

Share Certificate No. 29

Member's Reg. No. 29

No. of Shares 10



## LOTUS ENPAR RESIDENCY CO-OPERATIVE HOUSING SOCIETY LTD.

[Registration No.: MUM/WGS/HSG/(TC)/9604/2018-2019 Dt. 29-03-2019] (Registered Under M.C.S. Act, 1960)

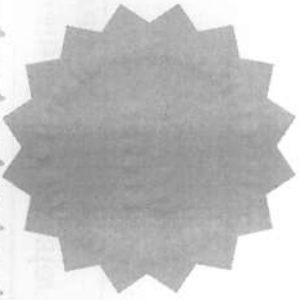
CTS No. 1/445 (Part) Lower Parel Division, Shankar Rao Naram Path Marg, Lower Parel, Mumbai-400 013.

### SHARE CERTIFICATE

**Authorised Share Capital of Rs. 2,00,000/- Divided into 4000 Shares of Rs. 50/- each**

This is to certify that **MRS. NEEETA RAVINDRA LAD** is the Registered Holders of **10** fully paid up shares of Rs. **FIFTY** each numbered from **281** to **290** (both inclusive) for **Flat No. A-2701** in **LOTUS ENPAR RESIDENCY CO-OP. HOUSING SOCIETY LTD.**, CTS No. 1/445 (Part) Lower Parel Division, Shankar Rao Naram Path Marg, Lower Parel, Mumbai - 400 013, Subject to the Bye-Laws of the said Society.

Give Under the Common Seal of the said Society at **Lower Parel, Mumbai** on **10<sup>th</sup>** day of **April 2022**.



*Kamini*

Authorised  
M.C. Member

*[Signature]*

Secretary

*[Signature]*

Chairman

A-2701

2701

**MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES**

Date of Transfer	Transfer No.	Regn. No. of Transferor	To whom Transferred	Regn. No. of Transferee
			Authorised M.C. Member                      Chairman                      Secretary	
			Authorised M.C. Member                      Chairman                      Secretary	
			Authorised M.C. Member                      Chairman                      Secretary	
			Authorised M.C. Member                      Chairman                      Secretary	
			Authorised M.C. Member                      Chairman                      Secretary	



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग  
मुल्यांकन अहवाल सन 2020-21

1. दस्ताचा प्रकार :- करारनामा अनुच्छेद क्रमांक 25B
2. सादरकर्त्याचे नाव :- मिना मिस
3. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ली
4. गावाचे नाव :- मोअर परेम
5. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- 1/445
6. मूल्य दरविभाग (झोन) :- 12 उपविभाग 91
7. मिळकतीचा प्रकार :- खुली जमीन नियासी कार्यालय दुकान और  
प्रति चौ.मी.दर :- 243490/-
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 113 कार्पेट / विल्ट अप चौ.मीटर /  
9. कारपार्किंग :- 22.30 गाची :- - पोटमाळा :- -
10. मजला क्रमांक :- 2701 उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- New घसारा :- -
12. बांधकामाचा प्रकार :- आरआरसी / इतर प्रकार / अर्ध प्रकार / अन्य
13. बाजारमूल्यदर तक्त्यातील बांधकाम सुचना क्र. :- - ज्यामध्ये दिलेली घट / वाढ
14. लिख अॅन्ड लायसन्सचा दस्त :- 1. प्रतिमाह भाडे रक्कम :- -  
निवासी / अनिवासी 2. अनामत रक्कम / आगावू भाडे :- -  
3. कालावधी :- -
15. निर्धारित केलेले बाजारमूल्य :- 3,29,99,000/-
16. दस्तामध्ये दर्शविलेली मोबदला :- 3,30,00,000/-

①  $113 \times 243490 \times 1.15 = 3,16,41,526/-$

②  $22.30 \times 60873 =$

$13,57,444/-$

$3,29,98,993/-$



17. देय मुद्रांक शुल्क :-

18. देय नोंदणी फी :-

30,000/-

भारतेले मुद्रांक शुल्क :-

बबई - १

Seley 2/166

२०२१

लिपिक

सह दृश्यम



CHALLAN  
MTR Form Number-6



GRN	MH013506407202021M	BARCODE			Date	19/03/2021-17:39:53	Form ID	25.2
Department Inspector General Of Registration					Payer Details			
Stamp Duty					TAX ID / TAN (If Any)			
Type of Payment Registration Fee					PAN No.(If Applicable)			
Office Name BOM1_MUMBAI CITY 1 SUB REGISTRAR					Full Name		Neeta Ravindra Lad	
Location MUMBAI					Flat/Block No.		C S NO 1/445	
Year 2020-2021 One Time					Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		LOWER PAREL DIV	
0030045501 Stamp Duty			990000.00		Area/Locality		MUMBAI	
0030063301 Registration Fee			30000.00		Town/City/District			
					PIN		4 0 0 0 1 3	
					Remarks (If Any)			
					SecondPartyName=LOTUS ENTERPRISES~			
					Amount In		Ten Lakh Twenty Thousand Rupees Only	
Total			10,20,000.00		Words			
Payment Details BANK OF MAHARASHTRA					FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN		Ref. No.	
					02300042021032293628		004535855	
Cheque/DD No.					Bank Date		RBI Date	
					22/03/2021-13:00:08		Not Verified with RBI	
Name of Bank					Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch					Scroll No. , Date		Not Verified with Scroll	

Department ID :

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

Mobile No. : 9999999999

सदर चलान केवल दुर्यम निबंधक कार्यालयात नोंदणी करायच्या दस्तासाठी लागू आहे. नोंदणी न करायच्या दस्तासाठी सदर चलान लागू नाही.



बबई - १  
30003 / 00  
२०२१



318/3975  
Friday, May 14, 2021  
3:27 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 5117 दिनांक: 14/05/2021

गावाचे नाव: लोखर परेल  
दस्तऐवजाचा अनुक्रमांक: बबई-3975-2021  
दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: हॉल अँड अँडरसन लि. तर्फे संचालक विकास सी. मेहता तर्फे मुखत्यार कल्पेश काशिनाथ परबते

नोंदणी फी ₹. 30000.00  
दस्त हाताळणी फी ₹. 1560.00  
पृष्ठांची संख्या: 78

एकूण: ₹. 31560.00

आपणास मूळ दस्त, धंबनेल प्रिंट, सूची-२ अंदाजे  
3:43 PM ह्या वेळेस मिळेल.

बाजार मूल्य: ₹. 31641582 /-  
मोबदला ₹. 33000000/-  
भरलेले मुद्रांक शुल्क: ₹. 990000/-

दुय्यम निबंधक, मुंबई-1

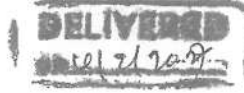
सह दुय्यम निबंधक  
मुंबई शहर क्र. १

1) देयकाचा प्रकार: By Cash रक्कम: ₹ 1560/-

2) देयकाचा प्रकार: eChallan रक्कम: ₹. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013506407202021M दिनांक: 14/05/2021

बँकेचे नाव व पत्ता:



DJDV

5/14/2021

5



07/06/2021

सूची क्र.2

दुय्यम निबंधक : दु.नि.मुंबई शहर 1

दस्त क्रमांक : 3975/2021

नोंदणी :

Regn:63m

गावाचे नाव : लोअर परेल

(1)विलेखाचा प्रकार	कारनामा
(2)मोबदला	33000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	31641582
(4) भू-मापन,पोटहिस्सा व परक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका क्र.2701,27 वा मजला,ए विंग,जोटस इंपार रेसिडेन्सी(101 बरळी रेसिडेन्सी),शंकरराव तरम पथ मार्ग,ऑफ पांडुरंग बुधकर मार्ग,लोअर परेल,मुंबई-400013,सोबत दोन कारपाकिंग स्पेससहित. PUI: GS0601730120000 (( C.T.S. Number : 1/445 ; ))
(5) क्षेत्रफळ	1) 113 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 लोटस इंटरप्रायजेस तर्फे भागीदार रवींद्र बलवंत लाड तर्फे मुखत्यार हिरालाल चौरसिया बय:-64; पत्ता:-प्लॉट नं: ., माळा नं: 1 ला मजला, इमारतीचे नाव: ट्रेड लिंक कमला मिल्स कंपाऊड, ब्लॉक नं: बी व सी ब्लॉक, रोड नं: कमला मिल्स कंपाऊड,सेनापती बापट मार्ग,लोअर परेल,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400013 पॅन नं:-AADFL7079F 2): नाव:-हॉल बॅण्ड अँडरसन लि.तर्फे संचालक विकास सी. मेहता तर्फे मुखत्यार कल्पेश काशिनाथ परबते बय:-33; पत्ता:-, 1 ला मजला, ट्रेड लिंक, बी व सी ब्लॉक, , कमला मिल्स कंपाऊड,सेनापती बापट मार्ग,लोअर परेल,मुंबई, डेव्हिड रोड, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400013 पॅन नं:-AABCH2862H
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-निता रविंद्र लाड बय:-65; पत्ता:-प्लॉट नं: 1501, माळा नं: ., इमारतीचे नाव: ले पापिल्लोन को ऑफ हौसिंग सोसायटी, ब्लॉक नं: मुंबई, रोड नं: माउंट मेरी रोड,बांद्रा(पश्चिम), महाराष्ट्र, मुंबई. पिन कोड:-400050 पॅन नं:-AABPL1591L
(9) दस्तऐवज करून दिल्याचा दिनांक	30/03/2021
(10)दस्त नोंदणी केल्याचा दिनांक	03/06/2021
(11)अनुक्रमांक,खंड व पृष्ठ	3975/2021
(12)बाजारभावाप्रमाणे सुद्रांक शुल्क	990000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

सुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण  
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका// कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहत्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.  
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email ( dated 04/06/2021 ) toMunicipal Corporation of Greater Mumbai.

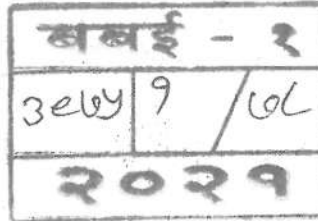
No need to spend your valuable time and energy to submit this documents in person.



A-2701

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )						
Valuation ID	202105031752			05 May 2021,01:12:14 PM		
मूल्यांकनाचे वर्ष	2021					
जिल्हा	मुंबई(मेन)					
मूल्य विभाग	13. लोअर परेल डिव्हिजन					
उप मूल्य विभाग	12.91 शुभाग- उत्तरेस एव आर दितेकर मार्ग, पुर्वेस शिवराम सेठ अमृतवार मार्ग व शकरराव नरम पथ, दक्षिणेस गणपतराव मार्ग व पश्चिमेस गणपत जाधव मार्ग.					
सर्व्हे नंबर / न. भू. क्रमांक :	इतर #					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापन चे एकक चौरस मीटर
	108900	243490	270310	298200	243490	
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)	बांधकामाचे वर्गीकरण	उद्भवान सुविधा	113 चौरस मीटर	1-आर सी सी आहे	मिळकतीचा वापर - मिळकतीचे वय - मजला -
						निवासी सदनिका 0 TO 2वर्षे 21st floor To 30th floor
Sale Type - First Sale	Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट वाढ	= 115% apply to rate= Rs.280014/-					
धसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * धसा-यानुसार टक्केवारी) / खुल्या जमिनीचा दर ) = ( ( (280014-108900) * (100 / 100) ) / 108900 ) = Rs.280014/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 280014 * 113 = Rs.31641582/-					
एकत्रित अंतिम मूल्य	मुख्य मिळकतीचे मूल्य - संपादन मूल्य - पोलिसांनी मजला क्षेत्र मूल्य - साधारण गळीचे मूल्य - वरील मजलीचे मूल्य - बंदिसा वाढ (तक)चे मूल्य - खुल्या जमिनीवरील बांधकामाचे मूल्य - इतरांनी मोजलेल्या खुल्या जागेचे मूल्य - बंदिसा वाढ - बंदिसा वाढ = A + B + C + D + E + F + G + H + I = 31641582 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.31641582/-					

Home Print



## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Neeta Ravindra Lad	eChallan	02300042021032293628	MH013506407202021M	990000.00	SD	0000597141202122	14/05/2021
2	Neeta Ravindra Lad	eChallan		MH013506407202021M	30000	RF	0000597141202122	14/05/2021
3		By Cash			1560	RF		

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



संगणक खरी प्रत,

*Signature*सह दुय्यम निबंधक  
मुंबई शहर क्र. ११

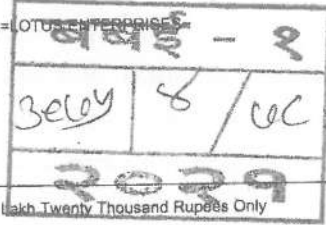
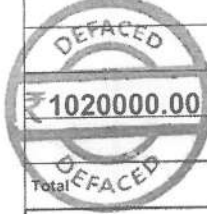




CHALLAN  
MTR Form Number-6



GRN	MH013506407202021M	BARCODE			Date	19/03/2021-17:39:53	Form ID	25.2
Department Inspector General Of Registration					Payer Details			
Type of Payment Stamp Duty Registration Fee					TAX ID / TAN (If Any)			
					PAN No.(If Applicable)			
Office Name BOM1_MUMBAI CITY 1 SUB REGISTRAR					Full Name	Naeta Ravindra Lad		
Location MUMBAI					Flat/Block No.	C S NO 1/445		
Year 2020-2021 One Time					Premises/Building	LOWER PAREL DIV		
Account Head Details				Amount In Rs.	Road/Street			
0030045501	Stamp Duty		990000.00	Area/Locality	MUMBAI			
0030063301	Registration Fee		30000.00	Town/City/District				
					PIN	4	0	0
					PIN	0	0	1
					PIN	3		
					Remarks (If Any)			
					SecondPartyName=	LOTUS ENTERPRISES		
					Amount In	Ten Lakh Twenty Thousand Rupees Only		
Total					Words			
Payment Details BANK OF MAHARASHTRA					FOR USE IN RECEIVING BANK			
Cheque/DD Details					Bank CIN	Ref. No.	02300042021032293828	210816678934
Cheque/DD No.					Bank Date	RBI Date	22/03/2021-13:00:08	23/03/2021
Name of Bank					Bank-Branch	BANK OF MAHARASHTRA		
Name of Branch					Scroll No. , Date	10323 , 23/03/2021		



Department ID : Mobile No. : 9999999999  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Validity unknown

