

Date: 31st August, 2019

To,

All Tenants,
Pardiwala Chawl/Balithi
Pardiwala Chawl &
Thanawala Chawl,
Sitaram Jadhav Marg,
Lower Parel,
Mumbai-400013.

Dear Sirs,

1. You are aware that the Undersigned owned the Property known as Pardiwala Chawl/Balithi Pardiwala Chawl and Thanawala Chawl bearing Cadastral Survey Nos. 211 and 212 of Lower Parel Division and wherein the Premises were let out to you on monthly tenancy basis.
2. By an Indenture of Conveyance dated 4th January, 2017, the Undersigned has conveyed the Property to M/s Renaissance Homes, one of the Concerns of Mr. Vilas Kharche. In good faith, the Indenture of Conveyance provided that the entire consideration would be paid by Renaissance Homes within a period of five months or thereabouts. Further under a separate Agreement executed alongwith the Indenture of Conveyance, it was clearly provided that until the entire Consideration due under the Conveyance is paid, the said Renaissance Homes will not carry out any construction, nor shall sell any area in the Property. As almost 30 months have passed since the Conveyance in favour of Renaissance Homes, the said Renaissance Homes and/or Mr. Vilas Kharche have failed to pay the balance consideration under the Conveyance, we by our

Page 1 of 2

Corporate Office: 205 Commercial House, 140 Nagindas Master Road, Fort, Mumbai - 400 023

+91 22 40679494 | +91 22 22673445 | +91 22 22670189 | info@siddharth-group.com | www.siddharth-group.com

In view thereof, we are hereby handing over to you the quiet, vacant, peaceful and physical possession of the Premises, duly constructed and completed in all respects in accordance with the terms of the Agreement.

Thanking you,

Yours truly,
For Anil Vijay Deshpande




Authorized Signatory

DO'S AND DON'TS

The building - The Baya Central Wing A & B - has been completed to the highest specifications and your co-operation whilst undertaking internal fit-out work will be of utmost importance in ensuring that the building remains strong, solid and well-maintained in the future. The below-mentioned Do's and Don'ts are important not only for your own enjoyment of the property but also for the enjoyment of all the other owners.

1. Structural elements such as beams / columns must not be altered for any reason and must not be interfered with whilst carrying out fit-out / interior works by you. All rules and processes mentioned in the Fit-out Process must be strictly followed.
2. AC outdoor unit shall only be accommodated in the designated areas. External AC units or compressors are not allowed and new cut-outs through walls are not permitted to be made.
3. Installation of safety grills on the external face of the building are strictly prohibited. Please let the Facility Manager know if you would like to install safety grill internally on the windows of the said Premises. The Facility Manager shall provide you the design, specifications and costing for the same and such work shall be carried out by the Facility Management Team within the premises.
4. Wet areas have been demarcated and water proofed. No changes are permitted in the bathrooms/toilets. Damage to the water proofing will lead to leakages and seepages on lower floors or adjoining units. You will be solely responsible to compensate your fellow co-owners for any leakage due to change in the water proofing areas. Please do not take any actions such that the waterproofing will be compromised in wet areas and external walls.
5. Please follow all rules mentioned in the Fitout Process and the Code of Conduct while undertaking work in the said Premises.
6. All external plumbing has been carried out to the highest standards. However, necessary precaution needs to be taken regarding disposal of construction waste material which may result in clogging of pipe lines. Further, leaving a tap open carelessly may cause flooding. Please remember that the common areas and habitable areas within the premises are not waterproofed, and long accumulation of water in these areas will lead to seepage and leakage through such members.
7. Provisions for Cable TV, Telephone etc. have already been made right upto your floor. Please contact the Facility Management Team for any connections and/or subscriptions to be made within your premises. The list of approved vendors is available with the Facility Management Team.
8. Ground floor entrance lobby / society office or any other vacant unit in the building may be used by representatives of the Facility Management Team from time to time for various activities such as day-to-day facility management activities as well as for sales/leasing related activities.

