



सूची क्र.2

24/11/2017

दुष्यम निबंधक : दु.नि. पन्वेल 1
दस्त क्रमांक : 9722/2017

नोंदणी :
Regn:63m

गावाचे नाव : 1) भोकरपाडा

विलेखाचा प्रकार	करारनामा	गावाचे नाव : 1) भोकरपाडा
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	6727660	
(3) बाजारभावा/भाडेपटयान्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9995100	
(4) भू-मापन,पोटहिस्सा व वरक्रमांक (असल्यास)		1) पालिकेचे नाव:रायगड इतर वर्णन : इतर माहिती: सदनिका क्रमांक 1103,11 वा मजला,असेमिस बिल्डिंग,सर्वे नंबर 67/0 पाटे व इतर भोकरपाडा तालुका पन्वेल जिल्हा रायगड - क्षेत्र 1478.11 चौ फुट कारपेट मोफा नुसार आणि रेंरा नुसार 1405.99 चौ फुट कारपेट व 129.28 चौ फुट डेक/बाल्कनी असल्यास व 1 कार पार्किंग स्पेस((Survey Number : 67 :))
(5) क्षेत्रफळ		1) 1478.11 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.		1): नाव:-परसीपीना डेव्हलपर्स प्रा ली तर्फे सचालक जेकांबस्टीयन नाजारेथ तर्फे कु मु नागनाथ शिर्डे - वय:-38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 514, दलामल टॉवर, नरिमन पॉईंट, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400021 पॅन नं:- AAECPS3315L
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता		1): नाव:-सुंदर नारायण - वय:-48; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मेसी 1402, केसर एकसोटिका, प्लॉट नंबर 264,265,266, सेक्टर 10, खारघर नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगार:(००:). पिन कोड:-410210 पॅन नं:-AADPN4951G 2): नाव:-शीरी सुंदर - वय:-49; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मेसी 1402, केसर एन्झोटिका, प्लॉट नंबर 264,265,266, सेक्टर 10, खारघर नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगार:(००:). पिन कोड:-410210 पॅन नं:-BCSPS2340J
(9) दस्तऐवज करून दिल्याचा दिनांक	24/11/2017	
(10)दस्त नोंदणी केल्याचा दिनांक	24/11/2017	
(11)अनुक्रमांक,खंड व पृष्ठ	9722/2017	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	623000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

मुख्यांकनासाठी विचारारत घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

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

भारत शासन
GOVERNMENT OF MAHARASHTRA
₹-सुरक्षित वृक्ष व कोषागार पत्राची
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: PNB/POWAI (870900) Stationery No: 16193964666464
Pmt Txn Id : 131117M406649 Print DTime: 13-11-2017@17:18:44
Pmt DTime : 13-11-2017@12:06:44 GRAS GRN : MH0071573752017188
ChallanIdNo: 03006172017111150113 Office Name : IGR146/PNLI_PANVEL NO 1 S
District : 1301/RAIGAD

STDuty Schm: 0030046401-75/Sale of Other Nonjudicial Stamps SOS
SDuty Amt : R 4,99,000/- (Rs Four, Nine Nine, Zero Zero Zero only)
RgnFee Schm: 0030063301-70/Ordinary Collections IGR
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25/Agreement to sale/Transfer/Assignment
Prop Mvblty: Immovable Consideration: R 67,27,660/-
Prop Descr : Artemis - 1103, Hiranandani, Fortune City, Taluka - PanvelNH4, Bhokar
pada, Raigad, Maharashtra

Duty Payer: (PAN-AADPN4951G) MR SUNDAR NARAYAN
Other Party: (PAN-AAECP3315L) Persipina Developers Pvt Ltd

Bank official Name & Signature



Bank official Name & Signature

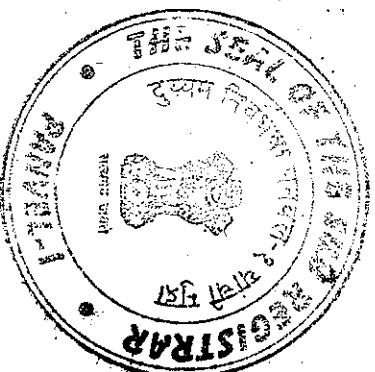
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Agreement

Sundar Narayan

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Sundar



e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.

**Data of ESBTR for GRN MH007157375201718S
Bank - PUNJAB NATIONAL BANK**

Bank/Branch : POWAI Stationary No : 16193964666464
 Pmt Txn Id : 131117M406649 Print DkTime : 13/11/2017 17:18:44
 Pmt DkTime : 13/11/2017 12:06:44 GRAS GRN : MH007157375201718S
 ChallanIdNo : 0300617201711150113 GRN Date : 13/11/2017 13:00:43
 District : 1301 / RAIGAD
 Office Name : IGR146 / PNL1_PANVEL NO 1 SUB REGISTRAR

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 4,99,000.00/- (Rs Four Lakh Ninety Nine Thousand Rupees Only)

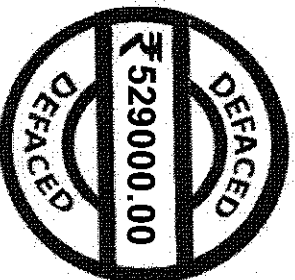
RgnFee Schm : 0030063301-70 / Registration Fee
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification purpose to be printed and used

Article : B25 Consideration : 67,27,660.00/-
 Prop Mvblty : Immovable
 Prop Descr : Artemis - 1103,Hiranandanj, Fortune City,, Taluka - Panvel
 : NH4,Bhokarpada,Raigad,Maharashtra
 : 410206
 Duty Payer : PAN-AADPN4951G MR SUNDAR NARAYAN
 Other Party : PAN-AAECP3315L Persipina Developers Pvt Ltd

Bank Scroll No : 1
 Bank Scroll Date : 14/11/2017
 RBI Credit Date : 14/11/2017
 Mobile Number : 9820095390

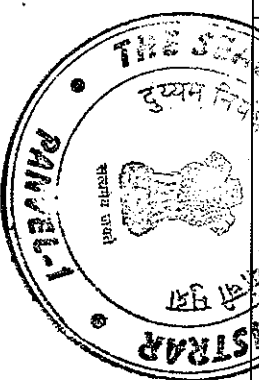
Challan Defaced Details



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Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(S)-86-9722	0004200845201718	24/11/2017-08:03:48	IGR146	30000.00
2	(S)-86-9722	0004200845201718	24/11/2017-08:03:48	IGR146	499000.00
Total Defacement Amount					529000.00

सह दुख्यम निबन्धक, वर्ग-२
(पनवेल-१)



भारत सरकार
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बैंक व कोषागार पत्राची
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: PNB/POWAI (870900)

Stationery No: 16193964728415

Pmt Txn id : 131117M406062

Print DateTime: 13-11-2017@17:20:44

Pmt DateTime : 13-11-2017@12:06:09

ChallanNo: 03006172017111150116

GRAS GRN : MH0071573792017185

District : 1301/RAIGAD

Office Name : IGR146/PNL1_PANVEL NO 1 S

Stduty Schm: 0030046401-75/Sale of Other Nonjudicial Stamps Sos

Stduty Amt : R 1,24,000/- (Rs One, Two Four, Zero Zero Zero only)

RgnFee Schm:
RgnFee Amt :

Article : B25/Agreement to sale/Transfer/Assignment

Prop Mvblty: Immovable

Consideration: R 67,27,660/-

Prop Descr : Artemis - 1103, Hiranandani, Fortune City, Taluka - PanvelNH4, Bhokar pada, Raigad, Maharashtra

Duty Payer: (PAN-AADPN4951G) MR SUNDAR NARAYAN

Other Party: (PAN-AAECP3315L) Pexsipina Developers Pvt Ltd

Bank official Name & Signature

Bank official Name & Signature

Space for customer/office use

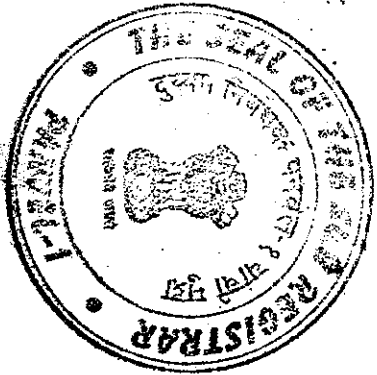
Please write below this line

Agreement

Sunder Narayan

form

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e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.

**Data of ESBTR for GRN MH007157379201718S
Bank - PUNJAB NATIONAL BANK**

Bank/Branch : POWAI
 Pmt Txn id : 131117M406062 Stationary No : 16193964728415
 Pmt DtTime : 13/11/2017 12:06:09 Print DtTime : 13/11/2017 17:20:45
 ChallanIdNo : 0300617201711150116 GRAS GRN : MH007157379201718S
 District : 1301 / RAIGAD GRN Date : 13/11/2017 13:00:44
 Office Name : IGR146 / PNL1_PANVEL NO 1 SUB REGISTRAR

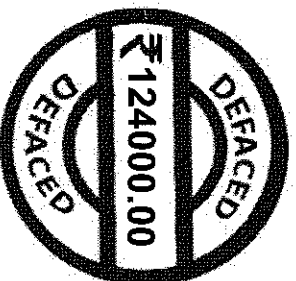
StdDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
 StdDuty Amt : Rs 1,24,000.00/- (Rs One Lakh Twenty Four Thousand Rupees Only)

RgnFee Schm :
 RgnFee Amt :

Only for verification-not to be printed and used

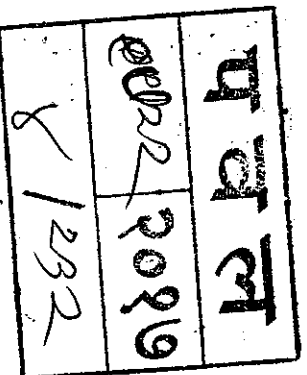
Article : B25
 Prop Mvblty : Immovable Consideration : 67,27,660.00/-
 Prop Deser : Artemis - 1103,Hiranandani,,Fortune City,, Taluka - Panvel
 : NH4,Bhokarpada,Raigad,Maharashtra
 : 410206
 Duty Payer : PAN-AADPN4951G MR SUNDAR NARAYAN
 Other Party : PAN-AAECP3315L Persipina Developers Pvt Ltd

Bank Scroll No : 1
 Bank Scroll Date : 14/11/2017
 RBI Credit Date : 14/11/2017
 Mobile Number : 9820095390



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UsertId	Defacement Amount
1	(S)-86-9722	0004200844201718	24/11/2017-08:03:46	IGR146	124000.00
Total Defacement Amount					1,24,000.00



सह दुय्यम निबंधक, वर्ग-२
(समावेक-१)

Valuation ID 2017112423

24 November 2017,08:48:26 AM

मूल्यांकनाचे वर्ष 2017
जिल्हा रायगड
तालुक्याचे नांव पनवेल
गावाचे नांव शंकरपडा
क्षेत्राचे नांव Rural

सर्व्हे नंबर /नं. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. निवासी सदलिका कार्यालय दूकाने औद्योगिक मोठमपनाचे एकक
खुली जमीन निवासी सदलिका 4420

बांधीव क्षेत्राची माहिती	मिळकतीचा वापर-	निवासी सदलिका	मिळकतीचा प्रकार-	बांधीव
मिळकतीचे क्षेत्र 1773.732Square Foot	मिळकतीचा वापर-	निवासी सदलिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण- 1-आर सी	मिळकतीचे वय	0 TO 2वर्ष	मूल्यदरबांधकामाचा दर	Rs.4420/-
उद्वाराहन सुविधा आहे	मजला -	11th to 20th Floor		

घसा-थानुसार मिळकतीचा प्रति चौ.मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-थानुसार नविल दर) * मजला निहाय घटवाढ
 $= (49300 * (100 / 100)) * 1.1$
 $= Rs.54230/-$

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 $= 54230 * 1773.732$
 $= Rs.8936220.051/-$
 C) बांदिस्त वाहन तळाचे क्षेत्र = 11.07 * (54230 * 25/100)
 $= Rs.150081.525/-$

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बांदिस्त वाहन तळाचे मूल्य + खतातल्या गट्याचे मूल्य + वरील गट्याचे मूल्य + इमारती शेंकटीच्या गुल्या जागेचे मूल्य + तळघराचे मूल्य + मॅडनॉर्डन मजला क्षेत्र मूल्य
 $= A+B+C+D+E+F+G+H$
 $= 8936220.051 + 0 + 150081.525 + 0 + 0 + 0 + 0 + 0$
 $= Rs.9086301.576/-$

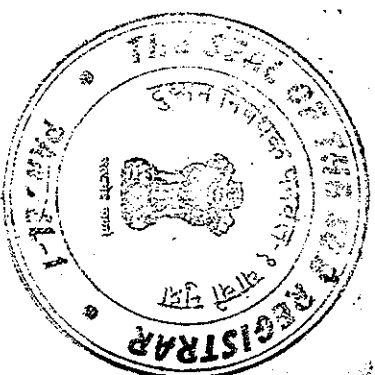
Home Print

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सह दुख्याम निबंधक, वर्ग-२
(पनवेल-२)



PERSIPINA DEVELOPERS PVT LTD

CIN: - U45200MH2007PTC172099

Hiranandani
communities
a niranjan hiranandani initiative

Date : 14-02-2023

To,
Mr. Sundar Narayan, Ms. Gouri Sundar
Address: Mesl 1402, Kesar Exotica, Plot 264, 265, 266, Sector 10, Kharghar, Navi Mumbai-410210
Contact: 9820096390,,,
Email: rangepolymers@gmail.com,,,

Reference: Flat No. Artemis-1103 in the Building "Artemis" at "Hiranandani Fortune City" situated in Village Bhokarpada, Taluka Panvel, and District Raigad (hereinafter referred to as "the said Flat").

Dear Sir/Madam,

As per your request, we are pleased to allot you 1 covered car parking in the said building at "Hiranandani Fortune City", Panvel.


The Car Parking Details are as follows:

Sr.No	Parking Type	Level	Parking No.
1	Single Parking	P1	286

Kindly note that any liability arising out of tax and duties including Service Tax, VAT, GST etc., that may become applicable at any time in future on account of the above transaction, shall be borne and paid by you.

Thanking you,

Yours faithfully,
For **Persipina Developers Pvt Ltd**


AUTHORIZED SIGNATORY

I agree and accept all the terms and conditions

Mr. Sundar Narayan, Ms. Gouri Sundar

Corporate Address: Olympia 1st Floor, Central Avenue, Hiranandani Gardens, Powai, Mumbai- 400076, India
Tel: (91-22) 2576 3600 Fax: (91 22) 2576 6455
Registered Office: 514, Dalamal Towers, Nariman Point, Mumbai -400 021 Tel: 2287 6060/2287 6061 Fax: 22832010

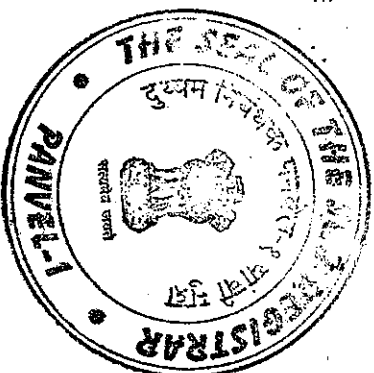
AND







पक्ष	
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AGREEMENT

THIS AGREEMENT is made at Mumbai on 24 day of Nov, 2017

BETWEEN:

Johni
Sunder Nayak

PERSIPINA DEVELOPERS PRIVATE LIMITED a company incorporated under the Companies Act, 1956 and having its registered office at 514, Dalamal Towers, 211, Free Press Journal Marg, Nariman Point Mumbai 400 021, hereinafter referred to as "DEVELOPER" (which expression shall unless contrary to the context or meaning thereof, mean and include their successors in title) of the **FIRST PART**;

AND

R *A*

Je

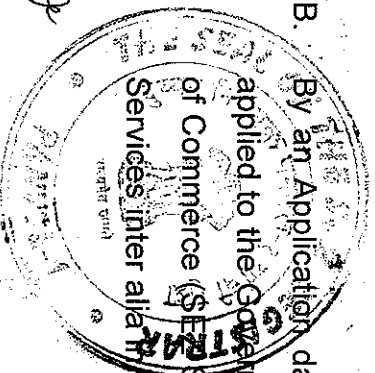
Mr/Mrs/Miss/M/s. SUNDAR NARAYAN & GOURI SUNDAR residing / having its address at Mesi 1402, Kesar Exotica, Plot 264, 265, 266, Sector 10, Kharghar, Navi Mumbai - 410210, India and assessed to Income Tax under Permanent Account Number(PAN) AAQPN4951G & BCCPS2340J hereinafter referred to as "THE ALLOTTEE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an Individual, such individual's heirs, executors and administrators and assigns; In case of individual, such individual, legal heirs, executors, administrator and assigns; In case of a Partnership Firm, for the time being survivors or the last survivors of them and legal heirs, executors, administrators or the permitted assigns of such last survivor of them; and In case of a Company, its successors and permitted assigns) of the **OTHER PART**.

(The Developer and the Allottee are hereinafter individually referred to as "Party" and collectively referred to as "Parties") All details relating to Sunny Vista Realtors Pvt. Ltd. (the erstwhile Developer) is being provided based on the information available with the Developer.

WHEREAS:-

- A. On Application made by Sunny Vista Realtors Pvt. Ltd. (the erstwhile Developer) (hereinafter referred to as "SVRPL") to purchase agricultural land for setting up Sector Specific Special Economic Zone for Services Sector, the Development Commissioner (Industries), Government of Maharashtra, under Section 63-1A of the ~~Bombay~~ Bombay Tenancy & Agricultural Lands Act, 1948 (BTAL Act), had granted permission dated 17th October 2006, vide Ref. No. DI/ Land/ Permission/ 330/ 2006/A-31948 to SVRPL for purchasing agricultural land in Village Bhokarpada, comprising Survey Numbers and area mentioned in the list thereto annexed for setting up Sector specific Special Economic Zone for Services Sector ("Multi-Services SEZ").

- B. By an Application dated 16th June 2007, SVRPL (the erstwhile Developer) had applied to the Government of India, Ministry of Commerce & Industry, Department of Commerce (SEZ Section), to set up Sector Specific Special Economic Zone for Services Inter alia Village Bhokarpada.

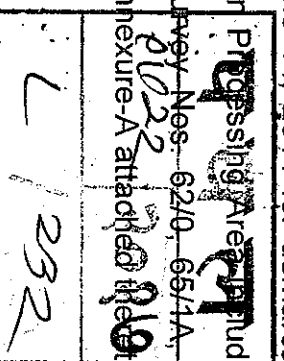


C. The Government of India vide its Order No. F2/284/2006-SEZ dated 15th October 2007 had granted approval to SVRPL (the erstwhile Developer) to set up Sector Specific Special Economic Zone for Services Sector at Panvel, District Raigad, and by its Notification No. 514(A) dated 19th February 2009 had notified aggregate area admeasuring 139.83 Hectares as mentioned in the Table to the said Notification in Villages, inter alia, Village Bhokarpada as Special Economic Zone.

D. The Government of Maharashtra, Urban Development Department, in exercise of its powers under Section 40 (1B) of the Maharashtra Regional Town Planning Act, 1966 (MRTP Act) had appointed Maharashtra Industrial Development Corporation (MIDC) as the Special Planning Authority for setting up Sector Specific Special Economic Zone at Villages, inter alia, Village Bhokarpada, Taluka Panvel, as notified by the Government of India.

E. Pursuant to the Permission dated 17th October 2006 granted by the Government of Maharashtra, under Section 63-1-A of the Bombay Tenancy & Agricultural Lands Act, 1948 (BTAL Act) as above, SVRPL (the erstwhile Developer) had purchased all that pieces and parcels of land in Village Bhokarpada and were seized and possessed of and/or otherwise well and sufficiently entitled thereto (hereinafter referred as "Bhokarpada Land").

F. The Government of India, SEEPZ Special Economic Zone, Andheri (East), Mumbai 400 096 had approved the proposal of SVRPL and granted its permission dated May 11, 2009 and dated June 14, 2011 for demarcation of land for use thereof as Processing Area and Non Processing Area including the Land of Non-Processing Area comprising of Survey Nos. 62/0, 65/1A, 65/1B, 65/2, 66/0, 67/0, 68/0 and 69/0 as indicated in Annexure-A attached hereto, inter alia comprised in Village Bhokarpada.



G. Out of the area sanctioned for the development of the non-processing zone as above, SVRPL had taken up Non-processing Area comprising of 8 multi-storied buildings/towers forming part of the Bhokarpada Land and the description of the Land is more particularly described in the First Schedule hereunder, which is hereinafter referred to as "the said Land." And copies of 7/12 extracts of the said Land is annexed hereto as Annexure "A".

H. MOEF, Government of India, vide letter No. 21-942/2007-1A-III dated 08th October 2008 granted Environmental Clearance in respect of the said Land.

I. The Maharashtra Pollution Control Board by its letter dated 20th June, 2009 granted permission for construction of Multi Services SEZ & residential Township

project, inter alia, on the said Land, including utilities of Multi- Services SEZ and residential Township project, subject to the conditions mentioned therein under Water (Prevention & Control of Pollution) Act, 1974, Air (Prevention & Control of Pollution) Act, 1981, and HW (M&H) & Amendment Rules 2003.

J. The Director of Town Planning, Government of Maharashtra, by its Notification dated 22nd June, 2010 accorded its sanction to the planning proposals for development of processing and non-processing area under Phase I.

K. SVRPL had submitted a building plan for the construction of the residential buildings, with permissible FSI in terms of the Development Control Regulations of MIDC and the building plans have been duly approved by MIDC on 22nd October, 2010 and revised plans approved vide letter dated 25th July, 2012.

L. Pursuant to the e-Auction Sale Notice dated 19th August, 2014 published in Hindustan Times on 20th August, 2014, Punjab National Bank (PNB) conducted e-Auction of its Secured assets/property, which was mortgaged to Punjab National Bank (PNB) by SVRPL, under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") and Rules made thereunder. Persipina Developers Private Limited the Developer herein has purchased the said secured assets/property from PNB on 24th September, 2014 under e-Auction.

M. Punjab National Bank issued a letter dated 26th September, 2014 acknowledging and confirming the purchase of the secured assets/Property by "Persipina Developers Private Limited" – the Developer herein, as the successful bidder under the said e-Auction.

पुनर्प्राप्त	under the said e-Auction.
October 2014	to the sale, Punjab National Bank issued the Sale Certificate dated 30 th
30/10/14	in favour of Persipina Developers Private Limited, the Developer
herein,	conveying the title of property, as advertised, in the Project (Land
alongwith	the structures therein). Copy of the Sale Certificate is annexed hereto
and marked	<u>Annexure B</u> .

O. As per the e-Auction Sale Notice, Persipina Developers Private Limited the Developer herein, has now undertaken to complete the development of the said Project being developed on the said Land.



Persipina Developers herein submitted the updated building plan and the same is approved by MIDC vide letter dated. 22nd April, 2016 and 13th October 2017. Copies of the same is annexed hereto and marked Annexure C and C1 respectively.

Q. Further, SVRPL had allotted some of the apartments in the under construction residential buildings and has received and appropriated some consideration against such allotment.

R. Subsequent to the acquiring of the said Property, under the SARFEASI Act, the Developer made an application for change of name of the developer, from SVRPL to Persipina Developers Pvt. Ltd., before the concerned authority and consequently, The Ministry of Commerce and Industry (Department of Commerce), Government of India issued a Gazette Notification dated 21st April 2016 recognizing Persipina Developers Pvt. Ltd. as the "Developer" for the herein mentioned development, under the SEZ Act, 2005.

S. The Developer, considering the best interest of all concerned, made an application to the Board of Approval, under the SEZ Act, 2005 for grant of Dual Use Permission, under the relevant provisions, but the Board of Approval, vide Minutes of the 73rd Meeting held on 9th November, 2016, did not approve the proposal and instead, directed the Developer to de-notify the area in the Non-Processing Zone.

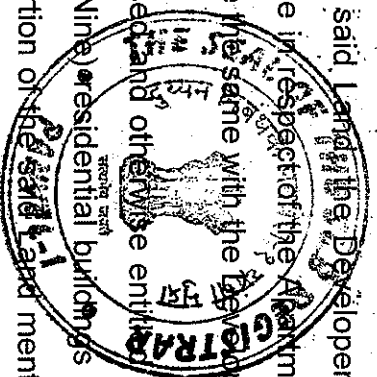
T. Pursuant to the direction of BOA the Developer has applied for De-notification of the Non-Processing Zone, to the Office of the Development Commissioner, SEEPZ Special Economic Zone, Government of India, Ministry of Commerce and Industry, on 30th January 2017 and the said application is under process.

U. Further the Developer in the interest of the allottees and for the permission of Integrated Township Project (ITP) of the said Land and the said Project Land to the Principal Secretary, Government of Maharashtra on 03-02-2017 and the said application is under process.

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V. Upon receipt of De-notification and Integrated Township Project (ITP) permission from the concerned authorities in respect of the said Land and the Developer shall execute necessary documentation with the Allottee in respect of the Apartment to which the Allottee agrees and confirms to execute the same with the Developer.

W. The Developer in its own right is seized, possessed and otherwise entitled to the said Land and the Developer is constructing 9 (Nine) residential buildings which also includes building know as Artemis on the portion of the said Land mentioned hereinabove.



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X. The Building 'Artemis' having basement, 1 stilt, 3 podium and 4th to 36th upper residential floors (hereinafter referred to as 'said Building') and more particularly described in the Third Schedule hereunder written, has been and is being constructed on part of the Said Land (in the non-processing area), and bearing Survey No. **67/0 (part)** admeasuring 671.35 sq. mtrs (hereinafter referred to as "**said Project Land**") more particularly described in the **Second Schedule** hereunder written.

Y. The Developer has engaged the services of Architects and Structural Engineers for the preparation of the Structural design and drawings thereof, and the construction of the said building shall be under the professional supervision of the said Architect and the Structural Engineer as required under the bye-laws of the local authorities for the time being in force till the completion of the said building.

Z. The Developer has registered the said Project Land under the provisions of the RERA Act, 2016 with the Real Estate Regulatory Authority at Mumbai no. P52000001381. Authenticated copy is attached as "**Annexure D**".

AA. Authenticated Copy of Certificate of Title issued by Chaphekar & Co Advocates and Solicitors dated 20th March, 2015 showing the nature of the title of the Developer to the said Land and the said Project Land on which the said Building has to be constructed and further Chaphekar & Co Advocates and Solicitors issued Addendum dated 08-06-2017 to the Title Certificate dated 20th March, 2015. Annexed hereto and marked **Annexure "E and E-1"**.

MIDC of the State	
GEZ and Specifications of the "Apartment" agreed to be allotted to the Allottee as approved by the concerned local authority have been annexed hereto and marked	9022
Annexure "F" respectively.	79 / 232

CC. The Allottee has approached the Developer and applied for allotment of the "**Apartment**" in the Building known as "Artemis" on 11th floor to be constructed on the said Project Land. The Allottee has also demanded from the Developer and the Developer has furnished/given to the Allottee inspection and wherever applicable, copies of documents relating to the title, plans, designs and specifications prepared by the **Developer's Architect Gunisha Sanyal** and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "**the said Act**") and the rules made thereunder. The Allottee confirms that the Allottee is satisfied in all respects with regard to the title of the Developer in respect of the said Project Land as well



as encumbrances, if any. The Allottee confirms that the Allottee shall not further investigate or raise any objection to and is fully satisfied with regard to the title of the Developer to the said Project Land and the competency of the Developer to enter into this Agreement. -

DD. The carpet area of the said Apartment is 137.32 sq. mtrs which is equivalent to 1478.11 sq. ft as per the definition under Maharashtra Ownership of Flats Act, 1963 (MOFA Act). However the carpet area as per the definition under "The Real Estate (Regulation and Development) Act, 2016" (RERA Act) is 130.62 sq. mtrs carpet area which is equivalent to 1405.99sq. ft and deck/balcony (if any) having a carpet area of 12.01 sq. mtrs which is equivalent to 129.28 sq. ft.

EE. The authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked Annexure "G".

FF. The authenticated copies of the plan and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as Annexure "H".

GG. As per the provisions of the RERA Act, 2016 the Developer is required to execute a written Agreement of said Apartment to the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

HH. Relying upon the said application, representations and declarations made by the Allottee and the Developer herein, the Developer has agreed to to record the terms and conditions of this Agreement in writing which is appearing.

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

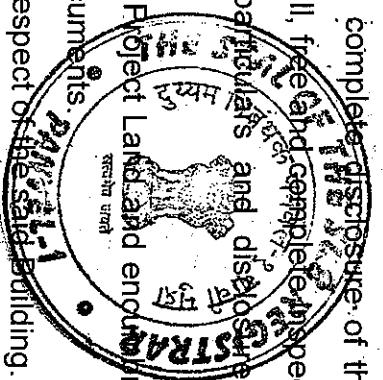
1. DISCLOSURES AND TITLE

1.1. The Allottee hereby declares and confirms that before the execution of this Agreement, the Developer has made full and complete disclosure of the title to said Project Land and the Allottee has taken full, free and complete inspection and has satisfied himself/herself/themselves of particulars and disclosures of the following:-

a) Nature of the Developer's title to the said Project Land and encumbrances, if any, thereto, along with all the relevant documents.

b) The drawings, plans and specifications in respect of the said Building.

c) Nature and particulars of fixtures, fittings and amenities to be provided in the said Building.



Which is appearing
in the registration
office
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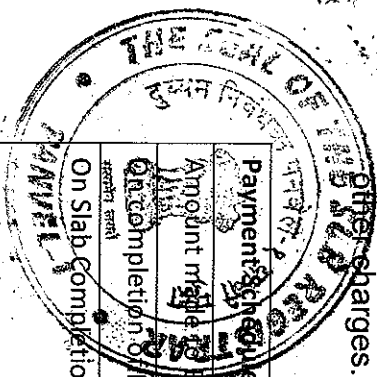
d) All particulars of designs and materials to be used in construction of the said Building on the said Project Land.

1.2. The Allottee further confirms and warrants that he/she/it has/have satisfied himself/herself/itself in respect of the title of the said Project Land as well as encumbrances, if any, including any right, title, interest or claim of any other party or in the said Project Land and shall not raise any queries or objections in that regard.

2. CONSIDERATION

2.1. The Erstwhile Developer had allotted to the Allottee the Apartment No. 1103 admeasuring 137.32 sq. mtrs which is equivalent to 1478.11 sq. ft as per the definition under Maharashtra Ownership of Flats Act, 1963 (MOFA Act). However the carpet area as per the definition under "The Real Estate (Regulation and Development) Act, 2016" (RERA Act) is 130.62 sq. mtrs carpet area which is equivalent to 1405.99 sq. ft and deck/balcony (if any) having a carpet area of 12.01 sq. mtrs which is equivalent to 129.28 sq. ft. on the 11th Floor (hereinafter referred to as the "said Apartment") which is more particularly described in the Fourth Schedule hereunder written for the total consideration of Rs. 67,27,660/- (Rupees Sixty Seven Lakhs Twenty Seven Thousand Six Hundred Sixty Only) including the proportionate price of the Common Areas and facilities more particularly described in the Fifth Schedule hereunder written (hereinafter referred to as said "Total Consideration"). The Allottee has paid to the Erstwhile Developer before execution of this Agreement a sum of Rs. 13,45,532/- (Rupees Thirteen Lakhs Forty Five Thousand Five Hundred Thirty Two Only) out of the total amount of Rs. 67,27,660/- (Rupees Sixty Seven Lakhs Twenty Seven Thousand Six Hundred Sixty Only) and the balance amount of Rs. 53,82,128/- (Rupees Fifty Three Lakhs Eighty Two Thousand One Hundred One Hundred Twenty Eight Only) shall be paid by the Allottee to the Developer herein in the following manner:- Time being of the essence of this Agreement. The balance Consideration above excludes the other charges.

Payment Schedule	
Amount paid to Erstwhile Developer - SVRPL	13,45,532/-
On Completion of Plinth	13,45,532/-
On Slab Completion - 36 Equal Installment(s) of Rs. 1,02,783 /-	37,00,213/-
Possession	3,36,383/-



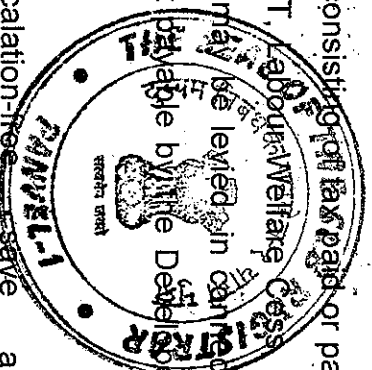
2.2. The Developer herein had allotted to the Allottee the Apartment No. _____ admeasuring _____ sq. mtrs which is equivalent to _____ sq. ft as per the definition under Maharashtra Ownership of Flats Act, 1963 (MOFA Act). However the carpet area as per the definition under "The Real Estate (Regulation and Development) Act, 2016" (RERA Act) is _____ sq. mtrs carpet area which is equivalent to _____ sq. ft and deck/balcony (if any) having a carpet area of _____ sq. mtrs which is equivalent to _____ sq. ft. on the _____ Floor (hereinafter referred to as the "said Apartment") along with _____ number of car parking space which is more particularly described in the **Fourth Schedule** hereunder written for the total consideration of Rs. _____/- (Rupees _____ only) including the proportionate price of the Common Areas and facilities more particularly described in the **Fifth Schedule** hereunder written (hereinafter referred to as said "Total Consideration"). The Allottee has paid to the Developer before execution of this Agreement a sum of Rs. _____/- (Rupees _____ only) out of the total consideration amount and the balance consideration amount of Rs. _____/- (Rupees _____ only) shall be paid by the Allottee to the Developer herein in the following manner:-Time being of the essence of this Agreement. The balance Consideration above excludes the other charges.

Payment Schedule		
Token Amount - Earnest Money		10%
On execution and Registration of Agreement		9%
On completion of Plinth	2022 2096	11%
On Slab Completion - 36 Equal Installment(s) of Rs.		55%
Possession	28/12/22	5%

2.3. The Total Price above excludes Taxes (consisting of tax paid or payable by the Developer by way of Value Added Tax, GST, Road and Welfare Cess, Service Tax, and Cess or any other similar taxes which may be levied in connection with the construction of and carrying out the Project (Developer) up to the date of handing over of the Apartment.

2.4. The total consideration is escalation-free and except

escalations/increases, due to increase in existing or any charges, Development or otherwise, which may be levied or imposed by any Competent Authority / Local



Bodies / Government. The Developer undertakes and agrees that while raising a demand on the Allottee for such increase in charges, cess, cost, or levies, the Developer shall enclose the said notification / order / rule / regulation published / issued in that behalf to that effect along with the demand letter being issued to the Allottee.

2.5. As per the provisions of the said Act, it is agreed that variation in the carpet area of the said Apartment, upto the extent of 3% is permissible and if the carpet area of the said Apartment is reduced by more than 3%, the Developer shall refund the excess money paid by the Allottees to the Developer, within forty-five days with annual interest at the rate of 12% per annum, from the date when such an excess amount was paid by the Allottees to the Developer and similarly, if there is any increase of more than 3%, the Allottees shall be liable to pay such additional amount to the Developer. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 2 mentioned hereinabove under this Agreement.

2.6. It is specifically agreed that the Developer has agreed to accept the aforesaid Total Consideration on the specific assurance of the Allottee that the Allottee shall:-

- a. Make payment of the installments as stated hereinabove without any delay or demur for any reason whatsoever and;
- b. Observe all the covenants, obligations and restrictions stated in this agreement, in letter and spirit;

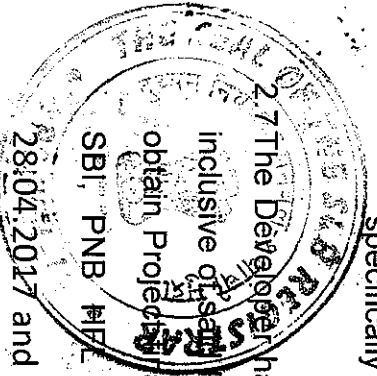
c. ~~Any breach~~ or failure to observe the aforesaid covenants, obligations and restrictions would constitute a major breach of the terms of this agreement by the Allottee.

EV22 with the regulation of the SEZ or any other authority having the jurisdiction over the said Project Land.

~~The other~~ charges payable by the Allottee shall be paid in the manner more specifically mentioned under this Agreement.

27. The Developer has mortgaged the said Property / assets of the said Land which is inclusive of said Project Land, with Axis Trustee Services Limited, to enable them to obtain Project finance and as per the terms and conditions of the loan availed from SBI, PNB, HFL and Axis Bank, vide Loan Agreements dated 17.07.2017, 28.04.2017 and 05.10.2016 respectively all payments/ receivables from Allottees/ for construction is required to be deposited in an escrow account maintained with Axis Bank Limited, the details whereof are mentioned below:

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Handwritten signature and stamp: 'U of T' in a box, 'the Allottee.' below it, 'EV22' in a box, 'copy' below it, and '94' in a box, '1288' below it.

ACCOUNT NAME	PERSIPINA DEVELOPERS PVT LTD - ARTEMIS - COLLECTION A/C
BANK NAME	AXIS BANK LIMITED
ACCOUNT NO.	917020046718177
BRANCH ADDRESS	VENTURA, HIRANANDANI BUSINESS PARK, POWAI, MUMBAI-400 076
IFSC CODE	UTIB0000246
MICR NO.	400211027

3. **COMMON AREAS AND AMENITIES AND SPECIFICATIONS**

- 3.1. The Developer shall make available the Common Areas and Amenities. The Allottee shall, subject to the terms hereof, have a right to use Common Areas and Amenities.
- 3.2. The specifications, fixtures, fittings and amenities to be provided by the Developer in the said building, and pertaining to the said Apartment are specified in **FIFTH SCHEDULE** hereunder written. The Allottee of the said Apartment has satisfied himself/herself/itself about the fixtures, fittings, amenities and specifications agreed to be provided by the Developer and shall not raise any objection in respect thereof, hereafter.

4. **CONSTRUCTION AND DEVELOPMENT**

- 4.1. The Developer herein shall construct the said Building in accordance with the plans; designs and specifications approved by the MDC and concerned local authority and observe, perform and comply with all the terms, conditions, stipulations and restrictions imposed by the concerned local authority while sanctioning plans in the matter of construction of the additional floors over and above existing. The Parties hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and the Developer shall, obtain from the concerned local authority occupation and/or completion certificates in respect thereof.

Provided that the Developer shall have to obtain prior written consent in writing of the Allottee in respect of the variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government/Local authorities or due to change in law or rules or site conditions.

- 4.2. The Developer hereby declares that the out of the global FSI, the FSI to be utilized on the said Project Land is **17824.224** sq. mtrs.

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5. MORTGAGE

5.1. It is hereby further expressly agreed that notwithstanding that if the Allottee approaches/has approached any Banks/Financial Institutions for availing of a loan in order to enable the Allottee to make payment of the Total Consideration or part thereof in respect of the Apartment to the Developer mortgaged/mortgage the Apartment with such Banks/Financial Institutions (which is to be subject to issuance by the Developer of a No-Objection Letter in favour of such Banks/Financial Institutions) for repayment of the loan amount, it shall be the sole and entire responsibility of the Allottee to ensure that the payment of the Total Consideration or the part thereof and/or the amounts payable hereunder as and when demanded. Further, the Developer shall not be liable or responsible for the repayment to such Banks/Financial Institutions of any such loan amount or any part thereof taken by the Allottee.

5.2. The Allottee hereby expressly agrees that so long as the aforesaid loan remains unpaid/outstanding, the Allottee subject to the terms hereof, shall not sell, transfer, let out and/or deal with the Apartment in any manner whatsoever without obtaining prior written permission of the Developer and such Banks/Financial Institutions. The Developer shall not be liable or responsible for any of the acts of omission or commission of the Allottee which are contrary to the terms and conditions governing the said loan. It shall be the responsibility of the Allottee to inform the Ultimate Organization about the lien/charge of such Banks/Financial Institutions and the Developer shall not be liable or responsible for the same in any manner whatsoever.

5.3. The Allottee shall indemnify and keep indemnified the Developer and its successors and assigns from and against all claims, costs, charges, expenses, damages and losses which the Developer and its successors and assigns may suffer or incur by reason of any action that such Banks/Financial Institutions may



initiate on account of such loan or for the recovery of the loan amount or any part thereof on account of any breach by the Allottee of the terms and conditions governing the said loan in respect of the Apartment. Notwithstanding the provisions thereof, the Allottee hereby agrees and undertakes that the Developer shall have first lien/charge on the Apartment towards all the claims, costs, charges, expenses and losses etc. of the Developer and the Allottee further undertakes to reimburse the same to the Developer alongwith any charges incurred by the Developer without any delay, default or demur.

5.4. The Developer, if so desires, shall be entitled to create security on property by availing of the loans/financial assistance/credit facilities from banks/financial institutions, against securities thereof, and such mortgage or charge shall not

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affect the right and interest of the Allottee who has taken or agreed to take such Apartment. The Developer shall be entitled and be at liberty to sign Mortgage Deeds, Loan Agreements and other documentations whether legal or in English form or by way of deposit of title deeds, save and except the said Apartment, provided that the Developer shall be the principal debtor and it shall be the sole responsibility of the Developer to repay such loan amounts with interest, charges and expenses thereon. The Allottee hereby gives express consent to the Developer to raise such financial facilities against security of the said building/buildings and other structures constructed/ under construction/proposed to be constructed and mortgage the same with the banks/financial institutions as aforesaid. The consent granted hereunder is on express understanding that any such loan liability shall be cleared by the Developer at its own expenses before the property is leased to the Society/Limited Company/Body Corporate.

6. CAR PARKING SPACE

6.1. The Developer hereby allocates to the Allottee 1 car parking spaces bearing Nos. and on level of Basements/Podiums (hereinafter referred to as "the said Car Parking Spaces"). The Allottee is aware that the Developer has in the like manner allocated and shall be allocating other car parking spaces in the basements/podiums to several Allottees of the Apartment s in the said Building and undertakes not to raise any objection in that regard and the rights of the Allottee to raise any such objection shall be deemed to have been waived. The Allottee hereby accords his irrevocable and unconditional consent to the Developer allocating the other car parking spaces to the Allottees of the respective Apartments in the said Building and/or other Buildings. The Allottee hereby confirms ~~he~~ **we** warrants and undertakes to use the car parking spaces so allocated to him for the purpose of the parking of car only, and not otherwise. The Allottee hereby further warrants and ~~we~~ **we** confirms that the Allottee shall upon formation of the Ultimate Organization and/or Lease Deed, as contemplated herein, cause such Ultimate Organization to confirm and ratify and shall not and/or shall cause the Ultimate Organization not to alter or change the allocation of car parking spaces in the manner allocated to the Allottee herein of the Apartment in the said Building.



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7. REGISTRATION

The Allottee shall immediately after execution of this Agreement, at his own cost and expenses lodge the same for the registration with the Sub-Registrar of Assurances and shall forthwith inform the Developer the serial number under which the same is lodged so as to enable the representative of the Developer to attend the office and admit execution thereof.

8. POSSESSION

8.1. Subject to the Allottee not being in breach of any of the terms hereof and the Allottee having paid all the dues and amounts hereunder including the Total Consideration, the Developer shall endeavor to provide the Apartment to the Allottee for possession on or before 30th day of April 2022 The Developer may continue the construction in other part of the said Building, Common Area and amenities.

8.2. Notwithstanding provisions hereof, the Developer shall be entitled to reasonable extension of time for making available the Apartment for possession or completion of said Building on the aforesaid date, if the same is delayed for reasons beyond the control of the Developer including on account of:-

- (i) Non-availability of steel, sand, cement, other building material, water or electric supply;
 - (ii) Labour problems, shortage of water supply or electric power or by reason of any act of God if non delivery of possession is as a result of any legislation, notice, order, rule or notification of the central/state Government and/or any other public or Competent authority or of any court or injunction of stay of prohibition orders of the court, on account of delay in issuance of NOC's, Occupation/ Completion Certificate etc.; or receipt of documents and/or approvals related to and necessary for the said Building;
- Force majeure or any other reason beyond the control of the Developer which may prevent, restrict or interfere or delay the construction of the said Building;

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Non-availability of essential amenities, services and facilities such as lifts, electricity and water connections or sewage or drainage lines or for any other technical or otherwise, or for any reason beyond the control of the Developer, upon obtaining the Occupancy Certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the Apartment, to the Allottee in terms of this Agreement to be taken within 3 (three months) from the date of issue of such notice and the

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Developer shall give possession of the Apartment to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Developer. The Allottee agrees to pay the maintenance charges as determined by the Developer. The Developer on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the said Project Land.

8.4. The Allottee shall take possession of the Apartment within 15 days of the written notice from the Developer to the Allottee intimating that the said Apartment is ready for use and occupancy.

8.5. Upon receiving a written intimation from the Developer as per clause 8.3, the Allottee shall take possession of the Apartment from the Developer and the Developer shall give possession of the Apartment to the Allottee. In case the Allottee fails to take possession within the time provided in clause 8.3 such Allottee shall continue to be liable to pay maintenance charges as applicable.

8.6. If the Developer fails to abide by the time schedule for completing the said Building and handing over the Apartment to the Allottee, the Developer agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the Apartment. The Allottee agrees to pay to the Developer, interest which shall be the State Bank of India highest Marginal Cost of Lending Rate plus 2% from the dates such amounts becoming due till realization, on all the delayed payment which become due and payable by the Allottee to the Developer under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Developer.

9. DEFECT LIABILITY

If within a period of 5 years from the date of making available the Apartment to the Allottee for possession, the Allottee brings to the notice of the Developer any defect in workmanship of the Apartment or the material used therein, or provision of services (wear and tear and misuse excluded), wherever possible, such defects (unless caused by or attributable to the Allottee) shall be rectified by the Developer at their own costs. In the case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Developer reasonable compensation for rectifying such defect, based on the estimated cost of rectifying such defect as may be determined by the Project Architect of the Developer.

payable by the Allottee to the Developer from the date the said amount is payable by the allottee(s) to the Developer.

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10. SET OFF / ADJUSTMENT

The Allottee authorizes the Developer to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her

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name as the Developer may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Developer to adjust his payments in any manner.

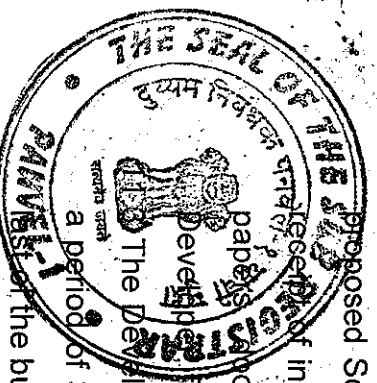
11. ULTIMATE ORGANIZATION

11.1. The Allottee hereby confirms that the Allottee shall enjoy beneficial right to use, occupy and possess the said Apartment in the manner mentioned hereinabove and that the ownership of the said Project Land and property, shall always belong to the Developer, subject to the leasehold interest to be created therein by the Developer under the Lease Deed proposed to be executed as above, in favour of the Apex body/Federation and the Allottee and alongwith other Allottees shall not claim any right as a lessee under the Lease Deed, except that such right shall be exercised and claimed only by the Apex body/Federation. Reversionary right in respect of the said Project Land shall always vest in the Developer. The Allottee shall not be entitled to claim any right in the area demarcated for the Non-Processing Area, including all the structures standing thereon and shall have no right of access thereto. The rights of the Allottee under this Agreement shall be restricted to the said Apartment together with right to use the common areas and facilities pertaining to the said building jointly along with other Allottees of the Apartment in the said Building.

11.2. As per the provisions of the Act and Rules of Real Estate Regulation Act the Developer shall submit the application in that behalf to the Registrar for Registration of the Co-operative Housing Society under the Maharashtra Co-operative Societies Act, 1960 or a Company or any other legal entity within 3 months from the date on which 51% of the total number of Allottees in the said Building have booked their Apartment. The Allottee shall join in forming and registering Society/Limited Company/Body Corporate and from time to time sign, execute the application for formation and registration of the Society/Limited Company/Body Corporate, including the bye-laws, rules, regulations for the

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Building	2023	2023
Registering	2023	2023
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proposed Society/Limited Company/Body Corporate within 10 days of the date of receipt of intimation by the Developer. The Allottee shall be bound to sign all the papers, documents, forms, writings, deeds, etc. as may be required by the Developer from time to time.



The Developer shall make an application to form an Apex body/Federation within a period of 3 months from the date of the receipt of Occupancy Certificate of the building which is to be constructed in the layout.

11.4. The Developer shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred by executing Lease Deed and register the same to the society or Limited Company all

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the right, title and the interest of the Developer in the said Building in which the said Apartment is situated. The Society or Association or Limited Company shall be the lessee and shall have only leasehold interest in the said Building. The lease shall be for a period of 99 years without any premium for transfer by way of perpetual lease, subject to renewal of the lease for a further period of 99 years.

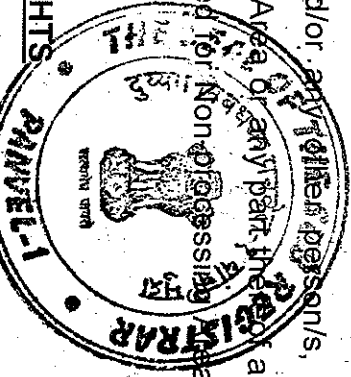
11.5. The Developer shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Developer in the said project land on which the said building is constructed by executing Lease Deed and register the same to the society or Limited Company all the right, title and the interest of the Developer in the said Building in which the said Apartment is situated. The Federation/apex body shall be the lessee and shall have only leasehold interest in the said Land. The lease shall be for a period of 99 years without any premium for transfer by way of perpetual lease, subject to renewal of the lease for a further period of 99 years.

11.6. The Deed(s) of Lease to be executed in terms of clause mentioned above shall be in such form and shall contain such terms, conditions, covenants, stipulations and provisions including those contained in this Agreement as may be decided and determined by the Developer in its sole, absolute and unfettered discretion, and also to enable Developer to unrestricted and unobstructed completion of the said Land, including the following:-

(i) Covenants which shall run with the land/building shall be binding upon the Allottee(s) and Allottee(s)'s heirs, executors, legal representatives, successors, transferees and assigns, as the case may be, on the Apex Body/ Federation;

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11.7. (ii) Covenants for right of way/access, if any, given and granted or to be given and granted to and in favour of the owner/s and/or occupiers of any contiguous or adjacent or adjoining lands and properties and/or any other person/s, over or through the land earmarked for Non-processing Area, or any part thereof and/or to any other building/structure within land earmarked for Non-processing Area or any part thereof;



12. TELECOMMUNICATION AND HOARDING RIGHTS

12.1. The Developer hereby reserves its right to allow Telecommunication Companies to use the open spaces, or top terrace or any other portion of the said building and/or the said Land, in such manner, as it may deem fit and proper including installation of its machinery, etc. The said right shall continue to subsist even after execution of lease or assignment of the said Project Land in favour of the Federation/Apex Body. If any municipal rates, taxes, cesses, assessments are imposed on the said

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Project Land due to such installations of machinery by telecommunication company put up on the open spaces or terraces or any other portion of the said Project Land, the same shall be borne and paid wholly by the Developer and/or the holders of such rights. The Developer and/or the holders of such rights shall be exclusively entitled to the income and profits that may be derived by way of consideration, rent/ compensation or in any other form received from Telecommunication Company or from any one on account of installation of any machinery as aforesaid at any time hereafter. The Allottee will not object to the same for any reason whatsoever and shall allow the Developer, its nominees, agents, servants, contractors, etc., to enter into the said Apartment, for the purpose of putting and/or preserving and/or maintaining and/or removing the machinery installed, the advertisement and/or hoardings installed. The Developer shall be entitled to transfer or assign or license such right to any person/s whom it may deem fit (hereinafter referred to as "the holder of such rights") and the Allottee or the Federation/Apex Body shall not raise any objection thereto.

12.2. The Developer will, at all times, be entitled to install the logs and/or name boards and/or put advertisements boards/hoarding etc. of the Developer and/or its Group Companies (hereinafter referred to as "the displays") with various devices (including electronic, laser and neon signs) in one or more places in the said building therein including, on open spaces/s, the terraces of the said building and/or any parts of the said building, it so desires at its own costs and expenses. The Developer and/or its Group Companies will not be liable to make any payment of any nature to the Federation/Apex Body in respect of the said displays.

12.3. The Developer and the occupants of the various flats in the buildings and the Society Limited Company/Body Corporate, as the case may be, shall not change or remove the displays and /or communication equipment so installed under any circumstances and shall give to the Developer and the assignees of the said rights, all necessary co-operation for enabling them to install, maintain, repair, change and operate the display/communication equipment, as the case may be,



and exploit the said rights including by use of the common areas and facilities of the said building for ingress or egress to and from the area in which such displays or communication displays are installed and shall ensure that no damage is done to the display and/or communication equipment and that no obstruction or hindrance is caused in the operation thereof. The Deed of Lease or any other document/s of transfer, to be executed as hereinabove mentioned, shall contain appropriate provisions in respect of the said rights. The Allottee expressly consents to the same.

12.4. The Developer has reserved the exclusive right to grant to third parties, license or rights for putting up hoardings or advertisements or neon signs on the said Project

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Land or the said building being constructed thereon or any part thereof and to receive and appropriate for its own use and benefit, the fees, compensation or charges in respect thereof. The Allottee shall not obstruct or interfere with the said rights of the Developer in any manner whatsoever.

13. FACILITY MANAGEMENT COMPANY

The Allottee is aware that the Developer shall in respect of the said Building and/or the Project appoint a Facility Management Company (FMC) to manage the said Property, the Buildings thereon including said Building and the facilities/amenities and/or provide services including of opening the Club, Spa, Concierge and designed services, etc., within the said Property. The Allottee alongwith the other Allottees of said Building and the Project shall be entitled to avail of the services to provide or arranged to be provided by or through the FMC at a cost or charges that may be fixed by the FMC. All costs, charges and expenses that may be claimed by the FMC shall be to the account of and borne by the Allottees of the Apartment in the said Building /Project. These costs shall be shared by all such Allottees on pro-rata basis determined by the Developer and/or FMC. The Allottee agrees and undertakes to cause the Ultimate Organization to be bound by the rules and regulations that may be framed by the FMC/Developer/Project. The FMC shall have the exclusive right to continue to manage the said Project Land which will commence from the date of obtaining Occupation Certificate (OC) until the handover the Society/Limited Company/Body Corporate . The Allottee is aware that the Developer is not the Service Provider of these services. The Developer does not warrant or guarantee the use, performance or otherwise of these Services. The Parties hereto agree that the Developer shall not be responsible or liable in connection with any performance or otherwise of these Services.

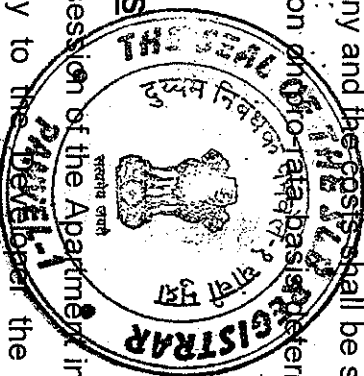
Performance or otherwise of these Services shall not be	28/12/22
defect or the performance/non-performance of these Services.	28/12/22

In order to maintain and run the infrastructure facilities of the said Land, the Developer shall create an infrastructure company and the costs shall be shared by all such Allottees/ Society/Apex Body/Federation and Pro-rata basis determined by the Developer and/or infrastructure Company.