Digitally signed by DS  
 VIRTUAL TREASURY  
 MUMBAI 03  
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Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount	
1	(IS)-318-3975	0000597141202122	14/05/2021-15:27:02	IGR182	30000.00
2	(IS)-318-3975	0000597141202122	14/05/2021-15:27:02	IGR182	990000.00
Total Defacement Amount					10,20,000.00



Print Date 14-05-2021 03:27:40

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**AGREEMENT FOR SALE**

**THIS AGREEMENT FOR SALE** made at Mumbai this 30<sup>th</sup> day of MARCH, 2021, BETWEEN **LOTUS ENTERPRISES**, a Partnership Firm registered under the Indian Partnership Act, 1932 having its address at Trade Link, B & C Block, 1<sup>st</sup> Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel, Mumbai - 400 013. hereinafter called "**LOTUS**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the Partners for the time being, the survivor/s of them and their heirs, executors and administrators of the last surviving Partner) of the **FIRST PART**; **HALL & ANDERSON LTD**, a Company incorporated under the Indian Companies Act, 1956 having its administrative office address at Trade Link, B & C Block, 1<sup>st</sup> Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel, Mumbai - 400 013 hereinafter called "**THE OWNER**" (which expression shall unless it be repugnant to the context or meaning hereof mean and include its successors in title) of the **SECOND PART** AND **MRS. NEETA RAVINDRA LAD** Indian Inhabitant, **1501, LE PAPILLON CHS, MOUNT MARY ROAD, BANDRA (WEST), MUMBAI 400 050** hereinafter called "**THE PURCHASER/S**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the **THIRD PART**;

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**WHEREAS:**

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- The Hall & Anderson Ltd. is the Owner of and well and sufficiently entitled to the admeasuring 27585.35 sq. mtre and bearing C. S. No. 1/445 (pt) of Lower Parel division, situate and lying at Shankarrao Naram Marg, Lower Parel, Mumbai - 400 013 hereinafter referred to as the said property more particularly described in the **FIRST SCHEDULE** hereunder written and delineated on the plan thereof hereto annexed and thereof shown in black colour boundary line and the said plan is annexed hereto and marked ANNEXURE "A";



The Owner being desirous of developing the said property formed a Partnership Firm known as Lotus Enterprises in which Confirming Party has introduced the said property as Capital contribution of the said Firm and on the terms and conditions as are recorded in the said Partnership Deed dated 6<sup>th</sup> April, 2010;

- Pursuant to the said Partnership Deed, Lotus Enterprises is entitled to construct the buildings on the said property;
- The Lotus is desirous of constructing the buildings on the said property and proposes to construct a multi-storied building on a

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portion of the said property comprising of two residential Wings A and B consisting of Basement (Parking) + Stilt and 30 upper floors wherein the 1<sup>st</sup> Floor to the 3<sup>rd</sup> Floor shall be reserved for Parking and the 4<sup>th</sup> Floor to the 30<sup>th</sup> Floor shall be for Residential tenements known as "LOTUS ENPAR RESIDENCY".;

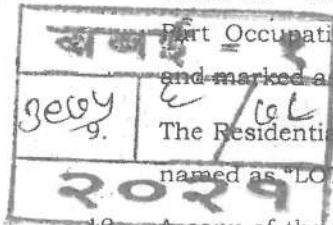
5. The Municipal Corporation of Greater Mumbai (MCGM) has sanctioned the plan and has issued an Intimation of Disapproval (IOD) and Commencement Certificate (CC) under No. EB/5056/GS/A dated 7<sup>th</sup> November, 2009 and EB/5056/GS/A dated 4<sup>th</sup> January, 2011 respectively, a copy of the IOD and CC issued by MCGM are annexed hereto and marked as "B" and "C" respectively
6. After obtaining the IOD the Owner submitted the plan for amendment time to time And the plans were lastly amended on 28<sup>th</sup> October, 2014 and as per the amended plans, building known as "LOTUS ENPAR RESIDENCY" will be comprising of Four wings and Wing A and Wing B will be Basement + Slit + Three Podium Parking Floor a<sup>nd</sup> Fourth to Thirty Floor for Residential, Wing C will be Basement + Stilt + 17<sup>th</sup> Upper Floor for Residential and Wing D will be Ground plus Four Upper Floor for commercial user.

7. The Owner further informed that finally Wing C will be Basement + Stilt + Fourty Two upper floors and concession up to Forty Two Floors have already been approved by the Municipal Commissioner of Mumbai Municipal Corporation of Greater Mumbai, however in the absence of approval from High Rise Committee, plans were issued for Basement + Stilt + 17<sup>th</sup> Upper Floors instead of Basement + Stilt + 42<sup>th</sup> upper floors. Now approval for High Rise Committee from the concerned Authority is already obtained.

8. The Lotus had constructed and completed Wing A and B in accordance with the plans approved by MCGM, the Owner obtained the Part Occupation Certificate u/no. EB/5056/GS/A Dated 20<sup>th</sup> December, 2017 and 12<sup>th</sup> March, 2020. a copy of the Part Occupation Certificate issued by MCGM is annexed hereto and marked as "D".

The Residential Building constructed on the said property shall be named as "LOTUS ENPAR RESIDENCY";

10. A copy of the Title Certificate dated 31<sup>st</sup> May, 2010 in respect of the title of the Owner in respect of the said property issued by Advocates and Solicitors Kanga & Company is annexed hereto and



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marked as "E" and a copy of the property card showing the nature of the title of the Owner on the said property is annexed hereto and marked as "F";

11. The Purchasers have seen the copies of the Sanctioned plans as approved by the MCGM, the Reports on Title, Property Card and on being fully satisfied with the same is/are desirous of acquiring Flat No. 2701 on the 27th Floor of 'A wing along with Two Car Parking in the building known as Lotus Enpar Residency constructed on the said property as described in the First Schedule hereunder written and has requested the Lotus for the allotment of the said Flat.
12. At the request of the Purchaser/s the Lotus has agreed to sell to the Purchaser/s on ownership basis Flat No. 2701 on the 27th floor in 'A' Wing along with Two Car Parking with a right to use the attach terrace garden, copy of the Floor Plan of the building constructed on the said property showing the Premises agreed to be sold to the Purchaser is annexed hereto and marked as "G";
13. The Building plans and documents of title in respect of the said Property have been kept open for inspection on all working days and the purchaser shall be deemed to and have seen and inspected the same;
14. The Purchasers have simultaneously with the execution of these presents paid to the Developer a sum of Rs. 11,00,000/- (Rupees Eleven Lakhs Only) being the purchase price for the premises agreed to be sold by the Lotus to the Purchasers and the balance payment shall be made in installments as set out hereinafter;

15. As required under the Act, the Lotus and Owner are required to execute a written Agreement for Sale of the Flat to the Purchaser/s being these presents and also to register the said Agreement under the Registration Act.

The parties hereto, are desirous of recording the terms and conditions agreed upon between them, by these presents.



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

1. The Lotus shall construct multi-storied buildings comprising of Four wings on a portion of the said property known as "LOTUS ENPAR

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RESIDENCY", as per the plans approved by Municipal Corporation of Greater Mumbai (MCGM).

2. The Lotus has commenced the construction of the Wing A and wing B and accordingly the Construction of wing A and B are already completed in accordance with the plans approved by the concerned authority.
3. The said building known as "**LOTUS ENPAR RESIDENCY**" constructed by the Lotus on the property more particularly described in the First Schedule hereunder written, in accordance with the plans, designs and specifications sanctioned by the Municipal Corporation of Greater Mumbai and other concerned authorities and/or as amended by the MCGM, from time to time, using and consuming FSI originating from the said property (basic FSI) and FSI by way of any other policy/scheme of Government including the compensatory Fungible FSI PROVIDED that and it is hereby expressly agreed that, if at any time in future, the said property becomes entitled to avail of any increased/additional FSI, in any manner whatsoever, the Owner shall be entitled to utilize the same for constructing additional floors, and the Purchaser/s have granted his/her/their express consent to such additional construction of the floors/areas by executing this Agreement but with the express understanding that the total area of the Flat agreed to be acquired by them is not reduced or increased in any manner whatsoever and howsoever.
4. The Owner has the right to amend and/or modify the said plans as they may think fit and necessary or as maybe required by the concerned local authority for smooth and better development of the said property without any reference to the Purchaser/s but without affecting in any manner the location and area allotted to the Purchaser/s. The Purchaser/s hereby gives his/her/their express irrevocable consent to the Owner to carry out such alterations, modifications in the sanctioned plan/s of the said Buildings, as the Owner in the sole discretion think fit and proper and/or such modifications and alterations as are necessary in pursuance of any law, rules, regulations, order and request made by the local authority, planning authority, competent authority or Government or any officer of any local authority.



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5. The Purchaser/s hereby confirm that, before execution of this Agreement, the Lotus and the Owner has made full free and complete disclosure of the following and that the Purchaser/s have agreed to and accepted the same that:-

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- (a) The said property is a freehold land and the Owner is absolutely and sufficiently entitled to develop the said property;
- (b) The nature of the right, title and interest of the Lotus/Owner in respect of the building constructed on the said property, along with all the relevant documents are as referred in the recitals hereinabove;
- (c) The plans and specifications have been duly approved and sanctioned by MCGM in respect of the said building constructed on the said property;
- (d) The said building constructed by utilizing the FSI available in respect of the said property and in case if anytime in future any increased/ additional FSI is available, the Owner/Lotus shall be entitled to utilise the same for constructing additional floors/buildings;
- (e) The terms, conditions, covenants and stipulations contained in the documents referred hereinabove and to be performed fulfilled complied with and observed by the Purchaser/s;

The Purchaser/s is/are entering into this agreement with the full knowledge of the aforesaid and other terms and conditions contained in these presents and on the specific representation by the Purchaser/s that he /she/ it/ they shall abide by the same.

<del>CONDITIONS</del>	
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- 6. The Lotus shall sell and transfer to the Purchaser/s Plat No. 170 admeasuring 113 Sq. Mtrs. of Built up area along with Two Car parking and exclusive right to use the attach terrace garden and more particularly described in the SECOND SCHEDULE hereunder written and marked in red on the floor plan annexed hereto and marked as "F" (hereinafter referred to as the said premises) on the 27th Floor of the 'A' Wing of the said Building "LOTUS ENPAR RESIDENCY" (hereinafter referred to as the said Building) constructed on the said Property more particularly contained in the FIRST SCHEDULE TOGETHER WITH along with the Fixtures, fittings, amenities of the said building more particularly contained in the THIRD SCHEDULE hereunder written with the proportionate undivided share, right, title and interest in the common areas, amenities and facilities of the said building more particularly described in the FOURTH SCHEDULE hereunder written which are to be used in common with the Lotus and or their nominee/allottee/transferee of the Lotus in respect of the free sale area also to be used in common with the existing members of the Society;

The Purchaser shall pay to the Lotus a sum of Rs. 3,30,00,000/- (Rupees Three Crore Thirty Lakhs Only) as the purchase price of the said Premises. The said purchase price of Rs. 3,30,00,000/- (Rupees Three Crore Thirty Lakhs Only) shall be paid by the Purchaser/s to the Lotus



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as per the installments as under: -

- a. Rs. 11,00,000/- (Rupees Five Lakhs Only) to be paid as Earnest Money.
  - b. Rs. 95,00,000/- (Rupees Ninety Five Lakhs Only) to be paid within 60 days after receiving NOC.
  - c. Rs. 2,24,00,000/- (Rupees Two Crore Twenty Four Lakhs Only) to be paid after 6 months from the execution of this Agreement.
8. The Lotus/Owner shall give possession of the said premises to the purchasers on receipt of the entire consideration as stated above.
9. On and from the date of taking possession of the said premises, the Purchaser/s shall be bound and liable to bear and pay all taxes levied by BMC and/or any other government bodies and authorities and/or statutory bodies and/or authorities and also all the charges for electricity and other services and all other outgoings including the Society outgoings that shall be payable in respect of the said premises.
10. If within a period of 2 years from the date of handing over possession of the said premises to the Purchaser/s, the Purchaser/s brings to the notice of the Lotus any defect in the said premises or the Building in which the said premises are situated or the material used therein in the construction of the said building, then, wherever possible such defects shall be rectified by the Lotus at his own cost and in case it is not possible to rectify such defects then the Purchaser shall be entitled to receive the cost incurred for rectifying the defect from the Lotus after submitting necessary supporting papers.

11. The Purchaser shall at the time of making payment of the final installment mentioned in Clause 7 pay to the Lotus the following amounts:
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- i) Rs. - /- lump sum amount of legal charges for this agreement and formation of Society/Limited Company.



Rs.600/- for share money, application and entrance fee of the Society/Limited Company.

Rs. - /- towards electric & water connection charges.

Rs. - /- for cable charges.

In case there shall be deficit in this regard, the Purchaser/s shall forth with on demand pay to the Lotus his proportionate share to make up such deficit.

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12. The Lotus have informed the Purchaser/s and the Purchaser/s acknowledges that the Lotus has already provided electric meters for the said premises.
13. The premises in wing A, B and C intended and shall be used for residential purposes only and the Purchaser/s shall not use the said premises or any part or portion thereof for any other purposes whatsoever.
14. The Purchaser/s shall not be entitled to change the elevations of the building and the said premises and shall maintain the same in the same form as the Lotus has constructed and not at any time alter the said elevations in any manner whatsoever without the prior consent in writing from the Lotus or the Society as the case may be.
15. The Purchaser is aware that the Lotus have availed the construction Finance from IndusInd Bank Ltd and Lotus will applied the NOC from the Bank and same will be received within 30 days from the date of execution of this Agreement.
16. The Purchaser/s shall from the date of possession maintain the said premises at his/her/its/their cost in a good and tenantable repair condition and shall not do or suffer to be done anything in or to the said premises, and/or common passage, or the compound which may be against the rules or bye-laws of the Society, the BMC or any other authority.
17. The Purchaser/s shall have no claim whatsoever except in respect of the said premises hereby agreed to be acquired. It is hereby expressly and specifically agreed by the parties herein that all other open spaces, staircases, lobbies, un-allotted premises and other spaces, terrace, garden etc. shall remain the property of the Lotus/Owner until the said Building "LOTUS ENPAR RESIDENCY" is transferred to the Co-operative Society.
18. The Purchaser hereby agrees and undertakes to indemnify and keep indemnified the Lotus and the Society from and against any loss, damage, inconvenience, disturbance, litigation, that they may suffer or be put to by reason of the Purchaser committing a breach of any of the terms and conditions set out in this Agreement and/or in the bye-laws of the said Society and/or any applicable laws, rules and regulations.

