

A-2702

Share Certificate No. 30 Member's Reg. No. 30 No. of Shares 10



LOTUS ENPAR RESIDENCY CO-OPERATIVE HOUSING SOCIETY LTD.

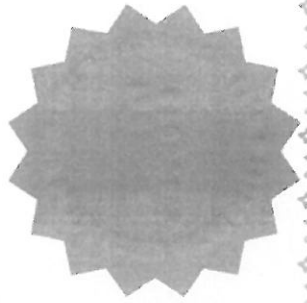
[Registration No.: MUM/WGS/HSG/(TC)/9604/2018-2019 Dt. 29-03-2019] (Registered Under M.C.S. Act, 1960)
CTS No. 1/445 (Part) Lower Parel Division, Shankar Rao Naram Path Marg, Lower Parel, Mumbai-400 013.

SHARE CERTIFICATE

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

This is to certify that **MRS. NEETA RAVINDRA LAD** is the Registered Holders of **10** fully paid up shares of Rs. **FIFTY** each numbered from **291** to **300** (both inclusive) for **Flat No. A-2702** 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 **10th** day of **April 2022**.



Lower Parel

Authorised
M.C. Member

Secretary

Chairman

2702

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	

318 3859

पावती

Original/Duplicate

Thursday, May 06, 2021
1:42 PMनोंदणी क्र.: 39M
Regn.: 39M

पावती क्र.: 4982 दिनांक: 06/05/2021

गावाचे नाव: लोअर परेल

दस्तऐवजाचा अनुक्रमांक: बवइ1-3859-2021

दस्तऐवजाचा प्रकार: करारनामा

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

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1540.00

पृष्ठांची संख्या: 77

एकूण: रु. 31540.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:59 PM ह्या वेळेस मिळेल.

दुय्यम निबंधक, मुंबई-1

बाजार मूल्य: रु. 24081204/-

मोबदला रु. 24500000/-

भरलेले मुद्रांक शुल्क: रु. 735000/-

सह दुय्यम निबंधक
मुंबई शहर क्र. १

1) देयकाचा प्रकार: By Cash रक्कम: रु 1540/-

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

डीडी/घटनादेश/पे ऑर्डर क्रमांक: MH013506793202021M दिनांक: 06/05/2021

बँकेचे नाव व पत्ता:

DELIVERED
06/05/2021

SsxDe

5/6/2021



07/06/2021

सूची क्र.2

दुय्यम निबंधक : दु.नि.मुंबई शहर 1

दस्त क्रमांक : 3859/2021

नोंदणी :

Regn.63m

गावाचे नाव : लोअर परेल

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	24500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	24081204
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : , इतर माहिती: सदनिका क्र.2702,27 वा मजला, ए विंग, लोटस इंपार रेसिडेन्सी(101 वरळी रेसिडेन्सी), शंकरराव नरम पथ मार्ग, ऑफ पांडुरंग बुधकर मार्ग, लोअर परेल, मुंबई-400013, सोबत दोन कारपाकिंग स्पेससहित. PUI: GS0801730120000 ((C.T.S. Number : 1/445 ;))
(5) क्षेत्रफळ	1) 86 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स लोटस इंटर्प्रायजेस तर्फे भागीदार रवींद्र बलवंत लाड तर्फे मुखत्यार हिरालाल चौरसिया वय:-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 अॅण्ड अॅडरसन लि.तर्फे संचालक विकास सी. मेहता तर्फे मुखत्यार कल्पेश काशिनाथ परबते वय:-33; पत्ता:-प्लॉट नं: ., माळा नं: 1 ला मजला, इमारतीचे नाव: ट्रेड लिंक, ब्लॉक नं: बी व सी ब्लॉक, रोड नं: कमला मिल्स कंपाऊड, सेनापती बापट मार्ग, लोअर परेल, मुंबई, महाराष्ट्र, मुम्बई. 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 वय:-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) अतुक्रमांक, खंड व पृष्ठ	3859/2021
(12) बाजारभावाप्रमाणे सुद्रांक शुल्क	735000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

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 बृहन्मुंबई 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 03/06/2021) to Municipal Corporation of Greater Mumbai.

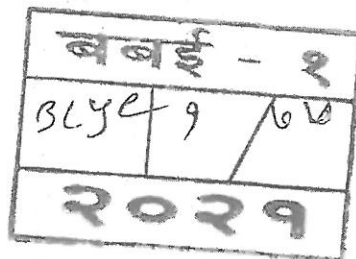
No need to spend your valuable time and energy to submit this documents in person.



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202108021765	05 May 2021 01:14:04 PM			
मूल्यांकन वर्ष	2021				
जिल्हा	मुंबई महानगर				
मूल्य विभाग	12-लोर परेल डिव्हिजन				
उप मूल्य विभाग	12-01 भुभाग- उत्तरेस एच.आर दिवेकर मार्ग, पुर्वेस शिवराम सेठ अमृतवार मार्ग व शंकरराव नराम पय.दक्षिणेस गणपतराव मार्ग व पश्चिमेस गणपत जाधव मार्ग				
सर्व्हे नंबर व/वा भू क्रमांक :	इतर				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	भोजनापनाचे एकक
1089000	243490	270310	298200	243490	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	86 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 1 वर्षे	मूल्यदर बांधकामाचा दर -	Rs.243490/-
उद्भवस्थ स्थिती:	आहे	मजला	21st floor of 30th floor		
Sale Type - Final Sale					
Sale: Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट वट	= 11% apply to rate - Rs.280014				
घसा: यानुसार मिळकतीचा प्रति चौ.मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर				
	= (((280014-108900) * (100 / 100)) + 108900)				
	= Rs.280014/-				
A) मुख्य मिळकतीचे मूल्य	दरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	280014 * 86				
	Rs.24081204/-				
एकत्रित अंतिम मूल्य	मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + गेडीगाईन मजला क्षेत्र मूल्य + एच.आर.मार्गचे मूल्य + वरील मजलेचे मूल्य + बंदिस वगहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस वगहन = A + B + C + D + E + F + G + H + I = 24081204 + 0 + 0 + 0 + 0 + 0 + 0 + 0 Rs.24081204				

Home

Print



Payment Details

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Neeta Ravindra Lad	eChallan	02300042021032294500	MH013506793202021M	735000.00	SD	0000505721202122	06/05/2021
2	Neeta Ravindra Lad	eChallan		MH013506793202021M	30000	RF	0000505721202122	06/05/2021
3		By Cash			1540	RF		

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



संगणक खरी प्रत,
(Signature)
सह दुय्यम निबंधक
मुंबई शहर क. १.

मुल्यांकन अहवाल सन 2020-21

1. दस्तावा प्रकार : करारनाम अनुच्छेद क्रमांक : 25b
2. सादरकर्त्याचे नाव :
3. तालुका : मुंबई / अंधेरी / बोरीवली / कुर्ली
4. गावाचे नाव : बाजार परेला
5. नगरभूमापक क्रमांक / सर्वे क्र. / अंतिम भूखंड क्रमांक : 11445
6. मुख्य दरविभाग (इंजोन) : 12 उपविभाग : 91
7. मिळकतीचा प्रकार : खुली जमीन/ निवासी / कार्यालय / दुकान / औद्योगिक प्रति चौ.
मी. दर : 2,43,490/-
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ 8.6 कारपेट/ बिल्ट अप चौ. मीटर / फुट
9. कारपाकिंग : गच्छी पोटमाळा
10. मजला क्रमांक : 27 उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष : NEW घसारा :
12. बांधकामाचा प्रकार : K.C.C. आरसीसी / इतर पक्के / अर्ध पक्के / कच्चे
13. बाजारमुल्यदर तक्त्यातील मार्गदर्शक सूचना क्रमांक ज्यान्वये दिलेली घट/वाढ
14. भाडेकरव्यप्त मिळकत असल्यास : 1. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र)
2. नविन इमारतीत दिलेले क्षेत्र
3. भाड्याची रक्कम
15. लिक्व्ह अँड लासन्सचा दस्त : 1. प्रतिमाह भाडे रक्कम
2. अन्नामत रक्कम अगाव् भाडे
3. कालावधी :
16. निर्धारित केलेले बाजारमुल्य : 2,40,82,000/-
17. दस्तामध्ये दर्शविलेला मोबदला : 2,65,00,000/-
18. देय मुद्रांक शुल्क : 87,795,000/- भरलेला मुद्रांक शुल्क
19. देय नोंदणी फी : 30,000/-



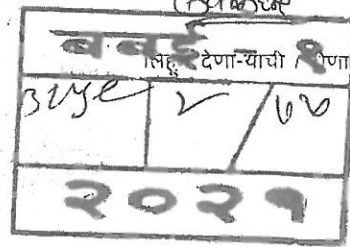
सादर दस्तावर भरून घेण्यात आलेले मुद्रांक शुल्क हे महाराष्ट्र मुद्रांक अधिनियम 1958 चे कलम 33 अ च्या अधिनतेने भरून घेण्यात आलेले आहे.

[Signature]
लिपीक

[Signature]
सह दुय्यम निबंधक

हमी पत्र

सादरचे हमी पत्र आज दिनांक माहे सन 201 रोजी चे दिवशी या व्दारे घोषित करण्यात येत आहे कि, या दस्तासोबत निवासी या स्थावर मिळकतीसोबत वाहन तळ विकत देण्यात / घेण्यात आलेले नाही / आहे.