14. CONTRIBUTION, CHARGES AND EXPENSES

14.1. The Allottee shall on or before delivery of possession of the Apartment in addition to Total Consideration and Contribution, pay to the Developer the amounts mentioned in Clause 21 herein below.

14.2. The Allottee is aware that the Contribution is provisional and is subject to the revision by the Builder/Developer/FMC, to which the Allottee has no objection.



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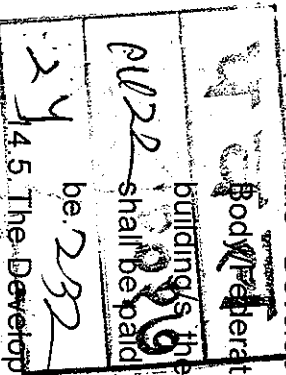
Allottee agrees and undertakes to pay on demand and without any demur or objection to the Developer/FMC, as the case may be, such revised Contribution.

14.3. After the expiry of the period of 24 months from the date the Apartment is made available for possession, the Allottee agrees undertake to pay such provisional monthly Contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance in respect of the project land and Buildings/ namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, cess, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said Project Land and building/s and shall not withhold the same for any reason whatsoever. All the deposits payable to MCGM, BMC, MSEB., for water connection and electricity charges, gas connection, I.O.D. deposit, layout deposit or permanent deposits and the deposits payable for the amenities to be provided such as Internet connection, telephone connection or any other amenity specified at a later date in respect of the Apartment which become payable and shall be paid or reimbursed to the Developer by the Allottee.

14.4. The Allottee agrees and undertakes to pay proportionate share towards development charges, betterment charges and municipal taxes, sums, duties, deposits, cess, charges, penalties, property tax and/or any other charges that may be levied or become payable and as determined by the Developer/FMC in respect of the said Project Land and/or the Apartment, as the case may be. The amounts so paid by the Allottee to the Developer shall not carry any interest and remain with the Developer until a lease Deed is executed in favour of the Apex Body/Federation as aforesaid. On such lease Deed being executed for the building/s the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Developer to the Apex body/Federation, as the case may be.

14.5. The Developer shall maintain a separate account in respect of sums received by the Developer from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Ultimate Organization towards the outgoings, legal charges and shall utilize the amount only for the purposes for which they have been received.

14.6. At the time of registration of Lease deed of the structure of the building/s, the Allottee shall pay to the Developer, the Allottees' share of stamp duty and registration charges payable, by the Apex Body/Federation on such lease or any document or instrument of transfer in respect of the Buildings. At the time of registration of Lease deed of the said Land, the Allottee shall pay to the Developer, the Allottees share of stamp duty and registration charges payable, by the said



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Apex Body/Federation on such lease deed or any document or instrument of transfer in respect of buildings to be executed in favour of the Apex Body/Federation.

15. TAXES, LEVIES AND CHARGES

15.1. The Allottee agrees that all levies and/or of taxes and/or assignments and/or charges of any nature whatsoever (present or future), including but not limited Service Tax and VAT, GST, Labour Welfare Cess, Stamp Duty, Registration Charges as are or may be applicable and/or payable hereunder or in respect of the Apartment or otherwise shall:-

15.1.1. be solely and exclusively borne and paid by the Allottee; and
15.1.2. be exclusively of and in addition to the Total Consideration.

15.1.3. It is, however, clarified that the property taxes in respect of the Apartment shall be borne and paid by the Allottee only after the Developer makes available the Apartment for handover.

15.2. The Allottee confirms and agrees that the Allottee alone shall and undertakes to bear and pay on demand all sums, taxes, advances, cess, levies, charges, deposits, duties, fees and premium.

15.3. The Allottee shall deposit 1% per cent Tax deduction at Source (TDS) (at applicable rate on the date of deduction) under Income tax act along with the payment of each installment with Government of India and the same shall be evidenced by the Allottee(s) by providing to the Developer a duly stamped copy of Challan cum Statement "Form No.16B" or any other form as may be prescribed from time to time.

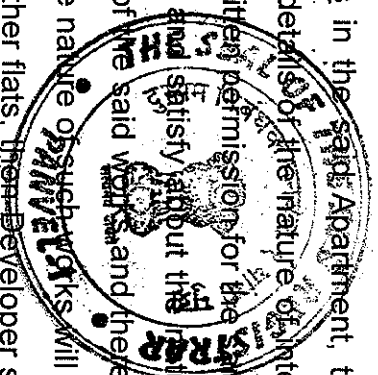
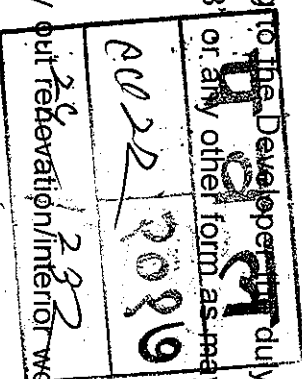
16. FIT OUT WORKS

(a) The Allottee shall have right to carry out ²²Redeviation/²³interior works to the said Apartment.

(b) Before carrying out the interior works in the ~~part~~ Apartment, the Allottee(s) should give Developer in writing, the details of the nature of interior works to be carried out and take Developer's written permission for the same.

(c) Developer will have a right to inspect and satisfy about the nature of interior works during the course of execution of the said works and thereafter. If after such inspection Developer find that the nature of such works will be harmful to the said building or to the owners of other flats, then Developer shall have the right to stop such interior works.

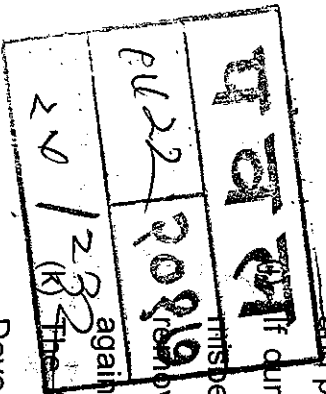
(d) The Allottee(s) shall ensure that no portion of his/her/their floor area is subjected to a superimposed load in excess of its designed load and nothing is done in the said Apartment whereby any floor below or above develops cracks or leaks.



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- (e) Allottee(s) will ensure that pursuant to the said interior works, the debris will be dumped in an area earmarked by Developer or its Contractor for the same and the same will be cleared by the Allottee(s), on a daily basis and this should at no cost cause any nuisance or annoyance to the other owners of flats. All cost and consequences in this regard will be to the account of Allottee(s).
- (f) Developer shall not be responsible for any leakage, breakage or any additions or alterations or any repairs to said building carried out by Allottee(s) after obtaining possession of said Apartment by Allottee(s).
- (g) Allottee(s) will ensure that the contractors and workers engaged by Allottee(s) during execution of the said internal work do not dump any waste material of whatsoever nature either in the toilet, waste water line or soil line, which may block the free flow of down take waste water, thus resulting in perennial choking and leakage.
- (h) All material brought to the Flat/site for carrying out such interior works will be at the sole cost, safety, security and consequence of the Allottee(s) and that Developer will not be held responsible for the same.
- (i) If during carrying out of such interior works any workmen sustain injury of whatsoever nature, the same will be properly taken care, attended to and treated by the Allottee(s) by providing at his own cost, including proper medical care and attention and that Developer will not be held responsible for the same. All liabilities and damages arising out of such injury will be borne and paid by the Allottee(s) alone.
- (j) If during carrying out of such interior works, if any of Allottee(s)'s workmen misbehave or is found to be in a drunken state then the said workmen will be removed from the site forthwith and will not be allowed to re-enter the site again.
- (k) The Allottee(s) must extend full cooperation to Developer and contractors of Developer and ensure good governance of such works.
- (l) The Allottee(s) must ensure that common passages/walkways are not obstructed or damaged during the course of carrying out such works or the structure forever.
- (m) No formal or elevation changes/modifications of whatsoever nature will be permitted to be carried on by Allottee(s).
- (n) The Allottee(s) will abide by all regulations and requirements of Developer and contractors of Developer in this regard, which are all of for common good and in no way cause any nuisance value to the owners of other flats.
- (o) The Allottee(s) will not change or alter the design of the grills provided by Developer at any point of time.

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(p) The Allottee(s) shall not make any structural alterations in the Said Apartment (including without limitation to chisel of pillars, columns or beams or change in the floor or the ceiling of the Apartment) which would affect the safety and stability of the said Building.

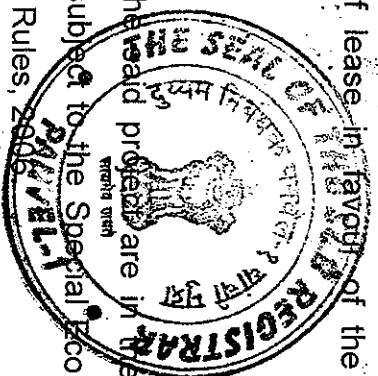
(q) The Allottee(s) shall not extend its windows or increase any floor space by enclosing any balconies or overhanging ledgers above windows, 'chajias' or make any installations or additions to the said Apartment which projects or extends beyond the said Apartment or make any change to the said Apartment, which extension, increase, installations, additions or change alters or is likely to alter the exterior features, façade or elevation or the exterior appearance on any side or rear of the said Building in any manner whatsoever so as to alter the façade/elevation built by the Developer or detract from the uniformity and aesthetics of the said Building, which exists at the time at which the Developer hands over possession of the Apartments to the Allottee(s).

(r) The Allottee shall abide by all other instructions issued by the Developer relating to the maintenance of the décor/façade of the said building and also guidelines that may be issued by the concerned authorities relating to the use of Non-Processing Area.

17. The Developer reserves in its favour and in favour of all others authorized by the Developer, unfettered right for full, free and complete right of way and means of access over, along and under all the accesses and the common right of way to the property at all times by day and night for all purposes, with or without carts, carriages, motor cars, motor cycles, wagons and other vehicles, horses and other animals and also to lay and connect drains, pipes, cables and other amenities in the property and in such manner as the Developer may deem fit and necessary for the full and proper use and enjoyment of the said Project and the said building and also the right to use in common with the Developer of the lifts and other spaces in the said Building, any recreational, amenities and/or recreational areas which may be provided by the Developer in respect of the said Building, whether before or after the transfer by way of lease in favour of the Apex body/Federation.

18. SEZ RULES AND REGULATIONS

18.1. The Allottee is aware that the Apartment s in the said project are in the non-processing Area of the SEZ and the same are subjected to the Special Economic Zones Act, 2005 and the Special Economic Zones Rules, 2006.



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18.2. The Allottee shall observe and comply with the terms and conditions and shall perform its obligations under these presents and under the SEZ Act, Rules, Notifications and Circulars/instructions, issued from time to time.

18.3. The Allottee shall use the said Apartment in accordance and under the Special Economic Zones Act 2005, read together with the Special Economic Zone Rules, and amendments to the said rules issued/to be issued from time to time and subject to the Allottee duly and properly subscribing to all the conditions and requirements under the SEZ regulations in respect of the said Apartment.

18.4. Notwithstanding what is contained herein to the contrary, it is agreed by the Allottee that any amendment or amendments of the SEZ Acts and Rules or any stipulations either by the Government of India or any other authority regards the use, occupation and enjoyment and all the questions ancillary or incidental thereto in the SEZ shall be applicable to the said Apartment and shall be deemed to be accepted by the Allottee and form part and parcel of this Agreement and the Allottee agrees and undertakes to observe, perform and fulfill the same without any delay, default or demur.

19. The Allottee hereby agrees to pay to the Developer the following amounts within a period of 21 days from the date of notice, and in any event, before taking handover of the said Apartment :-

- (1) Rs. _____ /- towards legal expenses for the present Agreement;
- (2) Rs. 10,000/- towards expenses for permission and registration of the Society/Limited Company/Body Corporate amongst the Allottees of the Apartment in the said Building;

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Rs. _____ /- towards the entrance fee;

(4) Rs. 75,000/- towards expenses for installation of the electric meter/water meter and electric connection/water connection charges, any other charges metered and electric connection/water connection charges, any other charges provided by the local body or authority;

Rs. _____ /- towards development charges;

(6) Rs. _____ /- towards advance maintenance for proportionate share of taxes and other outgoings;

(7) Rs. 97,050/- as proportionate contribution towards corpus fund;

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- (8) Rs. _____/- towards infrastructure charges;
- (9) Rs. _____/- for the common service amenities;

(10) Rs. 1,28,106/- towards payment of the service charges to the Developer for the maintenance (Adhoc for 24 months) of the said Building, until the maintenance and management of the said building is handed over to the Apex body/Federation;

(11) Rs. 75,000/- towards Club Membership; and

(12) VAT and Service Tax, Labour Welfare Cess (if any, levied) and any taxes shall be payable by the Allottee to the Developer under the provisions of the applicable law.

20. REPRESENTATIONS AND WARRANTIES OF THE DEVELOPER:-

The Developer hereby represents and warrants to the Allottee as follows:

i. The Developer has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;

ii. The Developer has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project Land;

APPROVALS FROM THE COMPETENT AUTHORITIES AND SHALL OBTAIN REQUISITE APPROVALS FROM TIME TO TIME TO COMPLETE THE DEVELOPMENT OF THE PROJECT LAND;	30/1/232
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iii. There are no encumbrances upon the project land or the Project save and except mentioned in clause 2.7 above;

iv. There are no litigations pending before any Court of law with respect to the project land.

v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building are valid and



subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building shall be obtained by following due process of law and the Developer has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building and common areas;

vi. The Developer has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;

vii. The Developer has not entered into any agreement and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee under this Agreement;

viii. The Developer confirms that the Developer is not restricted in any manner whatsoever from allotting the said Apartment to the Allottee in the manner contemplated in this Agreement;

ix. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said project) has been received upon the Developer in respect of the project land and/or the Project which shall not do or suffer to be done anything in or to the said Building in which the Apartment is situated, or to the staircase or any passages in which Apartment may be situated against the rules, regulations or bye-laws or concerned local or any other authority or charge / alter or make addition in or to the said Building in which the Apartment is situated and the Apartment itself or any part thereof.

The Allottee for himself with intention to bring all persons into whosever hands the Apartment may come, doth hereby covenant with the Developer as follows:-

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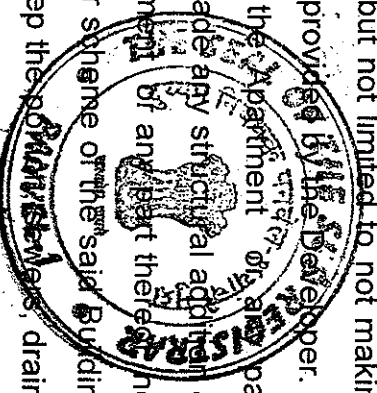
APARTOTTEE'S COVENANTS

The Allottee shall maintain the Apartment at Allottee's own cost in good tenable repair and proper condition from the date of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the said Building in which the Apartment is situated, or to the staircase or any passages in which Apartment may be situated against the rules, regulations or bye-laws or concerned local or any other authority or charge / alter or make addition in or to the said Building in which the Apartment is situated and the Apartment itself or any part thereof.



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- B. The residential Complex known as **Hiranandani Fortune City** and the **Hiranandani Fortune City's** name shall not be changed at any time by the Allottee or the Ultimate Organization without the prior written consent of the Developer.
- C. The Allottee shall only upon and after receipt of obtaining the Occupation/ Completion Certificate, use the Apartment or any part thereof or permit the same to be used for purpose of residence and shall use the Car Parking Space only for purpose of keeping or parking the Allottee's own vehicle.
- D. Not to store in the Apartment any goods which are of hazardous, combustible or of dangerous nature so as to damage the construction or structure of the said Building in which the Apartment is situated or storing of such goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages on upper floors which may damage or likely to damage the staircases, common passages or any other structure of the said Building in which the Apartment is situated, including entrances of the said Building in which the Apartment is situated and in case any damage is caused to the said Building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the Breach.
- E. To carry at his/her/his own cost all internal repairs to the Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Developer to the Allottee and shall not do or suffer to be done anything in or to the said Building in which the Apartment is situated which may be given as per the rules, regulations and byelaws of the concerned local authority or other public authority. **And in the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof.**
- F. Not to make any changes whatsoever which would cause any change to the external façade of the said Building, including but not limited to not making any change or to alter the windows and/or grills provided by the Developer.
- G. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any structural addition or alteration of whatever nature in or to the Apartment or any part thereof nor any alteration in the elevation and outside color scheme of the said Building in which the Apartment is situated and shall keep the **Paints, walls, drains** pipes in the Apartment and appurtenances thereto in good tenable repair and condition, and in particular so as to support shelter and protect the other parts of the said Building in which the Apartment is situated and shall not



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the above provision, the consequences thereof.

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chisel or in any other manner damage or cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Apartment without the prior written permission of the Developer and/or the Ultimate Organization.

H. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the portion of the said Project Land and the said Building in which the Apartment is situated or any part thereof or whereby any increase premium shall become payable in respect of the insurance.

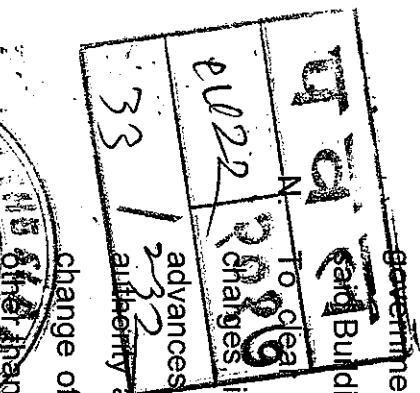
I. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Apartment in the compound or any portion of the said Project Land and the said Building in which the Apartment is situated.

J. Ensure and cause the Ultimate Organization that the said Building is painted once every 5 years and kept in good and proper condition.

K. Not to put any wire, pipe, grill, plant, outside the Apartment and not to dry any clothes and not to put any articles outside the Apartment or the windows of the Apartment.

L. Not to put any claim in respect of the restricted amenities including open car parking space, open space, silt parking, hoarding, gardens attached to other Apartment s or terraces and the same are retained by the Developer as restricted amenities.

M. To pay to the Developer within 15 days of demand by the Developer, his share of security deposit demanded by concerned local authority or government or giving water, electricity or any other service connection to the said Building in which the Apartment is situated.



change of user of the Apartment by the Allottee viz user for any purposes of the Apartment for residential or otherwise.



The Allottee shall not without the prior written consent of the Developer let, sub-let, transfer, assign or part with Allottee's interest or benefit under this Agreement or part with the possession of the Apartment until the possession of the Apartment is handed over to the Allottee. In any other case and unless the Deed of Lease as contemplated herein is executed in favour of Ultimate Organization, the Allottee may with the prior written consent of the Developer (which consent may not be unreasonably withheld) sell, transfer, lease, assign or dispose of the Apartment provided that the Allottee is not in

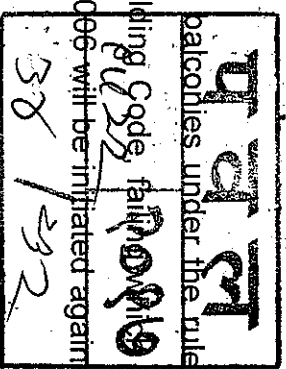
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breach of any of the terms hereof, all amounts due and payable under this Agreement have been paid.

- P. The Allottee shall observe and perform all the rules and regulations or bye-laws which the Ultimate Organization of the said Project Land may adopt at its inception and the additions, alterations or amendment thereof that may be made from time to time for protection and maintenance of the said Building and the Apartment therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and of government and other public bodies. The Allottee shall also observe and perform all the stipulation and conditions laid down by the Ultimate Organization regarding the occupation and use of the Apartment in the said Building accordingly in accordance with the terms of this Agreement.
- Q. The Allottee agrees and acknowledges that the sample of Apartment constructed by the Developer and all furniture's, items, electronic goods, amenities etc. provided thereon are only the purpose of show casing the Apartment and the Developer is not liable/required to provide any furniture, items, electronic goods amenities etc. as may be displayed in the sample Apartment, other than as expressly agreed by the Developer under this Agreement.

- R. Until a Deed of Lease in favour of the Ultimate Organization is executed and the entire project is declared by the Developer as completed, the Allottee shall permit the Developer and their surveyors and agents, with or without workmen and others, at all reasonable times to enter into and upon the Apartment, said Building and Buildings or any part thereof to view and examine the state and condition thereof.

- S. The Allottee(s) shall never enclose the open balconies under the rules and regulations of Fire Authority and National Building Code, fire action deemed fit under the provisions of Fire Act, 2006 will be initiated against you at your own risk and cost.



- T. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartment of the said Project Land and said Building or any part thereof. The Allottee shall have no claim save and except in respect of the said Apartment hereby agreed to be allotted to him/her and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces, will remain the property of the Developer until the said structure of the said building is transferred to the Society/Limited Company or Corporate body and until the project land is transferred by way of lease to the Society/Limited Company or Corporate body as hereinbefore mentioned.



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22. DEFAULT, TERMINATION AND LIQUIDATED DAMAGES

22.1. In the event the Allottee commits:-

(a) default in payment of any amount due and payable under this Agreement (including his proportionate share of taxes levied by concerned local authority and other outgoings) and/or breach of any of the terms and conditions herein contained, the Allottee agrees to pay to the Developer interest per annum which shall be the State Bank of India highest Marginal Cost of Lending Rate plus 2% on all the amounts including the Total Consideration or any part thereof, which become due and payable by the Allottee to the Developer under the terms of this Agreement from the date, the said amount becoming due and payable by the Allottee to the Developer, till the date of realization of such payment.

(b) If the Allottee commits 3 (Three) defaults to pay the balance consideration then in that event the Developer without prejudice to other rights and remedies shall at his own option may terminate this Agreement by written notice of 15 days addressed to the Allottee by Registered Post AD/Courier and mail at the email address provided by the Allottee of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Developer within the period of notice then at the end of such notice period, Developer shall be entitled to terminate this Agreement. In that event an amount equivalent to 10% of the flat consideration shall stand forfeited towards liquidated damages, in the event the amount paid is less than 10% of the flat consideration then the amount paid till then whatsoever by the allottee to the developer shall stand forfeited and the balance amount shall be claimed by the Developer to the Allottee without any interest, compensation or claim for any damage or cause, charges and expenses within a period of 30 days from receipt of notice of termination. The Developer will be entitled immediately thereafter to allot the said Apartment to any other intending Allottees and the Allottee shall not raise any objection in respect thereof of any nature whatsoever against the Developer.



In the event this Agreement is terminated, the Allottee shall cease to have any right of any nature whatsoever either in respect of the said Apartment or against the Developer, and the Developer shall be entitled to deal with and/or dispose of the said Apartment in the manner it deems fit and proper.

23. Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in law of the Apartment or of the said Project Land

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and the said building or any part thereof. The Allottee shall have no claim in regards to all open spaces, parking spaces, lobbies, staircase, terraces, gardens attached to other Apartments, recreation spaces, etc., save and except in respect of the Apartment hereby agreed to be sold to him/her/hisself as set out herein.

24. The Allottee hereby declares that he/she/it has read and understood the Agreement and all the documents related to the said Property and the Apartment purchased by the Allottee and has expressly understood the contents, terms and conditions of the aforesaid documents and all the disclosures made by the Developer as aforesaid and after being fully satisfied, the Allottee has entered into this Agreement.

25. All Notices to be served on the Allottees as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottees by Registered Post A.D./Courier/Under Certification of Posting at his/her/their address specified hereinbefore.

26. BINDING EFFECT

26.1. Forwarding this Agreement to the Allottee by the Developer does not create a binding obligation on the part of the Developer or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar as and when notified by the Developer.

27. DISPUTE RESOLUTION AND GOVERNING LAW

27.1. If any dispute or difference arises between the Parties at any time relating to the construction or interpretation of this Agreement or any term of provision hereof or the respective rights, duties or liabilities of either Party hereunder, then the aggrieved Party shall notify the other Party in writing thereof, and the Parties shall endeavor to resolve the same by mutual discussions and Admitted.

27.2. If the dispute or difference cannot be resolved within a period of 77 days from the notice by the aggrieved Party under sub clause 27.1 above, then the dispute shall be referred to Arbitration. Arbitration shall be conducted in Mumbai in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any other statutory modifications or replacement thereof. All Arbitration proceedings will be in the English language. The Arbitration shall be conducted by a Sole Arbitrator who shall be appointed as mutually agreed to, by and between the Parties.



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27.3. The decision of the Arbitrator shall be in writing and shall be final and binding on the Parties. The Award may include costs, including reasonable attorney fees and disbursements. Judgment upon the award may be entered by the Courts in Mumbai.

27.4. This Agreement and rights and obligations of the Parties shall remain in full force and effect pending the Award in any arbitration proceeding hereunder.

27.5. This Agreement shall be governed and interpreted by and construed in accordance with the laws of India. The Courts at Mumbai alone shall have exclusive jurisdiction over all matters arising out of or relating to this Agreement.

28. RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties.

29. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allotees of the Apartment, in case of a transfer, as the said obligations go along with the said Apartment for all intents and purposes.

30. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER

~~REFERRED TO IN THE AGREEMENT~~

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

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31. JOINT ALLOTTEES

~~Whenever~~ there are Joint Allottees all communications shall be sent by the Developer to the Allottee whose name appears first and at the address given by him/her/whom shall for all intents and purposes to consider as properly served on all the Allottees



32. SEVERABILITY

32.1. If at any time, any provision of this Agreement is or becomes illegal, invalid or unenforceable in any respect under the law of any jurisdiction, that shall not affect or impair the legality, validity or enforceability in that jurisdiction of any other

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provisions of this Agreement or the legality, validity or enforceability under the law of any other jurisdiction of that or any other provision of this Agreement.

32.2. In the event any one or more of the provisions of this Agreement is held to be unenforceable under applicable law:-

32.2.1. Such enforceability shall not affect any other provision of this Agreement,

32.2.2. This Agreement shall be construed as if said unenforceable provision had not been contained therein and

32.2.3. The Parties shall negotiate in good faith to replace such unenforceable provision by such as gives effect nearest to that of the provision being replaced, and preserves the party's commercial interests under this Agreement.

33. WAIVER

Any delay tolerated or indulgence shown by the Developer in enforcing any of the terms of this Agreement or any forbearance or extension of time for payment of refund amount to the Allottee by the Developer shall not be construed as waiver on the part of the Developer of any breach or non-compliance of any of the terms and conditions of this Agreement by the Allottee nor the same shall in any manner prejudice or affect the rights of the Developer.

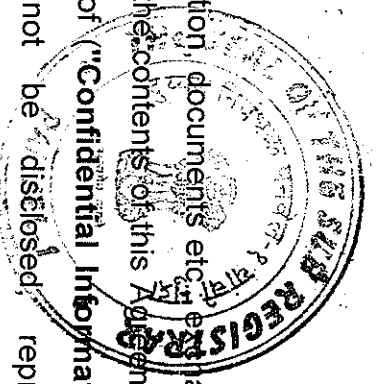
34. ENTIRE AGREEMENT

The Parties agree that the Agreement, Schedules, Annexures and Exhibits and Amendments thereto, constitute the entire understanding between the Parties concerning the subject matter hereof. The terms and conditions of this Agreement overrides, supersedes, cancels any prior oral or written all agreements, negotiations, commitments, writings, discussions, ~~representations and warranties~~ made by the Developer in any documents, brochures, advertisements, ~~hearings, etc. and/or through any other medium hereinbefore agreed upon~~ between the Developer and the Allottee which may in any manner be inconsistent with what is stated herein. This Agreement shall not be amended or modified ~~except~~ by a writing signed by both the Parties.

35. CONFIDENTIALITY

35.1. The Allottee hereto agrees that all the information, documents etc. exchanged to date and which may be exchanged including the contents of this Agreement and any documents executed in pursuance thereof ("Confidential Information") is confidential and proprietary and shall not be disclosed, reproduced, copied, disclosed to any third party or used otherwise without the prior written consent of the Developer. The confidentiality obligations under this Clause shall

[Handwritten signature]



survive even after handing over the Possession of the Apartment and is legally binding on the Allottee and shall always be in full force and effect.

35.2. The Allottee shall not make any public announcement regarding this Agreement without prior consent of the Developer.

35.3. Nothing contained hereinabove shall apply to any disclosure of Confidential Information if:-

- a) such disclosure is required by law or requested by any statutory or regulatory or judicial/quasi-judicial authority or recognized self-regulating organization or other recognized investment exchange having jurisdiction over the Parties; or
- b) such disclosure is required in connection with any litigation; or
- c) such information has entered the public domain other than by a breach of the Agreement.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

THE FIRST SCHEDULE ABOVE REFERRED TO

Said Land

(Description of land earmarked admeasuring 7.65 Hectares for development of Non-Processing Area)

All that piece and parcels of land bearing Survey Nos. 62/0, 65/1A, 65/1B, 65/2, 66/0, 67/0, 68/0 and 69/0 situated in Village Bhokarpada, Taluka Panvel, District Raigad.

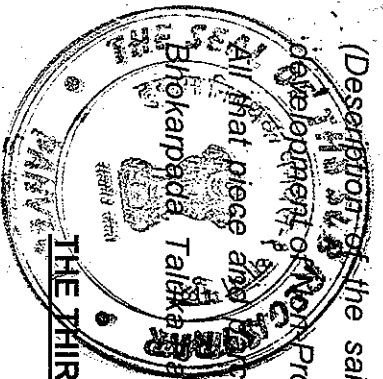
All that piece and parcels of land bearing Survey Nos. 62/0, 65/1A, 65/1B, 65/2, 66/0, 67/0, 68/0 and 69/0 situated in Village Bhokarpada, Taluka Panvel, District Raigad.	
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THE SECOND SCHEDULE ABOVE REFERRED TO

Said Project Land

(Description of the said Project Land admeasuring 671.35 sq. mtrs earmarked for development of Non-Processing Area)

All that piece and parcels of land bearing Survey No. 67/0 (part) situated in Village Bhokarpada, Taluka Panvel, and District Raigad.



THE THIRD SCHEDULE ABOVE REFERRED TO

(Description of Building)

Building Name Artemis being constructed on the said Project Land bearing Survey No.

67/0 (part) situated in Village Bhokarpada, Taluka Panvel, and District Raigad.

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THE FOURTH SCHEDULE ABOVE REFERRED TO

(Description of the said Apartment and car parking space/s)

3. BHK Apartment No. 1103 on floor 11th of the building Artemis admeasuring 137.32 sq. mtrs which is equivalent to 1478.11 sq. ft as per the definition under Maharashtra Ownership of Flats Act, 1963 (MOFA Act). However the carpet area as per the definition under "The Real Estate (Regulation and Development) Act, 2016" (RERA Act) is 130.62 sq. mtrs carpet area which is equivalent to 1405.99 sq. ft and deck/balcony (if any) having a carpet area of 12.01 sq. mtrs which is equivalent to 129.28 sq. ft. being constructed on the said Project Land bearing 67/0 (part) situated in Village Bhokarpada, Taluka Panvel, and District Raigad.

Car Parking Space(s) earmarked in the basement/podium/stilt by the Developer.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(List of common areas and facilities)

1. Swimming pool (Part of Club House in Township) subject to the regulation of Statutory Authorities
2. Landscaped Garden
3. Gymnasium (Part of Club House in Township
4. Children's play area.

THE FIFTH SCHEDULE ABOVE REFERRED TO

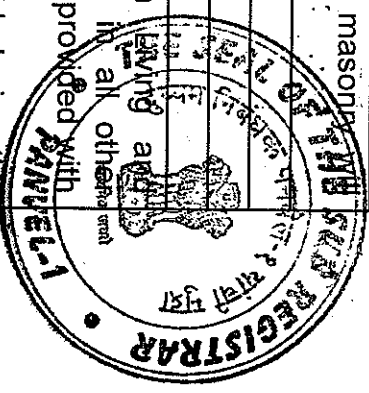
(Specifications and Amenities to be provided in the said Building and the said Apartment)

SPECIFICATIONS OF AMENITIES/ FACILITIES THAT THE BUILDING/BLOCK:-

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COMMENTS TO	
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SPECIFICATIONS OF APARTMENT

Structure	RCC frame structure with brick/block masonry to be provided.
Roof	All roofs will be waterproof
All Doors	flush door shutters will be provided.
Windows	Powder coated aluminum windows
Flooring	Compressed Marble(150/Per Sft) in Dining and Vitrified tiles(40/Per Sft) in all other rooms. The toilets and kitchen will be provided with Vitrified tiles(40/Per Sft) antiskid tiles(40/Sft) will be provided in the Balcony/Deck Areas (wherever applicable)
Kitchen	Granite Kitchen platform will be provided. Stainless Steel sink will be provided. Provision for



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Bathrooms	geyser and water purifier (electrical and Plumbing connections only.) There would be glazed tiles(35/St) on the walls Branded WCs, washbasins and CP fittings will be provided. Provision for hot and cold water in the shower area. All toilets will have concealed plumbing.
Electrical	Concealed copper wiring with modular switches ELCB and MCB. Power supply would be 3 phase.
Painting	All internal walls will have a GVP plaster finish with acrylic distemper.
Meters	Electricity meters (as applicable) will be provided to each residential unit and the cost of each will be recovered separately.
Flooring	Flooring for all common areas & staircases will be of Kota stone or equivalent. The main entrance lobby would be in marble

SIGNED AND DELIVERED

By the within named **DEVELOPER**

PERSIPINA DEVELOPERS PRIVATE LIMITED

Through its Authorized Officer by Virtue of

Board Resolution passed by the Company

Mr./Mrs. **Jackbastian Nazareth**

Signature

Jackbastian Nazareth



SIGNED AND DELIVERED

By the within named **ALLOTTEE .1**

Shri/Smt. **SUNDAR NARAYAN**

Signature:

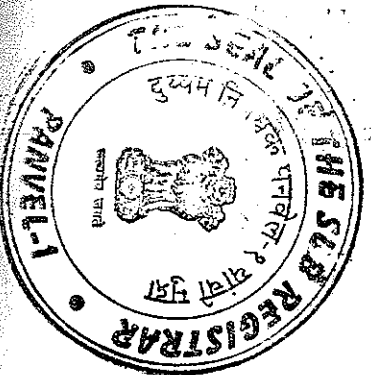
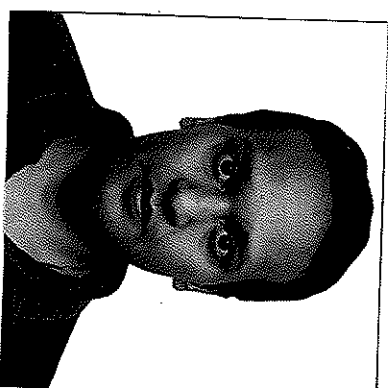
Sundar Narayan

In the presence of:

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2. *Adin Nalind catboad*

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SIGNED AND DELIVERED

By the within named ALLOTTEE .2

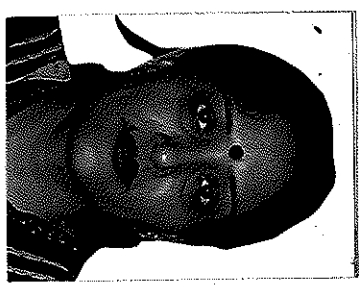
Shri/Smt. **GOURI SUNDAR**

Signature: _____ *Gouri*

In the presence of:

1. _____ *[Signature]*

2. Arunal S. Unibessed



~~**SIGNED AND DELIVERED**~~

~~By the within named ALLOTTEE .3~~

~~Shri/Smt. _____~~

~~Signature: _____~~

~~In the presence of:~~

~~1. _____~~

~~2. _____~~



SIGNED AND DELIVERED

By the within named ALLOTTEE .4

Shri/Smt. _____

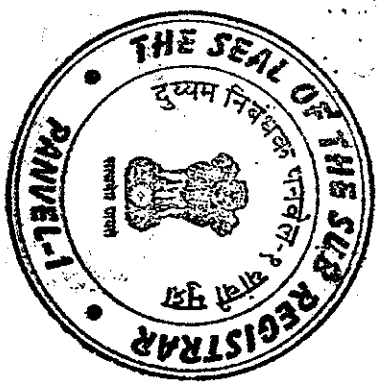
Signature: _____

In the presence of:

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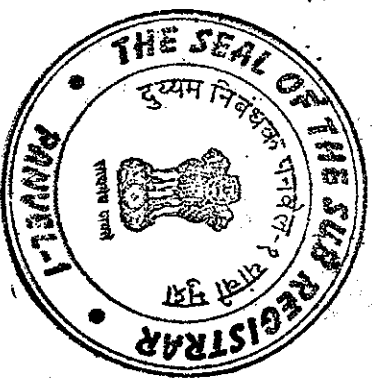
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ANNEXURES

- 1) Property Card (7/12 Extract) in respect of the land owned by the previous Developer i.e. Sunny Vista Realtors Pvt. Ltd.; (Annexure A)
- 2) Sale Certificate executed on 30th October, 2014 by Punjab National Bank in favour of the Developer under SARFAESI Act.; (Annexure B).
- 3) Updated building plan by MIDC vide letter dated. 22nd April, 2016 and 13th October 2017. (Annexure C & C1).
- 4) Authenticated copy of Registration Certificate issued by Real Estate Regulatory Authority dated 27-07-2017 ("Annexure D");
- 5) Title Certificate dated 20th March, 2015 issued by Shri Anant Chaphekar – Sr. Solicitor & Supreme Court Advocate of M/s Chaphekar & Co. and Addendum dated 08-06-2017 ; (Annexure E and E-1)
- 6) Plans sanctioned by MIDC for the development of the said Land; (Annexure F)
- 7) Authenticated copies of the plans of the Layout (Annexure" G").
- 8) Authenticated copies of the plan and specifications of the Apartment sanctioned and approved by the local authority (Annexure "H").
- 9) Floor Plan of the Apartment agreed to be purchased by the Allottee; (Annexure I)
- 10) NA Order dated 15 September 2012 issued by the Collector of Raigad; (Annexure J)
- 11) Resolution passed by the Board of Directors on 27th September, 2016 in favour of Mr. Jackbastian Nazareth and Mr. Sumit Agarwal; (Annexure K)
- 12) Power of Attorney executed by Company in favour of 1) Mr. Mehul Parchure 2) Mr. Sumit Karne and 3) Mr. Nagnath Shinde (Annexure L)

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DATED THIS 24 DAY OF Nov 2019

PERSIPINA DEVELOPERS PRIVATE LIMITED

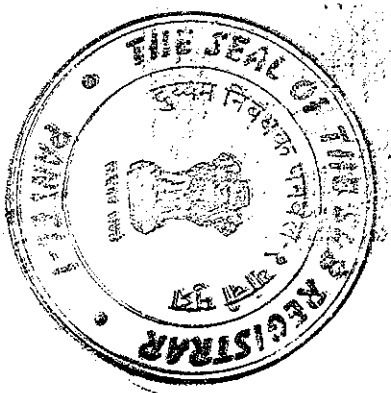
DEVELOPER

AND

ALLOTTEE .1 - SUNDAR NARAYAN
ALLOTTEE .2 - GOURI SUNDAR

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AGREEMENT of Apartment No. 1103
on 11th floor in Building "Artemis".



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Wednesday, April 26, 2017
6:05 PM

पावली

Original/Duplicate
नोंदणी क्र.: 39म
Regn.:39M

पावली क्र.: 5529 दिनांक: 26/04/2017

गावाचे नाव: शोकरपाडा

दस्तावेजाचा अनुक्रमांक: पवल2-4437-2017

दस्तावेजाचा प्रकार : मान्यतापत्र

सादर करण्याच्याने नाव: मे पर्रीपना डेव्हलपर्स प्रा. लिमिटेड तर्फे प्राधिकृत व्यक्ती संतोष उखलकर

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Joint Sr Panvel 2

नाजार मुल्य: ₹. 11629312100/-

मोबदला ₹.5510000000/-

भरलेले मुद्रांक शुल्क : ₹. 465173000/-

1) देयकाचा प्रकार: eChallan क्रमा: ₹.30000/-

सीडी/वनादेश/पे ऑर्डर क्रमांक: MH-1000544792201718E दिनांक: 26/04/2017

२) देयकाचा प्रकार: By Cash क्रमा: ₹ 1600/-

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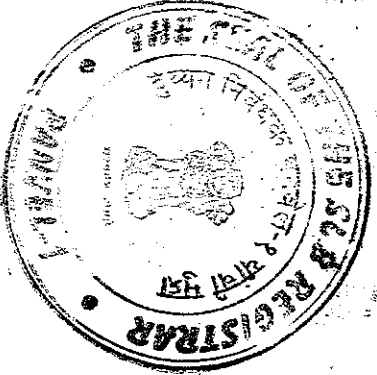
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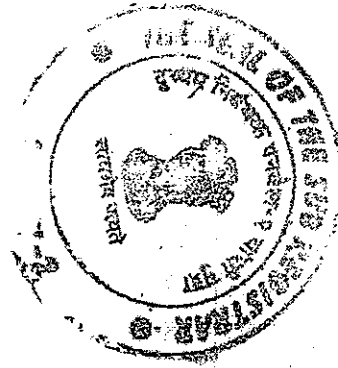
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GRN	MH000544792201718E	BARCODE	[Barcode]		Date	18/04/2017-15:22:19	Form ID	
Department	Inspector General Of Registration		Registration Fee		Payer Details			
Type of Payment	Ordinary Collections IGR		TAX ID (if Any)		PAN No. (if Applicable)			
Office Name	PNL PANVEL NO.1 SUB REGISTRAR		Full Name		PERSIPINDIA DEVELOPERS PRIVATE LIMITED			
Location	RANGAD		Flat/Block No.		69 BHOKARPADMESHIPANSHILMIRSON			
Year	2017-2018 One Time		Premises/Building		TALLIKAKHALMIRSON			
Account Head Details	Amount in Rs.		Road/Street		PANVEL			
0030063301	Amount of Tax		Area/Locality		Town/City/District			
	30000.00		PIN		4 1 0 2 0 6			
Total			Amount in Words		Amount in Thirty Thousand Rupees Only			
30,000.00			STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD No.			Bank CIN		Ref. No.		CHK2331384	
18/04/2017-15:23:04			Date		STATE BANK OF INDIA			
Name of Bank			Bank-Branch		Not Verified with Scroll			
STATE BANK OF INDIA			Bank-Branch		Scroll No., Date			
Name of Branch			STATE BANK OF INDIA		Mobile No. 9833745967			

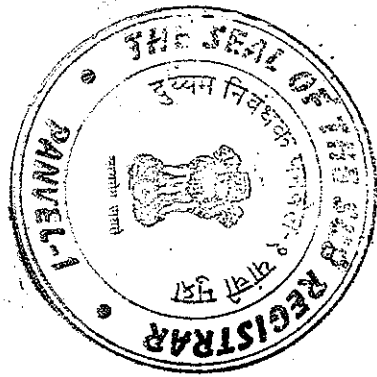
NOTE-Valid for document to be registered in Sub Registrar office and not for unregistered document. Mobile No. 9833745967

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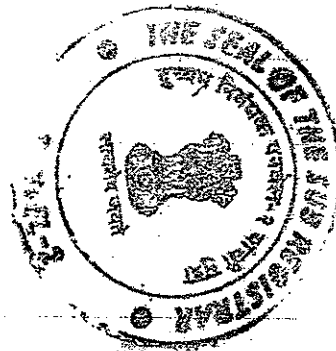




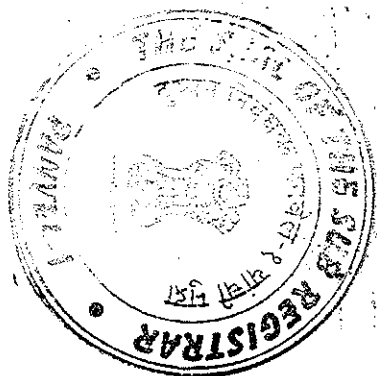
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महाराष्ट्र शासक कार्यालय, मुंबई
 प. म. वि. क्र. ८०००००१०
 ७ MAR 2017
 सरकारी अधिकारी

श्री. रा. क. पोटे



CONFIRMATION OF SALES MADE AT MUMBAI ON THE 30th day of March in the Year 2017. The Bank has issued a Receipt at Maker Tower E, Ground Floor, Cliff Parade, Mumbai 400005 hereinafter called "The Bank" of the One Part; and Persipina Developers Private Limited, having its Regd. Office at 514 Dalamal Tower, Nariman Point Mumbai 400021, hereinafter called "The Purchaser" of the Second Part;



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नियम - २ Annexure - II

27 MAR 2017

YES/NO

Resignee Developed Party

Punjab National Bank

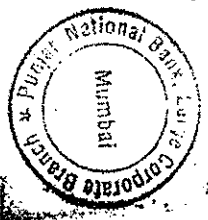
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 २०/२३२

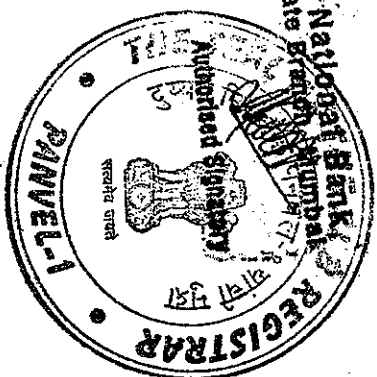


For Persiana Developers Private Limited

Authorised Signatory / Director



For Punjab National Bank
 Large Corporate Branch, Mumbai



WHEREAS:-

a) The Bank held a sale of all that piece and parcel of land building,

structure, installations, erections, fixture and fitting situated under

various survey nos. mentioned in as per list,

Barwei and Bhokarpada Taluka Panvel and Panshil/ R/s and

Talegaon Taluka Khalapur Dist Raigad Maharashtra and more

particularly described in the Schedule hereunder written

(hereinafter referred to as the "said property") by public auction

on the day of 24th September, 2014 in pursuance of e-auction no. 02/2014

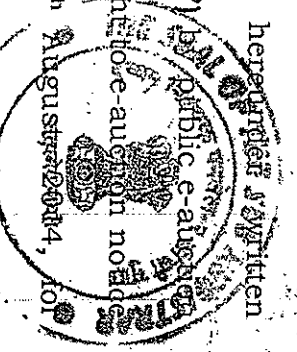
dated 19th August, 2014 published on 20th August 2014, for

enforcement of security interest for recovery of debt due to Panjab

National Bank (consortium leader) from M/s. Sunny Vista Realtors

Pvt Ltd (SVRPL).

428-13	2019
SITuated in Village	
Panshil/ R/s and	



Q-1	2019
PU22	2019
29/2014	

By the sale Certificate dated 30th October, 2014 the Purchaser had purchased by offering the highest sale price in their bid/offer at Rs.

551,00,000/- (Rs. Five Hundred Fifty One Crores Only) for

purchase of the said property.

The Purchaser had paid to the Bank a sum of Rs. 551,00,00,000/-

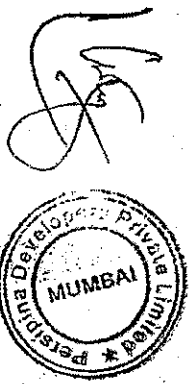
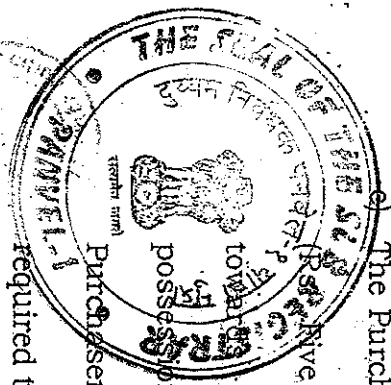
Five Hundred Fifty One Crores Only) as bid/offer money

consideration for the said property. The physical

possession of the said property has been handed over to the

Purchaser by the Bank on 30-10-2014. The said sale certificate is

required to be registered under The Registration Act, 1908.

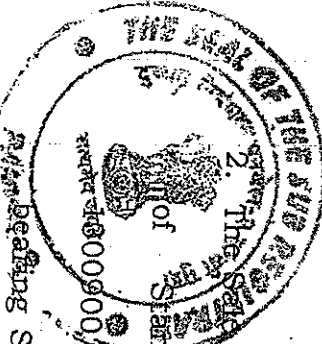


d) The parties have now confirmed that the said sale certificate now cause to be registered.

NOW THIS DEED WITNESSETH as follows:

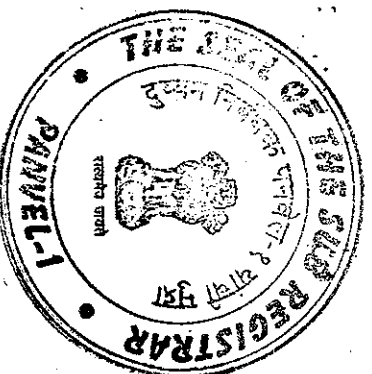
1. It is agreed, recorded, declared and confirmed that the said Sale

१११७-३	
Bank for the sale of the said property more particularly described in	
४३७	२०१७
the Schedule hereunder written is valid, subsisting and binding on	
८/७० the parties hereto in respect of sale of said property mortgaged by	
SVRPL.	

 Certificate was submitted for adjudication before Collector of Stamps Raigad on 27-11-14 bearing Serial No. 000900/264/2014 and the final order was passed on 30-03-2017 bearing Serial No. 1300900/264/2014/Final Order/2085 and the same was certified by Collector of Stamps Raigad on 30-03-2017.

3. All out of pocket costs, charges and expenses including the stamp duty and registration charges of and incidental to this deed shall be borne and paid by the Purchaser. The Bank shall co-operate with the Purchaser to have the present deed registered, as required in law, and to attend before the Sub-Registrar to present and admit the execution of these documents.

१११७-३	
Sub-Registrar	
४३७	२०१७
०२/२३२	



IN WITNESS WHEREOF the parties hereto have executed these presents on the day of 30th March of 2017 herein above written.

THE SCHEDULE ABOVE REFERRED TO:

५९८५-२	
४३५	२०२७
NO: २/६	

All that piece and parcel of land, building, structure, installations, erections, fixture and fitting situated under various survey nos. mentioned in the e-auction sale notice dated 19th August, 2017 situated at village Parwai and Bhokarpada Taluka, Panvel, District. Panvel, Dist. Raigad, Maharashtra admensuring about 588.01 acres as per records (including land within notified SEZ admensuring 139.83 hectares) including all the residential and commercial super structure and any other structures on the said property constructed/under construction on land at the project phase-I, Hiranandani Palace Gardens, Panvel, Raigad, Dist.: Maharashtra.

५९८५

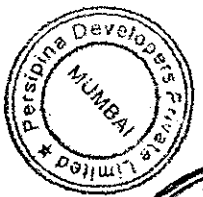
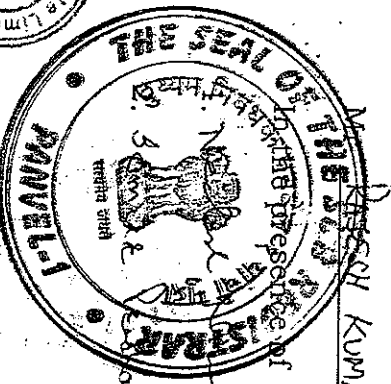
DELIVERED BY THE

WITHDRAWN BANK

PUNJAB NATIONAL BANK

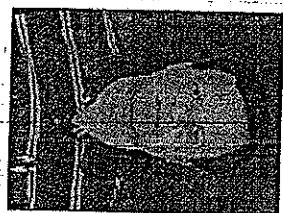
Its Authorized Officer

WITNESSED BY ANAND KUMAR १००७९



For Punjab National Bank,
Large Corporate Branch, Mumbai

Authorized Signatory



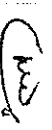
SIGNED AND DELIVERED BY THE
WITHINNAMED PURCHASER

PERSIPINA DEVELOPERS PVT LTD,

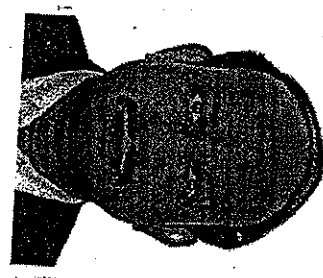
By hand of its Directors/Authorized Signatory)

Mr. SANJESH UDYAKER.

In the presence of

1. Neelam Nanda 

2. Damini Reddon 



For Persipina Developers Private Limited

Authorized Signatory / Director.

पृष्ठ-२	२०१७
४३७	
१०	७०



पानवेल-१ महाराष्ट्र
REGISTRAR PANVEL-1

पानवेल-१ महाराष्ट्र

पृष्ठ-२	२०१७
१०२२	
१०	१२३२



353/4437
सुधवार, 26 एप्रिल 2017 6:05 म.नं.

दस्त गोवारा भाग-1

पत्र 2 99/20
दस्त क्रमांक: 4437/2017

दस्त क्रमांक: पत्र 2 /4437/2017

भावार मुल्य: ₹. 11,62,93,12,100/- मोबदला: ₹. 5,51,00,00,000/-

भारतेले मुद्रांक शुल्क: ₹.46,51,73,000/-

दु. नि. सह. दु. नि. पत्र 2 चांचे कार्यालयात
अ. क्र. 4437 वर दि. 26-04-2017
रोजी 6:01 म. नं. वा. हजर केला:

पावती: 5529

पावती दिनांक: 26/04/2017

सादरकारणाचे नाव: मे परीपिता देव्हलपरी प्र. लिमिटेड तर्फे
प्राधिकृत व्यक्ती संतोष उखलकर

नोंदणी फी

₹. 30000.00

दस्त हस्ताळणी फी

₹. 1600.00

पुढांची संख्या: 80

दस्त हजर करणाऱ्याची सही:

एकूण: 31600.00

Joint Sr. Panvel 2

Joint Sr. Panvel 2

दस्तावा प्रकार: भासरापत्र

मुद्रांक शुल्क: प्रतिसादेव

शिक्रा क्र. 1 26 / 04 / 2017 05 : 56 : 09 PM ची वेळ: (सादरीकरण)

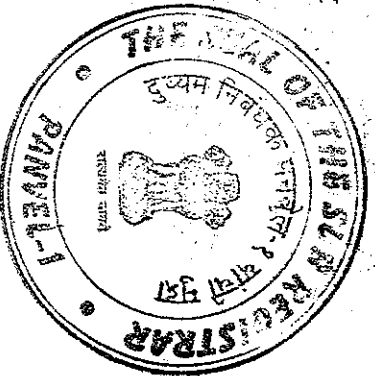
शिक्रा क्र. 2 26 / 04 / 2017 06 : 03 : 31 PM ची वेळ: (फी)

दस्तावेजासोबत जोडलेले कागदपत्रे, कुलपुत्रस्यार पर
स्यारी इत्यादि बनावट आढळून आल्यास याची
संपूर्ण जबाबदारी मिथ्यादफाची राहिल.