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The Purchaser/s shall be entitled to let, sublet, sell, transfer, assign, mortgage, charge or in any manner encumber or deal with or dispose off or part with his/her/its/their interest under this Agreement or benefit of



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this Agreement or part with possession of the premises after entire consideration is made to the Lotus under this Agreement.

20. The Owner had already formed the society namely Lotus Enpar Co-Op. Housing Society Ltd. u/no. MUM/WGS/HSG/TC/9604/2018-19/ dated 27<sup>th</sup> March, 2019. and the Purchaser shall join as member in Co-operative Society.
21. The Owner shall on completion of development of the said property execute a Deed of Lease of 99 years in favour of the Co-operative Housing Society transferring the right, title and interest in respect of the portion of the property on which the building stands and the execute a Conveyance of the said building in favour of the Co-operative Housing Society.
22. It is hereby expressly agreed that the terrace on the said Building shall always belong to the Co-operative Housing Society.
23. The Purchaser for himself / herself / itself / themselves and his/her/its/their nominee/s, heirs, executors, administrators and assigns and to the intent that the covenants herein contained shall be binding upon all the persons in whose hands the said premises shall come, hereby covenant/s as follows:-

- a. **TO USE** the said premises as per plans approved by the Concerned Authority.
- b. **TO CONTRIBUTE** proportionately, along with the other occupants, towards the costs and expenses of maintenance, repairs and periodic external painting of the said building;
- c. **NOT TO DO** or permit to be done in or upon the said premises or any portion of the said Building, or any act, deed or thing which shall cause nuisance annoyance, disturbance, danger or inconvenience to the other occupants/allottees of other premises of the said Building;
- d. **TO MAINTAIN** the said premises at his/her/its/their own cost in good tenantable repair and condition from the date of taking possession thereof and not to do or suffer to be done anything in or upon the said premises and the said Building, its staircase or any passage which may be against the rules and regulations of the society, the concerned local or any other authority or which may change/alter or make additions in or to the said premises or any part thereof;

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- e. **NOT TO AFFIX** any sign boards, neon lights or advertisements either on the attached terrace garden or on the exterior of the said Building or on the compound wall or otherwise in and or upon the said Property and not to fix any grills outside the premises;
- f. **NOT TO STORE** in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said Building or storing of which goods is objected to by the concerned local or other authority, and not to carry or cause to be carried heavy packages to upper floors which may damage or likely to damage the staircase, common passages or any other structure of the said building, including entrances of the said Building; and in case any damage is caused on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach and for rectifying such damage and restoring the damaged portion to its original condition and to keep the Society / Onwer/Lotus, occupants/allottees of the premises of the said Building indemnified from and against any loss, damage or liability that may be caused or occur by aforementioned acts or negligence in respect thereof;
- g. **NOT TO DEMOLISH** or cause to be demolished the said premises or any part thereof, nor at any time to make or cause to be made any addition or alteration of whatever nature in or to the said premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the said Building, in which the said premises is situated and to keep the portion, sewers, drains, pipes in the premises and appurtenances thereof in good tenantable condition, so as to support, shelter and protect the other part of the said Building without prior written permission of the Society or BMC and other bodies and authorities as the case may be;
- h. **NOT TO DO** or permit to be done any act or thing which may render void or voidable any insurance of the said property and the said Building or any part thereof or whereby any increased premium shall become payable in respect of the insurance, or which is likely to cause nuisance or annoyance to other users and occupiers of the other premises in the said building;
- NOT TO THROW** dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in the

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compound or in any portion of the said Property and the said Building, in which the said premises is situated;

- j. **NOT TO KEEP** anything in the common passage, staircases, terraces, walls or any other common place and not to hang any sign boards, hoardings, name boards etc., in passage or inner or outer wall of the said Building;
- k. **NOT TO DEMAND**, at any time, partition by metes and bounds of the Purchaser/s interest in the said premises and/or the said Building, it being an express and specific intention of the Parties hereto that the interest of the occupants in the said premises and in the said Building shall always be impartible;
- l. **TO BECOME A MEMBER** of the Society for the purpose of management and maintenance of the said Building and for payment of all outgoings in respect thereof and for that purpose to execute all such documents as may be necessary from time to time;
- m. **NOT TO TRANSFER** or assign the benefit of this Agreement or the Purchaser's interest in the said premises to any person or party whatsoever, until all dues payable by the Purchaser/s to the Lotus under this Agreement are fully paid up and even after such payment, only if the Purchaser/s has/have not been guilty of breach or non-observance of any of the terms and conditions of this Agreement

- n. **TO PAY** to the Lotus, within seven days of the demand made by the Lotus, his/her/its proportionate share of security deposit/premium/betterment charges/development levies demanded by concerned local authority or Government for giving water/electricity or any other services connection to the Building;

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- o. **NOT TO USE** the refuge area provided in the said Building for any purpose whatsoever as the same is exclusively provided for a refuge in case of fire in the said Building;

- p. As the building is constructed as Green Building Concept, for better environment and aesthetic point of view, there is attached terrace which is constructed for the use of Terrace Garden, **NOT TO USE** this area other than Garden and also undertake to the Lotus and Owner for not misusing this area other than the Garden as approved MCGM.



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q. **NOT TO DO** any act or deed which shall be in violation of the terms and conditions attached to the various sanctions/approvals/NOCs etc. set out in the recitals hereinabove;

24. The Purchaser/s shall maintain at his/her/their own costs the said premises agreed to be purchased by him/her/them after obtaining the possession and shall abide by all bye-laws, rules and regulations of the Government, Local Bodies and Authorities, Electricity Supply Company, the Co-operative Society and shall attend to answer and be responsible for all actions and violations of any of the conditions or rules or bye-laws and shall observe and perform all the terms and conditions contained in this Agreement.

25. The Purchaser/s shall pay the Owner consideration amount liable to be paid by the Purchaser under this Agreement and to observe and perform the covenants and conditions in this Agreement and to keep the Owner fully indemnified against the said payments and observance and performance of the said covenants and conditions except so far as the same ought to be observed by the Lotus.

26. The Purchaser/s shall from time to time to sign and execute the application for becoming the member of the Society within Ten days of the intimation by the Lotus/Owner. The Purchaser shall be bound from time to time to sign all the papers and documents and all other deeds as the Lotus/Owner may require him/her/them to do from time to time for safeguarding the interest of the Lotus/Owner and the Purchaser of other premises in the said Building. Failure to comply with the provisions of this clause will render this Agreement ipso facto to come to an end. The Purchaser shall ensure that as and when the Lotus/Owner shall so require the Co-operative Society shall pass the necessary resolution confirming the right of the Lotus/Owner as aforesaid to carry out additional construction work on the said Building and also confirming the right of the Owner/Lotus to sell on Ownership basis other premises in the said Building.



The Purchaser shall make the payments of installment of purchase price, as herein in this Agreement stipulated on time to the Lotus. In the event of the Purchaser making any default in payment of the purchase price installments and/or his/her/their share in taxes, maintenance and other outgoings regularly as agreed to herein by him/her/them, the Lotus/Owner will have right to terminate this Agreement or seek specific performance against the Purchaser for recovering the same.

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28. On the vesting of the building and the said Property on which the said building stands in possession, management and control of the Co-operative Housing Society as stated herein above the Co-operative Housing Society shall take over complete responsibility for the management of the said Building and shall be solely responsible for collections of dues from its members and for the disbursement of such collections in relation to Building along with the said Property on which the said Building stands including payment of property taxes, cess, Municipal taxes, salaries of the employees charged with the duties for the maintenance of the said Property and the security of the building to the intent that the said Property shall be kept free from all claims, attachments and sale or other legal encumbrances, charges and liens, If Co-operative Housing Society fails to perform its obligations mentioned hereinabove the Lotus/Owner in any event shall stand absolved from its responsibility of managing the building, receiving and paying the outgoings including the property taxes, cesses, Municipal taxes and other incidental charges connected with the maintenance and security of the said building. The Purchasers both hereby indemnify Lotus/Owner in that behalf. The Purchasers shall ensure by executing any document or documents or doing all acts, deeds and things as he/she/they may be required to do by the Lotus/Owner that such obligations as aforesaid are undertaken and performed by the Corporate Body being his/her/their successor in interest and failure or lapse on the part of the Purchasers in so doing shall entitle the Lotus/Owner to rescind this Agreement and the consequences of recession as envisaged hereafter shall follow.

29. The consideration is exclusive of the stamp duty and registration charges on this Agreement and Purchaser will lodge this Agreement for Registration with Sub-Registrar of Assurances at Mumbai and the Lotus and the Owner will attend the Sub-Registrar and admit execution thereof after the Purchaser inform them of the number under which it is lodged for Registration by the Purchaser.

30. The Deed of Lease and Conveyance and other documents for transferring the title in favour of the said Co-operative Housing Society in respect of the land on which the said Building is constructed and the said Building will be transferred once the property will be developed in to and shall be prepared by Owner's Advocates and Solicitors and the same will contain such Covenant and conditions as the said Advocates and Solicitors shall think reasonable and necessary having regard to the development of the said Property. All the Expenses incidental to the Deed of Lease and



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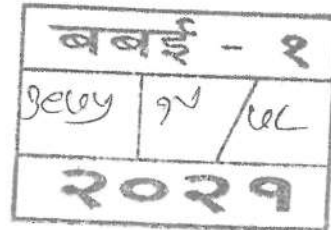
Conveyance will be borne by the Society or the Purchaser in their/ her proportion.

31. Any delay or indulgence by the Lotus/Owner in enforcing the terms of this Agreement or any forbearance or giving time to the Purchaser/s shall not be considered as a waiver on the part of the Lotus/Owner of any breach or non compliance of any of the terms and conditions of this Agreement by the Purchaser/s nor shall the same in any manner prejudice the remedies of the Lotus/Owner.
32. The Lotus and the Owner shall be entitled to alter the terms and conditions of the Agreement relating to the unsold premises in the said Building of which the aforesaid premises form part and the Purchaser/s shall have no right to object to the same.
33. The Owner shall be entitled to amend the layout and subdivide the said property and construct the Building / Structures as permitted by Local planning Authority for any purpose and purchaser will not raise any objection and giving his / her / their irrevocable consent by way of signing this Agreement.
34. All letters, circulars, receipts and/or notices issued by the Lotus and the Owner dispatched under Certificate of Posting to the address known to them of the Purchaser will be a sufficient proof of the receipt of the same by the Purchaser and shall completely and effectually discharge to Lotus and Owner. For this purpose, the Purchaser has given the following address;

**1501, LE PAPILLON CHS, MOUNT MARY ROAD, BANDRA (WEST),  
MUMBAI 400 050**

35. The Permanent Account No. of the Purchaser, Developer and Owner is as follows:-

PURCHASER :- AABPL1591L  
OWNER :- AABCH2862H  
LOTUS :- AADFL7079F



**THE FIRST SCHEDULE ABOVE REFERRED TO**

**(DESCRIPTION OF SAID PROPERTY)**

ALL THAT piece or parcel of land or ground bearing C. S. No. 1/445 of Lower Parel division, together with Building and Structures standing thereon situate at Shankarrao Naram Path Marg, Off. Pandurang Budhkar Marg, Lower Parel, Mumbai - 400013

*[Signature]*

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**THE SECOND SCHEDULE ABOVE REFERRED TO**

Flat No. 2701 on the 27th floor admeasuring 113 Sq. Mtrs. Built up area along with Two car Parking in the 'A' Wing constructed on the said Property more particularly described in the First Schedule hereinabove referred to.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

**(List of Fixtures, Fittings, specifications and Amenities)**

1. STRUCTURE  
a) R.C.C. Framed structure
2. PLUMBING  
a) Outside drainage Line.
3. FLOORING  
IPS Flooring
4. DOOR/WINDOWS

**THE FOURTH SCHEDULE ABOVE REFERRED TO:**

**Common areas and facilities of the said Building Common areas and facilities.**

Prorata right in common area and facility of staircase, entrance hall along with all the purchasers of the said flats in the said Building in which the said flat is situated.

IN WITNESS WHEREOF, the Lotus, the Owner and the Purchaser/s have hereunto set and subscribed their hands and seal the day and year first hereinabove written.

SIGNED AND DELIVERED by the  
withinnamed "LOTUS"  
**LOTUS ENTERPRISES**

) **LOTUS ENTERPRISES**  
)  
) *[Signature]*  
) Partner/Authorised Signatory



Through its **Authorised Signatory**

)

In the presence of .....

)

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*[Handwritten signatures and initials]*  
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SIGNED AND DELIVERED by the )  
withinnamed "PURCHASER" namely )  
**NEETA RAVINDRA LAD**

In the presence of ..... )

*Handwritten signatures*

*NR Lad*  
*Fingerprint*



SIGNED AND DELIVERED by the )  
withinnamed "OWNER" namely )  
**HALL & ANDERSON LIMITED**

Through its **Director** )  
Authorised signatory )  
In the presence of )

*Handwritten signatures*

) For **HALL AND ANDERSON LTD**  
*Handwritten signature*  
Director / Authorised Signatory

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**Receipt**

RECEIVED the day and year first hereinabove written of and from the  
withnamed Purchaser/s the sum of **Rs. 11,00,000/- (Rupees Eleven Lakhs  
Only)** being the amount against Consideration paid to us.

