन्फोपट्टी क्षेत्र (पुढा, मिगुलन आणि गृहनिर्माण) अधिनियम १९७१ च्या बलम १५ म
नुसार सदा योजनेतील सार्वजनिक मालकीच्या मळगावच्या मळगावच्या मळगाव कटार सदा योजनेतील पुनर्वसन
घटकाम (Rehab Component) मधुळ भागवता प्रमाणपत्र (F-11 UK) देण्यानंतर पुनर्वसन घटकाम
अधि विडी घटकाम योग्य वेळी मळगावमधील तरतुदीनुसार आणि तुमच्या मळगावमधील मळगाव
मळगाव आणि / किंवा मळगाव घटकाम संस्थेची (Company component) किंवा मळगाव
मळगाव घटकाम सदा सार्वजनिक स्थापन केल्या संध / संधता / कर्मतो / संध्यते तसया पत्ते
मिळतो असेल त्यानुसार या प्रधिकारणकर्त्या कायदात येईल, तोयवत प्रधिकारणकर्त्यात दाखल मळगाव
योजनेनुसार किंवा प्रधिकारणकर्त्या वेळीच मळगाव वेळीच योजनेनुसार पुढील कार्यवाही कायदात
इकत नाही.

(Signature)
12/6/2013

नाग भूभावन अधिकारी,
प्रयोगपट्टी पुनर्वसन प्रधिकारण.

बळगाव - ५

REGISTRAR

Bankimchandra P. Khona
Ms. Zarina Khona Ahmed

Law Firm of KHONAS
Solicitors & Legal Consultants

(If copy please quote our Ref No)

B5564/DOC-20/TC03/1C&S/2018

Date

27th July, 2018

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

1. The Municipal Corporation of Greater Mumbai, hereinafter referred to as 'the MCGM' is the owner of the property situate at Parel - Sewree Division and more particularly described in the Schedule hereunder written which is hereinafter referred to as 'the said property'.
2. We have not seen any original Title Deeds related to the Ownership of MCGM. Their name appears on the Property Register Cards as Owners.
3. The Slum Rehabilitation Authority has granted its Letter of Intent (LOI) dated 4th November, 2010 bearing reference no. SRA/ENG/1529/F/S/ML/LOI in favour of our clients M/s. Darshan Realtors Pvt. Ltd (herein after referred to as 'the said Darshan') for the redevelopment of the part of the said property under the provisions of D.C. Regulation No. 33 (10) read with Appendix IV.
4. By and under Development Agreement dated 18th July, 2011 executed by and between the Shivprasad Co-operative Housing Society hereinafter (referred to as 'the said society') and the said Darshan, the said Society has granted development