CHALLAN
MTR Form Number-6



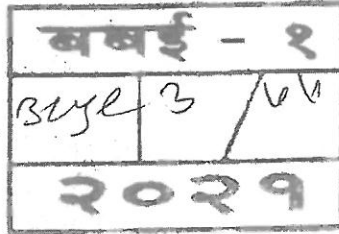
GRN	MH013506793202021M	BARCODE			Date	19/03/2021-17:43:24	Form ID	25.2	
Department Inspector General Of Registration				Payer Details					
Stamp Duty				TAX ID / TAN (If Any)					
Type of Payment Registration Fee				PAN No.(If Applicable)					
Office Name BOM1_MUMBAI CITY 1 SUB REGISTRAR				Full Name		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			735000.00		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				
					Seven Lakh Sixty Five Thousand Rupees Only				
Total			7,65,000.00		Words				
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Ref. No.		02300042021032294500 006482883	
Cheque/DD No.				Bank Date		RBI Date		22/03/2021-14:53:14 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 चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



A-2702

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai this 30th 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, 1st 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, 1st 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 :

NRL

बुग - 3	
30/3	2021
2029	

WHEREAS:

1. The Hall & Anderson Ltd. is the Owner of and well and sufficiently entitled to the admeasuring 27585.35 sq. mtrs 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 thereon shown in black colour boundary line and the said plan is annexed hereto and marked ANNEXURE "A";
2. The Owner being desirous of developing the said property for forming a Partnership Firm known as Lotus Enterprises in which contributing 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 6th April, 2010;
3. Pursuant to the said Partnership Deed, Lotus Enterprises is entitled to construct the buildings on the said property;
4. 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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CHALLAN
MTR Form Number-6



GRN	MH013506793202021M	BARCODE	[Barcode]		Date	19/03/2021-17.43.24	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	Neeta 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	735000.00		MUMBAI					
0030063301 Registration Fee	30000.00		Town/City/District					
			PIN					
			4 0 0 0 1 3					
				Remarks (If Any)				
				SecondPartyName=LOTUS ENTERPRISES-				
				[Stamp: 765000.00]				
				[Stamp: THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY 1, MUMBAI]				
				[Stamp: 30229]				
				Amount In Words				
				Seven Lacs Sixty Five Thousand Rupees Only				
Total	7,65,000.00							
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK				
Cheque/DD Details			Bank CIN	Ref No	02300042021032294500		210816688383	
Cheque/DD No			Bank Date	RBI Date	22/03/2021-14:53.14		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.
 सादर नोंद घ्या की ये चालान केवल दस्तावेज को रजिस्ट्रार कार्यालय में ही दर्ज कराने के लिए मान्य है। नोंदणी का कराने के लिए दस्तावेज को सादर नोंद घ्या लागू है।

Validity unknown

Digitally signed by D:
 VIRTUAL TREASURY
 MUMBAI 03
 Date: 2021.05.06
 13:43:18 IST
 Reason: Signature
 Location: India

Challan Defacement

Sr. No.	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-318-3859	06/05/2021-13:42:33	IGR182	30000.00
2	(IS)-318-3859	06/05/2021-13:42:33	IGR182	735000.00
Total Defacement Amount				7,65,000.00

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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 1st Floor to the 3rd Floor shall be reserved for Parking and the 4th Floor to the 30th Floor shall be for Residential tenements known as "LOTUS ENPAR RESIDENCY".;

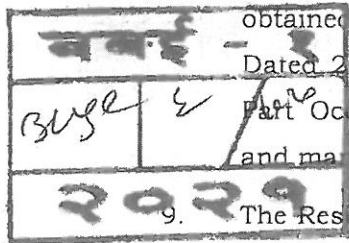
5. The Municipal Corporation of Greater Mumbai (MCGM) has sanctioned the plan and has issued an Intimation of Disapproval (IOD) and Commencement Certificate (CC) under No. EB/5056/GS/A dated 7th November, 2009 and EB/5056/GS/A dated 4th January, 2011 respectively, a copy of the IOD and CC issued by MCGM 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 28th 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 + Stilt + Three Podium Parking Floor and Fourth to Thirty Floor for Residential, Wing C will be Basement + Stilt + 17th 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 + 17th Upper Floors instead of Basement + Stilt + 42th 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 20th December, 2017 and 12th March, 2020. a copy of the Part Occupation Certificate issued by MCGM is annexed hereto and marked as "D".

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

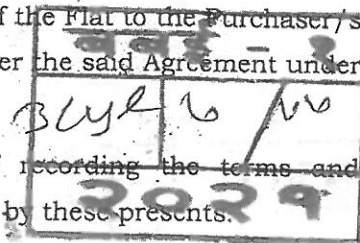
10. A copy of the Title Certificate dated 31st May, 2010 in respect of the title of the Owner in respect of the said property issued by Advocates and Solicitors Kanga & Company is annexed hereto and



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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. 2702 on the 27th Floor of 'A wing 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. 2702 on the 27th floor in 'A' Wing 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/s annexed hereto and marked as "G";
13. The Building plans and documents of title in respect of 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.
16. The parties hereto, are desirous of recording the terms and conditions agreed upon between them, by these presents.



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

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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:-

- (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 utilize 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.

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6. The Lotus shall sell and transfer to the Purchaser/s flat No. 2702 admeasuring 86 Sq. Mtrs. of Built up area with a 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;
7. The Purchaser shall pay to the Lotus a sum of Rs. 2,45,00,000/- (Rupees Two Crore Forty Five Lakhs Only) as the purchase price of the said Premises. The said purchase price of Rs. 2,45,00,000/- (Rupees Two Crore Forty Five Lakhs Only) shall be paid by the Purchaser/s to the Lotus as per the installments as under: -

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- a. Rs. 11,00,000/- (Rupees Eleven Lakhs Only) to be paid as Earnest Money.
 - b. Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) to be paid within 60 days after receiving NOC.
 - c. Rs. 1,59,00,000/- (Rupees One Crore Fifty Nine 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.

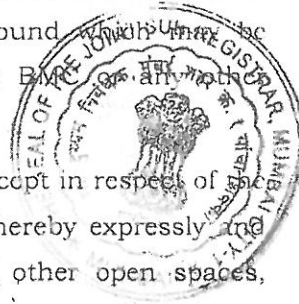
- ii) Rs.600/- for share money, application and entrance fee of the Society/Limited Company.

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

- iv) 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.

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 shall 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.
19. 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.

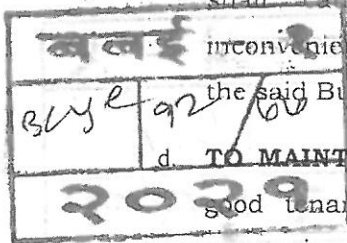
20. The Owner had already formed the society namely Lotus Enpar Co-Op. Housing Society Ltd. u/no. MUM/WGS/HSG/TC/9604/2018-19/ dated 27th March, 2019. and the Purchaser shall join as member in Co-operative Society.
21. The Owner shall on completion of development of the said property execute a Deed of 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:-



TO USE the said premises as per plans approved by the Concerned Authority.

TO CONTRIBUTE proportionately, along with the other occupants, towards the costs and expenses of maintenance, repairs and periodic external painting of the said building;

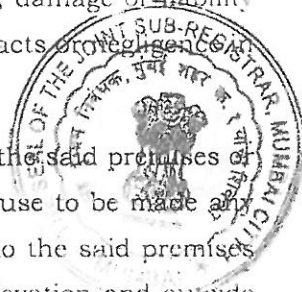
c. **NOT TO DO** or permit to be done in or upon the said premises or any portion of the said Building, or any act, deed or thing which shall cause nuisance annoyance, disturbance, danger or inconvenience to the other occupants/allottees of other premises of the said Building;



d. **TO MAINTAIN** the said premises at his/her/its/their own cost in good tenable 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 / Owner/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 of 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;
- i. **NOT TO THROW** dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in the



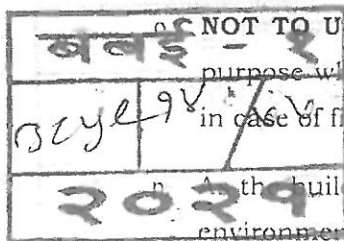
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compound or in any portion of the said Property and the said Building, in which the said premises is situated;

- 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



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;



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;

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 by MCGM.

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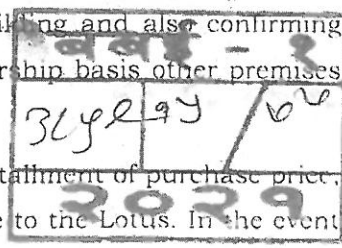
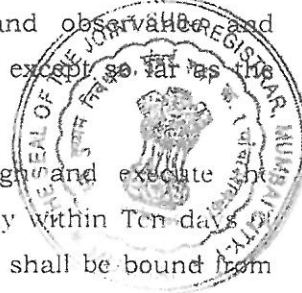
q. **NOT TO DO** any act or deed which shall be in violation of the terms and conditions attached to the various sanctions/approvals/NOCs etc. set out in the recitals hereinabove;

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 an 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.

27. 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 the 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.



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.

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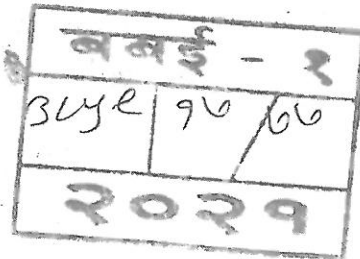
Conveyance will be borne by the Society or the Purchaser/s in his/ their/ her proportion.