WE SAY RECEIVED

For Lotus Enterprises

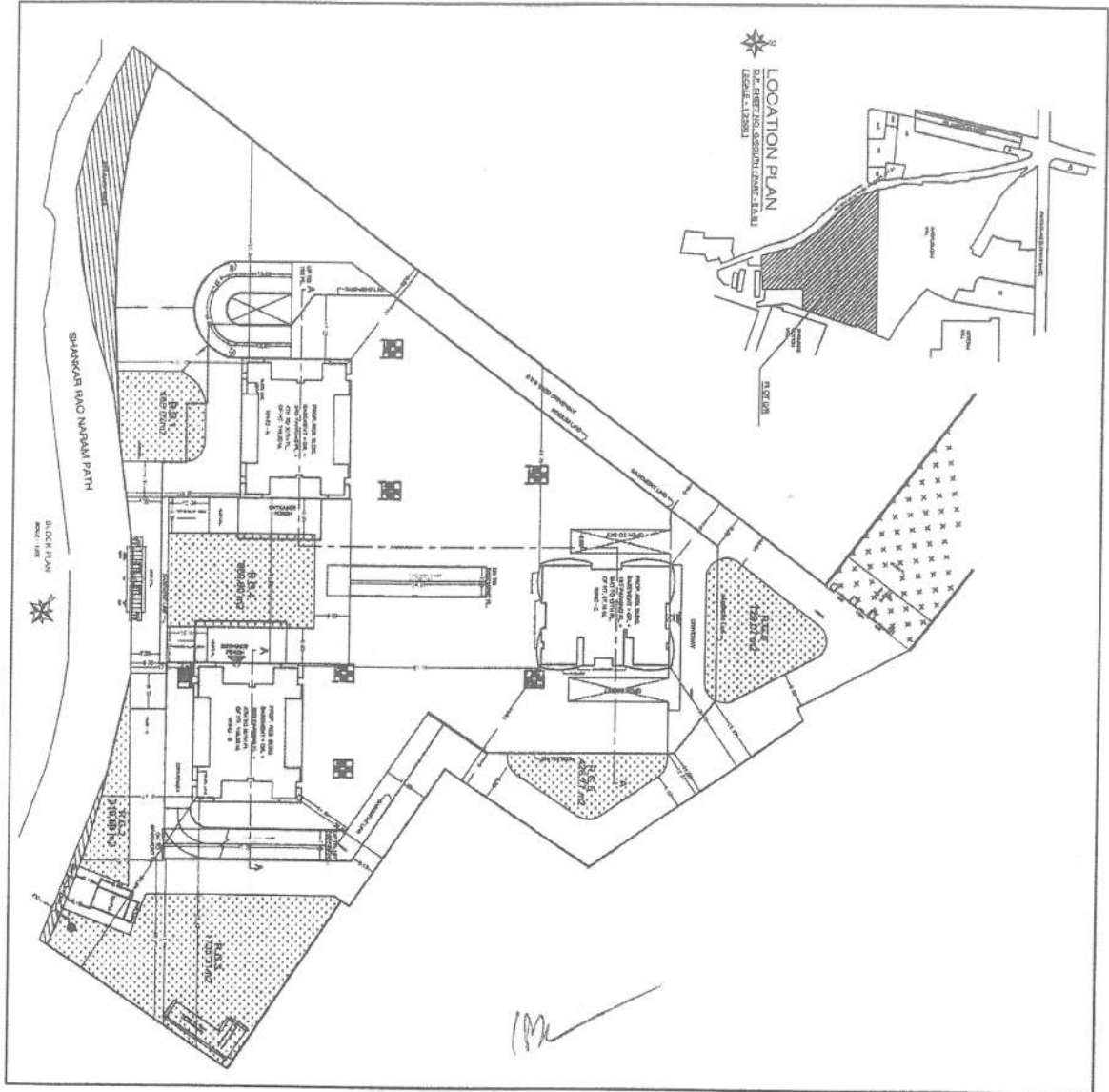


*Handwritten signature*  
**Partner**

WITNESSES :

*Handwritten signatures*

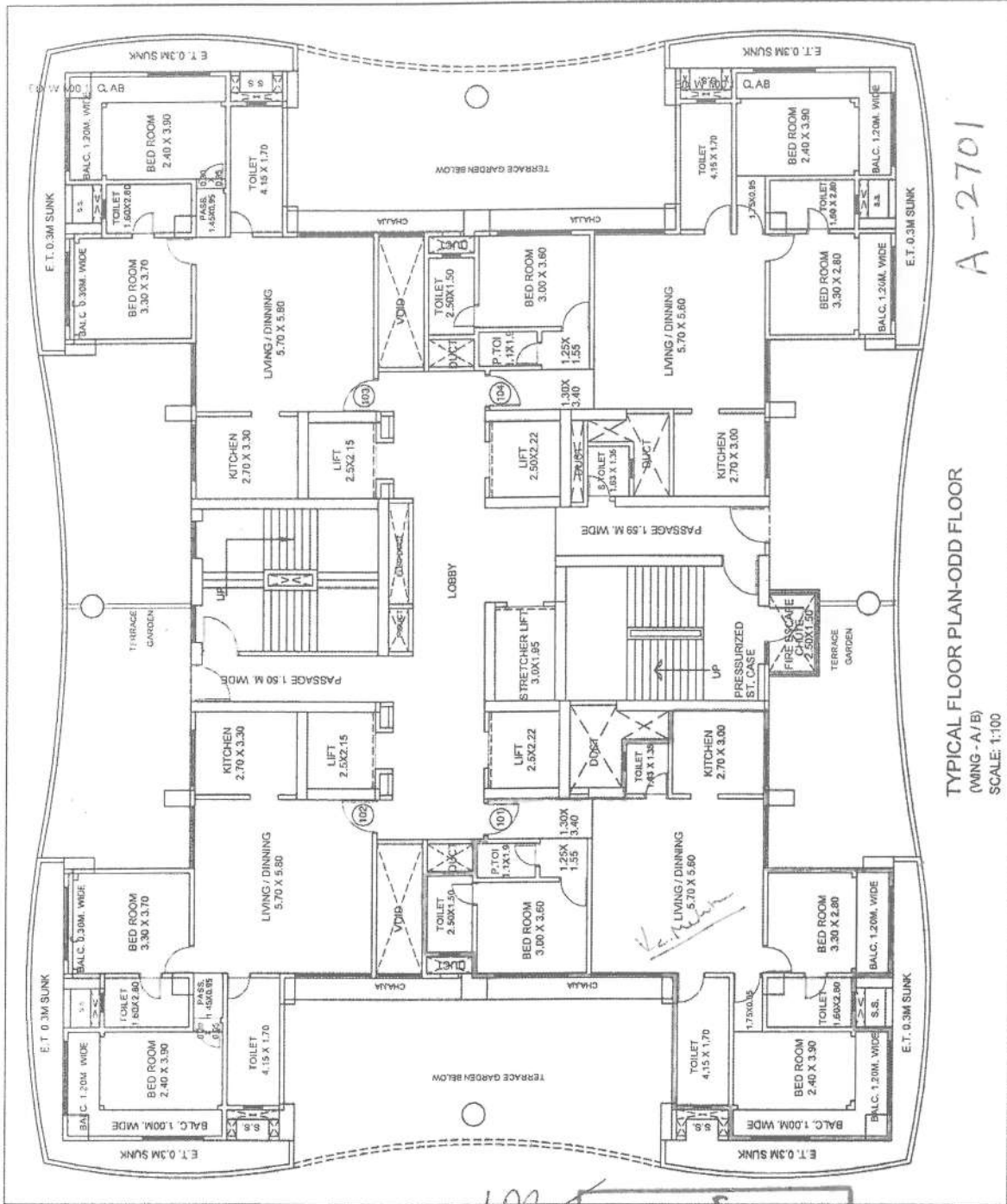




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TYPICAL FLOOR PLAN-ODD FLOOR  
(WING - A/B)  
SCALE: 1:100



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Division: LOWER PAVLA  
 Register No. 217  
 Page No. 30

FORM 101/10172 FOR THE YEAR AND HALF OF 2010  
 (Prepared under Section 241 of the Maharashtra Land Revenue Act, 1946)

Filed by: SRI S. O. SHARDE

Checked by:

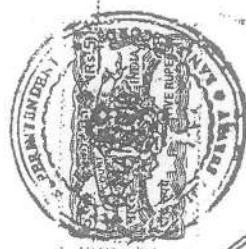
1. Sheet No. 64/43	2. Area of Plotted or Locality CORONA TANK ROAD	3. Street No. -NIL-	4. Cadastral Survey No. 174/3	5. Range L.T.A.	6. Area in Sq. Mts./Acs. 90.87283 2185.35	7. Leasehold Survey No. -NIL-	8. Collector's Seal No. (Collection Seal No. 11 No.) -NIL-
9. Ground held for the Govt.		10. Name of Person in Possession/Ownership		11. Mode of Acquisition by Present Owner		12. Description of Title	
-NIL-		(1) - M/S. S. ANDERSON LIMITED		(1) - BY DEED C.A.R. 445		- NIL -	
13. Original Grant from Govt. (If any)		14. Lease from Public Body or Executive		15. Ground held by Public Body or Executive		16. Description of Title	
-NIL-		-NIL-		-NIL-		- NIL -	

(DEED NO. 5019/2000) DEED OF CONFIRMANCE DATED 16-7-2000 FROM 1<sup>st</sup> TO COL. 10, 11<sup>th</sup> IN COL. 10 AT PRESENT 'A' IN COL. 10 IN RESPECT OF AREA 2185.35 SQ. METRS. (DEED R.A. NO. 65/2010)

IT HAS BEEN ASCERTAINED THAT 2185.35 SQ. METRS. HAS BEEN DERIVED FROM C.A.R. 445 & NOW C.S. 62/1743 IS ASSIGNED WITH THE CHIEF ENGINEER (BUILDING PROPOSALS) CITY LITTON NO. 22/4516/CS/A DT. 18-05-05 AND ALSO REASSIGNED R.A. NO. 11/7200 CARRIED OUT THIS OFFICE ON DT. 12/11-11-2009 (DEED R.A. NO. 65/2010 20/-12-10-20/-12-4) IS 30/-12-03-2010 SUPD. R.C.S. S. L.L.

Name of Applicant: RITIN P. PATIL  
 Date of Application: 15/03/2010  
 Fee received: Rs. 144400.00  
 Reference of Issue: 11303/20102  
 Date of Issue: 15 MAR 2010

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(Rectangular '1' in brackets shows entry deleted)  
 Note :- This is a true copy of the extract of C.I. Register which forms part of this office record and the area of the property referred to therein is 2185.35 Sq. meters.  
 (DEED NO. 5019/2000) DEED OF CONFIRMANCE DATED 16-7-2000 FROM 1<sup>st</sup> TO COL. 10, 11<sup>th</sup> IN COL. 10 AT PRESENT 'A' IN COL. 10 IN RESPECT OF AREA 2185.35 SQ. METRS. (DEED R.A. NO. 65/2010)

Supernumerary  
 Mumbai City Survey and Land Records

In reply quote **4912**  
 KMV/ /2010

TITLE CERTIFICATE

Re: Land bearing C.S No.445 of Lower Parcel Division admeasuring 27585.35 sq.metres or thereabouts together with the building and structures standing thereon situate lying and being at Pandurang Budhkar Marg, Lower Parcel, Mumbai- 400 013

1. National Textile Corporation Limited was seized and possessed of or otherwise well and sufficiently entitled to the land bearing C.S No.445 admeasuring 96612.07 sq yards equivalent to 80,779,995 sq metres or thereabouts situate lying and being at Off Delisle Road, Lower Parcel, Mumbai and more particularly described in the First Schedule hereunder written ("the said larger property").

2. By a Deed of Conveyance dated 2<sup>nd</sup> July 2009 made between National Textile Corporation Limited of the One Part and Hall and Anderson Limited of the Other Part and registered with the office of the Sub-Registrar of Assurances at Mumbai under Serial No 5059 of 2009, National Textile Corporation Limited granted, conveyed, sold and transferred to Hall and Anderson Limited a portion of the said larger property which portion admeasures 27,585.35 sq metres or thereabouts situate lying and being at Off Delisle Road, Lower Parcel, Mumbai and more particularly described in the Second Schedule hereunder written ("the said property") along with the Right of Way passing through the said property of the said larger property retained by National Textile Corporation Limited and the Right of Way is shown in burnt sienna colour on the plan annexed to the said Deed of Conveyance at or for the consideration therein contained.

3. We have caused advertisements to be issued in the local newspaper inviting claims from the public and have not received any claim pursuant to the issuance of the said advertisements.

4. We have caused searches to be taken in the office of the Sub-Registrar of Assurances at Mumbai and no documents affecting the title of Hall and Anderson Limited to the said property are found to be registered.



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... the removal of the Property Cards relating to the said larger property; we have inserted the name of Hall and Anderson Limited in the ... and as the Owner of the said property.

... We have perused the Original Deed of Conveyance dated 2<sup>nd</sup> July 2009 ... prepared this Title Certificate on the basis of the Original Deed of Conveyance dated 2<sup>nd</sup> July 2009 furnished to us.

... By virtue of the aforesaid Deed of Conveyance dated 2<sup>nd</sup> July 2009, Hall and Anderson Limited is the absolute Owner of the said property more particularly described in the Second Schedule hereunder written and has a clear and marketable title thereto.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

ALL THAT piece or parcel of land or ground of Foras Tenure cess ... together with the Spinning and Weaving Mill ... and other buildings godowns messuages tenements ... situated lying and being at Globe Mills ... Lower Parel in the Town and Island of Bombay and in ... sub-District of Bombay and in the registration sub-District of ... 96612.07 sq.yrds or thereabouts ... registered in the books of the Collector of Land ... part of 787 Lower Parel Division.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

ALL THAT piece or parcel of land or ground admeasuring 27585.35 sq.mts. or thereabouts together with the building and structures standing thereon of Lower Parel Division being a portion of property more particularly described in the First Schedule hereinabove referred to.

DATED this 31<sup>st</sup> day of May, 2010.

KANGA AND COMPANY,

*(Signature)*

PARTNER.



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MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. EEBPG/5056 1931A of 4-1-11

COMMENCEMENT CERTIFICATE

To, Hall & Anderson Ltd.  
31, Chowringhee Rd.  
Kolkata - 700 016

Ex. Eng. City Proposal (City) - 1  
E Ward, Municipal Office, 3rd Floor,  
12, S. K. Mahopadhyay Marg, Byculla  
Mumbai - 400 008

Sir,

With reference to your application No. 2439 dated 12/08/07 for Development Permission and grant of Commencement Certificate under Section 44 and 69 of the Maharashtra Regional and Town planning Act, 1966, to carry out development for Proposed development on the property

and building permission under section 34B of the Bombay Municipal Corporation Act, 1968, to erect a building in Building No. on Plot No./C.S.No./C.T.S. No. 445 Division/ Village/Town Planning Scheme No. Lower Panel Bura. Situated at Road/Street Sanduram Budhkar Marg Ward 919 the Commencement Certificate/Building permit is granted on the following conditions:-

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

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7) The conditions of this Certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successor and every person deriving title through or under him.

8) The Municipal Commissioner has appointed Shri. R.M. Bahajirdar Assistant Engineer, to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This Commencement Certificate is valid upto 3-Jan-2012

This C.C. is issued upto plinth level for wing 'A' as per approved plans dated 07/11/2009

For and behalf of Local Authority  
The Municipal Corporation of Greater Mumbai.