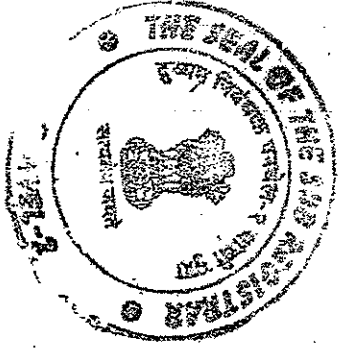
लिहून देणार

लिहून घेणार

पत्र 2	99/20
99/20	1292

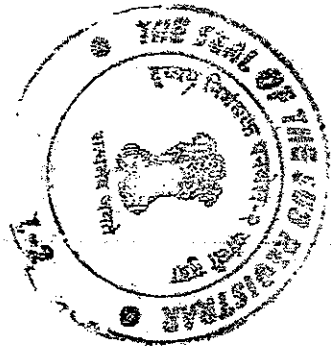


१२/८०	२०१७	२
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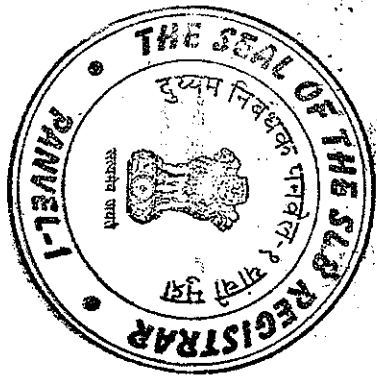


४८/२९२	२०१७	२
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१४/१०	२०१७	२
२३१०	२०१७	



१४/१०	२०१७	२
२३१०	२०१७	

सहस्र - 1
1 Annexure - F

प व ल - २
२३७ २०१७
२५/६०



महाराष्ट्र शासन
नोंदणी व मुद्रांक विभाग
सह जिल्हा निबंधक व मुद्रांक जिल्हाधिकारी
रायगड - अलिबाग

अलिबाग पोलिस स्टेशन जवळ, ता. अलिबाग, जि. रायगड

दूरध्वनी क्र. 02141-222265,
फॅक्स क्र. 02141-223836,

ई-मेल - jdralgad@maharashtra.gov.in
jdralgad01@gmail.com

जा.क्र.ADJ/1300900/264/2014/अंतीम आदेश/ 2085

दिनांक 20/03/2017

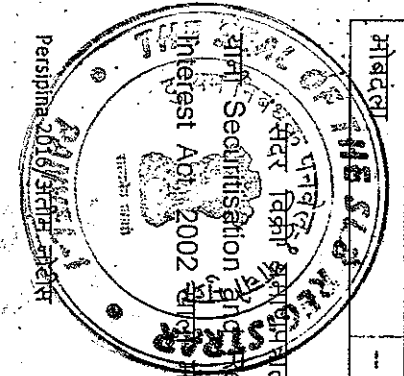
{ महाराष्ट्र मुद्रांक अधिनियमाचे कलम 31 अन्वये अंतीम आदेश
निर्णय



मे पर्सेपिना डेव्हलपर्स प्रा.लि. यांनी दिनांक 27/11/2014 रोजी पंजाब नॅशनल बँक लि. मुंबई यांचे कडून प्राप्त झालेले विक्री प्रमाणपत्र चा सलेख अभिनिर्णयासाठी प्रकरण क्रमांक ADJ/1300900/264/2014 अन्वये दाखल केलेला आहे. सदर सलेखामधील तपशिल खालीलप्रमाणे

विक्री प्रमाणपत्र दिनांक	--	30/10/2014
सलेखाचा प्रकार	--	विक्री प्रमाणपत्र
सलेख लिहून देणार	--	पंजाब नॅशनल बँक, कफ परेड मुंबई
सलेख लिहून घेणार	--	मे पर्सेपिना डेव्हलपर्स प्रा.लि.
मिळकतीचे वर्णन	--	मौजे बारवई, भोकरपाडा, ता. पनवेल जि. रायगड मधील बारवाई- सनं. 2/1a व इतर, भोकरपाडा- सनं. 69 व इतर मौजे. पानशिक, रिस, तळेगांव ता. खालापूर जि. रायगड मधील पानशिक-सनं. 6 व इतर, रिस - सनं. 7 व इतर तळेगांव- सनं. 5/1 व इतर एकूण क्षेत्र. 588.01 एकर (सेझ अभिसूचित क्षेत्र 139.83 हेक्टर सह) जमीन त्यावरील असलेले बांधकाम
क्षेत्रफळ	--	588.01 एकर जमीन व त्यावरील असलेले बांधकाम
मोबदला	--	551 करोड

प व ल
२३७ २०१७
२५/६०



पनवेल जि. रायगड मधील नमूद गावामधील जमीनी व त्यावरील बांधकाम पंजाब नॅशनल बँक लि. मुंबई यांच्याकडून प्राप्त झालेले विक्री प्रमाणपत्र चा सलेख अभिनिर्णयासाठी प्रकरण क्रमांक ADJ/1300900/264/2014 अन्वये दाखल केलेला आहे. सदर सलेखामधील तपशिल खालीलप्रमाणे

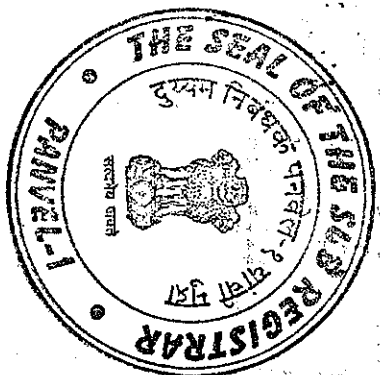
पानशिक, रिस, तळेगांव ता. खालापूर जि. रायगड मधील पानशिक-सनं. 6 व इतर, रिस - सनं. 7 व इतर तळेगांव- सनं. 5/1 व इतर एकूण क्षेत्र. 588.01 एकर (सेझ अभिसूचित क्षेत्र 139.83 हेक्टर सह) जमीन त्यावरील असलेले बांधकाम

Interest Adv. 2002
Persipina-2016/अंतीम आदेश

१९९५-२	१०२१७	१३/१०
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१९९५	१०२१७	१०२१७
१०२१७	१३/१०	



As is where is Basis & As is What is Basis प्रमाणे रितसर लिलावाने मे. पर्सेपिना डेव्हलपर्स प्रा.लि. यांना 551 कोटी रुपयाला हस्तांतरीत केली आहे.

या कार्यालयाने सदर अभिनिर्णय प्रकरणी जागा व त्यातील बांधकाम यांचे बाजारमूल्य रुपये 1763,29,05,000/- इतके निश्चित करून, पत्र जा.क्र. ADJ/1300900/264/2014 अंतिम आदेश 18/03/2017 दिनांक 24/08/2015 अन्वये अंतीम पारित केलेत. सदर संलेखास महाराष्ट्र मुद्रांक अधिनियमाच्या अनुसूची 1 मधील अनुच्छेद 25 व नुसार मुद्रांक शुल्क रुपये 70,53,16,200/- इतके देय असल्याचे कळविले व तीस दिवसात कमी भारलेले मुद्रांक शुल्क 70,53,16,200/- शसून जमा करणेबाबत आदेश दिलेले होते.

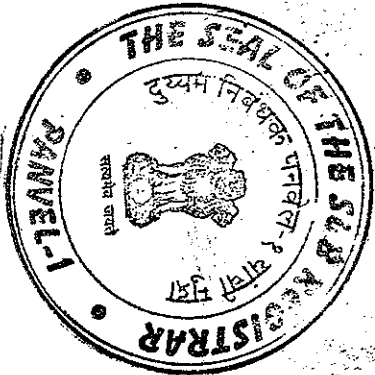
सदर निर्णय अमान्य असल्याने पक्षकारांनी मा. मुख्य मुद्रांक अधिकारी महाराष्ट्र राज्य पुणे यांचेकडील अपील क्रमांक 166/2015 अन्वये अपील दाखल केले. सदर अपील प्रकरणी मा. मुख्य मुद्रांक नियंत्रक महाराष्ट्र राज्य पुणे यांनी पारित केलेले दिनांक 17/10/2015 चे आदेश या कार्यालयामुळे Desk 14/ Appeal case No. 166/2015/1296-98/2015 दिनांक 31/10/2015 अन्वये याच झालेले. सदर अपीलामधील आदेशानुसार पक्षकारांनी मुद्रांक शुल्क रुपये 70,53,16,200/- पेकीटव्य 0% रकम, रुपये 28,21,26,500/- दिनांक 9/11/2015 रोजी शासन जमा करून तसे या कार्यालयामुळे दिनांक 1/12/2015 अन्वये कळविले आहे. दिनांक 17/10/2015 चे आदेशाचे पालन झाल्याने मा. मुख्य मुद्रांक नियंत्रक महाराष्ट्र राज्य पुणे यांनी दिनांक 7/04/2016 रोजी पत्र क्र. Desk 14/ Appeal case- No. 166/2015/396-398/2016 दिनांक 07/04/2016 अन्वये पुढील प्रमाणे आदेश दिले आहेत. "Collector of Stamps, Raigad to determine & decide Market Value afresh On Considering points raised on following due process of law & on being heard to Appellant."

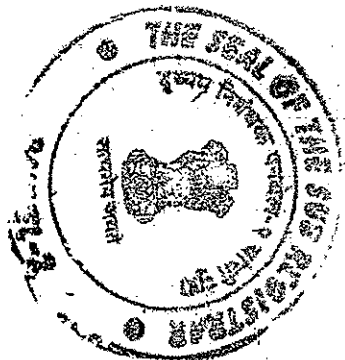
सदर आदेशानुसार मुल्यांकन करणेकामी पक्षकारांचे म्हणणे मांडण्यासाठी दिनांक 16/6/2016, 12/7/2016, 26/7/2016 व 06/09/2016 रोजी सुनावणी देण्यात आली. तसेच सदर जागेची दिनांक 24/08/2016 व 26/12/2016 रोजी पाहणी करण्यात आली. त्या अनुषंगाने या कार्यालयाचे पत्र जा. क्र. ADJ/1300900/264/2014/अंतिम आदेश 1742-43 दि. 18/03/2017 अन्वये सविस्तर मुल्यांकन करून खालीलप्रमाणे अंतिम आदेश पारीत करण्यात आले आहेत.

बाजारमूल्य	अनुच्छेद	अनुसूचे मु.शु.	अदा केलेले मु.शु	अदा करावयाचे मु.शु.
1162,93,12,100/-	25(ब)	46,51,72,500/-	28,21,26,500/-	18,30,46,000/-

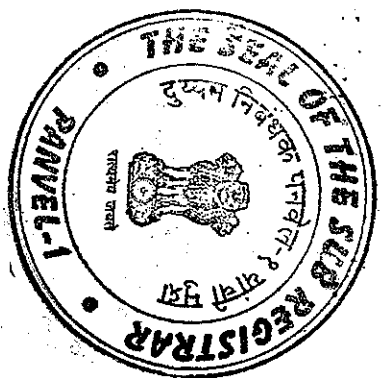
पत्र क्र.	१०१७
०९ / २३२	

Persipina 2016/अंतीम नोटीस





१७/२०	१३१०	१०१७	११५-२
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०२/२३२	१०१७	१०२२	११५
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अंतिम आदेश

पत्र-२

1. सदर अभिनिर्णय प्रकरणात मा. मुख्य मुद्रांक नियंत्रक महाराष्ट्र राज्य पुणे येथील Post Desk 14/ Appeal case No. 166/2015/1296-98/2015 दिनांक 8/10/2015 अन्वये प्रसक्तप्राणी मुद्रांक शुल्क 28,21,26,500/- दिनांक 09/11/2015 रोजी शासन जमा केले आहे.

2. मा. मुख्य मुद्रांक नियंत्रक महाराष्ट्र राज्य पुणे येथील पारित केलेले आदेशानुसार या कार्यालयाने सुनावणी घेवून पारित केलेले आदेश जा.क्र.ADJ/1300900/264/2014 अंतीम आदेश/1744 दिनांक 18/03/2017 अन्वये मुद्रांक शुल्क रुपये 18,30,46,000/- केवळ आदेशानुसार आदेशपारिबाध दिनांक 24/03/2017 रोजी शासन जमा केले असल्याने सदरील आदेश अंतीम करण्यात येत आहे.

3. सदरचे आदेश महाराष्ट्र मुद्रांक अधिनियमाचे कलम 53 अ.च्या अटीक राहून पारित करण्यात येत आहे.

4. दस्त्याची नोंदणी प्रक्रीया ही भारतीय नोंदणी अधिनियम 1908 व मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक महाराष्ट्र राज्य पुणे यांचेकडील परिपत्रक क्र. को.4/प्र.क्र.617/2011/13008 दिनांक 22/12/2011 नुसार होईल हे स्पष्ट करण्यात येत आहे.

मुद्रांक लिहाधिकारी, रायगड

(पी.डी.आहिरे)

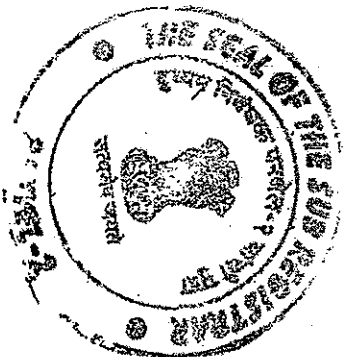


प्रती मे परसंपिना डेव्हलपर्स प्रा.लि.

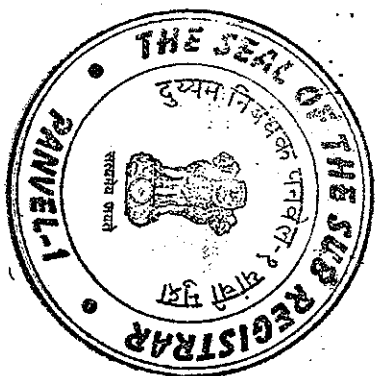
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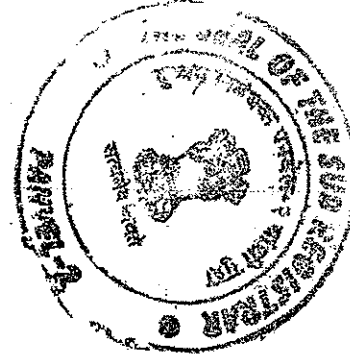
पत्रिका-२	
१३५	१०२७
२०/६०	



पत्रिका	
१०२२	१०२७
२०/१२३२	



22/7/66	134	2099
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४६१/२३२	१०२२	२०१७
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पुणे-२	
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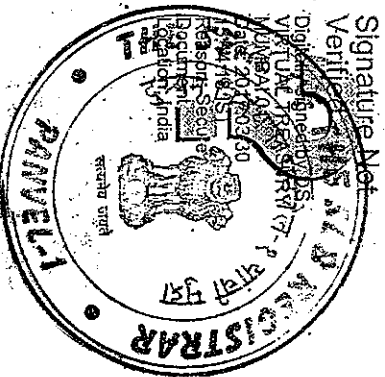


पुणे	
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०८/२३२	



CHALLAN
MTR Form Number-6

GRN	MH009769672201617E	BARCODE		Date	23/03/2017-16:39:03	Form Id	
Department	Inspector General Of Registration					Payer Details	490-2 4310 20919
Type of Payment	Non-Judicial Stamps Duty on doc Voluntarily brought for Adjud JGR Rom			TAX ID (If Any)		PAN No.(If Applicable)	
Office Name	ALD_COLL_OF STAMPS JGR RAIGAD			Full Name		PERSIPINA DEVELOPERS PRIVATE LIMITED	
Location	RAIGAD			Flat/Block No.	514 DALAMAL TOWERS		
Year	2016-2017 One Time			Premises/Building	NARIMAN POINT		
Account Head Details	Amount In Rs.	183046000.00		Road/Street	MUMBAI		
0030051701 Amount of Tax				Areal Locality			
				Town/City/District			
				PIN			400021
				Remarks (If Any)	ADJ 1300900 264 2014 SALE CERTIFICATE EXCATED BETWEEN PERSIPINA DEVELOPERS PVT LTD AND PNB		
				Amount In	Eighteen Crore Thiky Forty Six Thousand Rupee		
Total		18,30,46,000.00		Words	es Only		
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
	Cheque/DD details		Bank CIN	Ref. No.	00040572017032320413 CK9936594		
Chque/DD No.		EV22 20919	Date	23/03/2017-04:43:52			
Name of Bank	STATE BANK OF INDIA		Bank-Branch	STATE BANK OF INDIA			
Name of Branch	VE 232		Scroll No., Date	83, 24/03/2017			



Mobile No.: 9833745967



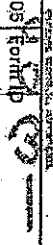
२८/६	२०१७	११७-२
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६०/२३२	२०१७	११७
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CHALLAN
MTR Form Number-6

GRN MH009769672201617E BARCODE  Date 23/03/2017-16:30:05 FormID 

Department Inspector General Of Registration
Non-Judicial Stamps
Type of Payment Duty on doc Voluntarily brought for Adjud IGR Rom
Payer Details
20/16

Office Name ALD_COLL OF STAMPS JDR RAIGAD Full Name PERSIPINA DEVELOPERS PRIVATE LIMITED
Location RAIGAD

Year 2016-2017 One Time Flat/Block No. 514 DALMAL TOWERS
Account Head Details Amount In Rs. 163046000.00 Premises/Building NARIMAN POINT
Road/Street MUMBAI

Area/Locality PIN 400021
Town/City/District
Remarks (If Any)
ADJ 1300900 264 2014 SALE CERTIFICATE EXUCATED BETWEEN PERSIPINA DEVELOPERS PVT LTD AND PNB

Amount In Words Eighteen Crore Thirty Lakh Forty Six Thousand Rupee
Amount In Rs. 183046000.00
FOR USE IN RECEIVING BANK

Payment Details
STAMP BANK OF INDIA
Cheque/DD No. 2029
Date 23/03/2017-04:43:52
Bank CIN Ref. No. 00040572017032320413 CK99536994
Name of Bank STATE BANK OF INDIA
Name of Branch
Scroll No., Date 83, 24/03/2017
Mobile No.: 9833745967

Signature of Officer

Sr. No.	Distt./Mandals/Block/ST/VT	Defacement No.	Defacement Date	Userid	Defacement Amount
1	MUMBAI/01	00004600201617	30/03/2017-15:15:02	IGR110	183046000.00
Total Defacement Amount					18,30,46,000.00



११६७-२	
२३७	२०१७
२६/६	



११६७	
२३७	२०१७
२६/२३२	



Punjab National Bank

Large Corporate Branch

Maker Tower, E, Ground Floor,
 Chitra Parade, MUMBAI - 400 005.
 Tel: 22188459 / 22188459 Fax: 22152038
 Email: pnbbp@snl.com / 502175@pnb.co.in
 pnbtch@mumbai@mailto:na.in

Rule 9(6)] SALE CERTIFICATE (For Immovable property)

4965-2
 430 2089
 22/6

Whereas
 The undersigned being the Authorised Officer of the Punjab National Bank (secured creditor) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 read with Rule 9 of the Security Interest (Enforcement) Rules, 2002 sold on behalf of the Punjab National Bank, LCB, Mumbai, the leader of consortium consisting of LIC Housing Finance Ltd, Andhra Bank, Financial Asset Reconstruction Company Pvt Ltd, (which has taken over the loan from UCCO Bank) Consortium shall be hereinafter referred to as "PNB Consortium" in favour of M/s Persipna Developers Private Limited having its Regd. Office at 514, Dalarnal Towers, PPU Marg, Nariman Point, Mumbai, (Purchaser) together with all the rights, title and interest in respect of the Immovable Property on "as is where is basis" alongwith the balance recoverable from the customers, shown in the schedule below, secured in favour of the Punjab National Bank, being the leader of the PNB Consortium, having granted limits to M/s. Sunny Vista Realtors Pvt Ltd (the name of the borrower) towards the Term Loan of Rs.650.00 crs. offered by/availed from PNB Consortium, the undersigned acknowledges the receipt of the sale price of Rs.551 crores i.e. Rupees five hundred fifty one crores only (Including the amount of Rs.5.51 crores i.e. Rupees five crores fifty one lacs only deducted as TDS by the Purchaser) in full and hands over the delivery and possession of the scheduled property.

The sale of the scheduled property is subject to the encumbrances herein stated.
 Description of immovable property:

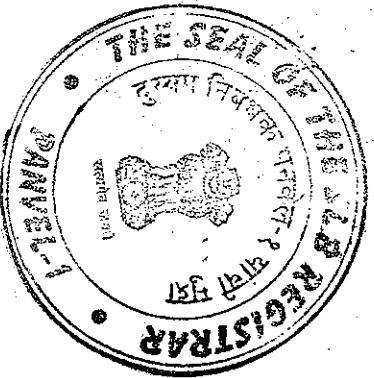
Details of Properties put up for E auction are given hereunder:

S.No	Details of the secured assets
1.	All that piece and parcel of land, building, structures, installations, erections, fixtures and fittings situated under various survey nos. mentioned below as per list in Village Barwai (Taluka Panvel), Bhokarpada (Taluka Panvel), Panshil (Taluka Khalapur) Ris (Taluka Khalapur) and Talegaon (Taluka Khalapur) Dist Raigad, Maharashtra, admeasuring about 588.01 acres as per records (including land within notified SEZ admeasuring 139.83 hectares) including all the residential and commercial super structures constructed/under construction on land at the Project Phase-1, Hiranandani Trade Gardens, Panvel, Raigad Dist, Maharashtra.

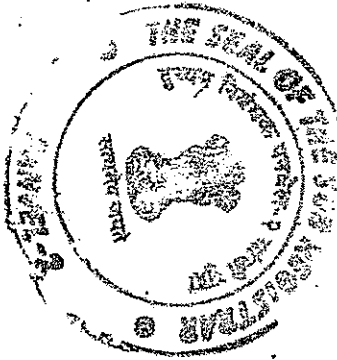
List showing the details of the Immovable Property:

Name of the Village	Survey No	Area (in acres)
Talegaon	53/1	53.9
Talegaon	54/1	68.9
Talegaon	58/1	54.6
Talegaon	46/1	0.77

Name of the Village	Survey No	Area (in acres)
Bhokarpada	69	1.41
Bhokarpada	68	5.98
Bhokarpada	71	0.54
Bhokarpada	62	2.82



११०२-२
४३५७ १०२७
३०/१०



Received Adj. Fee Rs. 100/-
Vide Challan No./Receipt No. 0838183
Date 27/11/2014
Collector of Stamps, Raigad.

OFFICE OF THE COLLECTOR OF STAMPS

Case Adj. No. 1800900/264/2014
Received from Shri. Persipina Developers Pvt Ltd Date 27/11/2014
..... Nagarwan Pansol Mumbai
Stamp Duty Rs. 46,51,72,500/- residing at
(Rupees forty six crore fifty one lakh seventy two thousand five hundred only
India Branch vide Italian No. Dated

Certified under Section 32(A)(b) of the Bombay Stamp Act 1958 that the full Stamp
Duty of Rs. 46,51,72,500/- with which this instrument is chargeable has been paid
vide article No. 256 of Schedule

This certificate is subject to the provision of section 53(A) of Bombay Stamp Act 1958

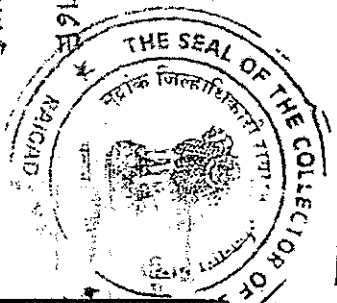
Place: Alibag M.V. = 1162, 93, 12, 100/-
Date 30/03/2017

Collector of Stamps Raigad

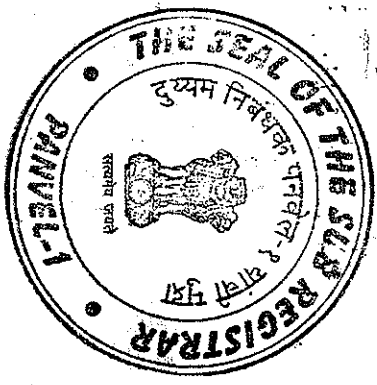


हे प्रमाण पत्र " गुप्त" मुद्रांक अधिनियम १९५८
अन्वये असलेल्या नियमान्वये सिग्निफिक केलेले आहे
रंतु उक्त दस्त नोंदणीसाठी नोंदणी अधिकाऱ्या
समोर दखल झाल्यास, नोंदणी अधिनियम १९५८
च्या अधिनियमातील तरतुदी नुसार नोंदणी
अधिकारी वस्तु नोंदणीची कार्यवाही करतील

१८,२१,२६,५००/- १०१००४८०६३५२०१५१६६
(०३/११/२०१५)
१८,३०,५६,०००/- १०१००४८६९६१२२०१६१७६
(२४/०३/२०१७)
५६,५१,७२,५००/-



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०२२ १०२७
४१/२३२



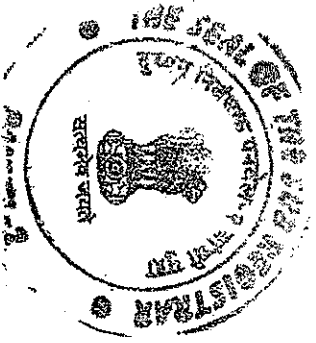
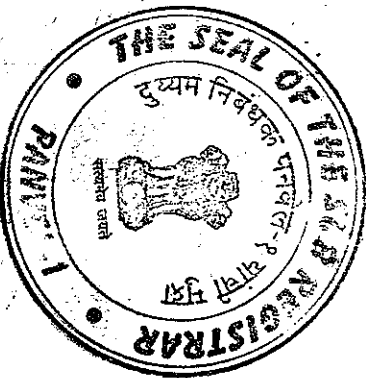
Punjab national bank

Large Corporate Brand

Maker Tower E, Ground Floor,
 Conna Place, MUMBAI - 400 005.
 Tel : 22188458 / 22188459 Fax : 22152058
 E-mail : pnbfh@snl.com / 102175@pnb.co.in
 publicmumbai@pnbl.net.in

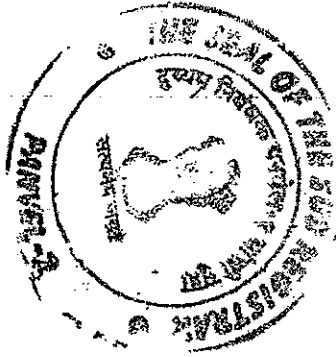
Name of the Village	Survey No	Area (in acres)
Talegaon	48/18	2.82
Talegaon	47/5	1.43
Talegaon	47/8	1.16
Talegaon	47/6b	1.01
Talegaon	47/7	1.11
Talegaon	35/1	0.62
Talegaon	35/6	0.44
Talegaon	35/9	0.27
Talegaon	35/8	0.62
Talegaon	35/7	0.17
Talegaon	37/1A	6.00
Talegaon	38/2	0.77
Talegaon	38/3	0.42
Talegaon	38/9	0.32
Talegaon	38/12	0.12
Talegaon	37/1B	7.12
Talegaon	40/1	0.57
Talegaon	40/2	1.33
Talegaon	40/5A	0.47
Talegaon	40/5B	0.40
Talegaon	40/4	1.21
Talegaon	40/6	0.22
Talegaon	40/11	0.54
Talegaon	40/12	0.32
Talegaon	40/13	0.17
Talegaon	40/17	0.20
Talegaon	40/18	0.35
Talegaon	41/2	0.72
Talegaon	41/1A	0.12
Talegaon	41/1B	0.57
Talegaon	41/1C	0.72
Talegaon	43/9	0.25
Talegaon	43/1	0.52
Talegaon	43/4	0.17
Talegaon	43/5	0.32
Panshil	6	5.41
Panshil	16	5.83
Panshil	17/1	1.98
Panshil	17/2	2.37
Bhokarpada	65/1A	2.13
Bhokarpada	65/1B	2.08
Bhokarpada	66	1.46
Bhokarpada	67	1.09
Bhokarpada	65/2	1.09
Bhokarpada	74/5	0.44
Bhokarpada	74/1B	2.79
Bhokarpada	74/2	0.12
Panshil	5/1A	0.65
Panshil	5/1B	0.70
Panshil	5/2	0.22
Panshil	5/4A	0.39
Panshil	10/22	0.42
Panshil	18/2	0.21
Panshil	26/3	0.65
Panshil	28/2	0.79

Name of the Village	Survey No	Area (in acres)
Bhokarpada	59/1	5.41
Bhokarpada	57/1	2.67
Bhokarpada	57/2	1.90
Bhokarpada	57/3B	1.26
Bhokarpada	57/4	0.89
Bhokarpada	58/1a	4.40
Bhokarpada	58/1b	2.03
Bhokarpada	58/2	1.14
Bhokarpada	54/2A	1.01
Bhokarpada	61/1	2.55
Bhokarpada	61/2+3A	1.75
Bhokarpada	52	6.47
Bhokarpada	51	3.90
Bhokarpada	61/6	1.31
Bhokarpada	35	3.01
Bhokarpada	37	1.56
Bhokarpada	38	1.14
Bhokarpada	34/2A	1.04
Bhokarpada	34/2B	2.37
Bhokarpada	33	2.37
Bhokarpada	34/1	2.30
Bhokarpada	30/2	4.89
Bhokarpada	30/1B	5.81
Bhokarpada	24/1A	1.46
Bhokarpada	25/1	0.37
Bhokarpada	25/3	1.68
Bhokarpada	25/4	0.72
Bhokarpada	29/1	0.15
Bhokarpada	29/2	0.10
Bhokarpada	29/3	0.10
Bhokarpada	29/4	1.14
Bhokarpada	28/3	0.64
Bhokarpada	28/2	3.63
Bhokarpada	28/1	0.69
Bhokarpada	122	12.90
Bhokarpada	117	1.28
Bhokarpada	109/2	0.44
Bhokarpada	116/2	1.43
Bhokarpada	111	1.28
Bhokarpada	116/1A	0.94
Bhokarpada	116/1B	0.84
Bhokarpada	109/1	2.05
Bhokarpada	109/3	0.79
Bhokarpada	109/8A	0.69
Bhokarpada	109/8C	0.25
Bhokarpada	105	0.49
Bhokarpada	102	1.43
TALEGAON	33/9A	0.58
TALEGAON	34/10 (34/11)	0.06
TALEGAON	34/10 (34/11)	0.06
TALEGAON	34/10 (34/11)	0.06
TALEGAON	34/5	0.60
TALEGAON	35/5	0.03
TALEGAON	35/5	0.03
TALEGAON	35/5	0.03

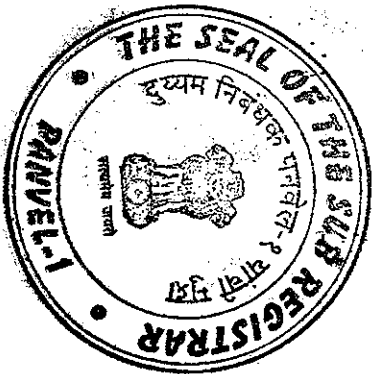


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५०२२	२०१७
५१/२३२	



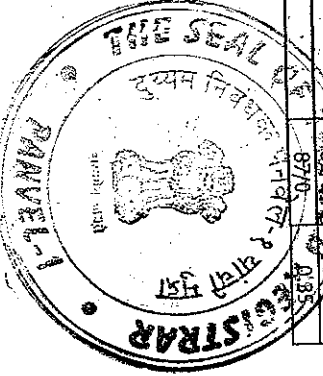
Punjab national bank

Large Corporate Branch

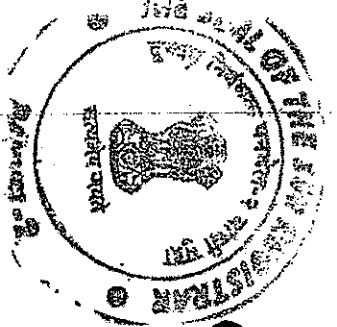
Maker Tower 'E' Ground Floor,
 Cuffe Parade, MUMBAI - 400 005
 Tel: 22188458/22188459 Fax: 22152038
 E-mail: pnb@pnb.com / boct17@pnb.co.in
 pnb.churnumal@gmail.com

Name of the Village	Survey No	Area (in acres)
Panshil	30/1	1.18
Panshil	30/3	0.65
Panshil	33/1	1.16
Panshil	33/2	0.75
Panshil	36/1	1.29
Panshil	41/1	0.88
Panshil	44/1	0.82
Panshil	45/2	2.13
Panshil	48/2	1.11
Panshil	54/1	0.99
Panshil	54/2B	2.78
Panshil	54/5	0.11
Panshil	54/7	1.58
Panshil	57/2	0.05
Panshil	59/2	0.04
Panshil	59/3	0.14
Panshil	59/4	0.29
Panshil	63/8	0.73
Panshil	63/9	1.00 ²
Panshil	63/10	0.65
Panshil	63/12	1.40
Panshil	63/14	6.82
Panshil	65/0	6.10
Panshil	68/1	2.58
Panshil	68/2	3.49
Panshil	69/1	3.55
Panshil	69/2	1.13
Panshil	70/1	0.40
Panshil	70/4	0.88
Panshil	70/5	0.75
Panshil	70/6	0.70
Panshil	70/7	0.70
Panshil	70/8	1.28
Panshil	70/9	0.88
Panshil	70/10	3.90
Panshil	70/11	1.75
Panshil	70/12	9.60
Panshil	71/0	1.30
Panshil	72/1	1.18
Panshil	72/2	1.38
Panshil	75/0	0.18
Panshil	76/4	0.30
Panshil	84/0	0.95
Panshil	84/4	1.55
Panshil	81/2	0.95
Panshil	85/2A	0.33
Panshil	88/3	0.50
Panshil	84/0	1.15
Panshil	84/0	1.15
Panshil	81/1	2.30 ⁵
Panshil	86/2	0.70
Panshil	89/3	2.50
Panshil	85/4	0.40
Panshil	85/5	1.35
Panshil	88/0A	0.28
Panshil	87/0	0.35

Name of the Village	Survey No	Area (in acres)
TALEGAON	36/2	0.70
TALEGAON	36/3	0.05
TALEGAON	36/3	0.05
TALEGAON	36/3	0.05
TALEGAON	36/3	0.05
TALEGAON	38/1	0.40
TALEGAON	38/1A	0.45
TALEGAON	38/1B	0.45
TALEGAON	38/4	0.30
TALEGAON	39/5	0.35
TALEGAON	38/8	0.38
TALEGAON	39/3	0.40
TALEGAON	39/4	0.18
TALEGAON	39/6	0.18
TALEGAON	39/7	1.00
TALEGAON	40/10	0.23
TALEGAON	40/14	0.33
TALEGAON	40/15	0.35
TALEGAON	40/16	0.15
TALEGAON	40/8	0.20
TALEGAON	43/1	0.18
TALEGAON	43/1	0.18
TALEGAON	45/2	0.13
TALEGAON	45/2	0.13
TALEGAON	45/2	0.13
TALEGAON	45/8	0.08
TALEGAON	45/8	0.08
TALEGAON	48/7	0.08
TALEGAON	50/6	0.68
TALEGAON	51/5	0.40
TALEGAON	51/7	0.68
RIS	7	0.78
RIS	7	0.78
RIS	52	0.75
RIS	52	1.11
RIS	52	0.08
RIS	53	1.20
RIS	54	0.03
RIS	55	1.69
RIS	55	0.11
RIS	56	2.63
RIS	58	3.31
RIS	58	1.14
RIS	58	0.40
RIS	58	0.26
RIS	75	1.05
RIS	81	2.74
RIS	81	1.30
RIS	81	0.40
RIS	81	0.70
RIS	82	1.38
RIS	85	0.65
RIS	86	0.79
RIS	86	1.14



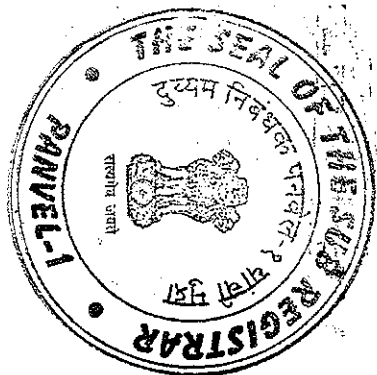
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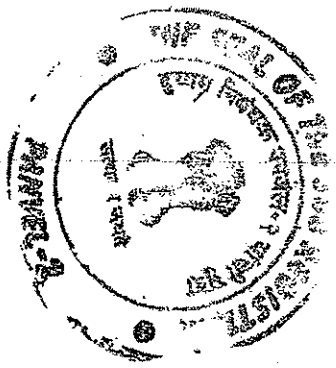
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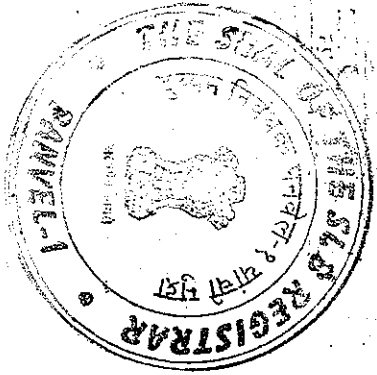
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पञ्ज	२
००२२	२०१७
००/२३२	



Punjab national bank

Large Corporate Brand

Maker Tower 'E', Ground Floor,
Cute Parade, MUMBAI - 400 005.
Tel: 22188458 / 22188459 Fax: 22152058
Email: pnbs@pnbs.com / boz175@pnbs.co.in
pnbschirmumbai@gmail.com

Name of the Village	Survey No	Area (in acres)	Name of the Village	Survey No	Area (in acres)
TALEGAON	28/8	0.24	BHOKARPADA	85	1.18
TALEGAON	28/8	0.24	BHOKARPADA	99	1.65
TALEGAON	28/8	0.24	BHOKARPADA	103	1.77
TALEGAON	29/3	0.07	BHOKARPADA	106	0.46
TALEGAON	29/3	0.07	BARWAI	2/1a	
TALEGAON	29/3	0.07	BARWAI	3/2	
TALEGAON	29/9	0.03	BARWAI	3/0	
TALEGAON	29/9	0.03	BARWAI	7/8	0.48
TALEGAON	29/9	0.03	BARWAI	37/2	0.70
TALEGAON	29/13	0.03	BARWAI	48/2	2.06
TALEGAON	29/13	0.03	BARWAI	50/1	2.52
TALEGAON	29/13	0.03	BARWAI	50/3	0.01
TALEGAON	29/15	0.53	BARWAI	50/4	0.66
TALEGAON	29/16	0.11	BARWAI	67/0	1.75
TALEGAON	29/16	0.11	BARWAI	91/0	4.63
TALEGAON	29/16	0.11	BARWAI	101	0.73
TALEGAON	32/1	0.58	BARWAI	102	4.55
TALEGAON	32/7	0.08	BARWAI	102	0.85
TALEGAON	32/7	0.08	BARWAI	102	0.25
TALEGAON	32/7	0.08	BARWAI	102	0.46
TALEGAON	32/7	0.08	BARWAI	102	0.21
TALEGAON	32/8	0.48	BARWAI	102	0.89
TALEGAON	32/10	0.80	BARWAI	102	
TALEGAON	32/11	0.28	BARWAI	113/0	1.15
TALEGAON	32/12	0.23	BARWAI	115/1A	7.55
TALEGAON	32/14	0.13	BARWAI	115/1B	0.20
TALEGAON	32/15	0.35	BARWAI	115/2	0.30
TALEGAON	32/16	0.28	BARWAI	115/5	0.86
TALEGAON	32/17	0.28	BARWAI	115/8	0.16
TALEGAON	33/1	0.78	BARWAI	116/2	0.44
TALEGAON	33/5	0.16	BARWAI	117/1A	1.28
TALEGAON	33/5	0.16	BARWAI	117/1B	1.28
TALEGAON	33/6	0.03	BARWAI	135/1	1.33
TALEGAON	33/6	0.03			
TALEGAON	33/6	0.03			

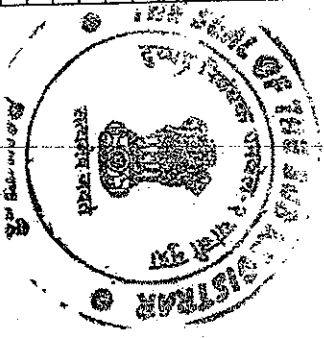
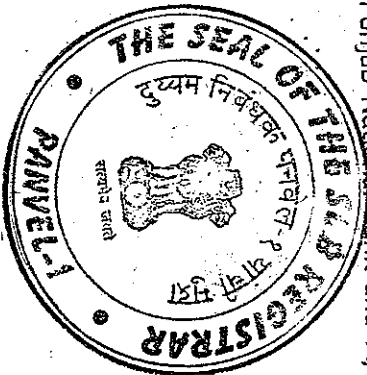
List of encumbrances & terms of sale:

1. The property is being sold in one lot on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

2. M/s. Persipina Developers Private Limited shall comply with the terms/conditions stipulations described in the Auction notice dated 19.08.2014 published in daily Hindustan Times Newspaper 20.8.14, which is enclosed as Annexure-1.

3. The Hon'ble State Commission orders Redressal Forum vide their interim Order, dt 17.02.14 has ordered against the creation of third party rights in respect of the flat nos. 1402 & 1403, Atlas Building, in the above Project in respect of Complaint (L) No. 18/14 & 19/14, till the disposal of the complaints 232

4. Civil Application NO: 367/14 in Appeal No. 189 of 2001 filed by Aslam Ismail Merchant to implead Punjab National Bank and M/s Sunny vista Realtors Pvt Ltd before the Honble High



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30/10

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१२/२३२	





Punjab national bank
Large Corporate Branch

Maker Tower 'E' Ground Floor,
 Cuffe Parade, MUMBAI - 400 005.
 Tel: 22188458 / 22189459 Fax: 22152058
 Email: pnbfcb@vsnl.com / boz175@pnbc.co.in
 pnbfcbmumbai@mnl.in

Court of Bombay on 28.01.14 was allowed but no stay of auction was granted. The appeal is pending.

5.DRT III , Mumbai as per respective orders on 6.6.14, 27.6.14, 14.7.14, 31.7.14, 11.8.14,17.09.14 and 19.09.14 held that 'Respondent Bank is permitted to proceed with the sale of the property subject to rights available to the applicants under their respective agreement of allotment at least in respect of title to respective flats' involved in SA Nos. 18/14, 20/14, 19/14, 21/14, 22/14, 25/14, 26/14, 27/14, 28/14, 28/14, 32/14, 72/14, 74/14, 75/14, 87/14, 22/14, 229/14, 230/14, 231/14, 233/14, 234/14, 235/14, 236/14, 238/14, 240/14, 241/14, 242/14, 243/14, 247/14, 248/14, 249/14, 250/14, 259/14, 266/14, 267/14, 268/14, 269/14, 270/14, 271/14, 272/14, 273/14, 274/14, 275/14, 276/14, 277/14, 278/14, 279/14, 280/14, 281/14, 296/14, 297/14, 298/14, 299/14, 251/14, 322/14, 323/14, 324/14, 325/14, 330/14, 331/14, 332/14, 333/14, 334/14, 335/14, 336/14, 337/14, 338/14, 339/14, 340/14, 341/14, 342/14, 343/14, 344/14, 345/14, 346/14, 347/14, 348/14, 349/14, 350/14, 351/14, 352/14, 353/14, 354/14, 355/14, 356/14, 365/14, 366/14, 367/14, 368/14, 369/14, 370/14, 371/14, 372/14, 373/14, 374/14, 375/14, 376/14, 377/14, 378/14, 379/14, 380/14, 381/14, 382/14, 383/14, 260/14, 261/14, 262/14, 263/14, 264/14, 265/14, 291/14, 408/14, 409/14, 410/14, 421/14, 422/14, 423/14, 424/14, 427/14, 428/14, 429/14, 430/14, 431/14, 432/14, 433/14, 434/14, 435/14, 436/14, 437/14, 438/14, 439/14, 440/14, 441/14, 442/14, 443/14, 444/14, 445/14, 446/14, 447/14, 448/14, 449/14, 450/14, 451/14, 452/14, 453/14, 454/14, 455/14, 456/14, 457/14, 458/14, 459/14, 460/14, 461/14, 462/14, 463/14, 464/14, 465/14, 466/14, 467/14, 468/14, 469/14, 470/14, 471/14, 472/14, 473/14, 474/14, 475/14, 476/14 (All SA Nos)

6. M/s Persipina Developers Private Limited to take care of all the allottees of flats, those who deposited amount for booking of flats, for completing the remaining construction of un-completed flats and shall also take care of related litigations in respect of the property. M/s Sunny Vista Realtor's Pvt Ltd has filed a list of about 1670 Flat allottees /purchasers in DRT III, Mumbai which is enclosed alongwith this sale certificate as Annexure II.

7. Pending litigations:

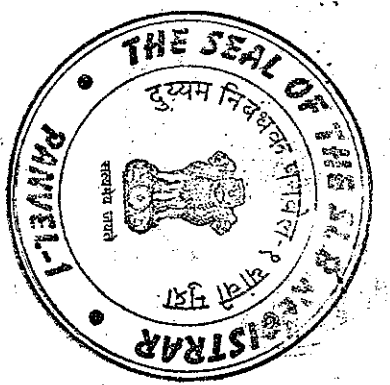
The following cases have been filed and are pending before the DRT/ High court.

- S.A. Lod No. 78/14, S.A.(Lod) No.83/14, S.A.(Lod) 434/14, S.A.(Lod) 435/14,
- S.A.(Lod)436/14,S.A.(Lod)452/14, S.A.(Lod)453/14,S.A.(Lod)454/14, S.A.(Lod)455/14,
- S.A.(Lod) 456/14,S.A.(Lod) 506/14,S.A.(Lod) 507/14, S.A.(Lod)509/14, S.A.(Lod)625/14,
- S.A.(Lod) 911/14.

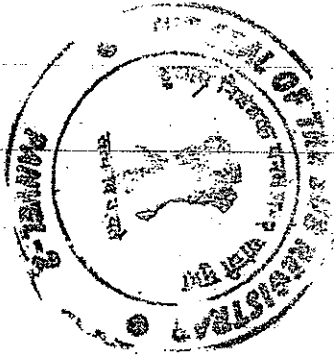
A writ-petition no. 158 of 2014 filed by Dr Suresh Gupta against Sunny Vista Realtors

Writ-petition no. 158 of 2014	2014
Dr Suresh Gupta	the High Court of Bombay.
CV 22	2014
Mumbai	232

H. S. Kamath
 Authorised Officer
 PUNJAB NATIONAL BANK
 Large Corporate Branch, Cuffe Parade, Mumbai



436	2029
8	1/50



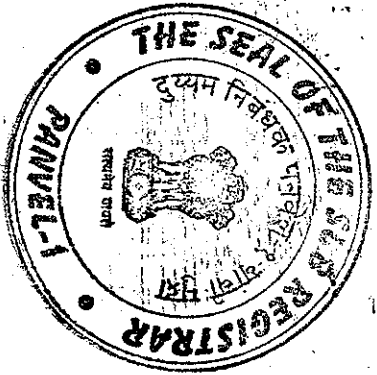
436	2029
8	1/292



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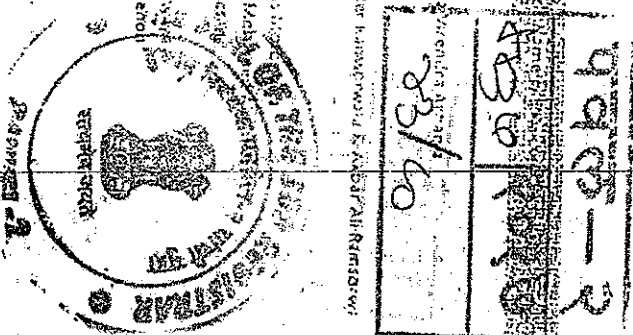
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Sales Data For Current Development

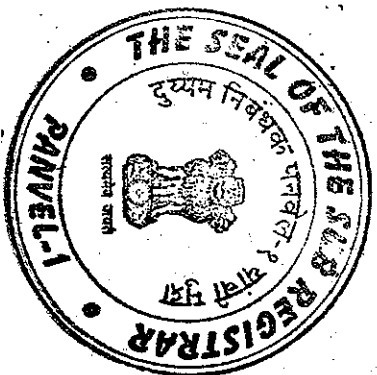
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Aura	402	1,499	Rajeev Meena
Aura	403	1,499	Vijendra GopalKumaha Adharya & Ush
Aura	404	1,499	Geetha Ghazhi Kuntar & Shashi Kumar
Aura	501	1,499	Karim Kalyan
Aura	502	1,499	Mukhtar ul Raqib, Gureebuddin Qader Khan, Muzafar K. Akbar, Ali Ramdasw
Aura	503	1,499	Anupama Rao & Prasan Rao
Aura	504	1,499	Art Upadhyay & Saurabh Upadhyay
Aura	501	1,499	Anur Zakaria Jaisorwala & Farhana Aze
Aura	502	1,499	Zakir Husain Abi Enal Anwar & Ali Bhai Khat
Aura	603	1,499	Mahabubulami Shakibiar & Shadkar Ganes
Aura	604	1,499	Metro Realtors
Aura	701	1,499	Ashwesh Upadhyaya & Rendia Upadhy
Aura	702	1,499	Bhardi Jayant Bhatia & Rubi Praveen Mehro
Aura	703	1,499	Glenn John Anthony
Aura	784	1,499	Sarjeev Shrivastava Samel
Aura	801	1,499	Meera Sathyanand Svarani Bhatia
Aura	802	1,499	Hitesh Kumar Singh & Lovita Hiral Singh
Aura	803	1,499	Santosh Lata & Savita BhanuBhai
Aura	804	1,499	Chakrabarti Gajanan Pankajkar, Chamaraj Chakrabarti, Pankajkar
Aura	901	1,499	Venkatesh Eswaran & Ravindran Kattasani
Aura	902	1,499	Shreshh Singh & Charulata Singh
Aura	903	1,499	Shreshh Singh & Charulata Singh
Aura	904	1,499	Rajesh Sajwan, Sahadev, Shweta Rajesh, Shrija, Shrija, Anandusudhan Shah,
Aura	1001	1,499	Gordon Piroo & Marissa Piroo
Aura	1002	1,499	Mahender Singh Gatra & Bhagyashree Mahender Gatra
Aura	1003	1,499	Abonksha Sonawane & Praba Sonawane
Aura	1004	1,499	Avon Ustae, Shilpa Toraskar
Aura	1101	1,499	Pravey Khobrakumar Gagliani, Poyini Pranav Gagliani, KishorKumar Pratali G
Aura	1102	1,499	Vivekan Mehta
Aura	1103	1,499	Srinley Kumar & Geeta Singh
Aura	1104	1,499	Souryaditya Jais & Ansoyo Khat
Aura	1104	1,499	Gillp. Musine & Sujata Musale
Aura	1202	1,499	Pranav Desai
Aura	1203	1,499	Omkar Patil, Omkar, Karande, & Aishwariya G
Aura	1301	1,499	Wrek Jagdeo
Aura	1302	1,499	Vijai Shah & Bhavna Shah
Aura	1303	1,499	X. Usay Kumar Chavda
Aura	1304	1,499	Nita Modi, Jayanti
Aura	1401	1,499	Wrek Jagdeo
Aura	1402	1,499	Anju Saini & Krishnrajat Saini
Aura	1403	1,499	Sachin Kothawade & Damodar Kothawade
Aura	1404	1,499	Shubhangi Babarbhay Pawar & Babarbhay Vinayak Pawar
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Aura	1504	1,499	Rajan Dattatray Kumar
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Aura	1504	1,499	Shirley Moulisaram & Ardeep Moulisaram
Aura	1504	1,499	Shirley Moulisaram & Ardeep Moulisaram
Aura	1701	1,499	Stanford Saron & Sonia Saron
Aura	1702	1,499	Taruna Khaitkar & Gauram Khaitkar
Aura	1703	1,499	Hellmutholisa R Khilji & Mohammed Ripanuddin Khilji
Aura	1704	1,499	Anusha Gurur & Neha Gupta
Aura	1801	1,499	Jyashree Bhushan Toprani & Bhushan Khataur Toprani
Aura	1802	1,499	Anand Base & Simran Base
Aura	1802	1,499	Ravinder Sharma

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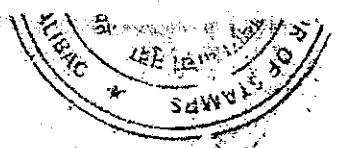


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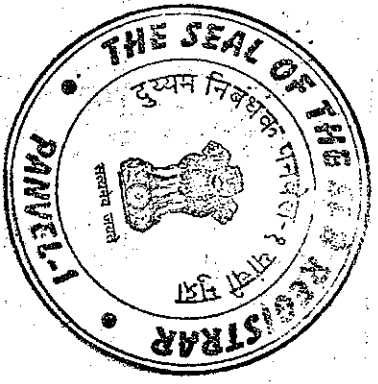


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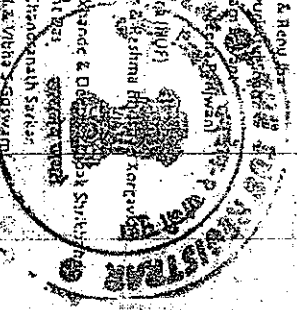
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Aura	3201
Aura	3202
Aura	3301
Aura	3302
Aurora	401
Aurora	402
Aurora	403
Aurora	404

- 1,499 Yogeshwar Joshi & Sarojee Joshi
- 1,499 Deepak Jankar Jan Malwade
- 1,499 Indranchal Mahapatra
- 1,499 Kunturawamy Sathesh, Aidi Tandora
- 1,499 Taresh Muliy & Anupama Muliy
- 1,499 Logaraj Pandit & Sandhya Pandit
- 1,499 Saurybh Sahal & Shreyas Sahal
- 1,499 Sayed Irfan Meer Sahib & Pramila Acharya Colliam
- 1,499 Anurag Gupta & Nikhil Gupta
- 1,499 Hoopur Jai
- 1,499 Sachin Ratilal Patil & Rintoo Seelam Tete
- 1,499 Anuradha Jaychandran & Jaychandran Rajeevan
- 1,499 Chandrabhakti & Jayashree
- 1,499 Jayant Guleri, Anilashree, Madhulika, Rajeev & Shashikant
- 1,499 Sunil J Ramchandraji & Purni S Ramchandraji
- 1,499 Sanjeeb Kumar Rao & Kanchana Sannurichela Dor
- 1,499 Mohan Kumar Mia & Rang
- 1,580 Ashli Shah & Mayur
- 1,499 Vishvachar Shantaram
- 1,499 Kailash Padwarani & Sushant
- 1,499 Vijay Pralap
- 1,499 Khushbir Singh Dalal (MUR)
- 1,499 Bhushan Korgaykar & Nehima Bhushan Korgaykar
- 1,499 Prof. D. Cunha
- 1,499 Deepak Kanhu Srinivasan & Deekshika Srinivasan
- 1,499 Nandya Dax & Sumrit Dax
- 1,499 Manjibha Sankar & Chandanath Sankar
- 1,499 Prakash D Gokwani & Vibha Gokwani
- 1,499 Mangal Nikhil Kumbhar & Nikhil Sureshwarbharde
- 1,499 Pooja Bhawar Aswani & Saleshjivhar Aswani
- 1,499 Kiran Bhawar Bhanal & Dean Conha Gomes
- 1,499 Dilip Deviprasad Dadich, Vandana Dilip Dadich
- 1,499 Kalpana Menit & Shalish Mehta
- 1,499 Dipankar Chatterjee & Srinalini Chatterjee
- 1,499 Sanjay Luxombant Bhoonker & Gauri Sanjay Bhoonker
- 1,499 Rajesh Madhani & Usha Madhani
- 1,499 Kiran Suresh Mariani, Suresh Thekuras Mariani, Anish Gokhandas
- 1,499 Rajesh Madhani & Anita Madhani
- 1,499 Bala Sunil Dhutia & Sunil Bhagwan Das Dhutia
- 1,499 Vinay Tukaram Wakade
- 1,499 Sanjay Rameshbhai Patil & Usha Sanjay Patil
- 1,499 Sripada Das
- 1,499 Parasnath Singh Yadav
- 1,499 Vinay Chandrahar Krishnamurthy
- 1,499 Mohit Sarwaje
- 1,499 Kulkarni Nandini, Anandkumar Nandini, Subhash Kanji Lakhoti & Prati
- 1,499 Jalpa Sureshbhai & Nilesh Rungta
- 1,499 Aile Chakravala & Fahuddin Chakravala
- 1,499 Vijesh Kanti Sajoani & Sangita Adaita
- 1,217 C.G. Projects Private Limited
- 3,217 C.G. Projects Private Limited
- 3,217 C.G. Projects Private Limited
- 3,217 C.G. Projects Private Limited
- 1,289 Tanir Abbas Khan & Abbas Abubakar Khan
- 1,289 Kenu Bansal
- 1,289 Rajesh Chemsahal Patel