[Handwritten signature]

RENAISSANCE HOMES

203-204, Orbit Plaza, 2nd floor, New Prabhadevi Marg, Prabhadevi, Mumbai - 400025
Ph no. 022 49153599 Fax No. 022 49153513

Date: 11/08/2023

Letter for Possession

To,

Mr. Vishwanath Hanumant Jadhav
Annex No. - 130
Pardiwala Chawls,
Sitaram Jadhav Marg,
Lower Parel, Mumbai 400 013.

Sub: Possession of Permanent Alternate Accommodation being new Premises No. 1301 Wing "A" measuring 405 (Carpet Area) on the 13th Floor in the building known as "Pardiwala Chawls", on Plot bearing C.S. Nos 211 & 252 of Lower Parel Division, situated at Sitaram Jadhav Marg, Lower Parel, Mumbai 400013.

Ref: PAAA dated 14-11-2019 registered with the Office of the Sub-Registrar of Assurances under Serial No. BBE3-10231-2019 ("Agreement").

Sir/ Ma'am,

You are aware that by and under the captioned Agreement, you were allotted the captioned Premises at and for the consideration and on the terms and conditions recorded therein.

We have received various permissions like water and drainage connections, NOC from CFO, Electricity connections, License to operate lift, electromechanical equipment's like motor pumps, etc. and various other basic and necessary requirements.

We are pleased to inform you that we have completed the construction of the building & obtained Full Occupation Certificate from the Municipal Corporation of Greater Mumbai ("MCGM") dated 11th August 2023.

You have confirmed that you have inspected the said Premises and found that the amenities and area in respect of the above referred premises is provided as per the terms of the said Agreement. The construction quality, workmanship and materials are of high standard and you have no complaints / grievances of any nature whatsoever in respect of the same.

You have agreed that you shall not make any structural changes / alterations in the said Premises, since doing so would be against the rules, regulations and sanctions of the Municipal Corporation of Greater Mumbai and/or any other Competent Authority. In case you carry out such structural changes / alterations, we shall not be responsible or liable for any wear and tear / defects in the said Premises on account of such work being carried in the said Premises.

You have also agreed to not carry out any work leading to damage / alteration of the building façade.

A copy of "Do's and Don'ts" (Annexure-A) is enclosed herewith for your ready reference.

You have confirmed that you shall comply with all the terms and conditions of the said Agreement and agree and undertake not to breach any of the terms thereof.

We confirm handing over to you the keys of the Main Door and other doors of the said Premises in the building known as "The Baya Central Wing A & B".

कायमच्या पर्यायी जागेचा करार

सदर कराराचा दस्तावेज मुंबई मुक्कामी आज दिनांक... १४ महिना

नोवेंबर सन २०१९ रोजी मेसर्स रेनिसन्स होम्स, जी भागीदारी संस्था आहे व जिची नोंदणी प्रक्रिया प्रलंबित आहे आणि जिचा अधिकृत पत्ता- २०३-२०४, ऑरब्रीट प्लाझा, न्यु प्रभादेवी रोड, प्रभादेवी, मुंबई-४०००२५ येथे आहे, ज्या भागीदारी संस्थे तर्फे अधिकृत प्रतिनिधी व भागीदार हे सदर करारावर स्वाक्षरी करून करार करतील; येथून पुढे ज्यांचा उल्लेख सोईसाठी संक्षिप्तरीत्या "मालक/विकासक" असा करण्यात आला आहे. (ज्या संज्ञेत शब्दाच्या अर्थाचा बदल होत नसेल तर त्यांत, वेळोवेळी असणारे भागीदार, कायदेशीर वारस, प्रशासक, निष्पादक आणि प्रतिपादक यांचा समावेश होईल) असे प्रहिले पक्षकार;



आणि

महेशचंद्र वनाथ हनुमंत जाधव, वय ५३ वर्ष, भारतीय नागरीक, राहणार खोली क्र. १३०, तळ मजला, पारडीवाला चाळ, सिताराम जाधव मार्ग, लोअर परेल,

मुंबई-४०००१३, सदर कराराच्या शेवटी परिशिष्ट क्र. १ मध्ये अनुक्रमांक ३

येथे नमूद पत्त्यावर, ज्याला यापुढे सदर करारामध्ये सोयीसाठी संक्षिप्तरीत्या

बबई - ३

माडेकरू / रहिनीशी" असे संबोधण्यात आले आहे (ज्यामध्ये त्याला विरोधी

किंवा विपर्यास अर्थ होत नसल्यास त्यामध्ये त्यांचे वारस, व्यवस्थापक, प्रतिनिधी,

२०१९

गामिनी, कायदेशीर माडेकरू इत्यादींचा समावेश होईल), करारातील दुसरे

पक्षकार.