*Engl*  
Assistant Engineer  
Building Proposals (City)/R&B

For MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

EB/5056/GS/A of 4-5-2011

This C.C. is endorsed upto plinth level for wing A & B as per amended plan approved dated 21-4-2011

EB/5056/GS/A of 22-7-2011 AEBPG VII

This C.C. is extended upto 7th floor of wing 'A' i.e. upto 24.00 mt only as per amended plan approved dt 21-4-2011

EB/5056/GS/A

12-8-1-2012 AEBPG VII

This C.C. is further extended for the entire work of wing A and upto 7th floor for wing B.

EB/5056/GS/A of 11-12-2012 AEBPG VII

This C.C. is endorsed upto 18th floor level i.e. upto 62.70 m height for wing 'A' & wing 'B' as per amended approved plan dated 07-10-2012

EB/5056/GS/A dt 20-5-13

This C.C. is endorsed upto top of 21st floor for wing 'A' & wing 'B' as per last amended approved plan dt 07/10/2012

EB/5056/GS/A dt 13-2-2015

C.C. is extended upto 20th floor (i.e. entire work) for wing 'A' & wing 'B' as per amended plan approved dt 29/01/14



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EG/5056/HS/A dt 13-12-2015

This c.c. is endorsed upto 30<sup>th</sup> floor of wing 'A & B'  
and plinth c.c. for wing 'C' as per amended plan approved  
on 28/10/2014

dt 13/12/15  
[Signature]



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Form 346  
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in replying please quote No.  
and date of this letter.

RECEIVED  
Municipal Office  
Mumbai - 400 016

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

No. E.B./CE/ EB/5056/cs/A of 200 - 300  
BS/A

**MEMORANDUM**

Hall and Anderson Ltd.  
31, Chowringhee Road,  
Kolkata - 700 016

Municipal Office,  
Mumbai 07/11/09

With reference to your Notice, letter No. 2439 dated ..... 200 and delivered on 12.08.2009 200 and the plans, Sections Specifications and Description and further particulars and details of your buildings at C.S.No.445 of Lower Parel, Divn. at Pandurang, Budh furnished to me under your letter, dated 8.8.2009 200. I have to inform you that I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by there of reasons :-

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

1. That the commencement certificate under Section 44/69(1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
2. That the builder / developer / owner shall not prepare a "debris management plan" showing the prospective quantum of debris likely to be generated, arrangements for its proper storage at the site, transportation plan of the agency appointed for the same, with numbers and registration numbers of vehicles to be deployed and the final destination where the debris would be unloaded by them and submit the same to the Zonal Executive Engineer of S.W.M. Department and the same shall not be got approved before demolition of existing building or commencing any construction activity.
3. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No.38(27).
4. That the low lying plot will not be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side, before starting the work.



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

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

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements the same in the way you will be at liberty to proceed with the said building or work at anytime before the 6th Nov day of 2010, 200, but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

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

Executive Engineer, Building Proposals,  
Zone, City I Words.

### SPECIAL INSTRUCTIONS

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

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

3) Under By-law No. 8 of the Commissioner has fixed the following levels :-

"Every person who shall erect a new domestic building, shall cause the same to be built so that every part of the building shall be :-

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

"(ii) Not less than 2 feet (60 cms.) above every portion of the ground, within 5 feet (160 cms.) of the building.

"(iii) Not less than 2 feet (60 cms.) above Town Hall Datum."

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

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

6) The date of commencement of work should be communicated as per requirements of Section 353-B of the Municipal Corporation Act.

7) A block plan should be submitted for the Collector, Mumbai Suburbs District.

8) A Non-agricultural use of the land shall be obtained from the Collector Mumbai before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector under the Revenue Code and Rules thereunder.

Your attention is drawn to the notes accompanying this Intimation of Disapproval.



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No. EB/5056/GS/A dt 07/11/2009

5. That the specifications for layout/ D.O. for access roads/ development of setback land will not be obtained from E.E. Road (Construction) before starting construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D. the completion certificate will not be obtained from E.E. (R.C.)/ E.E. (S.W.D.) of City before submitting building completion certificate.
6. That the structural engineer will not be appointed. Supervision memo as per Appendix-XI [Regulation 5(3) (ix)] will not be submitted by him.
7. That the structural design and calculations for the proposed work (proceeding for seismic analysis as per relevant IS Code and for existing building showing adequacy thereof to take up additional load alongwith bearing capacity of the soil strata will not be submitted before C.C.
8. That the regular/sanctioned proposed lines and reservation will not be got demarcated at site through A.E. (Survey)/ E.E. (T&C)/ E.E. (D.P.) before applying for C.C.
9. That the sanitary arrangements shall not be carried out as per Municipal Specifications, and drainage layout will not be submitted before C.C.
10. That the structure Nos. 2, 11 & 12 shall not be demolished before asking C.C. for Wing B.
11. That the N.O.C. from Director of Industries for additional F.S.I. in Wing 'C' shall not be submitted to claim additional F.S.I. under D.C. Regn. 33(16).
12. That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents, to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
13. That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.
14. That the requirements of N.O.C. of Chief Fire Officer will not be obtained & the requisitions, if any, will not be complied with before occupation certificate / B.C.C.
15. That the qualified/Registered Site supervisor through Architect/Structural Engineer will not be appointed before applying for C.C.
16. That the true copy of the sanctioned layout / sub-division / amalgamation both approved under No. EB/4976/GS/A dated 18.9.2009 along with the T. & C. thereof will not be submitted before B.C.C.



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17. That the premium/deposits as follows will not be paid -
  - a. Staircase / Lift area benefit.
  - b. Development charges as per M.R. & T.P. (Amendment) Act, 1992
  - c. Enclosure enclosure fees.
  - d. Insecticide charges.
  - e. Payment of advance for providing treatment of construction site to prevent epidemic like dengue, malaria etc to insecticide charges 'G/South' Ward.
  - f. Extra Lobby premium.
18. That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
19. That the N.O.C. from Police Commissioner, M.T.D.O. and Metropolitan Commissioner for proposed Residential Hotel (D' Wing) shall not be submitted before asking for C.C.
20. That the work will not be carried out strictly as per approved plan and in conformity with the D.C Regulations in force.
21. That the N.O.C. from Tree authority shall not be submitted before asking for plan C.C.
22. That the Registered Undertaking shall not be submitted for agreeing to pay the difference in premium paid and calculated as per revised land rates.
23. That the Janata Insurance policy or policy to cover the compensation claims arising out of Workmen's Compensation Act, 1923 will not be taken out and a copy of the same will not be submitted before asking C.C. and renewed during the construction of work.
24. That the N.O.C. from B.E.S.T./Tata Electric Company for sub station shall not be submitted.
25. That the fresh Tax Clearance Certificate from A.A. & C 'G/South' Ward shall not be submitted.
26. That the Regd. U/T against misuse of pocket terrace / part terrace / still shall not be submitted.
27. That the footpath in front of plot shall not be repaired / restored once in a year or before occupation whichever is earlier.
28. That the Indemnity Bond indemnifying M.O.G.M. against disputes, claims, arising out of ownership of plot shall not be submitted.
29. That the remarks from H.E. Department shall not be submitted.
30. That the board displaying the details of development of the work shall not be displayed at site.

*Ravi*



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31. That the necessary remarks for training of half construction of SWD will not be obtained from Dy.Ch.Eng (S.W.D.) City and Central Cell before asking for planth.C.C.
  32. That the N.O.C. from Dy.Ch.E (S.P.) P&D for proposed sewerage shall not be submitted before C.C.
  33. That the conditions of D.C. Regn. 58 shall not be complied with.
  34. That the plot boundary shall not be got demarcated from C.E.L.R. and demarcation certificate shall not be submitted to this office.
  35. That the copy of PAN card of the applicant shall not be submitted before C.C.
  36. That the precautionary measures to avoid dust nuisance such as erection of G.I. sheet screens at plot boundaries upto reasonable height shall not be provided before demolition of existing structures at site.
  37. That the fresh P.R. Card in the name of owner shall not be obtained before C.C. beyond 75% of permissible F.S.I.
  38. That the construction activity for work of necessary piling shall not be carried out by employing modern techniques such as rotary drilling, micropiling etc. instead of conventional jack and hammer to avoid nuisance damage to adjoining buildings.
  39. That the N.O.C. from E.T & C shall not be obtained for the parking before C.C.
  40. That Regd. U/F for minimum Nuisance during construction activity shall not be submitted before C.C.
  41. That the N.O.C. from M.O.E.F. shall not be submitted before C.C. beyond the construction of 20,000 Sq Mtr.
  42. That the work shall not be carried out between 7:00 A.M. to 7:00 P.M.
  43. That the G.I. Sheet screens at plot boundaries upto adequate height to avoid dust nuisance shall not be provided before demolition of existing building.
  44. That the precautionary measures to avoid nuisance due to dust, such as providing G.I. Sheets at plot boundaries up to reasonable height shall not be taken.

THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE THE PART OF THE PROPOSED BUILDING



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- 45 That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall be complied with.
- 46 No main beam in a R.C.C. framed structure shall not be less than 230 mm wide. The size of the columns shall also not be governed as per the applicable I.S. codes.
- 47 All the cantilevers (Projections) shall not be designed for five times the load as per IS Code 1993-2002 including the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
- 48 In R.C.C. framed structures, the external walls shall not be less than 230 mm if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No. CE/PD/11945/1 of 2.2.2005.
- 49 That the facilities for physically handicapped persons shall not be provided as per the accompaniment in Govt. in U.D. Department notification No. TFE 432001/1829/CR-216/2001/UD-11 dated 2<sup>nd</sup> December 2003.
- 50 That the specification & design of Rain Water Harvesting scheme as per the State Govt's directives u/No. TFE-4307/396/CR-124/2007/UD-11 dated 6<sup>th</sup> June 2007 shall not be submitted.
- 51 That the M.O.C. from High Rise Committee for proposed A, B and D Wing shall not be obtained before asking for C.C.
- 52 That the requisition of clause No. 45 and 46 of D.C. Regn. 91 shall not be complied with and records of quality of work, verification of report shall not be kept on site till completion of work.

**(B) THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE :**

- 1 That the plinth dimensions shall not be got checked from this office before asking for further C.C. beyond plinth.
- 2 That the Structural stability certificate through Regd. Structural Engineer regarding stability of constructed plinth shall not be submitted before asking for C.C. beyond plinth.

The design of road crust and construction of roads upto sub base level shall be submitted.

**THE FOLLOWING GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE GETTING C.C. TO ANY PART OF THE PROPOSED BUILDING :**

The slope of the drains will not be laid internally with C.I. Pipes.

*Handwritten signature*



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- Contd. (A)
32. That the N.O.C. from Dy.Ch.E (S.P.) P&D for proposed sewer line shall not be submitted before C.C.
  33. That the conditions of D.C.Regm: 58 shall not be complied with.
  34. That the plot boundary shall not be got demarcated from C.S.L.R and demarcation certificate shall not be submitted to this office.
  35. That the copy of PAN card of the applicant shall not be submitted before C.C.
  36. That the precautionary measures to avoid nuisance such as erection of G.I. sheet screens at plot boundaries upto reasonable height shall not be provided before demolition of existing structures at site.
  37. That the fresh P.R.Card in the name of owner shall not be submitted before C.C. beyond 75% of permissible F.S.I.
  38. That the construction activity for work of necessary piling shall not be carried out by employing modern techniques such as rotary drilling, micro piling etc. instead of conventional jack and hammer to avoid nuisance damage to adjoining buildings.
  39. That the N.O.C. from E.T.&C shall not be obtained for the parking before C.C.
  40. That Regd. U/T for minimum Nuisance during construction activity shall not be submitted before C.C.
  41. That the N.O.C. from M.O.E.F. shall not be submitted before asking for further C.C. beyond the construction of 20,000 Sq. Mt.
  42. That the work shall not be carried out between 7.00 A.M. to 7.00 P.M.
  43. That the G.I. Sheet screens at plot boundaries upto adequate height to avoid dust nuisance shall not be provided before demolition of existing building.
  44. That the precautionary measures to avoid nuisance due to dust such as providing G.I. Sheets at plot boundaries up to reasonable height shall not be taken.



बवई - १  
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45. That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall be complied with.
46. No main beam in a R.C.C. framed structure shall not be less than 230 mm wide. The size of the columns shall also not be governed as per the applicable I.S. codes.
47. All the cantilevers (Projections) shall not be designed for five times the load as per IS Code 1993-2002 including the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
48. In R.C.C. framed structures, the external walls shall not be less than 230 mm if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No. CE/PD/11945/I of 2.2.2006.
49. That the facilities for physically handicapped persons shall not be provided as per the accompaniment in Govt. in U.D. Department notification No. TPB 432001/1829/CR-216/2001/UD-11 dated 2<sup>nd</sup> December 2003.
50. That the specification & design of Rain Water Harvesting scheme as per the State Govt.'s directives under No. TPB-4307/396/CR-124/2007/UD-11 dated 6<sup>th</sup> June 2007 shall not be submitted.
51. That the N.O.C. from High Rise Committee for proposed A, B and D Wing shall not be obtained before asking for C.C.
52. That the requisition of clause No. 45 and 48 of D.C. Regn 191 shall not be complied with and records of quality of work verification of report shall not be kept on site till completion of work.

**(B) THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE :**

1. That the plinth dimensions shall not be got checked from this office before asking for further C.C. beyond plinth.
2. That the Structural stability certificate through Regd. Structural Engineer verifying stability of constructed plinth shall not be submitted before asking beyond plinth.



**THE FOLLOWING GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE GRANTING O.C.C. TO ANY PART OF THE PROPOSED BUILDING :**

1. That some of the drains will not be laid internally with C.I. Pipes.

<b>बबई - १</b>	
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<b>२०२९</b>	

*Handwritten signature*



NOTES

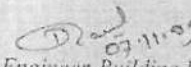
- (1) The work should not be started unless objections are complied with
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained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



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



  
 Executive Engineer, Building Proposals  
 Zones... City I ..... Wards.

<b>बवई - ९</b>	
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<b>२०२१</b>	

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

HALL & ANDERSON LIMITED

08/11/1948  
 Permanent Account Number  
 AABCH2862H

10002010

*V. m...*



बबई - १	
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२०२१	

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**LOTUS ENTERPRISES**

**06/04/2010**  
 Formant Account Number

**AADFL7079F**

30062010

*Handwritten signature*

प्रत्येक वर्ष के लिए / एक के अन्तर्गत एक ही / अर्ध-वर्ष  
 प्रदान की जा सकती है, एक ही ही एक  
 द्वारा, प्रत्येक, समान रूप से,  
 और विशेष रूप से है मालिक,  
 को, एक - 411 045.