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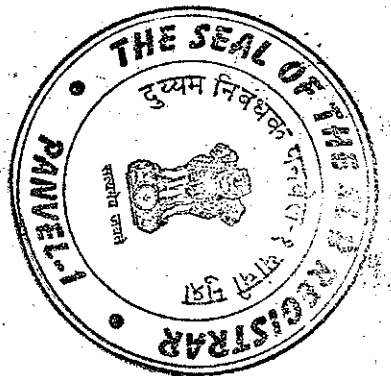
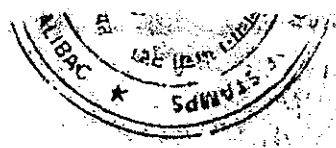


Aurora 501
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Aurora 1901
Aurora 1902
Aurora 1903
Aurora 1904
Aurora 2001
Aurora 2002

- 1,289 Vivek Rajwanskar Dixit & Preet Sampal Dixit
- 1,289 Rajesh Grover & Jitesh Grover
- 1,289 Kamal Vasishth, Yashraj Gambhir & Vishal Vasishth
- 1,289 Shriyash Jacob & Jacob Varughese K C
- 1,289 Mahavik Kohari & Shikha Kohari
- 1,289 Harsharan Chandiani
- 1,289 Kandeeraj Kanupalli
- 1,289 Rupesh J Sanghvi
- 1,289 Lalit Lohumi & Anita Lohumi
- 1,289 Vishwanathan Venkatesan
- 1,289 Elizabeth Eljish & Victor Eljish
- 1,289 Asif Khan & Arnan Hanvi
- 1,289 Dinesh Raviraj Bhalil
- 1,289 Karjanta Bhatia
- 1,289 Tora Ayush Karkar & Ayush Karkar
- 1,289 Milind Anant Sastore & Madhura Millind Sastore
- 1,289 Shabana Hasibulla Hamroz & Naveed Mohammed Sneikh
- 1,289 Suddhakar Sunder Shetty
- 1,289 Vilas Pota & Jeshil Pota
- 1,289 Parul Sujanil
- 1,289 Sparwan Kumar Shukla & Jaideep Shukla
- 1,289 Mohd Hanif Abdul Hamid Bagban & Shikharaj Mohd Hanif Bagban
- 1,289 Partha Adhikari
- 1,289 Pranav Desai
- 1,289 Pranav Desai
- 1,289 Santosh Chaike & Nivedita Chaike
- 1,789 Mihir Kodilchal & Anandita Kodilchal
- 1,289 Gineeth R Nishad & Poojpa D Nishad
- 1,289 Harshad Shah
- 1,289 Purnima Patel
- 1,289 Shabbir Ganeshi & Munira Gandhi
- 1,289 Surendra Kumar Kulkar
- 1,289 Aditya Agarwal
- 1,289 Nikhita Mahajan & Siddharth Mahajan
- 1,289 Anupam Sargol & Anchal Sargol
- 1,289 Rajesh Vora & Vibhul Vora
- 1,289 Ujjip Kumar Jha & Sagar Jha
- 1,289 Mubhar Ahmed Qureshi & Humera Malik
- 1,289 Rajendra Kumar Sharma & Master eye S. Sharma
- 1,289 Pawan Kumar & Deepali Srivastava
- 1,289 Chandrakant Patel & Prem Patel
- 1,289 Subramanian Venkat & Rajani Sudramanian
- 1,289 Vasant Jayantilal Khotari
- 1,289 Lalit Vardhey Rayvarl & Had Radhakrishnan Reddy
- 1,289 Rajesh Dewankarath Dubey, Jeyora Dubey
- 1,289 Mamta Srinavary, Sanjay Malik
- 1,289 S D Prasad Rao & Madhavi
- 1,289 Pranav Kishorkumar Gagliani, Kishorkumar Prantali Ga
- 1,289 Neelash Anaji Rane & Madhavi Neelash Rane
- 1,289 Preeti Pradip Chandra & Prabhat Singh
- 1,289 Subin Sadruddin Cozza
- 1,289 Ashim Yunus Vaid
- 1,289 Deepak Dutta & Kavita Dutta
- 1,289 Nilesh Kumar & Dharna Dubey
- 1,289 Anoop Verma & Shilpi Kanyal
- 1,289 Bhavesh Raldev & Asha Raldeva
- 1,289 Lata Shaikh, Subal Shaikh, Sabha Shaikh
- 1,289 Prankaj Srivastava & Manoj Srivastava
- 1,289 Sat Pal Jaisolia & Deepshikha Jaisolia
- 1,289 Bhima Naran Bhadsark, Geeta Bhima Bhadsark
- 1,289 Kavi Mohan Tida, Mohan Karan Tida

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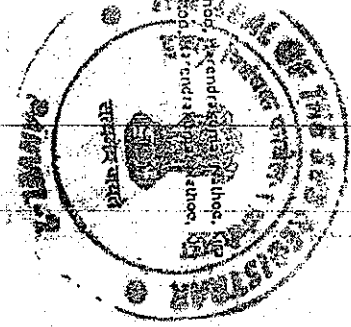


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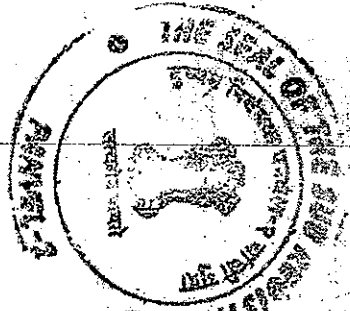
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- 1,285 Megaji Bhairaji Hirani, Esamben Harji Hirani
- 1,285 Mufji Hirani & Yegesh Hirani
- 1,285 Mithommed Faruk
- 1,285 Ashok Prabhakar Karik, Sandhya Ashok Karik
- 1,285 Ashish Kapoor & Seema Kapoor
- 1,285 Anand Kumar & Shobha Bajaj
- 1,285 Mahesh Somi
- 1,285 Sudhir Shankar Rao, Geeta Rao
- 1,285 Prasanna Rangaswamy, Gayatri Prasanna
- 1,285 Kalpana Prakashchandra Patel & Prakash
- 1,285 Mehoob Sutaria
- 1,285 Sima Biren Jaisani
- 1,285 Tejal Shah
- 1,285 Sunil Kumar Singh
- 1,285 Dove Holdings Pvt. Ltd.
- 1,285 Bhasat Kumar Gupta HUF
- 1,285 Shrawan Kumar Gupta HUF
- 1,285 Deye Holdings Pvt. Ltd.
- 1,285 Ashok V Patel
- 1,285 Jashodaben Dinkubh Nuthoo, Dajubh Nuthoo
- 1,285 Jashodaben Dinkubh Nuthoo, Dajubh Nuthoo
- 1,285 Anshok V Patel
- 1,285 Meero Realkor
- 1,285 Sandeep Dewshi Hirani
- 1,285 Bharat Doshi & Kirti Doshi
- 1,285 Metro Realtors
- 1,285 Metro Realtors
- 1,285 Vilital Sida Menz
- 1,285 Navin Mulchand Asarpore & Renuka Navin Asarpore
- 1,285 Navin Mulchand Asarpore & Renuka Navin Asarpore
- 1,285 Parash Ramnikal Karania & Sijin Ramnikal Karania
- 1,285 Navendu Sobharchand Premchand Shah, Anjane Navendu Shah
- 1,285 Mukesh Shah & Deepak Shah
- 1,285 Nipool Shah
- 1,285 Zohar Aszamal Chitawala
- 1,285 Pradeep Kshilke Chavale
- 1,285 Chandana M Gopalani & Mahesh M Gopalani
- 1,285 Nurfahan Hershini
- 1,285 Rajesh Khishna Vazghizre
- 1,285 Rajesh Tanwar & Indira Dhuller
- 1,285 Parulj Kapoor Singh & Namita Singh
- 1,285 Alin Kumar Saha & Raksharabi Saha
- 1,285 Jai Veer Jain
- 1,285 Dr. Mukesh Tridumraj Nalhani & Saranya Mukesh Nalhani
- 1,285 Pratej Ramresh Parikh & Veena Pratej Parikh
- 1,285 Sanjay Ganpat & Shalini Dhapat
- 2,601 Anjan Atul Khatri & Atul Bahabh Khatri
- 2,601 Kiran Jawahar Bijani & Dhan Cinha Gomes
- 2,601 C.G. Projects Private Limited
- 2,601 C.G. Projects Private Limited
- 1,285 Dipak Shivshilpi Kapadia & Neeta Dipak Kapadia
- 1,285 Vinay Kumar Gupta & Vinodita Gupta
- 1,285 Prashant Suresh Galkwad
- 1,285 Smit Uchil & Smita Uchil
- 1,285 Sitthand Wadhvani, Hetal Wadhvani & Arvi Wadhvani
- 1,285 Chetay William Orour & Zanita Drouca
- 1,285 Saanya Shetty & Surendra Shetty
- 1,285 Rajiv Warner & Anjolie Warner
- 1,285 Mangla Sharma
- 1,285 Jayati Chakraborty
- 1,285 Visthal Bishan
- 1,285 Shelli Biswas

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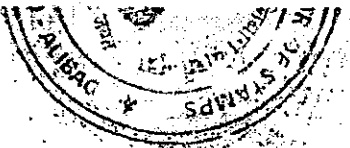


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- 1,289 Iyer Mahatma Navaj & Navaj Samra
- 1,289 Sahas Kishor
- 1,289 Sachin Arjun Gidwanl & Meenu Arjun Gidwanl
- 1,289 Pritx Chaturvedi & Vinod Chaturvedi
- 1,289 Prasanna Shankar Saha & Wei - Ling Saha
- 1,289 Rajiv Prabhakaran & Beena Rajiv Prabhakaran
- 1,289 Jayesh Thakker
- 1,289 Rajeev Sharma & Mahalaxmi Navaj Samra
- 1,289 Mohamud Huzain Ali Bhai Anwar & Alibhai Bhai Mohammed Ali Anwar
- 1,289 Chetan Kabher & Sayen Kabher
- 1,289 Navnit Parmar & Pahlavati Parmar
- 1,289 Yashodh Raja
- 1,289 Hitesh Ramnauthy Naidu & Ravathi Hitesh Naidu
- 1,289 Vinay Sharma
- 1,289 Ashish Kumar & Akul Kumar
- 1,289 Navnit Parmar & Pahlavati Parmar
- 1,289 Manisha Satoj Dhara & Satoj Kandali Dhara
- 1,289 Priya Bajaj & Anand Kumar Singh
- 1,289 C.G.Protec Private Limited
- 1,289 Amit Gupta & Ritu Gupta
- 1,289 Yashem S Dhara & Shabbir H. Bhatia
- 1,289 Alka Mohite & Shrinidhi Mohite
- 1,289 Rajendra Kolekar & Milal Rajendran
- 1,289 Anshu Varshney Anshory
- 1,289 Gopalanadhar Chandramohan
- 1,289 Arun Hanmantarao Kande & Priti Arun Kande
- 1,289 Kishan Sonar
- 1,289 Maya Gupta & Rakha Arveni
- 1,289 Punam Prasad Shigole & Prasad Bhagwan Shigole
- 1,289 Rashida Abdulaziz Dewraj & Abdulaziz Abdulaziz Dewraj
- 1,289 Kailash Agrawal
- 1,289 Mahesh Sonar
- 1,289 Sudarshan Alamehindra Somani
- 1,289 Dilipesh Patel
- 1,289 Swati Kulkarni & Nitin Kulkarni
- 1,289 Dheendra Sudhakar Vengunekar
- 1,289 Hira Ujwal Bandekar
- 1,289 Anand Mani, Salim Mani & Veena Mani
- 1,289 Anil Nikunj Doshi, Nikunj Doshi
- 1,289 Khandi Rohit Talwar Rohit Talwar
- 1,289 Raman Jayaram & Ghayati Jayaram
- 1,289 Abhishek Gupta
- 1,289 Kabil Yusuf Patel
- 1,289 Charanendra Mishra
- 1,289 Shekhar Bajaj & Suresh Jain
- 1,289 Gopalnandhar Chandramohan
- 1,289 Mangabhai Nupul Shah, Rupai Manohar Shah, Milan Rupul Shah
- 1,289 Mehboob Surtia
- 1,289 Vinod Madhav Banginwar & Nisha Vinod Banginwar
- 1,289 Rajesh Bandopant Taloo & Rewa Rajesh Taloo
- 1,289 Shabaz Hani Irazul, Pervin Hani Irazul & Kainata
- 1,289 Sushil Dabekar
- 1,289 Poojan Balbir Yadav & Balbir Singh Yadav
- 1,289 Murtaza Poonawala & Alfiya Poonawala
- 1,289 Pradip Kumar Ray & Khushi P Ray
- 1,289 Navin Shrivastava
- 1,289 Anshu Jagat Malhani & Jagat Hiranand Malhani
- 1,289 Manish Mehra
- 1,289 Saugamitra Savadati
- 1,289 Tapan Mishra
- 1,289 Uma Sharma

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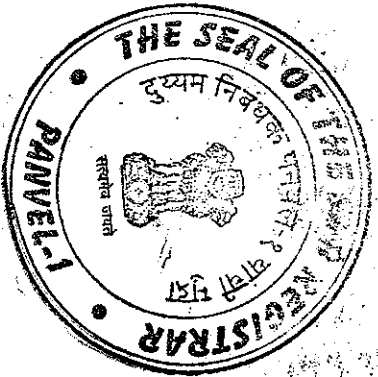




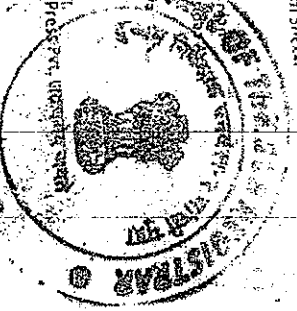
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Minerva	2304	1,289 Shrividya K Agrawal
Minerva	2401	1,289 Kurlahkar Rao Nittur & Srinagar Rao
Minerva	2402	1,289 Bharat Kumar Jassanlal Khatali Smt. Hemant Kumar Subrajit Shah, Shree Kailash
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Minerva	2404	1,289 Jagriti Prakash Rampuz, Prakash Arun Kumar Padmanabh
Minerva	2501	1,289 Mandan Rao & Nizamani Aso
Minerva	2502	1,289 Surya Rao & Nizamani Aso
Minerva	2503	1,289 Abdul Golaibhusain Sultan, Farha Abdul Surani
Minerva	2504	1,372 Ashta Shah & Mayuri Aju Shah
Minerva	2601	1,372 Ashita Shah & Mayuri Aju Shah
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Minerva	2603	1,289 Roma Belf
Minerva	2604	1,372 Ashit Shah & Mayuri Aju Shah
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Minerva	2704	1,289 Rajeshwari Shashi Shekar & G Shashi Shekar
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Minerva	603	1,651 B. Sreekumar & Bhama Sreekumar
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Minerva	701	1,652 Sunil Kumar Thiagarajal & Veenu Thiagarajal
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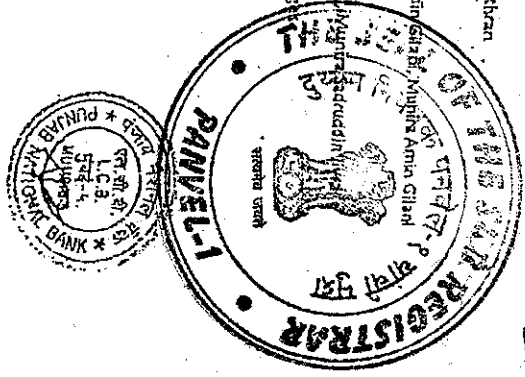
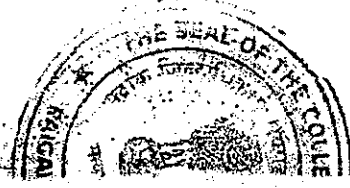
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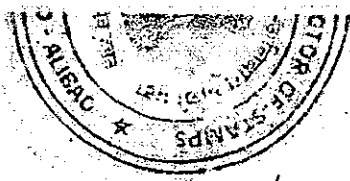


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- 1,652 Kamli Shah
- 1,652 David Theodore-Dossou
- 1,652 Rita Anup Basu, Anup Kumar Basu & Anil Anup Basu
- 1,652 Ajay Keshari & Sanjay Gupta
- 1,652 Pradeep P D Gupta
- 1,652 Pradyeul Samal
- 1,652 Arash Sarkar & Sarwat Sarkar
- 1,652 Ajay Keshari & Sanjay Gupta
- 1,652 Saji & Rashmi
- 1,652 Balaji Venkatesh & Gamali Balaji
- 1,652 Gunay Sharad Shah, Sharad Jaykumar Shah & Bhadrabala Sharaz Shah
- 1,652 Saji & Rashmi
- 1,652 Manikuzhipulkumar Sawla & Kipulkumar Premchand Sawla
- 1,652 Vinod Joshi & Jigna Joshi
- 1,652 Arun Suprakash Pandey & Soniya Pandey
- 1,652 Aray Keshari & Sanjay Gupta
- 1,652 Anish Harania
- 1,652 Sanjay Kumar
- 1,652 Manoj Shah, Kishor Kumar Shah & Nishazel Shah
- 1,652 Jagdish Raj
- 1,652 Rameshchandra Somchand Shah & Savita Rameshchandra Shah
- 1,652 Madhura Kulkarni & Rahul Kulkarni
- 1,652 Shashi Siddiqui
- 1,652 Digesh Unia
- 1,652 Sunny Bhushan Gupta & Anind Kumar Gupta
- 1,652 Dilip Kumar Panda
- 1,652 Paramjit Singh Bindra & Gurnmeet Kaur Bindra
- 1,652 Vaidy Jagasia
- 1,652 Smeeta Ujjeor & Apoelha Biloor
- 1,652 Leslie Joseph Lobo & Samantha Mary Lobo
- 1,652 Rajiv Padmanabhan Achariarampali & Kala Rajiv Padmanabhan
- 1,652 Manoj Kumar Chavda
- 1,652 Smita Shah & Mukesh Shah
- 1,652 Abbas Jafferhussain Roowita & Atul Abbas Roowita
- 1,652 Ramesh Ghantekar, Rohini Ghantekar, Sonia Ghantekar & Sourabh Ghantekar
- 1,652 Binduben Manojkumar Sawla & Manojkumar Premchand Sawla
- 1,652 Kirti Sah & Rita Shah
- 1,652 Hersh Patel & Ghinai Ambai
- 1,652 Kailash Pratul Sawla & Pratikumar Premchand Sawla
- 1,652 Rohit Govindji Reddy, Raj Harikrishna Devani
- 1,652 Julie Sebastian & Paul Collis
- 1,652 Vijay Pota & Jeshil Pota
- 1,652 Akash Lajji Shah, Saajay Lajji Shah, Anit Lajji Shah
- 1,652 Rahul Agarwal & Sunita Agarwal
- 1,652 Raghavendra Ashwary & Jayacharya
- 1,652 Kripa Shah & Harshad Shah
- 1,652 Rahul Agarwal & Sunita Agarwal
- 1,652 Kishore Shah & Devdutt Parfa
- 1,652 Ramesh Thakkar
- 1,652 Pranali Devi Patel & Hanshen Jayantlal Patel
- 1,652 Oshirawaz Salim Merchant & Salim Ramjanali Merchant
- 1,652 Vinay Kumar Singh & Jyoti Kumar
- 1,652 Anil Seetharam Padman & Kashmira Anil Padman
- 1,652 Jinal Shah, Merrill Thachil & Seeph Shah
- 1,652 Rakesh Govindji Reddy, Arinamohamed Sadruddin Ghazal, Mujibur Anis Ghilani
- 1,652 Padma Ravi & Ravi Sathidevi
- 1,652 Sital Shah & Sudeek Shah
- 1,652 Rohit Govindji Reddy, Kabiruddin Tajdin Jivraj
- 1,652 Ritesh Shah & Smita Shah
- 1,652 Elizabeth T Thomas & Thomas Anantham Varghese

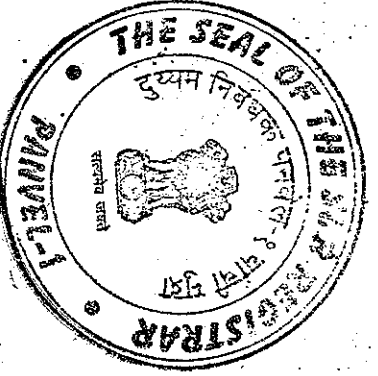
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Argus	2702	1,652	Mita Garg & Tarun Bhatnagar
Argus	2703	1,652	Mahesh Shah & Indira Rastogi
Argus	2704	1,652	Harpreet Singh Bhatia & Saurav Bhatia
Argus	2801	1,652	Rishi Deep Singh P. Singh
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Argus	2803	1,652	Mahesh Shah & Mani Mahesh Shah
Argus	2804	1,652	Dinesh Kumar Devendra Shah
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Argus	2902	1,652	Samer Khandelwal & Rakhi Khandelwal
Argus	2903	1,652	Samer Khandelwal & Rakhi Khandelwal
Argus	2904	1,652	Ashish Bhandari
Argus	3001	1,652	Sonal Kumar Jain
Argus	3002	1,652	Sonal Kumar Jain
Argus	3003	1,652	C.G. Projects Private Limited
Argus	3004	1,652	C.G. Projects Private Limited
Argus	3101	1,652	Soni, Manoj & Kiran, Disha
Argus	3102	1,652	Eva Anand Sharma
Argus	3103	1,652	Ashish Saxena & Nibedita Katar & Sangita
Argus	3104	1,652	C.G. Projects Private Limited
Argus	3201	1,652	Ashish Kumar Bhandari
Argus	3202	1,652	Samer Khandelwal & Rakhi Khandelwal
Argus	3301	1,652	Mitex Mahendra Chhara & Sona Mahendra Chhara
Argus	3302	1,652	Samer Khandelwal & Rakhi Khandelwal
Argus	3902	1,652	Ashish Bhandari
Argus	401	1,652	Vishal Singh
Argus	402	1,652	Yousana Shah & Usha Shah
Argus	403	1,652	Yousana Shah & Usha Shah
Argus	404	1,652	Yousana Shah & Usha Shah
Argus	501	1,652	Ashwan Prakash & Kalpana Prakash
Argus	502	1,652	Premod Sonwane & Shraddha Sonwane
Argus	503	1,652	Ram Paul Agarwal
Argus	504	1,652	Narajia Babubhai Shah, Nayanara Anand Shah
Argus	601	1,652	Vinayak Dinash Bhat, Madhuri Vinayak Bhat
Argus	602	1,652	Paryul Gupta, Shreya Gupta
Argus	603	1,652	Adi Hussain Halani & Tabassum Halani
Argus	604	1,652	Deepak Ashok Shrivastava
Argus	701	1,652	Anupam Verma & Priyanshi Verma
Argus	702	1,652	Kiran R. Jadhav & Rishi K. Jadhav
Argus	703	1,652	Virey Kumar Gupta, Middley Gupta
Argus	704	1,652	Anil Kumar Bhowal
Argus	801	1,652	Mukesh Ramchandra Dused
Argus	802	1,652	Mihor Goswami & Sudha Goswami
Argus	803	1,652	Kishor Goswami, Shreya Goswami
Argus	804	1,652	Trisha J. Suri & Jay R. Suri
Argus	901	1,652	Sandeep Bhatnagar, Jashvi Sarika Sandeep Jadhav
Argus	902	1,652	Kirti Jadhav, Ashwini Jadhav
Argus	903	1,652	Sahil Jadhav, Jashvi Sarika Sandeep Jadhav
Argus	904	1,652	Nishat Pali
Argus	1001	1,652	Nidhi Khadgarani, Gitesh Khadgarani
Argus	1002	1,652	Mandeep Manoj Mani, Manoj Gobindram Mani
Argus	1003	1,652	Harith Anandharaman
Argus	1004	1,652	Dhruvji Vashant Kulkarni & Bhavnubhai Dhruvji Kulkarni
Argus	1004	1,652	Rudra Khanda Pandit



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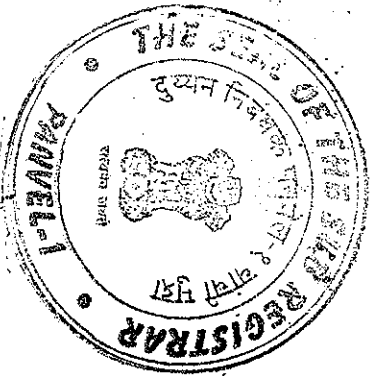


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1.652 Nita Moritz-Jawani
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 1.652 Rajesh Manohar Badani & Kajana Lalchand Chandramani
 1.652 Bharat Ganesh Rajput Gandhi
 1.652 Chandreshwar Sathe & Adil Freshavalkar
 1.652 Rohinton Gopinath Jirani
 1.652 Bharat Gandhi Rajivul Gandhi
 1.652 Vikram Damodar Bhatnagar & Tanisha Shiveji Bhatnagar
 1.652 Sand Kumar Thapliyal, Venu Thapliyal
 1.652 Manoj Bhagwanadas, Shreel Bhagwanadas
 1.652 Tanisha Shivaji Puthran, Shivaji Kantappa Puthran
 1.652 Kalyan Chhaganlal Shah, Sagar Kalyan Shah
 1.652 Mustafique Qazi & Fatima Qazi
 1.652 Reema Prasad Kulkarni & Prasad Vishwas Adhikar
 1.652 Ajay Bhalja & Anu Bhalja
 1.652 Kirish Chandra Karanik & Rupai Kirish Karanik
 1.652 Hemantendra Shah & Neha Shah
 1.652 Ramesh K Godale & Sonal Godale
 1.652 Kirish Chandulal Karanik & Rupai Kirish Karanik
 1.652 Anil C Bhargava & Anu Bhargava
 1.652 Rakhee Kulkarni & Anu Kulkarni
 1.652 Sanjay Kati, Farah Kati, Shahina Kati, Zabi Kati
 1.652 Jagin Mohan Alani, Balu Alani
 1.652 Sunit Kapoor, Alka Kapoor
 1.652 Pradeep Ranjan
 1.652 Harmanjit Gulabchand Goarwal
 1.652 Dipak Gulabchand Goarwal
 1.652 Shabana Afzal Shabbani
 1.652 Anshu Shah & Anshu Shah
 1.652 Hemantendra Kante Acharya & Madhva Acharya
 1.652 Baharamji Sedastan & Susan Sedastan
 1.652 Kishor Goswami, Sujata Goswami
 1.652 Amalabha Lal, Poojita Lal
 1.652 Mahesh Jitendra Dhanraj
 1.652 Kishor Goswami, Sujata Goswami

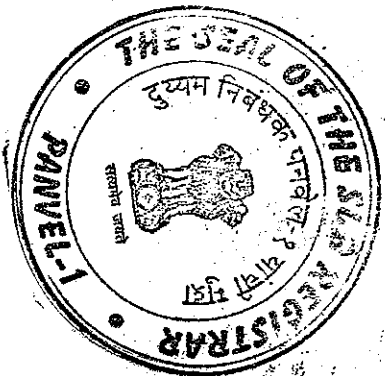


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- 1,652 Rohit Gokhadi Karda, Kirloskar Rohit Rishi
- 1,652 Pranab Kamal Roy & Raju Roy
- 1,652 Jawahar Bijlani, Manji Bijlani & Puram Bijlani
- 1,652 Vipranath Kasi & Asha Kasi
- 1,652 Vikram Vinodnath Gulati
- 1,652 Arun Datta & Brij Datta
- 1,652 Vikram Govil & Jyoti Govil
- 1,652 Jasti Hari Khatel, Hari Jodavji Hstai
- 1,652 Devraj K. Kary
- 1,652 Rohit Govindji Rautia, Pankaj Velli Sompal
- 1,652 Rajesh Ramnathan, V.K. Ramnathan & Suresh Ramnathan
- 1,652 Suresh Vasudevan
- 1,652 Luke Thomas & Deepa Mary Cheri
- 1,652 Kalipati Vivanathani Chandemolli & Nagesh Sridharan
- 1,652 Sonjay Ramdas Suryalalbe
- 1,652 Hareesh Rajad Acharya & Arindha Naveen Ashwaga
- 1,652 Hanumanthaswar & Neena Thilwar
- 1,652 Ramakrishnan, TN & Valsakshi, G
- 1,652 T. P. V. Sridhar
- 1,652 Sunil Shambhupriya Beekhanai & Akhila
- 1,652 Sarveer Vignay Kumar Deshpande & Parvati S. Deshpande
- 1,652 Sudeep Subhash Jadhav
- 3,561 C.G. Profiles Private Limited
- 3,561 Parag Arun Vedatara & Hetal Parag Vadodaria
- 3,561 Vighai Singh
- 3,561 Vijay Singh
- 1,289 Ajay Shilpi Wagh & Rajana Ajay Wagh
- 1,289 Sharan Mishra Mahantai
- 1,289 Ajay Agrawal & Sushil Agrawal
- 1,289 Sukanta Kumar Dehra
- 1,289 Akhila Venkata Narasimha Muthy & Akshita Vyasa Venkata Surya Kumar
- 1,289 Sim Thomas & Sheela Susan John
- 1,289 Suresh Chandra Gupta & Veena Gupta
- 1,289 Mangesh Mahipud Deekar Bhosale & Deepali Mangesh Deekar Bhosale
- 1,289 Anand Vinod Kishanrao & Jyoti A. Anand Kishanrao
- 1,289 Jyotsnadi Anant Deshpande & Manjusha Vinod Deshpande
- 1,289 Sandeep Kumar Choudhury
- 1,289 Manoj Kumar Mishra Bhaskar
- 1,289 Nitishach Rameshchandra Nirk & Sheela Ratispadi Nirk
- 1,289 Prashant Bhargava Sonde
- 1,289 Kapil Kumar & Reena Kapil
- 1,289 Phillip Dewast & Jayz Philip
- 1,289 Alok Lakshminand Gupta & Seelana Alok Gupta
- 1,289 Amit Dhar
- 1,289 Avinash Kishor Katarde & Vijayata Avinash Katarde
- 1,289 Dattitray Ganik Kothkar & Anubhav Ganik Kothkar
- 1,289 Santh Sidramappa Chivreddi & Manthya Santh Chivreddi
- 1,289 Sampada Milind Orpe & Milind Manoj Orpe
- 1,289 Sumeru Narein Kathiraman & Sushikala Sumeru Kathiraman
- 1,289 Rami Devi Furtz
- 1,289 Subhash Gupta & Rajul Gupta
- 1,289 Suniti N Vadgama, Navar D Vadgama & Vaishali S Vadgama
- 1,289 Pradeepa Santharam & Kishori Kumar Naraynarit
- 1,289 Jerry George Kurian & Salma George Kurian
- 1,289 Upendra Venkatesh Wankhed & Uma Chandra Wankhed
- 1,289 Snyamal Saha & Debika Saha
- 1,289 Sundeel Kheite & Gurdan Sundeel Mehta
- 1,372 Ashil Shah & Akayvi Ashil Shah
- 1,372 Chetan Rajkhal Sharma & Nishu Rajkhal Sharma
- 1,289 Vivek Kango & Gargana Kango
- 1,372 Ashil Shah & Mayuri Ashil Shah



११८-२	२०१७	१३/८०
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Punjab national bank

Large Corporate Brand

Maker Tower, E, Ground Floor
Gairde Parade, Mumbai - 400 005.
Tel : 2215 0222 / 2218 0752 Fax : 2215 2058
E mail : bn2175@pnb.co.in
pnbcb@gmail.com



[Signature]
30th October, 2014

To,
Persipina Developers Private Limited
514, Dalamal Towers, 211,
Free Press Journal Marg,
Nariman Point Mumbai 400 021

Sub:- Possession Letter of the property i.e. All that piece and parcel of land, building structure, installations, erections, fixture and fitting situated under Survey nos. mentioned in the e-auction sale notice dated 19th August, 2014 situated at village Barwai and Bhokarpada Taluka Panvel and Panshet, Rs. 40216 Talegaon Taluka Khalapur Dist. Raigad Maharashtra admeasuring about 588.01 acres as per records (including land within notified SEZ admeasuring 139.83 hectares) including all the residential and commercial super structure and any other structures on the said property constructed/under construction on land at the project phase-I, Hiranandani Palace Gardens, Panvel, Raigad, Dist. Maharashtra.

1. By a Sale Certificate dated 30th October, 2014 Persipina Developers Private Limited had purchased by offering the highest sale price in their bid/offers of Rs. 551,00,00,000/- (Rs. Five Hundred Fifty One Crores Only) for purchase of the property more particularly described in the Schedule mentioned in the above subject (hereinafter referred to as "said Property").
2. Persipina Developers Pvt Ltd had paid to the Bank a sum of Rs. 551,00,00,000/- (Rs. Five Hundred Fifty One Crores Only) as bid/offer money towards consideration for the said property.
3. We hereby hand over quiet, vacant and physical possession of the said property to the Purchaser.
4. Kindly do acknowledge of having received possession of the said property by returning a copy of the Possession Letter duly signed by you.

Thanking you

Your faithfully,

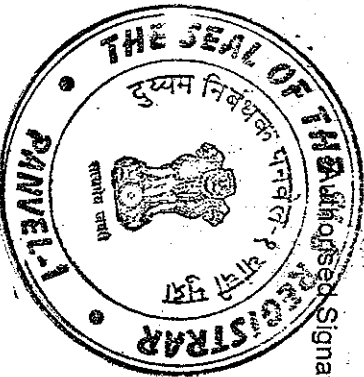
For Punjab National Bank,
For Punjab National Bank,
Raigad Office Branch, Mumbai

[Signature]
Authorised Signatory

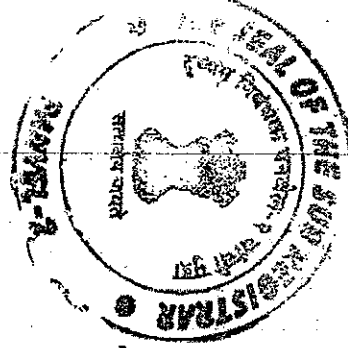
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We agree and confirm having received the possession of the said property.

For Persipina Developers Private Limited



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पत्र	
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११०/२३२	



M/s Sunny Vista Realtors Pvt Ltd Sigma, 6th Floor, Technology Street, Hiranandani Business Park, Powai, Mumbai-76	M/s Sunny Vista Realtors Pvt Ltd, 514, Dalamal Towers, Nariman Point, Mumbai-21	18/02/14
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Regd. AD

14th February 2014

Dear Sir,

Reg: M/s Sunny Vista Realtors Pvt Ltd. + Sarfaesi action- Sale Notice

With reference to the above, we have today published the E Auction Notice in the newspapers i.e. Hindustan Times (English) & Lokmath (Marathi newspaper). The last date for EMD is 15.03.14 and the E Auction date is fixed as 19.03.2014.

A copy of the newspaper publication is enclosed for your records please.

This is for your information please.

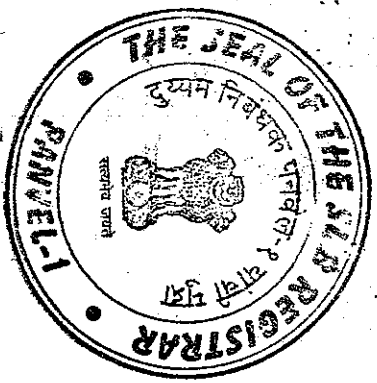
Thanking you,

Yours faithfully

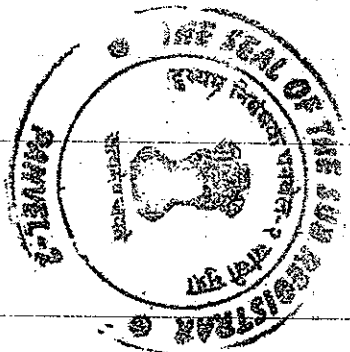
Sd/
Deputy General Manager

CC:	The Asst. General Manager Andhra Bank, Specialised Corporate Finance Branch 16 B, Earnest House, 16th floor, 194 NCPA Marg, Nariman Point, Mumbai 400 021 bmmum1128@andh tabank.co.in	Regional Manager LIC Housing Finance Ltd, Jeewan Prakash, 4th Floor Sir P. M. Road, Fort, Mumbai 400 001 lichfive@bom3.vsnl.net.in
	The Asst. General Manager UCO Bank, Mid Corporate Branch UCO Bank Building, 359 DN Road Mumbai 400 021 dp.mco@ncoindia.co.in	

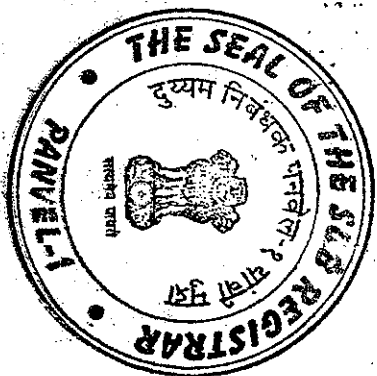
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Deputy General Manager
99961232



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११६-२	
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५८/८०	



M/s Sunny Vista Realtors Pvt Ltd Sigma, 6 th Floor, Technology Street, Hiranandani Business Park, Powai, Mumbai-76	M/s Sunny Vista Realtors Pvt Ltd, 514, Dalamal Towers, Nariman Point, Mumbai-21
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पत्र-२	२०१७
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१६	

Regd. AD

16th December 2014

Dear Sir,

Reg: M/s Sunny Vista Realtors Pvt Ltd. - Sarfaesi action- Sale Notice
 Ref: Our letter dated 14.12.2013.

With reference to the above, we have today published the E Auction Notice in two newspapers i.e. Hindustan Times (English) & Lokmath (Marathi newspaper). The last date of E Auction is 16.01.14 and the E Auction date is fixed as 22.01.2014.

A copy of the newspaper publication is enclosed for your records please.

This is for your information please.

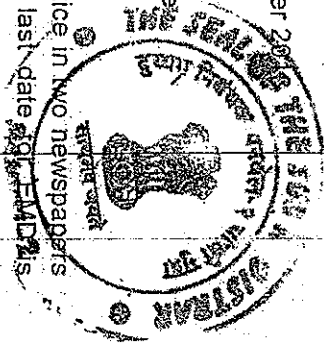
Thanking you,

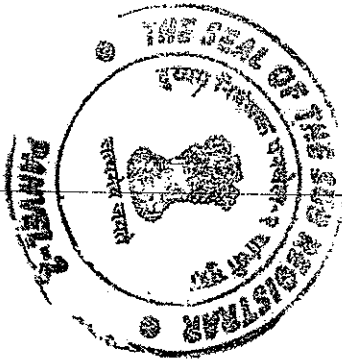
Yours faithfully

Deputy General Manager

[Signature]
[Initials]

पत्र	२०१७
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११०६-२	
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M/s Sunny Vista Realtors Pvt Ltd
Sigma, 6th Floor, Technology Street,
Hiranandani Business Park,
Powai, Mumbai-76

M/s Sunny Vista Realtors Pvt Ltd,
514, Dalamal Towers,
Nariman Point, Mumbai-21

30th April, 2014

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Dear Sir,

Regd AD

Notice under Section 13(4) of the Securitization and Reconstruction of financial Assets and Enforcement of Security Interest Act, 2002, read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.
Dear Sir,

Sub: Sale of Secured Assets

Please refer to the notice dated 31.07.2013 issued by the undersigned on 31.07.2013 issued by UCO Bank and notice dated 31.07.2013 issued by Andhra Bank and notice dated 18.11.13 issued by LIC Housing Finance Ltd, u/s 13(2) of the Securitization and Reconstruction of financial Assets and Enforcement of Security Interest Act, 2002, and also possession notices dated 08.11.13 & 16.11.13 issued by the undersigned while taking the possession of the under mentioned assets on behalf of PNB/UCO BANK & Andhra Bank and the possession notice dated 02.4.14 by LIC/HFL.

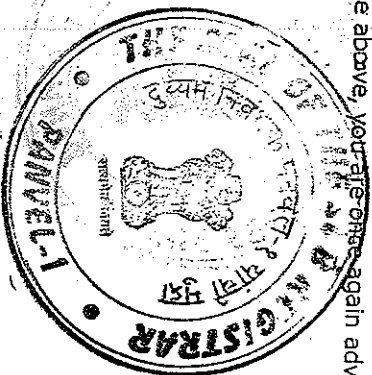
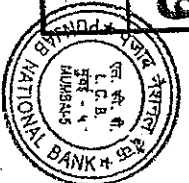
All that piece and parcel of land, building, structures, installations, erections, fixtures and fittings situated under various survey nos. as mentioned in possession notices dated 08.11.13, 16.11.2013 and 02.04.14 in Village Barwai (Taluka Panvel), Bhokarpada (Taluka Panvel), Panshi (Taluka Khalapur) Ris. (Taluka Khalapur) and Talegaon (Taluka Khalapur) Dist Raigad Maharashtra. Admeasuring about 588.01 acres as per records, including all the residential and commercial super structures, constructed/under construction on land at the Project Phase-I, Hiranandani Palace Gardens, Panvel, Raigad Dist, Maharashtra.

The debt of UCO Bank along with the underlying securities were since assigned to JM Financial ARC Pvt Ltd, a Securitisation Company as defined under the SARFAESI Act.
Please also refer to our earlier notices dated 14.12.2013 13.2.14 in this regard.

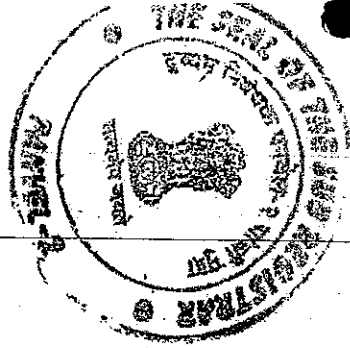
In this connection, you are hereby called upon to pay the outstanding dues of Punjab National Bank amounting to Rs. 1,32,80,47,614/- as on 30/7/13 (with interest charged upto 30/4/13), dues of Andhra Bank amounting to Rs. 73,80,85,497/- as on 31/07/2013 (with interest charged upto 31/7/13), dues of UCO Bank amounting to Rs. 1,09,46,74,381/- as on 20/07/2013 (with interest charged upto 30/6/13), dues of LIC Housing Finance Ltd. amounting to Rs 1,42,47,42,561.04 as on 18/11/2013 with interest upto 31.01.14 plus further interest, charges etc. from respective dates plus expenses thereon until payments in full, including costs incurred while taking possession of the said assets and thereafter for preservation of the same, within 30 days from the date of receipt of this notice and get release of the aforesaid assets from the undersigned. In case you fail to pay the aforesaid amount within the said period, the undersigned may be constrained to sell aforesaid assets for realizing the dues and take other measures as deemed fit as per the provisions of the aforesaid Act and Rules.

Thanking you,
Yours faithfully,

AUTHORISED OFFICER
PUNJAB NATIONAL BANK
SECURED CREDIT-OR



In view of the above, you are again advised to make the payment in terms of the action initiated by the Banks.



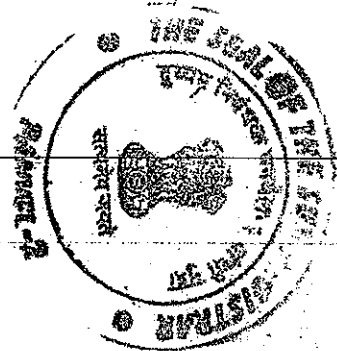
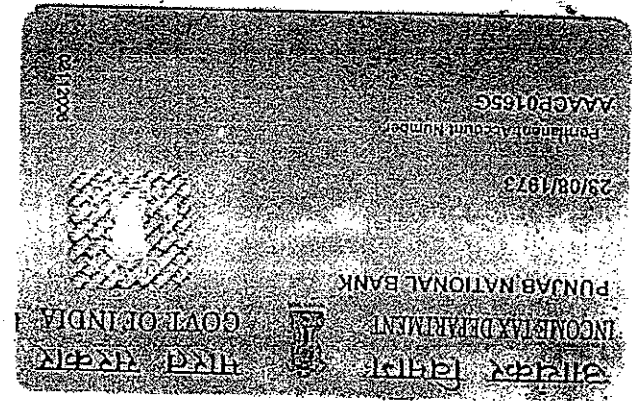
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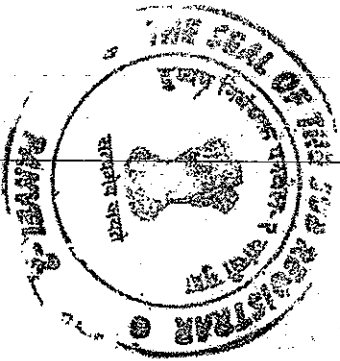


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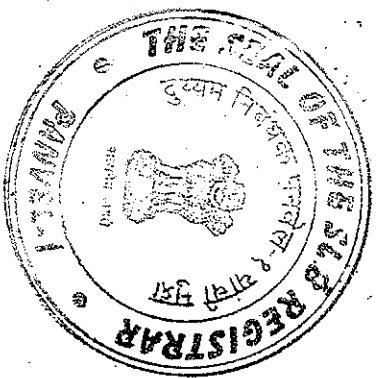


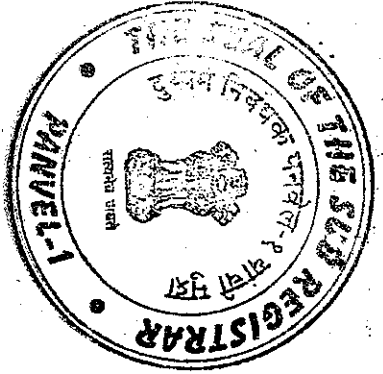
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पृष्ठ-१	
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कार्यवाहियों के बारे में व्यवस्था करने, समझौता करने उन्हें मजबूरियों को सौंपने, समाप्त करने, वापस होने या उनका परिचर्या करने और उपयुक्त सभी अथवा किसी भी प्रयोजन के लिए ऐसी लिखतों का निष्पादन करने तथा ऐसे उपाय अथवा कार्य करने की भी शक्ति प्राप्त होगी जो आवश्यक तथा उचित हों।

(c) To take and use all lawful legal proceedings, actions and means for realising, recovering of debts, advances and claims due to the said Bank and also to institute and conduct, defend proceedings relating to the property, assets and affairs of the said Bank and realisation of its claims, demands or decrees. He shall have the power to take and use all legal proceedings necessary for the purpose of realisation of rents of property belonging to or taken on lease by the said Bank and also for the possession, ejectment of the tenants for the occupants thereof. He shall also have the power, in compliance with instructions received from the said Bank from time to time, to settle, compromise, compound, refer to arbitration, terminate, withdraw or abandon any suits, action or any proceedings and for all or any of the purposes aforesaid to execute such instruments and take such steps or do such things as may be necessary and expedient.

(ए) निम्न उपाय खाण्ड (ग) के द्वारा उक्त अर्द्धों को उक्त बैंक को देय ऋणों और अग्रियों तथा दायों की वसूली, उक्त बैंक की समति के फिरोरों की वसूली तथा फिरोरदारों की देरदली के संबंध में विधिसम्मत कार्यवाहियां करने के लिए प्रदात सामान्य शक्तियों पर प्रतिकूल प्रभाव डालने बिना और उन शक्तियों को अपसर करते हुए, परिसीमित करते हुए नहीं, उक्त अर्द्धों को उक्त बैंक की ओर से विशेष रूप से, निम्नलिखित शक्तियों और अधिकारों का उपयोग करने की भी शक्ति प्राप्त होगी।

(d) Without prejudice to the general powers granted to the said attorney by the proceeding sub-clause (c) regarding taking lawful proceedings for recovering debts and advances and claiming due to the said Bank, for the purpose of realisation of rents of property and for ejectment of tenants of the said Bank, and in furtherance but not in limitation thereof, the said attorney shall have, in particular, the following powers and authorities to be exercised by him on behalf of the said Bank.

(i) मुकदमों चलाने, अपील, पुनरीक्षण, शक्ति, कानूनी कार्यवाहियां तथा आवेदन-पत्र दापर करने तथा उनका प्रतिहार करने की शक्ति।
To institute suits, to file appeals, revisions, writs, legal proceedings and applications and defends the same.

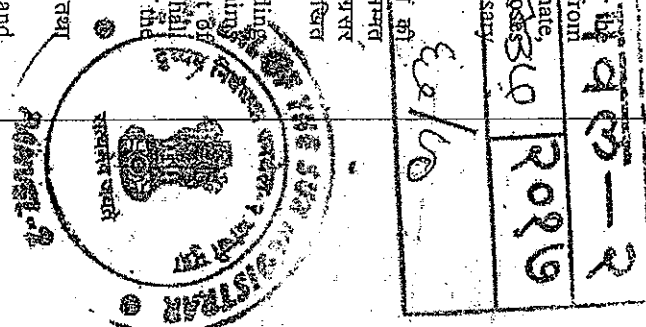
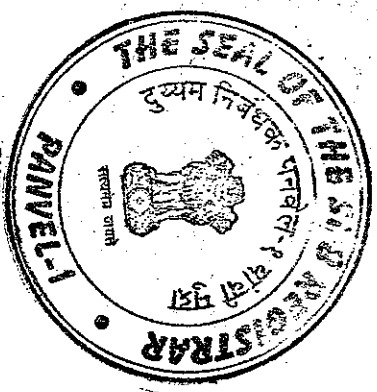
(ii) उक्त बैंक की ओर से किसी भी आधिकारिक अधिकारित वाले न्यायालय, अपील पुनरीक्षण न्यायालय, सिविल, जौदवारी तथा राजस्व न्यायालयों, अधिकारणों तथा कार्यलयों / अधिकारियों के समक्ष उपस्थित होने तथा कार्यवाही करने और ऐसे न्यायालयों, अधिकारणों तथा कार्यलयों के समक्ष उपस्थित होने के लिए उक्त बैंक की ओर से वकील करने की शक्ति।

To appear and action behalf of the said Bank in any court of original jurisdiction, court of appeal, revision, in civil, criminal, revenue courts, tribunals and office/offices and to engage counsel on behalf of the Bank for such courts, tribunals and offices.

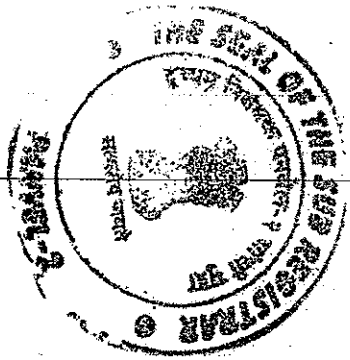
(iii) उक्त बैंक की ओर से नीलामी-विक्रियां में बोली लगाने की शक्ति।
To bid at auction sales on behalf of the said Bank.

(iv) उक्त बैंक के ऋणकर्ताओं के विरुद्ध जौदवारी कार्यवाही / कार्यवाही तथा दिवाल और समाप्त की कार्यवाही करने, दिवाला और समाप्त न्यायाधीश के न्यायालय में और शासकीय रिसीवर तथा समाप्त के समक्ष उपस्थित होने और कार्यवाही करने, दावे दापर करने, दिवाला तथा समाप्त न्यायालय में और शासकीय रिसीवर तथा समाप्त के समक्ष उक्त बैंक के ऋणों को विरुद्ध करने, दिवालिये की दायित्व युक्ति का विरोध करने और किसी भी दिवाल अथवा समाप्त मामले के संबंध में दिवाला अथवा समाप्त न्यायालय द्वारा घोषित तमाम को बर्णन / प्राप्त करने की शक्ति।

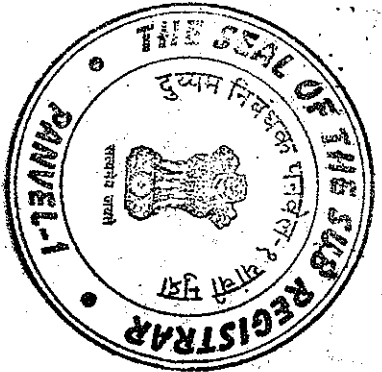
To take criminal proceedings, prosecution and take insolvency and liquidation proceedings against the debtors of the Bank, to appear and act in a court of insolvency and liquidation judge and before the Official Receiver and Liquidator, to file claims prove debts of the said Bank in the insolvency and liquidation Court and before the Official Receiver or Liquidator, to oppose discharge of the insolvent and to elect receive dividend declared by the insolvency or liquidator court in respect of the insolvent or liquidation case.



पत्र-२	
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पत्र-२	
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(v) उक्त बैंक द्वारा खरीदे गये स्टाम्पों को शेष की बावली के लिए आवेदन करने तथा धन-वापसी-पत्र प्राप्त करने की शक्ति।

To apply for refund of stamps purchased by the said Bank, and to obtain refund vouchers.

(vi) उक्त बैंक के देनदारों के लेनदारों की किसी भी बैठक अथवा ऐसे देनदारों के दिवाले या समान के सम्बन्ध में, उनके लेनदारों को किसी भी बैठक में उपस्थित होने, भाग लेने और किसी भी ऐसी सम्पत्ति या धरोहरधारियों को बैठक में भाग लेने की शक्ति जिसका उक्त बैंक भी शेरधारण अथवा लिबेन्टारिरी हो।

To appear in and attend any meeting of the creditors of the debtors of the said Bank, of any meeting of creditors of such debtors in connection with their insolvency or liquidation and also to attend meetings of the share-holders of any company in which the said Bank is a share-holder or debenture holder.

(g) सम्पत्ति हस्तांतरण रजिस्ट्रार अथवा उप-रजिस्ट्रार के कार्यालय से उक्त बैंक के नाम तथा पक्ष में रजिस्ट्रार दस्तावेजों को प्राप्त करने की शक्ति।

To receive back from the Office of the Registrar or sub-Registrar of Assurances documents registered in favour of and in the said Bank.

(h) उक्त बैंक के खजाने, सुरक्षित जमा कक्ष, कार्यालय बंदियों, लेखों, रजिस्ट्रार, स्टाम्पों, पत्रों, कार्यालय विभागों की यात्रियों तथा कर्मचारियों और सेवारत अन्य व्यक्तियों पर नियन्त्रण रखने तथा पर्यवेक्षण की शक्ति।

(i) To keep control and supervision over treasury, sale deposit vault, office books, ledgers, registers, stamps, correspondence, keys of the office/departments and employees and other servants of the said Bank.

(j) भारत अथवा भारत से बाहर किसी भी देश में किसी भी बैंक तथा वित्तीय संस्थाओं / प्राधिकरणों में उक्त बैंक की ओर से तथा उसके नाम से खाने खोलने, चलाने तथा बन्द करने और धन-समय पर किसी भी बैंकों तथा वित्तीय संस्थाओं, प्राधिकरणों में उक्त बैंक के खातों की जांच करने, उन्हें निवृत्त करने, सम्प्राप्ति करने की शक्ति।

(k) To open operate and close accounts on behalf of and in the name of the said Bank with any Banks and financial institutions/authorities in India or in any foreign country and periodically to examine, settle and adjust accounts of the said Bank with any other Banks, and financial institutions/authorities whatsoever.