Jaadhav

सदर करारामध्ये

विपर्यास नसल्यास

केल्याप्रमाणे

अ)

कॅडेस्ट्रल सर्व्हे नं. २११ आणि २१२, लोअर परेल डिव्हिजन, सिताराम जाधव मार्ग, जी/साऊथ वॉर्ड, लोअर परेल, मुंबई-४०००१३ येथे स्थित असलेल्या "पारडीवाला चाळ" च्या पुनर्विकासानंतर नवीन इमारतीत सदनिका देण्याबाबतचा भाडेकरू/रहिवाशी व मालक/विकासक यांच्यातील

" कायमच्या पर्यायी जागेचा करार "

AGREEMENT FOR PERMANENT
ALTERNATE ACCOMMODATION

मालक/विकासक
मे. रेनिसन्स होम्स
(भागोदारी संस्था)

२०३-२०४, ऑरबोट प्लाझा, न्यु प्रभादेवी रोड,
प्रभादेवी, मुंबई-४०००२५.



आणि

भाडेकरू / रहिवाशी

श्री. विश्वनाथ हनुमंत जाधव
खोली क्र. १३०, तळ मजला

पारडीवाला चाळ, सिताराम जाधव मार्ग,
लोअर परेल, मुंबई-४०००१३.

बबई - ३		
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२०१९		

कायमची पर्यायी जागा

फ्लॅट / ब्लॉक क्र.१३०१, मजला तेरावा
नियोजित इमारतीमधील 'ए' विंग मध्ये

V. H. Jadhav
130

450/10231

पावती

Original/Duplicate

Thursday, November 14, 2019

नोंदणी क्र.: 39म

6:22 PM

Regn.: 39M

पावती क्र.: 11505 दिनांक: 14/11/2019

पावतीचे नाव: लोअर पोले

दस्तावेजाचा अनुक्रमांक: बवई3 -10231-2019

दस्तावेजाचा प्रकार: पर्याची जागोबा करार

सादर करणाऱ्याचे नाव: विद्यनाथ हनुमंत जाधव

नोंदणी फी
दस्त हाताळणी फी
पुस्तोची संख्या: 81

₹. 100.00
₹. 1620.00

₹. 1720.00

आपणास मूळ दस्त, संकेत प्रिंट, सूची-२ अंदाजे

6:41 PM ह्या वेळेस मिळेल.

बाजार मूल्य: ₹. 8000/-

गोवदस्ता ₹. 0/-

भरलेले मुद्रांक शुल्क: ₹. 500/-

- 1) देवताचा प्रकार: eChallan रक्कम: ₹. 100/-
सीडी/घनदस्ता/पि अर्डीर क्रमांक: MH008136007201920P दिनांक: 14/11/2019
बंकिचे नाव व पत्ता:
- 2) देवताचा प्रकार: DHC रक्कम: ₹. 1620/-
सीडी/घनदस्ता/पि अर्डीर क्रमांक: 1111201909254 दिनांक: 14/11/2019
बंकिचे नाव व पत्ता:

V. Jadhav

SH8K

11/14/2019

DELIVERED

DELIVERED

Remade
सह मुख्य निबंधक
मुंबई शहर क्र. ३।

Index-2(सूची - 3)

- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 12365000
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000
- (14) शेर

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणात्ता तपशील अर्ज एडिजे/एम/1147/16मटी नं 10/2017 दि.4/01/17

(i) within the limits of any Municipal Corporation or any Cantonment annexed to it.