*If this card is lost, someone else could exploit it.  
 Please inform us immediately.*

Income Tax PAN Services Ltd, NSDL,  
 2nd Floor, Ring Road Chambers,  
 Near Market, Telephone Exchange,  
 Mumbai, phone - 411 045.

Tel: 91 20 2721 5000, Fax: 91 20 2721 4001  
 e-mail: [pan@nsdl.com](mailto:pan@nsdl.com)



<b>बबई - १</b>	
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<b>२०२१</b>	



MUNICIPAL CORPORATION OF GREATER MUMBAI  
APPENDIX XXII  
PART OCCUPANCY CERTIFICATE  
[EB/5056/GS/A - BCC of 12 March 2020]

To,  
HALL & ANDERSON LTD.  
HALL ANDERSON LTD. 31, CHOWERINGEE ROAD, KOLKATA - 700 016..

Dear Applicant/Owners,

The Part 1 development work of Residential building comprising of Wing 'A' & 'B' i.e. Ground floor + 1st parking /podium floor (excluding club house) + 2nd & 3rd parking floors + 28th to 30th upper floors on plot bearing G.S.No./OTS No. 1/445 of Division 2044 at Shankarrao Naram Path is completed under the supervision of Shri. SHASHIKANT LAXMAN JADHAV, Licensed Surveyor, Lic. No. J/167/LS, Shri. Shantilal H. Jain, RCC Consultant, Lic. No. STR/J/21 and Shri. SANJAY GANGURDE, Site supervisor, Lic.No. CG/220/SS-I and as per development completion certificate submitted by, and first and second completion certificate issued by Chief Fire Officer u/no. FB/HRC/R-II/68 dated 14 February 2017

It can be occupied with the following conditions.

- 1) That all the balance conditions of I.O.D / amended plan approval letters shall be complied with before asking further OCC.
- 2) That the remaining work shall be carried out as per approved amended plans.
- 3) That all the safety and precautionary measures to safeguard the occupans and neighborhood shall be taken while executing the remaining construction works.

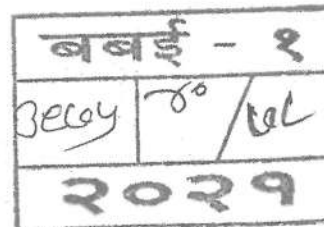
Copy To :

1. Asstt. Commissioner, G/South
  2. A.A. & C. , G/South
  3. EE (V), City
  4. M.I. , G/South
  5. A.E.W.W. , G/South
  6. Architect, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULUND (W)
- For information please

Name: JADHAV RAJESH  
ANANDRAO  
Designation: Executive  
Engineer  
Organization: Municipal  
Corporation of Greater  
Mumbai  
Date: 12 March 2020



Yours faithfully  
Executive Engineer (Building Proposals)  
Municipal Corporation of Greater Mumbai  
G/South





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 F51900019718

Project: Lotus Residency, Plot Bearing / CTS / Survey / Final Plot No.: CS NO 1,445 of GSouth-400013, Ward GSouth, Mumbai City, 400013.

1. Lotus Enterprises having its registered office / principal place of business at Tehsil: Ward GSouth, District: Mumbai City, Pin. 400013.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 31/08/2017 and ending with 31/12/2022 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

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Signature valid  
Digitally Signed by  
Dr. Vasant Premnand Prabhu  
(Secretary, MahaRERA)  
Date: 4/11/2018 12:49:03 PM

Dated: 31/08/2017  
Place: Mumbai

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

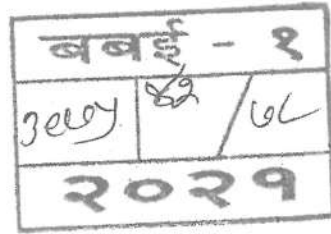


## घोषणापत्र

मी... श्री. शिर्षकाचा ...याद्वारे घोषित करतो कि  
दुय्यम निबंधक ... श्री. शिर्षकाचा ...यांचे कार्यालयात... श्री. शिर्षकाचा  
या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. शिर्षकाचा  
... शिर्षकाचा ... व इ. यांनी दि. 12/11/2019 रोजी मला  
दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे  
/ निष्ठापित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार  
यांनी कुलमुखत्यारपत्र रद्द केलेला नाही किंवा कुलमुखत्यारपत्र लिहून देणार  
व्यक्तिपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे  
कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध  
असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे  
आढळून आल्यास, नोंदणी अधिनियम 1908 चे कलम 82 अन्वये शिक्षेस मी  
पात्र राहिन याची मला जाणीव आहे.

Shirke

कुलमुखत्यारपत्रधारकांचे नाव व सही



दिनांक: 26/11/2014  
Wednesday, 26 November  
2014 4:17 PM

Original/Duplicate  
पावती क्र. 39M  
नोंदणी क्र. 39M  
Regn..39M

गवाचे नाव: - बरळी  
दस्तावेजाचा अनुक्रमांक: बवई3-5052-2014  
दस्तावेजाचा प्रकार: कुलसुपुन्यागपत्र  
मादर करणाऱ्याचे नाव: रविंद्र वळवंत बाहे  
वर्णन

पावती क्र.: 6019

दिनांक: 26/11/2014

दस्त हजाराळणी की  
पुढाकी संख्या: 1  
रक्कम: ₹. 20.00

1) देयकाचा प्रकार: By Cash रक्कम: ₹. 20/-

RECOVERED

सहाय्य निबंधक  
मुरड साहेब क्र. 3

दिनांक: 26/11/2014  
Wednesday, November  
26 2014  
4:03 PM

Original/Duplicate  
पावती क्र. 39M  
नोंदणी क्र. 39M  
Regn..39M

गवाचे नाव: बरळी  
दस्तावेजाचा अनुक्रमांक: बवई3-5052-2014  
दस्तावेजाचा प्रकार: कुलसुपुन्यागपत्र  
मादर करणाऱ्याचे नाव: रविंद्र वळवंत बाहे

पावती क्र.: 6017

दिनांक: 26/11/2014

दस्त हजाराळणी की  
पुढाकी संख्या: 8  
रक्कम: ₹. 260.00

आपणाम मूळ दस्त, बवनेल विट.सू.फी.२ व तीही अंदाजे 4:15 PM ह्या वेळेस मिळव.  
सहाय्य निबंधक, मुंबई-३

बाजार मुल्य: ₹. 1/-  
परतले मुद्रांक शुल्क: ₹. 500/-

मोबदला: ₹. 0/-

1) देयकाचा प्रकार: By Cash रक्कम: ₹. 100/-  
2) देयकाचा प्रकार: By Cash रक्कम: ₹. 160/-

RECOVERED

सहाय्य निबंधक  
मुरड साहेब क्र. 3







महाराष्ट्र MAHARASHTRA

T 747724

प्रधान न्यायाधीश कार्यालय, मुंबई  
 न. न्य. वि. क्र. ८०००००९  
 18/OCT 2014  
 सहायक अधिकारी



श्री विनोद वेदरकर

POWER OF ATTORNEY

TO ALL TO WHOM THESE SHALL COME I, RAVINDRA BALWANT LAD  
 of Mumbai, inhabitant residing at <sup>Satellite Sals Corporations, 301, TV</sup> 301, T-2, Popayan, Mount Mary Road, Bandra  
 Industrial Estate, Worli, Mumbai-400025.  
 (W), Mumbai - 400050 SEND GREETINGS:

दबई - ३७
५०५२/१/९
२०१४

WHEREAS

1. I am Director in Several Joint Stock Companies as also the Partner in several Partnership Firms.



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 २०२१

772 जोडपत्र-२/ ANNEXURE-II

E 7 NOV 2014

मुद्रांक विक्री नोंद यहाँ अनु. क्रमांक /दिनांक  
(Serial No./Date)

दस्तावेजा प्रकार /अनुच्छेद क्रमांक  
(Nature of Document) **POWER OF ATTORNEY**

दस्त नोंदणी करणार आइल का?  
(Whether it is to be Registered) Yes/No

मिळकतीचे थोडक्यात वर्णन-  
(Property Description in brief)

मुद्रांक विक्री मिळा-याचे नाव व राहती  
(Stamp Purchaser's Name & Signature) **Ravindra Lal**

हस्त अंशव्यास त्यांचे नाव व पत्ता व मुहूर्त  
(Signature of the other party) **Kashimadh Parbote**

मुद्रांक शुल्क रक्कम  
(Stamp Duty Amount)

पत्रनामाधारक मुद्रांक विक्रीदाराची मुहूर्त  
JYOTI P. DOOA  
LSV No. 8000009  
6, Kondaji Bldg. No.3, Nr. Tata  
Hospital, Parel, Mumbai 400012



बबई - ३१४  
५०५२/२/९  
२०१४

बबई - १  
Gely ४५/०८  
२०२९

GOVT. APPROVED STAMP VENDOR  
CASH MEMO

SMT. JYOTI P. DOOA

L.S.V. NO. 8000009  
6, Kondaji Chawl No. 3, Behind Tata Hospital, Parel,  
Mumbai - 400 012. Tel. : 2416 2628

No. 196 Date: 7-11-14  
M/s. Ravindra Lal

Qty.	Particulars	Rs.	P.
1	500x1 T747724	500	00

E. & O.E. Signature



agree to ratify and confirm all such acts, deeds and things as stated herein  
done by the Attorneys pursuant to this Power of Attorney.

In Witness whereof, I, Ravindra Balwant Lad, have hereunto set and subscribed  
my signature on this 26<sup>th</sup> day of November, 2014

*RBL*

Signed and Delivered by the  
with in named  
Ravindra Balwant Lad  
in the presence of



*KSParbate*

Signature of Kashinath S. Parbate



Signature of Hiralal Chaurasia

- Witness:- 1) *[Signature]*  
2) *[Signature]*

बबई - १	
36	66
२०२१	

बबई - ३१
५०५२/४/१
२०१४



2. In course of my discharge of duties / authorities as Director and / or Partner of such Joint Stock Companies and / or Partnership Firm as also in my individual capacity, I have to execute Agreement for Sale of Flats / Units as also agreement to Lease and other documents relating to immovable properties which are required under the provisions of the Indian Registration Act, 1961.

3. Being personally unable to attend the Sub-Registrar and have admitted execution of such documents, I am desirous of appointing some individual person as my true and lawful attorney of admitting execution of such document.

NOW KNOW YE AND THESE PRESENTS, WITNESSETH THAT I Ravindra Balwant Lad do hereby nominate constitute and appoint (1) Kashinath Sakharam Parbate and (2) Hiralal Chaurasia (Jointly or severally) by my true and lawful Attorney (herein referred to as "the attorneys") for me and in my name and on my behalf (in my personal capacity as also in my capacity as the Director of Joint Stock Companies as also the Partner of concerned Partnership Firms) to appear before the Sub-Registrar of Assurances at Mumbai and other basis and to lodge for registration documents as shall have been executed by me in any of my aforesaid capacity and to admit execution of such document in my behalf.

AND GENERALLY TO DO all such acts, deeds matters and things as shall be necessary and expedient by the said provisions for the purpose of getting such documents registered in so far as the same shall be related to me and I hereby



ववई - ३१५
५०५२/३/९
२०१४

ववई - १
Beey / CL
२०२९



आयकर विभाग भारत सरकार

RAVINDRA BALWANT LAD

BALWANT KESHAV LAD

09/12/1948

Form No. 1 (Account No.)

AAAPL0496F



आयकर विभाग भारत सरकार  
INCOME TAX DEPARTMENT GOVT OF INDIA

KASHINATH DANHARANI PARBATE

DANHARANI RISHANA PARBATE

01/06/50

1950

बबई - ३७  
4042 E f  
2028

आयकर विभाग भारत सरकार  
INCOME TAX DEPARTMENT GOVT OF INDIA

HIRALALUS CHAURASIA

SHIVNATH RAMDAYAR CHAURASIA

12/02/1960

Form No. 1 (Account No.)  
ADKPC1176C

Signature

*RM*



*KSPC. Ltd.*

बबई - १  
Sely 8/60  
2029

Summary 1 (GoshwaraBhag-1)

बुधवार, 26 नोव्हेंबर 2014 4:03 म नं.

दम्न गोपबाग भाग-1

बवई3  
दम्न क्रमांक: 5052/2014 G/E

दम्न क्रमांक: बवई3 /5052/2014

वाजारा मूल्य: रु. 01/-

नोंददला: रु. 00/-

भरणेने मुद्रांक शुल्क: रु. 500/-

रु नि मद्र, रु नि बवई3 यांचे कायानकान

पावनी: 6017

पावनी दिनांक: 26-11-2014

अ. क्र. 5052 बर दि. 26-11-2014

सादरकरणासाठी ताब, मसिद घडवत लाव

गंजी 3:55 म.नं. वा. त्रजर केला.

नोंदणी फी

रु. 100.00

दम्न हाताळणी फी

रु. 160.00

पुटांची संख्या: 8

*R.P.M.*

दम्न त्रजर करण्याच्याची मही

*[Signature]*

मद्र दुय्यम निबंधक, मुंबई-3

*[Signature]*

मद्र दुय्यम निबंधक, मुंबई-3

दस्तावा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: ० जेव्हा नो प्रतिकावार्थ देण्यात आलेला अमुन@ त्यामुळे कोणातीही म्थावर मातमना विकारवाका काटिका मिळत असेल तेव्हा

शिफ्टा क्रं. 1 26 / 11 / 2014 03 55 : 01 PM ची वेळ: (नादरीकरण)

शिफ्टा क्रं. 2 26 / 11 / 2014 03 55 : 12 PM ची वेळ: (फी)

पतिज्ञापन

मद्र दुय्यम निबंधक नोंदणीत  
मद्र दुय्यम, महीदार इ  
मही सयत, देवत  
मही जयप्रदास रावनीत.