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

THE SECOND SCHEDULE ABOVE REFERRED TO

Flat No. 2702 on the 27th floor admeasuring 86 Sq. Mtrs. Built up area 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

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"

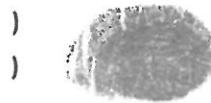
LOTUS ENTERPRISES
Rajendra Lad

Through its **Authorised Signatory**

In the presence of ...	
<i>Buyer</i>	<i>at</i>
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[Handwritten signatures]

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



SIGNED AND DELIVERED by the
withinnamed "PURCHASER" namely
NEETA RAVINDRA LAD

) *NR Lad*



In the presence of

)

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

) For **HALL AND ANDERSON LTD.**

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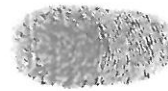
Director / Authorised Signatory



Nikao Menta

Through its **Director**
Authorised signatory

)



In the presence of

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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

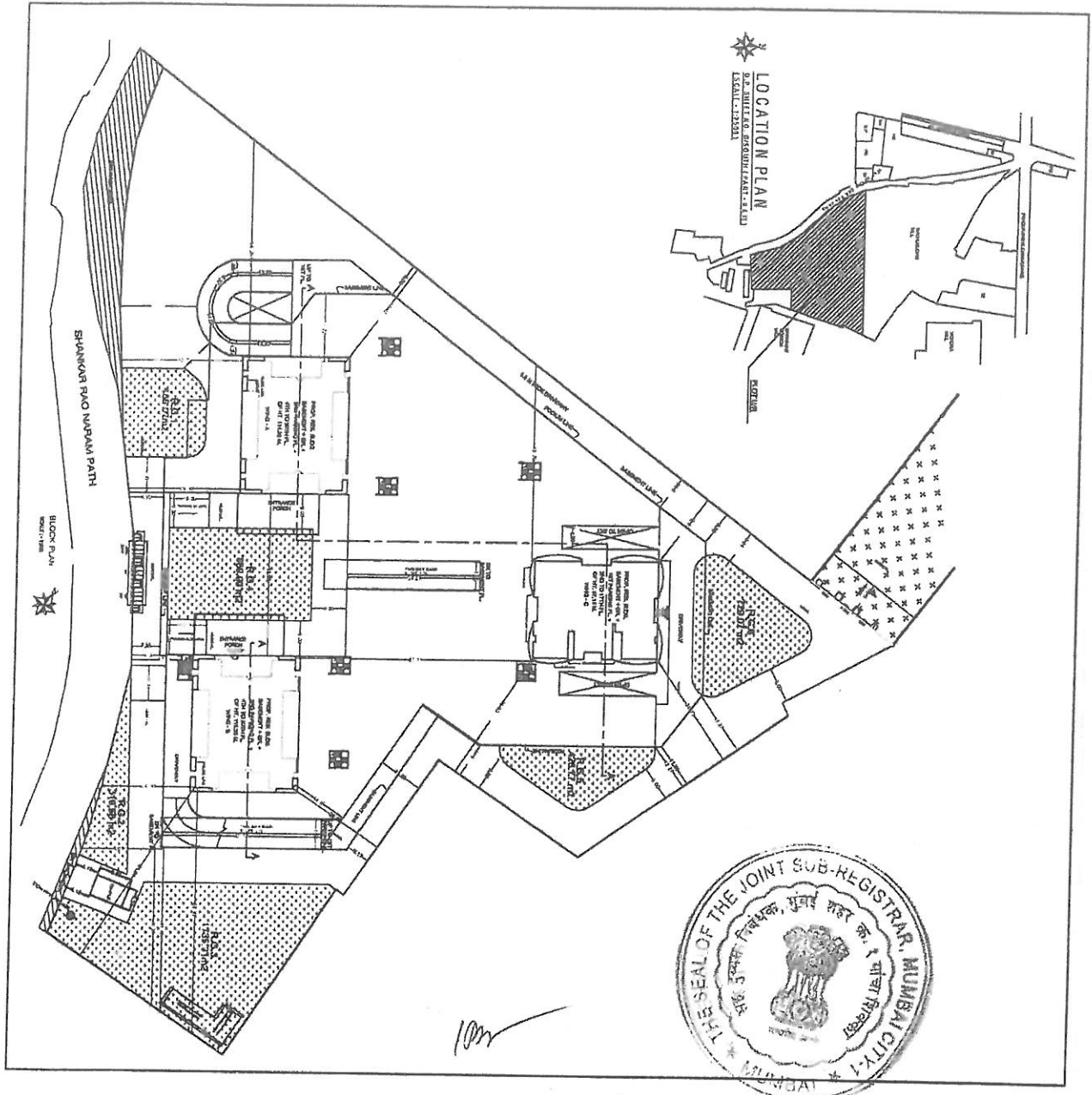
For Lotus Enterprises

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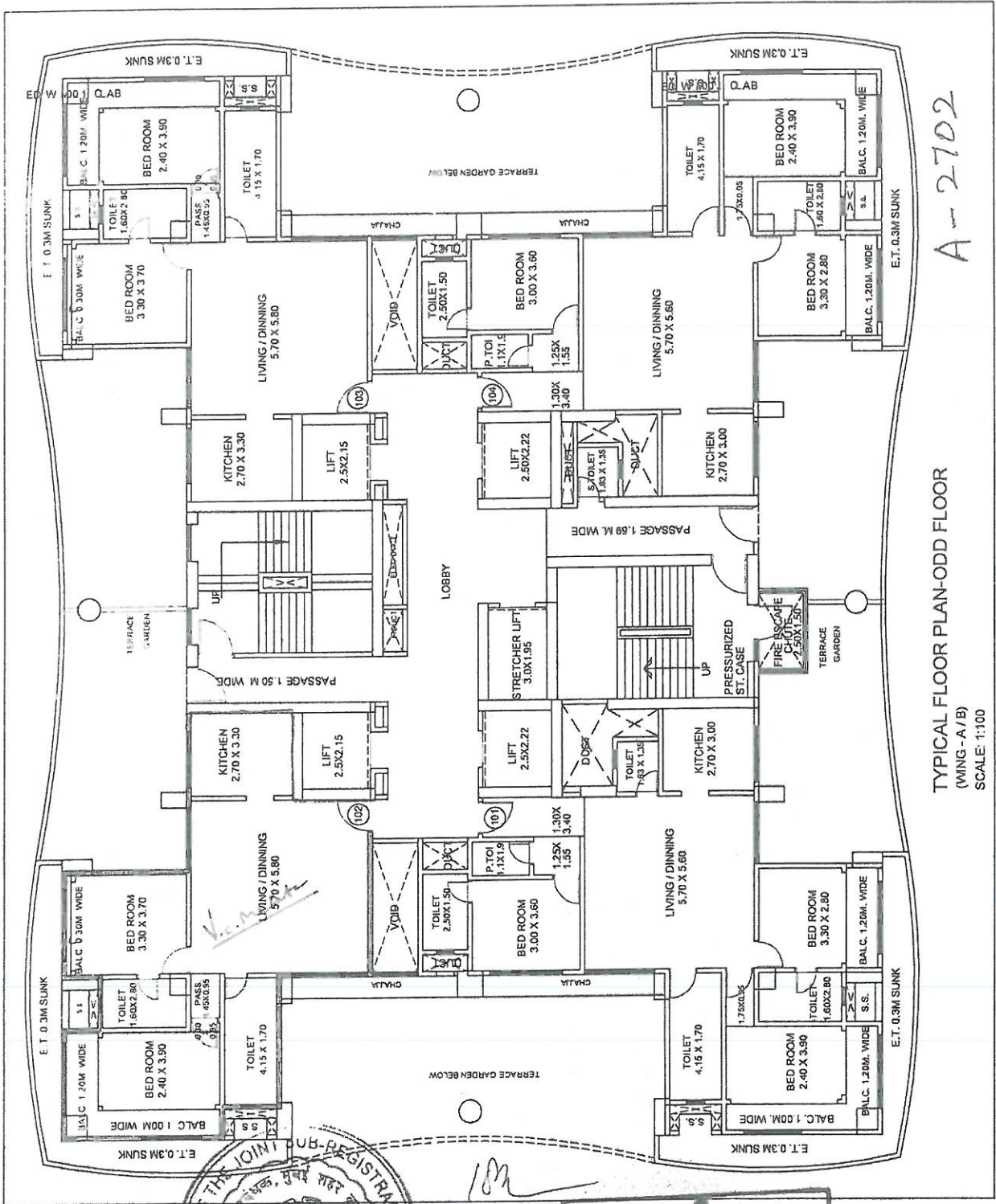
Partner

WITNESSES :

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A-2702

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



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Division: DOPER PUNE, Registrar No. 217, Page No. 99
 PREPARED UNDER SECTION 233 OF THE MAHARASHTRA LEAD REVENUE ACT, 1966
 Fed by: SRI S. O. MUMBADE

Checked by:

1. Area No.	44, 61	2. Name of Street or Locality	COMALIA TANK ROAD	3. Street No.	-NIL-	4. Caste/tribe or Varna	1/45	5. Tenants	L.T.A.	6. Area in Sq. Yards	90 METERS 27585.35	7. Collector's Ref. No.	-NIL- (-NIL-)
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8. Ground held by in Cont.

9. Mode of Acquisition by Present Owner

10. Name of Person in Possession

(1) - FULL & ANDERSON LIMITED

(1) - YONG C.S. NO. 445

ORDER NO. 5859/2009 DATED 18-7-2009 FROM 10th IN COL. 10th IN COL. 10 AT PRESENT 'A' IN COL. 10 IN RESPECT OF AREA 27585.35 SQ. METERS.
 FILE NO. NO. 687/2010

11. Original Grant from Govt., If any

12. Remarks

13. Ground held by in Public Body or Institute

14. Lease from Public Body or Institute

15. Ground held by in Public Body or Institute

16. Description of Villa

- NIL -

- NIL -

- NIL -

- NIL -

- NIL -



AN AREA COMPRISING 27585.35 SQ. METERS HAS BEEN DELETED FROM C.S. NO. 413 & SET C.S. NO. 1/45 IS ASSIGNED TO BE CHIEF DECLER (BUILDING DEPARTMENT) CITY LETTER NO. 26/4919/62/A DT. 18-09-83 AND ALSO REASSIGNED S.L. NO. 113/2009 CARRIED OUT THIS OFFICE ON DT. 12.12-11-2009
 FILE NO. NO. 657/2010
 DT. 12-03-10, 28/12-03-10, 30/12-03-10 SUPER. T.C.S. & P.T.