बळई - ३		
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२०१९		



05/01/2017

सूची क्र.2

दुसरा निबंधक : दु.नि.मुंबई शहर 1

दस्ता क्रमांक : 19/2017

नोंदणी :

Regn:83m

गावाचे नाव : 1) लोअर परेल

(1) विलेखाचा प्रकार	अभिहरतांतरणपत्र
(2) मोबदला	160000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	247299000
(4) भू-मापन, पोटहिस्सा व धरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: जमीन व त्यावरील बांधकाम, सी एस नं 211, प्रोपर्टी कार्ड प्रमाणे क्षेत्रफळ 1725.11 चौ मी आणि टायटल डॉक्युमेंट प्रमाणे 1755.03 चौ मी आणि सी एस नं 212, प्रोपर्टी कार्ड प्रमाणे क्षेत्रफळ 2044.70 चौ मी आणि टायटल डॉक्युमेंट प्रमाणे 2123 चौ मी, लोअर परेल डिस्ट्रिक्ट, सीताराम जाधव परेल, मुंबई-400013, इतर माहिती: वस्तात प्रभूद केल्याप्रमाणे, अभिनिर्णय एडिजेन्स/1147/16 सीटी नं 10/2017 दि. 4/01/17 ((C.T.S. Number 212 :.))
(5) क्षेत्रफळ	1) 3769.81 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:- - मेसर्स सिद्धार्थ डेव्हलपर्स चे भागीदार भरत के शाह वय:- 50, पत्ता:- ऑफिस नं 205, -, कॉमर्स हाउस, 140, एन एम रोड, फोर्ट, मुंबई, -, बाळासाहेब, MAHARASHTRA, MUMBAI, Non-Government, पिन कोड:-400001 पॅन नं:-ABFFS4068J 2): नाव:- - मेसर्स सिद्धार्थ डेव्हलपर्स चे भागीदार किशोर बी राठोड वय:- 50, पत्ता:- ऑफिस नं 205, -, कॉमर्स हाउस, 140, एन एम रोड, फोर्ट, मुंबई, -, बाळासाहेब, MAHARASHTRA, MUMBAI, Non-Government, पिन कोड:-400001 पॅन नं:-ABFFS4068J 3): नाव:- - मेसर्स सिद्धार्थ डेव्हलपर्स चे भागीदार राजू बी राठोड वय:- 44, पत्ता:- ऑफिस नं 205, -, कॉमर्स हाउस, 140, एन एम रोड, फोर्ट, मुंबई, -, बाळासाहेब, MAHARASHTRA, MUMBAI, Non-Government, पिन कोड:-400001 पॅन नं:-ABFFS4068J 4): नाव:- - मेसर्स सिद्धार्थ डेव्हलपर्स चे भागीदार जिनेश पी कोठारी वय:- 39, पत्ता:- ऑफिस नं 205, -, कॉमर्स हाउस, 140, एन एम रोड, फोर्ट, मुंबई, -, बाळासाहेब, MAHARASHTRA, MUMBAI, Non-Government, पिन कोड:-400001 पॅन नं:-ABFFS4068J
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- - मेसर्स रेनिसन्स होम्स चे भागीदार विलास डब्ल्यू वय:- 54, पत्ता:- ऑफिस नं 203-204, -, ऑर्बिट प्लाझा, न्यू प्रभादेवी रोड, प्रभादेवी, मुंबई, -, न्यू प्रभादेवी रोड, MAHARASHTRA, MUMBAI, Non-Government, पिन कोड:-400025 पॅन नं:-AAUFR1760J 2): नाव:- - मेसर्स रेनिसन्स होम्स चे भागीदार वॉरेन्स रिबल्टी अँड व्हाईझर प्रा लि. चे संचालक अनिल विजय देशमुख वय:- 52, पत्ता:- ऑफिस नं 203-204, -, ऑर्बिट प्लाझा, न्यू प्रभादेवी रोड, प्रभादेवी, मुंबई, -, न्यू प्रभादेवी रोड, MAHARASHTRA, MUMBAI, Non-Government, पिन कोड:-400025 पॅन नं:-AAUFR1760J
(9) दस्तऐवज करून दिल्याचा दिनांक	04/01/2017
(10) दस्त नोंदणी केल्याचा दिनांक	05/01/2017
(11) अनुक्रमांक, खंड व पृष्ठ	19/2017