SALE BLDG. NO. 11 SHEET No. 003/14
HW-1

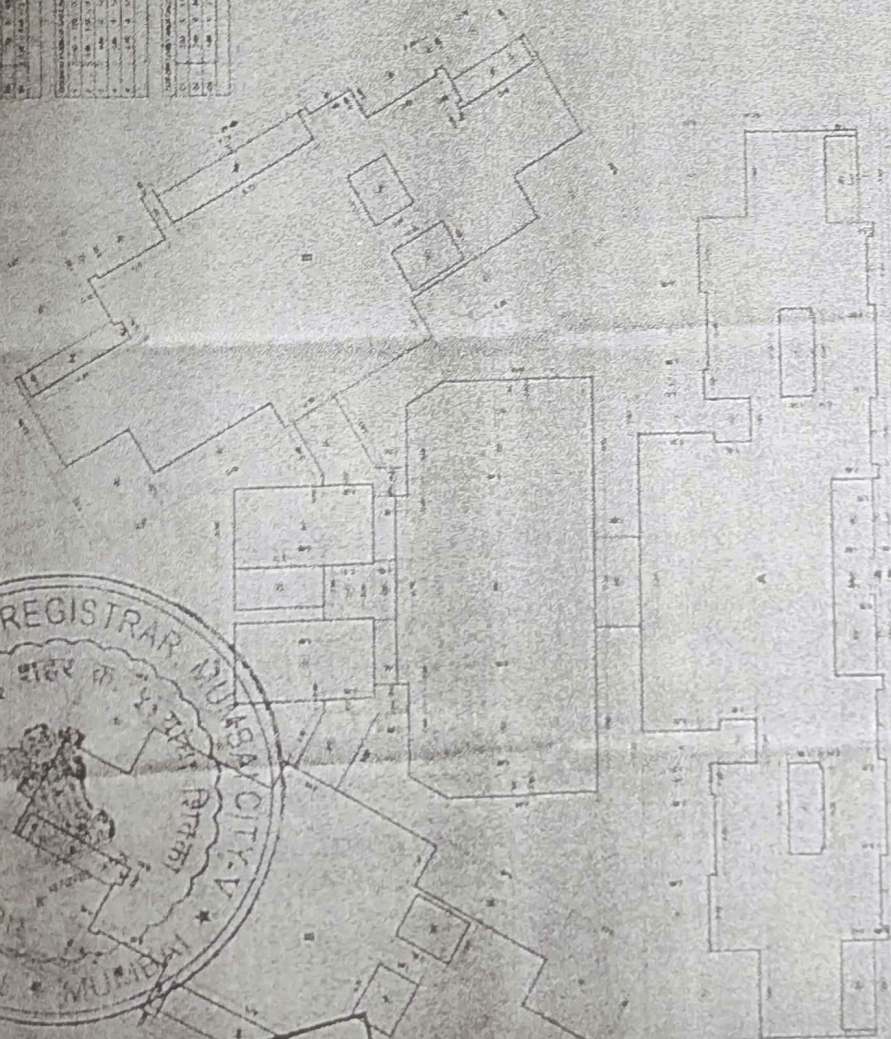
EIA CALCULATION TYPICAL FLOOR

Sl. No.	Particulars	Area (sq. m)	Volume (cu. m)	Weight (kg)	CO ₂ Emission (kg)
1	Concrete	1000	1000	24000000	10000
2	Brickwork	2000	2000	48000000	20000
3	Plaster	3000	3000	72000000	30000
4	Paint	4000	4000	80000000	40000
5	Steel	5000	5000	120000000	50000
6	Wood	6000	6000	120000000	60000
7	Other	7000	7000	140000000	70000
8	Roofing	8000	8000	160000000	80000
9	Glazing	9000	9000	180000000	90000
10	Electrical	10000	10000	200000000	100000
11	Plumbing	11000	11000	220000000	110000
12	Sanitary	12000	12000	240000000	120000
13	Painting	13000	13000	260000000	130000
14	Other	14000	14000	280000000	140000
15	Roofing	15000	15000	300000000	150000
16	Glazing	16000	16000	320000000	160000
17	Electrical	17000	17000	340000000	170000
18	Plumbing	18000	18000	360000000	180000
19	Sanitary	19000	19000	380000000	190000
20	Painting	20000	20000	400000000	200000
21	Other	21000	21000	420000000	210000
22	Roofing	22000	22000	440000000	220000
23	Glazing	23000	23000	460000000	230000
24	Electrical	24000	24000	480000000	240000
25	Plumbing	25000	25000	500000000	250000
26	Sanitary	26000	26000	520000000	260000
27	Painting	27000	27000	540000000	270000
28	Other	28000	28000	560000000	280000
29	Roofing	29000	29000	580000000	290000
30	Glazing	30000	30000	600000000	300000
31	Electrical	31000	31000	620000000	310000
32	Plumbing	32000	32000	640000000	320000
33	Sanitary	33000	33000	660000000	330000
34	Painting	34000	34000	680000000	340000
35	Other	35000	35000	700000000	350000
36	Roofing	36000	36000	720000000	360000
37	Glazing	37000	37000	740000000	370000
38	Electrical	38000	38000	760000000	380000
39	Plumbing	39000	39000	780000000	390000
40	Sanitary	40000	40000	800000000	400000
41	Painting	41000	41000	820000000	410000
42	Other	42000	42000	840000000	420000
43	Roofing	43000	43000	860000000	430000
44	Glazing	44000	44000	880000000	440000
45	Electrical	45000	45000	900000000	450000
46	Plumbing	46000	46000	920000000	460000
47	Sanitary	47000	47000	940000000	470000
48	Painting	48000	48000	960000000	480000
49	Other	49000	49000	980000000	490000
50	Roofing	50000	50000	1000000000	500000

PREPARED BY:
DATE:
SCALE:
PROJECT NO.:
CLIENT:
LOCATION:
AREA:
VOLUME:
WEIGHT:
CO₂ EMISSION:

Sl. No.	Particulars	Area (sq. m)	Volume (cu. m)	Weight (kg)	CO ₂ Emission (kg)
1	Concrete	1000	1000	24000000	10000
2	Brickwork	2000	2000	48000000	20000
3	Plaster	3000	3000	72000000	30000
4	Paint	4000	4000	80000000	40000
5	Steel	5000	5000	120000000	50000
6	Wood	6000	6000	120000000	60000
7	Other	7000	7000	140000000	70000
8	Roofing	8000	8000	160000000	80000
9	Glazing	9000	9000	180000000	90000
10	Electrical	10000	10000	200000000	100000
11	Plumbing	11000	11000	220000000	110000
12	Sanitary	12000	12000	240000000	120000
13	Painting	13000	13000	260000000	130000
14	Other	14000	14000	280000000	140000
15	Roofing	15000	15000	300000000	150000
16	Glazing	16000	16000	320000000	160000
17	Electrical	17000	17000	340000000	170000
18	Plumbing	18000	18000	360000000	180000
19	Sanitary	19000	19000	380000000	190000
20	Painting	20000	20000	400000000	200000
21	Other	21000	21000	420000000	210000
22	Roofing	22000	22000	440000000	220000
23	Glazing	23000	23000	460000000	230000
24	Electrical	24000	24000	480000000	240000
25	Plumbing	25000	25000	500000000	250000
26	Sanitary	26000	26000	520000000	260000
27	Painting	27000	27000	540000000	270000
28	Other	28000	28000	560000000	280000
29	Roofing	29000	29000	580000000	290000
30	Glazing	30000	30000	600000000	300000
31	Electrical	31000	31000	620000000	310000
32	Plumbing	32000	32000	640000000	320000
33	Sanitary	33000	33000	660000000	330000
34	Painting	34000	34000	680000000	340000
35	Other	35000	35000	700000000	350000
36	Roofing	36000	36000	720000000	360000
37	Glazing	37000	37000	740000000	370000
38	Electrical	38000	38000	760000000	380000
39	Plumbing	39000	39000	780000000	390000
40	Sanitary	40000	40000	800000000	400000
41	Painting	41000	41000	820000000	410000
42	Other	42000	42000	840000000	420000
43	Roofing	43000	43000	860000000	430000
44	Glazing	44000	44000	880000000	440000
45	Electrical	45000	45000	900000000	450000
46	Plumbing	46000	46000	920000000	460000
47	Sanitary	47000	47000	940000000	470000
48	Painting	48000	48000	960000000	480000
49	Other	49000	49000	980000000	490000
50	Roofing	50000	50000	1000000000	500000

APPROVED BY:
DATE:
SCALE:
PROJECT NO.:
CLIENT:
LOCATION:
AREA:
VOLUME:
WEIGHT:
CO₂ EMISSION:

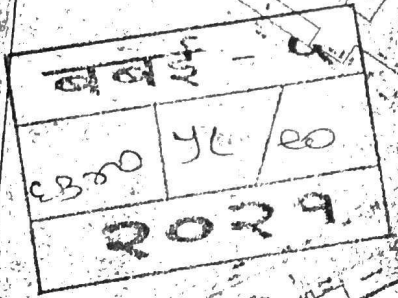


AREA DIAGRAM
 TYPICAL FLOOR (14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50)

DATE: 14/08/2014
 SCALE: 1/40

APPROVED BY:
 DATE:
 SCALE:
 PROJECT NO.:
 CLIENT:
 LOCATION:
 AREA:
 VOLUME:
 WEIGHT:
 CO₂ EMISSION:

ANNEXURE - H



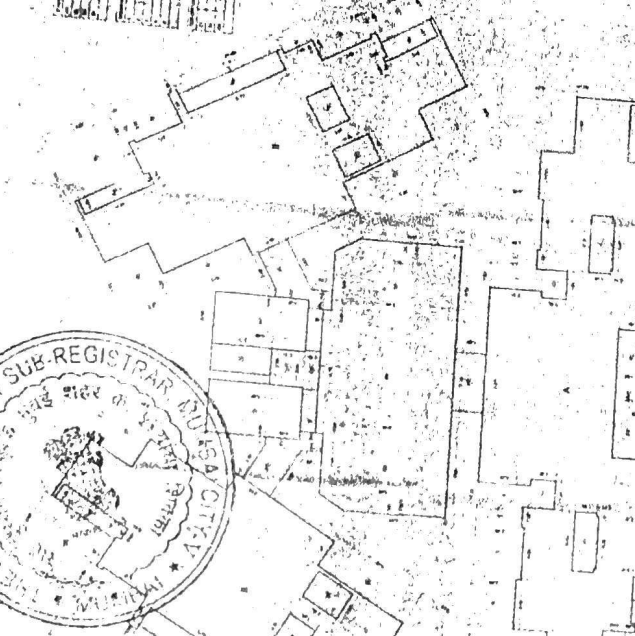
SALE DEED NO. 11 SHEET NO. 1000A
MYSURU

BASED ON THE FOLLOWING DATA:

Sl. No.	Particulars	Area (Sq. Ft.)
1
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3
4
5
6
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14
15
16
17
18
19
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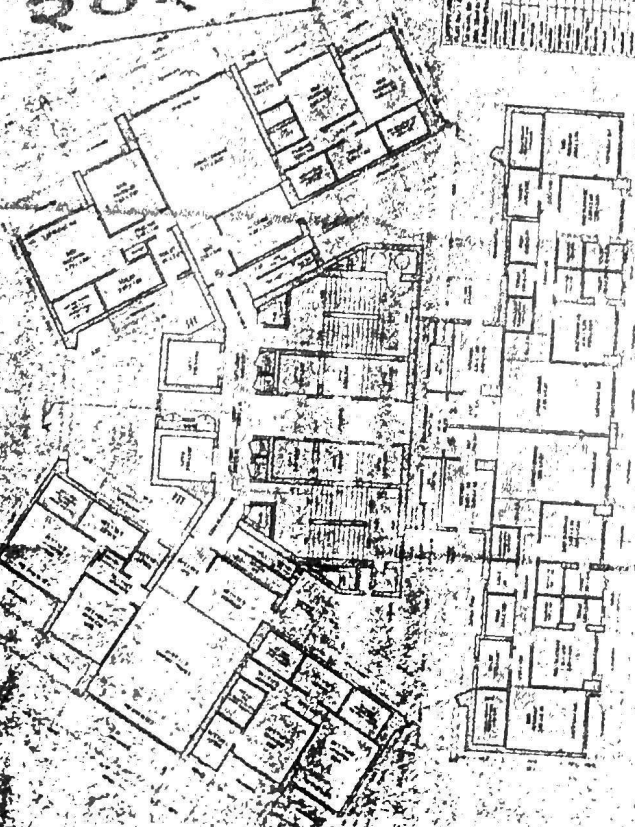
APPROVED BY: [Signature]

DATE: [Date]



AREA (SQUARE FEET) ...

Sl. No.	Particulars	Area (Sq. Ft.)
1
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4
5
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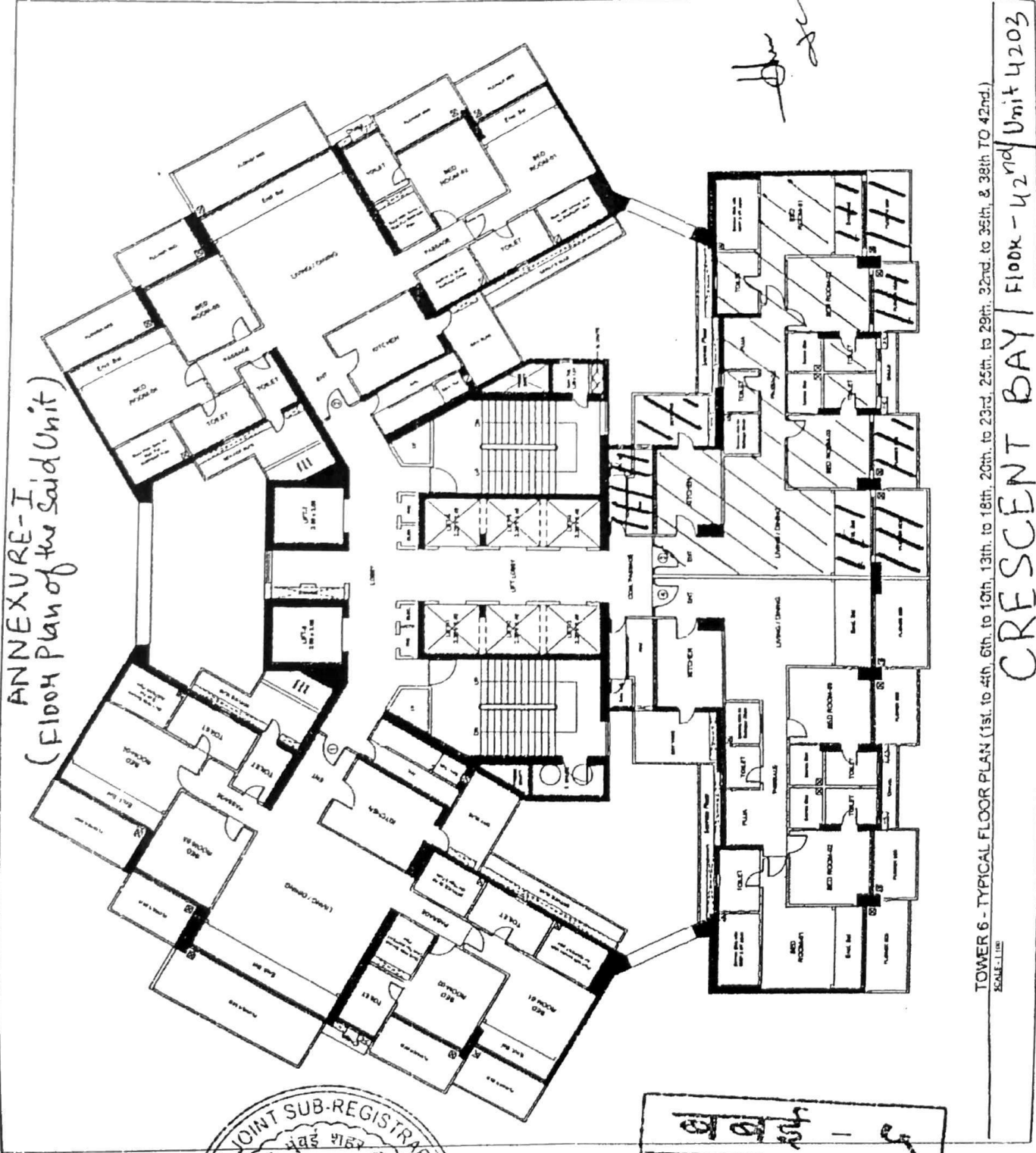


TYPICAL FLOOR PLAN (IN ...)