(Rectangular stamp: THE SEAL OF THE REGISTRAR, MUMBAI CITY. Note: This is a true and correct copy of the original record and the area of the property referred to herein is 27585.35 sq. meters. (MUMBAI LEAD REVENUE ACT 1966) WHICH HAS BEEN VERIFIED WITH THE ORIGINAL RECORD AND FOUND CORRECT.

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Name of Applicant: MITUN P. PATIL
 Date of Application: 15/03/2010
 Fee recovered: Rs. 33145600.00
 Reference of Issue: 4150362002
 Date of Issue: 15 MAR 2010

Superintendent
 Mumbai City Survey and Lead Records

4912

In reply quote KMV / 2010

TITLE CERTIFICATE

Re: Land bearing C/S No.445 of Lower Parel Division, measuring 27585.35 sq.metres or thereabouts together with the building and structures standing thereon situate lying and being at Pandhary Budhkar Marg, Lower Parel, 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 Parel, Mumbai and more particularly described in the First Schedule hereunder written of the said larger property).

2. By a Deed of Conveyance dated 2nd 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 of the said larger property which portion admeasures 27585.35 sq.metres or thereabouts situate lying and being at Off Delisle Road, Lower Parel, Mumbai and more particularly described in the Second Schedule hereunder written of the said property along with the Right of Way passing through the said larger property the larger property retained by National Textile Corporation Limited of the said property of Way is shown in burnt sienna colour on the plan annexed to the said Conveyance at or for the consideration therein contained.

3. We have caused advertisements to be issued in the local newspapers inviting claims from the public and have not received any claim in 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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... of the Property Cards relating to the said larger property, we observe that the name of Hall and Anderson Limited has been inserted in the property card as the Owner of the said property.

6. We have perused the Original Deed of Conveyance dated 2nd July 2009 and have prepared this Title Certificate on the basis of the Original Deed of Conveyance dated 2nd July 2009 furnished to us.

7. By virtue of the aforesaid Deed of Conveyance dated 2nd 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:

... piece or parcel of land or ground of Foras Tenure cess ... been redeemed together with the Spinning and Weaving Mill known as Madhusudan Mills and other buildings godowns messuages tenements ... standing therein situate lying and being at Globe Mills Passage, Off Bellisle Road, Lower Parel in the Town and Island of Bombay and in the registration sub-district of Bombay and in the registration sub-District of Bombay containing by admeasurements 96612.07 sq.yrds or thereabouts according to the C.S.Register and registered in the books of the Collector of Land Revenue under C.S.No.445 and part of 787 Lower Parel Division.

THE SECOND SCHEDULE ABOVE REFERRED TO:

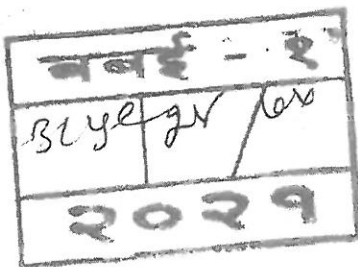
... piece or parcel of land or ground admeasuring 27585.35 ... together with the building and structures standing thereon at Lower Parel Division being a portion of property more particularly described in the First Schedule heremaboye referred to.

DATED this 31st day of May, 2010

KANGA AND COMPANY,

[Handwritten Signature]

PARTNER.



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. EEBPC/5056 1QS/A of 4-1-11

COMMENCEMENT CERTIFICATE

To,
Hall & Anderson Ltd.
31, Chourringhee Rd
Kotkata - 400 016

Ex. Eng. 339, Protnal (City)-1
E Ward, Mumbai-11 (3rd Flr)
10, S. K. Handoo Marg, Bopda
Mumbai-400 005

Sir,

With reference to your application No. 2439 dated 12/08/09 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, 1868, 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 B/M. Situated at Road/Street Pandurang Budhkar Marg Ward 9/S. 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:
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.



P.T.O.

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Date 21/10/11
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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. Jahagirdar 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 plan dated 07/11/2009

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

[Signature]
Assistant Engineer
Building Proposals (City) (R&R)

For MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

EB/5056/GS/A dt 11-5-2011
This C.C. B endorsed upto plinth level for wing A+B as per amended plan approved dated 21-4-2011

EB/5056/GS/A dt 22-7-2011 *[Signature]*
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 dt 22-8-2011 *[Signature]*
This C.C. is further extended for the entire work of wing A and upto 7th floor for wing B

EB/5056/GS/A dt 01-12-2011 *[Signature]*
This C.C. is endorsed upto 18th floor level i.e. upto 64.70 m height for wing 'A' & wing 'B' as per amended approved plan dated 02-10-2011

EB/5056/GS/A dt 02-12-2011 *[Signature]*
This C.C. is endorsed upto top of 21st floor for wing 'A' & wing 'B' as per last amended approved plan dt. 01/01/2012

EB/5056/GS/A dt 13-2-2012 *[Signature]*
This C.C. is endorsed upto 20th floor (i.e. entire work) for wing 'A' & wing 'B' as per amended plan approved dt. 20/01/2012



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EB/5056/43/A dt 13/12/2015

This c.e. is endorsed upto 20th floor of wing 'A' 'B' and plinth c.e. for wing 'C' 'D' as per amended plan approved on 20/10/2014

श्री 13/12/15
A.E.M.C. VI



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

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

No. E.B./CE/ EB/5056/cs/1 BS/A of 200 - 200

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 12.08.2009 and delivered to me under your letter, dated 8.8.2009. 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 the following 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 Executive Engineer of S.W.M. Department and the same shall not be approved before demolition of existing building or commencement of any construction activity.
3. That the compound wall is not constructed on all sides of the plot 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 pit 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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(1) That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.

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

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 6th Nov. day of 2010, 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 Bylaw No. 8 of the Commissioner has fixed the following levels:

Every person who shall erect or pay domestic building shall cause the same to be built so that every part of

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

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

(c) Not less than 92 feet above the 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 Municipal 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.

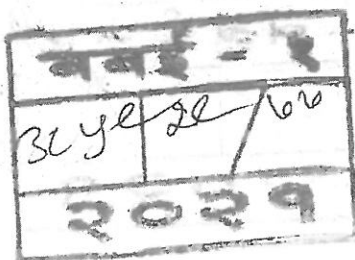
(5) Your attention is further drawn to the provision of Section 353-A about the necessity of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permit for occupation and to levy penalty for non-compliance under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

(6) The commencement of work should be communicated as per requirements of Section 474 of the Municipal Corporation Act.

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

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

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



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

Contd. of (A) (Annexure) P.T. & T.P. (Annexure)

5. That the specifications for layout/ D.O./or 'access roads' development of setback land will not be obtained from E.E. (Road) (Construction) City 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 (accounting for seismic analysis as per relevant I.S. Code and for existing building showing adequacy thereof to take up additional load along with 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 demarcated at site through A.E. (Survey)/ E.E. (T&C)/ E.E. (D.P.)/ D.I.L.R. before applying for C.C. or for the start of work.
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) of the Corporation.
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 and the requisitions, if any, will not be complied with before applying for C.C. certificate / B.C.C.
15. That the qualified/Registered Site supervisor through Architect/Engineer will not be appointed before applying for C.C.
16. That the true copy of the sanctioned layout / sub-division / amalgamation, 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. Balcony 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 plinth 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 before C.C.
25. That the fresh Tax Clearance Certificate from A.A. & C 'G/South' Ward shall not be submitted before C.C.
26. That the Regd. U.T against misuse of pocket terrace / part terrace / still shall not be submitted before C.C.
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.C.C.M. against disputes, litigations 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.

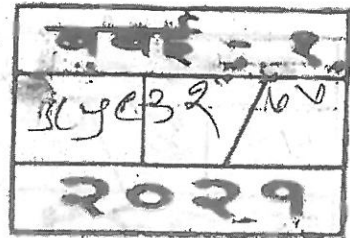
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2. That the dust bin will not be provided as per G.E.'s circular No. CE/9297/II of 26-6-1976

3. That the surface drainage arrangement will not be made in consultation with E.E.(SWD) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate B.C.C.
4. That the existing well will not be covered with R.C.C. slab.
5. That 10'-0" wide paved pathway upto staircase will not be provided
6. That the surrounding open spaces, parking spaces and terrace will not be kept open and un-built upon and will not be leveled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
7. That the name plate/Board showing Plot No., name of the building etc. will not be displayed at a prominent place.
8. That carriage entrance shall not be provided
9. That the parking spaces shall not be provided as per D.C. Regulation No.36.
10. That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.
11. That the N.O.C. from Inspector of Lifts, P.W.D., Maharashtra, will not be obtained and submitted to this office.
12. That the Drainage completion certificate from (S.P.)(P&D) City for provision of Septic Tank/Soak pit will not be submitted.
13. That the Drainage completion Certificate from A.E.(B.P.) City for House drain will not be submitted & got accepted.
14. That every part of the building construction and more particularly overhead tank will not be provided as with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
15. That final N.O.C. from C.F.O./ Tree Authority shall not be submitted before asking for occupation permission.
16. That the compliance of N.O.C. from H.E will not be made and certificate to that effect will not be submitted.
17. That the vermiculture bins for the disposal of wet waste as per design and specifications of organization or companies specialized in this field as per list furnished by Solid waste Management of M.C.G.M. shall not be provided.





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18 That the installation of Rain Water Harvesting scheme as per the State Govt's directives U/N.O. T.P.S. 307/398/CR-124/2007/UD-11 dated 6th June 2007 shall not be provided before applying for occupation permission.