(l) सामान्य कारोबार के दौरान भारतीय रिजर्व बैंक, भारतीय स्टेट बैंक अथवा अन्य बैंकों से ओवरड्राफ्ट, नकद उधार, भंग ऋणों के रूप में अथवा अन्यथा धन उधार लेने तथा इन ऋणों के पुनर्प्राप्तन की प्रतिभूति के रूप में उधार बैंक के सारकारी वचन-पत्रों, शेयरों अथवा प्रतिभूतियों या परिसम्पत्तियों को गिरवी, बन्धक अथवा दृष्टिबन्धक रखने तथा इस प्रयोजन के लिए अथवा इस सम्बन्ध में सभी शीर्षों, विलेखों, वचन-पत्रों, प्रतिभूतियों, बन्धकों तथा स्वीचों पर हस्ताक्षर करने, उन्हें निष्कारित करने तथा वीजस्टुड करने, उनकी सुगुदगी देने तथा उनका नवीकरण करने और ऐसी प्रतिभूतियों या परिसम्पत्तियों का परामर्श, प्रयोजन, हस्तांतरण करने की शक्ति।

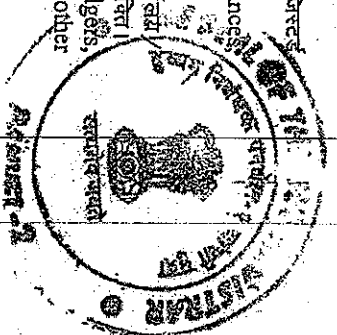
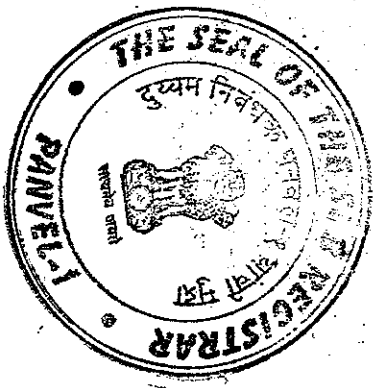
(m) To borrow money, in due course of business from the Reserve Bank of India, State Bank of India or other Banks by way of overdraft, cash credit, demand loans or otherwise and to secure or repayment thereof by pledge, mortgage or hypothecation of Government promissory notes, stock, shares or other securities or assets of the said bank land for that purpose or in connection therewith to sign, execute, register, deliver and renew all assurances, deeds, promissory notes, securities, mortgage and receipts and to negotiate, endorse, assign, transfer any such securities of assets.

(n) उक्त बैंक और / अथवा उसके कर्मचारियों के लिए कार्यालय-परिसर या अन्य प्रकार की अमान्य सम्पत्ति पर ट्रेड पर लेने तथा इस सम्बन्ध में आवश्यक पत्र-विलेख को निष्कारित करने तथा उसे रजिस्ट्रार कार्यालय की शक्ति।

(o) To take office, premises or other immovable property on lease for purpose of the said bank and/or its employees and to execute the necessary lease deed and to have the same registered.

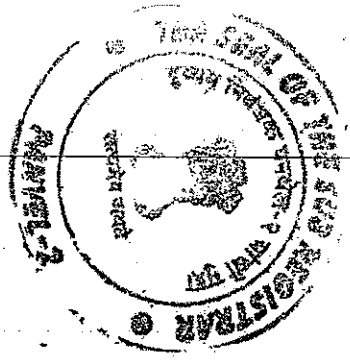
(p) बैंकों, शोधकों, इंजीनियरों, वित्तीय निदेशकों, वचन-पत्रों तथा अन्य लिखतों को तैयार करने, काटने, उन पर हस्ताक्षर करने, उन्हें प्रमाणित करने, देवाने, पुनर्प्राप्त अथवा स्वीकार, वसूल करने की शक्ति।

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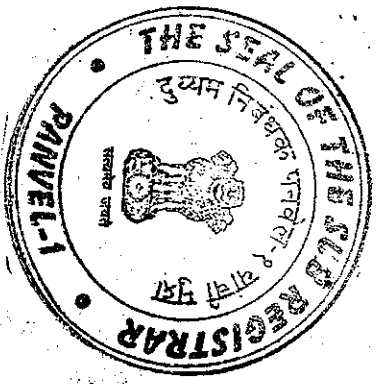


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पत्र-२	
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पत्र-२	
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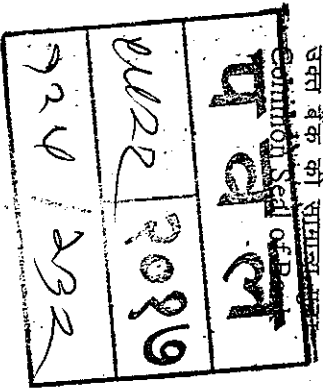
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बोर्ड के दिनांक..... के संकल्प सं०..... के अन्तर्गत गठित की गयी निदेशक-मंडल की विशेष सभिति जिसमें श्री..... शामिल है, ने अपने दिनांक..... संकल्प सं०..... को द्वारा श्री..... को बैंक के लिए और बैंक की ओर से अर्द्धत के अंतर्गत निदेशक की क्रिया है तथा उन्हें अनुमोदित झण्ट के अनुसार इस मुख्यालय में उचित निदेशक की कार्यवाही के लिए प्राधिकार प्रदान किया है।

That the special Committee of the Board of Directors constituted under Board Resolution No. 5 Narayanasami, Sh. P. R. Mehta and Sh. K. D. Khera

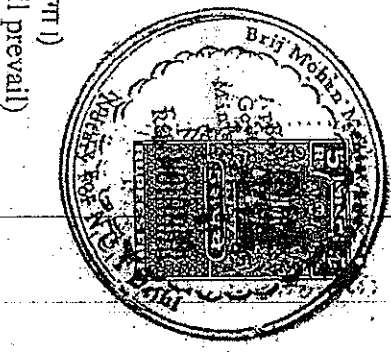
Dated 26.09.2001 has by its Resolution No. 1 appointed Sh. Rajesh Kumar Gupta as an attorney for and on behalf of the Bank and delegated to him the powers hereinbefore mentioned, as per draft approved by the Board

इसके साथ स्वयं बैंक के निदेशक श्री..... ने यह विलेख निष्पादित किया है और इस पर बोर्ड के दि०..... के अनुसार अपनी उपस्थिति में बैंक की कार्यवाही के लिए प्राधिकार प्रदान किया है।
In witness whereof Shri P. R. Mehta a Director of the Bank has executed these presents and has caused the common seal of the Bank to be affixed hereunto in his presence in terms of the resolution No. 5 dated 26.09.2001 and Shri K. K. Gupta, AGM (HRD) of the Bank has signed this deed pursuant to the said resolution this 28th day of February 2003



निदेशक Director
सहायक / उप / महाप्रबन्धक Assistant/Deputy/General Manager
पंजाब नेशनल बैंक नई दिल्ली
Punjab National Bank, New Delhi

1- साक्षी
Witness, Sh. S. K. Saxena, Sr. Mgr.
HRD, PNB, HO, New Delhi.
2- साक्षी
Witness, Sh. S. K. Saxena, A.M.
HRD, Divn. HO, New Delhi.



पंजाब / PNB / 35 - (25) - 1532



that pursuant to



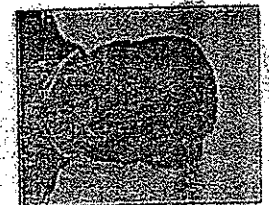
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१२७	१२७



पत्र	१२७
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पु.सं.सं.	१२८१७
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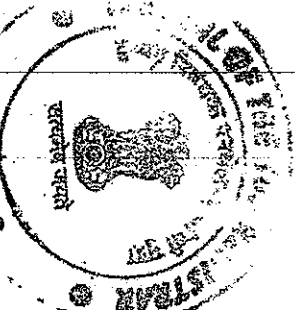
राजेश कुमार गुप्ता
Rajesh Kumar Gupta
जनम तिथि / DOB : 13/12/1962
पुरुष / MALE

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आधार - नाम आधार का अधिष्ठाता

पु.सं.सं.	१२८१७
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भारतीय जनता पार्टी का राष्ट्रीय
UNIQUE IDENTIFICATION NUMBER OF INDIA

पता:
S/O देबेंद्र गुप्ता गुप्ता, ५३,
कालिंदी गुप्ता, मिस्त्रिपारुवा
मोवाडा, इंदोर, इंदोर जी.पी.ओ.,
इंदोर, मध्य प्रदेश, 452001

Address:
S/O Debendra Kumar Gupta
52, Kalindi Kuni, Pipilyahana
Chouaraha, Indore, Indore
C.P.O., Indore, Madhya
Pradesh, 452001

1800 300 1947

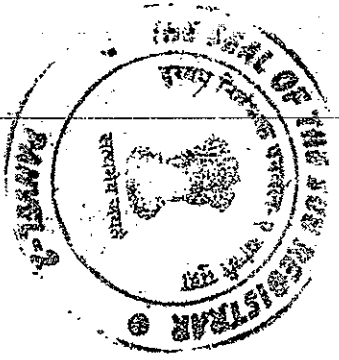
1347
1800 300 1947

help@vahan.gov.in

www.vahan.gov.in

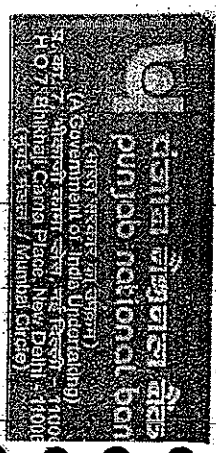
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Deemed to be Govt. Office

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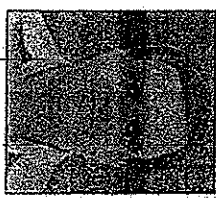


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Large Corporate Branch

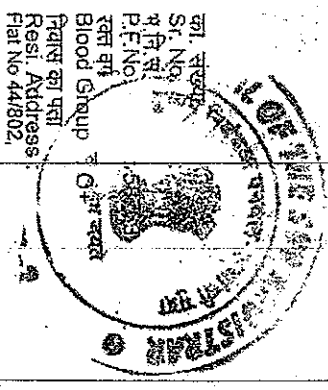


नाम
Name : RAJESH KUMAR GUPTA
पदनाम
Designation: CHIEF MANAGER

हस्ताक्षर / Signatures of Holder

 अधिकारी / Officer

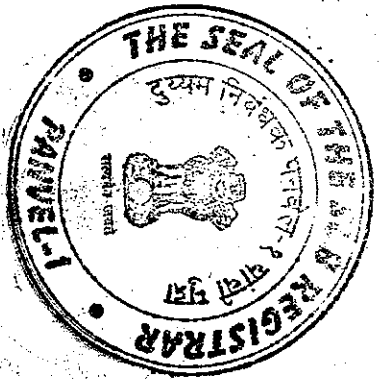

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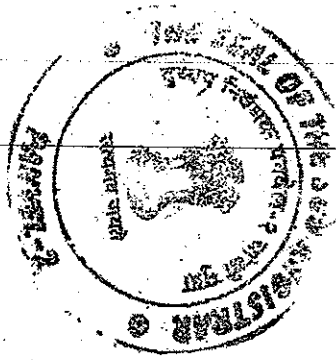


का. संख्या / St. No. :
 रजि. सं. / R. No. :
 ए. ई. नं. / E. E. No. :
 रक्त समूह / Blood Group :
 निवास का पता / Resi. Address :
 फ्लॉट नं. 44/802 / Flat No 44/802.

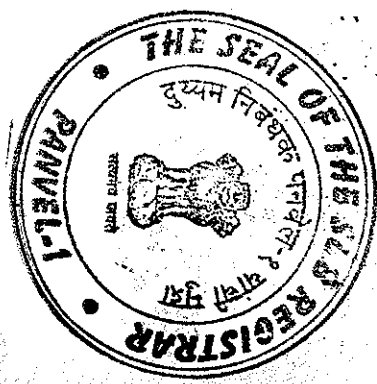
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 कार्यालय / Off. : 22188461
 निवास / Resi. : 9630978980
 मोबाइल / Mob. : 9987096825
 कार्ड खां खाते पर निम्न पते पर सुरक्षित / जमा करें।
 पता : मुख्य कार्यालय भुवई, पीएनबी प्रगती टॉवर,
 पंजाब नेशनल बैंक, सी-९, जी ब्लॉक,
 भांडे - कुर्ला कॉम्प्लेक्स, भांडे (प) ; फुई - 400 005.
 In case of loss of card, the holder may please
 deposit to The Senior Manager (HRD),
 Circle Office Mumbai PNB Pragati Tower,
 Punjaba National Bank, C-9, G-Block,
 Bandra-Kurla Complex, Bandra (E), Mumbai - 400 051
 Phone : (022) 2653 2666 Fax : (022) 2653 2676 / 2679

पंजाब नेशनल बैंक
0022 20219
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चरम नंदा वलन / PERMANENT ACCOUNT NUMBER
 ABOPG04910

नाम / NAME
 RAJESH KUMAR GUPTA

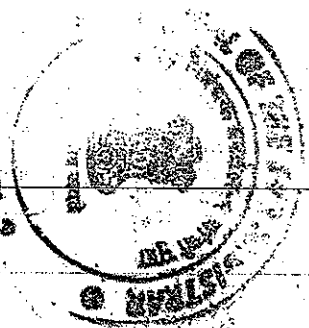
नलक कल नाम / FATHER'S NAME
 DEVENDRA KUMAR GUPTA

वनन नलनल / DATE OF BIRTH
 13-12-1962

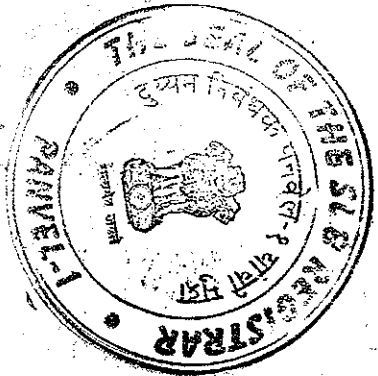
रनकनर / SIGNATURE

रनकनर
 CHIEF COMMISSIONER OF INCOME TAX, RAIPUR

9310 20919
 93/60

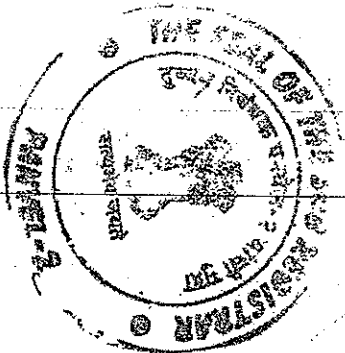


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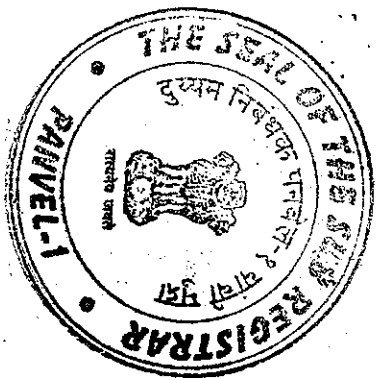


इस कार्ड के खो / नलल जाने पर कृपया जारी वनने
 वाले ननलककारी को सूचलल / वापस कर नें
 मुख्य आयकर आयुक्त,
 "आयकर वनन", होशंगवाड रोड,
 भोपाल(M.P.) - 462 011.

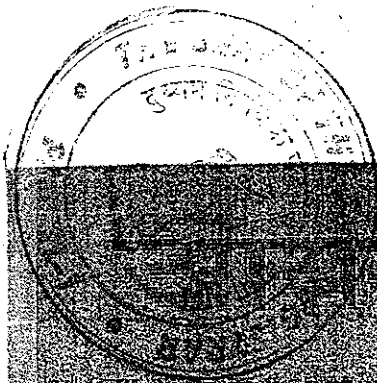
In case this card is lost/found, kindly inform/return to
 the issuing authority :
 Chief Commissioner of Income-tax,
 "Ayakar Bhavan",
 Hoshangbad Road,
 Bhopal(M.P.) - 462 011.



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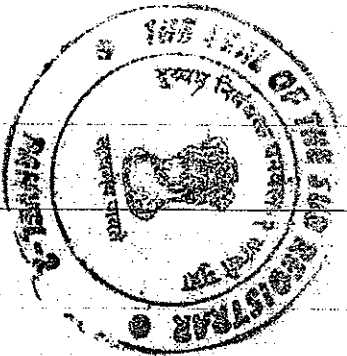
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PERSONAL DEVELOPERS PRIVATE LIMITED

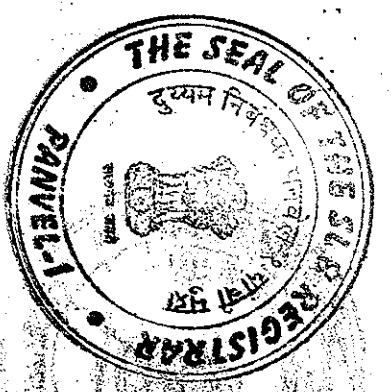
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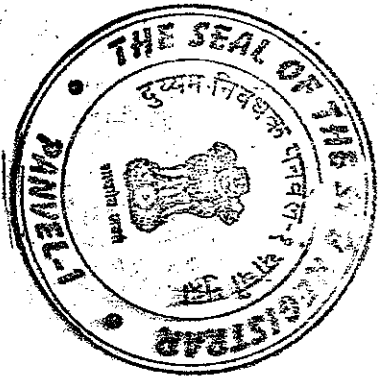
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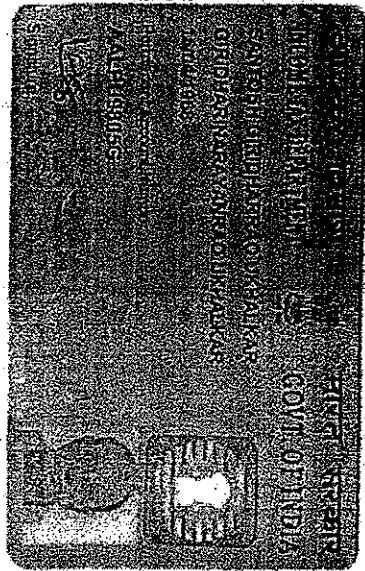
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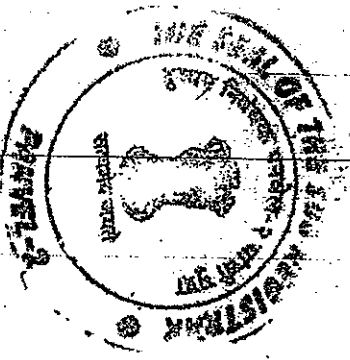


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Persipina Developers Private Limited
 CIN:- U45200MH2007PTC172099

CERTIFIED TRUE COPY OF A RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY AT THEIR MEETING HELD ON 17 SEPTEMBER, 2014 AT ITS CORPORATE OFFICE AT OLYMPIA, HIRANANDANI BUSINESS PARK, POWAI, MUMBAI - 400 076

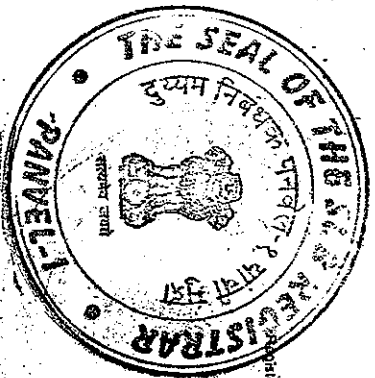
"RESOLVED THAT the Company do submit bid to Punjab National Bank (PNB) pursuant to the e-auction sale notice dated 19th August, 2014 and participate in the auction / e-auction/ sale process currently to be held on 24th September, 2014, in the best interest of the company, with regard to the sale of secured assets by PNB against the loan advanced to the borrowers and mortgagers namely Sunny Vista Realtors Private Limited in respect of the property at Panvel, District Raigad, Maharashtra more detailed in the e-Auction Sale Notice published by "The Hindustan Times, Mumbai" edition on 20th August, 2014;

RESOLVED FURTHER THAT the Director(s) and/or Mr. Santosh UK... representative jointly and/or severally be and are hereby authorised to represent, to do all acts, matters, deeds and things and to sign and execute all documents and resolutions and to take all steps and do all things, make corrections, to accept letter of Sale Certificate(s) for and on behalf of the Company and give such directions as may be necessary, expedient or desirable for giving effect to the said e-Auction sale by PNB.

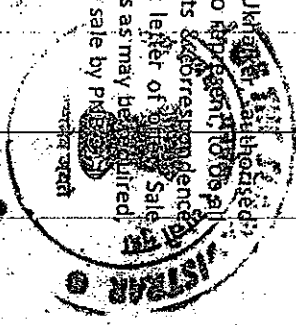
Certified True Copy
 For Persipina Developers Private, Limited

Director
 Niranjan Hiranandani
 00011923

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Corporate Address: Olympia, Central Avenue, Hiranandani Business Park, Powai, Mumbai 400 076 India
 E-Mail: info@persipina.com, web@persipina.com Website: www.persipina.com Tel: (91-22) 2576 3500 Fax: (91-22) 2570 6455
 Registered Office: 514, Dalmeida Towers, Neikam Pohn, Mumbai - 400 021. Tel: 2297 8067, 2297 8061 Fax: 22932010

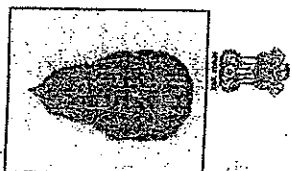




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भारत सरकार
GOVERNMENT OF INDIA

अभिन्दन कमराजी यादव

Abhinandan Kamalaji Yadav
वर्ष तारीख / DOB : 03/10/1972

पुंलिंगी / MALE

6897 4464 5115



सामान्य भोजनसावा अधिकार



पत्रांक-२

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भारत सरकार
GOVERNMENT OF INDIA

Sameer Arunkumar Pradhan

समीर अरुणकुमार प्रधान

जन्म तिथि/DOB:

22-09-1983

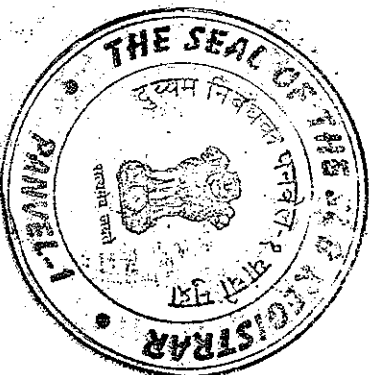
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सामान्य भोजनसावा अधिकार

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Annexure C

**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A GOVERNMENT OF MAHARASHTRA UNDERTAKING)**

No. MID/CR O/T/Thane-1/Bldg. Plans Approval/12-22-2016

Regional Office, Thane-1
MIDC, Thane Region (1)
Office Complex Bldg, 1st Floor
Near Wagle Estate, Central Thane
Thane-410 014
Date **22 APR 2016**

To,
M/s. Poojipna Developers,
Alpha Building, 11th Floor, Main Street,
Hiranandani Gardens, Powai,
Mumbai-40.



Subj- Approval of residential building plans of 2 residential buildings (Vesta, Orion, Aris, Seline and Jura) and 3 new residential namely (Thera, Vesta and Zena) buildings and convenience shopping in notified SEZ of 139.83 ha in processing and non processing zone of sector specified SEZ for services at Village Takagan, Panshi (Taluka - Khatrapur) and village Bhobharpada (Taluka-Parvati) in Raigad District.

- Ref- 1) Your letter/plans submitted vide letter dated 4/4/2016 and 30/4/2016
2) This office letter no. MID/CR O/T/Thane dated 21/03/2016
3) Your application for amended as vide letter JD/PL/PL-SEZ/MIDC-ACC/09/2016 dated 26/02/2016
4) This office letter no. MID/CR O/T-18014/2012 dated 25.07.2012

Dear Sir,

With reference to your above stated application for Building Plan Approval, the revised building plans for previously approved 5 residential buildings bearing numbers/frames as stated above with proposed convenience shopping of built up area 2474.33 sq m and 3 new residential buildings with BUA 28112.31 sq m and with additional BUA of 7057.17 sq m of 5 residential buildings (total built up area of 5 residential buildings 77628.84 sq m) in non processing zone of sector specific SEZ for services at Village Takagan, Panshi (Taluka- Khatrapur) and village Bhobharpada (Taluka-Parvati) in Raigad District are approved subject to following conditions

- 1) In case of approval to the modified plans, the earlier approved to the building plans of 5 residential buildings granted vide letter No. MID/CR O/T-18014/2012 dated 25/07/2012 from this office are treated as cancelled. The drawings approved now supersede the previously approved drawings. You are requested to return the cancelled plans to this office for cancellation and record.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or allowed to be occupied by any person until occupancy permission has been granted.
- 3) The construction certificate/Building permit shall remain valid from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not exceed the area of 200 sq m and such number of trees as the plot more than 200 sq m in area shall be planted and protected.
- 5) The status of Built up area and FSI of the previously approved building plans and newly proposed building plans is enclosed at Annexure A. The status of plot wise Built up areas and FSI of the previously approved building plans is enclosed at Annexure-B.
- 7) All necessary respective approvals/NOC's shall be obtained from following authorities:-
 - A) Civil Aviation Department
 - B) MPCB
 - C) NA permission from Collector Raigad
 - D) Director of Industries and any other authority as may be applicable.

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10222	2016



You should submit the certified copies of the letter of approval in triplicate from the above authorities before any work is started. All terms and conditions laid down therein shall be followed scrupulously.

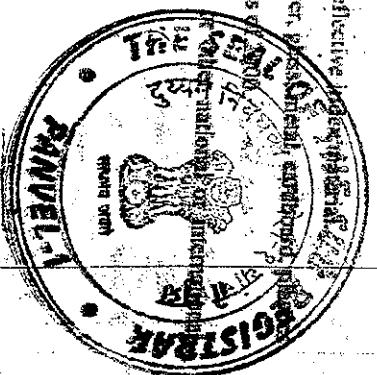
- 8) For the sanitary shock over head water storage tank shall be provided for at least 900 litres per WC and 180 litres per urinal. In addition no other such requirements.
- 9) During the period of construction, stiching of the materials shall be done only in the area of the plot. In no case materials be stacked along the public roads, open space without prior written approval of the Special Planning Authority and Regional Office, Thane-1. The boundary marks demarcating the boundary of plot shall be properly preserved and kept in good conditions and shall be shown to the Department staff as and when required.
- 10) Developer/ee developer shall be responsible for providing water supply and no separate boring will be permitted for any use in processing area.
- 11) The building plans for any future additions, alterations and extensions will have to be got approved from this office.
- 12) The present approval does not pertain to the approval to the structural designs and RCC members, foundations etc. It is only locational approval to the structures with reference to the plot.
- 13) In case any power lines are passing through the plot, the developer should approach to the MS&EDCL for concerned authority and obtain a letter specifying the vertical and horizontal clearances to be left and should plan the proposed structures accordingly.
- 14) Whenever a compound wall or fence and gate is constructed, the gate should open inside the plot. If the plot is facing on two sides of the road then the gate shall be located at least 15 meters from the corner of junction of roads or as specified in D.C Rules. Please ensure that there shall not be obstruction to visibility from the road at corners due to compound wall.
- 15) The waste effluent from the treatment work should be soaked in a pit if sewer lines are not available in the area. In case if sewage system is functioning, effluent should be connected to drainage main hole. Sewer water flow from rain water pipe is not to be connected to a sewerage system. Further any waste effluent to be let out in sewerage system shall be pretreated to conform to standards laid by Maharashtra Pollution Control Board after obtaining their consent and as per relevant Act.
- 16) Developer should make his arrangements for 24 hours storage of water by constructing underground water storage tank of adequate capacity and submit such undertaking regarding the same at the time of making application for getting occupancy certificate.
- 17) If water streams are flowing through the plot, the developer should ensure that the maximum quantity of rain water that flows at the entry point of stream be allowed to flow of the origin stream. The detailed plans, sections and design for allowing maximum expected discharge of rain water through the plot has to be submitted to the office for approval and shall not start work of filling plot and no diversions of rain water should be undertaken until obtaining specific approval to the same from this office.
- 18) Permission stands cancelled if no construction work is started within 12 months from the date of issue of this order. The date of starting construction work and date of completion should be informed to the Regional Office-1.
- 19) The breach of any of these stipulations shall render the developer liable for action as provided in MID Act 1962 and regulations made there under and schedule of penalties prescribed for by the MIDC for that purpose.
- 20) MIDC has got the powers to add, amend or alter any provisions of D.C Regulations from time to time as it may deem fit and developer shall abide by such changes made in these regulations and SEZ rules.
- 21) As soon as the building work is completed the developer should approach the Special Planning Authority for getting Certificate. Thane 1 and get the work verified and building should not be occupied unless building occupancy certificate is obtained from this office.
- 22) On completion of the plinth level, the developer should invariably approach the Special Planning Authority and Regional Office, Thane 1 to check and to issue plinth completion certificate. Any construction work done without obtaining plinth completion certificate from MIDC will be considered illegal and will have to be removed by the developer at his own cost and risk.



4
22/11/2019
Regional Office-1



- 23) The provision of rain water harvesting scheme shall be made as per directives of Government of Maharashtra under section 154 of MR and TP Act, 1966 and shall have one or more rain water harvesting structures having adequate capacity considering the plot area shall be designed and constructed. Owner shall ensure that the rain water harvesting structures are maintained in a good condition for storage of water at all times. SPV may impose a levy not exceeding Rs 1000/- per annum for every 100 sq.m built up area for not providing or not maintaining rain water harvesting structure as required under these regulations. Treated waste water shall be reused for landscaping, flushing and air conditioning requirement.
- 24) No vehicles of employees and visitors shall be parked outside of the plot premises.
- 25) The existing trees on the plot shall not be destroyed or removed. If there are existing trees within proposed development, the same shall be protected or replanted within plot after obtaining approval from competent authorities.
- 26) Subdevelopment floor proposed shall be used for parking and storing of non hazardous material or as mentioned in the D/C Regulations. No other activities are permitted.
- 27) The layout of electrical installation shall be got approved from the concerned Electrical Inspector before installation and once the work is completed the concerned authority shall be informed accordingly before commissioning. Certified copy of approval shall be submitted to this office after completion and commissioning. All the provisions under Energy Conservation Act, 2001 shall be followed.
- 28) Passenger and goods lifts (service lifts) shall be got approved from the concerned lift Inspector. Architectural Inspector and copy of the approval shall be submitted to this office. It is advisable to plan smaller capacity lifts adjacent to large capacity lifts passenger lifts which can be operated in non peak hours so that power consumption can be reduced and electrical energy could be saved.
- 29) Neither the grant of commencement certificate nor the approval of the drawing and specifications nor inspection made by MIDC during the carrying out of the development shall in any way relieve the applicant of his responsibility for carrying out of development shall in any way relieve the applicant of his responsibility for carrying out the development in accordance with the requirements of Revised D/C Regulations of MIDC.
- 30) In case, if any discrepancy or variation is observed in this approval, in regards to the various provisions of the relevant rules, the same shall be got cleared from the undersigned and then only construction /development work shall be commenced otherwise the responsibility of the same shall be with the owner.
- 31) You shall obtain consents from MPCB, if you propose to construct sewage treatment plant subsequently if applicable as per rules. It is necessary to recycle/reuse the treated water for gardening and flushing. Sludge you shall be constructing and operating sewage treatment plant, necessary provision for separate storage and reuse for treated water shall be proposed so that it is reused/recycled.
- 32) You are advised to complete formalities of insurance of the building under reference from insurance company of Govt. of Maharashtra or other required insurance companies.
- 33) You shall submit valid application for obtaining occupancy certificate from MIDC's Fire Department, to this office which shall be exclusively kept one month prior to proposed date of occupation along with all the documents including final fire NOC from MIDC's Fire Department, to this office which shall be exclusively held.
- 34) Street lighting, Water heating, direction signage, traffic lights, blinker should be provided by the solar energy as per Energy Conservation Act, 2002.
- 35) 100 % organic waste generated within SEZ should be vermin composted or used for in-situ power generation like Bio mass, Bio gas.
- 36) 50 % net roof area should be covered with vegetated roof of high solar reflective.
- 37) You shall provide common storage area for recyclable waste such as paper, plastic, metal, cardboard, glass and organic waste. Garbage segregation shall be as per Solid Waste Rules.
- 38) Owner shall obtain and produce Green -certificate from ICBC, TERI organization in the design stage.



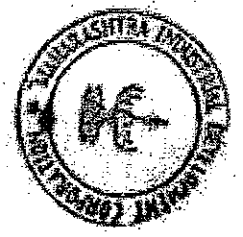
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39) For proposed convenience shopping, you shall obtain NOC from Fire Department. You should start work of convenience shopping only after obtaining sanctioned provisional fire NOC.

You are hereby requested to take necessary action accordingly. Please acknowledge the receipt of this letter.

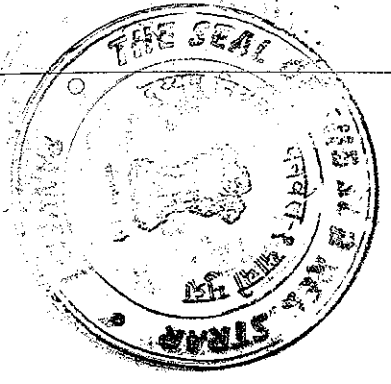
Enclosed: - 1) one set of drawings

- 2) Annexure-A
- 3) Annexure-B



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02/04/2016
Regional Officer
MIDC, Thane-1

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ANNEXURE B

The position of FSI in the approved layout of sector specific SEZ for services proposed in Villages Bhokarwada (Tal. Parbhani) and Prushti, Talagaur (Tal. Khalapur) Dist. Raigad.

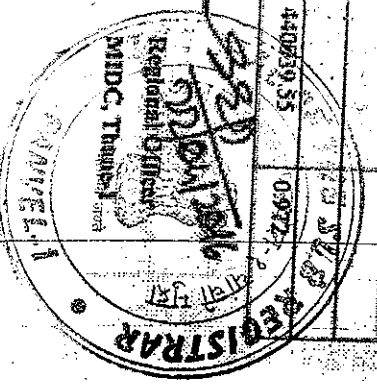
The net area after deducting natural water course is 4, 33, 409.00 sq m.

Plot no	Area in sq m	Processing/non processing	Land use	Building Details	REVISED BUILT UP AREA	FSI
1	28104	Processing	Industrial	A AND B	107598.40	3.8286
2	3141	Processing	Open space			
3	9064	Processing	Open space			
4	1252	Processing	Open space			
5	1853	Processing	Amenity			
6	41391	Processing	Industrial	D AND E	115561.46	2.7919
7	14085	Processing	Open space			
8	33048	Processing	Utilities			
9	75469	Non processing	Residential	11 BUILDINGS + shopping SECTOR-A	109564.21	1.4483
10	6381	Non processing	Commercial			
11	3609	Non processing	Utilities			
12	2905	Non processing	Amenity			
13	5297	Processing	Amenity			
14	15202	Non processing	Residential			
15	8993	Non processing	Open space			
16	8102	Non processing	Utilities			
17	1049	Non processing	Open space			
18	33312	Non processing	Residential	8 BUILDINGS + shopping SECTOR-C	108215.48	3.2485
19	12760	Non processing	Amenity	CLUB HOUSE	0.00	0.00
20	9144	Processing	Open space			
21	19421	Non processing	Open space			
22	25360	Processing	Industrial			
23	6379	Processing	Open space			
24	12274	Processing	Open space			
25	845	Non processing	Open space			
26	4685	Processing	Open space			
A	15650	Processing	Roads			
B	21046	Non processing	Roads			
C	17710	Non processing	Roads			
D	16636	Processing	Roads			
TOTAL	456349				440739.55	0.972

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Annexure-A

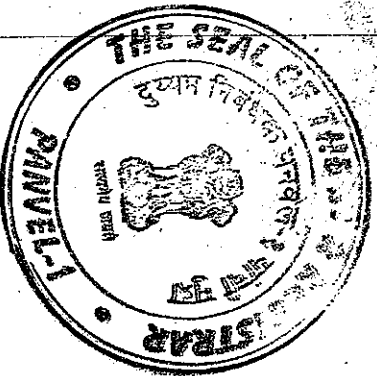
The built up area FSI as per provisionally approved building plans and newly approved plans for sector specific SEZ for services proposed at at Villages Bhokarwada (Tal-Farvel) and Panshil, Talgaon Tal-Khatapur) Dist Raigad

- * Total net area of the SEZ as per approved layout for the purpose of calculation of FSI is 4,53,469.00 sq m.
- * BUA in processing zone
 Approved BUA of D and E = 115561.46 sq m
 Approved BUA of A and B = 107508.60 sq m
 Total BUA in processing zone = 223070.06 sq m i.e. FSI 0.492
- * BUA in non processing zone-Sector A
 Approved BUA of 11 residential buildings = 107981.81 sq m
 Approved convenience shopping area = 1582.46 sq m
 Total approved in sector A = 109564.27 sq m
- * BUA in non processing zone-Sector C
 Approved BUA of 5 residential buildings = 87781.06 sq m
 Revised BUA of 5 residential buildings = 77628.84 sq m
 BUA of 3 new residential buildings = 28012.31 sq m
 Proposed convenience shopping area = 2474.33 sq m
 Approved BUA of club house = 9461.48 sq m
 club house is deleted.
 Total approved in sector C = 108315.48 sq m
- * Total BUA in non processing zone = 217779.69 sq m i.e. 0.48
- * Total built up area in Processing Zone and Non Processing Zone is 440849.75 sq m i.e. FSI 0.971 < 1.00. Hence OK.

10/11/2017	10/11/2017
10/11/2017	10/11/2017
10/11/2017	10/11/2017



S.P. Patil
 Regional Officer
 MRDC Thane-1



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
 (A Government of Maharashtra Undertaking)

No. MIDC/ROT-II/1259

Regional Office, Thane-1
 MIDC, Thane Region,
 Office Complex, Bldg.
 Wagle Estate, Thane
 Date - 8 MAY 2017

M/s. Persipha Developers Pvt Ltd
 Hirundani Communities,
 Alpha Building, 11th Floor, Main Street,
 Hirundani Gardens, Powai,
 Mumbai-400076.



Sub -; Sector specific SEZ for services at village Bhokarkpada (Tal Panvel) & Panshil and Talegaon (Tal Khalapur), Dist- Raigad....

- Ref :- 1) Letter No. PDPL/PL-SEZ/MIDC-CC/10/2017 dated 18/04/2017
 2) This office letter No/MIDC/ROT 1/Building Plan Approval/12822016 dated 22/04/2016.

Sir,

Residential Buildings (Venus, Orion, Aramis, Seleno, Flora, Hera, Vesta & Zeus) with Convenience Shopping in non-processing Zone of Sector Specified SEZ at village Bhokarkpada (Tal Panvel) & Panshil and Talegaon (Tal Khalapur), Dist- Raigad vide letter under reference 2. You have applied for revalidation of the Commencement Certificate / building permit for one years vide letter under ref: 1

Now you have paid Rs. 1000/- for revalidation charges vide receipt no. R0118_000326 dated 04/05/2017 to renew the Commencement Certificate / building permit. Commencement Certificate / building permit issued vide letter under reference 2 is revalidated for further for 2 years from 21/04/2017 to 21/04/2018 subject to condition no. 39 in above referred letter. You should start work of convenience shopping only after obtaining amended provisional fire NOC. This is for your information please.

Thanking You,

922/2016	922/2016	922/2016
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Yours sincerely,
 Regional Office
 MIDC/RO Thane-1

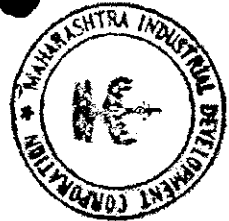
No.MIDC/R.O.T.-13014 /2012

Regional Office, Thane-1
MIDC, Thane Region (II),
Office Complex Bldg. 1st Floor,
Near Wagle Estate Octroi Check
Naka, Thane-400 604.

To,

25 JUL 2012

To,
M/s Sunny Vista Reactors Pvt. Ltd.
Sigma, 6th Floor, Central Avenue,
Hiranandani Garden, Powai,
Mumbai-400 076



Sub :- Building Plan Approval for Construction on the site for Sector Specific SEZ for Services Proposal at Village- Bhokarpada (Taluka- Panvel) and Panshi and Talegaon (Taluka- Khalapur) Approval of revised building plans of building no. A, B-1, B-2, B-1A, C-1, C-2 (11 buildings), revised building plans of building no. D & E and Building Plans of newly proposed 5 residential buildings, 2 office buildings & club house buildings.

Ref :- Your letters dated 25/05/2012

Dear Sir,

With reference to your above stated application, the revised building plans for previously approved residential building no. A,B-1, B-1A, B-2, C-1, C-2 (11 Buildings), I.T. Buildings no. D & E and new building plans of 5 Residential buildings with BUA 87781.06 sqm., 2 Office buildings with BUA 1,07,598.40 sqm and Club House with BUA 9461.48 sqm in Non-Processing Zone of for Sector Specific SEZ for services at villages Talgaon, Panshi (Taluka-Khalapur) & Village-Bhokarpada (Taluka-Panvel) for Raigad District, are approved subject to the following conditions.

1. 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.
2. The commencement certificate / building permit shall remain valid **only for 09 months** commencing from the date of its issue.
3. This permission does not entitle you to develop the land which does not vest in you **2009** Minimum two trees in plots of 200 Sq.m and such number of trees at the rate of one tree per 100 Sq.m for plot more than 200 Sq.m in area shall be planted and **planted** **232**
5. The status of Built Up Area and FSI of the previously approved building plans and newly proposed building plans is enclosed at Annexure-A. The status of plot wise BUA and FSI in approved SEZ layout is enclosed at Annexure-B.
6. All necessary respective approvals/NOC's shall be obtained from following authorities

- a) Civil Aviation Department,
- b) MPCB
- c) N.A. Permission from Collector, Raigad.
- d) Dir. Of Industries, and any other authority as may be applicable.



You should submit the certified copies of the letter of approval in triplicate from the above authorities before any work is started. All terms & conditions laid down therein shall be followed scrupulously.

7. For the sanitary block over head water storage tank shall be provided for at least 900 Ltrs per WC and 180 Ltrs. Per urinal, in addition to other such requirements.
8. During the period of construction, stacking of the materials shall be done only in the area of plot. In no case materials be stacked along the public roads, open space without prior written approval from Special Planning Authority & Regional Officer, Thane-1. The boundary marks demarcating the boundary of plot shall be properly preserved & kept in good conditions & shall be shown to the Departmental staff as & when required.
9. Developer / Co-developer shall be responsible for providing water supply and no separate borings will be permitted for any use in any processing area.
10. The building plans for any future additions, alterations and extension will have to be got approved from this office.
11. The present approval does not pertain to the approval to the structural designs and RCC members, foundations, etc. It is only locational approval to the structures with reference to the plot.
12. In case any power lines are passing through the plot, the developer should approach to the MSEDCCL or concerned authority and obtained a letter specifying the vertical and Horizontal clearances to be left & should plan the proposed structures accordingly.
13. Where-ever a compound wall or fencing & gate is constructed the gate should open inside the plot. If the plot is facing on two sides of the road then the gate shall be located, as least 15 mtr. From the corner of junction of roads or as specified in D.C. rules. Please ensure that there shall not be obstruction to visibility from the road at corners due to compound wall.
14. The waste effluent from the treatment work, should be soaked in a pit if sewer lines are not available in the area. In case if sewage system is functioning, effluent should be connected to drainage man-holes. Storm water flow from rain

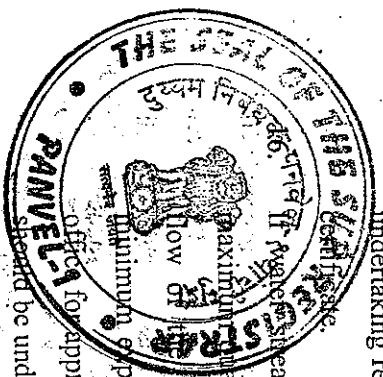
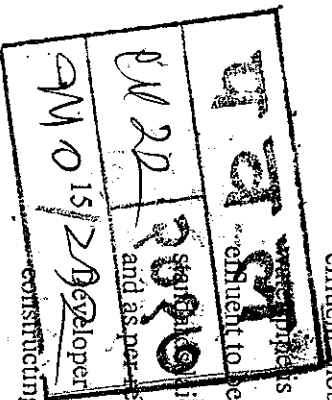
plains not to be connected to a sewerage system. Further any waste effluent to be let out in sewerage system shall be pretreated to confirm to

and as per relevant Act.

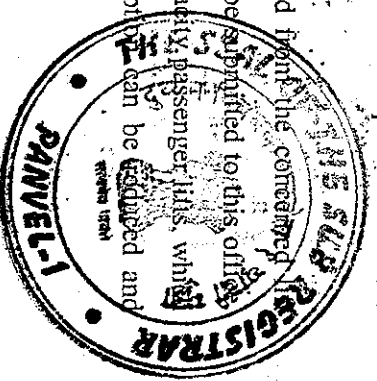
should make his own arrangements for 24 hours storage of water by constructing underground water storage tank of required capacity and submit such

undertaking regarding the same at the time of making application for getting occupancy

streams are flowing through the plot, the developer should ensure that the quantity of rain water that flow at the point of entry of stream be allowed to original stream. The detailed plans, sections and design for allowing minimum specified discharge of rain water through the plot has to be furnished to this office for approval and shall not start work of filing of plot and no diversions of nallas should be undertaken until obtain specific approval to the same from this office.



17. Permission stands cancelled if no construction work is started within 12 months from the date of issue of this letter. The date of starting construction work and date of completion should be informed to the Regional Officer, Thane-1.
18. The Breach of any of these stipulations shall tender the developer liable for action as provided in MIDC Act 1962 and Regulations made there under and schedule of penalties prescribed for by the MIDC for that purpose.
19. MIDC has got powers to add, amend or alter any provision of D.C. regulations from time to time as it may deem fit and developer shall be abide by such changes made in these regulations and SEZ rules.
20. As soon as the building work is completed the developer should approach the Special Planning Authority, Regional Officer, Thane-1 and get the work verified and building should not be occupied unless building completion certificate is obtained from the office.
21. On completion up to plinth level, the owner should invariably approach the Special Planning Authority i.e. Regional Officer, Thane-1 to check and to issue plinth completion certificate. Any construction proceeded without obtaining plinth completion certificate from MIDC will be treated as illegal and will have to be removed by the owner at his cost & risk.
22. The provision of Rain Water Harvesting Scheme shall be made as per directives of Government of Maharashtra under section 154 of MR & TP Act, 1966 and shall have one or more Rain Water Harvesting Structures having adequate capacity considering the plot area shall e designed and constructed. Owner shall ensure that the Rain Water Harvesting Structure is maintained a good condition for storage of water for a non potable purposes or recharge of ground water at all times. SPA may impose a levy not exceeding Rs. 1000/- per annum for every 100 sq.m built up area for non providing or not maintaining Rain Water Harvesting Structure as required under these bye laws. Treated waste water shall be reused for landscaping, flushing fire fighting and air conditioning requirement.
23. No vehicles of employees and visitors shall be parked outside of the plot premises.
24. The existing trees on the plot shall not be destroyed or removed. If there are existing trees within proposed development, the same shall be uprooted and replanted within plot after obtaining approval competent authorities.
25. Still/ basement floor proposed shall be used for parking and other activities are permitted. Stairs and material or as mentioned in the D.C. regulations. No other activities are permitted.
26. The layout of electrical installation shall be got approved from the concerned Electrical Inspector before installation & once the work is completed the concerned authority shall be informed accordingly before commissioning. Certified copy of approval shall be submitted to this office after completion and commissioning. All the provisions under Energy Conservation Act, 2001 shall be followed.
27. Passenger and goods lifts (service lifts) shall be got approved from the concerned Electrical Inspector /electrical inspector and copy of the approval shall be submitted to this office. It is advisable to plan smaller capacity lifts, adjacent large capacity passenger lifts, which can be operated in non peak hours so that power consumption can be reduced and electrical energy could be saved.



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28. Neither the grant of Commencement Certificate nor the approval of the drawing and specifications nor inspections made by MIDC during the carrying out of development shall in any way relieve the applicant of his responsibility for carrying out the development in accordance with the requirements of MIDC revised DC regulations.
29. In case, if any discrepancy or variation is observed in this approval, in regards to the various provisions of the relevant rules, the same shall be got clarified from the undersigned and then only construction/ development work shall be commenced otherwise the responsibility of the same shall be with the owner.
30. You shall obtain consents from MPCB, if you propose to construct sewage treatment plant, subsequently, if applicable as per rules. It is necessary to recycle / reuse the treated water for gardening & flushing. Since you shall be constructing and operating sewage treatment plant, necessary provision for separate storage and lines for treated water shall be proposed, so that it is reused / recycled..
31. You are advised to complete the formalities of insurance of the building under reference from Insurance company of Govt. of Maharashtra or other reputed insurance companies.
32. You shall submit valid application for obtaining occupancy certificate / building completion certificate at least 1 month prior to proposed date of occupation along with all the documents including final fire N.O.C. from MIDC's Fire Department, to this office, which shall be exclusively noted.
33. Street lightning , water heating, direction signage, traffic lights, Blinkers should be powered by the solar energy as per Energy conservation Act 2001.
34. 100% of organic waste generated within SEZ should be vermin composted or used for in-situ power generation like Bio mass / Bio gas.
35. 50% of net roof area should be covered with vegetated roof of high solar reflective index material.
36. You shall provide common storage area for recyclable waste such as paper, glass, metal, cardboard, plastics and organic waste. Garbage segregation shall be as per Solid Waste Rules of 2000.
37. Owner shall ~~draw~~ produce 'Green - certificate' from IGBC, TERI or other national or international design stage.

You are hereby requested to take necessary action accordingly. Please acknowledge receipt of this letter.

पानवेल
942/232

Enclosed : 1) Set of drawings



2017
Regional Officer,
MIDC, Thane-1

ANNEXURE-B

The position of FSI in the approved layout of Sector Specific SEZ for Services Proposal at Village-Bhokarpada (Taluka-Panvel) and Panshil and Talegaon (Taluka-Khalapur)
 The Net area after deduction of natural water course is 4,53,469.00 sqm.

Plot No.	Area in sq mt.	P/NP	Land Use	FSI	FSI
1	28104	Processing	Industrial	1,07,598.40	3.8285
2	5141	Processing	Open Spaces		
3	9064	Processing	Open Spaces		
4	1252	Processing	Open Spaces		
5	1855	Processing	Amenities		
6	41391	Processing	Industrial	1,18,519.19	2.8634
7	14085	Processing	Open Spaces		
8	33048	Processing	Utilities		
9	75649	Non-Processing	Residential	1,28,225.38	1.6950
10	6381	Non-Processing	Commercial		
11	3609	Non-Processing	Utilities		
12	2905	Non-Processing	Amenities		
13	5297	Processing	Amenities		
14	15202	Non-Processing	Residential		
15	8993	Non-Processing	Open Spaces		
16	8102	Non-Processing	Utilities		
17	1049	Non-Processing	Open Spaces		
18	33312	Non-Processing	Residential	87781.06	2.6351
19	12760	Non-Processing	Amenities	9461.48	0.7415
20	9144	Processing	Open Spaces		
21	19421	Non-Processing	Open Spaces		
22	25360	Processing	Industrial		
23	6379	Processing	Open Spaces		
24	12274	Processing	Open Spaces		
25	845	Non-Processing	Open Spaces		
26	4685	Processing	Open Space		
A	15650	Processing	Roads		
B	21046	Non-Processing	Roads		
C	17710	Non-Processing	Roads		
D	16636	Processing	Roads		
Total	456349			4,51,585.51	

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ANNEXURE-A

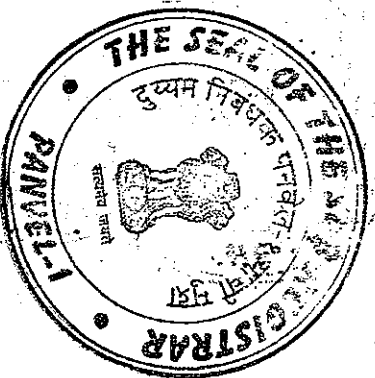
The BUA/FSI as per previously approve building plans and newly propose building plansfor Sector Specific SEZ for Services Proposal at Village- Bhokarpada (Taluka- Panvel) and Panshil and Talegaon (Taluka- Khalapur)

- Total Net area of the SEZ as per approved layout for the purpose of calculation of FSI is 4,53,469.00 sqm.
- BUA in Processing zone
 Approved BUA of D&E = 1,18,445.35 sqm. (Letter no. MIDC/ROT-1/4231/2010 dt. 27/10/10)
 Proposed BUA of D&E = 73.84 sqm.
 Proposed BUA of
 2 office buildings = 1,07,598.40 sqm.
 Total BUA in Processing Zone = 2,26,117.59 sqm. i.e. FSI 0.499
- BUA in Non-Processing zone
 Approved BUA of 11 Residential buildings = 1,21,090.395 sqm. (Letter no. MIDC/ROT-1/4079/2010 dt. 13/10/10)
 Revised addl. BUA of 11 Residential buildings = 7134.985 sqm.
 Proposed BUA of 5 Residential Buildings = 87781.06 sqm.
 Proposed BUA of Club House = 9461.48 sqm.
 Total = 2,25,467.92 i.e. FSI 0.497
- Total BUA in Processing Zone and Non Processing Zone is 4,51,585.51 sqm i.e. FSI 0.996 < 1.00. Hence, O.K.
- Thus, BUA under Processing Zone is 50.98% and BUA under Non-Processing Zone is 49.02%. Thus, BUA in Processing Zone is not less than 50% of total BUA. Hence, O.K.

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 Regional Officer,
 MIDC, Thane-4



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

No. MIDC/ROT-1/ 755

Regional Office, Thane-1
MIDC, Thane Region,
Office Complex Bldg.,
Wagle Estate, Thane
Date- /02/2016

11 MAR 2016

To,
M/s Persipina Developers Pvt Ltd,
Hiranandani Communities,
Alpha Building, 11th Floor, Main Street,
Hiranandani Gardens, Powai,
Mumbai-400076.



Sub: - Sector specific SEZ for services at village Bhokarpada
(Tal Panvel) & Panshil and Talegaon (Tal Khalapur), Dist-
Raigad....

- Ref: - 1) Your letter no PBPL/PL-SEZ/MIDC-OC/68/2016
dated 25/02/2016.
2) This office letter No MIC/ROT1/8014/2012 dated
25/07/2012.

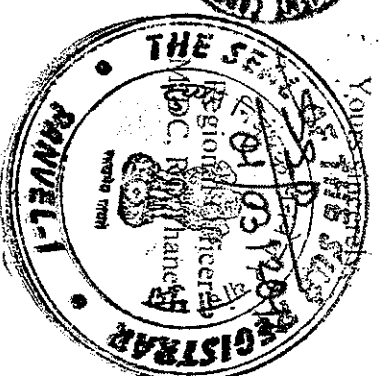
Sir,

This office has issued Commencement Certificate/building permit for proposed development at Sector Specific SEZ at village Bhokarpada (Tal Panvel) & Panshil and Talegaon (Tal Khalapur), Dist-Raigad vide letter under reference 2. You have applied for revalidation of Commencement Certificate/building permit for three years vide letter under ref 1

Now, you have paid Rs.3000/- for revalidation charges vide receipt no. 002945 dated 26/02/2016 to renew the Commencement permit. Commencement Certificate/building permit issued under reference 2 is revalidated further from 25/07/2013 to 24/07/2016.