Handwritten initials/signature

Handwritten initials/signature

ANNEXURE-I
(Floor Plan of the Said Unit)



2029
2029
2029

TOWER 6 - TYPICAL FLOOR PLAN (1st. to 4th, 6th, 10th, 13th, to 18th, 20th, to 23rd, 25th, to 29th, 32nd, to 35th, & 38th TO 42nd.)
SCALE: 1:100
CRESCENT BAY / Floor - 42nd / Unit 4203



SLURM REHABILITATION AUTHORITY

No. RA/ENG/2700/E3/ML/01/19 AP

Date 13⁰ SEP 2020

PART OCCUPATION CERTIFICATE AS PER REG. NO. 11(6) & 11(8) OF DCPR 2034

To,
Architect
Shri. Anand V. Dhokay, Architect & Designer,
P.O. 'Palm Acres',
Makarna Phule Road,
Mulund (E) Mumbai-400081.

Sir

The part development work of part portion of Wing T of Sale building No. T from part 41st upper floor (i.e. flat no. 4104 only), 42nd floor, 43rd refuge floor, part 44th upper floor (i.e. flat no. 4401, 4402, 4404 only), 45th to 48th floor & 49th refuge floor having total 28 nos. of Sale residential tenements under proposed amalgamated S.R. Scheme of "Matoshree SKA CHS Ltd. & other 19 Societies" on the plot bearing C.S. No. 126, 127(pt), 131, 1, 131, 132 (pt), 1/437, 437(pt), 440(pt), 645 (pt), 646 (pt), 648 (pt), 649 (pt), 650 (pt), 651(pt), 654, 655(pt), 657 (pt), 658(pt), 659(pt), 854, 869, 870, 871 of P. U. Sewer Division & C.S. Nos. 155(pt), 174 (pt), 176 (pt), 1/177, 180(pt), 1818 & 1939 of Dadar Nagaon Division, F/South Ward of M.C.C.M., completed under the supervision of Architect Shri Anand V. Dhokay Architects and Designer, vide License No. CA/87/10855, Licensed Structural Engineer Mrs. Madhura Manjekar of M/s. Dr. Kelkar Designs Pvt. Ltd. vide License No. STR/M/99 and Licensed Site Supervisor Shri. Prasad Shetty vide License No. P/807 SS II, may be occupied on the following conditions:

- 1. That all the conditions in the completion certificate offered by CEO of No. 13 HRC/R-II/33 dtd. 30/03/2019, shall be complied with.
2. That all the remaining conditions of IOA issued under even number dtd. 06/08/2011 and T.R.C. shall be complied with below.



Yours faithfully,
[Signature]
Executive Engineer,
Slum Rehabilitation Authority
[Stamp: 13/09/2020]



SLUM REHABILITATION AUTHORITY

No. SRA. ENG/2700/ES/ML & PL/AD

Date **130** SEP 2020

**PART OCCUPATION CERTIFICATE AS PER REG. NO. 11(6)
& 11(8) OF DCPR 2034**

To,
Architect,
Shri Anand V. Dhokay, Architect & Designer,
F-63, "Palm Acres",
Mahatma Phule Road,
Mulund- (E), Mumbai-400081.

Sir,

The part development work of part portion of Wing T of Sale building No. T from part 41st upper floor (i.e. flat no. 4104 only), 42nd floor, 43rd refuge floor, part 44th upper floor (i.e. flat no. 4401, 4402, 4404 only), 45th to 48th floor & 49th refuge floor having total 28 nos. of Sale residential tenements under proposed amalgamated S. R. Scheme of "Matoshree SRA CHS Ltd. & other 19 Societies" on the plot bearing C.S. No. 426, 427(pt), 431, 1/431, 432 (pt), 1/437, 437(pt), 440(pt), 645 (pt), 646 (pt), 648 (pt), 649 (pt), 650 (pt), 651(pt), 654, 655(pt), 657 (pt), 658(pt), 659(pt), 854, 869, 870, 871 of Part E-Sewer Division & C.S. Nos. 155(pt), 174 (pt), 176 (pt), 1/177, 185(pt), 1948 & 1939 of Dadar-Nangaon Division, F/South Ward of M.C.G.M., completed under the supervision of Architect Shri. Anand V. Dhokay, Architects and Designer, vide License No. CA/87/10855, Licensed Structural Engineer Mrs. Madhura Manjrekar of M/s. Dr. Kelkar Designs Pvt. Ltd. vide License No. STR/M/99 and Licensed Site Supervisor Shri Prasad Shetty vide License No. P/807-SS II, may be occupied on the following conditions:

1. That all the conditions in the completion certificate offered by CFO u/No. FB/HRC/R-II/33 dtd. 30/03/2019, shall be complied with.
2. That all the remaining conditions of IOA issued under even number dtd. 06/08/2011 and layout T & C shall be complied with before requesting full completion.