19 That the recycling plant for waste water shall not be provided.

20 That the completion of footpath, providing central dividers, lane marking and providing steel furniture shall not be completed.

(D) THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE

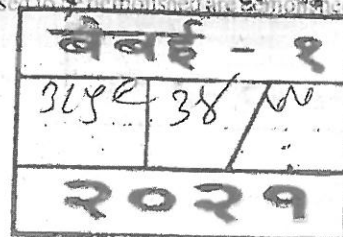
B.C.C. for the site shall be provided by the applicant.

1. That certificate under Section 270-A Of M.M.C. Act will not be obtained from H.E.'s Department regarding adequacy of water supply.

Executive Engineer
Municipal Corporation, Mumbai City
31/11/09

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 boarding 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 boarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the 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 for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

HALL & ANDERSON LIMITED

08/11/1946
Permanent Account Number
AABCH2862H

10092010

V. S. Mehta



बबई - १	
349R	34/66
२०२१	

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA
 LOTUS ENTERPRISES
 06/04/2010
 Permanent Account Number
 AADFL7079F

Handwritten signature



This card is valid only for the purpose mentioned above.
 It is not valid for any other purpose.
 Income Tax PAN Services Unit, NSUI
 New Bldg. Telephone Exchange
 Delhi, India - 110 015
 Tel: 011-2734 3521, 2734 3522
 Fax: 011-2734 3523

बबई - १	
30/04/20	30/04/20
२०२१	



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 C.S.No. 175/1/445 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 architect and as per 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 condition/s.

- 1) That all the balance conditions of I.O.D / amended plan approval letters shall be complied with before asking further.
- 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 occupants and neighborhood shall be taken while executing the remaining construction works.

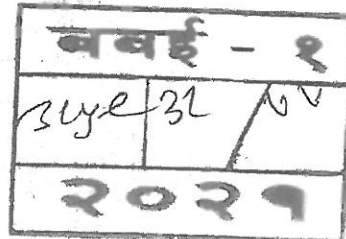
Copy To:

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: 12/03/2020



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 P51900010718

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 Tahsil: 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 schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (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.

Dated: 31/08/2017
Place: Mumbai



Signature valid
Digitally Signed by
Dr. Vignay Pramanand Prabhu
(Secretary, MahaRERA)
Date 31/08/2018 12:49:03 PM

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

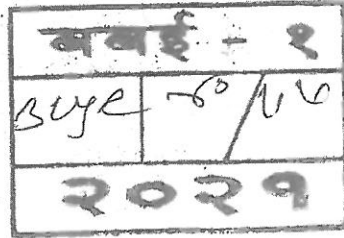
बनई - १	
30/08	31/08
२०२१	

घोषणापत्र

मी... श्री. वि. राम. चोरसोदा... याद्वारे घोषित करतो कि
दुय्यम निबंधक ... मु. इ. रा. इ. रा. इ.... यांचे कार्यालयात... क. रा. इ. रा. इ.
या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. रा. इ. रा. इ.
... रा. इ. रा. इ.... व इ. यानी दि. 12.12.2017 रोजी मला
दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे
/ निष्पापित 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.

श्री. वि. राम. चोरसोदा

कुलमुखत्यारपत्रधारकांचे नाव व सही



दिनांक: 26/11/2014
गोदावरी नगर, बरळी
दस्तावेजजाचा प्रकार: वचनपत्र
2014 4 17 PM

Original Duplicate
गोदावरी नगर, बरळी
नोंदणी क्र. 39म
Regn. 39M



गोदावरी नगर, बरळी
दस्तावेजजाचा प्रकार: वचनपत्र
2014 4 17 PM

Original Duplicate
गोदावरी नगर, बरळी
नोंदणी क्र. 39म
Regn. 39M

1) देयकाचा प्रकार: By Cash रकम: ₹ 20/-

सह दुय्यम निबंधक
मुंबई शहर क्र. 3

मह दुय्यम निबंधक, मुंबई-3

DELIVERED

₹. 20.00

दिनांक: 26/11/2014
गोदावरी नगर, बरळी
दस्तावेजजाचा प्रकार: वचनपत्र
2014 4 17 PM

Original Duplicate
गोदावरी नगर, बरळी
नोंदणी क्र. 39म
Regn. 39M

गोदावरी नगर, बरळी
दस्तावेजजाचा प्रकार: वचनपत्र
2014 4 17 PM

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

सह दुय्यम निबंधक
मुंबई शहर क्र. 3

मोबदला: ₹. 0/-

DELIVERED

₹. 100.00
₹. 160.00

मह दुय्यम निबंधक, मुंबई-3



महाराष्ट्र MAHARASHTRA

T 747724

महान न्यायिक कार्यालय, मुंबई
 न. नं. वि. क्र. ८०००००९
 18/OCT 2014
 लक्ष्मी अधिकारी



POWER OF ATTORNEY

L. Ravindra Salwant

TO ALL TO WHOM THESE SHALL COME I, RAVINDRA SALWANT LAD
 of Mumbai, inhabitant residing at *Satellite Sales Corporation, 301, TV
 Industrial Estate, Worli, Mumbai - 400025*
 (W), Mumbai - 400050 SEND GREETINGS:

दवई - ३४
५०५२/९/९
२०१४

WHEREAS

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

Buyer
 दवई - १
 २०२९



772 जोड़पत्र-२/ ANNEXURE-II

E 7 NOV 2014

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

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

यस नोंदणी करणार आहेत का?
(Whether it is to be Registered) Yes/No

मिळकतीचे थोडक्यात वर्णन-
(Property Description in brief)

मुद्रांक विक्रीत घेणा-याचे नाव व मही
(Stamp Purchaser's Name & Signature)
Ravindra Lal

हस्त असल्यास त्याचे नाव व पत्ता व मही
(If through other person then Name, And & Signature)
या पक्षकाराचे नाव *Kashimath Parabate*

इतर पक्षाचे नाव (Name of the other party)

मुद्रांक शुल्क रक्कम
(Stamp Duty Amount)

पत्र नमूना क्र. मुद्रांक विक्रीसाठी मही
JYOTI P. DOOA
LSV No. 8000009
6, Kondaji Bldg. No. 3, Nr. Tata
Hospital, Parel, Mumbai 400012



बवई - ३१
५०५२/२/९
२०१४

बवई - ३
३०५२/३/१०
२०२१

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

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 by him of such document.

NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT I Ravindra Balwant Fad do hereby nominate constitute and appoint (1) Kashmath Sakharam Parbate and (2) Hiralal Chaurasia (Jointly or severally) as 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 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

बवई - ३५
५०५२/३/९
२०१४

Ravindra Balwant Fad

बवई - १
Buye ४४ / ६६
२०२१

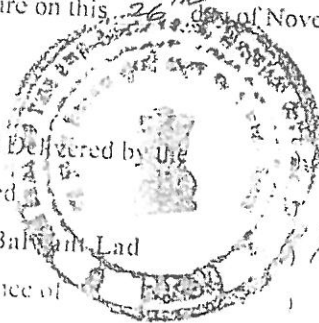


agree to ratify and confirm all such acts, deeds and things as shall be carefully be done by the Attorneys pursuant to this Power of Attorney.

In Witness whereof, I, Ravindra Balwant Lad, have hereunto set and subscribed my signature on this ^{26th} ~~26th~~ day of November, 2014

RBL

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



KSParbate

Signature of Kashinath S. Parbate

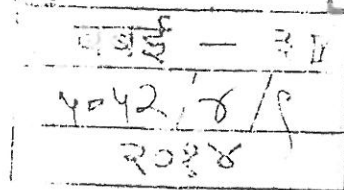
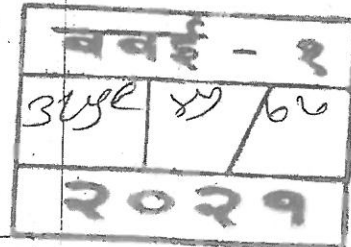
Signature of Hiralal Chaurasia

Witness:- 1)

[Signature]

2)

[Signature]



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

RAVINDRA BALWANT LAD

BALWANT KESHAV LAD

09/12/1948
Permanent Account Number
AA&PL9466R

RBL
Signature



RBL

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

KASHINATH SAKHARAM PARBATE
SAKHARAM KRISHNA PARBATE

01/06/1958
Permanent Account Number
ALBPP2757M

K.P.
Signature



बबई - ३७
4042 E/f
२०२९

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

HIRALAL S CHAURASIA
SHYVATH RAMDAYAR CHAURASIA

12/02/1960
Permanent Account Number
ADKPC1176C

H.S.
Signature

बबई - १
309 E 80/64
२०२९

Summary-2(दस्त गोपवारा भाग - २)



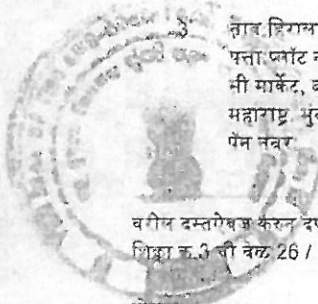
26/11/2014 4 05:36 PM

दस्त गोपवारा भाग-2

बवई 3
दस्त क्रमांक: 5052/2014

दस्त क्रमांक : बवई 3 /5052/2014
दस्ताचा प्रकार :- कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा दया
1	नाव: रविंद्र बळवंत लाड पत्ता: फ्लॉट नं. ३०१, भाळा नं. .. इमारतीचे नाव: गटिलाईट नेल्स कॉर्पोरेशन, ब्लॉक नं. वरळी, मुंबई, रोड नं. टी व्ही इंडस्ट्रीयल इस्टेट, महाराष्ट्र, मुंबई. पिन नंबर:	कुलमुखत्यार देणार वय :-66 स्वाक्षरी:- 		
2	नाव: काशिनाथ एस. परबते पत्ता: फ्लॉट नं. २१९, भाळा नं. .. इमारतीचे नाव: ए सी मार्सेट, ब्लॉक नं. माडदेव मुंबई, रोड नं. .. महाराष्ट्र मुंबई पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-56 स्वाक्षरी:- 		
3	नाव: विगलमान चौधरिया पत्ता: फ्लॉट नं. २१९, भाळा नं. .. इमारतीचे नाव: ए सी मार्सेट, ब्लॉक नं. माडदेव मुंबई, रोड नं. .. महाराष्ट्र मुंबई पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-54 स्वाक्षरी:- 		



वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त एवज करून दिल्याचे कडून घेतले जाई.
शिकका क्र.3 ची वेळ: 26 / 11 / 2014 03 : 56 : 18 PM

ओळख

खालील इमप अने तिचेदीत करतान की ते दस्तऐवज करून देणा-यानां व्यक्तीषः ओळखनात व त्यांची ओळख परवितान

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी
1	नाव: निवेश कचक शिखरे वय: 30 पत्ता: श्री गणेश नगर, बालवाग, मुंबई शहर क. (क) वा. भा. मुंबई. पिन कोड: 400012	
2	नाव: हरित जैन वय: 37 पत्ता: Varilapramane पिन कोड: 400012	



बवई - १
2029



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

शिकका क्र.5 ची वेळ: 26 / 11 / 2014 03 : 57 : 34 PM नोंदणी पुस्तक 4 मध्ये

iSarita v1.4.0

प्रमाण
एकूण
क्रमांक
नोंदला
दिनांक
26 NOV 2014

सह दुय्यम निव्वक्त मुंबई शहर-१

सह दुय्यम निबंधक, मुंबई-३

सह दुय्यम निबंधक

Know Your Rights as Registrants

5052 /2014

3. Get print and mini-CD of scanned document along with original document, immediately after registration. For feedback, please write to us at feedback.isarita@gmail.com

वर्ष - ३४
५०५२ / १ / १
२०१४



प्रमाणित करणेत येते की, दस्तावेज
 एकूण १ पाने आहेत. पुस्तक
 क्रमांक वर्ष-२५०५२
 नोंदला.
 दिनांक. 26 NOV 2014

[Signature]

सह दुय्यम निबंधक, मुंबई शहर-३

१५०५

वर्ष - १
३५५६ ४० ५४
२०२१

7/21
23

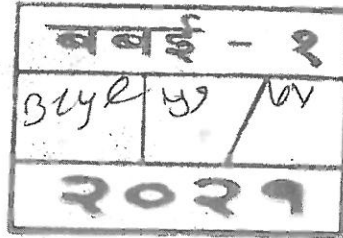


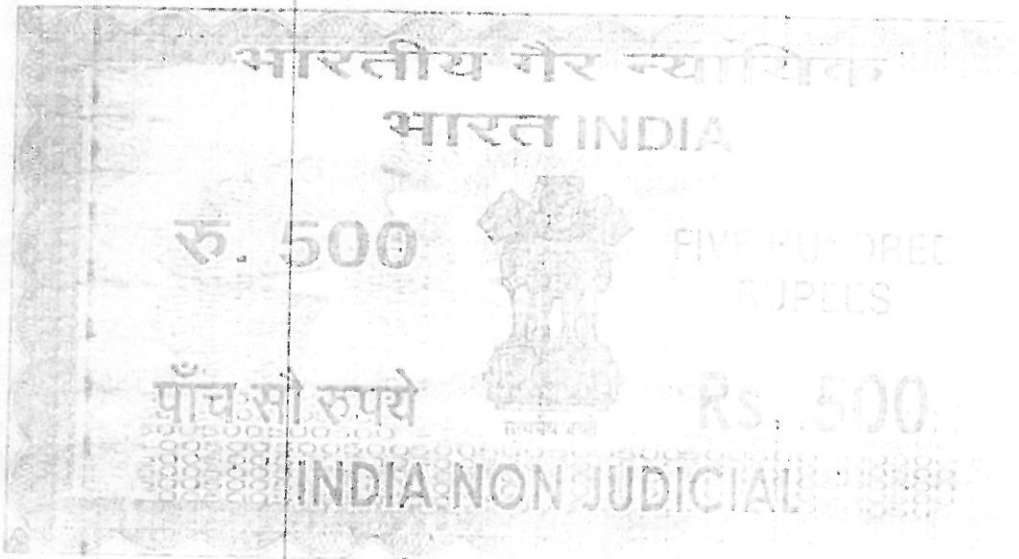
घोषणापत्र

मी... ~~कांयेंस नॉदणीस सादर करण्यात आला आहे~~ याद्वारे घोषित करतो कि
दुय्यम निबंधक ... ~~मुंबई शहर - 1~~ यांचे कार्यालयात ... ~~कराई - 1~~
या शिर्षकाचा दस्त नॉदणीसाठी सादर करण्यात आला आहे. श्री ~~वि. म. 12~~
~~श्री. प्र. 12~~ व इ. यानी दि. ... 5-6-17 ... रोजी मला
दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नॉदणीस सादर केला आहे
/ निष्पापित 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, नॉदणी अधिनियम 1908 चे कलम 82 अन्वये शिक्षेस मी
पात्र राहीन याची मला जाणीव आहे.

Barbade

कुलमुखत्यारपत्रधारकांचे नाव व सही





महाराष्ट्र MAHARASHTRA

© 2017

बबई - १
25/09/20
२०२७

20 MAY 2020

POWER OF ATTORNEY

TO ALL TO WHOM THESE SHALL COME I, CHAMPALAL MEHTA of Mumbai residing at 1st Floor, Venus Apartment, Laxmi Road, Mumbai - 400 002.

SEND GREETINGS :

WHEREAS



I am Director in several Joint Stocks Companies and also a Partner in Several Partnership Firm.

बबई - १
25/09/20
२०२९

530

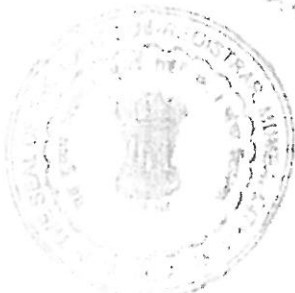
FORM-2 / AFFIDAVIT-II

5 JUN 2017

Serial No. / Date: _____
 Nature of document: **Power of Attorney**
 Whether it is to be Registered: **Yes/No**
 Property description in brief:
Village - A. A. A. - Taluka - 34
 Name of the other party:
Mangesh K. K. K.
 Stamp duty amount: **RS. 500/-**
PATI P. DOGA
 SY No. 8030009
 Road No. 3, Nr. Taba
 Mumbai 400012

Taluka-34
A.A.A.

Mangesh K. K. K.



बकाई - १
2/14
2017

बकाई - १
3/23/17
2017



RECEIVED

Monday, June 05, 2017
4:42 PM

पावनी

पत्रांक: 3657
दिनांक: 05-06-2017

पावने माव, दाहदव
इसरोवजावा प्रमुकमोक: बबई-2679-2017
दस्तावेजाचा प्रकार: इतमुवावागत्र
माव: कल्याण माव: विधान संघाला मेहवा

पावनी नं: 3657 दिनांक: 05-06-2017

नोंदणी फी: ₹ 100/-
दस्त हाताळणी फी: ₹ 100/-
पुढाची संख्या: 15

एवढा:

क्रायाला मुक्त दस्त, संवर्गित पिट, मुंबई-२ अदावे
६:५९ PM या वेळीय मिळेल

[Signature]
सहायक न्यायाधीश

वजारा मूल्य: ₹ 1/-
मोबदला ₹ 0/-
भरलेले मुद्रांक मूल्य: ₹ 500/-

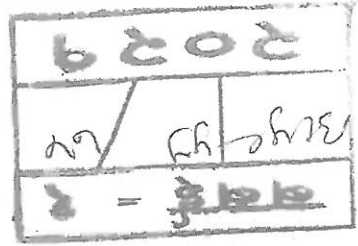
साह दुयान नियंत्रक, मुंबई शहर ज. १

- 1) वेवजावा प्रकार: By Cash रकम: ₹ 100/-
- 2) वेवजावा प्रकार: By Cash रकम: ₹ 300/-

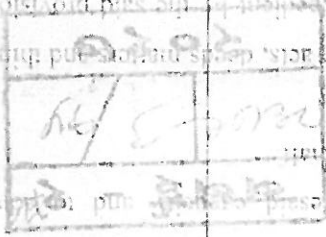
DELIVERED
05/06/17



बबई - १
Buyer 28/6V
२०२९



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



execution of and document in my behalf. I am directed by me in my attestation and in the other acts and to lodge for registration documents as shall have appear before the Sub-Registrar of Assurances at Mumbai, and Companies as also the partner of concerned partnership firms) to my behalf (in my personal capacity as the Director of Joint Stock therein referred to as "the attorneys") for me and in my name and on Parbate (jointly or severally) to be my true and lawful Attorney appoint (1) Mangesh Bapu Kavate and (2) Kalpesh Kashnath THAT I, the said Champdal Mehta do hereby nominate constitute and NOW KNOW YE AND THESE PRESENTS WITNESSETH

attorney of admitting execution by me of such document appointing some individual persons as my true and lawful certified execution of such documents. I am desirous of being personally unable to attend the Sub-Registrar and have under the provisions of the Indian Registration Act, 1961.

documents relating to immovable properties which required sale of this firm as also agreement to lease and other also in my individual capacity. I have to execute Agreement for partner of such Joint Stock Companies and/or partnership firm as 2. In course of my discharge of duties/authorities as Director and/or