This is for your information please.
Thanking you.

Copy of building permit issued under ref 1	
26/02/2016	20916
944	1232



Copy submitted for information
Hon. Chief Planner, MIDC

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A GOVERNMENT OF MAHARASHTRA UNDERTAKING)

No MIDC/R.O./Thane-1/Bldg Plans Approval/ 3219 2017

Regional Office, Thane-1
MIDC, Thane Region (I)
Office Complex Bldg, 1st Floor
Near Wagle Estate Oerroi Naka
Thane-400 604
Date

13 OCT 2017



To,
M/s Persipina Developers,
Alpha Building, 11th Floor, Main Street,
Hiranandani Gardens, Powai,
Mumbai-80.

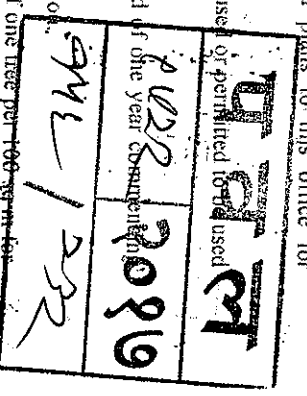
Subject:- Approval of revised/amended building plans of 8 Residential Buildings (Viz Selene, Flora, Artemis, Venus, Orion, Hera, Vesta & Zeus) and Retail C-C-Convenience Shopping in notified SEZ of 130.83 ha in non processing zone of sector specified SEZ for services on Plot no. 62/0 Part, 65/1B Part, 65/2 Part, 66/0, 67/0 Part & 68/0 Part at village Bhokarpada (Taluka-Panvel) in Raigad District.

- Reference:-** 1) Your letters/plans submitted vide letter no. PDP/PL-SEZ/MIDC-ACC/172017 dated 09/08/2017
2) This office CC Revaluation letter no. MIDC/ROT-1/1259 dated 08/05/2017
3) This office letter no. MIDC/R.O./Thane-1/Building Plans Approval/1282/2016 dated 22/04/2016

Dear Sir,

With reference to your above stated application for Building Plan Approval, the revised building plans for previously approved 8 residential buildings (Viz Selene, Flora, Artemis, Venus, Orion, Hera, Vesta & Zeus) with BUA 112086.909 sq.m. and convenience shopping with BUA 2491.448 sq.m. (Total BUA of Sector C is 114578.357 sq.m.) in non processing zone of sector specific SEZ for services at Villages Talegaon, Panshi (Taluka- Khalapur) and village Bhokarpada (Taluka-Panvel) in Raigad District are approved subject to following conditions

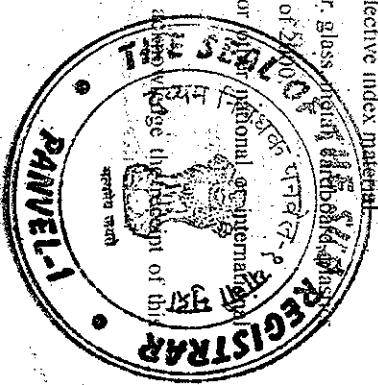
- 1) In case of approval to the modified plans, the earlier approval to the building plans of 5 Residential Buildings (Venus, Orion, Artemis, Selene and Flora) and 3 Residential Buildings (Hera, Vesta and Zeus) and convenience shopping granted vide letter No. MIDC/R.O./Thane-1/Building Plans Approval/1282/2016 dated 22/04/2016 from this office are treated as cancelled. The drawings approved now supersede the previously approved drawings. You are requested to return the cancelled plans to this office for cancellation and record.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or used by any person until occupancy permission has been granted.
- 3) The commencement certificate /building permit shall remain valid for a period of one year from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) Minimum two trees in plots of 200 sq m and such number of trees at the rate of one tree per 100 sq m in plot more than 200 sq m in area shall be planted and protected.
- 6) The status of Built up areas and FSI of the previously approved building plans and new building plans is enclosed at Annexure A. The status of plot wise Built up areas and FSI in enclosed at Annexure-B.
- 7) All necessary respective approvals/NOC's shall be obtained from following authorities:
A) Civil Aviation Department
B) MPCB
C) NA permission from Collector Raigad
D) Director of Industries and any other authority as may be applicable



- 23) The provision of rain water harvesting scheme shall be made as per directives of Government of Maharashtra under section 154 of MR and TP Act, 1966 and shall have one or more rain water harvesting structures having adequate capacity considering the plot area shall be designed and constructed. Owner shall ensure that the rain water harvesting structures are maintained in a good condition for storage of water at all times. SPA may impose a levy not exceeding Rs 1000/- per annum for every 100 sq m built up area for not providing or not maintaining rain water harvesting structure as required under these regulations. Treated waste water shall be reused for landscaping, flushing and air conditioning requirement.
- 24) No vehicles of employees, residents and visitors shall be parked outside of the plot premises.
- 25) The existing trees on the plot shall not be destroyed or removed. If there are existing trees within proposed development, the same shall be uprooted or replanted within plot after obtaining approval from competent authorities.
- 26) Silt/basement floor proposed shall be used for parking and storing of non hazardous material or as mentioned in the D C Regulations. No other activities are permitted.
- 27) The layout of electrical installation shall be got approved from the concerned Electrical Inspector before installation and once the work is completed the concerned authority shall be informed accordingly before commissioning. Certified copy of approval shall be submitted to this office after completion and commissioning. All the provisions under Energy Conservation Act, 2001 shall be followed.
- 28) Passenger and goods lifts (service lifts) shall be got approved from the concerned lift inspector /electrical inspector and copy of the approval shall be submitted to this office. It is advisable to plan smaller capacity lifts adjacent to large capacity lifts passenger lifts which can be operated in non peak hours so that power consumption can be reduced and electrical energy could be saved.
- 29) Neither the grant of commencement certificate nor the approval of the drawing and specifications nor inspection made by MIDC during the carrying out of the development shall in any way relieve the applicant of his responsibility for carrying out the development in accordance with the requirements of Revised D C Regulations of MIDC.
- 30) In case, if any discrepancy or variation is observed in this approval, in regards to the various provisions of the relevant rules, the same shall be got cleared from the undersigned and then only construction /development work shall be commenced otherwise the responsibility of the same shall be with the owner.
- 31) You shall obtain consents from MPCRA, if you propose to construct sewage treatment plant subsequently if applicable as per rules. It is necessary to recycle/reuse the treated water for gardening and flushing. Since you shall be constructing and operating sewage treatment plant, necessary provision for separate storage and lines for treated water shall be proposed, so that it is reused/recycled.
- 32) You are advised to complete formalities of insurance of the building under reference from insurance company of Govt. of Maharashtra or other reputed insurance companies.
- 33) You shall submit valid application for obtaining occupancy certificate at least one month prior to proposed date of occupation along with all the documents including final the NOC from MIDC's Fire Department, to this office which shall be exclusively noted.
- 34) Street lighting, Water heating, direction signage, traffic lights, blinker should be provided by the owner energy as per Energy Conservation Act, 2002.
- 35) 100 % organic waste generated within SEZ should be vermin composted or used for in-situ power generation like Bio mass /Bio gas.
- 36) 50% net roof area should be covered with vegetated roof of high solar reflective index material.
- 37) You shall provide common storage area for recyclable waste such as paper, glass, metal, etc. in the building and organic waste. Garbage segregation shall be as per Solid Waste Rules of 2000.
- 38) Owner shall obtain and produce Green -certificate from IGBC, TERI or other national organizations or organization at the design stage.
- You are hereby requested to take necessary action accordingly. Please do not delay in the receipt of this letter.



Final NOC at
 MIDC
 23/02/2019
 232
 232



Enclosed :-

1. One set of drawings of 8 residential buildings (Viz Selene, Flora, Artemis, Venus, Orion, Hera, Vesia & Seus) and convenience shopping in non processing zone of sector specific SEZ for services at Villages Talegaon, Panshil (Taluka- Khalapur) and village Bhekarpada (Taluka- Panvel) in Raigad District.
2. Annexure-A
3. Annexure-B



Special Planning Authority
Regional Officer (Thane-1) MIDC

Handwritten signature and date:
19/11/2017

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ANNEXURE-B

The position of FSI in the approved layout of sector specific SEZ for services proposed at Villages Bhokarpada (Tal-Panvel) and Panshil, Talegaon (Tal-Khalapur) Dist Raigad.

The net area after deducting natural water course is 453469.00 sq m.

Plot no	Area in sq m	Processing/non processing	Land use	Name of the Building	BUILT UP AREA	FSI
1	28104	Processing	Industrial	A and B	107598.40	3.8286
2	5141	Processing	Open space			
3	9064	Processing	Open space			
4	1252	Processing	Open space			
5	1855	Processing	Amenity			
6	41391	Processing	Industrial	Edinburgh & New Castle (D and E)	116878.00	2.8237
7	14085	Processing	Open space			
8	33048	Processing	Utilities			
9	75469	Non processing	Residential	11 Residential Buildings + Shopping SECTOR A	109564.21	1.4483
10	6381	Non processing	Commercial			
11	3609	Non processing	Utilities†			
12	2905	Non processing	Amenity			
13	5297	Processing	Amenity			
14	15202	Non processing	Residential			
15	8993	Non processing	Open space			
16	8102	Non processing	Utilities			
17	1049	Non processing	Open space			
18	33312	Non processing	Residential	8 Residential Buildings + Shopping SECTOR C	114578.357	3.44
19	12760	Non processing	Amenity			
20	9144	Processing	Open space			
21	19421	Non processing	Open space			
22	25360	Processing	Industrial			
23	6379	Processing	Open space			
24	12274	Processing	Open space			
25	845	Non processing	Open space			
26	4685	Processing	Open space			
A	15650	Processing	Roads			
B	21046	Non processing	Roads			
C	17710	Non processing	Roads			
D	16636	Processing	Roads			
TOTAL	456349.0				448618.97	0.98



Special Planning Authority
Regional Officer (Zone-1) MIDC

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ANNEXURE-A

The built up area /FSI as per previously approved building plans and newly approved plans for sector specific SEZ for services proposed at at Villages Bhojanpada (Tal-Panvel) and Panshi, Talegaon (Tal-Khalapur) Dist Raigad

- Total net area of the SEZ as per approved layout for the purpose of calculation of FSI is 4,53,469.00 sq.m.

- BUA in processing zone

Previously Approved BUA of D and E (now Edinburgh & New Castle) = 11561.46 sq.m.

Revised BUA of Edinburgh & New Castle = 116878.00 sq.m.

Approved BUA of A and B = 107598.40 sq.m.

Total BUA in Processing Zone = 224476.40 sq.m.

- BUA in non processing zone

Approved BUA of Sector A of 11 Residential Buildings = 107981.81 sq.m.

Approved BUA of Sector A Convenience Shopping = 1582.40 sq.m.

Total Approved BUA of Sector A = 109564.21 sq.m.

Approved BUA of Sector C of 8 Residential Buildings = 105741.15 sq.m.

Approved BUA of Sector C Convenience Shopping = 2474.33 sq.m.

Total Previously Approved BUA of Sector C = 108215.48 sq.m.

Revised BUA of Sector C of 8 Residential Buildings = 112086.909 sq.m.

Revised BUA of Sector C Convenience Shopping = 2491.448 sq.m.

Revised Total BUA of Sector C = 114578.36 sq.m.

Revised Total BUA in Non Processing Zone = 224142.57 sq.m.

- Total built up area in Processing Zone and Non Processing Zone is 448618.97 sq.m.

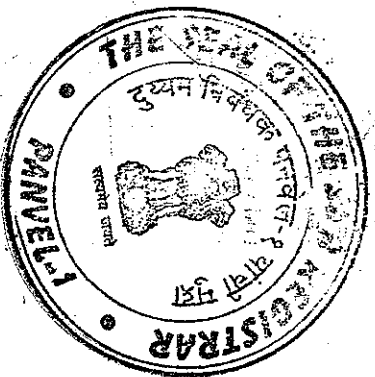
- Thus, Built up area under processing zone is 224476.40 sq.m. and Built up area under Non Processing zone is 224142.57 sq.m. Thus Built up area in processing zone is not less than 50 % of total BUA/Hence OK.

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Special Planning Authority
Regional Office (Thane-1) MIDC

992P
13/11/2017



Annexure E

CHAPHEKAR AND CO. ADVOCATES AND SOLICITORS

ANANT R. CHAPHEKAR
SR. SOLICITOR & ADVOCATE-ON-RECORD, SUPREME COURT OF INDIA

Address: Block No.11-12, 166-D,
'Satyagnad' Dr. Ambedkar Road,
Hindi Colony, Dadar (East),
Mumbai - 400 014.

Resl: 022-2414 4416
Mobile : 9819256445
E-Mail : anantchapekar@hotmail.com

To,
Persipina Developers Pvt. Ltd,
514, Dalamal Towers,
Nariman Point,
Mumbai - 400 021

Legal Scrutiny Report in respect of agricultural lands admeasuring about 588 Acres, situated in the Villages of Bhokarpada and Barwal of Taluka Panvel and Villages of Ris, Panshil and Talegaon of Taluka Khalapur, District Raigad, as per Schedule annexed hereunder and originally belonging to Sunny Vista Realtors Pvt.Ltd. [hereinafter referred to as the "said Lands"].

1. In the year 2006 and 2007, we in our capacity as Partners of M/s. M. Y. Kini & Co., Advocates and Solicitors, were engaged for Legal Scrutiny of the said lands admeasuring 588 Acres and for which we have already issued from time to time, Title Certificates in respect of said lands, as and when these lands were procured phase wise. In our Title Certificates, we have stated that the lands procured have clear and marketable title without any encumbrances of whatsoever nature in the said five villages in and around Panvel, admeasuring about 588 Acres out of which 349.57 Acres is within SEZ area and the balance land admeasuring 238.42 acres is within Non-SEZ area. The said lands were procured in the name of three different companies i.e. :-

- (i) Sunny Vista Realtors Pvt. Ltd.
- (ii) Caviana Constructions Pvt. Ltd. (since amalgamated with Sunny Vista) and

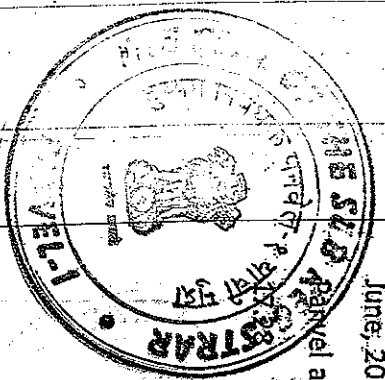
588	349.57	238.42
993	1	232



(iii) Fiona Constructions Pvt. Ltd. (since amalgamated with Sunny Vista)

2. Basically, all these lands were originally 'agricultural lands', owned by diverse landowners, situated in five different villages in and around Panvel and after going through land records maintained by the Revenue Dept. of these diversified land owners, viz. Certified 7/12 Extract, relevant mutation entries, Plk Pahani, Search Report issued by the Advocates after inspection of Index-II Register maintained in the Office of the Sub-Registrar of Assurances, various registered deeds and documents of the Vendors, Public Notices issued in the local newspaper in English and in vernacular language through Advocate A K Mahajan, also obtained Report from Adv. AK Mahajan and after going through various tests, we have issued the Title Certificates in respect of the said lands. The said lands and the purchase transactions connected therewith were mainly governed under the Bombay Tenancy and Agricultural Lands Act, 1948 hereinafter referred to as the "said Act".

3. At the same time, Sunny Vista Realtors Pvt. Ltd. submitted three different Applications on various dates to the Office of the Directorate of Industries for purchase of agricultural lands which includes the said lands in the said five villages, first such Application was filed on 4th September, 2006 for land situated in Village Bhokarpada, admeasuring about 104.11 hectares, the permission was granted under No. DI/Land/Permission/330/2006/A-31947 on 17th October, 2006 for setting up Multi Services (IT and ITES) SEZ and this permission was further extended under Reference No. DI/Land/Permission/330(2006)/2009/B-13855 on 04th May, 2009. The Second such Application was filed on 20th August, 2007 for land situated in the Villages of Panshil, Ris and Talegaon, Taluka Khalapur, admeasuring about 199.50 hectares, the permission was granted under No. DI/Land/Permission/397/2007/B-29020 on 19th October, 2007 for setting up Multi Services SEZ and the Third Application was filed on 26th June, 2008 for land situated in the Villages of Barwal and Bhokarpada of Taluka Panvel and Villages of Ris and Talegaon of Taluka Khalapur, admeasuring about hectares, the permission was granted under No.



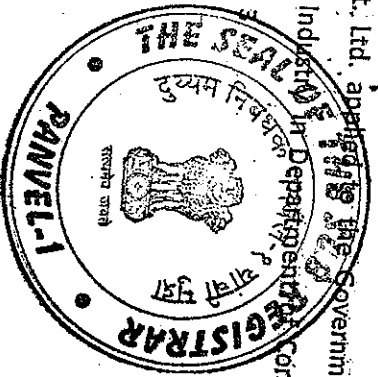
DY/Land/Permission/493/2008/B-34786 on 9th September, 2008 for setting up Industrial Park. The said Permissions were granted under Bombay Tenancy and Agricultural Lands Act 1948, as per the amended Section 63 (I) A (ii), and on the basis of the aforesaid applications, the Directorate of Industries of the local Government granted 'Permission' under the said Act for purchase of agricultural lands on the terms and conditions recorded in the said Permissions.

4. Pursuant to the said Permissions, agricultural lands were purchased by the aforesaid Sunny Vista Realtors Pvt. Ltd., Caviana Constructors Pvt. Ltd. and by Fiona Constructors Pvt. Ltd.

5. Later on in or around 2008, these three land owning Companies filed Company Petitions, one by aforesaid Caviana Constructors Pvt. Ltd., which is numbered as Company Petition No. 83 of 2008, second Application filed by Fiona Constructors Pvt. Ltd. which is numbered as Company Petition No. 84 of 2008 and third Application filed by Sunny Vista Realtors Pvt. Ltd. which is numbered as Company Petition No. 85 of 2008 before the Original Side of the Bombay High Court, whereby Justice A. M. Khanvilkar, approved the Scheme of Amalgamation of Caviana Constructors Pvt. Ltd. and Fiona Constructors Pvt. Ltd. with Sunny Vista Realtors Pvt. Ltd., by passing three different Orders, all dated 14th March, 2008. Under the said amalgamation Orders, all the assets and properties including the said agricultural lands, owned by Caviana Constructors Pvt. Ltd. and Fiona Constructors Pvt. Ltd. have been transferred in favour of Sunny Vista Realtors Pvt. Ltd. under the provisions of Sections 391 to 394, of Companies Act, 1956 without any further order and transferred and vested in the name of Sunny Vista Realtors Pvt. Ltd. as the Transferee Company as a going concern so as to become the assets and liabilities of Sunny Vista Realtors Pvt. Ltd.

6. We also find that during the aforesaid period on or around 16th June, 2007, the aforesaid Sunny Vista Realtors Pvt. Ltd. applied to the Government of India under Ministry of Commerce and Industries for the Department of Commerce and

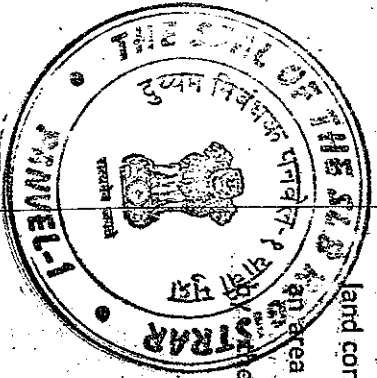
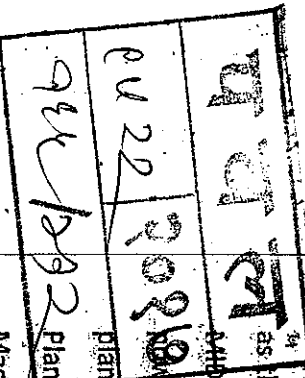
924/232	924/232
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submitted an Application for the 'development, operation and maintenance' of the Sector Specific Special Economic Zone for services sector at Panvel. The said Application was made in June 2007 and after due process, Ministry of Commerce and Industries, Udyog Bhavan, New Delhi "granted formal approval" to Sunny Vista's proposal for the Sector Specific SEZ for service sector as stated in the said Application on the terms and conditions recorded in their Approval of 15th October, 2007 and which is further Gazetted in the Gazette of Central Government under SO No. 514(E), dated 19th February, 2009. The said Application was for an area of lands of about 139.83 hectares, situated in the Villages of Talegaon and Panshil of Taluka Khalapur and Village Bhokarpada of Taluka Panvel, District Raigad. Similar such formal approval for additional area of 103.2 hectares at Village Bhokarpada was also granted by the said Ministry by another earlier Order of 22nd August, 2006 on certain terms and conditions recorded therein.

7. In the meantime, the Ministry of Commerce and Industry under its Notification No. SO No. 514(E), dated 19th February, 2009, under Section 4(i) of SEZ Act, 2005, read with SEZ Rules 2006, had also 'notified' an area of 139.83 hectares of land from Villages of Talegaon, Panshil and Bhokarpada for being developed by Sunny Vista Realtors Pvt. Ltd. On the basis of the aforesaid Order, Government of Maharashtra, Urban Development Department, had also under Section 40 of Maharashtra Regional Town Planning Act 1966, appointed by Resolution dated 2nd September, 2009, Maharashtra Industrial Development Corporation (MIDC) as their 'Special Planning Authority' for the aforesaid SEZ project. Accordingly, MIDC also completed the procedure laid under the MIDC Act and delegated the powers to the Director of Town Planning, Pune, to accord sanction for various planning proposals Phase wise. On the basis of this, the said Director of Town Planning, Pune, sanctioned Phase-I plan on 21st June, 2010, approved also the Master Plan under Order dated 13th October, 2010 and also further status of land converted from Agriculture to Non-Agriculture in all out of 139.83 hectares in an area measuring approximately 45.63 Hectares converted for NA purpose under the District Collector Raigad, Alibaug by Order bearing No.



GOM/LNA1(B)/SR111/2009, dated 11th October, 2010 and revised permission bearing No. GOM/LNA1(B)/SR145/2011, dated 15th September, 2012. The building plan of buildings A, B-1, B-1A, B-2, C-1, C-2 in 'non processing zone of Sector Specific was also granted by aforesaid MIDC on 13th October, 2010.

8. On the basis of these various aforesaid Permissions, Orders and further extensions in respect of these Orders, Sunny Vista Realtors Pvt. Ltd. began developing the project in SEZ area of 139.83 hectares in phase wise manner i.e. developing 45.63 Hectares as per the sanctioned plans approved by MIDC. For monetary support, Sunny Vista Realtors Pvt. Ltd. applied to the Financial Institutions for sanction of various loans for development of Project as per the sanctioned Plans i.e. development of infrastructure, construction of various residential buildings, etc. on the said land. It is observed that some buildings are constructed wherein civil work is completed and some are still under construction.

9. As aforesaid, Sunny Vista Realtors Pvt. Ltd. applied for a 'loan' of about Rs.650 crores in respect of setting up this entire project to a 'Consortium' of four financial institutions viz., (1) Punjab National Bank, (2) LIC Housing Finance Limited, (3) UCO Bank and (4) Andhra Bank. The aforesaid loan amount which these four financial institutions agreed to grant to Sunny Vista Realtors Pvt. Ltd. and Sunny Vista Realtors Pvt. Ltd. agreeing to create 'first equitable mortgage' in respect of these lands admeasuring about 588 Acres situated at the aforesaid five villages in and around Panvel. It further appears that construction of infrastructure and the said buildings continued in 2011 and upto 2012. Sunny Vista Realtors Pvt. Ltd. defaulted in repayment of instalments to these Financial Institutions; LIC re-scheduled the loan with moratorium period of 1 more year. Having failed to service the loan inspite of various notices, these Financial Institutions declared said Loan as Non-Performing Assets (NPA) Accordingly, Statutory Notices under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 hereinafter referred to as the SARFAESI

in moratorium period of 1 more year.
in violation of these Financial Institutions declared said Loan as Non-Performing Assets (NPA) Accordingly, Statutory Notices under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 hereinafter referred to as the SARFAESI



Act" were issued by the lenders to Sunny Vista Realtors Pvt. Ltd.. The necessary Notice required to be given under Section 14(2) and 14(3) of the SARFAESI Act were issued by the said Consortium to Sunny Vista Realtors Pvt. Ltd. and after the expiry of 60 days under the SARFAESI Act, the said Consortium of four financial institutions took symbolic physical possession of the entire project Inter alia, which includes the said land.

10. As required under the provisions of SARFAESI Act, the leader of Consortium Punjab National Bank had published advertisements for sale of the said lands, building, structures, installations, erections, fixtures and fitting existing on the said land for Public e-auction.

11. As already initially stated, as regard to the Marketable Title to the said lands, we have issued Title Certificates in respect of the said lands, admeasuring about 588 Acres at that time in the name of three different companies, while issuing the said Certificates, we have completed all the formalities which are required to be done as the buyer, through leading Advocate of Thane / Panvel, Mr. Sadanand Karnik, we engaged his services to take 'Search' of the aforesaid lands in the Office of the Sub-Registrar of Assurances for the period for 30 years and obtained "Search Report", simultaneously Adv. A K Mahajan, issued various Public Notices in Daily local newspapers about the said lands calling for objection, no such objections were filed with Adv. A K Mahajan, for which Adv. A K Mahajan has issued negative reports.

The aforesaid transactions which we have referred above in the previous paragraphs appeared to have been duly registered from 2008 onwards in favour of Sunny Vista Realtors Pvt. Ltd. and further it has been mutated in their favour in the land revenue records, thus they are the legal owners of the aforesaid lands pursuant to the various Permissions and Orders granted by the various Departments of the Central and State Government.



13. The public e-auction under the provisions of SARFAESI Act 2002 has been held and you the present Company, Persipina Developers Pvt. Ltd., (Persipina) took part in the E-Auction process and have been declared to be the highest bidder in the said public e-auction and on payment of auction price, the Punjab National Bank the Consortium Leader executed a Sale Certificate in respect of the said land admeasuring 588 acres alongwith the structures existing therein in favour of Persipina on 30th October, 2014 which is free from encumbrances except the terms mentioned in the e-auction notice.

14. As required under the provisions of SARFAESI Act, 2002, we also understand the 'Sale Certificate' has also been issued and signed by the Authorised Officer of Lead Bank Punjab National Bank on terms and conditions recorded therein, at Mumbai on 30th October, 2014. We further understand that the original has been handed over to you for administrative acts which are in the process of being properly stamped and for proper registration at the concerned Sub-Registrar at Panvel.

15. On acquisition of aforesaid land and structures existing therein through E-auction, Persipina approached the financial Institution for obtaining construction finance on the said land, Persipina mortgaged the said land and the structures existing therein with consortium of ICICI Bank and Standard Chartered Bank and IDBI Trusteeship Services Ltd. acting as the custodian of all security documents. As per the arrangement between the mortgagor and the mortgagee any allottee/ customer for a flat/s in any building in the said Project shall be made subject to obtaining NOC from the said Bank with a precondition that all consideration in respect of the flat shall be deposited in Escrow Account of Persipina maintained with the Standard Chartered Bank.

<p>1022</p>	<p>232</p>
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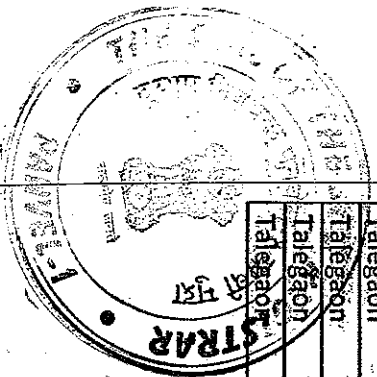
It is therefore, clear to us that the title in respect of the aforesaid lands admeasuring about 588 Acres near Panvel is clear and marketable and clear from all reasonable doubts.



The Schedule above referred to -

Name of the Village	Survey No.	Area (in acres)
Talegaon	5/1	53.79
Talegaon	54/1	68.99
Talegaon	53/1	54.66
Talegaon	46/1	0.77
Talegaon	48/18	2.82
Talegaon	47/5	1.43
Talegaon	47/8	1.16
Talegaon	47/6b	1.01
Talegaon	47/7	1.11
Talegaon	35/1	0.62
Talegaon	35/6	0.44
Talegaon	35/9	0.27
Talegaon	35/8	0.62
Talegaon	35/7	0.17
Talegaon	37/1A	6.00
Talegaon	38/2	0.77
Talegaon	38/3	0.42
Talegaon	38/9	0.32
Talegaon	38/12	0.12
Talegaon	37/18	7.12
Talegaon	40/1	0.57
Talegaon	40/2	1.33
Talegaon	40/5A	0.47
Talegaon	40/5B	0.40
Talegaon	40/4	1.21
Talegaon	40/6	0.22
Talegaon	40/11	0.54
Talegaon	40/12	0.32
Talegaon	40/13	0.17
Talegaon	40/17	0.20
Talegaon	40/18	0.35
Talegaon	41/2	0.72
Talegaon	41/1A	0.12
Talegaon	41/1B	0.57
Talegaon	41/1C	0.72
Talegaon	43/9	0.25
Talegaon	43/1	0.52
Talegaon	43/4	0.17
Talegaon	43/5	0.32

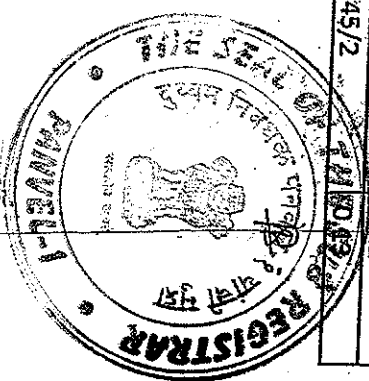
Name of the Village	Survey No.	Area (in acres)
Bhokarpada	69	1.41
Bhokarpada	68	5.98
Bhokarpada	71	0.54
Bhokarpada	62	2.82
Bhokarpada	59/1	5.41
Bhokarpada	57/1	2.67
Bhokarpada	57/2	1.90
Bhokarpada	57/3B	1.26
Bhokarpada	57/4	0.89
Bhokarpada	58/1a	4.40
Bhokarpada	58/1b	2.03
Bhokarpada	58/2	1.14
Bhokarpada	54/2A	1.01
Bhokarpada	61/1	2.55
Bhokarpada	61/2+3A	1.75
Bhokarpada	52	6.47
Bhokarpada	51	3.90
Bhokarpada	61/6	1.31
Bhokarpada	35	3.01
Bhokarpada	37	1.56
Bhokarpada	38	1.14
Bhokarpada	34/2A	1.04
Bhokarpada	34/2B	1.04
Bhokarpada	33	2.37
Bhokarpada	34/1	2.30
Bhokarpada	30/2	4.89
Bhokarpada	30/1B	5.81
Bhokarpada	24/1A	1.46
Bhokarpada	25/1	0.37
Bhokarpada	25/3	1.68
Bhokarpada	25/4	0.72
Bhokarpada	29/1	0.15
Bhokarpada	29/2	0.10
Bhokarpada	29/3	0.10
Bhokarpada	29/4	1.14
Bhokarpada	28/3	0.64
Bhokarpada	28/2	3.63
Bhokarpada	28/1	0.69
Bhokarpada	122	12.90



Handwritten notes and signatures in the top right corner, including '9/22', '9/20', and a signature.

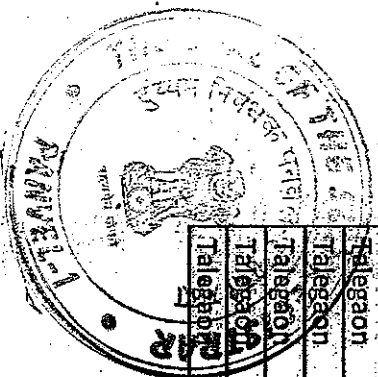
Panshil	6	5.41
Panshil	16	5.83
Panshil	17/1	1.98
Panshil	17/2	2.37
Bhokarpada	65/1A	2.13
Bhokarpada	65/1B	2.08
Bhokarpada	66	1.46
Bhokarpada	67	1.95
Bhokarpada	65/2	1.09
Bhokarpada	74/6	0.44
Bhokarpada	74/4B	2.79
Bhokarpada	74/2	0.12
Panshil	5/1A	1.05
Panshil	5/1B	0.70
Panshil	5/2	0.73
Panshil	5/4A	0.39
Panshil	10/2	0.12
Panshil	13/2	0.21
Panshil	26/3	0.65
Panshil	28/2	0.79
Panshil	30/1	1.18
Panshil	30/3	0.65
Panshil	33/1	1.16
Panshil	33/2	0.75
Panshil	36/1	1.29
Panshil	41/1	0.88
Panshil	44/1	0.82
Panshil	45/2	2.13
Panshil	48/2	1.11
Panshil	54/1	0.99
Panshil	54/2B	2.78
Panshil	54/5	0.11
Panshil	54/7	1.58
Panshil	57/2	0.05
Panshil	59/2	0.04
Panshil	59/3	0.14
Panshil	59/4	0.29
Panshil	63/8	0.73
Panshil	63/9	1.00
Panshil	63/10	0.65
Panshil	63/12	1.40
Panshil	63/14	6.82
Panshil	65/0	6.10
Panshil	68/1	2.58

Bhokarpada	117	1.28
Bhokarpada	109/2	0.44
Bhokarpada	116/2	1.43
Bhokarpada	111	1.28
Bhokarpada	116/1A	0.94
Bhokarpada	116/1B	0.84
Bhokarpada	109/1	2.05
Bhokarpada	109/3	0.79
Bhokarpada	109/8A	0.69
Bhokarpada	109/8C	0.25
Bhokarpada	105	0.49
Bhokarpada	102	1.43
Talegaon	33/9A	0.58
Talegaon	34/10 (34/11)	0.06
Talegaon	34/10 (34/11)	0.06
Talegaon	34/10 (34/11)	0.06
Talegaon	34/5	0.60
Talegaon	35/5	0.03
Talegaon	35/5	0.03
Talegaon	35/5	0.03
Talegaon	36/2	0.70
Talegaon	36/3	0.05
Talegaon	36/3	0.05
Talegaon	36/3	0.05
Talegaon	36/3	0.05
Talegaon	38/1	0.40
Talegaon	38/11A	0.45
Talegaon	38/13	0.45
Talegaon	38/4	0.30
Talegaon	38/5	0.35
Talegaon	38/8	0.38
Talegaon	39/3	0.40
Talegaon	39/4	0.18
Talegaon	39/6	0.18
Talegaon	39/7	1.00
Talegaon	40/10	0.23
Talegaon	40/14	0.33
Talegaon	40/15	0.35
Talegaon	40/16	0.20
Talegaon	40/8	0.20
Talegaon	40/9	0.18
Talegaon	43/1	0.18
Talegaon	43/1	0.18
Talegaon	45/2	0.13
Talegaon	45/2	0.13



Panshill	68/2	3.49
Panshill	69/1	3.55
Panshill	69/2	1.13
Panshill	70/1	0.40
Panshill	70/4	0.88
Panshill	70/5	0.75
Panshill	70/6	0.70
Panshill	70/7	0.70
Panshill	70/8	1.28
Panshill	70/9	0.88
Panshill	70/10	3.90
Panshill	70/11	1.75
Panshill	70/12	9.60
Panshill	71/0	1.30
Panshill	72/1	1.18
Panshill	72/2	1.70
Panshill	75/0	0.55
Panshill	76/4	0.30
Panshill	80/0	0.95
Panshill	81/1	1.55
Panshill	81/2	0.65
Panshill	83/2	1.33
Panshill	83/3	0.50
Panshill	84/0	1.15
Panshill	85/1	1.05
Panshill	85/2	0.40
Panshill	85/3	2.50
Panshill	85/4	0.40
Panshill	85/5	1.35
Panshill	86/0	0.28
Panshill	87/0	0.35
Panshill	95/0	2.65
Panshill	97/1	0.25
Panshill	99/0	0.77
Panshill	104/3A	0.65
Panshill	119/0	0.01
Talegaon	1/2	0.73
Talegaon	4	0.56
Talegaon	4/7	0.56
Talegaon	4/7	0.56
Talegaon	9/13	0.03
Talegaon	11/9	0.43
Talegaon	11	0.28

Talegaon	45/2	0.13
Talegaon	45/8	0.08
Talegaon	45/8	0.08
Talegaon	45/8	0.08
Talegaon	48/7	0.08
Talegaon	50/6	0.68
Talegaon	51/5	0.40
Talegaon	51/7	0.68
Ris	7	0.78
Ris	7	0.73
Ris	52	0.75
Ris	52	1.11
Ris	52	0.08
Ris	53	1.20
Ris	54	0.03
Ris	55	1.69
Ris	55	0.11
Ris	56	2.63
Ris	58	3.31
Ris	58	1.14
Ris	58	0.40
Ris	58	0.26
Ris	75	1.05
Ris	81	2.74
Ris	81	1.30
Ris	81	0.40
Ris	81	0.70
Ris	82	1.38
Ris	85	0.65
Ris	86	0.79
Ris	86	1.14
Ris	86	0.36
Ris	86	0.48
Ris	86	0.05
Ris	86	0.86
Ris	86	0.10
Ris	87	1.83
Ris	87	1.34
Ris	88	0.10
Ris	89	1.68
Ris	94	5.60
Ris	95	0.90
Ris	95	2.57
Ris	96	5.01



11/11/20
 10/22/20
 10/22/20
 10/22/20

Talegaon	28/8	0.24
Talegaon	29/3	0.07
Talegaon	29/3	0.07
Talegaon	29/3	0.07
Talegaon	29/9	0.03
Talegaon	29/9	0.03
Talegaon	29/9	0.03
Talegaon	29/13	0.03
Talegaon	29/13	0.03
Talegaon	29/13	0.03
Talegaon	29/15	0.53
Talegaon	29/16	0.11
Talegaon	29/16	0.11
Talegaon	29/16	0.11
Talegaon	32/1	0.58
Talegaon	32/7	0.08
Talegaon	32/7	0.08
Talegaon	32/7	0.08
Talegaon	32/8	0.48
Talegaon	32/10	0.80
Talegaon	32/11	0.28
Talegaon	32/12	0.23
Talegaon	32/14	0.13
Talegaon	32/15	0.35
Talegaon	32/16	0.28
Talegaon	32/17	0.28
Talegaon	33/1	0.78
Talegaon	33/5	0.16
Talegaon	33/5	0.16
Talegaon	33/5	0.16
Talegaon	33/6	0.03
Talegaon	33/6	0.03
Talegaon	33/6	0.03

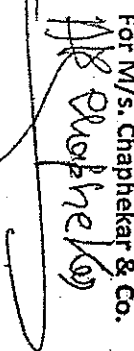
Dated this 2nd day of March 2015.

Bhokarpada	103	1.77
Bhokarpada	106	0.46
Barwai	2/1a	
Barwai	3/2	
Barwai	3/0	0.43
Barwai	7/8	0.48
Barwai	37/2	0.70
Barwai	48/2	2.06
Barwai	50/1	2.52
Barwai	50/3	0.01
Barwai	50/4	0.66
Barwai	67/0	1.75
Barwai	91/0	4.63
Barwai	101	0.73
Barwai	102	4.55
Barwai	102	0.85
Barwai	102	0.25
Barwai	102	0.46
Barwai	102	0.21
Barwai	102	0.89
Barwai	113/0	1.15
Barwai	115/1A	7.55
Barwai	115/1B	0.20
Barwai	115/2	0.30
Barwai	115/6	0.86
Barwai	115/8	0.16
Barwai	116/0	0.44
Barwai	117/1A	1.28
Barwai	117/1B	1.28
Barwai	135/1	1.33

Thanking you,

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0222 2096
008/232



Yours faithfully,
 For M/s. Chaphekar & Co.

 Amant Chaphekar
 Sr. Solicitor & Supreme Court Advocate

Annexure E1

CHAPHEKAR AND CO.

ADVOCATES AND SOLICITORS

ANANT R. CHAPHEKAR

Sr. SOLICITOR & ADVOCATE-ON-RECORD, SUPREME COURT OF INDIA.

Address: Block No.11-12, 166-D,
'Sakhangad' Dr. Ambedkar Road,
Hindru Colony, Dadar (East),
Mumbai - 400 014.

Resl. : 022-24144416
Mobile : 98192 55445
E-Mail : anantchaphekar@hotmail.com

To,
Persipina Developers Pvt Ltd,
514, Dalamal Towers,
Nariman Point,
Mumbai - 400 021

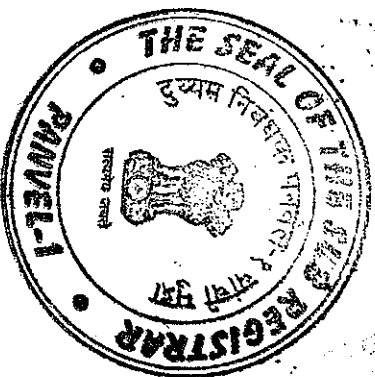
Subj: Addendum to Legal Scrutiny Report issued on 20th March, 2015

I have issued a Legal Scrutiny Report dated 20th March, 2015 pursuant to which I have been handed over following documents by Persipina, details are as under :-

- 1) "Confirmation of Sale Certificate" executed on 30th March, 2017 between Punjab National Bank and Persipina which is duly registered before the Sub-Registrar of Panvel at Sr. No. PVL-2-4437/2017 on 26th April, 2017.
- 2) Acknowledgement copy of Applications filed before the Talathi to record the name of Persipina in the land revenue records.
- 3) No Dues letter issued by ICICI Bank vide Ref No. CRF1696123227, dated October 28, 2016.
- 4) No Dues Certificate issued by Standard Chartered Bank vide letter dated November 09, 2016.
- 5) Mortgage Deed executed by Persipina with Axis Trustee Services Ltd. which is registered before the Sub-Registrar of Panvel under No. PVL-2/4864/2007, dated 05th May, 2017.

Punjab National Bank had executed a Sale Certificate in favour of Persipina on 30th October, 2014 in respect of land admeasuring 588 acres alongwith structures existing therein and the same was pending for registration, now on perusal of Confirmation of

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1022/2016
904/232



CHAPHEKAR AND CO.
ADVOCATES AND SOLICITORS

ANANT R. CHAPHEKAR
SR. SOLICITOR & ADVOCATE-IN-RECORD, SUPREME COURT OF INDIA

Address: Block No.11-12, 166-D,
'Satyagnad' Dr. Ambedkar Road,
Hindu Colony, Dadar (East),
Mumbai - 400 014.

Resl. : 022-24144415
Mobile : 9819256445
E-Mail : anantchapekar@hotmail.com

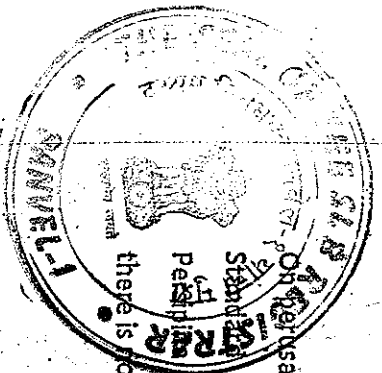
.....
Sale Certificate, it has been duly registered by paying appropriate stamp duty and completed the process.

Having registered the Confirmation of Sale Certificate, Persipina has filed the Applications for mutation to record their name in the land revenue records and the same is under process.

Further, while issuing the Legal Scrutiny Report dated 20th March, 2015, it is mentioned at para 15, as under:

"On acquisition of aforesaid land and structures existing therein through E-auction, Persipina approached the financial institution for obtaining construction finance on the said land, Persipina mortgaged the said land and the structures existing therein with Consortium of ICICI Bank and Standard Chartered Bank and IDBI Trusteeship Services Ltd. acting as the custodian of all security documents. As per the arrangement between the said mortgagor and the mortgagee any allottee/customer for a flat/s in any building in the said Project shall be made subject to obtaining NOC from the said Bank with a precondition that all consideration in respect of the flat shall be deposited in Escrow Account of Persipina made with the Standard Chartered Bank."

On receipt of said letters mentioned at Sr. No. 3 and 4, consortiums of ICICI Bank and Standard Chartered Bank in their letters have stated that the Facility granted to Persipina is fully repaid and there are no outstanding dues against Persipina. Hence there is no charge of ICICI Bank and Standard Chartered Bank on the said lands.



CHAPHEKAR AND CO.
ADVOCATES AND SOLICITORS

ANANT R. CHAPHEKAR
SR. SOLICITOR & ADVOCATE-ON-RECORD, SUPREME COURT OF INDIA

Address: Block No.11-12, 166-D,
'Satyagnad' Dr. Ambedkar Road,
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Mumbai - 400 014.

Resi. : 022-2414 4416
Mobile : 98192 56445
E-Mail : anantchaphekar@hotmail.com

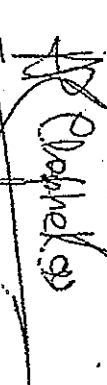
It is brought to our Notice that presently, Persipina has availed the facilities from Axis Bank, Punjab National Bank Housing Finance Ltd. (PNBHF-L) and State Bank of India (SBI) and mortgaged the said lands and the structures existing therein with Axis Trustee Services Ltd. as they being Security Trustee, the charge is excluding the Residential buildings existing in Sector A and C. As per the arrangement between the mortgagor and the mortgagee any allottee/ customer for a flat/s in any building other than in Sector A and C in the said Project is subject to obtaining NOC from the said Bank with a precondition that all consideration/ receivables in respect of the flat shall be deposited in Escrow Account of Persipina made with the Axis Bank.

This addendum be read alongwith Legal Scrutiny Report dated 20th March, 2015.

Dated this 08th day of June, 2017.

Thanking you,

Yours faithfully,
For M/s. Chaphekar & Co.



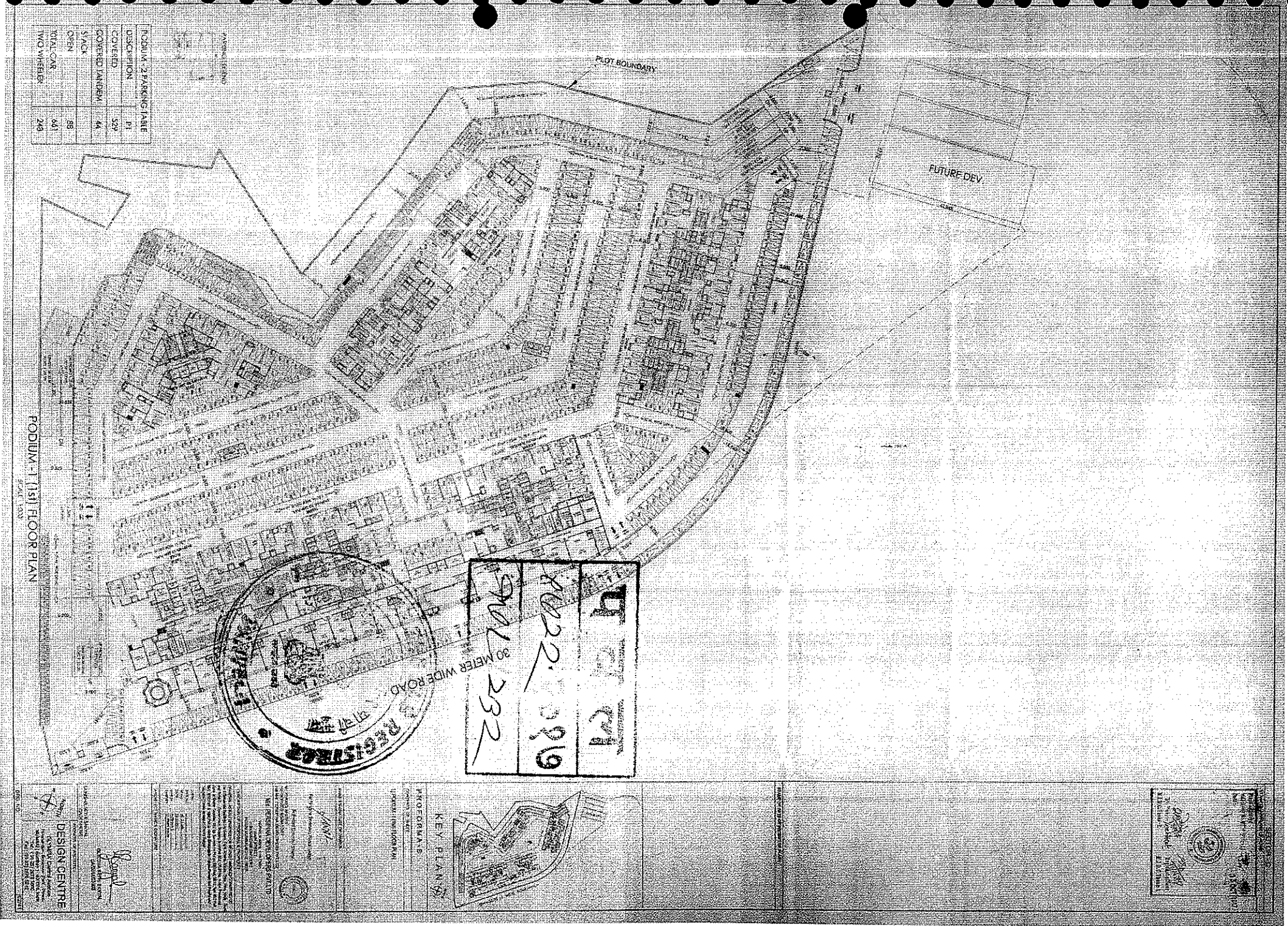
Anant Chaphekar
Sr. Solicitor & Supreme Court Advocate

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Page 3 of 3



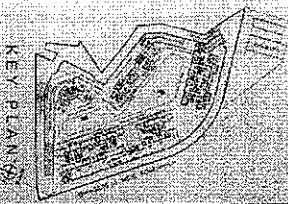
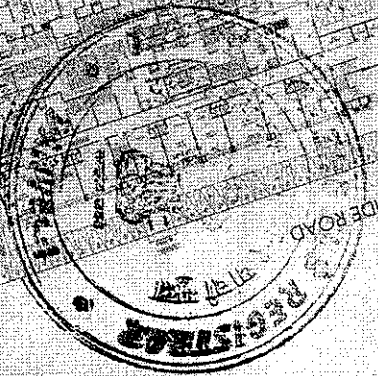
Annexure F&G



PODIUM - 2 PARKING TABLE	
DISCREPTION	P1
COVERED	529
COVERED TANDEN	4
SLACK	
OPEN	88
TOTAL CAR	641
TWO WHEELER	248

PODIUM -1 (1st) FLOOR PLAN

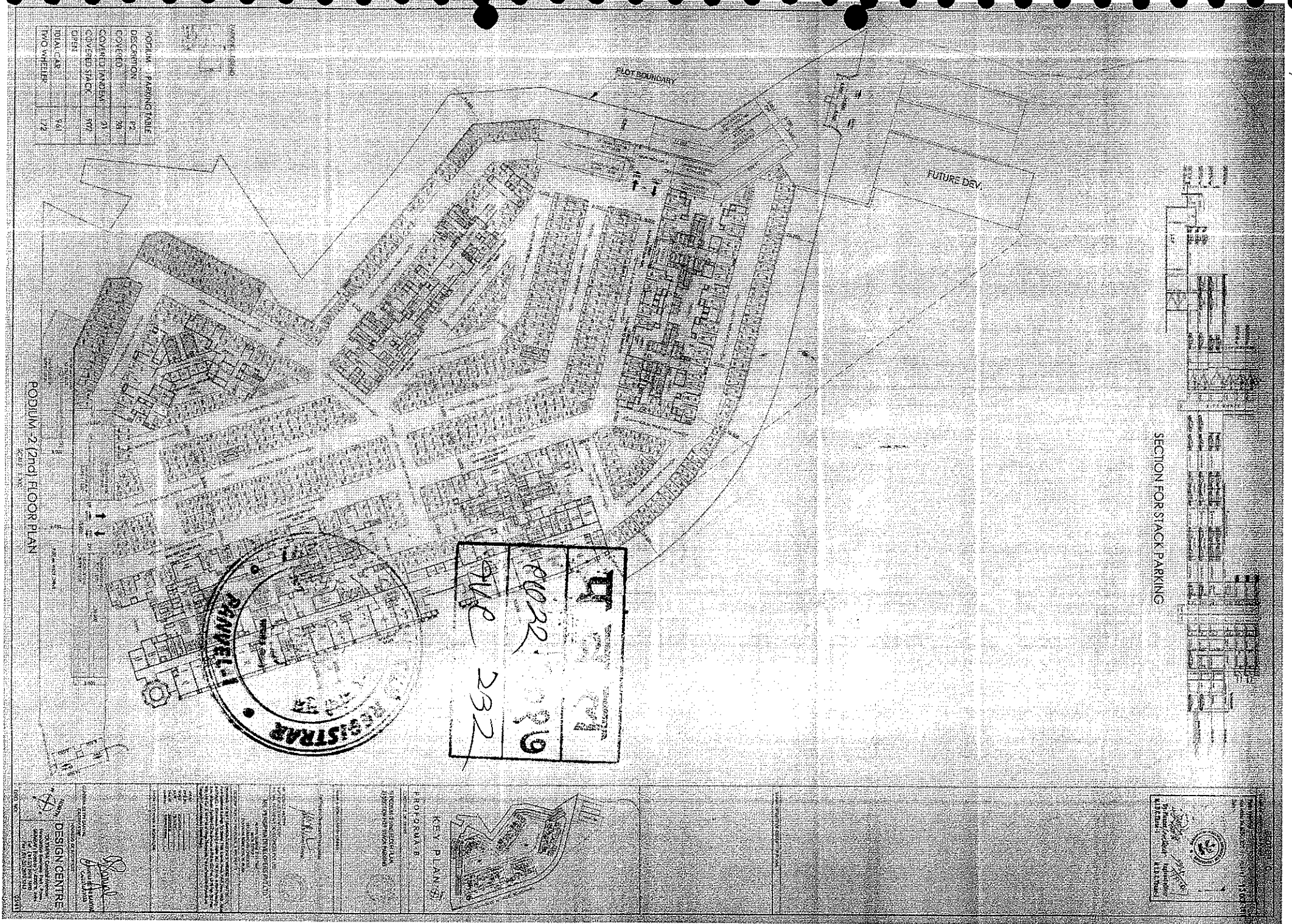
42 21
 4022.096
 902.232
 30 METER WIDE ROAD