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२०१९		



MUNICIPAL CORPORATION OF GREATER MUMBAI

Notesheet

Application Number :	CHE/CTY/0485/G/S/337 (NEW/OCC/1/New)	Ward Name :	G/South
Zone Name :	City	Inward Date :	30 Sep 2017
Architect/LE/SE Name :	VILAS PARALHADRAO KHARCHE	Issued On :	11 Aug 2023

Authority Remark:

As per approval of Dy.Che.Eng.(BP)City vide note sheet dtd. 11/08/2023, the report submitted by L.S. Vilas Kharche requesting to approve amended plans & to issue Part occupation to the rehab wing A & B of the proposed building comprises of ground floor for rehab NR tenants (Excluding Shop No. 10,11,12,13,14,15,16 &17) + 1st to 22nd (Part) upper floors for residential users and refuge at 7th, 14th and 22nd (part) floors as per last approved amended plans dated 23.10.2022 Proposed redevelopment for property on plot bearing C.S.No. 211 & 212, of lower parel division G/S ward, sitaram Jadhav marg, lower parel (w) Mumbai & scrutinized by SE(BP)C-X & recommended by AE(BP)C-VI is approved as proposed.



Digitally signed by GAHESH A HARNE
Date: 11 Aug 2023 20:28:46
Organization: Brihanmumbai Municipal Corporation
Designation: Executive Engineer

Exe.Eng.(BP)City-I

Without prejudice to Notice of Termination of Tenancy

Renaissance Homes

203-204, 2nd Floor, Orbit Plaza, New Prabhadevi Road, Prabhadevi, Mumbai 400 025

Serial No: **1363**

Received with thanks from Shri/Smt/Messrs ① Vishwanath Hanumanth Vishwanath ~~Harman~~ Jadhav

a sum of Rs 270 /- (Rupees Two Hundred & Ten
only) as payment of rent at Rs. 70 per month for the period Aug 20 19
to Oct 20 19 for Shop/Room No. 130 on Gr floor situated at 91, Pardivala Bldg/ 89,

Thanawala Bldg, Sitaram Jadhav Marg, Lower Parel, Mumbai 400013.

This 2nd day of November 20 19

6
Receiver's Signature

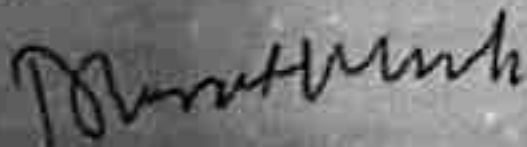
[Signature]
Signature of Landlord

N.B. The above receipt is not valid unless signed by the Landlord's authorised representative. Compensation Received without Prejudice

Advocate's letter dated 22nd August, 2019 have terminated the Indenture of Conveyance and also placed on record that the said **Renaissance Homes are not entitled to carry out any Construction in the Property** as agreed under the separate Agreement also dated 4th January, 2017.

3. We are therefore, addressing this letter to you to **CAUTION** you that **the Conveyance in favour of Renaissance homes is terminated** as the balance consideration has not been paid to us. By this letter, we are also placing on record with you that Renaissance Homes had agreed with us under the Agreement dated 4th January, 2017 that till our balance Consideration is paid, they will not carry out Construction in the Property or sell any area. We have been given to understand that Renaissance Homes has misled several of you assuring you that they will redevelop the Property, notwithstanding the fact that they have not paid the consideration under the Conveyance and notwithstanding their covenant with us that they will not carry out any construction in the Property, until the entire consideration is paid. We therefore call upon you to take cognizance of the same and ensure that Renaissance Homes does not take any advantage of you as in terms of the separate Agreement made alongwith the Conveyance they are not authorized to carry out any construction in the Property.

Yours faithfully,
For **Siddharth Developers**



Partner