A set of certificate of completion is returned herewith please



Yours faithfully,

-sd-

Executive Engineer
Slum Rehabilitation Authority

बवई - 4	
1	2
3	4
2029	

बवई - २
२०१३ ९८/३३
२०२०

बवई - २
२०१३ १०/१३
२०२८

बवई - २
२३०० ०२/९०
२०२१



Om Shanti Realtors

Regd Office: Omkar House, Off Eastern Express Highway
Opp. Station Churnashilatti, Thane (East)
Number: 400122

Date: January 10, 2018

**AUTHORITY LETTER
ENTERING IN TO AND AGREEMENT FOR SALE**

We, Omkar Realtors & Developers Private Limited (ORIDL) and Anatomy Realtors Private Limited (ARPL) partners of M/s. Om Shanti Realtors (the "Firm") a registered partnership firm, hereby give our consent to authorize Mr. Mohan Subramanian and/or Mr. Madan Mistry and/or Mr. Vrindesh Agarwal and/or Mr. Ashok Sarangi and/or Mr. Ravi Dhill to sign and execute Agreement for Sale with various Customers/ Abottees of Flat/apartments in project 'Crescent Bay' situated at Plot bearing C.S Nos. L/437, 437 (part), 440 (part), 645(part), 646(part), 651(part), 654, 654, of Parel Sewree Division, South Ward of Municipal Corporation of Greater Mumbai admeasuring 28044.59 sq. mtrs. in the Registration District and Sub-District of Bombay City and Bombay Suburban along with co-promoters of the Crescent Bay i.e. Omkar Realtors & Developers Private Limited (ORIDL), M/s. Omkar Realtors & Developers (formerly Shree Siddhivnyak Enterprises), L&T Parel Project LLP, Darshan Realtors Private Limited & M/s. Om Shanti Realtors, draft of Agreement for Same which is placed before the meeting be and is hereby approved.

Mr. Mohan Subramaniam and/or Mr. Madan Mistry and/or Mr. Vrindesh Agarwal and/or Mr. Ashok Sarangi and/or Mr. Ravi Dhill, Authorised Signatories, be and are hereby authorized for and on behalf of the firm to sign, execute, register and deliver the said Agreement for Sale and such other ancillary documents in this respect and to admit, re-present & appear before office of Registrar or Sub Registrar of Assurances or such other statutory or regulatory authority for the purpose of its registration and authorized to delegate power of registration of said Supplemental Agreement & such ancillary documents to its constituted attorney, power of attorney or any other employed or authorized advisors of the firm and to do all such acts, deeds, matters and things which may be necessary, incidental, pertinent or desirable in this respect.

Copies of this Letter certified to be true copies by the Partner of the firm be [Signature] to [Signature] concern.

We declare that the partnership is registered.
Yours faithfully,

Name of Partner	To be signed here by the Partners
OMKAR REALTORS & DEVELOPERS PVT. LTD.	[Signature]
ANATOMY REALTORS PVT. LTD.	[Signature]



CERTIFIED TRUE COPY OF THE EXTRA COPY OF DIRECTORS OF OMKAR REALTORS PRIVATE LIMITED JANUARY 10, 2018 AT THE REGISTERED OFFICE OF OMKAR REALTORS PRIVATE LIMITED, EASTERN EXPRESS HIGHWAY, OPP. STATION CHURNASHILATTI, THANE (EAST), NUMBER 400122 COMMENCED AT 1:00 P.M. AND

ITEM NO. 4: TO AUTHORISE MR. MOHAN SUBRAMANIAN AND/OR MR. MADAN MISTRY AND/OR MR. VRINDESH AGARWAL AND/OR MR. ASHOK SARANGI AND/OR MR. RAVI DHILL TO EXECUTE AGREEMENT FOR SALE OF

The Chairman informed the Board of Directors of Omkar Realtors & Developers Private Limited (ORIDL) that Mr. Madan Mistry and/or Mr. Vrindesh Agarwal and/or Mr. Ashok Sarangi and/or Mr. Ravi Dhill, Authorised Signatories, be and are hereby authorized for and on behalf of the firm to sign, execute, register and deliver the said Agreement for Sale and such other ancillary documents in this respect and to admit, re-present & appear before office of Registrar or Sub Registrar of Assurances or such other statutory or regulatory authority for the purpose of its registration and authorized to delegate power of registration of said Supplemental Agreement & such ancillary documents to its constituted attorney, power of attorney or any other employed or authorized advisors of the firm and to do all such acts, deeds, matters and things which may be necessary, incidental, pertinent or desirable in this respect.