Witness whereof I Vikas Champalal Mehta have hereunto set and subscribed my signature on this 05th day of June 2017

SIGNED AND DELIVERED by the)
with named)
Mr VIKAS CHAMPALAL MEHTA)



(signature)

WITNESSES:

- 1. Poojan Khorasani
- 2. Sandip 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



L.H.T.I

Mangesh
(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




L.H.T.I

Parbate
(signature)

बवई - १
२०१७



बवई - १
२०१९


 भारत गणराज्य
 INDIA

Handwritten signature
 40, VIT, BLDG
 V. R. PANCHAL
 11/10/1982



MINISTRY OF INDIA
 22551250

PANTA
 VIKAS CHOPALAL
 (INDIAN)
 12/07/1982

GENERAL MANAGER
 MUNDAL
 05/01/2022

PANTA VIKAS CHOPALAL
 22551250 INDS207126M2207083



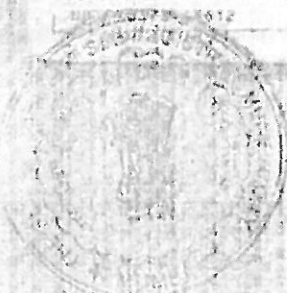
बजई - २	२१
२८/०८/१९	
२०२७	

बजई - २
२८/०८/१९
२०२९

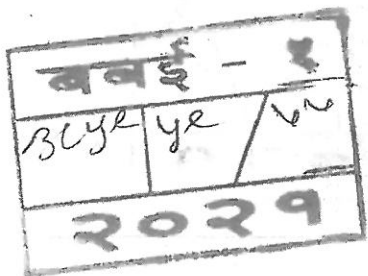


बवई - ३
 28/05/19
 2026

KARNATAKA
 CARL ROSS
 NISUR VIGAN KANTA
 121, 122 & 13, VENUS APARTMENT
 TARDU ROAD, TARDU, MUMBAI - 400017
 MAHARASHTRA, INDIA
 73055645 20/05/2005



बवई - १
 31/05/19
 2029





GOVERNMENT OF INDIA
 कृषि विभाग
 Ministry of Agriculture
 Government of India
 New Delhi

5965 3842 3703

आधार - आम आदमी का अधिकार

बबई - १	
2029	106
2029	


UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 The UIDAI is a central government agency responsible for the Unique Identification Number (Aadhaar) project. It is a non-profit organization established under the Unique Identification (Amendment) Bill, 2016.


 The Aadhaar is a 12-digit unique identification number issued to every Indian resident. It is used for various government services and is linked to the Aadhaar Card.



बबई - १	
50	106
2029	



२०२१	
२१/६/२१	१००३
१ - १००३	

२०२१	
१४/६/२१	१००३
१ - १००३	



१३०
 चीफ़/अधीक्षक, २१
 दिनांक २१/६/२१
 जॉईंट सिक्रेटरीयट, महाराष्ट्र शासन
 को. १००३
 आ. स. नं. १००३
 अ. स. नं. १००३
 अ. स. नं. १००३
 अ. स. नं. १००३
 अ. स. नं. १००३
 अ. स. नं. १००३

१३०
 १३०
 १३०

7833 4472 9427
7833 4472 9427
7833 4472 9427
7833 4472 9427



वृत्त	२)
२६००७	७)
२०२७	



बबई - १
34422/60
२०२१

30
 ANNEXURE-II
 Serial No. of reg. doc. / 104
 Serial No. / 104
 Date of document / 104
 Whether the property is situated in the city of Mumbai
 Property description as per the

JUN 2011

STATIONER / PARTI / 104
 INCORPORATED IN GOVT. OF INDIA
 MANDALI / 104
 BAPUJI / 104
 104
 104

YOTI P. DODIA
 SV No. 104
 Hospital, Parel, Mumbai 400012

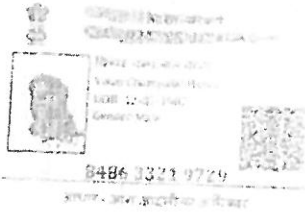


भारतीय डाक
 INDIA POST
 ADDRESS
 104
 104
 104
 104

104
 104
 104
 104

बखर् - 1
 104
 104
 2029





बबई - २	
२६६६	१५
२०२७	

REGISTRAR OF COMPANIES, MUMBAI
REGISTRATION DEPARTMENT
MUMBAI



बबई - १	
३५६४	१०५
२०२९	



संदेश सुरेश सावंत
 Sandesh Suresh Sawant
 पत्नी/पत्नी/DOB 26/01/1979
 पुरुष/MALE
 4777 3363 5181

माल अधिकारी, माहरी ओवरलू



राजण मंडार कोळवाडेकर
 Rajan Mandhar
 Kolwadekar
 पत्नी/पत्नी/DOB 09/10/1985
 पुरुष/MALE

5098 6466 9128

अधीनस्थ-आमोन्व माणसाचा अधिकारी

Handwritten signature

Handwritten signature



भारतीय वंशशास्त्र प्राधिकरण
 MINISTRY OF INDIA
 Address:
 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

भारतीय वंशशास्त्र प्राधिकरण
 MINISTRY OF INDIA
 Address:
 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

अवकाश - २
 Buye 05/10
 २०२१

अवकाश - ३
 2023/24
 २०२७



आवेदन क्र. 05 जून 2017 4:42 बजे

दस्तावेज संख्या: 001

दिनांक: 05/06/2017

दस्तावेज संख्या: 2679/2017

प्लान संख्या: 017

माप संख्या: 001

मूल्य: ₹. 500/-

इ. सि. नं. 2679 अर्थात् 05-06-2017

दिनांक: 05/06/2017

अर्थात् 05-06-2017

प्लान संख्या: 017

माप संख्या: 001

मूल्य: ₹. 500/-

प्लान संख्या: 017

माप संख्या: 001

दस्तावेज संख्या: 001

[Handwritten Signature]
इ. सि. नं. 001

दस्तावेज संख्या: 001

दस्तावेज संख्या: 001

दिनांक: 05/06/2017 04:37 PM

दिनांक: 06/06/2017 04:39:27 PM

प्रतिज्ञापत्र
महानगरपालिकाका कार्यालयमा दर्ता गरिएको भूखण्डमा कुनै किसिमको कानूनबहिर्काकारिता नभएको कुरामा यहाँको सचिवको प्रतिज्ञापत्र दिइएको छ।
सचिव, महानगरपालिका



खर्च - १
364/2017
२०२१


आयकर विभाग
TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
VIKAS CHAMPALALJI MENTA
CHAMPALAL CHEESULAL MENTA
1210/1982
APED MORGAN



V. C. Menta




बळई - १	
31/4/82	10/10
२०२९	


 भारतीय जनता पार्टी
 विक्रम चण्डीदास मेहता
 Vikram Chandrashekhar Mehta
 DOB: 12-07-1982
 Gender: Male

8486 3321 9729

अपना - जमा अटवरी कर अधिकाारी

V. C. Mehta


 भारतीय विशिष्टता प्राधिकार - भारत में
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 Address:
 100, Naraina Puri, Phase 1, New Delhi 110028, India
 100, नारयणपुरी, फेज 1, नई दिल्ली 110028, भारत में
 100, नारयणपुरी, फेज 1, नई दिल्ली 110028, भारत में
 100, नारयणपुरी, फेज 1, नई दिल्ली 110028, भारत में



बबई - १	
36/2	ER-104
२०२१	

भारत सरकार
Government of India

श्री. सुभाष भूष
Sudhanshu Bhushan Ltd
जन्म तारीख / DOB: 09/12/1945
पुणे - महाराष्ट्र

7129 0122 6735

आधार - सामान्य माणसाचा अधिकार

[Handwritten Signature]

भारतीय पहचान प्राधिकरण
National Identification Authority of India

पत्ता: सी.ओ. सुभाष भूष, 1501, 14
सुभाष भूष प्रा. लि., 1501, 14
पुणे - 411 004, महाराष्ट्र, भारत
पत्ता: सी.ओ. माउंट मरी, 400002
पुणे - 411 002, महाराष्ट्र, भारत

7129 0122 6735



बबई - १
Blye 60 / 00
२०२१



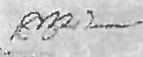

वर्ष - १	
31/4e	10/10
२०२१	

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

RAVINDRA BALWANT LAD
 BALWANT KESHAV LAD

09/12/1948
Date of Birth
 AAAPL9166R
PAN Number

RBM

प्रमाणित की जायेगी कि यह प्रमाणित करने के लिए
 प्रमाणित करने के लिए प्रमाणित करने के लिए
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खबई - २
 13/12/2029
 २०२९



बवई - २
36463/02
२०२१



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No: MH01 20070001784 DOJ: 24-01-2007
 Valid Till: 23-01-2027 (NT) 04-12-2025 (TR)
 08-12-2020



FORM 7
 RULE 16 (2)



AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGH-OUT INDIA
 COV DCI
 LMV-TR 24-08-2007
 LMV 24-01-2007
 MCWG 25-01-2016



Badge: 10/361TAID
 DOB: 09-10-1983 BG: B+

Name : RAJAN M KOTAWADEKAR
 S/DW of : MANOHAR KOTAWADEKAR
 Add : GRD FLR, D-004, LALBA, CHA RAJA HSG, SOC
 SHRI GANESH NAGAR, LALBAUG MUMBAI-12
 MUMBAI

PIN : 400012

Signature & ID of Issuing Authority : MH01

Signature/Thumb Impression of Holder



DL No MH01 30110069762 DOJ 01-11-2011
 Valid Till 31-10-2031 (NT)



FORM 7
 RULE 16 (2)



AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGH-OUT INDIA
 COV DCI
 LMV 01-11-2011
 MCWG 01-11-2011

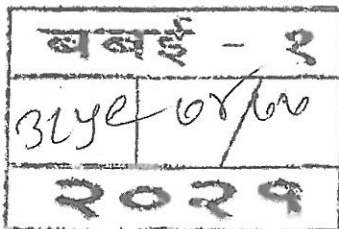


DOB : 23-07-1992 BG

Name : UMAIR MEMON
 S/DW of ALI MOHAMED MEMON
 Add : KEDY TOWER CHS LTD A WING F NO 1202,
 12TH FLR, 233/231, BELLASIS RD,
 NAGPADA, JUNCTION, MUMBAI
 PIN : 400008

Signature & ID of Issuing Authority: MH01 2011186

Signature/Thumb Impression of Holder



318 3859

गुरुवार, 06 मे 2021 1:42 म.नं.