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



Annexure F&G

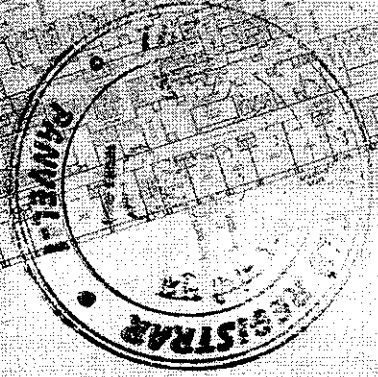


PODIUM - PARKING TABLE

DESCRIPTION	NO.
COVERED	26
COVERED/UNDECK	21
COVERED/STACK	501
OPEN	
TOTAL CAR	741
TWO WHEELER	72

PODIUM-2 (2nd) FLOOR PLAN

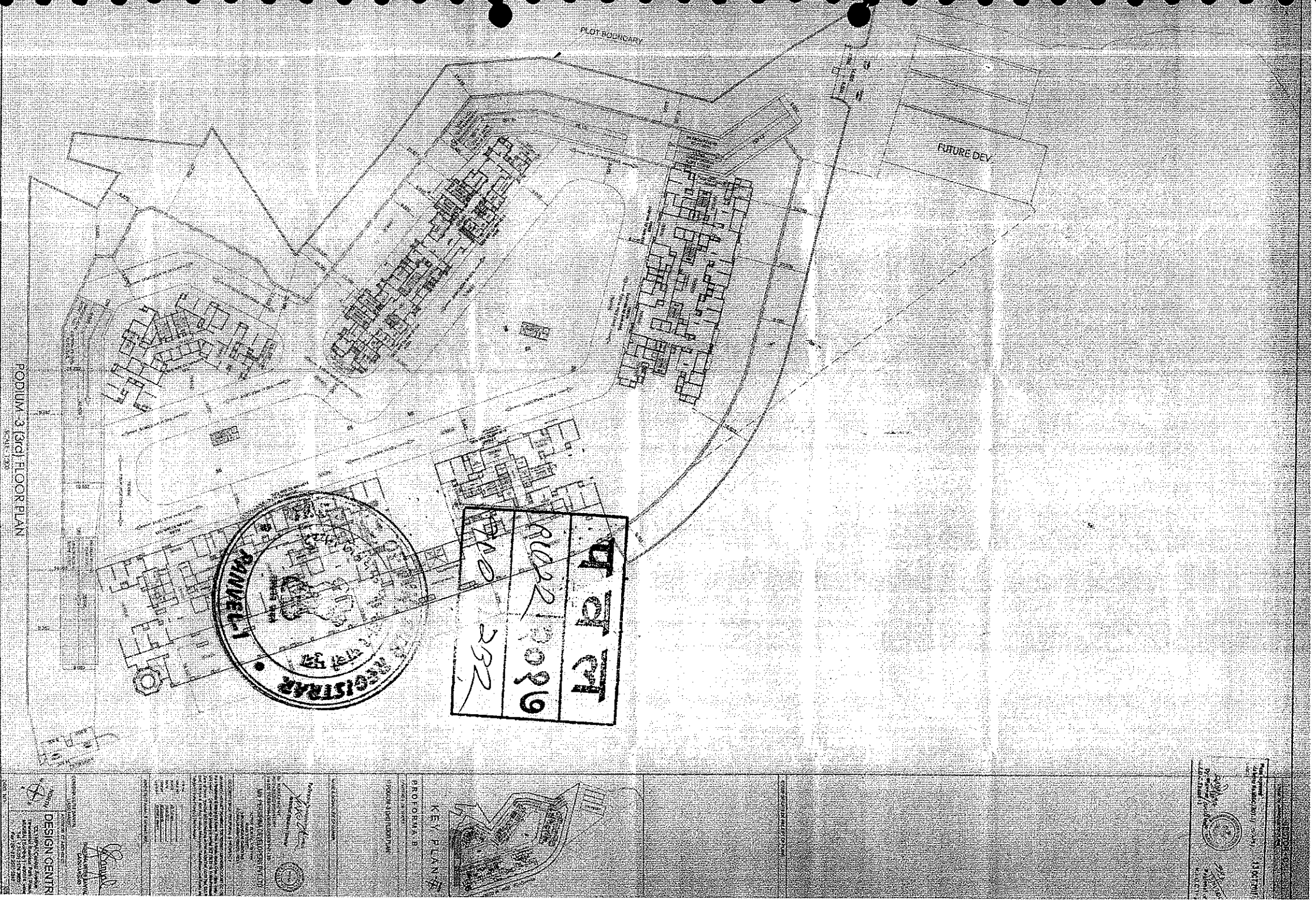
10232	232
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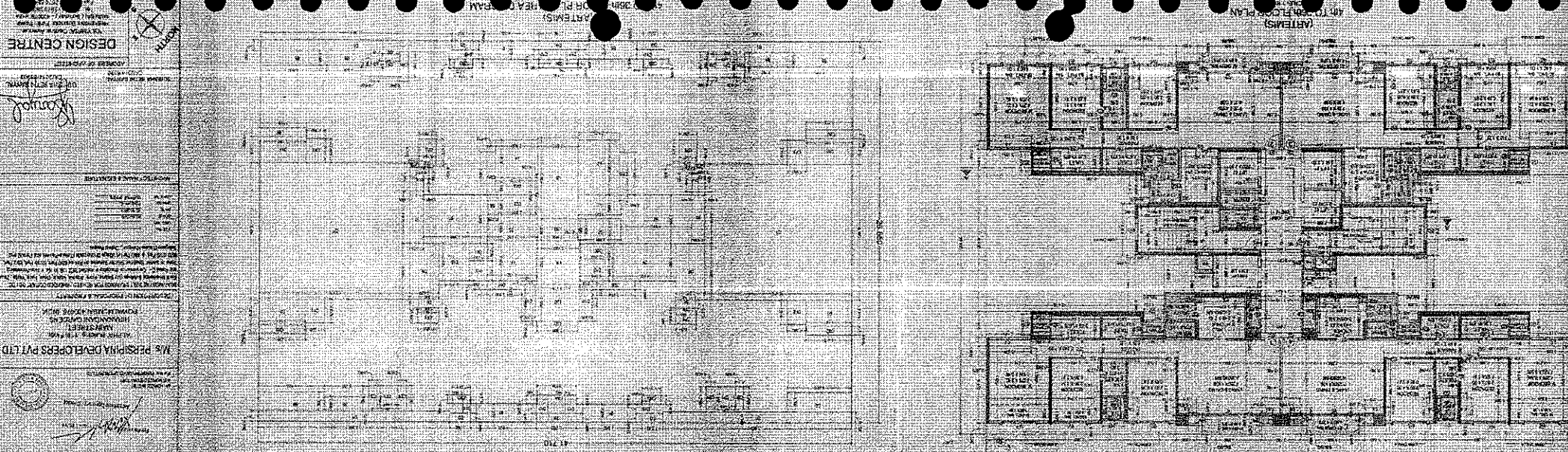
DESIGN CENTRE
 20/10/10, 1st Stage, 2nd Cross Street,
 Bangalore - 560025
 Ph: 080-26611111
 Fax: 080-26611112
 Email: info@designcentre.com

KEY PLAN

Annexure F&G



Annexure H



DESIGN CENTRE
 PROJECT NO. DC/01/2010
 DATE: 15/05/2010
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

PROFORMA B
 M/S. PERSIPAN DEVELOPERS PVT LTD
 PROJECT NO. DC/01/2010
 DATE: 15/05/2010
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]



KEY PLANS

NO.	DESCRIPTION	SCALE
1	Overall Site Plan	1:1000
2	Site Plan	1:500
3	Foundation Plan	1:100
4	Ground Floor Plan	1:100
5	First Floor Plan	1:100
6	Second Floor Plan	1:100
7	Roof Plan	1:100
8	Section A-A	1:10
9	Section B-B	1:10
10	Section C-C	1:10
11	Section D-D	1:10
12	Section E-E	1:10
13	Section F-F	1:10
14	Section G-G	1:10
15	Section H-H	1:10
16	Section I-I	1:10
17	Section J-J	1:10
18	Section K-K	1:10
19	Section L-L	1:10
20	Section M-M	1:10
21	Section N-N	1:10
22	Section O-O	1:10
23	Section P-P	1:10
24	Section Q-Q	1:10
25	Section R-R	1:10
26	Section S-S	1:10
27	Section T-T	1:10
28	Section U-U	1:10
29	Section V-V	1:10
30	Section W-W	1:10
31	Section X-X	1:10
32	Section Y-Y	1:10
33	Section Z-Z	1:10

LEGENDS

SYMBOL	DESCRIPTION
---	Column
---	Beam
---	Wall
---	Door
---	Window
---	Stair
---	Elevator
---	Shaft
---	Room
---	Corridor
---	Open Area
---	Roof
---	Foundation
---	Retaining Wall
---	Boundary Wall
---	Gate
---	Drainage
---	Water Supply
---	Electricity
---	Water Table
---	Level
---	Spot Height
---	Proposed
---	Existing

OPENING SCHEDULE

NO.	DESCRIPTION	SIZE	TYPE
1	Window	1200 x 1500	UPVC
2	Window	1500 x 1200	UPVC
3	Window	1800 x 1500	UPVC
4	Window	1500 x 1800	UPVC
5	Window	2100 x 1500	UPVC
6	Window	1500 x 2100	UPVC
7	Window	2400 x 1500	UPVC
8	Window	1500 x 2400	UPVC
9	Window	2700 x 1500	UPVC
10	Window	1500 x 2700	UPVC
11	Window	3000 x 1500	UPVC
12	Window	1500 x 3000	UPVC
13	Window	3300 x 1500	UPVC
14	Window	1500 x 3300	UPVC
15	Window	3600 x 1500	UPVC
16	Window	1500 x 3600	UPVC
17	Window	3900 x 1500	UPVC
18	Window	1500 x 3900	UPVC
19	Window	4200 x 1500	UPVC
20	Window	1500 x 4200	UPVC
21	Window	4500 x 1500	UPVC
22	Window	1500 x 4500	UPVC
23	Window	4800 x 1500	UPVC
24	Window	1500 x 4800	UPVC
25	Window	5100 x 1500	UPVC
26	Window	1500 x 5100	UPVC
27	Window	5400 x 1500	UPVC
28	Window	1500 x 5400	UPVC
29	Window	5700 x 1500	UPVC
30	Window	1500 x 5700	UPVC
31	Window	6000 x 1500	UPVC
32	Window	1500 x 6000	UPVC
33	Window	6300 x 1500	UPVC
34	Window	1500 x 6300	UPVC
35	Window	6600 x 1500	UPVC
36	Window	1500 x 6600	UPVC
37	Window	6900 x 1500	UPVC
38	Window	1500 x 6900	UPVC
39	Window	7200 x 1500	UPVC
40	Window	1500 x 7200	UPVC
41	Window	7500 x 1500	UPVC
42	Window	1500 x 7500	UPVC
43	Window	7800 x 1500	UPVC
44	Window	1500 x 7800	UPVC
45	Window	8100 x 1500	UPVC
46	Window	1500 x 8100	UPVC
47	Window	8400 x 1500	UPVC
48	Window	1500 x 8400	UPVC
49	Window	8700 x 1500	UPVC
50	Window	1500 x 8700	UPVC
51	Window	9000 x 1500	UPVC
52	Window	1500 x 9000	UPVC
53	Window	9300 x 1500	UPVC
54	Window	1500 x 9300	UPVC
55	Window	9600 x 1500	UPVC
56	Window	1500 x 9600	UPVC
57	Window	9900 x 1500	UPVC
58	Window	1500 x 9900	UPVC
59	Window	10200 x 1500	UPVC
60	Window	1500 x 10200	UPVC
61	Window	10500 x 1500	UPVC
62	Window	1500 x 10500	UPVC
63	Window	10800 x 1500	UPVC
64	Window	1500 x 10800	UPVC
65	Window	11100 x 1500	UPVC
66	Window	1500 x 11100	UPVC
67	Window	11400 x 1500	UPVC
68	Window	1500 x 11400	UPVC
69	Window	11700 x 1500	UPVC
70	Window	1500 x 11700	UPVC
71	Window	12000 x 1500	UPVC
72	Window	1500 x 12000	UPVC
73	Window	12300 x 1500	UPVC
74	Window	1500 x 12300	UPVC
75	Window	12600 x 1500	UPVC
76	Window	1500 x 12600	UPVC
77	Window	12900 x 1500	UPVC
78	Window	1500 x 12900	UPVC
79	Window	13200 x 1500	UPVC
80	Window	1500 x 13200	UPVC
81	Window	13500 x 1500	UPVC
82	Window	1500 x 13500	UPVC
83	Window	13800 x 1500	UPVC
84	Window	1500 x 13800	UPVC
85	Window	14100 x 1500	UPVC
86	Window	1500 x 14100	UPVC
87	Window	14400 x 1500	UPVC
88	Window	1500 x 14400	UPVC
89	Window	14700 x 1500	UPVC
90	Window	1500 x 14700	UPVC
91	Window	15000 x 1500	UPVC
92	Window	1500 x 15000	UPVC
93	Window	15300 x 1500	UPVC
94	Window	1500 x 15300	UPVC
95	Window	15600 x 1500	UPVC
96	Window	1500 x 15600	UPVC
97	Window	15900 x 1500	UPVC
98	Window	1500 x 15900	UPVC
99	Window	16200 x 1500	UPVC
100	Window	1500 x 16200	UPVC

DOOR WINDOW SCHEDULE

NO.	DESCRIPTION	SIZE	TYPE
1	Door	1200 x 2100	UPVC
2	Door	1500 x 2100	UPVC
3	Door	1800 x 2100	UPVC
4	Door	2100 x 2100	UPVC
5	Door	2400 x 2100	UPVC
6	Door	2700 x 2100	UPVC
7	Door	3000 x 2100	UPVC
8	Door	3300 x 2100	UPVC
9	Door	3600 x 2100	UPVC
10	Door	3900 x 2100	UPVC
11	Door	4200 x 2100	UPVC
12	Door	4500 x 2100	UPVC
13	Door	4800 x 2100	UPVC
14	Door	5100 x 2100	UPVC
15	Door	5400 x 2100	UPVC
16	Door	5700 x 2100	UPVC
17	Door	6000 x 2100	UPVC
18	Door	6300 x 2100	UPVC
19	Door	6600 x 2100	UPVC
20	Door	6900 x 2100	UPVC
21	Door	7200 x 2100	UPVC
22	Door	7500 x 2100	UPVC
23	Door	7800 x 2100	UPVC
24	Door	8100 x 2100	UPVC
25	Door	8400 x 2100	UPVC
26	Door	8700 x 2100	UPVC
27	Door	9000 x 2100	UPVC
28	Door	9300 x 2100	UPVC
29	Door	9600 x 2100	UPVC
30	Door	9900 x 2100	UPVC
31	Door	10200 x 2100	UPVC
32	Door	10500 x 2100	UPVC
33	Door	10800 x 2100	UPVC
34	Door	11100 x 2100	UPVC
35	Door	11400 x 2100	UPVC
36	Door	11700 x 2100	UPVC
37	Door	12000 x 2100	UPVC
38	Door	12300 x 2100	UPVC
39	Door	12600 x 2100	UPVC
40	Door	12900 x 2100	UPVC
41	Door	13200 x 2100	UPVC
42	Door	13500 x 2100	UPVC
43	Door	13800 x 2100	UPVC
44	Door	14100 x 2100	UPVC
45	Door	14400 x 2100	UPVC
46	Door	14700 x 2100	UPVC
47	Door	15000 x 2100	UPVC
48	Door	15300 x 2100	UPVC
49	Door	15600 x 2100	UPVC
50	Door	15900 x 2100	UPVC
51	Door	16200 x 2100	UPVC
52	Door	16500 x 2100	UPVC
53	Door	16800 x 2100	UPVC
54	Door	17100 x 2100	UPVC
55	Door	17400 x 2100	UPVC
56	Door	17700 x 2100	UPVC
57	Door	18000 x 2100	UPVC
58	Door	18300 x 2100	UPVC
59	Door	18600 x 2100	UPVC
60	Door	18900 x 2100	UPVC
61	Door	19200 x 2100	UPVC
62	Door	19500 x 2100	UPVC
63	Door	19800 x 2100	UPVC
64	Door	20100 x 2100	UPVC
65	Door	20400 x 2100	UPVC
66	Door	20700 x 2100	UPVC
67	Door	21000 x 2100	UPVC
68	Door	21300 x 2100	UPVC
69	Door	21600 x 2100	UPVC
70	Door	21900 x 2100	UPVC
71	Door	22200 x 2100	UPVC
72	Door	22500 x 2100	UPVC
73	Door	22800 x 2100	UPVC
74	Door	23100 x 2100	UPVC
75	Door	23400 x 2100	UPVC
76	Door	23700 x 2100	UPVC
77	Door	24000 x 2100	UPVC
78	Door	24300 x 2100	UPVC
79	Door	24600 x 2100	UPVC
80	Door	24900 x 2100	UPVC
81	Door	25200 x 2100	UPVC
82	Door	25500 x 2100	UPVC
83	Door	25800 x 2100	UPVC
84	Door	26100 x 2100	UPVC
85	Door	26400 x 2100	UPVC
86	Door	26700 x 2100	UPVC
87	Door	27000 x 2100	UPVC
88	Door	27300 x 2100	UPVC
89	Door	27600 x 2100	UPVC
90	Door	27900 x 2100	UPVC
91	Door	28200 x 2100	UPVC
92	Door	28500 x 2100	UPVC
93	Door	28800 x 2100	UPVC
94	Door	29100 x 2100	UPVC
95	Door	29400 x 2100	UPVC
96	Door	29700 x 2100	UPVC
97	Door	30000 x 2100	UPVC
98	Door	30300 x 2100	UPVC
99	Door	30600 x 2100	UPVC
100	Door	30900 x 2100	UPVC

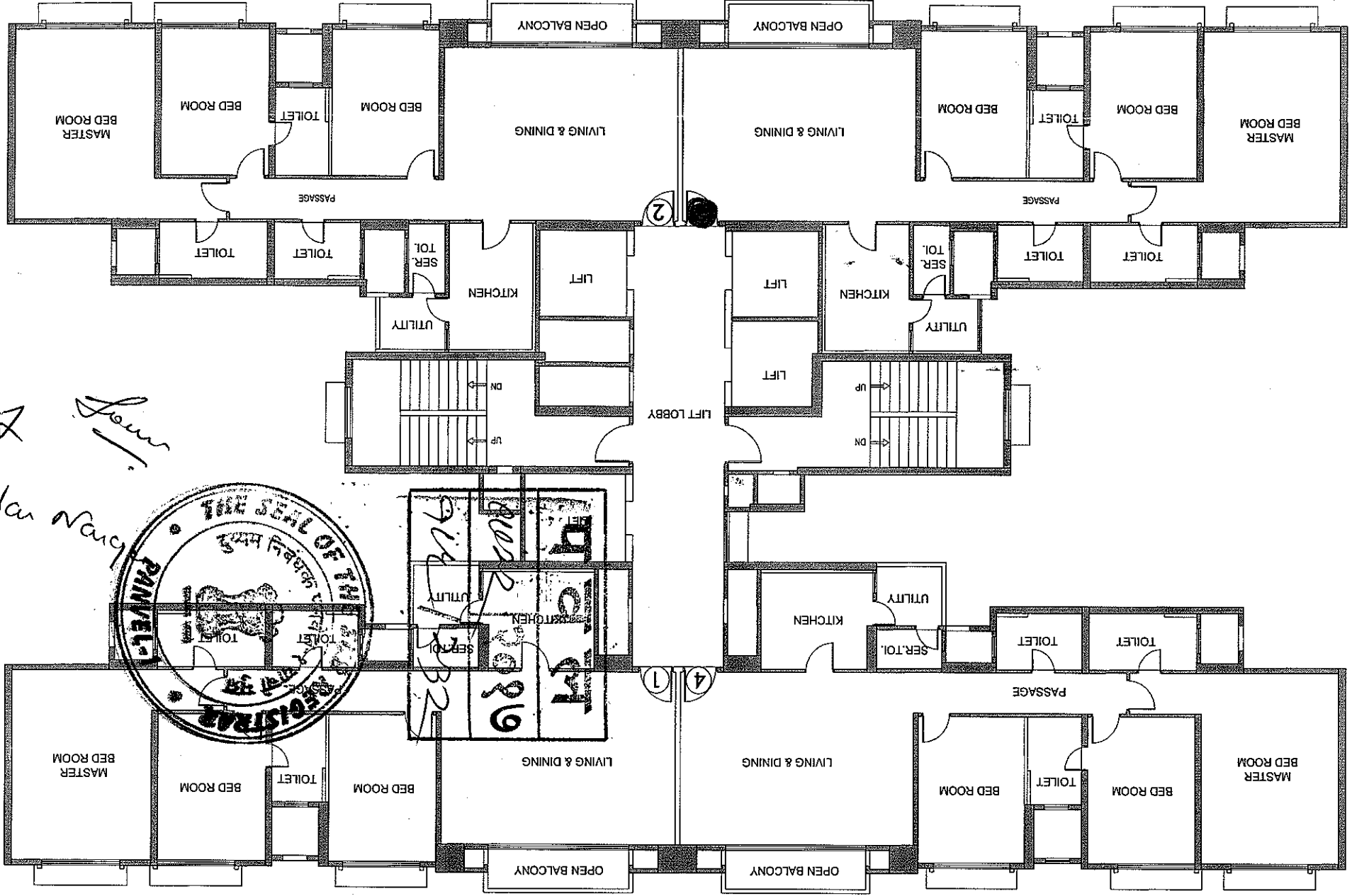
4th FLOOR PLAN AREA CALCULATION

NO.	DESCRIPTION	AREA (SQ. M)
1	Room 1	120.00
2	Room 2	150.00
3	Room 3	180.00
4	Room 4	210.00
5	Room 5	240.00
6	Room 6	270.00
7	Room 7	300.00
8	Room 8	330.00
9	Room 9	360.00
10	Room 10	390.00
11	Room 11	420.00
12	Room 12	450.00
13	Room	

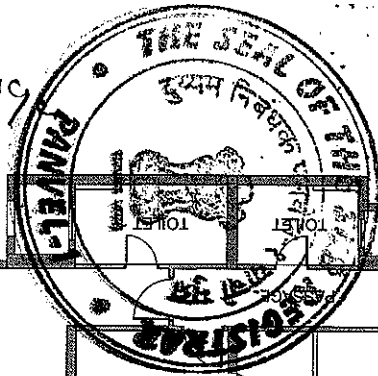
TYPICAL FLOOR PLAN

ARTEMIS

FLAT NO. : _____
FLOOR : _____



Sundar Nayak
Saur



Handwritten notes and signatures in a non-Latin script, possibly Kannada, overlaid on the plan.

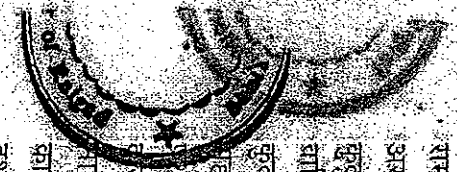
00-038	00-58-00		
00-037	00-58-00		
00-036	00-58-00		
00-035	00-58-00		
00-034	00-58-00		
00-033	00-58-00		
00-032	00-58-00		
00-031	00-58-00		
00-030	00-58-00		
00-029	00-58-00		
00-028	00-58-00		
00-027	00-58-00		
00-026	00-58-00		
00-025	00-58-00		
00-024	00-58-00		
00-023	00-58-00		
00-022	00-58-00		
00-021	00-58-00		
00-020	00-58-00		
00-019	00-58-00		
00-018	00-58-00		
00-017	00-58-00		
00-016	00-58-00		
00-015	00-58-00		
00-014	00-58-00		
00-013	00-58-00		
00-012	00-58-00		
00-011	00-58-00		
00-010	00-58-00		
00-009	00-58-00		
00-008	00-58-00		
00-007	00-58-00		
00-006	00-58-00		
00-005	00-58-00		
00-004	00-58-00		
00-003	00-58-00		
00-002	00-58-00		
00-001	00-58-00		

REGISTRAR
PATNA
BIHAR
INDIA

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ग.नं.६८/०. झाल्याचे गट क्रिमां वरून दिसून येते परंतु स.नं. १३८/० चा स.नं. २७/० कर्ना झाल्या
 याचा फेरफार झालेला नाही. उकिंमत ठरल्याचा व त्याची फेड केल्याचा फेरफार झाल्याचे तसेच
 येत नाही स.नं. १११/० व स.नं. ११६/१७ चे स.नं. ११६-१७ चे उतर उपलब्ध नाहीत. स.नं. ११७/०
 ११६/१५ व ११६/१७ मधून एमएसईबी व टाट्याची उच्चदाबाची विजेची लाईन जाल असेल म.नं.
 ६२/० व ६८/० मधून जेल कॅव्हीची गॅस पाईप लाईन जाल आहे. अजदार यामची कोणत्या कोणत्या
 साठी किती जमिनीची विनशेती पाहिजे याबाबतचा किंमत सादर केलेला नाही त्यामुळे किती क्षेत्रावर
 कोणत्या प्रकारचे ते बांधकाम करणार आहेत या बांध होत नाही. स.नं. ११७/० नाट क ३५७ रड
 आहे. मूळ मालकांचे नावे जमीन आहे. त्याबाबत मूळ मालकांचा अर्ज वर्षा आवश्यकासाठी तसेच
 मोजणी नकाशा व रखांकना जोडलेला नाही. त्यामुळे नेमक्या कोणत्या व किती क्षेत्रात व किती
 जागेमधून उच्चदाबाची विजेची लाईन व गॅस पाईप लाईन जाल आहे ते समजून घेत नाही.



तहसिलदार खालापूर यांनी त्यांचेकडील पत्र दिनांक १६/११/२०११ अन्वये नाजे
 पणशिटळ येथील स.नं. १७/१, मौजे तळेगांव येथील ३७/१अ, ४०/१, ४०/१अ, ४०/१ब, ४०/१५, ४०/१६,
 ४०/१३, ४०/१७ या जमिनी फीयोना करदुरुशन प्रालि. तर्फे राजेश रामचंद्र डाक गाचे नावे सादर
 मौजे पणशिटळ येथील स.नं. १७/२ व मौजे तळेगांव येथील स.नं. ३८/१२, ४०/२, ४०/४, ४०/६,
 ४०/१२, ४०/१८, ४१/२, ४१/१अ, ४१/१ब, ४१/१क या जमिनी कॅव्हीयाना करदुरुशन प्रालि. तर्फे राजेश
 रामचंद्र डाक गाचे नावे आहेत. सदर जमिनी अजदार यानी खरेदी यत्नाचे आधार समजून केल्या
 असून त्या आज राजी त्यांचे नावे दाखल असून प्रत्यक्ष ताबे कळतात आहे. सदर जमिन अजदार याना
 मूळ कायदा कलम ४३ प्रमाणे किंवा रखांचा इनामा नसू कायद्याने प्राप्त झालेल्या नाहीत. निवासी,
 वाणिज्य व औद्योगिक कारणासाठी विनशेती परवानगी मागिलेला या जमिनीत ल्यावैशिवस्य अन्य
 कुठे वा कळोदार दाखल नाहीत अथवा कोणत्याही प्रकारचा हितसंबंध नाही. सदर जमिनीवर तगाडी
 नसून काही सीसायटीचा बीजा दाखल नाही. गावाचा विनशेती आकार प्रती ना.सी. १० पैसे आहे.
 नाशिन जमीन ही ग्रामपंचायत यासांचे कार्यक्षेत्रात येत आहे. परंतु ग्रामपंचायतीच्या नाहरकत
 मजला जोडल्याचे दिसून येत नाही. निवासी, वाणिज्य व औद्योगिक कारणासाठी विनशेती परवानगी
 मागिलेली जमीन सद्यस्थितीत भूसंपादनात समाविष्ट नसल्याचे दिसून येते. याशिवाय नजिकचे
 काळात जमिन एखाद्या शासकीय अथवा सार्वजनिक कामासाठी संपादन करण्यात येणार नाही किंवा
 तशी संपादनाबाबतची नोटीस अजदार याना प्राप्त झालेली नाही. निवासी, वाणिज्य व औद्योगिक
 कारणासाठी विनशेती परवानगी मागिलेल्या जमिनीत जाण्येणेसाठी ग्रामपंचायतीच्या लक्षात उपलब्ध
 आहे. सदर जमीनीत भराव करावा लागणार नाही. तथापी जागोतील भरावामुळे पावसाचे पाणी
 साहून जाणारे नैसर्गिक मार्ग बंद होणार नाहीत तसेच आजूबाजूचे रहिवासी शेतकरी याना कोणत्याही
 प्रकारचा त्रास होणार नाही याची अजदार दक्षता घेणार आहेत. तसे त्यांनी जबाबदार लेखी स्वरूपात
 लिहून दिलेले आहे. सदर जमिन ही पाणीपुरवठा लाभक्षेत्रात येत नाही. अथवा पुनर्वसन खाती यखून
 देवलेली नाही. प्रस्थापित जमिनी पैकी काही स.नं. चे जमिनीमधून (टाटा पर्यटकीय) उच्च दाबाची
 विद्युत् लाईन जात आहे. त्याचे काही स.नं. मधून (गिळची) गॅस पाईप लाईन जाल आहे. जमिनी खालून
 पिण्याचे पाण्याची पाईप लाईन अथवा सड्या वाहून नेणारी पाईप लाईन जाल नाही. निवासी
 कारणासाठी विनशेती मागिलेल्या जमिनीस आदिवासी कायदा, आदिवासी जागृतीना जमिन परत
 करणेबाबतचा हस्तांतरण कायदा, कर्माचि, कर्माचि, कर्माचि, कर्माचि, कर्माचि, कर्माचि, कर्माचि, कर्माचि,
 कर्माचि, कर्माचि, कर्माचि, कर्माचि, कर्माचि, कर्माचि, कर्माचि, कर्माचि, कर्माचि, कर्माचि, कर्माचि, कर्माचि,
 औद्योगिक कारणासाठी विनशेती परवानगी प्रत्ये झाल्यास ते रस्त, विज, पिण्याचे पाणी, साहूनपाणी
 साहून नेणारी गटार व अंतर्गत रस्ते रखांचे जमिन घेण्यास तयार आहेत. सदर जमिनीजवळ
 तुंरगा, रेल्वे लाईन, रेल्वे स्टेशन, नाही. सदर जागेचा वापर अजदार विटल्या कारखान्यासाठी करणार
 नाहीत. तसेच सदर जमिनीचा उपयोग सिनेमाचे पेट्रोलपंप अथवा स्फोटक पदार्थाच्या साठवणुकीसाठी
 करणार नाहीत अजदार सदर मिळकतीचे पाहणारे पाहणार नाहीत. सदर जमिनी विक्री करणारे
 माहीत अजदार यांनी विवासी वाणिज्य व औद्योगिक कारणासाठी विनशेती परवानगी मागून झाल्यास
 ते सर्व अटी व शर्तीने मूळ मालकांच्या तयारीत अजदार यानी अर्जात दाखले अथवा जमिनीत दाखल केले
 त्यावेळील उपलब्ध माहिती कळविल्या जाईल असे अजदार याना मौजे पणशिटळ व तळेगांव
 ता. खालापूर येथील वरील स.नं. या जमिनीचा भरावारी, वाणिज्य व औद्योगिक कारणासाठी विनशेती



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परवानगी देण्याबाबत सहाय्यक संचालक, नगर रचना, रायगड-अलिबाग यांचेकडील अधिप्राय निवाणित मंजूरपत्राला कार्यवाही द्यायचे दिवशी आहे, असा अहवाल सादर केला आहे.

संचालक, नगर रचना, महाराष्ट्र राज्य पुणे यांनी दिनांक १४/११/२०११ रोजीच्या अधिसूचना क्र. ३२००९ अन्वये केले आहे की, ज्याअर्थी केंद्र शासनाच्या वाणिज्य व औद्योगिक मंत्रालया (वाणिज्य मंत्रालय) यांनी विशेष आर्थिक क्षेत्र अधिनियम २००५ चे कलम ४(१) मधु विशेष आर्थिक क्षेत्र (नियम २००६) चे नियम ८ अन्वये अधिसूचना क्र. ५३४(अ) दि. १९.२.२००९ अन्वये मीजे तळीगाव, पानशिला, वायलापुर मीजे भाकण्याडा, ता. पनवेल जि. रायगड येथील १३९.८३ हे. एवढे क्षेत्र मे. रानी निस्सलियन्स प्रा. लि. यांना विशेष आर्थिक क्षेत्र (यापुढे याचा उल्लेख उक्त विशेष क्षेत्र असा करण्यात आला आहे) विकसित करण्यासाठी घोषित केले आहे; आणि ज्याअर्थी उक्त अधिनियमातील कलम ४० च्या घटकलम १(ब) नुसार अधिकाऱ्याचा वापर करून महाराष्ट्र शासनाने आदेश क्र. दि. ११/११/२००९/७९७/प्र. क्र. ३२९/०५/१२ दि. २.९.२००९ अन्वये महाराष्ट्र औद्योगिक विकास महामंडळाची (ज्याचा यापुढे उक्त महामंडळ असा उल्लेख केलेला आहे) उक्त विशेष आर्थिक क्षेत्रा कर्ता विशेष नियोजन प्राधिकरण म्हणून नेमणूक केलेली आहे; आणि ज्याअर्थी उक्त महामंडळाने महाराष्ट्र पब्लिशिंग नगर रचना अधिनियम १९६६ (यापुढे उक्त अधिनियम म्हणून उल्लेख केलेला) चे कलम २० मधु २२(२) अन्वये धैर्यात्मिक कार्यवाही पूर्ण करून प्रस्ताव उक्त अधिनियमाच्या कलम २२(३) अन्वये दि. ३३.९.२००९ च. दि. ०७/०९/२०११ रोजी संचालक, नगर रचना, महाराष्ट्र राज्य पुणे प्राधिकर, नजुरीसतव सादर केला आहे आणि ज्याअर्थी शासनाच्या नगर विकास विभागाने अधिसूचना क्र. दि. ०२/२१/१५०/निक. १३ दि. २१/०३/२००३ अन्वये उक्त अधिनियमाचे कलम ९४६ याला लागू अधिकार संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांना प्रदान केले आहेत आणि त्यांच्या संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांनी उक्त विशेष क्षेत्राच्या २९.३९७ हे. च्या मंडळाने त्या नियोजन प्रस्तावास दि. ३२/०६/२०१० च्या अधिसूचनेमध्ये मंजुरी दिली आहे व उक्त मंडळाने त्याला लागू आता सुधारित नियोजन प्रस्ताव सादर केला आहे; त्याअर्थी आता उक्त अधिनियमाच्या कलम ११५(३) अन्वये पुढचा असलेल्या आणि त्या संघर्षातील इतर सर्व अधिकारांचा वापर करून संचालक, नगर रचना, महाराष्ट्र राज्य यांनी आलेली विशेष आर्थिक क्षेत्राच्या जमीन व पर्याया बाबतीत प्रस्ताव प्रमाणपत्राकुरा क्र. १३८८ हे नैकी ४५.६३ हे. च्या फेज-१ च्या सुधारित नियोजन प्रस्तावात याला लागू आलेल्या अर्थविकल्प ठरवून आणि पत्रातील अटीस अनुसरून मान्यता देता आहे.

पुणे
जिल्हा अलिबाग

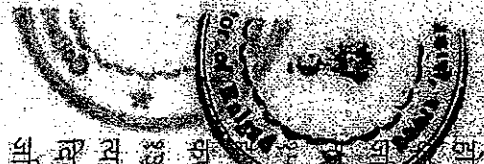
जिल्हा अलिबाग अधिकारी रायगड जिल्हा परिषद अलिबाग यांनी याचेकडील वया दिनांक १०/११/२००९ अन्वये सर्व का. क्र. १३१/०१ यांचे सर्व का. क्र. १००/१२ मीजे भाकण्याडा, रायगड येथील तळीगाव, पानशिला, ता. खालापूर, जि. रायगड येथील जागेची आसोपासुच्या पराणी रेल्वे स्थळासदरची जागा निवाणित वाणिज्य व औद्योगिक दिनशेती करण्यासाठी ना. हरकत वास्तव्या केला येत आहे.



कायकारी अधिप्राय महाराष्ट्र राज्य सले विवेक महामंडळ पुणे यांनी त्यांचेकडील पत्रा दि. २६/०६/२००९ अन्वये मलक्र. पुणे रा. मा. क्र. ४ वरिष्ठा दि. १८/८०० मधील डब्या वाजूस ग. न. ३०/२२, ३२, १९६६, १००, १२३, १२४, १२५, १२६, १२७, १२८, १२९, १३०, १३१, १३२, १३३, १३४, १३५, १३६, १३७, १३८, १३९, १४०, १४१, १४२, १४३, १४४, १४५, १४६, १४७, १४८, १४९, १५०, १५१, १५२, १५३, १५४, १५५, १५६, १५७, १५८, १५९, १६०, १६१, १६२, १६३, १६४, १६५, १६६, १६७, १६८, १६९, १७०, १७१, १७२, १७३, १७४, १७५, १७६, १७७, १७८, १७९, १८०, १८१, १८२, १८३, १८४, १८५, १८६, १८७, १८८, १८९, १९०, १९१, १९२, १९३, १९४, १९५, १९६, १९७, १९८, १९९, २००, २०१, २०२, २०३, २०४, २०५, २०६, २०७, २०८, २०९, २१०, २११, २१२, २१३, २१४, २१५, २१६, २१७, २१८, २१९, २२०, २२१, २२२, २२३, २२४, २२५, २२६, २२७, २२८, २२९, २३०, २३१, २३२, २३३, २३४, २३५, २३६, २३७, २३८, २३९, २४०, २४१, २४२, २४३, २४४, २४५, २४६, २४७, २४८, २४९, २५०, २५१, २५२, २५३, २५४, २५५, २५६, २५७, २५८, २५९, २६०, २६१, २६२, २६३, २६४, २६५, २६६, २६७, २६८, २६९, २७०, २७१, २७२, २७३, २७४, २७५, २७६, २७७, २७८, २७९, २८०, २८१, २८२, २८३, 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करणेची परवानगी मागितलधिकारी यांनी याची याअटीवर ही माहककत प्रमाणपत्र देण्यात येत आहे. असे कळविजे आहे.

वहिलेदार पनवेल यांनी त्यांच्याकडील पत्र दिनांक ०५/०७/२०१० रोजीच्या माल भोकरपाडा ता.पनवेल येथील स.नं.२४/१अ ये. एकूण २९-३६-७३ हे आर.या. जमिनीस बांधणी विनशेती परवानगी दि.१३/१०/२०१० अन्वये जिल्हाधिकारी कार्यालयाकडून देण्यात आलेली आहे. सदर जागेची मोजणी उपअधिक्षक भूमी अभिलेख पनवेल यांचे कार्यालयाकडून करण्यात आलेली आहे. मोजणी चक्राशी सोबत सादर केले आहेत आपलेकडील दि.११/१०/२०१० च्या आदेशाने रवाने क्र.५ मध्ये वास्तुतया मंडूर रेखांकनप्रमाणे रस्ते व भूखंडाचे प्रत्यक्ष जागेवर सीमांकन करून याची रिव्हिसर मोजणी भूमी अभिलेख विभागाकडून करून घेण्यात यावी व त्यानंतर प्रमाणित रवानेच्या चारपती सादर करण्यात येवून मोजणीप्रमाणे तयार होणा-या सुधारित रेखांकनाला अंतिम परवानगी द्यावी लागेल. सदर अंतिम परवानगीशिवाय भूखंडात बांधकाम परवानगी अंजनाय पाहतापर नही असं नसुद्ध आहे परंतु अंतिम परवानगी घेण्यापूर्वी सदरच्या जमिनीचा विनशेती वापर सुरू झालेला आहे. तसेच उक्त जमिनीत टॉवरचे बांधकाम व अनुषंगिक विनशेती वापर उदा.अंतिस (फिच्ये) इत साडी घेण्यासाठी जमाग इ. सुरू आहे. त्यामुळे आपलेकडील आदेशाला शर्त क्र.५ चा शर्तभावातून काढावे ही वास्तुस्थिती आहे. उक्त जमिनीपैकी स.नं.२४/१अ के. ३३ या जमिनी अंतिम परवानगी होणेपूर्वी विनशेतीकडे वळालेल्या आहेत. तशी नोंद गा.नं.नं.७/१२ ला दिसून येत आहे. आपले कार्यालयात दिनांक १३/१०/२०१० अन्वये स.नं.२४/१अ ये.एकूण क्षेत्र २९-३६-७३ हे आर.या. जमिनीस वास्तुतया विनशेती परवानगी देण्यात आलेली आहे. प्रकरणी अजिदार यांनी नोंद भोकरपाडा माल भोकरपाडा येथील ७-३३-७ हे आर. मोजे पानशील. मोजे तळेगाव, ता.व्हालापूर येथील एकूण क्षेत्र १३-४-७ हे आर.समाविष्ट करून मोजे भोकरपाडा येथील उक्त जमिनीसह एकूण क्षेत्र १६-६३-७६ हे आर. क्षेत्रास एकत्रित विनशेती परवानगी मिळणेकामी आपलेकडे अर्ज केला आहे. प्रस्तावित परवानगीस केंद्र शासनाने मोजे भोकरपाडा, ता.पनवेल, मोजे पानशील व तळेगाव, ता.व्हालापूर येथील १३५-४२-० हे आर. जमिनीमध्ये रोझ प्रकल्प राबविण्यासाठी परवानगी दिल्याचे दिसून येत आहे. त्यातील फेज-१ मधील क्षेत्रा पैकी २९-१६-७३ हे आर. क्षेत्रास यापूर्वी वास्तुतया विनशेती दिलेली आहे. सद्यस्थितीत फेज-१ मधील उर्वरित शिल्लक क्षेत्र धरून एकूण १६-६३-७६ हे आर. या जमिनीस मा.सं.वा.क.नगर रचना, पुणे यांनी दि.१४/११/२०११ च्या पत्रानये नमुने दिलेली अधिसूचना व नकाशाची छायापत्र सोबत जोडली आहे. सुधारीत नकाशाप्रमाणे गुलामी रवाने दर्शिलेल्या दुरुस्तीस व नमुद १ ते १२ अटीची पूर्तता करणेची जाबाबदारी अजिदार यांनी राहणार आहे. पूर्वी दिलेल्या २३-१६-७३ हे आर. क्षेत्रातील वास्तुतया विनशेती परवानगीच्या अंजनाय बांधकाम सुरू केलेले आहे. त्यामुळे वर नमुद केलेप्रमाणे विनशेती आदेशाला शर्त क्र.५ चा माल झालेला आहे अश्याप्रमाणे स.नं. ५७/११/७२/२५७/३६/५७/२६/१६/१६/१६/१६ हे आर. या जागेमध्ये झालेल्या सहा पत्रांमध्ये नमुने परवानगी आपलेकडील आदेशाकडे या द.मु.ऊ.परवाना/२०१० दि.१०/७/२०१० अन्वये वास्तुतया इका प्रोजेक्ट प्रारति, पनवेल यांचे वळे दिल्याचे दिसून येत आहे. त्याबाबतची समविचलनाची एकमत ३०/४०/१२७/ दि.१२/०७/२०१० रोजी अजिदार यांनी शासनकडे अर्ज केला आहे. तसेच म.ठा.कुर.इ.का. मोजेच पा.ने यांनी या बाबत याकडे चलन क्र.१९७/९९६/२००० व १००१ अन्वये एकूण १००० रोजी उर्वर मूख कुलनाबाबत स्वा.मि.व्य.न.ची नकल क्र.दि.३०/०३/२०१० रोजी चलनाचे शासन नमम केलाचे दिसून येत आहे. चलनाच्या छायापत्राची मोजे जोडल्या आहेत. प्रस्तुत जमिनीमध्ये बांधकाम सुरू आहे. त्याबाबत महाराष्ट्र औद्योगिक विकास महामंडळ यापुढे १. याचेकडील पत्र क्र. MDO/RTO-१/१०६९/३०१०, दि.१३/१०/२०१० व क्र. MDO/RTO-१/६२२३/२०१०, दि.२७/१०/२०१० अन्वये अजिदार यांनी मंडुरी येतलेली आहे. त्याबाबतच्या पत्राची माल बांधकाम आराखडयच्या छायापत्राची सोबत जोडली आहे. त्याबाबतच्या पत्राची माल चालू करण्यात आलेली आहे. त्यासाठी महाराष्ट्र प्रदेश मंत्रालय मंडळाकडून दि.२३/०६/२०१० रोजी परवानगी देतल्याची शासन येत आहे. सदर परवानगी प्राप्त झालेला आहे. प्रस्तुत परवानगी प्राप्त झालेला आहे. प्रस्तुत परवानगी प्राप्त झालेला आहे. प्रस्तुत परवानगी प्राप्त झालेला आहे.



१११. हा वैचक्षण्य जागिर विरून येत असल्यामुळे ही आमच्या परतवावटिल्यामुळे आमनी कोणतीही हरकत नाही. सदर जमिनीचा वापर आम्ही कायत्याही प्रयोजनासाठी करू पाहू. आमनी "सेवे" स्थिती कायम ठेवणार आहोत त्यामुळे आमदार आपल्या बराबर सादर गाव १११ हा वगळून बिनशेती रेल्यांकनास परवानगी देण्यात यावी. आपल्याकडून सदर गाव १११ हा वगळून बिनशेती रेल्यांकनास परवानगी दिली गेल्यास त्याप्रमाणे सुधारित रेल्यांकनास विशेष नियोजन प्राधिकरण तथा महाराष्ट्र औद्योगिक विकास महामंडळ व नगर रचना विभागाकडून सुधारित स्वयंघन मजुरी घेण्याची जबाबदारी अर्जादर या नात्याने आमची राहिलसबब आमदार विशेष नियोजन प्राधिकरण तथा महाराष्ट्र औद्योगिक विकास महामंडळ यांनी घेव करणुमध्यादीस (सीपी/३११, दि.०७/०९/२०११ अन्वये शिफारस केलेल्या ४५-६३-४१ हे आर पेकी नोजे भोकरपाडा, ता.पनवेल येथील गा.नं.१११ क्षेत्र ०-५२-४ उर्वरित क्षेत्राच्या बिनशेती रेल्यांकनास परवानगी देण्यात यावी. याचाविरिक्त उर्वरित जमिनीच्या बाबतीत कोणतीही तक्रार/हरकत अथवा त्याप्रमाणेच याद सध्या स्थितीत चालू अथवा प्रलंबित नाही. तसेच भविष्यात सदर जमिनीबाबत कोणतीही तक्रार/हरकत अथवा त्याप्रमाणेच याद उद्भवल्यास त्याची सर्वस्वी जबाबदारी आमची/जमिनीदार यांची राहिल व हीपार त्याप्रमाणेच आमच्यावर बंधनकारक राहतील. सदर जमिनीचा आम्ही/जमिनीदार यांची प्राधिकरणाच्या परवानगीने कंपनीच्या नांवे खरेदी केलेल्या आहेत. सदर जमिनीस वट भाड्याने विशेष आर्थिक क्षेत्र म्हणून मान्यता दिलेली असून, त्याप्रमाणे संबंधित विभागाच्या परवानग्या प्राप्त झालेल्या आहेत. त्यामुळे विशेष बाब म्हणून वरील विनंती मान्य करण्यात यावी असे नमुद करण्यात आले आहे.



प्रकरणे पुर्वी प्राप्त तहसिलदार पनवेल यांच्या अहवालानुसार च मोठे भूकंपाडा ता.पनवेल येथील स.नं. १११ च्या भूकंपाडाणी उता-याचे अवलोकन करता त्यावर ०-०३१० हे आर क्षेत्रावर धर्मशाळा, ००६५ आर क्षेत्रावर तहसिल व ०-११-० हे आर क्षेत्रावर तलावा व भूमी नोंद दिवून येत आहे. त्यामुळे मा. कार्यालयकडील आ.श. क्र. मशा.पल.प.न.प. (१७) / एस.श.प. १११/२००९, दि. ११/१०/२०१० च्या अध्यादेश क्र. १७७० अन्वये ०-२२०० हे आर क्षेत्र वगळून शिफारस भोकरपाडा, ता.पनवेल येथील स.नं. १११ च्या भूकंपाडाणी ०-२२०० हे आर क्षेत्र वगळून शिफारस करण्यात आलेली आहे. त्यामुळे सध्या स्थितीत परतवावटिल्या क्षेत्र वगळून बिनशेती आदेशापासून कोणत्याही प्रकारच्या आदेशाबाबतची आवश्यक ती सुद्धे नियोजन प्राधिकरण तथा महाराष्ट्र औद्योगिक विकास महामंडळ यांनी घेणे आवश्यक आहे व नव्या क्षेत्र कोणत्याही प्रकारच्या नियोजनाच्या दृष्टीने विचारात घेऊ नये अथवा सदर क्षेत्रावर कोणत्याही प्रकारच्या नियोजनाच्या दृष्टीने

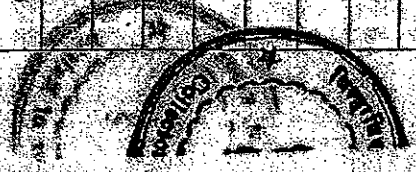
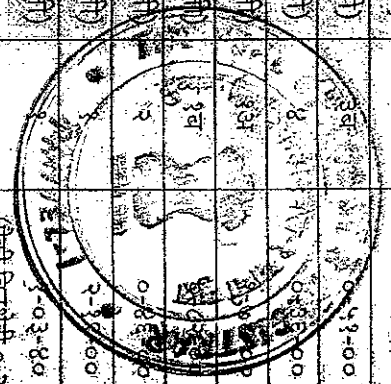
प्रकरणे पुर्वी प्राप्त तहसिलदार पनवेल यांच्या अहवालानुसार च मोठे भूकंपाडा ता.पनवेल येथील स.नं. १११ च्या भूकंपाडाणी उता-याचे अवलोकन करता त्यावर ०-०३१० हे आर क्षेत्रावर धर्मशाळा, ००६५ आर क्षेत्रावर तहसिल व ०-११-० हे आर क्षेत्रावर तलावा व भूमी नोंद दिवून येत आहे. त्यामुळे मा. कार्यालयकडील आ.श. क्र. मशा.पल.प.न.प. (१७) / एस.श.प. १११/२००९, दि. ११/१०/२०१० च्या अध्यादेश क्र. १७७० अन्वये ०-२२०० हे आर क्षेत्र वगळून शिफारस भोकरपाडा, ता.पनवेल येथील स.नं. १११ च्या भूकंपाडाणी ०-२२०० हे आर क्षेत्र वगळून शिफारस करण्यात आलेली आहे. त्यामुळे सध्या स्थितीत परतवावटिल्या क्षेत्र वगळून बिनशेती आदेशापासून कोणत्याही प्रकारच्या आदेशाबाबतची आवश्यक ती सुद्धे नियोजन प्राधिकरण तथा महाराष्ट्र औद्योगिक विकास महामंडळ यांनी घेणे आवश्यक आहे व नव्या क्षेत्र कोणत्याही प्रकारच्या नियोजनाच्या दृष्टीने विचारात घेऊ नये अथवा सदर क्षेत्रावर कोणत्याही प्रकारच्या नियोजनाच्या दृष्टीने



१११

जाब यास ग्यालील जमिनीची चिनशेती परवानगी निवासी, वाणिज्य व औद्योगिक साकारणा
 शादी प्यालील शेतीवसतण्यात येत आहे

गावाचे नाव	स.नं.	दि.नं.	शेज (हे.आर)	आकार (व.पैस)
नालागाव	२४ (चिनशेती)	३अ	०-५९-४०	५९४०-००
गावमल	३५ (चिनशेती)	३	०-६७-५० (पैकी चिनशेती ०-६४-५५)	६४५-५०
	२८ (चिनशेती)	१	०-२८-००	२८०-००
	२८ (चिनशेती)	२	१-४६-८०	१४६८-००
	२८ (चिनशेती)	३	०-२६-००	२६०-००
	२९ (चिनशेती)	४	०-४६-२० (पैकी चिनशेती ०-४३-०६)	४३०-६०
	३० (चिनशेती)	१व	२-३५-०० पैकी २-३४-२६	२३४२-६०
	३० (चिनशेती)	२	१-९८-५० पैकी १-९१-४०	१९१४-००
	३१	-	०-२४-०० पैकी ०-१७-००	३-६९
	३३ (चिनशेती)	०	०-९५-६०	९५६-००
	३४ (चिनशेती)	१	०-९३-१०	९३१-००
	३४ (चिनशेती)	२अ	०-४१-५०	४१५-००
	३४ (चिनशेती)	२ब	०-४१-५०	४१५-००
	३५ (चिनशेती)	०	१-२२-००	१२२०-००
	३७ (चिनशेती)	०	०-६२-७०	६२७-००
	३८ (चिनशेती)	१	४६३-००	४६३-००
	५१ (चिनशेती)	१	५८८-००	५८८-००
	५२ (चिनशेती)	१	०-००-००	२६१५-००
	५४ (चिनशेती)	१	०-४१-०० (पैकी चिनशेती ०-३८-९९)	३८९-९०
	५७ (चिनशेती)	२	०-७७-००	१०८३-००
	५७ (चिनशेती)	३व	०-५१-००	५१०-००
	५७ (चिनशेती)	४	०-४६-००	३६०-००
	५८ (चिनशेती)	१	१-७८-००	१७८०-००
	५८ (चिनशेती)	२	०-४६-००	८३०-००
	५८ (चिनशेती)	३	०-४६-००	४६०-००
	५९ (चिनशेती)	२-१	२-१०-००	२१९०-००
	५९ (चिनशेती)	३	१-०३-४० (पैकी चिनशेती ०-२८-५१)	२८५-१०
	६१ (चिनशेती)	२	०-७१-००	७१०-००
	६१ (चिनशेती)	६	०-५३-००	५३०-००
	६२ (चिनशेती)	०	१-१३-६० (पैकी चिनशेती ०-५७-३९)	५७३-६०
	६५	३अ	०-८६-००	५-४४



१. ज्या कारणांकरिता विनशेती परवानगी देण्यात आलेली आहे त्याच कलणांसाठी सर्वोच्च न्यायन व त्यातील बांधकामाचा उपयोग केला पाहिजे. विनशेती जमिनीचा भाग अगर त्यातील बांधकामाचा कोणताही भाग किंवा जित विनशेती उपयुगाकरिता अन्य विनशेती उपयुगाकरिता जिदहाधिकारी यांच्या पूर्व मंजूरीशिवाय वापरला कामा नये. या शर्तीसाठी बांधकामाच्या वापरपररून विनशेती जमिनीच्या उपयोग कोणता हे ठरविणेत येईल.
२. सर्वभित विनशेती जमिनीची लॉटची अगर सब लॉटची विभागाणी जिदहाधिकारी यांच्या पूर्व मंजूरीशिवाय करता कामा नये.
३. उजासाबत जोडलेलाही आऊट नकाशा खालील शर्तीवर मंजूर करणेत येत आहे.
 - ४(अ) सुवरची मंजूरी परवावित जमीन वापराचे अनुषंगाने जसे प्रस्तावित जमीन वापर, सुविधा क्षेत्र, पुरती जागा, रस्त्याचे जाळे याचे अनुषंगाने आहे.
 - ४(ब) अजागत रस्ते, सार्वस्तर बांधकाम नकाशे मंजूरी, वोन्ही झोनमधील प्रस्तावित चटई क्षेत्र निदशाक ई.बागीची छाननी सार्वस्तर बांधकाम नकाशांना मंजूरी देतना महाराष्ट्र औद्योगिक विकास महामंडलाचे सरावर त्यांचे प्रचलित नियमावलीनुसार करणयात यावी.
 - ४(क) महाराष्ट्र प्रदूषण नियमक मंडळाच्या नाहरकत प्रमाणपत्रातील अटींचे पालन करपी बांधन कारक राहिल.
 - ४(ख) महाराष्ट्र औद्योगिक विकास महामंडळाच्या प्रचलित बांधकाम विकास नियंत्रण नियमावलीनुसार प्राप्तिसमा/निरूपीसिसमा झोनकारीता स्वतंत्र वाढनतळाची सुविधा करणे आवश्यक राहिल.
 - ४(घ) प्रस्तावाधिनर जागत बांधकाम परवानगी देतेवेळी आवश्यकतेनुसार सार्वजनिक बांधकाम विभागा विद्युत् महावितरण कंपनी इ. विभागाचे अभिप्राय महाराष्ट्र औद्योगिक विकास महामंडळाने घ्यायत.
 - ४(ङ) प्रस्तावित जागतल ओढा/नाला लगतच्या क्षेत्रात प्रचलित विकास नियंत्रण नियमावलीनुसार जालुवाहापामुन योग्य तेपुस्तका अंतर सोडूनच विकास अनुषेय होईल.
 - ४(च) सुवर सेडा क्षेत्रातील नात्यावर सी. डी. वर्क बांधण्याबाबत कार्यकारी अभिपंता, रायाड पाठबाधे विभाग, कोलाड यांनी दिनांक १८/०४/२००९ च्या पत्रान्वये त्यातील अटी/शर्तीवर अजातर कपनीस नाहककानुषणपत्या त्यात येते. त्यातील अटी/शर्तीचे पालन करण अजातर कपनीवर बांधकामकारक राहिल.
 - ४(ज) या प्रस्तावाच्या मुळ प्रकसात महाराष्ट्र औद्योगिक विकास महामंडळाने दि. २३/१२/२००९ च्या अहवालात उपस्थित विवेचना सुलासा अजातर कपनीने दि. ०६/०१/२०१० रोजी त्या पदा न्वये केला आहे. त्यासबाधेची पत्राधुनी महाराष्ट्र औद्योगिक विकास महामंडळाने केल्यात.
 - ४(झ) महाराष्ट्र औद्योगिक विकास महामंडळाच्या प्रचलित बांधकाम विकास नियंत्रण नियमावलीनुसार अनुषेय वापर प्रस्तावित सुविधा क्षेत्रात बांधकाम यामध्ये अनुषेय राहतील.
 - ४(ञ) जिदहाकाने नियोजन प्रस्तावाकसारु भूमी अधिकार मंत्र विभागाकडून जागेची मोजणी करून घेणे यामुद्रकार राहिल.
 - ४(ट) या अधिसूचनेमध्ये सवालन कथा सी. दि. २१/०१/२०१०ची सुचना सुधारित करण्यात येत आहे.
 - ४(ड) उचल नियोजन प्रस्ताव हे महाराष्ट्र प्रादेशिक क्ले नगर क्ले अधिनियम १९६६ चे कलम १९५(३) नुसार मंजूर केल्याचे सुविधा सुच वापरात आनकरत येतील.
 - ४(ण) उचल जमिनीच्या क्षेत्रातील बांधकामाच्या मंजूरीस अधिकाारी यांच्याकडून मंजूर करून घेतला पाहिजे. त्यामजुर एननुसार संबंधित अधिकारी यांच्या मंजूरीशिवाय कोणतेही केस उचल करता येणार नाहीत.
४. अजातर यामेी सर्वभित जमिनीच्या विनशेती उपयोग या आदेशाच्या तीरखीपासून एक वर्षाचे धान सुरु केला पाहिजे. सुवरची मुदत वेळोवेळी जिदहाधिकारी यांच्याकडून वाढवून घेणीत आलेली नसल्यास विनशेती परवानगी रद्द झालेली आहे. असे समजाण्यात येईल.