RESOLVED THAT consent of the Board of Directors of Omkar Realtors & Developers Private Limited (ORIDL) be and is hereby given to authorize Mr. Mohan Subramaniam and/or Mr. Madan Mistry and/or Mr. Vrindesh Agarwal and/or Mr. Ashok Sarangi and/or Mr. Ravi Dhill, Authorised Signatories, be and are hereby authorized for and on behalf of the firm to sign, execute, register and deliver the said Agreement for Sale and such other ancillary documents in this respect and to admit, re-present & appear before office of Registrar or Sub Registrar of Assurances or such other statutory or regulatory authority for the purpose of its registration and authorized to delegate power of registration of said Supplemental Agreement & such ancillary documents to its constituted attorney, power of attorney or any other employed or authorized advisors of the firm and to do all such acts, deeds, matters and things which may be necessary, incidental, pertinent or desirable in this respect.

RESOLVED FURTHER THAT a certified copy of this letter be and is hereby given to the Directors or Company Secretary of Omkar Realtors & Developers Private Limited (ORIDL) for their respective information and records.

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बवई - २
२०१३ ११/३३



CERTIFIED TRUE COPY OF THE EXTRACT OF MINUTES OF MEETING NO. 72/2017 LB OF THE BOARD OF DIRECTORS OF OMKAR REALTORS & DEVELOPERS PRIVATE LIMITED HELD ON WEDNESDAY, JANUARY 30, 2018 AT THE REGISTERED OFFICE OF THE COMPANY AT OMKAR HOUSE, OFF EASTERN EXPRESS HIGHWAY, OFF WEST CONTOUR ROAD, BUNGALOW, BUNGALOW, BUNGALOW - 400 022 COMMENCED AT 3:00 P.M. AND TERMINATED AT 5:00 P.M.

ITEM NO. 4: TO AUTHORIZE MR. MOHAN SUBRAMANIAM AND/OR MR. MADAN MEHTA AND/OR MR. VINODH AGARWAL AND/OR MR. ASHOK SAROGLI AND/OR MR. ANIL K. SHARMA AND/OR MR. RAJESH K. SHARMA TO SIGN AND EXECUTE AGREEMENT FOR SALE IN BEHALF OF THE COMPANY.

The Chairman informed the Board that it is proposed to authorize Mr. Mohan Subramaniam and/or Mr. Madan Mehta and/or Mr. Vinodh Agarwal and/or Mr. Ashok Sarogli to sign and execute Agreement for Sale with certain (company) address of Flat, apartments in project 'Green Bay' situated at Plot bearing C.S. Nos. 1751, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

RESOLVED THAT consent of the Board of Directors be and is hereby accorded to authorize Mr. Mohan Subramaniam and/or Mr. Madan Mehta and/or Mr. Vinodh Agarwal and/or Mr. Ashok Sarogli and/or Mr. Anil K. Sharma and/or Mr. Rajesh K. Sharma to sign and execute, respectively, the Agreement for Sale and such other auxiliary documents in this respect, and to appear before office of Registrar or Sub Registrar of Assurances or such other authority for the purpose of its registration and authorized to delegate power of attorney or any other employees, Consultants or advisors of the firm and to do all such acts, deeds, matters and things which may deem necessary, incidental, pertinent and proper in the interest.

RESOLVED FURTHER THAT a certified true copy of the resolution, issued under the signature of any of the Directors or Company Secretary of the Company be submitted to whomsoever it may concern.

बबई - २
२०१८/१५/३३

CERTIFIED TRUE COPY
FOR OMKAR REALTORS & DEVELOPERS PRIVATE LIMITED

For



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 2017/60294/02690

To,
प्रदीप रतनचंद जैन
Pradeep Ratanchand Jain
S/O: Ratanchand Jain
B / 1502 , VASTU TOWER
LINK ROAD
OPP RYAN INTERNATIONAL SCHOOL EVERSHINE
NAGAR
Mumbai
Malad West Doly Mumbai Mumbai
Maharashtra 400064
9967649119

Ref: 58 / 16G / 110945 / 111720 / P



SH026305512FT



आपला आधार क्रमांक / Your Aadhaar No. :

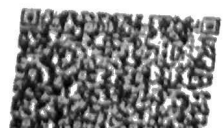
9936 1130 6838

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India

प्रदीप रतनचंद जैन
Pradeep Ratanchand Jain
जन्म वर्ष / Year of Birth : 1962
पुरुष / Male



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/2700/FS/ML & PL/AP

Date : **30 SEP 2020****PART OCCUPATION CERTIFICATE AS PER REG. NO. 11(6)
& 11(8) OF DCPR 2034**

To,
Architect,
Shri Anand V. Dhokay, Architect & Designer,
F-63, "Palm Acres",
Mahatma Phule Road,
Mulund- (E), Mumbai-400081.