*K.P. Parbhakar*

लिहून घेणारे:

*[Signature]*



बवई.0 - १  
Selly 30 / Col  
२०२१

Summary-2( दस्त गोपवारा भाग - २ )



26/11/2014 4 05:36 PM

दस्त क्रमांक बचई3 /5052/2014  
दस्ताचा प्रकार कुलमुख्यालय

दस्त गोपवारा भाग-2

बचई3

दस्त क्रमांक 5052/2014

अनु क्र पक्षकाराचे नाव व पत्ता

1 नाव: रविंद्र वल्लवंत लाड  
पत्ता: फ्लॉट नं: ३०१, माळा नं: .. इमारतीचे नाव: नॅटिव्हॉईट मॉड्युलर कॉर्पोरेशन, ब्लॉक नं: बखळी, मुंबई, रोड नं ही व्ही इन्डियन इन्स्टीट्यूट, महाराष्ट्र, मुंबई.  
पिन नंबर:

2 नाव: काशिनाथ गणू परबते  
पत्ता: फ्लॉट नं: २१९, माळा नं: .. इमारतीचे नाव: ए सी मार्केट, ब्लॉक नं: नाडदेव मुंबई, रोड नं: .. महाराष्ट्र, मुंबई  
पिन नंबर:

नाम: हिरोत्सव, चौरविधा  
पत्ता: फ्लॉट नं: २१९, माळा नं: .. इमारतीचे नाव, ए सी मार्केट, ब्लॉक नं: नाडदेव मुंबई, रोड नं: .. महाराष्ट्र, मुंबई.  
पिन नंबर:

पक्षकाराचा प्रकार

द्वैतचित्र

अंगठ्याचा दृश्य

कुलमुख्यालय देणार  
वय :-66  
स्वाभरी:-



पांचर अक्षि भटानी  
होळकर  
वय :-56  
स्वाभरी:-



पांचर अक्षि भटानी  
होळकर  
वय :-54  
स्वाभरी:-



वरील दस्तऐवज करणू देणार तयाकधीत कुलमुख्यालय चा दस्त ऐवज करणू दिल्याचे कळवू करवान  
शिफा क्र. ३ ची वेळ: 26 / 11 / 2014 03 : 56 : 18 PM

आंकडू  
आमिनीय इमम अने निवेदीत करवान की ते दस्तऐवज करणू देणा-यांना व्यक्तीशः ओळखतान, व त्यांनी ओळख पदचिनात

अनु क्र पक्षकाराचे नाव व पत्ता

1 नाव: निवेंशु कवच शिखरे  
वय: 30  
पत्ता: सी मणेश नगर, लाडबाग, मुंबई  
पिन कोड: 400012

2 नाव: हरित जैत  
वय: 37,  
पत्ता: Varilapramane  
पिन कोड: 400012

द्वैतचित्र

अंगठ्याचा दृश्य



प्रमाण

एव

क्रमा

नाम

दिनांक

बचई - १	
३२०५	११/१६
२०२९	

सह मुख्य निदेशक

शिफा क्र. 4 ची वेळ: 26 / 11 / 2014 03 : 57 : 18 PM

शिफा क्र. 5 ची वेळ: 26 / 11 / 2014 03 : 57 : 18 PM

iSarita v 1.4.0





Summary-2( दस्त गोपवारा भाग - २ )

सह दुय्यम निबंधक मुंबई-३

*Emza*  
सह दुय्यम निबंधक

Know Your Rights as Registrants

मंजूर. Scanned document for correctness through Inhouse (4 pages on a side) printed after scanning  
Get print and Mini-CD of scanned document along with original document, immediately after registration  
For feedback, please write to us at [feedback.isarta@gmail.com](mailto:feedback.isarta@gmail.com)



बबई - ३ IV
4642 / १ / E
२०१४

प्रमाणित करण्यात येते की, वरकरावले  
एकूण ३ पाने आहेत. पुरावा  
क्रमांक बबई-३.५०५२/२०१४  
गौदला.  
दिनांक. 26 NOV/2014

*Emza*  
सह दुय्यम निबंधक, मुंबई शहर-३



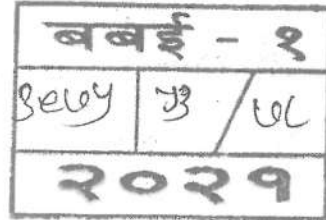
बबई - १
iSarta v. 1.0
3642 / 7 / CE
२०२१

## घोषणापत्र

मी.....~~श्री. मो. म. शिरोदास परदार~~ याद्वारे घोषित करतो कि  
दुय्यम निबंधक .....~~कुम. शिरोदार~~ यांचे कार्यालयात.....~~कुरीतना~~  
या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री ~~शिरोदार~~  
~~श्री. मो. म. शिरोदार~~ व इ. यांनी दि. ...5-6-17... रोजी मला  
दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे  
/ निष्पापित करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार  
यांनी कुलमुखत्यारपत्र रद्द केलेला नाही किंवा कुलमुखत्यारपत्र लिहून देणार  
व्यक्तिपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे  
कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध  
असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे  
आढळून आल्यास, नोंदणी अधिनियम 1908 चे कलम 82 अन्वये शिक्षेस मी  
पात्र राहीन याची मला जाणीव आहे.

*Babak*

कुलमुखत्यारपत्रधारकाचे नाव व सही





महाराष्ट्र MAHARASHTRA

© 2017

बबई - १	
२६/०९/१५	
२०१७	

महाराष्ट्र न्यायिक सेवा, मुंबई  
३०/०५/२०१७  
३० MAY 2017  
सहायक अधिकारी

POWER OF ATTORNEY

TO ALL TO WHOM THESE SHALL COME I VIKAS  
CHAMPALAL MEHTA of Mumbai inhabitant residing at 1701, 17<sup>th</sup>  
Floor, Venus Apartment, Tardeo Road, Tardeo, Mumbai 400 034  
SEND GREETINGS:

WHEREAS

I am Director in several Joint Stock Companies as also the  
Partner in Several Partnership Firm



बबई - १	
३०/०५/१६	
२०२१	

530

बोधपत्र-२/ ANNEXURE-II

5 JUN 2017

दस्तावेज की संख्या, तारीख/दिनांक (Serial No./Date)	
व्यक्ति का नाम/पेशे का नाम (Name of Document)	Povior of Attorney
क्या दस्तावेज पंजीकृत है? (Whether it is to be Registered) Yes/No	Yes/No
संपत्ति का विवरण/विवरण (Property, Description as in case)	
दस्तावेज खरीदने वाले का नाम (Name of Purchaser's Name & Signature)	Vikas C. Mehta
दस्तावेज खरीदने वाले का पता (Address of purchaser)	Turbo-34
दस्तावेज खरीदने वाले का नाम, पता, हस्ताक्षर (Name, Address & Signature of other party)	Manoj K. Kerkar
दस्तावेज खरीदने वाले का नाम (Name of the other party)	
स्टैम्प का शुल्क (Stamp Duty Amount)	RS. 500/-
दस्तावेज का प्रकार/विवरण (Type of Document)	POA
दस्तावेज का क्रमांक (Document No.)	SV No. 8000009
दस्तावेज का पता/विवरण (Address of Document)	Kondana Bldg. No. 3, Nr. Tata Hospital, Parel, Mumbai 400012



बोधपत्र - २

2/10

089

बोधपत्र - १

Beley JJ / 66

२०२१

Monday, June 05, 2017  
4:42 PM

प्राप्तकर्ता

प्राप्तकर्ता  
पता  
पिन

प्राप्तकर्ता क्र.: 3657 दिनांक 03/06/2017

गावाचे नाव: तोरदब  
दस्तावेजाचा अनुक्रमांक: बबई-2679-2017  
दस्तावेजाचा प्रकार: प्रत्यक्षपत्र  
मातंग न्यायालयाचे नाव: विनायक चंभाराम भेंडना

नोंदणी फी  
दस्त्यावळणी फी  
पृष्ठांची संख्या: 15

एकूण:

प्राप्तकर्तास मुद्रा दस्त्यावळणी, बंबई, मुंबई, महाराष्ट्र  
4:59 PM सा वाचता मिळाले.

  
सहा उपनिबंधक, मुंबई

वादात मुल्य: ₹. 1/-  
नोंदणी ₹. 0/-  
मसतते मुद्रांक शुल्क: ₹. 500/-

सहा उपनिबंधक, मुंबई, शहर क्र. 1

- 1) देयकाचा प्रकार: By Cash रक्कम: ₹. 100/-
- 2) देयकाचा प्रकार: By Cash रक्कम: ₹. 300/-

**DELIVERED**  
21/6/17



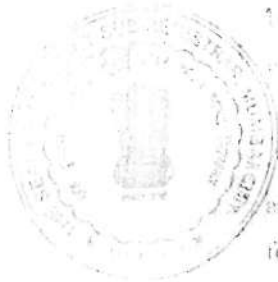
बबई - १  
3657 JE/OL  
2029



in consequence of my discharge of duties/authorities as Director and/or partner of such Joint Stock Companies and/or partnership firm as also in my individual capacity, I have to execute Agreement for Sale of Flats/units as also agreement to Lease and other documents relating to immovable properties which required under the provisions of the Indian Registration Act, 1961.

3. Being personally unable to attend the Sub-Registrar and have admitted execution of such documents, I am desirous of appointing some individual persons as my true and lawful attorney of admitting execution by me of such document.

NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT I, Gilas Champalal Mahra do hereby nominate constitute and appoint (1) Mangesh Bapu Karale and (2) Kalpesh Kashinath Parbate (jointly or severally) to be my true and lawful Attorney (herein referred to as "the attorneys") for me and in my name and on my behalf in my personal capacity as the Director of Joint Stock Companies as also the partner of concerned partnership firms) to appear before the Sub-Registrar of Assurances at Mumbai, and other places and to lodge for registration documents as shall have been executed by me in my aforesaid capacity and to admit execution of such document in my behalf.



AND GENERALLY TO DO all such acts, deeds, matters and things as shall be deemed necessary and expedient by the said provisions for the purpose of getting such documents registered in so far as the same shall be related to me and I hereby agree to ratify and confirm all such acts, deeds and things as shall be lawfully be done by the Attorneys pursuant to this Power of Attorney.

बवई - १  
२२/०६/१९  
२०२९

बवई - १  
Beley pu / 6L  
२०२९



Witness whereof I Vikas Champal Mehta have hereunto set and subscribed my signature on this 05<sup>th</sup> day of 2022

SIGNED AND DELIVERED by the  
with named  
Mr VIKAS CHAMPALAL MEHTA



*Vikas Mehta*  
(signature)

WITNESSES:

1. Rajan Desai *Rajan Desai*
2. Sandesh Sawant *Sandesh Sawant*

The signature of the said attorney MR. MANGESH BAPU KARALE with his photograph and thumb impression is hereunder appearing:

MR. MANGESH BAPU KARALE  
says I ACCEPT



*M. Karale*  
(signature)

The signature of the said attorney MR. KALPESH KASHINATH PARBATE, with his photograph and thumb impression is hereunder appearing:

MR. KALPESH K. PARBATE  
says I ACCEPT



*K. Parbate*  
(signature)

बबई - १४
०५/०६/२०२२
२०२७



बबई - १
३०/०५/२०२२
२०२९



बबई - २  
२०२७

बबई - २  
३००५८/८८  
२०२९

Handwritten text in Marathi, including the name 'V R RAJGAL' and a signature. A circular stamp is visible at the bottom right of this section.

HINDI MUNICIPAL REPUBLIC OF INDIA  
22535857  
12/07/2022  
MUMBAI  
05/07/2022 05/07/2022  
VIKAS KUMPALAL  
IND0207126R2207043



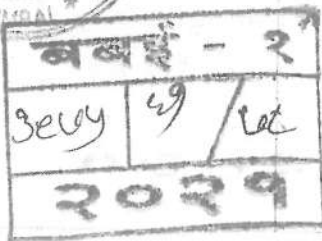
बबई - १  
 ३०१७

CHAMPALAL CHISLALI NERIA  
 KARLADEVS CHAMPALAL NERIA  
 NERIA VIKRY NERIA  
 727, 1114 P.K. VANDU ST. 42400  
 YARDEO ROAD, TAREED, MUMBAI-400051  
 KANARASHTRA, INDIA  
 F3675645 2070572405 MUMBAI



बबई - १  
 ३०२९







आधार - आम आदमी का अधिकार

बवई - १		
२४	२	१
२०२७		

UNIVERSITY OF MUMBAI  
UNIVERSITY OF MUMBAI

UNIVERSITY OF MUMBAI  
UNIVERSITY OF MUMBAI



बवई - १	
Bewy	४२/७८
२०२९	

DEPT. OF REVENUE  
 DISTRICT OFFICE  
 KALYAN (W) CHENNAI ROAD  
 KALYAN (W) DISTRICT  
 411 004  
 AWIP 2023/24  
 [Signature]



खसई - १	२
२०२७	



खसई = १
३००५ / ६०७
२०२९

**Joint Sub-Registrar, Mumbai City**

नाम: Mangesh Dapa Kadam  
 DOB: 19-02-1980  
 Gender: Male

7833 4472 9427

आधार - भारत सरकार का अधिकार



नाम	पता	दिनांक
रमेश	...	...
२०२५		



<b>बबई - १</b>	
Beeey ४४	106
<b>२०२१</b>	

स्टिकर विभाग  
 MEDICAL DEPARTMENT  
 GOVT. OF INDIA  
 MANGESH RAJU KAWLE  
 BAPU SHANTALAM KAWLE  
 19/02/1980  
 Patient's ID Card No./Name  
 ADEPK60670

Moharal

भारतीय न्यायपालिका  
 INDIA  
 ADDRESS  
 1/10, V.K. Road, Khar West, Mumbai  
 400 051  
 1/10, V.K. Road, Khar West, Mumbai  
 400 051



NO - 2	
2029	79
2029	

बवई - १	
3009	47 / 06
2029	



बबई - २	
२६/०६/२०	२०
२०२७	



बबई - १	
३६/०६/२०	२०
२०२९	







05 Jun 2017 4:42 PM

पत्र नंबर

पत्र नंबर: 8471/2679/2017

पत्र नंबर: 01A

पत्र नंबर: 00A

पत्र नंबर: 500A

पत्र नंबर: 500A

पत्र नंबर: 05-06-2017

पत्र नंबर: 4 38 भाग का कृषि क्षेत्र

पत्र नंबर: 2657

पत्र नंबर: 00A

पत्र नंबर: 00A

पत्र नंबर: 00A

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पत्र नंबर: 1 05 / 06 / 2017 04 38 37 PM का कृषि क्षेत्र