महाराष्ट्र
औद्योगिक
विकास
महामंडळ

२००९



परतुत जमिनीत बांधकाम परवानगी देण्यापुर्वी इदीची पडताळणी नियोजन प्रधिकरण तथा मंत्रालय अधीन प्रधिकारक विभाग महामंडळ यांनी करून घेणे बंधनकारक राहिल.

नात्यापासून सोडावयाच्या अंतराबाबत कार्यकारी अभियंता पाटबंधारे विभाग कोलाड यांनी दि.१८/०४/२००४ रोजीच्या नोहरकत प्रमाणपत्रातील अटी व शर्ती बंधनकारक राहतील. तरतूद नाल्यापासून नियमाप्रमाणे ठराविक अंतर सोडून बांधकाम अनुज्ञेय राहिल.

कार्यकारी अभियंता डीएचवडी (अरी अँड एम) विभाग, पनवेल यांचेकडील पत्र दि.०३/०६/२००८ मधील शर्तीचे पालन केले पाहिजे. तसेच विद्युत लाईन पासून नियमाप्रमाणी अंतर सोडून बांधकाम अनुज्ञेय राहिल.

परतुत जमिनीतून जात असलेल्या गेल गॅस पाईप लाईनपासून नियमाप्रमाणे ठराविक अंतर सोडून बांधकाम अनुज्ञेय राहिल.

प्रश्नाधिन जमिनीतून जात असलेल्या उच्च विद्युत दाबाच्या लाईनीच्या अनुषंगाने अर्जदारांनी दि.२०/०९/२०१० रोजीच्या पत्रासोबत सादर केलेल्या वॉरिंट व्यवस्थापक (ट्रांसमिशन लाईन) दादा पावस कार्पो. लि. यांच्याकडील प्रश्नाधिन स.नं.पासून सोडावयाच्या अंतराबाबतच्या नकाशाप्रमाणे विद्युत लाईनपासून ठराविक अंतर सोडून विनशेती वापर करणे अर्जदारावर बंधनकारक राहिल.

कार्यकारी अभियंता महाराष्ट्र राज्य रस्ते विकास महामंडळ पुणे यांनी त्यांचेकडील पत्र दि.२६/०६/२००६ अन्वये कळविलेलेप्रमाणे इमारत बांधकाम तसेच पोच रस्त्याचे बांधकाम सुरु करण्यापुर्वी सुपुत्र परिवहन मंत्रालय नविन दिल्ली यांची परवानगी घेणे अर्जदारावर बंधनकारक आहे. वरील परवानगी उपलब्ध झालेवर सदरचे काम प्रत्यक्ष सुरु करताना नकाशात दर्शविल्याप्रमाणे इमारतीचे बांधकामाचे लाईनआऊट निर्धारण रेषेची कार्य असल्याबाबतची उपअभियंता/कार्यकारी अभियंता एन.एच.४ माराशिविमशिबीर कार्यालय पुणे व सी.एच.ए.कन्सल्टंट मुंबई यांचेकडून खात्री करून घेणे अर्जदारास बंधनकारक राहिल. कोणत्याही प्रकारचे काम नियंत्रण रेषेच्या (कटोल लाईन) आत करवयाचे नाही. अर्जदारांनी कोणत्याही पूर्वी सूचना वा नोटीस न वाजावता प्राडून टाकण्याचा इक्का काढण्याची अभियंता महाराष्ट्र राज्य रस्ते विकास महामंडळ व सुपुत्र परिवहन मंत्रालय नवी दिल्ली यांचे अधिकार्यास राहिल. तसेच कोणत्याही प्रकारच्या बांधकामास ७५ (पन्नास) मीटरचे असलेल्या कटोल लाईनच्या शेजारीच कोणत्याही प्रकारचा विनशेती वापर अनुज्ञेय असणार नाही.

परतुत सोडा अंतर्गत परवानगी दिलेल्या एका जमिनीपकी अगिस्त जमिनीची विनशेती परवानगी कामी प्रकरण दाखल करावया घेण्यापुर्वी रस्ते परिवहन आणि महामार्ग मंत्रालय यांना वळन पात्र रस्त्याच्या अनुषंगाने अर्जदारांनी वायलात आणणे बंधनकारक राहिल.

दिलेले उपायलक्षणां प्रमाणे धारणा दि.१७/१०/२००९ रोजीच्या परवानगी आदेशात स.नं.३१/२७/२७/२३ नमूद झाले आहे. सदर बाब ही क्वीने नमूद इंगली असून दोन्ही स.नं.चे अंतर एकच दर्शविलेले आहे. तरी याबाबत कोणताही वाद उद्भवल्यास त्यास आम्ही जबाबदार राहू. असे अर्जदारांनी त्यांच्या दि.३०/०६/२०१० रोजीच्या पत्रात नमूद केले आहे. एवकरणी अर्जदार यांनी कोणत्याही आधारे उद्योग घेण्याच्या परवानगी आदेशात नमूद स.नं.२१/२७/२७/२३ उपायलक्षणास ३१/२७/२७/२७ वाबत नमूद परवानगी घेणे अर्जदारावर बंधनकारक राहिल.

परतुत नाल्याक मलराष्ट्र अधीन प्रधिकार महामंडळ मुंबई यांनी त्यांचेकडील पत्र विनांक ०७/०६/२०११ अन्वये मजूर आरोग्य व सुरक्षा विभाग स.नं.निहाय राधशील नमूद नाही. परतुत अर्जदारांनी दि.१४/०५/२०१२ रोजीच्या पत्रासोबत स.नं. निहाय अर्जदारांनी रकूण १५-२६२१३३३ आर शिजाचा तपशिल प्रकरणी समाविष्ट केलेला आहे व त्यावर त्यांनी स्थायशी केलेली आहे. तरी सदर अर्जदार यांनी सादर केलेल्या तपशिलाच्या अनुषंगाने जरी ही विनशेती परवानगी देण्यात येत असली, तरी सदर क्षेत्राबाबत पुढे त्रकावत उद्भवल्यास त्याची जबाबदारी अर्जदारांच्याची राहिल.



१६

प्रतः-उप जिल्हाधिकारी व सक्षम प्राधिकारी, गेल इंडिया लि. (महाराष्ट्र राज्य) ३ डी ३, गेल
आशिमाना, सेक्टर-८-ब, बैलापूर नवी मुंबई

प्रतः- कार्यकारी अभियंता, लघुपाटबंधारे विभाग, कोलाड, ता. सुहा महितीसाठी व आवश्यक
कार्यवाहीसाठी

प्रतः- तहसिलदार बनवेल यांचेकडे पुढील कार्यवाहीसाठी
२/- प्रकरणी वरील आदेशात नमुद बाबीच्या अनुषंगाने पुढील उचित कार्यवाही
तात्काळ करावी.

प्रतः- तहसिलदार खालापूर यांचेकडे पुढील कार्यवाहीसाठी
२/- प्रकरणी वरील आदेशात नमुद बाबीच्या अनुषंगाने पुढील उचित कार्यवाही
तात्काळ करावी.

प्रतः- उपअधिक्षक भूमि अभिलेख, पनवेल यांचेकडे माहितीसाठी रवाना.
प्रतः- उपअधिक्षक भूमि अभिलेख, खालापूर यांचेकडे माहितीसाठी रवाना.

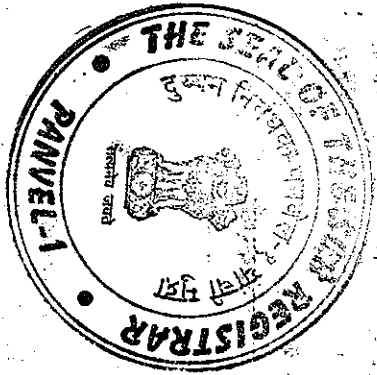
२/- प्रकरणी वरील आदेशाच्या अनुषंगाने प्रस्ताधिन जमिनीची मोजणी करून प्रस्तापी
अंती तयार होणा-या अभिलेखासह व स्वयंपाद अभिप्रायासह अहवाल या कार्यालयकडे
सादर करावा.

प्रतः- तलाठी सजा पोयंजे, ता. पनवेल यांना माहितीसाठी व पुढील जखर त्या कार्यवाहीसाठी
प्रतः- तलाठी सजा वास्नांबे, ता. खालापूर यांना माहितीसाठी व पुढील जखर त्या कार्यवाहीसाठी
प्रतः- एल.एन.ए. हॅण्ड कार्डसाठी.


जिल्हाधिकारी रायसाह कार्यालय

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Annexure K

Persipina Developers Private Limited CIN:- U45200MH2007PTC172099

CERTIFIED TRUE COPY OF A RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF PERSIPINA DEVELOPERS PRIVATE LIMITED AT THEIR MEETING HELD ON 27th SEPTEMBER, 2016 AT 3rd FLOOR, OLYMPIA, HIRANANDANI BUSINESS PARK, POWAI, MUMBAI- 400076.

"RESOLVED THAT any Director or Mr. Jackbastian Nazareth or Mr. Sumit Agarwal be and is hereby severally authorised to sign and execute on behalf of the Company various agreements/ deeds and documents including agreement/s for sale, sale deed/s, assignment deed/s, cancellation deed/s, lease deed(s), release deed/s, rectification deed/s, declarations, affidavits, attestations and such other incidental deeds and documents etc. (hereinafter referred to as the said "deeds and documents") in respect of Flats / Apartments in buildings constructed at Hiranandani Fortune City, at Village Bhokarpada, Taluka Panvel, District Raigad;

RESOLVED FURTHER THAT the aforesaid authority given to Mr. Jackbastian Nazareth or Mr. Sumit Agarwal is valid for a period of one year from the date of passing of this resolution;

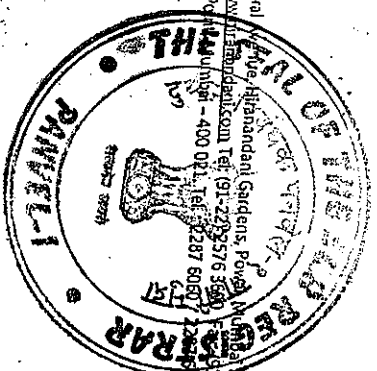
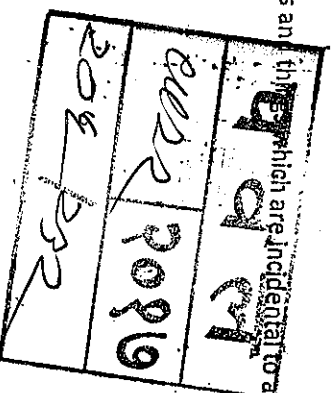
RESOLVED FURTHER THAT any Director or Mr. Jackbastian Nazareth or Mr. Sumit Agarwal be and is hereby severally authorised to sign, execute and issue on behalf of the Company, a Power of Attorney authorising Mr. Mehul Parchure and/ or Mr. Sumit Karne and/ or Mr. Nagrath Shinde to sign, represent, register, do and perform jointly and/or severally the following acts and deeds:

- To appear before the Sub-Registrar of Assurances at Panvel or any other Government Authority prescribed for the registration of the said deed and documents and to present and lodge any of the said deeds and documents for registration and to admit the execution thereof and also to make applications, sign and submit any such other forms and statements necessary and incidental thereto for the purpose of registration of such deeds and documents as the case may be.
- To pay applicable stamp duty and registration charges either on behalf of Customer or otherwise, in respect of the said deeds and documents before the appropriate authorities and for that purpose, to have the said deeds and documents adjudicated if necessary and to sign and file any applications as may be applicable for the said purpose as the said attorney may think appropriate.
- To receive back the originals of the said deeds and documents from the Sub-Registrar's office; apply for and to receive certified copies of the registered deeds and documents; in the name and on behalf of the Company.
- AND GENERALLY to do all acts, deeds and exercise or give effect to the above"

which are incidental and necessary, to

Certified True Copy,
For Persipina Developers Private Limited

Niranjan Hiranandani
Director
DIN: 00011923



Corporate Address: Alpha, 11th Floor, Central
E-Mail: info@hiranandani.net website: www.hiranandani.com
Registered Office: 514, Dalamal Towers, Nakhian
Garden, Powai, Mumbai - 400 076, India
Tel: (91-22) 229576 3500
Fax: 22832010

Annexure L

319/13424
Wednesday, December 21, 2016
11:12 AM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती नंवा: फोटो

पावती क्र.: 15069

दिनांक: 21/12/2016

दस्ताऐवजाचा अनुक्रमांक: बबड-2-13424-2016

दस्ताऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: पंजिनिना डेव्हलपर्स प्राइवेट लीमिटेड तर्फे संचालक जंमवस्त्रियम - नाजारेथ

नोंदणी फी

दस्ता हाताळणी फी

नोंदणीचा संख्या: 22

₹. 100.00
₹. 440.00

एकूण:

₹. 540.00

DELIVERED

आपणास मूळ दस्ता भद्रनेल प्रिंट सूची-२ अदाजे
11:28 AM ला देऊन मिळेल.

[Signature]
सहा इच्छम निबंधक, मुंबई-२

आजात मुल्य: ₹.0/-

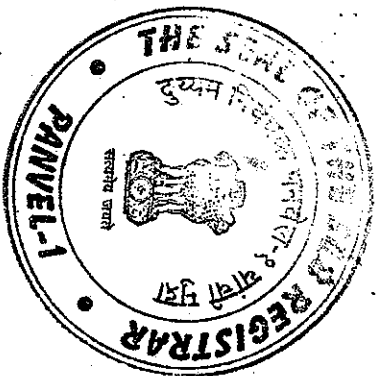
मोबदला ₹.1/-

भरलेले मुद्रांक शुल्क : ₹. 500/-

सहा इच्छम निबंधक
मुंबई शाहर क्र. २.

- 1) देयकाचा प्रकार: By Cash रक्कम: ₹ 100/-
- 2) देयकाचा प्रकार: By Cash रक्कम: ₹ 440/-

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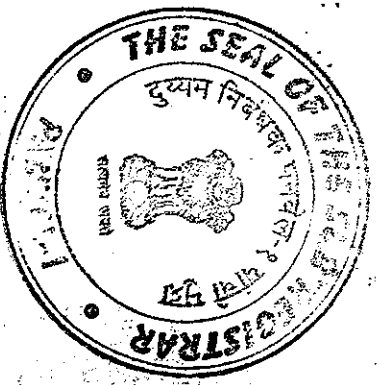
CHALLAN
MTR Form Number-9

GRN	MHCO 6863062201617M	BARCODE			Date	19/12/2016-15:18:57	Form ID	480
Department	Inspector General Of Registration	Payer Details						
Type of Stamp Duty		TAX ID (If Any)						
Payment		PAN No. (If Applicable)	AAECP3315L					
Office Name	BON2, JT SUB REGISTRA MUMBAI CITY 2	Firm Name	PERSIPINA DEVELOPERS PVT LTD					
Location	MUMBAI	Flat/Block no.	514 DALAMAL TOWERS					
Year	2018-2017 One Time	Premises/Bldg						
Account Head Details		Road/Street	211 FREE PRESS JOURNAL MARG NARIMAN POINT					
Amount In Rs.	500.00	Aerial Locality	MUMBAI					
Amount In Words	Five Hundred Rupees Only	Town/City/District	MUMBAI					
Total	500.00	PIN	4 0 0 0 2 1					
REMARKS Second Party Name=MEHUL PARCHURE AND OTHERS- (If Any)								
Make payment at any branch of STATE BANK OF INDIA Before 26/12/2016								

Received / Payment
PRAKASH MAPARI P.F. 3852467

₹ 500
PUD 22 2016
2016/032

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9302992
2016



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Bhokarpada, Taluka Panvel, District Raigad more particularly described in the Schedule appended herewith.

WHEREAS, we have executed deed/s and document/s on behalf of the Company in respect of the Flats, situated in the Building/s and the said Building/s is/ are situated on the land described in the schedule hereunder written in favour of the Purchaser.

WHEREAS the said deeds and documents is/ are required to be lodged for registration in the Office of the Sub-Registrar of Assurances at Panvel.

AND WHEREAS the Executants of the Company are resident of Mumbai and due to pre-occupation and busy schedule it is not possible for them to travel to the Sub-Registrar's Office at Panvel and personally appear before the said Office for registration of the said deeds and documents.

AND WHEREAS the Executants are also authorized to appoint 1) Mr. Mehul Parchure, 2) Mr. Sumit Karne, and 3) Mr. Nagath Shinde as their lawful constituted attorneys to do and perform all or any of the acts, deeds or things mentioned hereunder.

NOW BY THIS POWER OF ATTORNEY we, 1) Mr. Jackastian Nazareth, and 2) Mr. Sumit Agarwal do hereby nominate, constitute and appoint 1) Mr. Mehul Parchure, major of age, Indian Inhabitant, 3B-1203, Dreams CHS, behind Dreams Mall, LBS Marg, Bhandup (W), Mumbai - 400 078, 2) Mr. Sumit Karne, major of age, Indian Inhabitant, Mathura Niwas, A Wing, Regent Kisan Nagar No. 3, Gaware Compound, Wagle Estate, Thane, Maharashtra - 400 604 and 3) Mr. Nagath Shinde, major of age, Indian Inhabitant, residing at Flat No. 303/B, New Karliya CHS, Near Vital Temple, Sukhapur, Palidevad Panvel - 410 206 as their lawful ATTORNEYS for and on behalf of the Company and to do jointly and severally the following acts, deeds and things in the name and on behalf of the Company.

1. To appear before the Sub-Registrar of Assurances at Panvel or any other Government Authority prescribed in the registration of the said deeds and documents and to present and lodge and file the said deeds and documents for registration and to admit the execution thereof and also to make applications, sign and submit any such other forms and statements necessary and incidental thereto for the purpose of registration of such deeds and documents as the case may be.

2. To pay applicable stamp duty and registration charges either on behalf of Customer or otherwise in respect of the said deeds and documents before the

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appropriate authorities and for that purpose, to have the said deeds and documents adjudicated if necessary and to sign and file any applications as may be applicable for the said purpose as the said attorney may think appropriate.

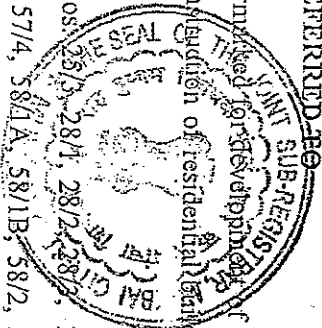
3. To receive back the originals of the said deeds and documents from the Sub-Registrar's office; apply for and to receive certified copies of the registered deeds and documents in the name and on behalf of the Company.
4. AND GENERALLY to do all acts, deeds and things which are incidental to and necessary, to exercise or give effect to the above.
5. The Attorney (as agent) is accountable to the Company (Principal) and shall maintain proper accounts. No Consideration has been received for executing this power.
6. We, hereby ratify and agree to ratify all acts, deeds, things and whatever the said attorney/s shall do, execute and perform in the premises stated above as if done and acted by us and we shall be bound by the same.

THE SCHEDULE ABOVE REFERRED TO

(Description of land admeasuring 25.60 Hectares earmarked for development of Non-processing Area to be used for development by construction of residential buildings and infrastructure)

All that piece and parcels of land bearing Nos. 28/3, 28/4, 28/2, 28/3, 29/4, 30/1B (Part), 30/2 (Part), 31/10, 58/1, 58/2, 57/3B, 57/4, 58/1A, 58/1B, 58/2, 59/1, 61/1, 62/0, 65/1A, 65/1B, 65/2, 66/0, 67/0, 68/0, 69/0, 74/4B and 74/6 situated in Village Bhokarpada, Taluka Pimpri, District Raigad

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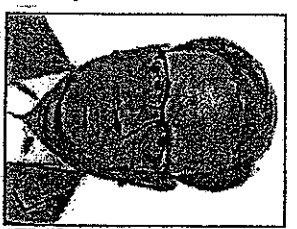
IN WITNESS WHEREOF We, 1) Mr. Jackbastian Nazareth, and 2) Mr. Sumit Agarwal do hereby set our hands to this Power of Attorney on this 21st Day of November, 2016.
December

For Persipina Developer

Jackbastian Nazareth
1) Jackbastian Nazareth
(Executant)



Sumit Agarwal
(Executant)

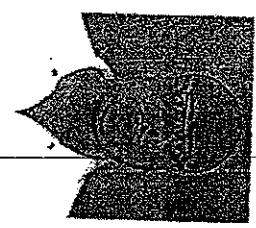


We Accept

1) *[Signature]*



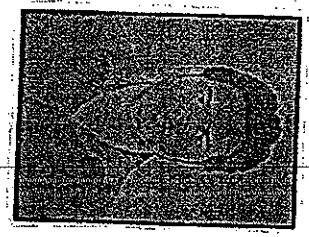
Mehul Parchure



2) *[Signature]*



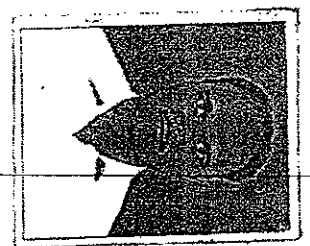
Sumit Karne



3) *[Signature]*



Mr. Nagnath Shinde
Constituted Attorneys



Witnesses:

1) *[Signature]* Dipat S. Chaudhary

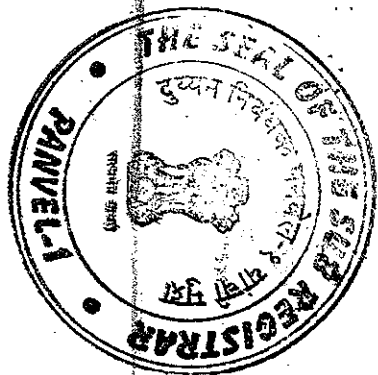
[Signature] Ishwarbhai

2) *[Signature]* Pravin Rathod



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पृष्ठ 1

पर्सिना डेवेलपर्स प्राइवेट लिमिटेड

पर्सिना डेवेलपर्स प्राइवेट लिमिटेड

पर्सिना डेवेलपर्स प्राइवेट लिमिटेड

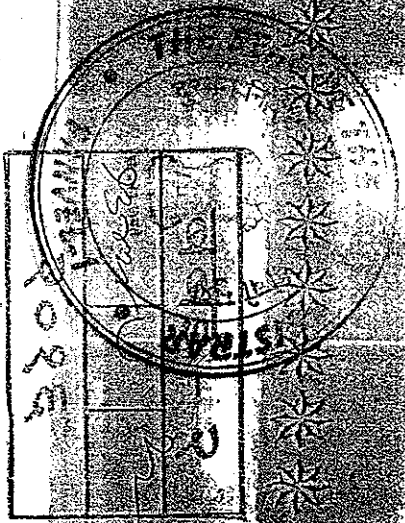
पर्सिना डेवेलपर्स प्राइवेट लिमिटेड

पृष्ठ 1

Certificate of Incorporation

पर्सिना डेवेलपर्स प्राइवेट लिमिटेड
पर्सिना डेवेलपर्स प्राइवेट लिमिटेड
पर्सिना डेवेलपर्स प्राइवेट लिमिटेड
पर्सिना डेवेलपर्स प्राइवेट लिमिटेड

पर्सिना डेवेलपर्स प्राइवेट लिमिटेड	पर्सिना डेवेलपर्स प्राइवेट लिमिटेड
पर्सिना डेवेलपर्स प्राइवेट लिमिटेड	पर्सिना डेवेलपर्स प्राइवेट लिमिटेड
पर्सिना डेवेलपर्स प्राइवेट लिमिटेड	पर्सिना डेवेलपर्स प्राइवेट लिमिटेड



Persipina Developers Private Limited

DIN- U45200MH2007PTCL172099

RESOLVED: TRUE COPY FOR A RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF PERSIPINA DEVELOPERS PRIVATE LIMITED AT THEIR MEETING HELD ON 27th SEPTEMBER, 2016 AT SAHLOOR COLUMBIA, HIRANANDANI BUSINESS PARK, POWAY, MUMBAI-400076.

RESOLVED: Mr. J. B. Nazareth or Mr. Jackbastian Nazareth or Mr. Sunil Aggarwal, be and is hereby authorized to sign and execute on behalf of the company various agreements, deeds and documents including agreement/s for sale, sale deed/s, assignment deed/s, cancellation deed/s, deed(s) release deed/s, rectification deed/s, declarations, affidavits, attestations and other similar deeds and documents etc. (hereinafter referred to as the said "deeds and documents") in respect of flats / Apartments in buildings constructed at Hiranandani Fortuner City, Sahoor, Bhokaripada, Taluka: Poway, District: Raigad.

RESOLVED FURTHER THAT the aforesaid authority given to Mr. Jackbastian Nazareth or Mr. Sunil Aggarwal is valid for a period of one year from the date of passing of this resolution.

RESOLVED FURTHER THAT any Director or Mr. Jackbastian Nazareth or Mr. Sunil Aggarwal be and is hereby authorized to sign, execute and issue on behalf of the company, in power of attorney, in favour of Mr. Mehul Parthure and/or Mr. Sumit Karne and/or Mr. Naagath Srinath to register, file and perform jointly and/or severally the following said deeds and documents.

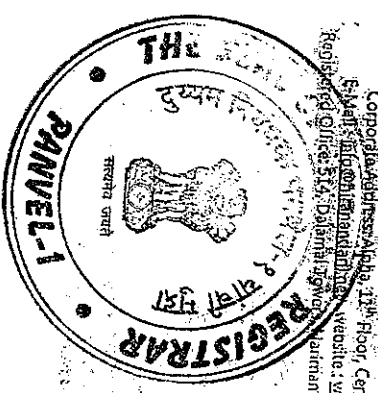
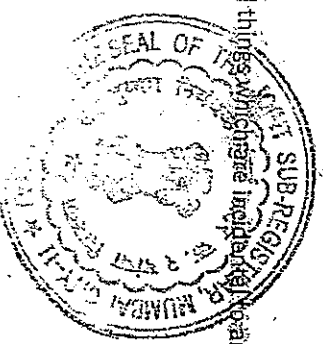
To appear before the Sub-Registrar of Assurances at Panvel or any other Government Authority prescribed for the registration of the said deed and documents and to execute and lodge any of the said deeds and documents for registration and to sign the execution thereof and also to make applications, sign and submit any such applications and statements necessary and incidental thereto for the purpose of registration of such deeds and documents as the case may be.

To pay applicable stamp duty and registration charges either on behalf of customer or otherwise, in respect of the said deeds and documents before the appropriate authority and for that purpose, to have the said deeds and documents duly executed, signed and to sign and file any applications as may be applicable for the said purpose as the said attorney may think appropriate.

To receive back the originals of the said deeds and documents from the Sub-Registrar's office, apply for and to receive certified copies of the registered deeds and documents in the name and on behalf of the Company.

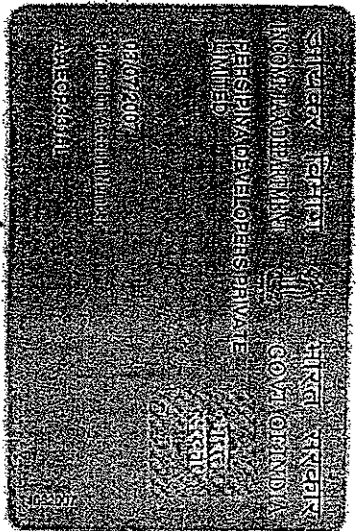
AND GENERALLY to do all acts, deeds and things which are incidental and necessary to exercise or give effect to the above.

Certified True Copy
For Persipina Developers Private Limited
Miranjan Hiranandani
Director
DIN: 000000000000000000000000
2022 / 232



शुद्ध - २
2022 / 232
2022

Corporate Address: 13th Floor, Central Avenue, Hiranandani Gardens, Poway, Mumbai-400076, India
E-Mail: info@hiranandani.com Website: www.hiranandani.com Tel: (91-22) 25793000 Fax: (91-22) 25796455
Registered Office: 510, Dalchini Road, Hiranandani, Poway, Maharashtra, Mumbai - 400 071, Tel: 1-2287-6000 / 2287-6001 Fax: 22872010



श्रीरंग
08/07/2007
232

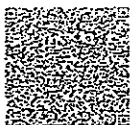
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ಭಾರತ ಸರ್ಕಾರ
 GOVERNMENT OF INDIA
 ಸಚಿವರು, ಜನಜನನ, ಮಹಾತ್ಮಾ ಜವಾಹರ್ ಲಾಲ್ ನೆಹರೂ ಜಾಕ್ವಾಸ್ಟಿಯನ್ ಕಾಣ್ಡನ್ ಜುಲೆ
 Sachiv, New / Year of Birth : 1988
 ಬೆಂಗಳೂರು / Male

4730 6120 2652

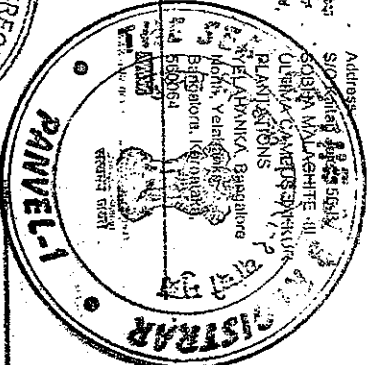


ಆಧಾರ್ - ಅನಾಮಧೇಯ ಅಧಿಕಾರ

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UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
 S/O. ಕೆ.ಎಸ್.ಎಸ್. ಕೆ.ಎಸ್.ಎಸ್. ಕೆ.ಎಸ್.ಎಸ್.
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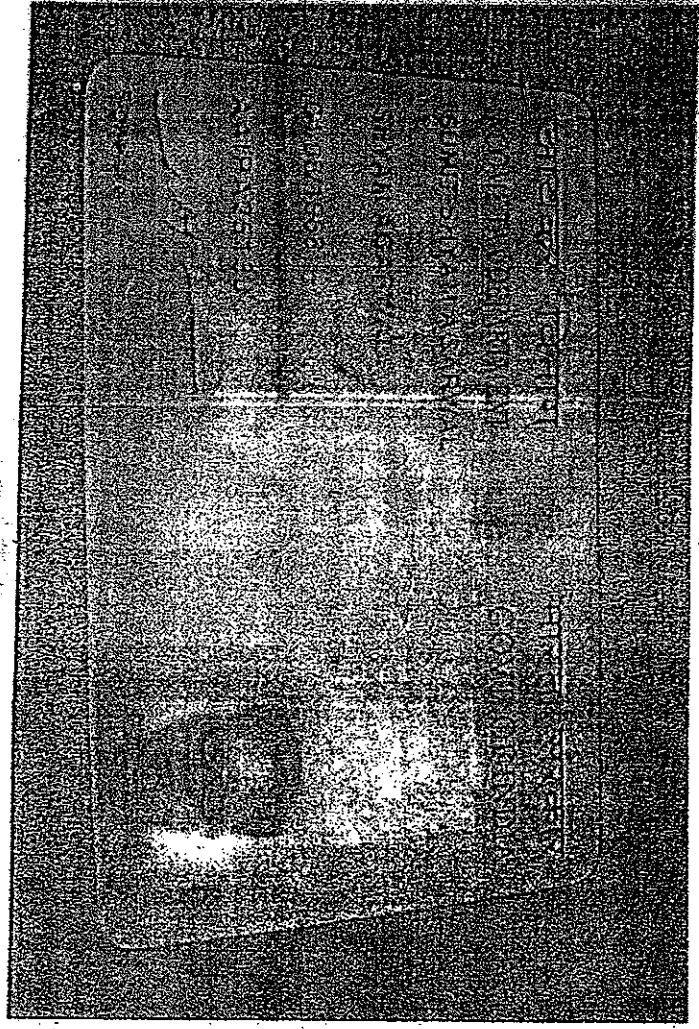
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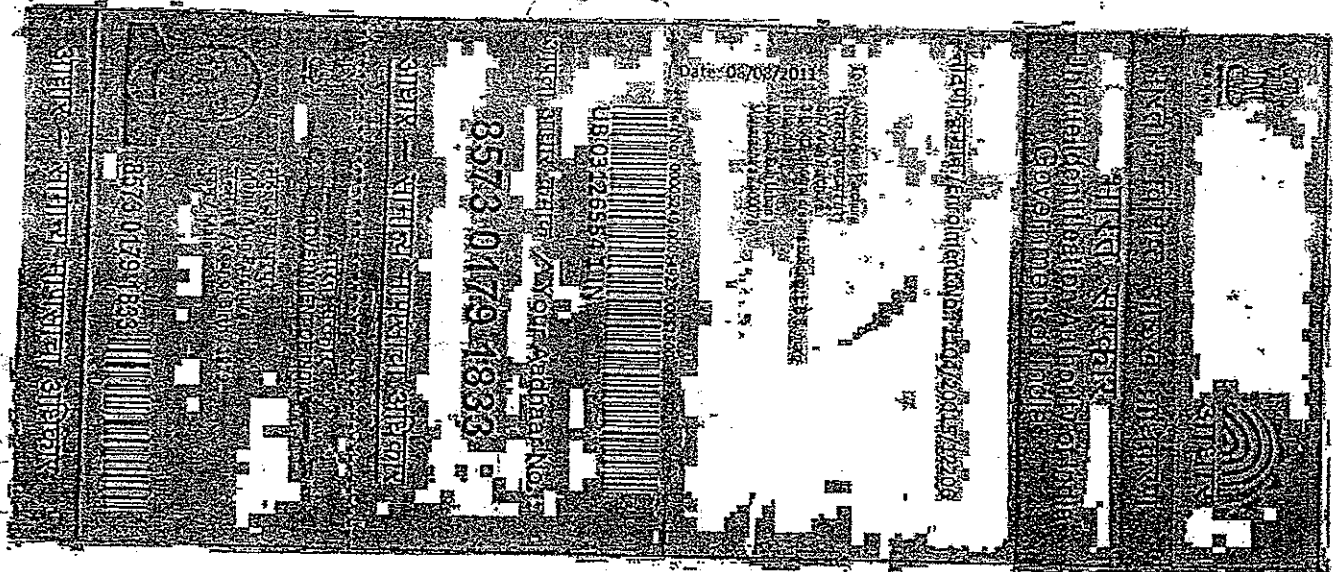




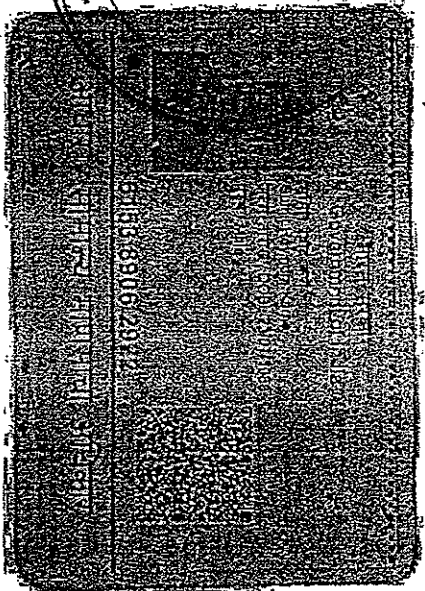
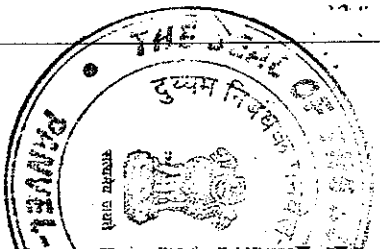
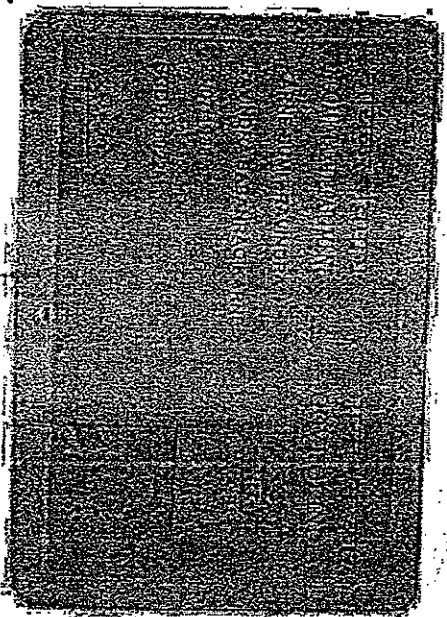
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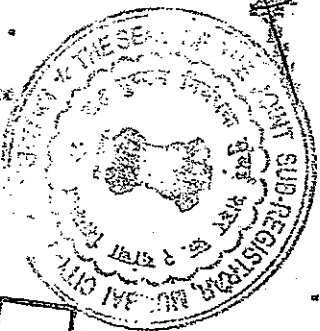
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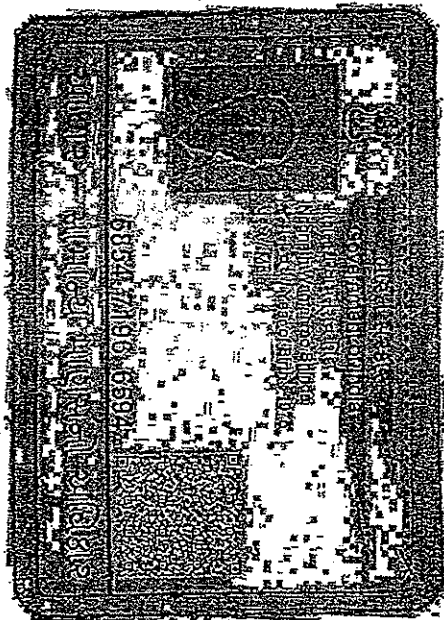
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Summary-2(दस्त गोपवारा भाग - २)



दस्त गोपवारा भाग-2

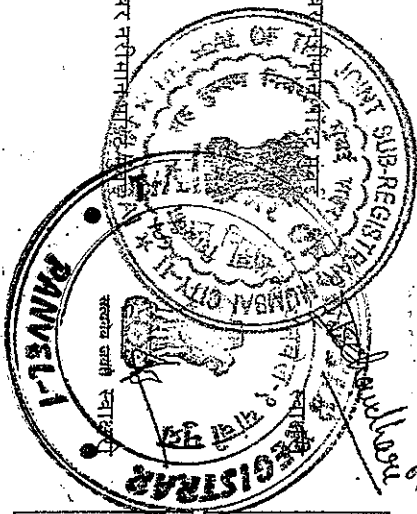
बचदंड
दस्त क्रमांक:13424/2016

21/12/2016 11:14:56 AM

दस्त क्रमांक: बचदंड/13424/2016
रजनाचा प्रकार :- कुलमुखत्यारपत्र

क्र. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नावा:पोसिविना डेव्हलपर्स प्राईवेट लीमिटेड तर्फे संचालक अंकवस्त्रियन - नाझरिय पत्ता:514, -, दलामल टावर, नरीमन पॉइंट, फ्री प्रेस जंरनल मार्ग, नरीमन पॉइंट, MAHARASHTRA MUMBAI, Non-Government. पॅन नंबर:AAECP3315L	कुलमुखत्यार देणार वय :-48 स्वाक्षरी:- <i>Jalegretth</i>		
2	नावा:पोसिविना डेव्हलपर्स प्राईवेट लीमिटेड तर्फे संचालक सुमित - अग्रवाल पत्ता:प्लॉट नं: 514, माळा नं: -, इमारतीचे नाव: दलामल टावर, ब्लॉक नं: नरीमन पॉइंट, रोड नं: फ्री प्रेस जंरनल मार्ग, महाराष्ट्र, मुम्बई. पॅन नंबर:AAECP3315L	कुलमुखत्यार देणार वय :-48 स्वाक्षरी:- <i>S</i>		
3	नावा:सुमित - कर्णे पत्ता:प्लॉट नं: 514, माळा नं: -, इमारतीचे नाव: दलामल टावर, ब्लॉक नं: नरीमन पॉइंट, रोड नं: फ्री प्रेस जंरनल मार्ग, महाराष्ट्र, मुम्बई. पॅन नंबर:BCDPPK8922M	पांवर ऑफ अटॉर्नी होल्डर वय :-28 स्वाक्षरी:- <i>S&Kawale</i>		
4	नावा:संजुल - परचुरे पत्ता:प्लॉट नं: 514, माळा नं: -, इमारतीचे नाव: दलामल टावर, ब्लॉक नं: नरीमन पॉइंट, रोड नं: फ्री प्रेस जंरनल मार्ग, महाराष्ट्र, मुम्बई. पॅन नंबर:AKGPP3499L	पांवर ऑफ अटॉर्नी होल्डर वय :-37 स्वाक्षरी:- <i>S&Kawale</i>		
5	नावा:नागानाथ - शिंदे पत्ता:प्लॉट नं: 514, माळा नं: -, इमारतीचे नाव: दलामल टावर, ब्लॉक नं: नरीमन पॉइंट, रोड नं: फ्री प्रेस जंरनल मार्ग, महाराष्ट्र, मुम्बई. पॅन नंबर:	पांवर ऑफ अटॉर्नी होल्डर वय :-37 स्वाक्षरी:- <i>S&Kawale</i>		

नरीमन डेव्हलपर्स कॅम्प देणार तथ्याकधीत कुलमुखत्यारपत्र मा दस्त गोपवारा कडून दिव्याचे फायल करतात.
दिनांक क्र.3 ची वेळ:21 / 12 / 2016 11 : 10 : 58 AM
अंशनाव:-
मार्गीत इशम असे निवेदीत करतात की ते दस्त गोपवारा कडून दिव्याचा ठसा घ्यावा आठवतात,
अनु. पक्षकाराचे नाव व पत्ता
1 नावा:विनी चौधरी -
वय:34
पत्ता:514 दलामल टावर नरीमन पॉइंट, रोड नं: फ्री प्रेस जंरनल मार्ग, महाराष्ट्र, मुम्बई.
पिन कोड:400021
2 नावा:प्रवीण - राठी
वय:30
पत्ता:514 दलामल टावर नरीमन पॉइंट, रोड नं: फ्री प्रेस जंरनल मार्ग, महाराष्ट्र, मुम्बई.
पिन कोड:400021



छायाचित्र	अंगठ्याचा ठसा

दिनांक क्र.4 ची वेळ:21 / 12 / 2016 11 : 11 : 34 AM
दिनांक क्र.5 ची वेळ:21 / 12 / 2016 11 : 11 : 51 AM नोंदणी पुस्तक 4 मध्ये

131000
१३१००० निवृत्तक प्रारंभ-२

EPayment Details.

sr. 1
Epayment Number
MH006863062201617M

Debitment Number
0003334309201617

13424

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समाधानाची माहिती ... २२ ... पाने आहेत

संश्लेषण: १३१०००, कसब-२/... १३४२४/२०१६

निवृत्तक

21 DEC 2016

१३१००० निवृत्तक प्रारंभ-२,
१३१०००

कसब - २	
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मा. कार्यकारी रंजितिकामि सो. मरदरवा. वरि. मणी.

सुदर. पाणि. मणी.

मी श्री. राजराज शिंदे
की, दुयंप निबंधक, पनवेल यांचे कार्यालयात 0025222222
या शिर्वाकाचा दस्त नोंदविणेसाठी सादर करण्यात आला आहे.

श्री. राजराज शिंदे व 17

व इ. यांनी दि. 29/01/2012 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सादर दस्त नोंदणीस सादर केला आहे. / निषणन करून कबुलीजाबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही. किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णपणे सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास ₹५०८ चे कलम ८२ अन्वये शिर्षेस मी मात्र राहीन याची मला जाणीव आहे.

my

(कुलमुखत्यारपत्र धारकाचे नाव व सही)

सादरचे कुलमुखत्यारपत्र मी नाबल असून त्याचे सत्यतेबाबत माझी खात्री पटली आहे.

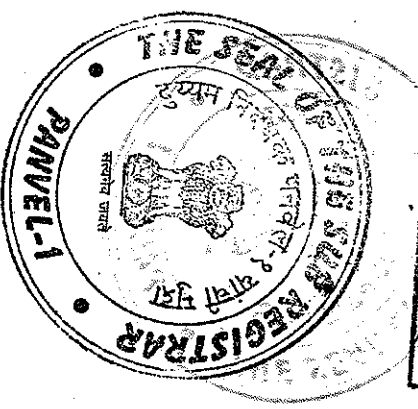
1) Sudar Neig
2) Jor

ADVOCATE
Bar Council of Maharashtra & Goa
HIGH COURT, BOMBAY

Name : GAIKWAD MILIND SHANKAR
Residence : KHALAPUR, Dist. RAIGAD
Roll No. : MAH/1935/2012
Enrolled On : 10-07-2012
Date Of Birth : 18-09-1982
128388 B0000027637


CHAIRMAN

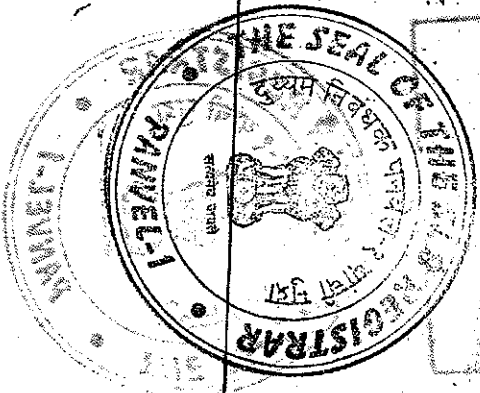
प व ल	220/132
2022	2016



—:ओळख देणार:—

आम्ही खाली सही करणार असे नमुद करतो की, मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक महाराष्ट्र राज्य पुणे यांचे परिपत्रकीय आदेशानुसार सदर दस्तातील लिहून देणार / लिहून देणार व इतर सर्व निष्पादक पक्षकार हे आमच्या ओळखीचे व परिचयाचे आहेत व आम्ही त्यांना पुर्णपणे ओळखतो. तसेच त्यांनी सदर दस्तावर त्यांचे स्वतःचे फोटो चिकटवून अंगठ्याचा ठसा उमटविला आहे. व त्यांनी स्वाक्षरी / अंगठा केलेला आहे. तसेच साक्षांकीत केलेल्या ओळखपत्राच्या प्रती दस्तासोबत जोडल्या आहेत. सदरच्या सर्व व्यक्ती या त्याच असून खऱ्या आहेत. त्यामुळे आम्ही त्यांना पुर्णपणे ओळखत असल्याचा सहाया / अंगठा केलेला असून आमचे फोटो चिकटविलेले आहेत. तसेच या कामी आम्ही आमचे ओळखपत्राचे साक्षांकीत प्रती दस्तासोबत जोडलेल्या आहेत. सदर व्यक्तींच्या ओळखीस आम्ही सर्वस्वी जबाबदार आहोत.

अ. क्र.	ओळखदाराचे नाव व पुर्ण पत्ता	ओळखदाराचे फोटो	सही
	<p>श्री. मिलिंद नारायणराव महाराष्ट्र, नारायणराव महाराष्ट्र, नारायणराव</p>		<p>मिलिंदराव</p>
	<p>प व ल</p>		
	<p>१०२२-२०१७</p>		
	<p>२१/२१२</p>		



86/9722

शुक्रवार, 24 नोव्हेंबर 2017 8:12 म.पू.

दस्त गोषवारा भाग-1

पवल 1

दस्त क्रमांक: 9722/2017

दस्त क्रमांक: पवल 1 /9722/2017

बाजार मुख्य: ₹. 99,95,100/-

मोबदला: ₹. 67,27,660/-

भरलेले मुद्रांक शुल्क: ₹.6,23,000/-

दु. नि. सह. दु. नि. पवल 1 यांचे कार्यालयात

पावती: 12275

पावती दिनांक: 24/11/2017

अ. क्र. 9722 वर दि. 24-11-2017

सादरकरणासाठीचे नाव: सुंदर नारायण - -

रोजी 7:56 म.पू. वा. हजर केला.

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 4640.00

पृष्ठांची संख्या: 232

Sunder Newer

दस्त हजर करणाऱ्याची सही:

एकुण: 34640.00

JOINT S R PANVEL 1

JOINT S R PANVEL 1

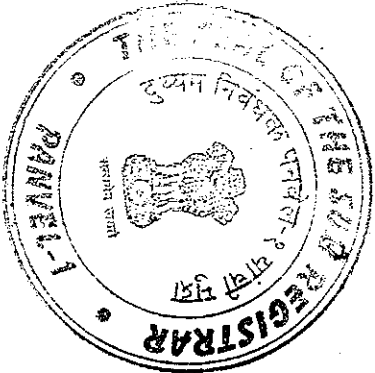
दस्ताचा प्रकार: करारनामा

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

शिक्रा क्र. 1 24 / 11 / 2017 07 : 56 : 05 AM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 24 / 11 / 2017 07 : 57 : 22 AM ची वेळ: (फी)

प व ल
१० २०२ २०१७
२३१ / २३२



* सादर दस्तोवत ही नोंदणी कायदा १९०८ अन्वये असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. * दस्तावेजावर संपूर्ण भवकूर, निषादक व्यक्ती, साक्षीदग, व सोबत जोडलेल्या कायदेपत्रांची साधना तपासली आहे. * दस्तावेजा साधना, नैयता कायदेपत्र वावीसाठी दस्त प्रिन्सिपल व कमुनीयारक हे संपूर्णपणे जबाबदार राहतील. * दस्तोवनासोबत (जोडलेले कायदेपत्रे कुठल्या कुठल्या व्यक्ती इत्यादी बनावट आढळून आल्यास अर्जा संपूर्ण स्विकारली निषादकाची राहिल

मि. सुंदर नारायण
सुंदर नारायण



दस्त गोषवारा भाग-2

पत्रावली 1

दस्त क्रमांक:9722/2017

24/1/2017 8 14:21 AM

दस्त क्रमांक :पत्रावली/9722/2017
दस्तावा प्रकार :-कारानामा

श्रु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराना प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सुंदर नारायण - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मेसी 1402, केसर एकश्रीटिका, प्लॉट नंबर 264,265,266, सेक्टर 10, खारथर नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार:(००). पंन नंबर:AADPN4951G	लिहून घेणार वय :-48 स्वाक्षरी:-		
2	नाव:गौरी सुंदर - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मेसी 1402, केसर एकश्रीटिका, प्लॉट नंबर 264,265,266, सेक्टर 10, खारथर नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार:(००). पंन नंबर:BCSPS2340J	लिहून घेणार वय :-49 स्वाक्षरी:-		
3	नाव:परसीपीना डेव्हलपर्स प्रा ली तर्फे संचालक जेकार्वस्टीयन नाजारेथ तर्फे कु मु नागनाथ शिंदे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 514, दलामल टॉवर, नरिमान पॉईंट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पंन नंबर:AAECP3315L	लिहून घेणार वय :-38 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत कारारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:24 / 11 / 2017 07 : 59 : 20 AM

ओळख:-

सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणाऱ्यांना व्यक्तीशः ओळखतात. व त्यांची ओळख पटवितात

- श्रु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव:अॅड. मिलिंद शंकर गायकवाड - -
वय:35
पत्ता:शौक तालुका खालापूर जी रायगड
पिन कोड:410203

स्वाक्षरी



छायाचित्र

अंगठ्याचा ठसा

शिक्षा क्र.4 ची वेळ:24 / 11 / 2017 07 : 59 : 44 AM

प्रमाणित करणेत येते की सदर दस्तास एकूण २३२

पाने आहेत. पुरतक क्र

वर नोंदला

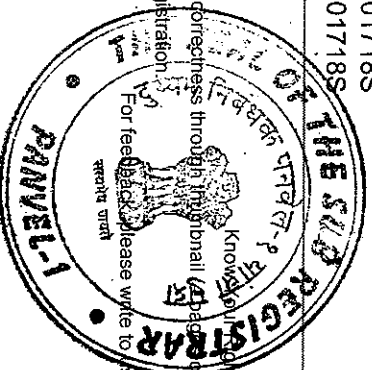
शिक्षा क्र. 4 ची वेळ: 24 / 11 / 2017 07 : 59 : 44 AM
JOINT S R PANVEL 1
EPayment Details:
232 / 232

- sr. Epayment Number
- 1 MH007157375201718S
 - 2 MH007157379201718S

Defacement Number
0004200845201718
0004200844201718

9722 /2017

सह दुय्यम निबंधक, वर्ग-२ पत्रावली-१
दिनांक २४ जाने १७ सन २०१७



1. Verify Scanned Document for defacement through the official (defacement on a slide) printout after scanning.
 2. Get print immediately after registration.
- For feedback, please write to us at feedback.issaria@gmail.com