Sir,

The part development work of part portion of Wing T of Sale building No. T from part 41st upper floor (i.e. flat no 4104 only), 42nd floor, 43rd refuge floor, part 44th upper floor (i.e. flat no 4401, 4402, 4404 only), 45th to 48th floor & 49th refuge floor having total 28 nos. of Sale residential tenements under proposed amalgamated S. R. Scheme of "Matoshree SRA CHS Ltd & other 19 Societies" on the plot bearing C.S. No. 426, 427(pt), 431, 1/431, 432 (pt), 1/437, 437(pt), 440(pt), 645 (pt), 646 (pt), 648 (pt), 649 (pt), 650 (pt), 651(pt), 654, 655(pt), 657 (pt), 658(pt), 659(pt), 854, 869, 870, 871 of Parel-Sewree Division & C.S. Nos. 155(pt), 174 (pt), 176 (pt), 1/177, 185(pt) & 1038 & 1039 of Dadar-Naigaon Division, F/South Ward of M.C.G.M., completed under the supervision of Architect Shri. Anand V. Dhokay, Architects and Designer, vide License No. CA/87/10855, Licensed Structural Engineer Mrs. Madhura Manjrekar of M/s. Dr. Kelkar Designs Pvt. Ltd vide License No. STR/M/99 and Licensed Site Supervisor Shri. Praad Shetty, vide Licence No. P/807/SS-II, may be occupied on the following conditions:

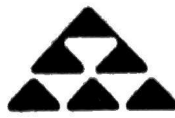
1. That all the conditions in the completion certificate offered by CFO u/No. FB/HRC/R-II/33 dtd. 30/03/2019, shall be complied with.
2. That all the remaining conditions of IOA issued under even number dtd. 06/08/2011 and Layout T & C shall be complied with before requesting full OCC.

A set of certified completion plan is returned herewith please

Yours faithfully,

-sd-

Executive Engineer
Slum Rehabilitation Authority



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/2700/FS/ML & PL/AP

Date : **30 SEP 2020**

**PART OCCUPATION CERTIFICATE AS PER REG. NO. 11(6)
& 11(8) OF DCPR 2034**

To,
Architect,
Shri Anand V. Dhokay, Architect & Designer,
F-63, "Palm Acres",
Mahatma Phule Road,
Mulund- (E), Mumbai-400081.

Sir,

The part development work of part portion of Wing T of Sale building No. T from part 41st upper floor (i.e. flat no 4104 only), 42nd floor, 43rd refuge floor, part 44th upper floor (i.e. flat no 4401, 4402, 4404 only), 45th to 48th floor & 49th refuge floor having total 28 nos. of Sale residential tenements under proposed amalgamated S. R. Scheme of "Matoshree SRA CHS Ltd & other 19 Societies" on the plot bearing C.S. No. 426, 427(pt), 431, 1/431, 432 (pt), 1/437, 437(pt), 440(pt), 645 (pt), 646 (pt), 648 (pt), 649 (pt), 650 (pt), 651(pt), 654, 655(pt), 657 (pt), 658(pt), 659(pt), 854, 869, 870, 871 of Pardi-Sewree Division & C.S. Nos. 155(pt), 174 (pt), 176 (pt), 1/177, 185(pt), 1938 & 1939 of Dada-Naigaon Division, F/South Ward of M.C.G.M., completed under the supervision of Architect Shri. Anand V. Dhokay, Architects and Designer, vide License No. CA/87/10855, Licensed Structural Engineer Mrs. Madhura Manjrekar of M/s. Dr. Kelkar Designs Pvt. Ltd. vide License No. STR/M/99 and Licensed Site Supervisor Shri. Prasad Shetty, vide Licence No. P/807/SS-II, may be occupied on the following conditions:

1. That all the conditions in the completion certificate offered by CFO u/No. FB/HRC/R-II/33 dtd. 30/03/2019, shall be complied with.
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As set of certified completion plan is returned herewith please

Yours faithfully,

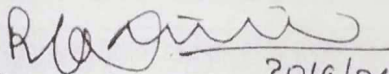
-sd-

Executive Engineer

SRA/ENG/2700/FS/ML&PL/AP

Copy to : For information please.

- ✓ 1) M/s. Omkar Realtors & Developers Pvt. Ltd.
- 2) Assistant Municipal Commissioner, 'F/South' Ward of MCGM.
- 3) A.E.(W.W.) 'F/South' Ward of MCGM.
- 4) A.A. & C, 'F/South' Ward of MCGM.
- 5) E.E.(D.P.) of MCGM.


Executive Engineer 30/9/2020

Slum Rehabilitation Authority