पत्र नंबर: 2 05 / 06 / 2017 04 39 27 PM का कृषि क्षेत्र

प्रमाण पत्र

पत्र नंबर: 00A

पत्र नंबर: 00A

पत्र नंबर: 00A



बबई - १  
3evy 4/6L  
2029

पुणे न्यायालय, मुंबई



सं. 2017/04/54

दि. 05 July 2017

दि. 05 July 2017

1. **पुणे न्यायालय, मुंबई**  
 न्यायालय सं. 130/2017/04/54  
 न्यायालय सं. 130/2017/04/54  
 न्यायालय सं. 130/2017/04/54  
 न्यायालय सं. 130/2017/04/54

2. **पुणे न्यायालय, मुंबई**  
 न्यायालय सं. 130/2017/04/54  
 न्यायालय सं. 130/2017/04/54  
 न्यायालय सं. 130/2017/04/54  
 न्यायालय सं. 130/2017/04/54

3. **पुणे न्यायालय, मुंबई**  
 न्यायालय सं. 130/2017/04/54  
 न्यायालय सं. 130/2017/04/54  
 न्यायालय सं. 130/2017/04/54  
 न्यायालय सं. 130/2017/04/54

पुणे न्यायालय, मुंबई  
 न्यायालय सं. 130/2017/04/54  
 न्यायालय सं. 130/2017/04/54  
 न्यायालय सं. 130/2017/04/54  
 न्यायालय सं. 130/2017/04/54



पुणे न्यायालय, मुंबई

पुणे न्यायालय, मुंबई  
 न्यायालय सं. 130/2017/04/54  
 न्यायालय सं. 130/2017/04/54  
 न्यायालय सं. 130/2017/04/54  
 न्यायालय सं. 130/2017/04/54



**बबई - १**  
 Bevy ६/७  
 २०२१

पुणे न्यायालय, मुंबई  
 न्यायालय सं. 130/2017/04/54  
 न्यायालय सं. 130/2017/04/54  
 न्यायालय सं. 130/2017/04/54  
 न्यायालय सं. 130/2017/04/54

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT OF INDIA  
VIKAS GHAMPALAJI MEHTA  
GHAMPALAL GHEESUJAL MEHTA  
12/07/1982  
AFEPMS261H

*V. Mehta*



बबई - १	
३००५	७० / ७८
२०२१	

भारतीय सरकार  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार कार्ड (Aadhaar Card)  
Vikas Chaturvedi Mehta  
DOB: 12-07-1982  
Gadgaon-5516

8486 3321 9729

आधार - आम आदमी का अधिकार

*V. Chaturvedi*

भारतीय विशिष्ट पहचान प्राधिकार  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:  
S.No. 10, Sector 10, Phase 1, Hinjewadi, Pune-411007  
आधार कार्ड, नवी मुंबई: Vikas Apartment, 13th floor,  
प्लॉट नं. 1, कुर्लीवाडी पुर्व भाग, एनडीए 10, मुंबई  
असतो, मुंबई। Kurla East, Mumbai-400018



UNIQUE IDENTIFICATION AUTHORITY OF INDIA

बबई - १  
30/07/2029



बबलू - ३	
७२	
२०२१	

भारत सरकार  
Government of India

श्री. बबई अरुण  
Babai Arun Babai  
AAR Number: DOB: 19/12/1968  
पुं. १००००

7129 0122 6735

आधार - सामान्य माणसाचा अधिकार

*103m*

भारतीय एकिकृत पहचान प्राधिकरण  
Unique Identification Authority of India

पता: सी. आर. बडोदा रोड, १५०१, ४ - १०२५०, सी. बडोदा, लो. ११००१६  
दिल्ली: ११०००१, ११०० ११, ११०० ११ - ११०००१, मातु. माय रोड, मुंबई.  
फोन: ११० ११० ११०००० ११०००० ११०००० ११०००० ११०००० ११०००० ११०००० ११००००

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बबई - १

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 Government of India
   
 श्रीमती. विद्या १११
   
 Akshar Bhavnada Ltd
   
 अक्षात बाईल / DOB : 14/03/1923
   
 स्त्री / Female
   


2315 5072 8533

आधार - सामान्य माणसाचा अधिकार

1600 200 1947
   
 2315 5072 8533
   
 1600 200 1947

ग्राम - W/O: रवि मय, 1501, २-  
 पणवेल रोडवरील मसल मधील घर,  
 मसल, मसल रोड, मसल, 400050  
 ग्राम - W/O: रवि मय, 1501, २-  
 पणवेल रोड, मसल रोड, मसल,  
 मसल रोड, मसल रोड, मसल, 400050

भारतीय रिपब्लिक / Ministry of India



बवई - १	
3eey	७३ / ७८
२०२९	

वर्ष - १
८४
२०२१



आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA

NEETA RAVINDRA LAD  
 GURUBACHAN SINGH NIDHARAK

14/03/1955  
 Permanent Account Number  
 AABPL1591L

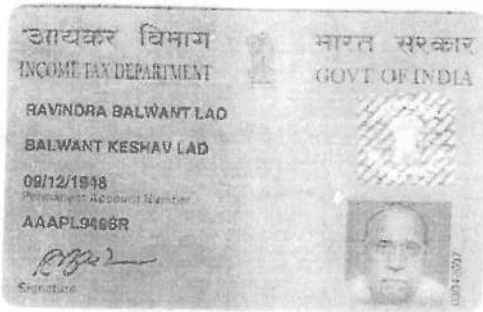
Signature



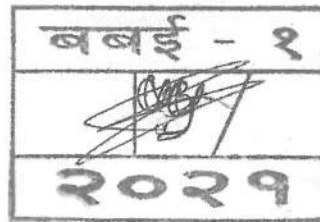
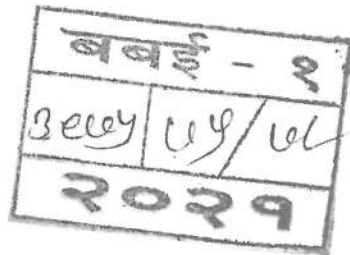
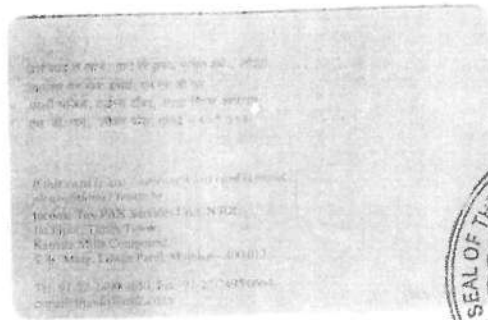
1468012



बचत - 2  
 30/04/2029



*[Handwritten signature]*



318/3975

शुक्रवार, 14 मे 2021 3:27 म.नं.

दस्त गोषवारा भाग-1

बबड1

दस्त क्रमांक: 3975/2021

दस्त क्रमांक: बबड1 /3975/2021

बाजार मूल्य: रु. 3,16,41,582/- मोवदला: रु. 3,30,00,000/-

भरलेले मुद्रांक शुल्क: रु.9,90,000/-

दु. नि. मद्र. दु. नि. बबड1 यांचे कार्यालयात

पावती:5117

पावती दिनांक: 14/05/2021

अ. क्र. 3975 वर दि.14-05-2021

सादरकरणाराचे नाव: हॉल अँड अँडरसन लि. तर्फे संचालक विकास सी. मेहता तर्फे मुखत्यार कल्पेश काशिनाथ परबते

रोजी 3:22 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1560.00

पृष्ठांची संख्या: 78

दस्त हजर करणाऱ्याची सही:

एकुण: 31560.00

दुय्यम निबंधक, मुंबई-1

दुय्यम निबंधक, मुंबई-1

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही तागरी क्षेत्रात

शिक्का क्र. 1 14 / 05 / 2021 03 : 22 : 19 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 14 / 05 / 2021 03 : 23 : 19 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

\* सादर दस्तऐवज हा नोंदणी क्रमांक १३०१ अन्वयेत कोणत्याही प्रत्यक्षीनुसार नोंदणीस दाखल केलेला आहे. \* दस्तावेज संपूर्ण भजपूर, निमादक यजती, तासोदार व तोबत जोडलेल्या साध्यातले साध्या समतल आहे. \* दस्तावेजी सत्यता, वैधता कायदेशीर जाहीरतः दस्त निमादक व कबुलीपत्रक हे संपूर्ण जबाबदार राहतील,

लिहून देणारे:

लिहून घेणारे:





दस्त गोपबारा भाग-2

वबई

दस्त क्रमांक:3975/2021

14/05/2021 3:33:12 PM

दस्त क्रमांक :वबई/3975/2021

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:हुँल अँण्ड अँडरसन लि.तर्फे संचालक विकास सी. मेहता तर्फे मुखत्यार कल्पेश काशिनाथ परबते पत्ता:., 1 ला मजला, ट्रेड लिंक. वी व सी ब्लॉक, , कमला मिल्स कंपाऊंड,सोनापती बापट मार्ग,लोअर परेस,मुंबई, डेळीस्के रोड, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:AABCH2862H	मान्यता देणार वय :-33 स्वाक्षरी:- <i>Barabete</i>		

खालील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिद्धा क्र.3 ची वेळ:14 / 05 / 2021 03 : 28 : 52 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:राजन मनोहर कोतावडेकर वय:35 पत्ता:बोटाबाला विल्डिंग,फोर्ट,मुंबई पिन कोड:400023	<i>[Signature]</i> स्वाक्षरी		
2	नाव:अतुल मोरे . . वय:32 पत्ता:बोटाबाला विल्डिंग,फोर्ट,मुंबई पिन कोड:400023	<i>[Signature]</i> स्वाक्षरी		

खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	मेसर्स लोटस इंटरप्रायजेस तर्फे भागीदार रवींद्र बलवंत :लाड तर्फे मुखत्यार हिरालाल चौरसिया प्लॉट नं: ., माळा नं: 1 ला मजला, इमारतीचे नाव: ट्रेड लिंक कमला मिल्स कंपाऊंड, ब्लॉक नं: बी व सी ब्लॉक, रोड नं: कमला मिल्स कंपाऊंड,सोनापती बापट मार्ग,लोअर परेस,मुंबई, महाराष्ट्र, मुंबई. AADFL7079F निता रविंद्र :लाड
2	प्लॉट नं: 1501, माळा नं: ., इमारतीचे नाव: ले पापिल्लोन को ऑप होसिंग सोसायटी, ब्लॉक नं: मुंबई, रोड नं: माउंट मेरी रोड,बांद्रा (पश्चिम), महाराष्ट्र, मुंबई. AABPL1591L

दुय्यम निबंधक, मुंबई-1

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Neeta Ravindra Lad	eChallan	02300042021032293628	MH013506407202021M	990000.00	SD	0000597141202122	14/05/2021
2		By Cash			1560	RF		
3	Neeta Ravindra Lad	eChallan		MH013506407202021M	30000	RF	0000597141202122	14/05/2021

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

3975 /2021

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03/06/2021 1 19:04 PM

दस्तावेज भाग-2

 क्रमांक: 3975/2021  
 दिनांक: 03/06/2021

 दस्तावेज क्रमांक: 3975/2021  
 दस्तावेजा प्रकार: करारनामा

अनु. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा दस्त
1	नाव: भोमर्स लोटस इंटरप्रायजेस रॉबिंड भागीदार रवींद्र वनबंत म्हाड तर्फे मुख्यालय: हिजालाल चौरसिया पत्ता: प्लॉट नं: 1, माळा नं: 1 ला मजला, इमारतीचे नाव: ट्रेड लिंक कमला मिल्स कंपाऊंड, ब्लॉक नं: बी व भी ब्लॉक, रोड नं: कमला मिल्स कंपाऊंड, सेनापती बापट मार्ग, लोअर परेल, मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर: AADFL7079F	लिहून देणारा वय: -64 स्वाक्षरी:		
2	नाव: डॉ. जॉन अॅण्ड अॅडव्होकेटस लि. तर्फे संचालक: विक्रम भी. मेहता तर्फे मुख्यालय: कल्याण काशिनाथ परबते पत्ता: 1 ला मजला, ट्रेड लिंक, बी व भी ब्लॉक, कमला मिल्स कंपाऊंड, सेनापती बापट मार्ग, लोअर परेल, मुंबई, डेव्हिड रोड MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर: AABCH2862H	मान्यता देणारा वय: -33 स्वाक्षरी:		
3	नाव: निता रविंद्र लाड पत्ता: प्लॉट नं: 1501, माळा नं: 1, इमारतीचे नाव: ले पायिल्लोत को ऑप हौसिंग सोसायटी, ब्लॉक नं: मुंबई, रोड नं: गाउंट मेरी रोड, वांद्रा (पश्चिम), महाराष्ट्र, मुंबई. पॅन नंबर: AABPL1591L	लिहून घेणारा वय: -65 स्वाक्षरी:		

 धराले दस्तावेज करून देणारा तथाकथित करारनामा चा दस्तावेज करून घेण्याचे कवुल करताना.  
 शिक्षा क्र.3 ची वेळ: 14 / 05 / 2021 03 : 28 : 52 PM

ओळख:-

खालील इमम अने निवेदीत करतात की ते दस्तावेज करून देणाऱ्यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना

अनु. क्र. पक्षकाराचे नाव व पत्ता

 1 नाव: दिपक साळुंखे  
 वय: 53  
 पत्ता: बोटावाला विल्डिंग, फोर्ट, मुंबई  
 पिन कोड: 400023

 2 नाव: प्रविण सकपाळ  
 वय: 37  
 पत्ता: बोटावाला विल्डिंग, फोर्ट, मुंबई  
 पिन कोड: 400023

द्वयाचित्र

अंगठ्याचा दस्त

 स्वाक्षरी  

 स्वाक्षरी  


शिवका क्र.4 ची वेळ: 03 / 06 / 2021 01 : 17 : 26 PM

शिक्षा क्र.5 ची वेळ: 03 / 06 / 2021 01 : 17 : 32 PM नोंदणी पुस्तक 1 मध्ये

दुय्यम निबंधक, मुंबई-1

 प्रमाणित करणेत येते की या  
 दस्तामध्ये एकूण.....पाने आहेत.  
 पुस्तक क्र.-१, मध्ये वक्र-१/३२६५/२०२१  
 अन्वय नोंदला. - 3 JUN 2021  
 दिनांक

प्र. सह. दुय्यम निबंधक, मुंबई शहर -१

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used A:	De-face Number	De-face Date
1	Neeta Ravindra Lad	eChallan	02300042021032293628	MH013506407202021M	990000.00	SD	0000597141202122	14-05-2021
2	Neeta Ravindra Lad	eChallan		MH013506407202021M	30000	RF	0000597141202122	14-05-2021
3		By Cash			1560	RF		

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



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