दस्त गोपबारा भाग-1

ववड1

दस्त क्रमांक: 3859/2021

दस्त क्रमांक: ववड1 /3859/2021

बाजार मूल्य: रु. 2,40,81,204/-

सोबदला: रु. 2,45,00,000/-

भारनेने मुद्रांक शुल्क: रु.7,35,000/-

दु. नि. मद्र. दु. नि. ववड1 यांचे कार्यालयान

भावती:4982

पावती दिनांक: 06/05/2021

अ. क्रं. 3859 वर दि.06-05-2021

सादरकरणाचे नाव: हॉल अँड अँडरसन लि. तर्फे संचालक विकास सी. मेहता तर्फे मुख्यालय कलिंग काथिनाथ परवते

रोजी 1:38 म.नं. वा. हजार केला.

नोंदणी फी

रु. 30000.00

दस्त हजाराळणी फी

रु. 1540.00

पृष्ठांची संख्या: 77

एकूण: 31540.00

दस्त हजर करणाऱ्याची मही:

दुय्यम निबंधक, मुंबई-1

दुय्यम निबंधक, मुंबई-1

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणाच्याही महात्म्यगणिकेच्या हद्दीन किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीन किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्राने

शिद्धा क्रं. 1 06 / 05 / 2021 01 : 38 : 54 PM ची वेळ: (सादरीकरण)

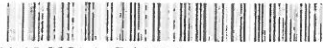
शिद्धा क्रं. 2 06 / 05 / 2021 01 : 39 : 23 PM ची वेळ: (फी)

प्रतिज्ञापत्र

मला यस्तोवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीत
आण केलेला आहे. * दस्तावीर संपूर्ण मजकूर, निष्पदक व्यस्तो. साक्षीदार व
पारलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता
व जोसादी दस्त निष्पदक व कबुलीधारक हे संपूर्णाने जाणवदार राहतील,

Borade *N.R. Khand*
लिहून घेणारे :





दस्तावेजाचा भाग-2

दस्तावेजाचा क्रमांक: 3859/2021

06/05/2021 1 47:14 PM

दस्तावेजाचा क्रमांक: 3859/2021

दस्तावेजाचा प्रकार: करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ध्यायाचित्र	अंगठ्याचा दृश्या
1	नाव: विल अँड अँडरसन लि. तर्फे संपादन विकास मी. मद्रास तर्फे मुंबयपार कंपनी वाणिजाथ परबने पत्ता: फ्लॉट नं: 1 माळा नं: 1 ला मजला, इमारतीचे नाव: ट्रेड लिंक, ब्लॉक नं: डी व सी ब्लॉक, रोड नं: कमला मिल्स कंपाऊड, सेनापती बापट मार्ग, लोअर परेल, मुंबई, महाराष्ट्र, मुंबई. पिन नं: AABCH2862H	मायला देणार वय: -33 स्वाक्षरी:		

वरील दस्तऐवज करत देणार तयार करून घ्यावयाचे करारनामा चा दस्तऐवज करत दिव्याचे यत्न करताना

श्रेय: -

खातील दस्तऐवज असे तिथीत करताना की ते दस्तऐवज करत देणाऱ्या व्यक्तीचा ओळखपत्र, व त्यांची ओळख पत्रविना

अनु क्र.	पक्षकाराचे नाव व पत्ता	ध्यायाचित्र	अंगठ्याचा दृश्या
1	नाव: राजन सचोहर कोठाबदेकर वय: 35 पत्ता: बोटाबावा विल्डिंग, फ्लॉट, मुंबई पिन नं: 400023		
2	नाव: स्वप्नील दक्षिणकर वय: 30 पत्ता: बोटाबावा विल्डिंग, फ्लॉट, मुंबई पिन नं: 400023		

खातील पक्षकाराची कवली उपलब्ध नाही

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	मेसर्स लोटस इंटरप्र्रायजेस तर्फे भागीदार रवींद्र बलवंत : लाड तर्फे मुखत्यार हिरालाल चौरसिया फ्लॉट नं: 1 माळा नं: 1 ला मजला, इमारतीचे नाव: ट्रेड लिंक कमला मिल्स कंपाऊड, ब्लॉक नं: डी व सी ब्लॉक, रोड नं: कमला मिल्स कंपाऊड, सेनापती बापट मार्ग, लोअर परेल, मुंबई, महाराष्ट्र, मुंबई. AADF17079F निला रजिस्ट्रार: लाड
2	फ्लॉट नं: 1501, माळा नं: 1, इमारतीचे नाव: ले पापिल्लोन को ऑफ हौसिंग सोसायटी, ब्लॉक नं: मुंबई, रोड नं: माउंट मेरी रोड, बांद्रा (पश्चिम), महाराष्ट्र, मुंबई. AABPL1591L

दस्तावेजाचा क्रमांक: 3859/2021

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Neeta Ravindra Lad	eChallan	02300042021032294500	MH013506793202021M	735000.00	SD	0000505721202122	06/05/2021
2		By Cash			1540	RF		
3	Neeta Ravindra Lad	eChallan		MH013506793202021M	30000	RF	0000505721202122	06/05/2021

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

3859 /2021

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03/06/2021 14:26 PM

दस्तावेज गोपवारा भाग-2

 क्रमांक 3859/2021
 दिनांक 03/06/2021

दस्तावेज क्रमांक : ववई1/3859/2021

दस्तावेज प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	व्यायक्ति	असतःचा प्रमाण
1	नाव: मेसर्स लोटस इंटरप्र्रायजेस भार्फे शागीदार रवींद्र बलवंत लाड तर्फे मुखत्यार हिगालाव चौरमिया पत्ता: प्लॉट नं: ., माळा नं: 1 ला राजवा, उभागतीचे नाव: ट्रेड लिंक कमला मिल्ल कंपाऊड, ब्लॉक नं: बी व सी ब्लॉक, रोड नं: कमला मिल्ल कंपाऊड, सेनापती वापट मार्ग, लोअर परेल, मुंबई, महाराष्ट्र, मुंबई. पिन नंबर: AADFL7079F	मिहून देशार वय :- 64 स्वाक्षरी:-		
2	नाव: हॉल ऑफ अॅडवमन मि तर्फे, मान्यताक विभागा सी. मेहता तर्फे मुखत्यार कल्याण काशिनार्थ पारुते पत्ता: प्लॉट नं: ., माळा नं: 1 ला राजवा, उभागतीचे नाव: ट्रेड लिंक, ब्लॉक नं: बी व सी ब्लॉक, रोड नं: कमला मिल्ल कंपाऊड, सेनापती वापट मार्ग, लोअर परेल, मुंबई, महाराष्ट्र, मुंबई. पिन नंबर: AABCH2862H	मान्यता देणार वय :- 33 स्वाक्षरी:-		
3	नाव: निता रविंद्र लाड पत्ता: प्लॉट नं: 1501, माळा नं: ., उभागतीचे नाव: ले पाथि-तोन बो ऑप हौसिंग सोसायटी, ब्लॉक नं: मुंबई, रोड नं: नाउंट मेरी रोड, वांद्रा (पश्चिम), महाराष्ट्र, मुंबई. पिन नंबर: AABPL1591L	मिहून देशार वय :- 65 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तयाकरीत व सगळ्यांचा दस्तावेज करून दिल्याचे कबुल करणार.
शिक्का क्र.3 ची वेळ: 03 / 06 / 2021 01 : 33 : 56 PM

शेकड:-

खालील उमम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना

अनु क्र.	पक्षकाराचे नाव व पत्ता	व्यायक्ति	असतःचा प्रमाण
1	नाव: प्रविण सकपाळ . वय: 37 पत्ता: बोटावाला विल्डिंग, फोर्ट, मुंबई पिन कोड: 400023	स्वाक्षरी	
2	नाव: दिपक साळुंबे . वय: 57 पत्ता: बोटावाला विल्डिंग, फोर्ट, मुंबई पिन कोड: 400023	स्वाक्षरी	

शिक्का क्र.4 ची वेळ: 03 / 06 / 2021 01 : 42 : 18 PM

शिक्का क्र.5 ची वेळ: 03 / 06 / 2021 01 : 42 : 34 PM नोंदणी पुस्तक 1 मध्ये

दुय्यम निबंधक, मुंबई-1

प्रमाणित करणेत येते की या
दस्तामध्ये एकूण..... ७५..... पाने आहेत.
पुस्तक क्र.-१, मध्ये ववई-१/३..... दिनांक
अन्वये नोंदला. 03 JUN 2021
दिनांक

प्र. सह. दुय्यम निबंधक, मुंबई शहर-१

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Neeta Ravindra Lad	eChallan	02300042021032294500	MH013506793202021M	735000.00	SD	0000505721202122	06/05/2021
2	Neeta Ravindra Lad	eChallan		MH013506793202021M	30000	RF	0000505721202122	06/05/2021
3		By Cash			1540	RF		

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



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